

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

April 7, 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

Commissioner Liggett led the Pledge of Allegiance.

ROLL CALL

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

Commissioner Sarquilla arrived at 6:06 p.m.

Staff: City Manager Scott Wolfe, 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 March 3, 2022

MOTION:

Commissioner Blokdyk moved and Vice Chair Mercado seconded the motion to approve the Minutes of March 3, 2022.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

Tom Tibben, Buellton, voiced concerns regarding increased traffic in the Rancho de Maria housing tract.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 22-04 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a One-Year Time Extension (22-TE-02) Request for Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01), Development Plan Modification (18DPM-02) and Sign Ordinance Exemption (16-EXP-01) for the Waypoint Project, Located at 290 East Highway 246 on Assessor’s Parcel Number 137-200-078, and Making Findings in Support Thereof”**

STAFF REPORT

Staff Assistant/Planning Technician Clare Barcelona presented the staff report.

DOCUMENTS:

Staff report with attachments.

SPEAKERS/DISCUSSION:

Chair Hammel opened the public hearing at 6:08 p.m.
There being no speakers Chair Hammel closed the public hearing at 6:10 p.m.

MOTION:

Commissioner Blokdyk moved and Vice Chair Mercado seconded the motion to adopt Resolution No. 22-04 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a One-Year Time Extension (22-TE-02) Request for Final Development Plan (16-FDP-03), Conditional Use Permit (16-CUP-01), Development Plan Modification (18DPM-02) and Sign Ordinance Exemption (16-EXP-01) for the Waypoint Project, Located at 290 East Highway 246 on Assessor’s Parcel Number 137-200-078, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 5-0 roll call vote.

OTHER BUSINESS

**3. Conceptual Review of “Campus 36” Project;
APN 099-690-048 – Southern Terminus of Industrial Way**

STAFF REPORT

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments.

SPEAKERS/DISCUSSION:

Julie McGeever, Project Manager introduced the Property Owner, Ed St. George and Gavin Moores, Consultant on the Project.

Ms. McGeever provided a slide presentation describing the project and highlighted the different components of the proposed project.

Ed St. George, Property Owner, stressed the importance of the live-work component.

The Commission discussed the following:

- Increase the percentage of the manufacturing component
- Easements for a future river trail
- Provide a percentage of affordable units
- On-site management
- Traffic and parking concerns

The following residents from the Rancho de Maria housing tract expressed concerns regarding increased traffic, noise, odor and light pollution. They also expressed concerns regarding access into Rancho de Maria from the site.

- Laurie Oakley
- Heather Federline
- Barbara Mitchell

The Commission thanked the applicant for the presentation and look forward to further review of the proposed project.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Contract City Planner Irma Tucker updated the Commission on pending projects including The 518 Mixed Use Project, the AM/PM Gas Station and an upcoming time extension request for the Commons Project. She informed the Commission that the Planning Director, Andrea Keefer is currently out on Maternity leave.

ADJOURNMENT

Chair Hammel adjourned the meeting at 8:04 p.m. The next regular meeting of the Planning Commission will be held on Thursday, April 21, 2022 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.
A video of this meeting can be seen on YouTube at:
<https://cityofbuellton.com/government/cityTV.php?vid=yTjne22c3Kk>**