

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

September 19, 2019 – 6:00 p.m.

City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Heedy called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Hammel led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Bob Blokdyk, Marcilo Sarquilla, Vice Chair Patty Hammel and Chair Dan Heedy

Absent: Commissioner Michael Eglin

Staff: City Manager Scott Wolfe
Planning Director Andrea Keefer
Contract City Planner Irma Tucker
Assistant Planner Cara Meche

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

2. Minutes of the regular Planning Commission meeting of September 05, 2019

MOTION:

Commissioner Blokdyk moved and Chair Heedy seconded the motion to approve the Minutes of September 05, 2019.

VOTE:

Motion passed with a 3-0 voice vote with abstention by Vice Chair Hammel due to her absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. **Resolution No. 19-08 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (19-TE-02) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 19-08, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (19-TE-02) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”.

STAFF REPORT:

Planning Director Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Chair Heedy opened the Public Hearing at 6:07 p.m.

Mark Edwards, representing the Applicant, addressed the Commission stating that the project has not changed since the original approval and that they are in the process of interviewing potential operators for the facility in order the move the project forward.

Chair Heedy closed the Public Hearing at 6:10 p.m.

MOTION:

Commissioner Blokdyk moved and Commissioner Sarquilla seconded the motion to adopt Resolution No. 19-08, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending to the City Council the Approval of a One-Year Time Extension (19-TE-02) Request for Conditional Use Permit (12-CUP-01) and Tentative Tract Map (TTM 31056) for the Meritage Senior Living Project, Located on Jonata Park Road (Assessor Parcel Numbers 099-400-064, 099-400-065 and 099-400-069 (offsite portion)), and Making Findings in Support Thereof”.

VOTE:

Motion passed with a 4-0 roll call vote.

3. **Resolution No. 19-10 - “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Amending Municipal Code Chapter 19.20 Regarding Commercial Cannabis Activities and Cannabis Cultivation, and Making Findings in Support Thereof”**

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 19-10, “A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Amending Municipal Code Title 19 (Zoning) Relating to Certain Commercial Cannabis Activities, and Making Findings in Support Thereof”

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Chair Heedy opened the Public Hearing at 6:18 p.m.

Peggy Brierton, Buellton, had questions regarding ventilation, the number of labs that would be allowed and in what zone.

Chair Heedy closed the Public Hearing at 6:20 p.m.

The Commission discussed benefits to the city, security and odor mitigation and were informed by Planning Director Keefer that a Conditional Use Permit would be required for the operation of a testing lab stating that appropriate conditions would be imposed.

MOTION:

Commissioner Sarquilla moved and Commissioner Blokdyk seconded the motion to adopt Resolution No. 19-10, “ A Resolution of the Planning Commission of the City of Buellton, California, Recommending City Council Approval of an Ordinance Amending Municipal Code Title 19 (Zoning) Relating to Certain Commercial Cannabis Activities, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer introduced the new Assistant Planner, Cara Meche to the Commission and gave an update on the status of the opening of the Village Park.

ADJOURNMENT

Chair Heedy adjourned the meeting at 6:21 p.m. The next regular meeting of the Planning Commission will be held on Thursday, October 3, 2019 at 6:00 p.m.

Chair Dan Heedy

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.