



AGENDA

PLANNING COMMISSION

MONDAY, MAY 5, 2025 – 6:00 PM – REGULAR MEETING

VIRTUAL & IN COUNCIL CHAMBER, 1644 OAK STREET, SOLVANG, CA 93463

Planning Commissioners:

Aaron Petersen
Brandon Sparks-Gillis
William Zigler
Kief Adler, Vice Chair
Jack Williams, Chair

AGENDA AND SUPPORTING MATERIALS – Available for viewing 8:00a.m.-5:00p.m. at City Hall, 1644 Oak Street, Solvang, and on the City’s website <https://www.cityofsolvang.com/agendacenter>. Additional writings that are distributed to a majority of the Committee after the posting of the agenda will be made available at City Hall and on the City’s website.

AGENDA POSTING NOTIFICATION - Subscribe to receive email or text message notifications when agendas are posted online through “Notify Me” at: <https://www.cityofsolvang.com/List.aspx>

PUBLIC COMMENT - The public is encouraged to address the Committee in-person, virtually, or in-writing on agenda and non-agenda items. If provided in writing, comments must be submitted to the City Clerk at cityclerk@cityofsolvang.com by 5:00 p.m. on the Wednesday before the meeting to be considered. Your comment will be recorded and distributed appropriately. Comments on agenda items will be heard at the time each item is considered, including non-agenda items. In-person speakers will be invited to make public comments first. Virtual speakers will follow.

CAMPAIGN CONTRIBUTION DISCLOSURE - Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council [or commission] in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party’s agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but not later than the beginning of the proceeding.

AMERICANS WITH DISABILITIES ACT - If, as a participant of this meeting, you need special assistance the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk at either (805) 688-5575 x206 or cityclerk@cityofsolvang.com. 72- hours’ notice is requested.

LET YOUR VOICE BE HEARD!- Do you have about one minute a month to help make Solvang better? The City of Solvang is working with FlashVote to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up at www.flashvote.com/Solvang or call 775-235-2240 to participate by phone or text only

PARTICIPATING IN THE MEETING - Planning Commission meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City’s website, Vimeo, and YouTube.

- To join by Zoom, visit <https://zoom.us/j/3066529195>. If you wish to speak, please use the “raised hand” symbol.
- To join by phone, call (888) 788-0099 and enter Meeting ID: **306 652 9195#**. The phone line will be open starting at 5:30 p.m.

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVE ORDER OF AGENDA

At this time the Commission reviews the order of business to be conducted and receive requests for, or makes announcements regarding any change(s) to the order of business

2. PUBLIC COMMENT

The Public may address the Commission on items not on the Agenda and on Consent. Each speaker will be afforded three minutes and may speak only once. State Law does not allow action to be taken unless it is noticed on the agenda. The Commission may briefly respond or ask Staff to follow up on such items and/or schedule the matter to a future meeting.

3. CONSENT ITEMS

Items on Consent are typically routine and will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- a. Approve the Minutes of the April 7, 2025 Regular Meeting4
- b. Receive and file Planning and Building Division Current Projects May 20257

4. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication regarding the following public hearings.

5. PUBLIC HEARINGS:

6. DISCUSSION ITEMS:

- a. Discussion and presentation on Proposed Fire Severity Zone Mapping and Update of Adopted Building Code.....10

7. PLANNING COMMISSIONERS' COMMENTS

8. PLANNING MANAGER REPORT

9. ADJOURNMENT

AFFIDAVIT OF POSTING

I, A. Rafael Castillo, Planning Manager, for the City of Solvang, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the City of Solvang City Hall bulletin board at 1644 Oak Street, Solvang, CA and on the City of Solvang website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated this 30th day of April 2025.



**MINUTES
SOLVANG PLANNING COMMISSION
Monday, April 7, 2025**

Regular Meeting - 6:00 PM

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

Chair Williams called the Regular meeting to order at 6:01 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioner Aaron Petersen, Brandon Sparks-Gillis, William Zigler, Vice Chair Kief Adler, Chair Jack Williams

Staff: Assistant City Attorney Taylor Folland (via Zoom), Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Zigler led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Commissioner Petersen, to approve the Order of the Agenda, as presented, seconded by Vice Chair Adler and carried, 5-0.

2. PUBLIC COMMENT - None

3. CONSENT ITEMS

- a. Approve the Minutes of the March 3, 2025 Regular Meeting
- b. This item was pulled by Commissioner Zigler from Consent for separate discussion.
- c. Receive and file Planning and Building Division Current Projects April 2025

Motion by Commissioner Zigler, to pull Item 3b for discussion.

Motion by Vice Chair Adler, to approve Consent Items 3a and 3c, seconded by Commissioner Sparks-Gillis and carried 5-0.

Excluded from Consent

- b. Approve the Minutes of the March 13, 2025 Special Joint Meeting

Commissioner Zigler commented on minutes.

Assistant City Attorney Folland added that direction for action minutes comes from City Council and that the full video of the meeting can be viewed on YouTube.

Motion by Commissioner Sparks-Gillis, to approve Item 3b, seconded by Vice Chair Adler and carried 5-0.

4. EX PARTE COMMUNICATION

None.

5. PUBLIC HEARINGS

- a. Public hearing to consider adoption of Planning Commission Resolution 25-02 for an amendment to a previously approved Development Plan for a proposed exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant located at 1714 Mission Drive (APN 139-240-034) with a finding that the proposed amendment is in conformance with the adopted Class 32 exemption to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 CEQA exemption

Commissioner Petersen declared he has conflicts of personal interest within 500 feet of the zone in question, recused himself and left the chambers at 6:10 p.m.

Planning Manager Castillo narrated a PowerPoint presentation with details of the proposed project.

Discussion followed.

Chair Williams opened the public hearing and invited public comments.

Susan Bott, via Zoom, We Watch

There were no other public comments and Chair Williams closed the public hearing.

Motion by Commissioner Sparks-Gillis, to adopt Planning Commission Resolution 25-02, seconded by Commissioner Zigler and carried 4-0. Commissioner Petersen was absent (recused).

6. DISCUSSION ITEMS - None

7. PLANNING COMMISSIONERS' COMMENTS

Commissioner Petersen returned to the chambers at 6:31 p.m.

Commissioner Sparks-Gillis requested an update on the ongoing lawsuit between the City and the Wildwood Project.

Planning Manager Castillo stated he has no comment at this time.

Assistant City Attorney Foland stated the City there is no comment on the lawsuit at this time.

8. PLANNING MANAGER REPORT

Planning Manager Castillo reported the DRC has a pre-application for an expansion of Cottage Hospital to review, the City Council meeting on April 28th will discuss the outcomes of the joint meeting of the Planning Commission and the DRC, staff is processing many applications for various permits, and there are currently no items for the May meeting of this Commission.

9. ADJOURNMENT: 6:35 p.m.

Respectfully submitted:

Rafael Castillo
Planning Manager



**CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
May 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
LUP 22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	R-3	5 Unit multi-family development with 1 ADU	Building Permit Issued	11/30/2026
LUP 23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	VMU	Commercial TI to Solvang Inn & Cottages. Convert existing managers unit to common area and lobby. Remodel lobby. Project has been re-scoped to reduce rooms/office.	Permit Extension Applied	04/28/2025
LUP 22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	PI	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space	Building Permit Issued	01/13/2026
LUP 210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	R-2	3 new SFR from an existing subdivision	Building Permit Issued	08/01/2025
BP 24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Building Permit Issued	11/25/2025
LUP 23-215	Romain	New ADU/ SFR addition	1618 Birch	139-233-002	R-2	1,031 SF detached ADU with a 691 SF addition to existing SFR with ancillary structures	Building Permit Issued	10/17/2025
BP 24-079	Mcinerney	Façade improvement	475 First Street	139-181-013	VMU	Façade improvement on existing bicycle shop. Approved by DRC	Building Permit Issued	01/23/2026
BP 24-174	Benson Trust	New-Coffee Shop/Ice Cream	1618 Copenhagen Dr	139-191-003	VMU	Interior Commercial TI for new coffee and ice cream shop	Building Permit Issued	01/27/2026
BP 24-198	On Design LLC	Parking Lot re-configuration, re-striping, flat work	1693 Mission Drive	139-143-025	VMU	Re-configuration of parking lot, re-striping, and repair of existing flatwork, removal of existing landscaping and replacement of landscaping new trees.	Building Permit Issued	02/04/2026
BP 24-191**	FP Old Mill Associated LP	Minor Tenant Improvement: Tasting Room	482 First Street	139-182-020	VMU	Commercial TI- CaliPaso Wine Tasting Room	Building Permit Issued	01/30/2026
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026



**CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
May 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER BUILDING PERMIT REVIEW								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Awaiting Re-submittal	08/07/2025
BP 24-215**	Woodall Building and Design	Minor Tenant Improvement: New Restaurant	435 Alisal Rd	139-193-010	VMU	Commercial TI – Crudo Restaurant	Plan Review	10/22/2025
BP 25-026**	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction required)	Awaiting Re-Submittal	09/29/25
BP 25-044**	Solvang Brewing Company	Minor Tenant Improvement: Kitchen Remodel	1547 Mission Drive	139-132-010	VMU	Commercial kitchen remodel due to fire damage	Plan Review	10/19/2025
BP 25-046	Solvang Senior Center	Solvang Senior Center Plan Revisions	1745 Mission Dr	139-150-024	PI	Revisions to approved building permit LUP 22-282	Plan Review	10/24/2026
APPROVED ENTITLEMENTS								
LUP 180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	VMU	New 11 Unit Hotel	Approved	11/06/2025
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	Condo Map 32 Unit Development	Approved	12/04/2025
LUP 22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	PO	New 30,000 sf medical/office building	Approved	2/06/2026
LUP 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Proposed additions to the existing structure along the existing drive thru.	Approved	04/07/2027
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	PR	3 Parcel Lot Line Adjustment	Approved	04/18/2027
PLANNING APPLICATIONS IN PROCESS								
LUP 23-242	Lots on Alamo Pintado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	R-3/R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	Deemed Complete / CEQA Analysis	12/23/2025 (may be extended by applicant)



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 May 2025

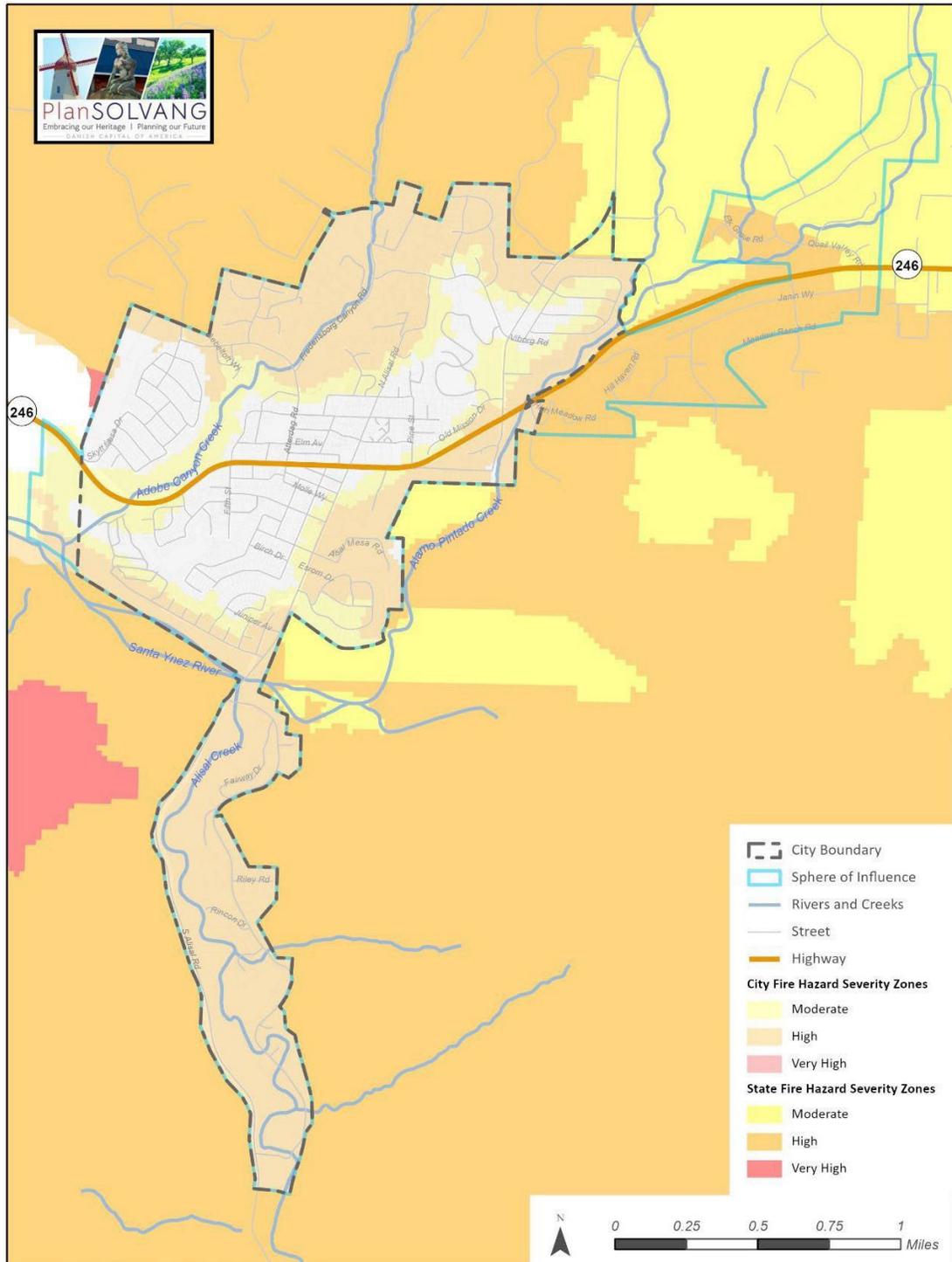
Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PA 25-008	City of Solvang	General Plan Amendment-Safety Element	City Wide			Amend the City's Safety element to address Hazard Mitigation Plan adoption for FEMA fund recovery	Plan Review	Upon completion
PA 25-010	SBID, LLC	Denmarket Square Adaptive Re-Use	1693, 1697 Mission Drive	139-143-021,25	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Incomplete. Awaiting Re-submittal	02/24/2026
PA 25-013	Alvarez	Alisal Cellars Night Club-CUP	448 Alisal Road	139-240-063	VMU	Conditional Use Permit (CUP) for proposed night club with indoor amplified music, no new construction	Incomplete. Awaiting Re-submittal	03/14/2026
PA 25-019	Cottage Hospital	CUP Amendment	2050 Virborg Road	139-310-051	OP	CUP amendment for an addition to the existing hospital – MRI room	Plan Review	04/22/2026
PA 25-020	SIMA Corp	1621 FIR TPM	1621 Fir Street	139-141-004	R-3	Condo Conversion/Tentative Parcel Map to subdivide into 3 air space parcels	Plan Review	04/22/2026
PA 25-021	SBID, LLC	Denmarket Façade	1693 Mission Drive	139-143-025	VMU	Proposed Façade Improvement on structure greater than 500 sf	DRC 5/15/2025	04/14/2026



Figure SAF-8: Fire Hazard Severity Zones

Agenda Item 6.a

Attachment A



Source: City of Solvang, 2016; CAL FIRE, 2008
Date: April 26, 2022

Solvang Safety Element
Fig A Fire Hazard Zones

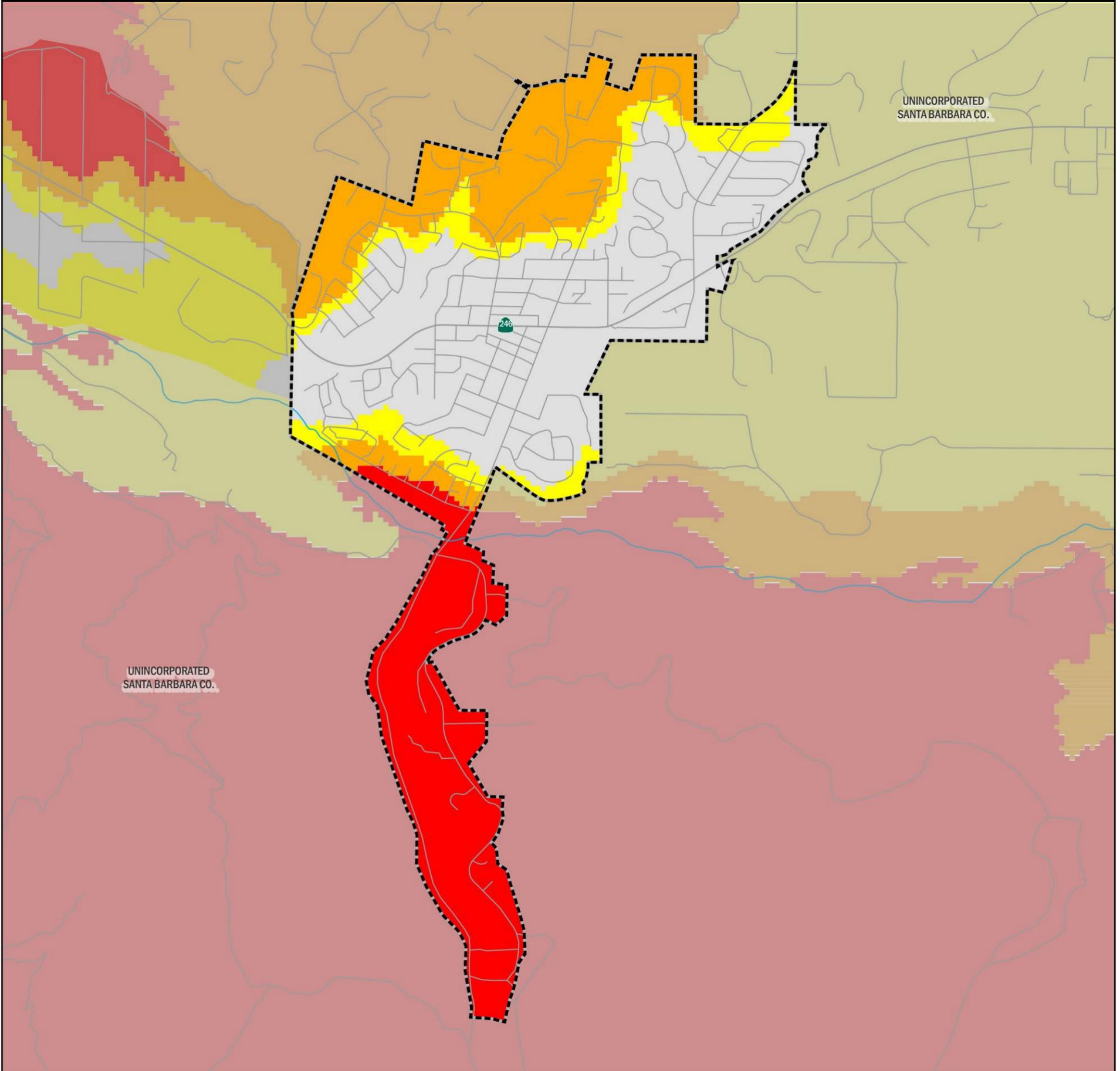
CITY OF SOLVANG – SANTA BARBARA COUNTY



Local Responsibility Area Fire Hazard Severity Zones

As Identified by the
State Fire Marshal

March 10, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

■ Very High ■ High ■ Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

■ Very High ■ High ■ Moderate



Projection: NAD 83 California Teale Albers
Scale: 1:25,000 at 11" x 17"

Incorporated City
 Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high,

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental

or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural