



# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of September 16, 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 6:00 p.m.

### **PLEDGE OF ALLEGIANCE**

Vice Chair Blokdyk led the Pledge of Alliance

### **ROLL CALL**

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

Staff: Planning Director Andrea Keefer, 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 September 2, 2021**

##### **MOTION:**

Commissioner Sarquilla moved and Vice Chair Blokdyk seconded the motion to approve the Minutes of September 2, 2021.

##### **VOTE:**

Motion passed with a 4-0 voice vote with abstention by Commissioner Liggett due to his absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

2. **Resolution No. 21-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (21-CUP-01) to Establish an Approximately 55,225 Square Foot Equestrian Facility, Located at 202 Dairyland Road, Assessor Parcel Number 099-670-005 (portion), and Making Findings in Support Thereof”**

**STAFF REPORT**

Planning Director Keefer presented the staff report and stated that the applicant has requested that the Public Hearing on this item be continued to a date certain.

**RECOMMENDATION:**

That the Planning Commission continue the Public Hearing on the item to the regular Planning Commission meeting of October 7, 2021

**VOTE:**

The Commission agreed by consensus to continue the Public Hearing to the regular Planning Commission meeting of October 7, 2021.

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Chair Hammel mentioned that Saturday, September 18, 2021 is California Coastal Cleanup Day. Public Director Hess informed the Commission of a bike safety event being held at River View Park on Friday evening from 5-7 pm.

**PLANNING DIRECTOR REPORT**

None

**OTHER BUSINESS**

3. **Preliminary Review of the Chanin Winery Project  
291 Industrial Way (APN 099-690-027)**

Vice Chair Blokdyk recused himself from the Dais due to the proximity of his property to the proposed project.

**STAFF REPORT:**

Planning Director Keefer presented the staff report.

**DOCUMENTS:**

Staff report with attachments as listed in the staff report.

**SPEAKERS/DISCUSSION:**

The Commission discussed the following issues:

- Traffic concerns. Stated traffic study will be helpful
- Suggested a nice monument sign
- Arborist necessary to determine the health of the existing oak trees as well as the type of pavement near the trees
- Suggested a possible design opportunity with the fence on Hwy 246
- Reduce fence height on Industrial Way and make it more attractive
- Deter patrons from walking through the driveway. Pedestrian walkways seem limited
- Consider replacing the existing chain link fence with wood using the existing fence posts
- Suggest an emergency driveway on 246
- Concerns with massing and color choice. Mass needs to be broke up.

The Commission thanked Irma Tucker and staff for an informative presentation and look forward to the Public Hearing.

**ADJOURNMENT**

Chair Hammel adjourned the meeting at 6:55 p.m. The next regular meeting of the Planning Commission will be held on Thursday, October 7, 2021 at 6:00 p.m.

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Chair Patty Hammel

ATTEST:

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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>**