



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SOLVANG

Council Chambers  
1644 Oak Street  
Solvang, Ca.

July 26, 2010  
7:00 p.m.

**CALL TO ORDER** Mayor Richardson called the meeting to order at 7:00 p.m.

**ROLL CALL**

PRESENT: Mayor Richardson, Council Members Duus, Jamieson, Palmer and Skytt

STAFF: Brad Vidro, City Manager; Roy Hanley, City Attorney; Shelley Stahl,  
Planning Director; Lt. Julie McCammon; Mary Ellen Rio, City Clerk

**PLEDGE OF ALLEGIANCE** Led by Council Member Skytt.

Mayor Richardson requested a moment of silence to honor the passing of Steve Nelson.

**CITY MANAGER'S STATUS REPORT**

Informational report only.

1. **PUBLIC COMMUNICATIONS - WRITTEN OR VERBAL**

Tracy Farhad

- ❖ Expressed condolences to the Nelson family; he truly loved and cared about this City
- ❖ Thanked the Council for the budgeted amount to the SCVB, able to purchase a new computer to replace the extremely slow older model. Working out conversion of old files so will be sending the update electronically
- ❖ Received 9,435 tourists at the visitors center to date, 5 more than a year ago
- ❖ SCVB will be conducting a public relations and sales mission in Denmark the week of August 24<sup>th</sup> to promote the Centennial; will report back in September

2. COUNCIL COMMENTS AND REQUESTS

Jamieson

- ❖ Also express my condolences to the Nelson family
- ❖ BBQ for Cody Uhrig was a great event, commend all those that worked on it
- ❖ Want to thank the Public Works Department for mowing the parkway on Alamo Pintado, it looks great, hope it is done again if we have the Amgen tour
- ❖ Attended the Board of Supervisors meeting as I was directed to do and spoke in support of the need for a North County Jail; In leaving the meeting, was confronted by residents of Santa Maria who do not want a jail in their City
- ❖ Received literature in Council mailboxes on inexpensive auto insurance and would like the information available to the community

Palmer

- ❖ Received material from the Department of Health and Welfare declaring September as awareness month of drug and alcohol abuse; will be bringing information to the next meeting and invite the public to come and make comments; this coincides with the discussion on the need for a North County jail

Skytt

- ❖ Echo condolences to the Steve Nelson family. He worked hard for the City, wishing no recognition. He was one of the proponents instrumental in making the Copenhagen Project a reality. He did a lot for the community that most do not know about and he will really be missed

3. JULY 12, 2010 CITY COUNCIL MINUTES

**Motion** was made by Council Member Duus, seconded by Council Member Skytt to approve the minutes as presented. **Motion carried** with a verbal response of 5 ayes.

4. CONSENT AGENDA

Consent Agenda read by City Clerk.

- a. Approval of pre-issued warrants dated July 8, 9, 13, 14, 15, 2010
- b. Approval of warrant register dated July 26, 2010

**Motion** was made by Council Member Duus, seconded by Council Member Skytt to approve the Consent Agenda as presented. **Motion carried** with a roll call vote of 5 ayes.

REGULAR AGENDA

5. SILVER OAKS INVESTMENTS APPEAL OF THE PLANNING COMMISSION  
CONDITION FOR LANDSCAPING FOR THE ALISAL MISSION PROJECT AT  
1704 MISSION DRIVE

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Staff report by Planning Director

- ❖ Planning Commission granted a time extension for construction of the Alisal Mission Development project with a condition that the property be landscaped while remaining vacant
- ❖ Developer claims the landscaping is the responsibility of the mission and is asking to appeal the condition
- ❖ Planning Commission agreed that this is a highly visible corner and with the upcoming events of the City, placed the condition to insure that this property is attractively landscaped while vacant

Public Hearing was opened at 7:15 p.m.

Wayne Natale

- ❖ Old Mission Santa Ines is very concerned with the appearance of the Alisal lot and are committed to improving its appearance, especially due to forthcoming Centennial year
- ❖ We have been working on this issue for the past several months, ruling out a lawn due to water costs and general maintenance. We floated the idea of leveling and surfacing with B rock which was rejected by the Planning Commission. We considered covering the lot with mulch, making a path, adding above ground plants and adding some benches which was accepted by our maintenance committee however it brought up issues about additional liability
- ❖ We do intend to do the best we can and cooperate with the City
- ❖ The City's response to the reason for the appeal is flawed as the moratorium with the developer has to do with rent payments only, not an issue, as was stated, that the developer feels the landscaping is the responsibility of the Mission; it is the sole responsibility of the mission; these two issues are not related
- ❖ We understand that extension allows the Planning Commission the opportunity to readdress the property in its entirety, we have no objection to that, but we disagree that a demand can be made on the developer who does not have the power to correct the issue
- ❖ Attorney Fleishman tried to invoke "good provision cause" with all due respect this is a huge stretch and makes no reasonable sense
- ❖ Other vacant lots are not under the same scrutiny
- ❖ We do not think the Planning Commission has the power to pass on to the Board of Architectural Review the power and authority to determine the fate of a project by requiring landscaping when it is already an approved project
- ❖ The Mission is already committed to working with the City to improve the appearance of this lot
- ❖ If the condition is imposed upon the Mission it will most likely cause the cancellation of the project

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- ❖ The Mission has suffered with a loss of over \$1.1 million in income on this property
- ❖ We request a favorable vote on the appeal

Council Member Jamieson reported having a conversation with Wayne Natale on this subject.

Sheila Benedict

- ❖ Due to the meeting dates for both the Planning Commission and the Board of Architectural Review it would be impossible to develop and have plans approved by the deadline that has been set
- ❖ I also serve on the Centennial Committee and the Mission is working feverishly to do something to improve the lot

Jim Patin

- ❖ The developer is not the responsible party for the maintenance of this lot
- ❖ The Mission is responsible and we want to make it look nice
- ❖ Unfortunately economic times have delayed the construction project
- ❖ We are working to make the improvements

David Galetti

- ❖ Representing the developer, we would just like to say we would have preferred to have a completed project by the time of the Centennial; unfortunately the banks literally backed out at the last moment
- ❖ We have a lot invested in this property and we want a good relationship with the City
- ❖ Don't feel it is fair to place this contingency on us, this is the responsibility of the Mission

Buster Huffman

- ❖ Agree with Mr. Galetti that the situation with the banks is unfortunate
- ❖ If there is a timeline on having this lot landscaped, it should be adhered to
- ❖ This is a lot at the entry to our City and it is important for it to look good

Public Hearing was closed at 7:32 p.m.

Council discussed the Planning Commissions rights to impose the condition, however recognized the fact that it is the Mission's responsibility and not the developer. Disappointment was expressed that the ordinance requiring this to be landscaped shortly after the demolition of the gas station had never been enforced. Wayne Natale was asked if this could be completed no later than January 2011. Mr. Natale responded that he found a landscaping plan in their files and he did not know why it had not been taken care of however they now recognize that it is high priority and some money has been budgeted towards the project.

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**Motion** was made by Mayor Richardson, to deny the appeal and grant an extension for an additional 60 days from the October 15, 2010 deadline to complete landscaping of the lot, Council Member Jamieson stated she would second the motion if Mayor Richardson modified the motion to include that if the landscaping is not completed by the deadline, code enforcement would begin to enforce the ordinance which is in place. Mayor Richardson accepted the modification; the **motion was seconded** by Council Member Jamieson. **Motion carried** with a roll call vote of 4 ayes, 1 no with Council Member Palmer voting no.

6. 2011 AMGEN TOUR OF CALIFORNIA HOST CITY PROPOSAL

Staff report by City Manager

- ❖ Request for proposals are out and are due August 13, 2010
- ❖ Staff requesting direction from Council
- ❖ Longer routes being requested this year

Public Comment: None

**Motion** was made by Council Member Skytt, seconded by Council Member Duus to direct the City Manager to submit a proposal to serve as a host city for the Amgen Tour of 2011. **Motion carried** with a roll call vote of 5 ayes.

7. COMMITTEE REPORTS (Oral reports)

- SBCAG  
Council Member Skytt reported the only item discussed was the performance review of the Executive Director and a Request for Proposal issued on staff relationships with other agencies

8. ADJOURNMENT Mayor Richardson adjourned the meeting at 8:14 p.m.

  
Mary Ellen Rio, City Clerk