



**MINUTES  
SOLVANG PLANNING COMMISSION  
REGULAR MEETING**

April 4, 2022  
Monday  
6:00 p.m.

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**CALL TO ORDER**

Chair Williams called the meeting to order at 6:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

Present: Commissioners: Scott Gold, Joannie Jamieson, Aaron Petersen (recused himself from items 3A and 3B at 6:09 p.m.), Justin Rodriguez (arrived at 6:05 p.m.), Chair Jack Williams

Absent None

Staff: City Manager Xenia Bradford, Assistant City Attorney Chelsea O’Sullivan, City Clerk Annamarie Porter, Planning Consultant Laurie Tamura,

**PLEDGE TO THE FLAG**

Commissioner Petersen led in the Salute to the Flag.

**1. PRELIMINARY MATTERS:**

- A. Public Comment: Requests from the public to speak to the Commission on matters not on the agenda

There were no public comments on items not on the agenda.

- B. Requests for Continuance, Withdrawals, or Addition of Ex-Agenda items - None

- C. Conflicts and/or Ex-Parte Communications

Commissioner Petersen announced a conflict relative to Item No. 3B because of the proximity of his home to the proposed development and asked about Item No. 3A as he owns several restaurants in the City.

Assistant City Attorney O’Sullivan explained the requirements and stated it would be up to Commissioner Petersen to decide whether to participate in discussions regarding Item No. 3A, noting that the Commission is not taking action on Item No. 3A.

Out of an abundance of caution, Commissioner Petersen declared a conflict with Item Nos. 3A and 3B and noted he will be leaving the meeting at the appropriate time.

- D. Approval of Minutes of the Special Joint City Council and Planning Commission and the Regular Planning Commission meetings of March 7, 2022

*Motion by Commissioner Jamieson, to approve the Planning Commission meeting minutes of the Special Joint City Council and Planning Commission and the Regular Planning Commission meetings of March 7, 2022, as corrected, seconded by Commissioner Petersen, and carried 5-0.*

## **2. PUBLIC HEARING ITEMS - None**

## **3. DISCUSSION ITEMS**

Commissioner Petersen recused himself from the meeting at 6:09 p.m.

- A. Discussion regarding walk-up food service windows facing outdoor patios and seating areas on private property in the Tourist Related Commercial (TRC) Zone

Assistant City Attorney O'Sullivan presented details of the report and requested input from the Commission regarding walk-up food service windows facing private patios and food trucks on private property.

Discussion followed regarding clarification of City Council's direction to the Commission, focusing on food service windows, grandfathering the two existing food service windows, prohibiting food service windows that face public sidewalks and peddler permits.

Chair Williams opened public comments.

Ed St. George stated his opposition to food trucks in the downtown area; felt it would negatively impact existing restaurants and suggested allowing them in specific districts and/or events.

There were no other public comments.

Discussion followed regarding the possibility of staging on windows spilling out onto the public right-of-way, defining a minimum area for staging, Police and Fire Department related issues, consideration by the DRC, developing standards for queuing and spacing and ensuring that ADA access is addressed.

Discussion continued regarding regulating and allowing for food trucks under the street vending ordinance on public property, the need to address food and other retail trucks on private property, special event permits, regulating or prohibiting food/retail trucks on private property and investigating County requirements.

Staff will return to the Planning Commission with recommended language for an ordinance at an upcoming meeting.

- B. Discussion regarding Preliminary review of Mission Drive hotel and apartments at 1783 and 1793 Mission Drive and 533 Pine Street

Planning Consultant Tamura presented details of the proposed project.

Assistant City Attorney O'Sullivan added no application has been submitted and this is a preliminary review of the general concept of the proposed project.

Applicant Ed St. George and Project Manager Julie McGeever narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding implementing underground parking, the courtyard and swimming pool, elevations, private units, the average length of stay, prohibiting vacation rentals in residential zones, ingress and egress and the addition of a wellness center.

Chair Williams invited public comments on this item.

Lansing Duncan referenced written comments he submitted to the Commission; felt the project is too big and complicated; talked about needing a variety of housing units that would serve a variety of people; opined Applicant St. George is overbuilding the site; commented on the need for scaled drawings and story poles and expressed concerns regarding increased traffic and water consumption in the area.

Sheila Benedict noted the project is not low-income housing; addressed parking; spoke about being careful to not upset sacred land; suggested involving the Chumash and expressed concerns regarding increased traffic.

There were no other public comments.

Planning Consultant Tamura noted that staff has communicated with the Chumash to start consultation, especially as it relates to underground parking and reported Applicant St. George has ordered a traffic study that will be reviewed by staff.

Discussion followed regarding impacts to water, the environmental review process, water conservation measures, landscaping and obtaining green-point certification.

**4. PLANNING COMMISSIONERS' COMMENTS - None**

**5. PLANNING STAFF COMMENTS - None**

**6. ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted:

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*Annamarie Porter*  
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Annamarie Porter, City Clerk