

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Monday, August 5, 2019 6:00 P.M.
Regular Hearing of the Planning Commission
Council Chambers – Solvang Municipal Center – 1644 Oak Street

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

Commissioners Absent: David Brents

Staff Present: Holly Owen, Planning & Economic Development Director
Brynda Messer, Assistant Planner
Chip Wullbrandt, City Attorney

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

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

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

None.

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

None.

C. Conflicts and/or Ex-Parte Communications

None.

D. Approval of the July 1, 2019 meeting

Motion made by Commissioner Gold to approve the minutes as presented and seconded by Commissioner Rodriguez. Vote is 3-0-2, with Commissioner Brents

absent and Commissioner Petersen tardy.

2. PUBLIC HEARING ON NEW DEVELOPMENT AND CITY PROJECTS

A. Amendment to Title 11, Zoning Ordinance, Chapter 13, Sign Regulations; and to accept the Exemption, pursuant to Section 15061 of the guidelines for implementation of the California Environmental Quality Act (CEQA).

Chair Williams stated that he has met with Holly Owen, Planning Director prior to the meeting to discuss several issues he had with the proposed changes.

Holly Owen, Planning Director, presented staff report. She provided background of the Sign Ordinance and how planning staff had received direction from the City Manager and City Council to begin crafting changes to the ordinance for streamlining purposes. She followed stating there are areas that need cleaning up in regard to format and reference. She added that there was a definition added regarding “old world vernacular” which was not in the ordinance previously.

Chair Williams stated he would like staff to make the changes and return to Planning Commission with a clean document.

Chair Williams opened Public Comment at 6:09.

Joan Jamieson:

Stated she was a member on several committees that assisted in writing the sign ordinance. Discouraged that the BAR was not included in this process. She loves the current staff, but new staff might not have their internal expertise. Stated she does not care that other cities do not have design review boards, that Solvang is special with its special character.

Public Comment closed at 6:12

Commissioner Rodriguez asked what TRC stood for, which Ms. Owen responded Tourist Related Commercial zone district. Mr. Rodriguez suggested spelling out TRC in the ordinance.

Ms. Owen read the definition of “old world vernacular” and asked for comments on the definition. She followed stating that adding a brochure which will include approved colors, fonts, and materials.

Commissioner Rodriguez asked staff what brought on the changes to the ordinance. Ms. Owen responded that it was direction from the City Manager and Council to assist in streamlining processes and followed stating it was originally part of a larger

Planning Commission Meeting Minutes
Meeting Date: August 5, 2019

project of revising the Design Guidelines. That project has been put on hold as the RFP did not receive very much interest.

Discussion followed regarding the BAR involvement in any changes to the Design Guidelines and whether or not references to the BAR will be removed from the Design Guidelines document. Mr. Wullbrandt stated that staff should find all references to the BAR in all documents and include with all changes.

Commissioner Petersen stated he does not understand the rush of changing the ordinance and why we are proposing to remove the BAR as the decision maker for signage. David Gassaway, City Manager, responded, stating that during the Council goal setting workshop, one goal was to have the duties of the PC and BAR more transparent, and that staff brought the draft ordinance changes to Council before BAR, which was slightly out of sequence. Mr. Petersen stated he is in favor of updating the Design Guidelines and thinks changing the sign ordinance is putting the cart before the horse, that the Design Guidelines need to be updated first, then changes to the sign ordinance.

Chair Williams stated that he thinks the BAR should be more involved, but also thinks it is good to find ways to streamline. He has not heard throughout the community or from applicants that they did not like the BAR. Mr. Petersen followed stating that he believes our town is based on tourism and our design makes people want to come, and that includes signage. He does not care about other cities not having a design review body, he believes in the importance of the BAR and does not believe there is a problem.

Discussion followed regarding Solvang having a Design Element in the General Plan, and the last review to that document was in 1988.

Commissioner Gold stated that he values the BAR and was recently a member of BAR until becoming a commissioner. He also stated he is favor of streamlining processes where possible.

Mr. Wullbrandt stated that he was hearing that most of the commissioners were not in favor of some of the changes being proposed to the ordinance. He suggested bringing back the ordinance after staff has addressed the concerns and suggestions of the commission.

Motion made by Commissioner Petersen to direct Planning staff to return to Planning Commission with revisions to the Sign Ordinance which includes returning references to the Board of Architectural Review as the decision maker for signage and all suggested changes presented and seconded by Commissioner Rodriguez. Vote is 4-0-1, with Commissioner Brents absent.

Planning Commission Meeting Minutes
Meeting Date: August 5, 2019

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.

Chair Williams adjourned the meeting at 7:10 P.M.