

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Tuesday, September 8, 2020 – 6:00 P.M.
Regular Hearing of the Planning Commission
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Commissioners Present: David Brents, Justin Rodriguez, Jack Williams

Absent: Aaron Petersen, Scott Gold

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

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

D. Approval of Minutes from August 3, 2020 Meeting

Motion made by Commissioner Williams to approve the minutes as presented and seconded by Commissioner Brents. Vote is 3-0.

E. Approval of Minutes from August 17, 2020 Meeting

Motion made by Commissioner Brents to approve the minutes as presented and seconded by Commissioner Rodriguez. Vote is 3-0.

2. PUBLIC HEARING ITEMS

A. Hearing on the request of Rene Kaerskov for approval of a Development Plan for a 300 square foot standalone building to be used for retail ice cream shop in the TRC zone district at 1660 Copenhagen Drive and accept the Categorical Exemption, pursuant to Section 15303(e) of the guidelines for implementation of the California Environmental Quality Act.

Laurie Tamura introduced the item to the Commission, addressing previous concerns from staff regarding the changes to the building including addition of the hotdog stand. Applicant went through process of adding a standalone building instead of the standard addition to existing building. Staff determined it did not meet ordinance, project would have to go through a Development Plan.

No public comment was made on this project

Commissioners Rodriguez and Brents supported the plan to use existing empty space.

Commissioner Williams had a question about the drawings provided, and if the exhaust stack shown would be removed. Williams wanted to clarify whether the shop would be a restaurant or ice-cream stand.

Chip Wullbrandt reviewed the history of the project, and the historical steps staff has made to approve the use of the project. The approval today would grant use of a 300 s.f. commercial retail/restaurant space.

Motion made by Commissioner Rodriguez to adopt resolution 20-4 per City Planning recommendations for the address at 1660 Copenhagen Drive and seconded by Commissioner Brents. Vote is 3-0.

B. Hearing on the request of Sam Edelman, Director of the Santa Barbara Certified Farmers Market, for a five-year renewal of the existing Conditional Use Permit which is currently permitted Wednesday afternoons on First Street from Mission Drive to Copenhagen Drive. Recently the Farmers Market has been moved to the sections of Copenhagen Drive that have been closed to vehicular traffic. Accept the Categorical Exemption, pursuant to Section 15304(e) of the Guidelines for the Implementation of the California Environmental Quality Act.

Laurie Tamura introduced the item to the Commission, addressing the current hours of operation and location of the current area. There was a survey done of vendors and customers regarding the new and old locations, and where each preferred the Farmers Market to be located. Staff is recommending continued use of the Copenhagen location, with flexibility at the discretion of the director to move back if needed.

Sam Edelman, General Manager of the Santa Barbara Certified Farmers Market Association spoke about the First street location and history. From the vendor perspective the Copenhagen Drive location has issues with staging. Edelman liked the flexibility to work with staff in the recommendation to make changes as needed, especially during the winter season when offloading product becomes difficult.

Chip Wullbrandt clarified that conditions of approval indicates that the market may operate at the Copenhagen Drive location or at such other location as may be approved by the City Manager based on change of conditions in the City.

Commissioner Rodriguez asked about parking truck behind the stalls on Copenhagen. Mr. Edelman explained that there need to be appropriate fire lanes, and Copenhagen does not allow for trucks and stalls. Tamura stated that the fire department requires a 16-foot unobstructed pathway for access. Staff also is reviewing other alignments of stalls to fit the space.

Commissioner Rodriguez asked about alternatives to locations and about utilizing both First Street and Copenhagen. Tamura stated that using Copenhagen allows First street for traffic and using both would stop traffic through that area.

Wullbrandt stated that the old permit had very specific locations and conditions, where the new permit has flexibility for changes as needed.

Motion made by Commissioner Brent to adopt resolution as written and seconded by Commissioner Rodriguez. Vote is 3-0.

3. DISCUSSION ITEMS

A. Closure of Copenhagen Drive

Xenia Bradford reviewed the closure of Copenhagen Drive per City Council Ordinance due to Covid-19. This closure will go before City Council again on Sept 14.

Williams reviewed comments he has received from the public on the closure, including lack of enforcement on masks in the area. Bradford spoke on changed in code enforcement personnel and working with the County of Santa Barbara to create comprehensive programs to enforce standards.

Williams reviewed possible fencing on the closure points of Copenhagen.

Bradford reviewed the process for City Regulations to close Copenhagen permanently. Wullbrandt reviewed Council discussion on long term improvements to the area.

B. Branding and Design Committee

Xenia Bradford updated the Commission on the status of the Branding and Design Committee. The first meeting will be held Sept 10 for procedural items and establishing future meetings. City Council will have to come back and formally create the Committee. This will clarify the duties and responsibilities of the Committee.

Laurie Tamura stated that some projects will take additional time to go through this Committee. Bradford reviewed the flexibility in the resolution that some items will be reviewed through the BDC and some will be able to be approved at the staff level.

4. PLANNING COMMISSIONER'S COMMENTS

None.

5. PLANNING STAFF COMMENTS

Laurie Tamura reviewed the response letter to the St. George project and presented to the Commission.

6. ADJOURNMENT

Commissioner Williams adjourned the meeting.

Planning Commission Meeting Minutes

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