

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

January 16th, 2025 – 6:00 p.m.

**City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Vice-chair Reese called the meeting to order at 6:08 p.m.

PLEDGE OF ALLEGIANCE

Vice-chair Reese led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Campbell and Kasey Kump, Vice Chair Shannon Reese

Absent: Commissioner Marcilo Sarquilla (Absent at Roll Call, arrived later)

Staff: Planning Director Andrea Keefer, Contract Planner Irma Tucker, Planning Commission Secretary Devon DeFazio, and Public Works Director Rose Hess

REORDERING OF AGENDA

None

PRESENTATIONS

1. Presentation to Outgoing Commissioners

A presentation was made thanking outgoing commissioners Art Mercado, who was present, and Daniel Contreras, who was absent, for their service to the City of Buellton on the Planning Commission

Director Keefer thanked outgoing Planning Commission Chair Art Mercado for his years of service on the Planning Commission, City Council, and other capacities and presented him with a plaque.

Art Mercado addressed the commission to thank planning staff and commission and express it was an honor to serve

Vice-Chair Reese expressed her full thanks and appreciation to both Daniel Contreras and Art Mercado for their service, dedication, and collegiality

Director Keefer noted that since Daniel Contreras was not present he will receive his plaque at a later date

APPROVAL OF MINUTES

2. Minutes of the Regular Planning Commission meeting of November 21st, 2024

Director Keefer conveyed the opinion of the city attorney that the new commissioners could vote to approve the previous meeting's minutes provided they had reviewed the meeting's video

MOTION:

Motion by Commissioner Campbell and seconded by Vice Chair Reese to approve the minutes of November 21st, 2024.

VOTE:

Motion passed with a 3-0 roll call vote

Commissioner Campbell –Yes

Commissioner Kump –Yes

Vice Chair Reese –Yes

ELECTION OF OFFICERS

3. Election of Chair and Vice Chair

The Commissioners opted to postpone electing officers at this time

4. Appointments to the Green Team Committee

Secretary Devon DeFazio explained the purpose and function of the Green Team

MOTION:

Motion by Vice Chair Reese and seconded by Commissioner Campbell to appoint Commissioners Reese and Campbell to the Green Team.

VOTE:

Motion passed with a 3-0 roll call vote

Commissioner Campbell –Yes

Commissioner Kump –Yes

Vice Chair Reese –Yes

PUBLIC COMMENTS

Theresa Reilly, resident and Green Team member, expressed her concern with the density and height of the planned projects on Avenue of Flags and the 246 Commercial Center. She believes 4 stories is too tall for Buellton. She wants more pedestrian-friendly development and landscaping. She is concerned with the traffic impact of a drive-through at the 246 Commercial Center. She is not in favor of Art Deco for Buellton.

Resident Chase Sanchez expressed his dismay at the trash and litter he sees on Buellton's sidewalks. He wants more businesses to come to Buellton and more development to grow the economy.

CONSENT CALENDAR

None

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

Director Keefer went through the list of current projects under planning consideration, plan review, or construction throughout Buellton.

Vice-Chair Reese asked about one project, the Hwy 246 Commercial Center and it's proposed drive-through. Director Keefer confirmed a drive-through on that site would require a Specific Plan Amendment

PLANNING DIRECTOR REPORT

Director Keefer welcomed Brian Campbell and Kasey Kump as new Planning Commissioners. She spoke about the comprehensive General Plan update as the largest project for the planning department over the next year. Public outreach for the General Plan Update including a survey will start to go out over the coming weekend. Additionally, plans for Median III and several zoning ordinance amendments will be brought before the Planning Commission this year.

Additionally, new Planning Commissioners were invited to attend the Planning Commissioners Academy in Santa Rosa March 5-7th.

PLANNING COMMISSIONER COMMENTS

Vice Chair Reese asked if the Planning Commission's amendment to the 518 Final Development Plan was adopted. Director Keefer stated it was.

Vice-chair Reese asked about a Green Team initiative for a community cleanup. Secretary Devon DeFazio stated he had spoken with the initiatives coordinator, resident Annie Yakutis, and she would provide possible weekends for cleanup.

ADJOURNMENT

Vice Chair Reese adjourned the meeting 6:42 p.m.



Planning Commission Chair

ATTEST:



Devon DeFazio, Planning Commission Secretary

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

A video of this meeting can be seen on YouTube at:

<https://www.youtube.com/watch?v=755v071HDPQ>