

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

March 3, 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 6:03 p.m.

### PLEDGE OF ALLEGIANCE

Commissioner Blokdyk led the Pledge of Allegiance.

### ROLL CALL

Present: Commissioners Bob Blokdyk, Aaron Liggett, Vice Chair Art Mercado and Chair Patty Hammel

Absent: Commissioner Marcilo Sarquilla

Staff: Planning Director Andrea Keefer, City Contact Planner Irma Tucker, 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 17, 2022

##### MOTION:

Commissioner Blokdyk moved and Commissioner Liggett seconded the motion to approve the Minutes of February 17, 2022.

##### VOTE:

Motion passed with a 4-0 voice vote.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

- 2. **“Resolution No. 22-02 – “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (21-FDP-05) for the 518 Avenue of Flags Mixed-Use Development Project Located at 518 Avenue of Flags, Assessor’s Parcel Number 137-170-006, and Making Findings in Support Thereof”**

**STAFF REPORT**

Contract City Planner Irma Tucker presented the staff report.

**DOCUMENTS:**

Staff report with attachments.

**SPEAKERS/DISCUSSION:**

Contract City Planner Irma Tucker suggested additional wording to Condition #73 – Development Time Frame, to reflect that if a Development Agreement has been approved by City Council pertaining to the Project, development time frame terms of said agreement shall take precedence.

Brandon Mann, Applicant, introduced the Architect, David Gibbs, and gave a narrative describing the proposed project.

The Commission thanked the Applicant and Staff for a thorough presentation and discussed the following:

- Time limits for on-street parking during business hours
- Maintenance of public space amenities

Chair Hammel opened the Public Hearing at 7:30 p.m.

Sandi Witcher, Buellton, (via Zoom) voiced concerns regarding validity of the traffic study and concerns regarding traffic backup at the intersection of Avenue of Flags and Second Street.

There being no other speakers, Chair Hammel closed the Public Hearing at 7:36 pm.

The Commission requested adding verbiage to Condition #48 – Avenue of Flags Public Improvements, to require signage regarding potential time limit restrictions for on-street parking during business hours (per City Council direction),

**MOTION:**

Vice Chair Mercado moved and Commissioner Liggett seconded the motion to adopt Resolution No. 22-02 – “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending Approval of a Final Development Plan (21- FDP-05) for the 518 Avenue of Flags Mixed-Use 137-170-006, and Making Findings in Support Thereof” with the changes to condition #73 as recommended by staff and add wording to condition #48 allowing signage that puts time limit restrictions on the on-street parking during business hours.

**VOTE:**

Motion passed with a 4-0 roll call vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**COMMITTEE REPORTS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**PLANNING DIRECTOR REPORT**

None

**ADJOURNMENT**

Chair Hammel adjourned the meeting at 7:44 p.m. The next regular meeting of the Planning Commission will be held on Thursday, March 17, 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>**