

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Monday, August 3, 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, Jack Williams

Absent: Justin Rodriguez

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

CALL TO ORDER

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

A. Public Comment:

Karen Kiba, Solvang resident – Questions about sustainable groundwater, and uses regarding new development depleting existing groundwater, and if the city will need to purchase additional groundwater to support development.

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 July 6, 2020 meeting

Motion made by Commissioner Brents to approve the minutes as presented and seconded by Commissioner Gold. Vote is 3-0-1, with Commissioner Petersen abstaining.

2. PUBLIC HEARING ITEM

None.

3. DISCUSSION ITEMS

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

Laurie Tamura reviewed the Accessory Dwelling Units Ordinance in effect which uses the state law rather than the City of Solvang adopting its own ordinance. 15 ADU's have been issued in Solvang using the state law.

Commissioner Petersen asked for clarification on the types of ADU's approved in the city, and the percentage of ADU's in multi-family units, and clarification of setbacks.

Commissioner Gold asked about appeals, mobile home, and short-term home rentals regarding ADU's.

Commissioner Petersen asked for clarification on vacation rentals in a residential district.

Commissioner Williams asked about two-story units vs. lofts as ADU's, adding a second story to a garage. Tamura clarified that stand-alone units can be as tall as what is permitted in the zone district.

Tamura stated that the current state law is effective until 2025 and would likely be continued.

Commissioner Williams brought up the amount of water needed for these units, and what the plan would be for water use on ADU's. Tamura brought up the water use for ADU's is comparable to the use of water on empty landscape areas. Xenia Bradford brought up that larger projects would need to be reviewed, including water use, as they are brought up.

Commissioner Petersen asked for clarification on maximum size of ADU's and the setbacks and parking required.

Commissioner Williams asked about the fire department timeline, Tamura stated that they are reviewing the plans and following up. Williams asked about the conversion of parking spaces to ADU space.

Commissioner Petersen asked for clarification on easement locations and whether ADU's can go to the border of the utility easement, staff replied that they could.

B. Regional Housing Need Allocation (RHNA) (Information Only)

Laurie Tamura briefed the Planning Commission on the obligations of the City to the RHNA and the procedures to be taken to meet the State need for housing. The expectation in the County is approximately 30,000 units in the next ten years. There is also funding available to update the City's General Plan and Housing Element.

Commissioner Williams asked about the process for reporting to the State, and the repercussions for failing to meet assigned obligations. Also, whether the urban boundary would affect the City obligation.

Commissioner Petersen asked about the negotiation process in the County. Staff informed the commission of the process and what will be happening in the next few months.

C. Project Updates

Laurie Tamura reviewed the planning and building reports from the City and reviewed upcoming projects.

Commissioner Williams asked about the St. George project, staff clarified that it is going through the re-application process.

Commissioner Petersen asked about the BAR process, staff informed that the application for branding and design committee are posted and are being interviewed. Staff also reviewed the process for housing applications under the new laws.

Commissioner Williams asked about the Hotel application, staff stated that no formal application had been made through the City.

Commissioner Petersen asked for clarification on conflict of interest on distance of projects. Staff informed it is 500 feet but would double check the requirements.

Staff reviewed the updates in the changes in planning and building departments, and updates to the application processes and parcel review.

4. PLANNING COMMISSIONER'S COMMENTS

None.

5. PLANNING STAFF COMMENTS

None.

6. ADJOURNMENT

Commissioner Williams adjourned the meeting.