

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

February 17, 2022 – 6:00 p.m.

City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

Chair Hammel called the meeting to order at 6:02 p.m.

### PLEDGE OF ALLEGIANCE

Vice Chair Mercado led the Pledge of Allegiance.

### ROLL CALL

Present: Commissioners Bob Blokdyk, Aaron Liggett (via Zoom), Marcilo Sarquilla (via Zoom), Vice Chair Art Mercado and Chair Patty Hammel

Staff: Planning Director Andrea Keefer, Assistant Planner Cara Miralles, Public Works Director Rose Hess and Staff Assistant/Planning Technician Clare Barcelona

### REORDERING OF AGENDA

None

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of February 3, 2022

##### MOTION:

Vice Chair Mercado moved and Commissioner Blokdyk seconded the motion to approve the Minutes of February 03, 2022.

##### VOTE:

Motion passed with a 5-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS**

**2. Preliminary Review of the In-N-Out Project (21-CUP-02)**

**STAFF REPORT**

Assistant Planner Cara Miralles presented the staff report

**DOCUMENTS:**

Staff report with attachments

**SPEAKERS/DISCUSSION:**

Marc Levun, Project Manager, In-n-Out Burger, gave a brief PowerPoint presentation and highlighted the benefits to the community of providing a high quality product, supplying jobs and tax revenue to the City.

The Commission provided the following comments.

- Voiced traffic concerns especially at the intersection of McMurray Rd. and Highway 246
- Provide safe pedestrian crossing measures
- Replace some plants on the landscape plan with plants that will thrive in Buellton’s climate
- Provide additional bicycle racks

The Commission thanked the Applicant and Staff and agreed that the preliminary plans reflected the changes that were suggested by the Planning Commission at the Conceptual Review in August, 2022.

**WRITTEN COMMUNICATIONS**

None

**COMMITTEE REPORTS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

Planning Director Keefer updated the Commission on the upcoming General Plan Housing Element Update Workshop to be held on Wednesday, February 23, 2022 at 6 p.m. and mentioned that story poles have been installed at 220 Industrial Way for a proposed industrial building. Ms. Keefer also mentioned an affordable housing project that is in the pipeline.

**ADJOURNMENT**

Chair Hammel adjourned the meeting at 7:10 p.m. The next regular meeting of the Planning Commission will be held on Thursday, March 3, 2022 at 6:00 p.m.

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Chair Patty Hammel

ATTEST:

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Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.  
A video of this meeting can be seen on YouTube at:  
<https://cityofbuellton.com/government/cityTV.php?vid=yTjne22c3Kk>**