



CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of September 2, 2021 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Chair Patty Hammel called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Blokdyk led the Pledge of Alliance

ROLL CALL

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

Absent: Commissioner Aaron Liggett

Staff: Planning Director Andrea Keefer, Assistant Planner Cara Meche, Public Works Director Rose Hess and Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was reordered to allow the Public Hearing item to be heard last.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of August 19, 2021

MOTION:

Commissioner Mercado moved and Commissioner Sarquilla seconded the motion to approve the Minutes of August 19, 2021.

VOTE:

Motion passed with a 3-0 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

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Chair Hammel reminded the Commission of the ongoing Landscape Rebate program and the upcoming Buellton Wine and Chili Festival scheduled on September 12, 2021 at River View Park.

PLANNING DIRECTOR REPORT

Planning Director Keefer mentioned that a new project Fire and Vice, will be presented to the Planning Commission in the near future.

NEW PUBLIC HEARINGS

- 2. Resolution No. 21-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Second Development Plan Modification (21-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) and Development Plan Modification (20-FDP-01) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-790-008, and Making Findings in Support Thereof"**

Commissioner Mercado recused himself from the Dais due to the proximity of his residence to the proposed project.

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Manual Salazar Project Architect from Y&M Architects introduced the project team of Justin Micheli from Y&M Architects, Gustavo Almarosa Director of Real Estate Development, CEDC, and Ryan Ochoa Project Manager, CEDC.

Vice Chair Blokdyk stated that some of the proposed trees and shrubs will not grow in Buellton and suggested reviewing the City's approved tree list for plants more suitable to Buellton's climate. Mr. Salazar stated that they will research and make the appropriate changes.

Chair Hammel pointed out a discrepancy regarding the property line narrative on the plans. Assistant Planner Meche stated that she will make sure it gets clarified.

Chair Hammel opened the public hearing at 6:27 p.m. There being no public or written comments the public hearing was closed at 6:28 p.m.

MOTION:

Vice Chair Blokdyk moved and Commissioner Sarquilla seconded the motion to adopt Resolution No. 21-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Second Development Plan Modification (21-DPM-01) to the Previously-Approved Final Development Plan (14-FDP-02) and Development Plan Modification (20-FDP-01) for the Village Senior Apartments Project Located at the Northeast Corner of Highway 246 and McMurray Road, Assessor's Parcel Number 137-790-008, and Making Findings in Support Thereof" with the deletion Condition #10 from Planning Commission Resolution No 20-03 for the previous DPM.

VOTE:

Motion passed with a 3-0 roll call vote.

ADJOURNMENT

Chair Hammel adjourned the meeting at 6:29 p.m. The next regular meeting of the Planning Commission will be held on Thursday, September 16, 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=vTjne22c3Kk>