



**MINUTES
SOLVANG PLANNING COMMISSION
REGULAR MEETING**

May 2, 2022
Monday
6:00 p.m.

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, Justin Rodriguez and Chair Jack Williams

Absent None

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

PLEDGE TO THE FLAG

Chair Williams led in the Salute to the Flag.

1. APPROVE ORDER OF AGENDA

Motion by Commissioner Rodriguez, to approve the order of the agenda, as presented, seconded by Commissioner Petersen, and carried, 5-0.

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - None

3. CONSENT ITEMS

A. Approve the Minutes of the April 4, 2022 meeting

Motion by Commissioner Jamieson, to approve the minutes of April 4, 2022, as presented, seconded by Commissioner Gold, and carried 5-0.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS

A. Public Hearing to consider Planning Commission Resolution No. 22-03 recommending the City Council adopt an Ordinance amending Title 11 of the Solvang Municipal Code to address walk-up food service windows facing outdoor patios and seating areas on private property in the Tourist Related Commercial (TRC) Zone and make a determination of exemption under the California Environmental Quality Act (CEQA)

Commissioner Petersen declared a conflict of interest as he owns several restaurants in the area; recused himself

and left the Chamber.

Planning Consultant Tamura introduced the item and deferred to Assistant City Attorney Chelsea O'Sullivan for a report.

Assistant City Attorney O'Sullivan presented details of the staff report.

Commissioner Gold confirmed this relates to food and beverage service windows, only.

Assistant City Attorney O'Sullivan stated the prohibition is for food-service walk-up windows, only, in the TRC zone.

Discussion followed regarding considering the C-2 zone and whether a patio is required in order to have a walk-up window.

Chair Williams invited public comments.

Tracy Beard, Solvang Chamber of Commerce, expressed concerns regarding retail selling out of windows and confirmed the ordinance does not include retail, at all.

There were no other public comments.

Chair Williams stressed the windows must open up to private property.

Planning Consultant Tamura proposed language as follows: "No new expanded walk-up food windows fronting public rights-of-way shall be permitted in the TRC zone".

Assistant City Attorney O'Sullivan suggested leaving language as presented but adding a sentence that, "Walk-up food service windows facing public sidewalks are not permitted".

Discussion followed regarding businesses adjacent to a residential property,

Motion by Commissioner Gold, to waive further reading and adopt by title only, Planning Commission Resolution No. 22-03 recommending the City Council adopt an Ordinance amending Title 11 of the Solvang Municipal Code to address walk-up food service windows facing outdoor patios and seating areas on private property in the Tourist Related Commercial (TRC) Zone and make a determination of exemption under the California Environmental Quality Act (CEQA), as discussed, seconded by Commissioner Jamieson, and carried, 4-0 with Commissioner Petersen, recused.

Commissioner Petersen returned to the Chamber; took his place on the dais and explained he can participate in the next item as it applies, generally and not specifically to Solvang.

6. DISCUSSION ITEMS

- A. Review and provide direction to staff regarding how to address food trucks and other vending on private property in the TRC (Tourist Related Commercial) Tourist Commercial District, C-2 Retail Commercial, and the C-3 General Commercial District

Planning Consultant Tamura and Assistant City Attorney O'Sullivan presented the staff report and noted the item is presented to the Commission for general comments and direction prior to developing an ordinance.

Discussion followed regarding prohibiting food trucks in all zones, including industrial and residential zones, and getting input from the public regarding the item.

Chair Williams invited public comments.

Tracy Beard, Solvang Chamber of Commerce, spoke in support of expanding the prohibition to all zones within the City and discussed ensuring protection of local businesses.

There were no other public comments.

City Manager Bradford commented on the possibility of presenting the item to City Council on June 13, 2022 for general comments and suggested scheduling a public hearing for the Planning Commission for additional review and public input prior to forwarding the item to City Council.

Discussion followed regarding being as specific as possible, prohibiting food trucks across the board and restricting food trucks in certain neighborhoods.

7. PLANNING COMMISSIONERS' COMMENTS - None

8. STAFF COMMENTS

Planning Consultant Tamura discussed items to be considered at the next Planning Commission meeting.

Assistant City Attorney O'Sullivan reported this will be her last meeting before going on parental leave and noted her colleague, Craig Steel will be filling in for her during her absence.

Planning Consultant Tamura discussed the upcoming DRC meeting including items on their agenda.

9. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Respectfully submitted:

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Annamarie Porter
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Annamarie Porter, City Clerk