

CITY OF SOLVANG
PLANNING COMMISSION

MEETING MINUTES

Monday, March 1, 2021 – 6:00 P.M.
Regular Hearing of the Planning Commission
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Commissioners Present: Scott Gold, Joannie Jamieson, Aaron Petersen, Justin Rodriguez, Jack Williams

Staff Present: Laurie Tamura, Planning Consultant
Xenia Bradford, City Manager
Chelsea O’Sullivan, City Attorney (zoom)

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

A. Public Comment

None.

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

None.

C. Conflicts and/or Ex-Parte Communications

None

D. Approval of Minutes from February 1, 2021 Meeting.

Motion made by Commissioner Rodriguez to approve the minutes as presented and seconded by Commissioner Jamieson. Motion is approved 5-0.

2. PUBLIC HEARING ITEMS

A. Hearing on the request of Jameson Elias Property to consider the approval of the Water Wheel Building Development Plan for renovation of the existing building to reestablish commercial and

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restaurant uses; grant modification of the parking requirements; and recommend waiver of the parking fees to the City Council. This property is located in the TRC-tourist related commercial zone district at 425, 431, and 435 First Street APN 139-192-024 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, reviewing the parking modifications and requirements.

Commissioner Aaron Petersen asked about the number of existing parking spots near the alley. Tamura stated that the approved plans had four spots identified. Petersen asked about the permit status of the shed on the property. Tamura stated that the shed has been on the property for about 20 years based on aerial photographs.

Commissioner Justin Rodriguez asked about the turning radius into the alley. Tamura responded that the configuration was reviewed by the city engineer and the proposed layout is sufficient.

Commissioner Scott Gold asked about the updates from the health department or fire codes since the last time the restaurant was operational. Tamura stated that the applicant would have to meet all current code requirements.

Commissioner Jack Williams asked about the use of the restaurant, as there are no upgrades as part of this application. Tamura clarified that the restaurant on site is intended to be used as a restaurant, with future renovations as a separate project.

The applicant spoke on behalf of Jameson Elias on the decision to go back to the original uses of the existing building. Commissioner Rodriguez supported the renovation of the site to bring use to an unoccupied building.

No public comment was made.

Commissioner Petersen stated that the parking requirements should not be changed from what was originally permitted on the project but would like the shed removed from the parking lot as it is unpermitted. Petersen also stated he was opposed to the general idea of waiving in-lieu fees. The applicant responded that they would be amenable to the changes to resolve issues.

Commissioner Williams also stated opposition to waiving in-lieu fees. Commissioner Gold also agreed and is in support of the renovation that will revive this corner of the city. Commissioner Joannie Jamieson also voiced support of the project.

Chelsea O'Sullivan, City Attorney stated that the CEQA document should be addressed first, then the motion to approve the development plan. She also clarified that the applicant is obligated to meet current parking requirements. Commissioner Petersen asked for clarification on when a project must update to current codes for a remodel. Tamura stated that per city ordinance, if a property is vacant for three years the new applicant must bring the project to current city codes.

Tamura recommended that based on the comments from the commission, applicant and city attorney that the motion adopt the environmental exception, development plan, with modifications to A and B, and not to adopt C.

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Commissioner Williams stated that with 18 spaces the in-lieu fee would be \$22,768.

Motion made by Commissioner Williams to accept the CEQA document as presented and seconded by Commissioner Rodriguez. Motion is approved 5-0.

Xenia Bradford, City Manager stated that the staff recommendation is now to not adopt part C of recommendation B.

Commissioner Petersen would like to make a change to resolution 21-02, approving the Development Plan subject to the findings and conditions of approval. With modifications to: Attachment A, with the addition that the storage shed in the parking lot is removed. Attachment B, granting the modification to use 24 parking spaces, two being where the shed is removed, one opposite the shed, and reducing the alleyway from ten spaces to seven of on-site parking spaces. Eliminating C – granting of the conjunctive use.

Motion made by Commissioner Petersen to approve the project as revised and seconded by Commissioner Jamieson. Motion is approved 5-0.

Motion made by Commissioner Petersen to recommend that the City Council waives any additional parking fees with the caveat that the reason for this is that this building met the parking requirements when built in 1979 and seconded by Commissioner Rodriguez. Motion is approved 5-0.

B. 2020 General Plan Annual Report (Information Only)

Laurie Tamura reviewed the 2020 General Plan Annual Report regarding the City of Solvang housing inventory and approved projects, and the summary of the General Plan update.

Commissioner Petersen asked if the Alisal apartments, Alimo Pintado, and Skytt Mesa project counted toward the city numbers, and stated that the city will need to have 191 units to meet the need. Tamura clarified the obligations recommended for the city, and what will count towards the numbers needed.

Commissioner Rodriguez asked about the mixed-use requirements in the General Plan. Tamura stated that the ordinance allows housing in the TRC zone but did not see an analysis on the number of units.

Commissioner Petersen asked about how changing the zoning counts towards the numbers, and if the zoning change is all that is needed or if the construction must occur. Tamura stated that cities have found that about 20% of houses that qualify do build the additional units.

3. DISCUSSION ITEMS

Commissioner Petersen reiterated the need for an inventory of parking in the City of Solvang. Bradford stated that while there is no parking inventory, the City has completed a parking study for public parking and opportunity zones for public/private parking which has been provided to the General Plan update.

4. PLANNING COMMISSIONER'S COMMENTS

Commissioner Jamieson brought up the parking spots for residents in town being taken or blocked by visitors, and that this is an issue that needs to be addressed.

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5. PLANNING STAFF COMMENTS


Laurie Tamura informed the Commission that the City document scanning process is occurring, so several documents and public records are not currently in the planning offices.

Xenia Bradford informed the Commission that the General Plan update consultants will be available at the next Planning Commission meeting for an update.

Tamura also stated that a Skytt Mesa update will take place at the next meeting.

6. ADJOURNMENT

Commissioner Williams adjourned the meeting.

DocuSigned by:

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Xenia Bradford