

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

February 6th, 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 6:00 p.m.

PLEDGE OF ALLEGIANCE

Vice-chair Reese led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Campbell, Commissioner Marcilo Sarquilla, Kasey Kump, Vice Chair Shannon Reese

Staff: Associate Planner Cara Miralles, Planning Commission Secretary Devon DeFazio, and Public Works Director Rose Hess

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

1. Minutes of the Regular Planning Commission meeting of January 16th, 2025

MOTION:

Motion by Commissioner Sarquilla and seconded by Commissioner Campbell to approve the minutes of January 16th, 2025.

VOTE:

Motion passed with a 4-0 roll call vote

Commissioner Campbell –Yes

Commissioner Kump –Yes

Commissioner Sarquilla -Yes

Vice Chair Reese –Yes

ELECTION OF OFFICERS

2. Election of Chair and Vice Chair

MOTION:

Commissioner Sarquilla motioned to elect Shannon Reese Planning Commission Chair, Commissioner Campbell Seconded

VOTE:

Motion passed with a 4-0 roll call vote
Commissioner Campbell –Yes
Commissioner Kump –Yes
Commissioner Sarquilla -Yes
Vice Chair Reese –Yes

MOTION:

Chair Shannon Reese motioned to elect Marcilo Sarquilla Planning Commission Vice Chair, Commissioner Kump Seconded

VOTE:

Motion passed with a 4-0 roll call vote
Commissioner Campbell –Yes
Commissioner Kump –Yes
Commissioner Sarquilla -Yes
Vice Chair Reese –Yes

3. PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

4. **Resolution No. 25-01** - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a 2nd One-Year Time Extension (24-TE-02) Request for Final Development Plan (18-FDP-02) for the Home2Suites and Hyatt Place Hotels, Located on McMurray Road on Assessor’s Parcel Number 137-790-001, and Making Findings in Support Thereof”

STAFF REPORT

Associate Planner Cara Miralles presented to the Planning Commission the application for a 2nd one-year time extension for the previously approved hotel project within the Village Specific Plan. She stated this would be the 2nd and final time extension which could be granted and they would need to begin substantial construction within a year or the permit would expire. She mentioned the applicants had acquired a grading permit the previous day, February 5th.

APPLICANT COMMENTS

Jeni Jackman, speaking on behalf of the property owner, expressed they were excited to have a grading permit in hand and able to move forward towards construction and thanked the City for support of the project.

COMMISSIONER QUESTIONS

Commissioner Campbell asked what qualifies as "substantial construction"? Associate Planner Cara Miralles said grading and steps towards vertical construction would qualify.

MOTION:

Commissioner Sarquilla motioned to approve the resolution, Commissioner Kump Seconded

VOTE:

Motion passed with a 4-0 roll call vote

Commissioner Campbell –Yes

Commissioner Kump –Yes

Commissioner Sarquilla -Yes

Vice Chair Reese –Yes

OTHER BUISNESS

5. Avenue of Flags Median 3 Plans – Ioanna Bruno Presenting

STAFF REPORT

Associate Planner Cara Miralles introduced the Median 3 project and informed the commissioners that staff is looking for consensus on three elements of the project to take to City Council: the genre of Art Deco style the design should use, placement of flags, and the traffic calming bulb-outs. She offered examples of three distinct styles of Art Deco architecture: "Classic Moderne", "Streamline/Art Moderne", and "Streamline/50s Diner."

City Intern Ioanna Bruno presented the latest iteration of the Median 3 plans. Changes from the last time the project was submitted to the Planning Commission include more Art Deco accents, separating the community building and restrooms, extended open space, and replacement of decomposed granite with pavers.

COMMISSIONER QUESTIONS

Vice Chair Sarquilla asked why the buildings were being represented as featureless blocks. Associate Planner Cara Miralles answered that was because a specific Art Deco architectural style has not yet been chosen.

Commissioner Campbell asked what design style are the approved projects 518 and Creekside. Associate Planner Cara Miralles stated they are Classic Moderne.

Commissioner Kump asked if parking spaces shown around the median were to be reserved for food trucks or to be public. Associate Planner Cara Miralles stated that they are to be public, with the potential for some spaces to be reserved for food trucks. Commissioner Kump asked if staff had considered recently adopted AB 1572, which disallows using potable water to irrigate non-functional turf. Associate Planner Cara Miralles said staff would investigate.

Commissioner Campbell asked why the two buildings were separated. Chair Reese stated that was asked for at a previous meeting for more surface area and to allow separate use.

Commissioner Kump asked if there is room for tents for vendors and are the paths wide enough for families with strollers? Ioanna Bruno said both elements were considered in the design and paths were narrowed to 10ft in order to have more open space.

Chair Reese asked about a previously discussed funding source for the civic building. Associate Planner Cara Miralles stated that grant request had not been successful but staff could pursue other funding sources.

PUBLIC COMMENTS

Kathy Vreeland, of the Buellton Visitor's Bureau and Chamber of Commerce, spoke to express support for the project. She asked for consideration of anti-sleeping designs on benches to keep the park safe for families and visitors. She stated public restrooms are much-needed in the area. She also stated a mural would be a nice feature to add to the project.

COMMISSIONER COMMENTS

Chair Reese liked moving flagpoles to the center. She also appreciated the bulb-outs for pedestrian safety. She stated the bridges over the bioswales might run into issues for ADA or other reasons. She thinks a mural would be a good idea and prefers the flags behind the tree.

Vice Chair Sarquilla likes the idea of a mural. He would like to see some lights directed toward the center of the median from the light poles. He wants the Art Deco design elements to reflect existing approved projects.

Commissioner Kump wants local animals or Chumash motifs to be incorporated into the sculptures. He supports the idea of a mural. He prefers the flags to be behind the tree, and prefers an Art Moderne approach.

Commissioner Campbell prefers the flags behind the tree and would like the flags grouped three and three on either side of the tree for symmetry. He was skeptical of the bulb-outs as they're not a feature of the other medians. He prefers a Classic Moderne design but most importantly wants the avenue to have a more consistent architectural character as there are currently many different characters present.

Chair Reese added she liked the donor pavers and thanked Ioanna Bruno for her work and presentation. Associate Cara Miralles added these could lend to future sponsorship funding opportunities.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Chair Reese mentioned the grand opening of the new library on Saturday, February 8th

Commissioner Kump expressed a desire to attend the Planning Commissioner's Academy if possible.

PLANNING DIRECTOR REPORT

None

ADJOURNMENT

Chair Reese adjourned the meeting 6:54 p.m.


Shannon Reese, 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=NxSb3IKPqPA>