

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

March 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 6:02 p.m. via Zoom

PLEDGE OF ALLEGIANCE

Chair Hammel led the Pledge of Allegiance via Zoom

ROLL CALL

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

Staff: Planning Director Andrea Keefer (via Zoom), Assistant Planner
Cara Meche (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 February 18, 2021

MOTION:

Commissioner Mercado moved and Vice Chair Blokdyk seconded the motion to approve the Minutes of February 18, 2021.

VOTE:

Motion passed with a 5-0 roll call vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

**2. Preliminary Review of Buellton Garden Apartments –21-FDP-01 and TPM 31063
10 McMurray Road (APN 137-200-087 and 137-200-094)**

STAFF REPORT:

Assistant Cara Meche presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Ravatt and Associates presented a video narrated by Cordelia Raymond.

Morgen Benevedo from Peoples Self Help Housing introduced himself and gave a history of his company stating that they have 2,000 rental properties and all are affordable units. He went on to state that PSHH keeps and manages all the sites that they build.

The Planning Commission provided the following input:

- Suggested a dedicated bus site onsite
- Noted that school busses will need access and possible pickup/drop off site
- Noted the lack of landscaping – would like to see additional landscaping
- Traffic concerns
- Parking lot pavement gets hot, need trees to shade
- Suggested a protective buffer near the creek, pedestrian traffic to river is a good thing but a buffer is needed from the parking lot
- Provide river access possibly gated
- Lack of overflow parking areas could be problematic
- Provide additional bike parking
- No elevators? Elevators are important for all access
- How does the trash get to the dumpsters from upstairs?
- The trees facing the river (south) should be Coast Live Oaks which will shade the parking lot and provide some screening from the south elevation

- Some of the trees on the concept plans will not grow here. Melaleuca and Gold Medallion will die in Buellton
- Large lawn area near Bldg. A is fine but suggests no artificial sod. It's hot and uncomfortable for children to play on
- Concerns regarding noise due to the proximity of Albertson's. Delivery truck noise etc. Will be any screening to mitigate noise?

The Commission thanked the Applicant and his team and look forward to the next submittal.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer reminded the Commission to register for the upcoming Planning Commissioners Academy and announced the LUCE update EIR scoping meeting scheduled for March 31st at 6 p.m. via Zoom

ADJOURNMENT

Chair Hammel adjourned the meeting at 7:10 p.m. The next regular meeting of the Planning Commission will be held on Thursday, April 1, 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.