

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Monday, March 2, 2020 6:00 P.M.
Regular Hearing of the Planning Commission
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Commissioners Present: David Brents, Scott Gold, Aaron Petersen, Justin Rodriguez, Jack Williams

Staff Present: Laurie Tamura, Planning Consultant
Brynda Messer, Assistant Planner
Chip Wullbrandt, City Attorney

CALL TO ORDER: Chair Williams called the meeting to order.

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

A. Public Comment: Requests from the public to speak to the Commission on matters not on the agenda

None.

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

None.

C. Conflicts and/or Ex-Parte Communications

None.

D. Approval of the Feb. 3, 2020 meeting minutes

Motion made by Commissioner Petersen to approve the minutes with correction noted by Commissioner Williams and seconded by Commissioner Rodriguez. Vote is 5-0.

2. PUBLIC HEARING ITEM

A. Discussion and recommendations of proposed Ordinance Amendments to Title 11, Zoning Regulations, Chapter 12, Section 11-12-4: Second Residential Units.

Laurie Tamura, Planning Consultant, introduced herself as the new contract planner for the City of Solvang.

Ms. Tamura then presented an Ordinance Amendment proposal for the allowance of Accessory and Junior Accessory Dwelling Units in the City of Solvang. She presented a power point presentation. Chip Wullbrandt, City Attorney, provided clarification and direction when necessary.

Mr. Wullbrandt asked Ms. Tamura to explain height limits in regard to 12' versus 16'. She explained that ADUs and JADUs may not exceed the height of the primary dwelling, except in the instance of an 800 square foot ADU, with 4' rear and side setback, and the ADU height can be 16'.

Ms. Tamura continued stating that the goal for the ordinance was to be as simple as possible for the City of Solvang and changes can be made and suggested at this meeting.

Chair Williams opened public comment.

Don Thompson:

Solvang resident. Currently building an ADU for his parents to live in. Stated the draft ordinance was not available for the public to review and the public has been left out of the process. Suggested clarifying height limitations with the state to see their reasoning for the 16' height limit.

Brian Nelson:

Local architect currently designing ADUs in the City. He asked if clarification will be provided in regard to height limits (12' vs 16') in the ordinance. He also stated that creative architecture can provide on-site parking.

Nancy Emerson:

She has studied the ordinance. Has question regarding passageways and if they are not required, then how does one get to the ADU? Believes ADUs provide additional housing. Wonders if ADUs can be required to be affordable. (Provided written handout to go with comments).

Mark Infanti:

Solvang resident. Has a neighbor interested in building an ADU. Wonders if the city can

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approve an ADU at the rear of the property that doesn't have access?
Chair Williams closed public comment.

Commissioner Rodriguez asked staff about the 10% lot coverage and if it is allowed by the State. Mr. Wullbrandt responded stating that the City of Goleta added that to their ordinance and believes it does conform to state law. He asked the commission if they want FAR (floor area ratio) and/or a lot coverage requirement and if they want height limitations within setbacks that is limited to 12 in height.

Discussion followed regarding the sizes of ADUs that the state says are mandatory (800 square feet with 4' rear and side setbacks at 16' in height), and maximum sizes of detached ADUs are 1200 square feet.

Commissioner Petersen stated the ordinance was confusing and thinks there are areas that can be improved and clarified. He agrees with adding lot coverage at 10% and the possibility of adding a minimum time frame on lease (90 days), if we can.

Ms. Tamura clarified that the City cannot deny applications for ADUs that are 800 square feet, and we cannot approve ADUs that are over 1,200 square feet.

Commissioner Petersen suggested changing the definition of passageway and clarifying section 4.

Commissioner Rodriguez asked about Fire review and Mr. Wullbrandt responded that we will suggest the first action of the applicant to be requesting separate addressing for the ADU and review for access at that time.

Commissioner Gold commented that he would like the 90 day minimum added in the ordinance for leasing the ADUs.

Discussion followed regarding ADUs in the TRC and if they need to meet the design standards for that zone. Mr. Wullbrandt clarified stating we are allowed to adopt design standards including that the ADU match the existing dwelling.

Commissioner Rodriguez questioned if Santa Barbara County will be able to respond to ADU reviews within 60 days, and Mr. Wullbrandt responded that a complete application will include Fire approval, meaning, the applicant will start the application process with fire.

Discussion followed regarding the required deed restriction and when that document would be required to be provided (prior to permit issuance vs Certificate of Occupancy).

Ms. Tamura confirmed again that the process is ministerial and appeals can be requested

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if there is a mistake made procedurally, i.e., if a mistake was made that does not conform to ordinance or state law. She followed stating that staff will take all suggestions and corrections and make revisions to the ordinance and bring it back to PC for review. The revised ordinance will include illustrations to provide additional clarity and the goal is to make it as simple as possible. Chair Williams responded stating that staff should take the time necessary to make a good document. He also asked if the ordinance proposed by the City of Goleta has yet been approved by the state.

Motion made by Commissioner Petersen to continue the item to a future Planning Commission meeting, and seconded by Commissioner Brents. Vote is 5-0.

1. DISCUSSION ITEMS

2. PLANNING COMMISSIONER'S COMMENTS

Chair Williams asked if there will be Brown Act training at a future meeting. Mr. Wullbrandt responded stating he is working with staff in the DA's office to provide training in the future.

3. PLANNING/COMMUNITY DEVELOPMENT DIRECTOR'S COMMENTS

Mr. Wullbrandt provided a list of items that will be coming to the PC including Land Use Permits, Expirations of Development Plans, and processing of projects.

Ms. Tamura explained that other projects will be coming, but they are not ready for PC at this time.

Chair Williams adjourned the meeting at 7:46 PM.