

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

August 5, 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 6:04 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Mercado led the Pledge of Allegiance

ROLL CALL

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

Staff: Planning Director Andrea Keefer, Assistant Planner Cara Meche,
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 July 15, 2021

MOTION:

Commissioner Mercado moved and Commissioner Sarquilla seconded the motion to approve the Minutes of July 15, 2021.

VOTE:

Motion passed with a 4-0 voice vote with abstention by Vice Chair Blokdyk due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. Conceptual Review “In-N-Out” Project (21-CR-03)

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report and a Power Point presentation.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Representing the Applicant, Aviel Golbari from Chaser Capital, Aaron Anderson from the In-N-Out team (on Zoom), and Andrew Gharibian from Chaser Capital (on Zoom) introduced themselves to the Commission.

Aaron Anderson shared a Power Point presentation highlighting a slight modification to the site plan with proposed widening of the existing driveway.

The Commission provided the following input:

- Would like the site design to be more pedestrian friendly
- Maintain access between McDonalds, Theater property, and the Marriott Hotel
- Importance of traffic mitigation
- Importance of getting buy-in from the community members as early on in the process as possible
- Concerns with noise, hours of operation and odor
- Enhance architecture to look more unique
- Add additional landscaping; screening along McMurray with street trees to reduce noise and screen odor

Public Works Director Hess stated that a proposed widening of McMurray Road is pending. She stated that a traffic study would be necessary to analyze and mitigate traffic concerns.

Chair Hammel announced that several comment letters have been received via email and will be made part of the record.

The following residents voiced their concerns in regards to the project:

- Pete Wittington, Buellton
- Justin Greene, Buellton
- Gary Coleman, Buellton

The Commission thanked the Applicant for an informative presentation and look forward to the formal submittal.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Sarquilla reported that the City sponsored “BBQ Bonanza” held at River View Park was an incredible success.

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of the upcoming General Plan Housing Element update and stated that an RFP (Request for Proposals) is pending. The update is due in February of 2023.

ADJOURNMENT

Chair Hammel adjourned the meeting at 7:01 p.m. The next regular meeting of the Planning Commission will be held on Thursday, August 19, 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.

You can watch a video of this meeting on YouTube at:

<https://cityofbuellton.com/government/cityTV.php?vid=yTjne22c3Kk>