

CITY OF SOLVANG  
PLANNING COMMISSION

MEETING MINUTES

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Monday, February 1, 2021 – 6:00 P.M.  
Regular Hearing of the Planning Commission  
Council Chambers – Solvang Municipal Center – 1644 Oak Street  
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**Commissioners Present:** Scott Gold, Joannie Jamieson, Aaron Petersen, Justin Rodriguez, Jack Williams

**Staff Present:** Laurie Tamura, Planning Consultant  
Xenia Bradford, City Manager  
David Fleishman, City Attorney  
Matt van der Linden, Public Works Director/City Engineer

CALL TO ORDER

OATH OF OFFICE - Planning Commissioners take the Oath of Office.

ROLL CALL

PLEDGE TO THE FLAG

**1. PRELIMINARY MATTERS:**

**A. Appoint Commission Chair**

*Motion made by Commissioner Petersen to nominate Jack Williams as Planning Commission Chair and seconded by Commissioner Gold. Motion is approved 5-0.*

**B. Public Comment**

None.

**C. Requests for Continuance, Withdrawals, or Addition of Ex-Agenda items**

None.

**D. Conflicts and/or Ex-Parte Communications**

Commissioner Joannie Jamieson stated that they were on the TheaterFest board for 7 years in the 1980's. David Flieshman stated that due to the passage of time there should be no conflict of interest on this item.

Commissioner Aaron Petersen stated that they were involved with fundraising in the latest campaign and was privy to contracts and planned construction on the project. Petersen recused himself from the meeting item.

**E. Approval of Minutes from December 7, 2020 Meeting.**

*Motion made by Commissioner Gold to approve the minutes as presented pending the correction and seconded by Commissioner Rodriguez. Motion is approved 4-0. (Commissioner Jamieson abstained).*

Planning Commission Meeting Minutes

Meeting Date: Feb 1, 2021

## 2. PUBLIC HEARING ITEMS

**A. Hearing on the request of Solvang Festival Theater to consider the approval of a Development Plan for renovation of the seating area including replacement of the lighting poles, remodel of the ticket booth, construction of new sound and lighting control booth, relocation of center stairs and reconstruction of taller sound walls. This property is located in the TRC-tourist related commercial zone district at 420 Second Street and accept the Categorical Exemption, pursuant to Section 15332 of the guidelines for the Implementation of the California Environmental Quality Act (CEQA).**

Laurie Tamura presented the project to the Planning Commission. This project involves a substantial renovation to the Solvang Festival Theater seating area.

Commissioner Jack Williams asked about the impact to nearby residents. Tamura stated that because this is a renovation and not changing the scale of the existing operation, this would be a net neutral regarding the impact to the surrounding area. The addition of higher sound walls and dark sky compliant lighting would decrease light and noise effects.

Commissioner Williams asked about item C-9 in the conditions of approval, regarding fees stated in the conditions. Tamura clarified that the fees refer to planning and building permits only. Until the actual project is brought forward, there is no way to calculate development fees. Williams recommended to state specifically which fees are addressed in the conditions.

Commissioner Williams asked about the double CEQA reference in the resolution and if the subsequent CEQA reference is redundant and can be removed. Tamura stated that this format has been used in Planning Commission resolutions and they can look at if it can be streamlined. David Flieshman clarified that the resolutions are statements of facts that relate to the findings made based on these facts. Flieshman stated that the language may be repetitive, but they do have separate purposes.

Commissioner Justin Rodriguez asked about construction timing and duration. Chris Nielson, Board Chair of Solvang TheaterFest responded that it was a ten-month construction schedule to begin the second week of September 2021. The desire is to allow PCPA to begin in July of 2022 and have an abbreviated season.

Commissioner Williams asked about possible echoes from heightened sound walls. Nielson responded that the walls will both mitigate outside noise from entering the theater and they are treated with materials that absorb sound from the interior. The sound control booth will also be located more central in the seating area to help with sound quality. Commissioner Scott Gold asked about the walls affecting the heat inside the stadium. Nielson responded that walls are canted to push wind over the theater and keep the seating warm. Commissioner Justin Rodriguez asked if the seats were also going to be replaced in the stadium. Nielson stated that due to fiscal reasons, the priority was to upgrade the walls, sound, and lighting. Tamura informed the Commission that there will be a construction management plan required to account for delivery of materials coordination. There will also be upgrades to the sidewalks along Second Street as part of the construction.

Commission opened the project to public comment, no comments were made.

*Motion made by Commissioner Gold to approve the project as presented and seconded by Commissioner Rodriguez. Motion is approved 4-0. (Commissioner Petersen abstained).*

*Motion made by Commissioner Williams to accept the CEQA document as presented and seconded by Commissioner Jamieson. Motion is approved 4-0. (Commissioner Petersen abstained).*

Planning Commission Meeting Minutes

Meeting Date: Feb 1, 2021

### **3. DISCUSSION ITEMS**

#### **A. Brown Act Training**

David Flieshman, City Attorney, presented the Brown act briefing to the Planning Commission. Presentation covered the requirements of the Commission to conduct business in an open matter in public meetings.

#### **B. General Plan Update Status Report**

Xenia Bradford, City Manager updated the Commission on the status of the General Plan update. A website has been created for the community to access, and newsletters have been created to update the community throughout the process. The first meeting will take place on Saturday, February 6 which will be a study session with the City Council to describe the process to the public.

#### **C. Approve Planning Commission Calendar for 2021**

Laurie Tamura presented the Calendar to the Commission for approval.

#### **D. Review of future Planning Commission agendas**

Commissioners requested that for future meetings, staff reports and plan sets be printed for review and discussion instead of in an e-mail.

#### **E. Project Status Report February 1, 2021**

Laurie Tamura informed the Commission of future projects that will be presented, including Water Wheel, a housing plan update, Mission Drive apartments, Capital Improvement plan, and future General Plan updates.

### **4. PLANNING COMMISSIONER'S COMMENTS**

Commissioner Petersen asked about how to provide e-mail agendas to the public. Bradford stated that they can request notifications and agendas through the City website.

### **5. PLANNING STAFF COMMENTS - None.**

### **6. ADJOURNMENT**

*Commissioner Williams adjourned the meeting.*

Respectfully submitted,

DocuSigned by:



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Xenia Bradford

City Manager/City Clerk