

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

February 18, 2021 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Hammel called the meeting to order at 6:10 p.m. via Zoom

PLEDGE OF ALLEGIANCE

Commissioner Mercado led the Pledge of Allegiance via Zoom

ROLL CALL

Present via Zoom: Commissioners Aaron Liggett, Art Mercado, Vice Chair Bob Blokdyk and Chair Patty Hammel. Commissioner Sarquilla arrived at 6:15 p.m.

Staff: Planning Director Andrea Keefer (via Zoom), Assistant Planner Cara Meche (via Zoom), Contract Planner Irma Tucker (via Zoom), 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 January 7, 2021

MOTION:

Commissioner Mercado moved and Vice Chair Blokdyk seconded the motion to approve the Minutes of January 7, 2021.

VOTE:

Motion passed with a 4-0 roll call vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 21-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (20-CUP-02) to Establish a Restaurant, Bar and Small Batch Distillery Use in Units 105 and 106 of Pad A of the Crossroads Commercial Center, Located at 328 McMurray Road, Assessor Parcel Number 137-790-019, and Making Findings in Support Thereof”**

Commissioner Mercado recused himself from the meeting due to the proximity of his residence to the proposed project.

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The Commission questioned the 10 p.m. closing time as opposed to 9 p.m. and could the Applicant request later hours?

Alex Uribe, Applicant, addressed the Commission stating that the 10 p.m. closing time was chosen to allow commuters and residents to have the option of dining at a later time. They are choosing not to stay open later than 10 p.m.

Chair Hammel opened the public hearing at 6:35 p.m. There being no public or written comments the public hearing was closed at 6:36 p.m.

The Commission discussed the proposed changes to the building and concurred that none of the windows shall be removed. The Commission concurred that the existing service door could be removed, however, the existing concrete pad below the service door proposed for removal on the west shall be removed and replaced with landscaping.

MOTION:

Chair Hammel moved and Vice Chair Blokdyk seconded the motion to adopt Resolution No. 21-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (20-CUP-02) to Establish a Restaurant, Bar and Small Batch Distillery Use in Units 105 and 106 of Pad A of the Crossroads Commercial Center, Located at 328 McMurray Road, Assessor Parcel Number 137-790-019, and Making Findings in Support Thereof” with additional conditions that no existing windows shall be removed and the existing concrete pad below the service door proposed for removal on the west shall be removed and replaced with landscaping. Any alterations shall require review and approval by the Planning Department.

VOTE:

Motion passed with a 5-0 roll call vote.

Commissioner Mercado rejoined the meeting.

OTHER BUSINESS**3. Conceptual Review of Chanin Wine Project - 291 Industrial Way (APN 099-690-027)****STAFF REPORT:**

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Gavin Chanin, Applicant, presented power point outlining the background of the company along with production levels, goals for the project space, the integration of the existing oak trees into the project, details on the proposed tasting room and future art gallery.

Tony Cano, Architect, presented the preliminary plans and elevations stating that this is an incredible piece of property with majestic oak trees. He stated that the proposed landscape elements will create a buffer from the traffic on Highway 246.

The Commission provided input on the following:

- Noise concerns regarding the proximity to the existing mobile home park
- Circulation concerns in regards to the location of the parking lot to the west
- The proposed gabion walls are too high, suggest 2-3 foot wall height
- Suggested the access driveway be more to the south for less congestion at the corner of Industrial Way and Hwy 246.

Overall the Commission spoke in favor of the development commenting that the project could be a showcase project and gateway to Industrial Way.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

Chair Hammel reminded that Commission to register for the upcoming Planning Commissioners Academy, a virtual event sponsored by the League of California Cities and also reminded the Commission of the upcoming LUCE joint workshop with the City Council to be held via Zoom on February 24th.

PLANNING DIRECTOR REPORT

Planning Director Keefer also reminded the Commission of the League Academy and the LUCE workshop.

ADJOURNMENT

Chair Hammel adjourned the meeting at 7:46 p.m. The next regular meeting of the Planning Commission will be held on Thursday, March 4, 2021 at 6:00 p.m.

Chair Patty Hammel

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.