



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING**

July 5, 2022  
Tuesday  
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: Joannie Jamieson, Aaron Petersen, Justin Rodriguez, Chair Jack Williams

Absent Commissioner Scott Gold

Staff: City Manager Xenia Bradford (via Zoom), Planning Consultant Laurie Tamura, City Clerk Annamarie Porter.

**PLEDGE TO THE FLAG**

Commissioner Petersen led in the Salute to the Flag.

**1. APPROVE ORDER OF AGENDA**

*The Commission concurred to approve the order of the agenda, as presented.*

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

**3. CONSENT ITEMS**

There were no public comments on this item.

- A. Approve the minutes of the June 6, 2022 Regular Meeting
- B. Receive and file Planning and Building Division Current Projects July 2022

*Motion by Commissioner Rodriguez, to approve Consent Items, as presented, seconded by Commissioner Petersen, and carried, unanimously, 4-0, with Commissioner Gold, absent.*

**4. EX PARTE COMMUNICATION**

Commissioner Rodriguez reported speaking with a member of the public regarding 5.B.

**5. PUBLIC HEARINGS**

- A. Public hearing to consider Resolution No. 22-05 approving the Development Plan for three two-story single-family dwellings at 1621 Fir Avenue located in the Design Residential – 20 (DR-20)

district and make a determination of Categorical Exemption pursuant to Section 15332 In-Fill Development Projects of the guidelines for the implementation of the California Environmental Quality Act (CEQA)

Planning Consultant Tamura presented details of the report; discussed encroachments, setbacks and parking and addressed review by and recommendations from the DRC.

Discussion followed regarding DRC and Planning Commission review process and purviews and the relationship between the DRC and the Planning Commission.

Chair Williams opened the public hearing and invited public comments.

Denise Johns, Landscape Architect, Arcadia Studios, addressed the site plan, the objectives of the landscape plan and materials.

Dawn Sherry, Project Architect, via Zoom, offered to respond to questions from the Commission.

Commissioner Jamieson stated she does not like the design; discussed the windows and potential problem with heat and reported asking for a picture with a specific viewpoint but noted she has not received it.

Commissioner Petersen reported speaking with the Chair of the DRC regarding the design and was told that the DRC has no say on the design because it is not in the TRC; commented positively on the modern design and expressed concern regarding possible confusion in terms of what body has a say in the design of the project.

Planning Consultant Tamura felt it was clear that the DRC has purview over the design; noted the project was approved by the DRC except for the colors; reported the matter will return to the DRC for approval and stated she will review the minutes of the latest DRC meeting to confirm actions taken by them on this matter.

Connie Meynet, representing the Property Owner, discussed the condition of the property when it was purchased; talked about the demolition of existing, dilapidated shacks and placement of 3M film on the windows to keep the buildings cool; addressed approval of the project by the DRC except for the colors and spoke about their request for a variance on the setbacks.

Commissioner Petersen spoke about respecting the DRC's decision.

Discussion followed regarding the design, staff support of the minor setback variances and the Planning Commission's review of the Development Plan, as a package.

There was no one further wishing to address the Commission and Chair Williams closed the public hearing.

Discussion followed regarding minor changes to CEQA exemption and the related resolution, approval of modification to the setbacks and referencing the Conditions of Approval within the resolution.

*Motion by Commissioner Petersen, to waive further reading of and adopt by title only, Resolution No. 22-05 approving the Development Plan for three two-story single-family dwellings at 1621 Fir Avenue located in the Design Residential – 20 (DR-20) district and make a determination of Categorical Exemption pursuant to Section 15332 In-Fill Development Projects of the guidelines for the implementation of the California Environmental Quality Act (CEQA), as amended to include the Conditions of Approval and modification of the CEQA exemption, seconded by Commissioner Rodriguez, and carried 3-1, with Commissioner Jamieson, opposed and Commissioner Gold, absent.*

Planning Consultant Tamura listed the chosen colors and noted the project will return to the DRC for approval.

- B. Public hearing to consider Resolution No. 22-06 approving the request for a variance from the parking regulations for two short-term vacation rentals at 393 Alisal Road (APN: 139-214-002) and 1688 Oak Street (APN: 139-214-001) and make a determination of Categorical Exemption pursuant to Section 15301 Existing facilities of the guidelines for the implementation of the California Environmental Quality Act (CEQA)

Planning Consultant Tamura presented details of the report.

Chair Williams opened the public hearing and invited public comments.

Lowell Lash, Property Owner, addressed the conditions of the property and findings; suggested the need to review the ordinances as there are older homes within the TRC zone that could not comply with parking requirements and felt they should be grandfathered.

There were no others wishing to address the Commission and Chair Williams closed the public hearing.

Discussion followed regarding the need to review the Vacation Rental Ordinance in terms of parking requirements and on-street parking by the nearby Fire Department.

*Motion by Commissioner Jamieson, to waive further reading of and adopt by title only, Resolution No. 22-06 approving the request for a variance from the parking regulations for two short-term vacation rentals at 393 Alisal Road (APN: 139-214-002) and 1688 Oak Street (APN: 139-214-001) and make a determination of Categorical Exemption pursuant to Section 15301 Existing facilities of the guidelines for the implementation of the California Environmental Quality Act (CEQA), seconded by Commissioner Petersen, and carried, unanimously, 4-0, with Commissioner Gold, absent.*

## **6. DISCUSSION ITEMS**

- A. Discussion and possible action regarding the Capital Improvement Program (CIP) to determine the alignment of the capital improvement projects in the 10-Year Capital Improvement Project for the period of FY 2022-23 through FY 2030-31 with the City of Solvang General Plan and recommend to the City Council that it find the projects outlined in the CIP consistent with the General Plan

Planning Consultant Tamura presented details of the report.

Discussion followed regarding renovations to Restroom 3 and removing the by-pass along Fjord Drive project.

Chair Williams called for public comments. There was no response and Chair Williams closed public comments.

Discussion followed regarding adjusting the cost of the sanitary sewer.

*Motion by Commissioner Petersen, to find that Capital Improvement Program (CIP) in the 10-Year Capital Improvement Project for the period of FY 2022-23 through FY 2030-31 aligns with the current City of Solvang General Plan and recommend to the City Council that it find the projects outlined in the CIP consistent with the current General Plan, seconded by Commissioner Jamieson, and carried, unanimously, 4-0, with Commissioner Gold, absent.*

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

**8. STAFF COMMENTS**

Planning Consultant Tamura listed upcoming projects to be considered by the Planning Commission.

**9. ADJOURNMENT**

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

Respectfully submitted:

DocuSigned by:

*Annamarie Porter*

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Annamarie Porter, City Clerk