



**MINUTES
SOLVANG PLANNING COMMISSION**

August 1, 2022
Tuesday
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), Assistant City Attorney Craig Steele, Planning Consultant Laurie Tamura, City Clerk Annamarie Porter.

PLEDGE TO THE FLAG

Commissioner Gold 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

Michael Miller spoke about desalinization plants, recycling facilities and hoped to work with the City to solve a variety of issues.

There were no other public comments.

3. CONSENT ITEMS

There were no public comments on this item.

A. Approve the minutes of the July 5, 2022 Regular Meeting

B. Receive and file Planning and Building Division Current Projects August 2022

Motion by Commissioner Petersen, to approve Consent Items, as presented, seconded by Commissioner Jamieson, and carried, unanimously, 5-0.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS

- A. Public hearing to consider Resolution No. 22-07 approving the Development Plan for the change of use from a bank to a market, deli, and restaurant and addition of 5,021 square feet to an existing 5,713 square foot building at 1714 Mission Drive 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)

Commissioner Petersen declared a conflict of interest due to proximity of his business to the subject project, recused himself and left the Chambers.

Planning Consultant Laurie Tamura narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding the traffic study, spacing of parking stalls, the possibility of installing diagonal parking stalls, access and circulation, exit and entrance points, landscaping, elevations along the west-facing side of the building and the existing wall between the bank and the City parking lot.

Chair Williams opened the public hearing.

Michael Miller commented on the loss of parking spaces by implementing diagonal parking.

Sheila Benedict (via Zoom) spoke about the corner lot on the corner of Alisal and 246th being a leased piece of property; noted there used to be a gas station on the property and wondered whether the gas tanks are still underground; discussed the possibility of negative impacts to traffic and urged the Planning Commission consider the project, carefully.

There were no other public comments and Chair Williams closed the public hearing.

Chair Williams noted the lot on the corner of Alisal and 246th is not what is being considered at this time and confirmed that Caltrans has approved the left turn into the far driveway and the right turn only into the near driveway.

Planning Consultant Tamura added that the DRC reviewed the project there was a deferral of several items the DRC wanted to further review including the signs, lighting and the proposed flagpoles.

Discussion followed regarding results of the traffic study relative to exiting the site, ensuring the documents are consistent in terms of the tenant of record, adding bicycle racks subject to the review of the DRC, measuring noise and ensuring enforcement and hours of construction.

Planning Consultant Tamura suggested continuing the item so that the Planning Commission can review the traffic study.

Motion by Commissioner Rodriguez, to adopt Resolution No. 22-07 approving the Development Plan for the change of use from a bank to a market, deli, and restaurant and addition of 5,021 square feet to an existing 5,713 square foot building at 1714 Mission Drive 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 add the installation of bicycle racks, seconded by Commissioner Gold, and carried, unanimously, 4-0, with Commissioner Petersen, absent (recused).

Commissioner Petersen joined the meeting and took his place on the dais.

- B. Public hearing to consider Resolution No. 22-08 to amend Tentative Parcel Map (TPM) 30062 Condition of Approval B14 to allow one guest parking space within the front yard setback of each lot at 1875, 1879, and 1883 Laurel Avenue

Planning Consultant Tamura presented details of the staff report.

Discussion followed regarding the original Conditions of Approval.

Chair Williams opened the public hearing.

Chris and Bobby Brown, 1861 Laurel, Solvang, spoke in support of the additional parking spaces and hoped the homes will not be used as short-term rentals.

There were no other public comments and Chair Williams closed the public hearing.

Motion by Commissioner Petersen, to adopt Resolution No. 22-08 to amend Tentative Parcel Map (TPM) 30062 Condition of Approval B14 to allow one guest parking space within the front yard setback of each lot at 1875, 1879, and 1883 Laurel Avenue, seconded by Commissioner Gold, and carried, unanimously, 5-0.

C. Public hearing to consider Resolution No. 22-09 approving the time extension for the Development Plan for Atterdag Inn at 459 and 467 Atterdag Road for the renovation of the existing eight room hotel, including converting two existing guestrooms into a lobby and lounge, and to construct a new three-story building consisting of twenty-seven guest rooms (for a total of thirty-three rooms), a new pool and terrace, a podium parking with twenty-one parking spaces

Commissioner Petersen declared a conflict of interest, recused himself and left the Chambers.

Planning Consultant Tamura presented details of the staff report.

Chair Williams opened the public hearing.

There were no public comments on this item and Chair Williams closed the public hearing.

Motion by Commissioner Gold, to adopt Resolution No. 22-09 approving the time extension for the Development Plan for Atterdag Inn at 459 and 467 Atterdag Road for the renovation of the existing eight room hotel, including converting two existing guestrooms into a lobby and lounge, and to construct a new three-story building consisting of twenty-seven guest rooms (for a total of thirty-three rooms), a new pool and terrace, a podium parking with twenty-one parking spaces, seconded by Commissioner Jamieson, and carried, unanimously, 4-0, with Commissioner Petersen, absent (recused).

Commissioner Petersen joined the meeting and took his place on the dais.

6. DISCUSSION ITEMS - None

7. PLANNING COMMISSIONERS' COMMENTS

Commissioner Jamieson noted that Olive trees on the corner of 246th and Alisal have been removed; asked about their status and reported the property needs to be maintained.

8. STAFF COMMENTS


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

Discussion followed regarding the status of the lumberyard project, the possibility of having the DRC reconsider the Northern European design for the TRC and other zones. *

9. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully submitted:

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Annamarie Porter, City Clerk