

CITY OF SOLVANG
PLANNING COMMISSION

APPROVED
MEETING MINUTES

Tuesday, September 3, 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: David Gassaway, City Manager
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

Commissioners Brents, Petersen, and Williams have possible conflict of interest with Item 2A. Staff will draw a name of one of them who shall participate to make a quorum.

D. Approval of the August 5, 2019 meeting minutes

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

2. PUBLIC HEARING ON NEW DEVELOPMENT AND CITY PROJECTS

A. Hearing on the request of Stacey Otte-Demangate from the Wildling Museum, for the approval of a Conditional Use Permit to install a roof mounted photovoltaic system on the existing roof in the TRC zone district at 1511 Mission Drive; and accept the Exemption, pursuant to Section 15303 of the guidelines for the implementation of the California Environmental Quality Act (CEQA).

Commissioners Petersen, Brents and Williams recused themselves from participating in this item due to a possible conflict of interest. Staff had to enact the rule of necessity to make a quorum. Chair Williams name was drawn to participate.

Brynda Messer, Assistant Planner, presented the staff report. She stated the reasoning for the Conditional Use Permit for PV systems in the TRC was to keep the look of Danish architecture, and to screen the PV as much as possible. She noted that the PV will not be visible at all since it is being placed in the roof well which is screened by the high roof. She noted that BAR was not required since it is not visible, and a DRC was not held. The only departments to review was Planning and SB County Fire.

Ms. Otte-Demangate from the Wildling Museum stated this PV was only to serve the museum in an effort to be “green.”

Chair Williams asked if there would be battery back-up for the system, and Ms. Otte-Demangate answered it was daylight driven.

Commissioner Rodriguez asked if the system is at all visible, and the applicant responded no, it will not be visible at all.

Motion made by Commissioner Gold to approve the Conditional Use Permit, including the Conditions of Approval, and Categorical Exemption, and seconded by Commissioner Rodriguez. Vote is 3-0-2, with Commissioners Brents and Petersen not participating due to a possible conflict of interest.

B. 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).

Brynda Messer, Assistant Planner, presented staff report. She provided the background of the review process to date, including Council and Planning Commission review and comments. She stated the latest version of the ordinance included returning review and approval of most signage back to the BAR. She noted that she had met with Chair Williams and Commissioner Petersen and received

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feedback from them.

Chair Williams asked for Commissioner Comments.

Commissioner Petersen:

- Felt there were inconsistencies (which were shared with staff)
- Feels that staff should be able to enforce the Sign Ordinance when signs are out of conformance
- Feels that the Design Guidelines should be updated – the cart is being put before the horse by updating the sign ordinance without updating design guidelines
- Asked to add “edge of building” as a definition in regard to projecting signs
- Felt that language in 11-13-6 in regard to measurement needed clarification
- Felt that all words on awnings should be 5” (Chair Williams feels the descriptive wording shall remain at 3”)
- Suggested allowing salons to have chalkboard and menu display cases
- Discussed how to measure Ground Signs. City Attorney Wullbrandt suggested we measure ground signs from finished grade, not to exceed 6’6”
- Asked to clarify language prohibiting bench signage
- Add finished grade to definitions
- Suggested that ground and pole signs shall have raised letter requirement

Chair Williams:

- Add the following back into 11-13-9: “individual lettering in the traditional “old world” style (vernacular) is preferred.”
- Pointed out areas that were repetitive in regard to definitions in sign types
- Supports staff approving chalkboard signs, window lettering, awnings, menu cases and accessory signs
- Feels umbrellas should be reviewed and approved by BAR
- Feels that murals and window borders should be placed back in the Sign Ordinance until Design Guidelines are updated, then put those items in that ordinance
- Suggested updating the charts
- Clarify if the municipal code references are correct
- Include the definition of “Building Official” in definitions and add reference to the Building Code
- Correct under canopy signage square footage allowance to seven square feet in 11-13-18 (sign plans)
- Remove “monument” from definitions
- Feels inspections are necessary after signs have been approved

Discussion followed regarding adding updated photos of the different types of signage, and adding procedures to have installation standards for all types of signs.

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Chair Williams shared an email provided by Brian Schneider of 805 Signs.

Motion made by Commissioner Petersen to approve the Amendment to the Zoning Ordinance, including adding all suggested changes, and accept the exemption to the California Environmental Quality Act (CEQA), and seconded by Commissioner Rodriguez. Vote is 5-0.

1. DISCUSSION ITEMS

2. PLANNING COMMISSIONER'S COMMENTS

Commissioner Petersen asked who would be filling in as Planning Director with the recent resignation of Holly Owen from that position. David Gassaway, City Manager, stated he would be filling in.

3. PLANNING/COMMUNITY DEVELOPMENT DIRECTOR'S COMMENTS

Chair Williams adjourned the meeting at 7:41 P.M.