



**MINUTES OF THE REGULAR MEETING OF  
THE SOLVANG  
PLANNING COMMISSION**

Council Chambers  
1644 Oak Street  
Solvang, CA 93463

August 2, 2021  
Monday  
6:00 p.m.

**CALL TO ORDER** The meeting was called to order at 6:00 p.m.

**ROLL CALL**

**PRESENT:** Commissioners: Joannie Jamieson, Aaron Petersen, Justin Rodriguez (arrived at 6:12 p.m.), Jack Williams

**ABSENT:** Commissioner: Scott Gold

**STAFF:** Laurie Tamura, Planning Consultant, Xenia Bradford, City Manager/Planning Director  
Chelsea O’Sullivan, Assistant City Attorney, Matt van der Linden, Public Works  
Director/City Engineer

**PLEDGE TO THE FLAG**

Commissioner Petersen led in the Salute 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

Commissioner Petersen reported speaking with Mr. St. George regarding Item No. 3.A.

- D. Approval of Minutes from June 7, 2021, Meeting

Since Commissioner Petersen was absent during the June 7, 2021, there is currently no quorum to approve the minutes and therefore, this item was continued to the next Planning Commission meeting.

There was a quorum later in the meeting and the Commission considered approval of the minutes during Item No. 4.

*Motion by Commissioner Rodriguez, to approve the Planning Commission meeting minutes of June 7, 2021, as presented, seconded by Commissioner Jamieson, and carried, unanimously, 3-1, with Commissioner Petersen, abstaining and Commissioner Gold, absent.*

**2. PUBLIC HEARING ITEMS - None**

**3. DISCUSSION ITEMS**

A. Old Lumberyard Property (Ed St George) – Alternative Hotel Project Proposal

City Manager/Planning Director Bradford, introduced the item; provided a brief background and deferred to Planning Consultant Tamura for a report.

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding building heights, handing historic buildings, access on 246th, options for addressing parking including in-lieu fees and the need for two access points.

Chair Williams invited public comments on this item.

Sheila Benedict (via Zoom), discussed increased traffic issues, expressed concerns regarding negative impacts to traffic as a result of the proposed development, wondered if the Chumash tribe has been consulted, questioned whether there will be an impact on the mission and Veterans Hall, and hoped the Commission will consider what citizens of the community want.

Nancy Emerson, We Watch, asked that the Commission thoroughly review every aspect of the proposal, commented positively on the applicant's reduction of building heights, spoke in support of consideration of Spanish style architectures, expressed concerns regarding the density of the proposed development as well as traffic, the four- and three-story heights of the main building and parking, requested careful review of the proposed setbacks on 246<sup>th</sup>, and suggested installation of underground parking.

Ed St. George, Applicant, suggested the proposed four-star hotel and related tourism would reduce traffic, addressed workforce housing, discussed parking and plans for the old house on site.

There being no other public comments, Chair Williams closed public comments.

Discussion followed regarding the ability to move the house, engaging the Chumash, access to the site, traffic, community benefits of the project, finding an appropriate location for the old house, the deadline for a decision on low-income housing, ADUs, the rezoning process, the need to process a development plan and the need to refresh existing traffic studies.

Chair Williams asked to see demographic information supporting the demand for the proposed high-end development.

Commissioner Petersen spoke in support of the project, noting it will be good for the community.

Planning Consultant Tamura referenced written comments received from the public from Nancy Emerson and L.C. Duncan.

**4. PLANNING COMMISSIONER'S COMMENTS**

In reply to Commissioner Jamieson's question, City Manager/Planning Director Bradford reported enforcement of the Sign Ordinance began August 1, 2021.

As there is a quorum, City Council returned to consider approval of the meeting minutes.

**5. PLANNING STAFF COMMENTS**

City Manager/Planning Director Bradford provided a brief update on the General Plan update process.

**6. ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted:

DocuSigned by:  
  
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Xenia Bradford  
City Manager/Planning Director