

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Monday, July 1, 2019 6:00 P.M.
Regular Hearing of the Planning Commission
Council Chambers – Solvang Municipal Center – 1644 Oak Street

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

Staff Present: Holly Owen, Planning & Economic Development Director
Chip Wullbrandt, City Attorney

CALL TO ORDER: Chair Williams called the meeting to order.

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

- A. Welcome Scott Gold as new Planning Commissioner, replacing Ryan Cuff who resigned.
- B. Public Comment: Requests from the public to speak to the Commission on matters not on the agenda.

Steve Decker:

Spoke to the Commission on the benefits of medicinal cannabis. Gave the commissioners handouts on cannabis.

- C. Approval of March 2019 Meeting Minutes

Motion made by Commissioner Petersen to approve the minutes as presented and seconded by Commissioner Brents. Vote is 5-0.

- D. Requests for Continuance, Withdrawals, or Addition of Ex-Agenda items.

None.

E. Conflicts and/or Ex-Parte Communications

Chair Williams stated that Commissioners Brents, Petersen, and Williams have a potential conflict of interest with the project and had to recuse themselves from participating. Holly Owen, Planning Director, explained that the Rule of Necessity would be invoked, so as to get a quorum of three Commissioners to hear the item. She also introduced Chip Wullbrandt, City Attorney. Mr. Wullbrandt placed three conflicted members in a hat and a name was drawn, which was Commissioner Petersen, who shall participate. Commissioners Brents and Williams excused themselves. Co-Chair Rodriguez shall preside as Chair for the meeting.

2. PUBLIC HEARING ON NEW DEVELOPMENT AND CITY PROJECTS

A. Hearing on the request of Bill and Angela Horn, and Jessy Osehan, owners, to consider the approval of a Development Plan [application filed March 9, 2018] consisting of a voluntary lot merger of 459 and 467 Atterdag Road, the renovation of an existing eight room hotel, including converting two existing guestrooms into a lobby and lounge, and construct a new three story building consisting of twenty-seven guestrooms (for a total of thirty-three rooms), a new pool and terrace, and new podium parking with twenty-one parking spaces and adoption of the Mitigated Negative Declaration (MND) pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Holly Owen thanked the Commissioners for their service to the City. She presented the staff report and explained the reasoning for Development Plans and the corresponding Initial Study. She further explained the Traffic Study that was performed for the I.S., and that it was added for reference. She continued stating that for further projects, the entire traffic study would not be included, but would include the summary. She added that a construction management plan is required for this project, along with the monitoring program to ensure the mitigation measures were complied with.

Jessy Osehan, owner, stated they are very excited for the project and love being in the hospitality business. She added that she and Ms. Horn currently run the Hamlet Inn, along with the Atterdag Inn.

Mark Shields, Architect for the project, presented a power point presentation along with an oral report of the project. He explained in detail the project.

Commissioner Rodriguez asked the applicant what in lieu parking is. Mr. Shields responded stating that when parking cannot be on-site there is the opportunity to pay

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in-lieu parking fees for the remainder of required parking spaces. Mr. Rodriguez asked how many spaces will be on site, and Mr. Shields answered twenty-one will be on site and thirteen will be purchased.

Commissioner Gold asked the applicant what the height of the parking area is, and Mr. Shields responded approximately ten feet high. Mr. Rodriguez asked if the parking area will be open all the time, and Mr. Shields answered yes.

Commissioner Petersen asked staff if there is a percentage of parking that must be met that is on site. Ms. Owen answered yes, but if required parking cannot be met, in lieu fees can be paid. The zoning ordinance dictates how many parking spaces are required per use. Mr. Shields stated that the in lieu fees are quite reasonably priced compared to the cost of building a parking structure. Ms. Owen followed stating that the parking requirement is outdated and it could be time to review the parking requirement, but would wait for Council direction on that item.

Commissioner Rodriguez stated he learned about Texas wrap parking at a conference and asked if that was a possibility. Mr. Shields answered stating it wrap parking makes more sense with larger cities and larger projects. Melisa Tuner, Designarc, followed stating that they had worked with the applicants on several scenarios and wanted to get as much parking on site as they could.

Commissioner Petersen asked what could happen in the future if the neighboring property decided to build and blocked the windows on the side of the hotel. He asked if there is a policy to deal with these issued. Mr. Shields stated that there are zoning and fire rules that help with those types of situations, and that it happens in larger cities all the time.

Commissioner Gold asked if the laundry was going to be done on site and if so, does it affect the sewer? The applicant answered there would be a service to assist with laundry. Mr. Gold asked the depth of the pool and Mr. Shields answered 3.5 feet.

Commissioner Rodriguez opened public comment, and seeing none, closed public comment.

Commissioners Petersen and Gold both agreed it is a good project.

Commissioner Rodriguez stated it is a good project, but does believe the intersection is tricky.

Motion made by Commissioner Petersen to adopt Planning Commission Resolution 19-04, accept the Conditions of Approval, and adopt the Mitigated Negative Declaration and seconded by Commissioner Gold. Vote is 3-0-2, with Commissioners

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Brents and Williams not participating in voting due to a possible conflict of interest.

1. DISCUSSION ITEMS

2. PLANNING COMMISSIONER'S COMMENTS

**3. PLANNING/COMMUNITY DEVELOPMENT DIRECTOR'S
COMMENTS**

Ms. Owen stated that more projects will be coming to Planning Commission in the future.

Co-Chair Rodriguez adjourned the meeting at 6:49 P.M.