

CITY OF SOLVANG  
SPECIAL PLANNING COMMISSION

**APPROVED  
MEETING MINUTES**

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Monday, August 17, 2020 – 6:00 P.M.  
Regular Hearing of the Planning Commission  
Council Chambers – Solvang Municipal Center – 1644 Oak Street

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

**Staff Present:** Laurie Tamura, Planning Consultant  
Xenia Bradford, City Manager  
Chip Wullbrandt, City Attorney (Zoom)

CALL TO ORDER

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

**2. PUBLIC HEARING ITEM**

None

**3. DISCUSSION ITEMS**

**A. PRELIMINARY REVIEW OF MISSION DRIVE APARTMENT PROJECT**

Laurie Tamura presented the project located on Mission Drive; application filed August 6. Multi-unit project including 6 buildings, 59 units with several housing styles and storage. Project is being submitted under 2 separate State laws: Bonus Density and SB 330. Bonus Density allows for a 35 percent increase of units if 10% of the based units are very low-income units.

## Planning Commission Meeting Minutes

Meeting Date: August 17, 2020

Commissioner David Brents asked for a clarification on what a very low-income unit means. Tamura stated that the very low-income threshold for Santa Barbara County is \$35,000 per year income for a household.

Tamura stated that they are also asking for concession on height, increased from 35 feet to 49 feet max height, as well as a parking reduction to one half space per bedroom with no guest parking. The project meets all other standards for the City's DR zoning ordinance.

Under SB 330 (Housing Crisis act of 2019) there are steps outlined for the application process. Time limit for the application to be processed, and a maximum of five hearings on the project.

Commissioner Scott Gold asked for clarification on the Bonus Density requirement; because the applicant is offering 10% to very-low income, the bonus density is granted. The concessions are being worked out as part of the project application but have not yet been granted.

Chip Wullbrandt stated that the burden is on the City to show the burden to public health or safety before the City could deny the concessions.

Commissioner Jack Williams asked about SB 330, how it automatically overrides City codes and standards. Tamura stated it is under review as this is the first project submitted in the City under SB 330.

Mr. St. George presented the project, explaining the revisions that have been made and the need for housing in the area. There are 62 parking spaces provided, max height reduced to 47 feet. All units are 2-bedroom, 2.5 bath, around 1000 s.f. A storage facility will be provided on-site for the tenants. A manager's unit will be on site.

A public speaker brought up that the agenda seems to have two projects proposed, the mixed-use and the residential. The speaker wanted to know if the project was noticed properly for the application, as it seems to be two separate projects according to the agenda.

Wullbrandt clarified that this meeting was noticed properly for the housing project. This meeting is just for the housing element, however there was interest in the design of the old lumber yard site, so the mixed-use element was included for information only to the planning commission.

The speaker brought up CEQA requirements that seem to be missing from the application and questioned how the project can be processed without adequate review.

Frank Hasberg, Solvang resident questioned how residents were not noticed if this meeting was to be included in the five meeting for SB 330. Bradford stated that because this meeting is not a public hearing, no notifications were needed. The public hearings will be noticed.

Nancy Emerson from WeWatch, urged that the City do a thorough job reviewing the project and to include citizen input as much as possible. They support the very low-income unit inclusion of the project as that is highly needed in the community. Emerson brought up concerns with the layout of the project and alternate orientations, as well as the heights of the buildings proposed.

Lansing Duncan, Solvang resident brought up concerns with the proposed project in the City of Solvang, and adverse impacts to the City with the project design.

## Planning Commission Meeting Minutes

Meeting Date: August 17, 2020

Frank Hasberg spoke again on the traffic impacts of the project and impacts to the nearby residents with the addition of such a large project to the area.

A public speaker spoke again about the effects of SB 330 on the Solvang Area.

Tamura outlined the process for the application from this point, including environmental review and design review, and the steps for Public hearings in the future.

Commissioner Williams clarified the project review timeline with the City. Tamura outlined the department review that would occur under Development Review.

Commissioner Gold brought up the Branding and Design committee, and who would review this project. Bradford outlined the recruitment process for the committee that will be scheduled at a future Council meeting. Williams stated that this committee would not be formed before the original response to the applicant on September 6. Gold brought up the parking and asked the question of where additional parking would be allowed.

Mr. St. George stated that removing the storage would allow for an additional 11-12 parking spaces. He also clarified the grading required for the site. Gold questioned the occupancy of the sheriff units, and how they would be filled. Saint-George stated that the application submitted is the first design and may be changed based on comments received.

Commissioner Brents asked about access from Mission and Fire department access.

Commissioner Williams asked about the design of the first building on the site, and how it fits in with the surrounding area. He asked that this building be designed to reflect the design guidelines and general plan of the City more closely. Commissioner Gold referenced the half-timber design of the area. Commissioner Williams asked about access, traffic, and parking. Tamura and Bradford stated that reports are being done on the project.

Commissioner Rodriguez asked about the effect of the project on the wastewater treatment plant. Bradford stated that review of that will occur as part of the Development process.

Commissioner Williams asked about the Sheriffs units, if they will be available for housing as well, and if they are available for active duty only or if retired Sheriffs would have access.

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

None.

#### **5. PLANNING STAFF COMMENTS**

Tamura asked if the Commissioners would be available for a meeting on October 8 that was scheduled to be a break as there are several projects that are coming forward to review.

#### **6. ADJOURNMENT**

Commissioner Williams adjourned the meeting.