

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

April 15, 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

Commissioner Liggett 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 March 18, 2021

MOTION:

Commissioner Sarquilla moved and Commissioner Mercado seconded the motion to approve the Minutes of March 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 the La Lata Court Project
21-FDP-02 and TTM 31064**

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report pointing out corrections regarding the proposed street width (36 feet, not 26 feet as noted on the staff report) and stating that the staff report mentions two driveway parking spaces for the ADU’s which is incorrect, no ADU parking is required nor being proposed.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Erik Vasquez, Applicant, thanked the Commission for the opportunity to present his project. He clarified that the cul-de-sac is necessary to accommodate on-site retention. He went on to state that he would like to work with staff to increase the lot size and decrease the street width.

The Commission provided input to the Applicant regarding the following issues:

- The project is too dense for the site
- Increased traffic concerns and concerns regarding parking overflowing into the surrounding areas
- Not in favor of decreasing the street width
- In favor of sidewalks being incorporated into the project design
- Several of the driveway lengths are too short
- Setbacks are a concern
- Privacy of adjacent properties is a concern

The following residents submitted written comment for the record opposing the project due to the proposed density, increased traffic and parking, and privacy and safety issues:

- Raiza Giorgi, Buellton
- Marna Palsgaard, Buellton

- Henry and Mabel Shatavsky, Buellton
- Jerry Witcher, Buellton
- Julie and Steve Everett, Buellton
- Larry Bishop, Buellton
- Jody Carmichael, Buellton

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

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Hammel gave a report on the League of California Cities virtual Planning Commissioners Academy stating that it was very fun, informative and well done.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of the LUCE update project stating that we are entering phase 2 of 4 phases in the update and that the next step is for the draft EIR to be prepared.

ADJOURNMENT

Chair Hammel adjourned the meeting at 7:20 p.m. The next regular meeting of the Planning Commission will be held on Thursday, May 6, 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.