



**MINUTES
SOLVANG PLANNING COMMISSION
REGULAR MEETING**

September 6, 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,
Chair Jack Williams

Absent: None

Staff: Assistant City Attorney Carol Lynch, Planning Consultant Laurie Tamura, City Clerk
Annamarie Porter.

PLEDGE TO THE FLAG

Commissioner Rodriguez led in the Salute to the Flag.

1. APPROVE ORDER OF AGENDA

Commissioner Jamieson referenced a previously approved project; noted receipt of a traffic study related to the project and requested reconsideration of the matter after the Planning Commission has had time to review it.

Planning Consultant Laurie Tamura reported staff will agendize the item and return to the Planning Commission after consulting with the City Attorney’s office, for its reconsideration.

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

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Susan Batu, via Zoom, spoke about water shortages and suggested the City issue a moratorium on new developments until the termination of water restrictions.

There were no other public comments on this item.

3. CONSENT ITEMS

There were no public comments on this item.

- A. Approve the minutes of the August 1, 2022 Regular Meeting
- B. Receive and file Planning and Building Division Current Projects September 2022

Motion by Commissioner Gold, to approve Consent Items, as presented, seconded by Commissioner

Rodriguez, and carried, unanimously, 5-0.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS

- A. Public hearing to consider Planning Commission Resolution No. 22-10 approving the Development Plan for the Solvang Senior Center to replace three (3) existing modular buildings of approximately 2,900 square feet and six (6) parking spaces with a new two story, 5,643 square foot building with 14 parking spaces at 1745 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)

Planning Consultant Tamura presented details of the proposed project. She reported receiving a letter from the Fire Department with their standard set of conditions; noted the conditions will be amended to incorporate the Fire Department conditions; stated another letter was received from the Santa Barbara County Librarian with concerns about access and ADA flow and indicated the Senior Center will work closely with the County and the Sherriff's Department regarding ADA issues.

Alan Hit, Co-Chair of the Senior Center Steering Committee, introduced Design Jim Demet, Landscape Architect Kevin Small, Architect Kevin Bates and Co-Chair Tom Olmstead; reported meeting with the County and the City multiple times and offered to respond to questions from the Commission.

Chair Williams opened public hearing and invited public comments.

Discussion followed regarding the term of the lease, approval of the project by the DRC, changes to the front and rear setbacks, installation of solar panels on the roof and small corrections to the report.

Members of the Commission commented favorably on the project and commended the developers for their work.

Planning Consultant Tamura reported there are no changes to the front and rear setbacks.

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

Motion by Commissioner Petersen, to waive further reading and adopt Resolution No. 22-10 approving the Development Plan for the Solvang Senior Center to replace three (3) existing modular buildings of approximately 2,900 square feet and six (6) parking spaces with a new two story, 5,643 square foot building with 14 parking spaces at 1745 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, seconded by Commissioner Jamieson, and carried, unanimously, 5-0.

6. DISCUSSION ITEMS

- A. Discussion and review to provide comments on the preconceptual review of the proposed hotel and multi-family mixed use project at 1783 and 1793 Mission Drive (Old Lumberyard) and 533 Pine Street

Commissioner Petersen noted living near the proposed project, recused himself and left the Chamber.

Planning Consultant Tamura introduced the item and Julie McGeever, Project Manager for Ed St George and deferred to her for a presentation.

Project Manager McGee Ver narrated a PowerPoint presentation with details of the proposed project concept.

Discussion followed regarding multi-family units, use of limited water, using gray water for landscaping, planting trees with deep root systems, underground water retention, rezoning the property to TRC, development on an EIR, written comments received by staff and comments from the Carpenters Union.

It was noted that rezoning will be part of the General Plan update.

Chair Williams invited public comments on this item.

Sheila Benedict, via Zoom, believed the only projects that need to be considered are low-income housing projects and help for the homeless; felt plans for other projects should be placed on hold until issues with the drought are resolved and asked whether the Chumash have been notified about the project. Additionally, she commented on Mission Drive noting it is a thoroughfare with heavy traffic, at times and reiterated that it should be placed on hold until all water issues are resolved.

Nancy Emerson, via Zoom, We Watch, spoke favorably on the developer's responsiveness to comments regarding the project; noted the need to consider issues such as use of personal space (e.g., the density of buildings and parking needed), landscaping, parking spaces, the project's relationship to the neighborhood and impacts on the new Senior Center, cumulative traffic impacts on Mission, Alisal and Maple, availability of water and availability of long-term and affordable employee housing.

Jonathan Duran, via Zoom, Southwest Regional Council of Carpenters Local 805, spoke about construction workers being from outside the area; urged that developers and contactors use local skilled, trained workforce including women, veterans and second-chance individuals who will put money back into the community.

Scotty Zimmerman, via Zoom, Southwest Regional Council of Carpenters Local 805, agreed with Mr. Duran's comments and spoke in support of a livable wage and local hiring.

Lansing Duncan, via Zoom, commented on the project; noted there are many issues still remaining; referenced a letter he submitted with a detailed list of those issues; noted affordability by design is not long-term affordability; opined there is too much development proposed for the site; felt the project needs additional landscaping; discussed interior circulation and access; addressed improvements in architecture; urged the developer to carefully consider the recommendations of the Design Review Committee and stated that it would be great to include amenities for the multi-unit housing rather than the additional nine parking spaces.

Pedro Toscano, via Zoom, Southwest Regional Council of Carpenters Local 805, spoke about spending their money in Solvang and spoke in support of a livable wage and local hiring.

There were no other public comments.

Discussion followed regarding water usage, the proposed pool, use of drought-friendly plants and irrigation, removal of food service, use of the existing driveway on Mission Drive and next steps.

Planning Consultant Tamura spoke about the importance of maintaining the units as housing units and not vacation rentals in terms of State RHNA requirements.

Discussion continued regarding addressing issues such as prevailing wage and hiring local labor, working with the Chumash and next steps.

Commissioner Petersen returned to the Chamber and took his place on the dais.

7. PLANNING COMMISSIONERS' COMMENTS

Commissioner Jamieson spoke about the parking study for the deli.

Planning Consultant Tamura reported she will work with the City Attorney and Caltrans and return to the Planning Commission with a report either at the next meeting or the following one.

8. STAFF COMMENTS

Planning Consultant Tamura stated staff is deliberating whether there will be a Planning Commission meeting in October and will let the Commission know as soon as possible. She added that the City Manager is working on scheduling a workshop to discuss the General Plan update.

9. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted:

DocuSigned by:
Annamarie Porter
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Annamarie Porter, City Clerk