



**MINUTES  
SOLVANG PLANNING COMMISSION  
REGULAR MEETING**

October 3, 2022  
Monday  
6:00 p.m.

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**CALL TO ORDER**

Chair Williams called the meeting to order at 6:01 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 Planner Sophia Checa, Assistant City Attorney Chelsea O’Sullivan, Public Works Director Roger Olds, Planning Consultant Laurie Tamura (via Zoom), City Clerk Annamarie Porter.

**PLEDGE TO THE FLAG**

Commissioner Gold 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 Gold, and carried, unanimously, 5-0.*

**2. PUBLIC COMMENT**

Michael Miller spoke about corruption in terms of Trump running for president, why he [Trump] fired the FBI Director, covering the music industry, and on the situation in Ukraine.

There were no other public comments.

**3. CONSENT ITEMS**

There were no public comments on this item.

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

Discussion followed regarding the traffic study for the deli.

*Motion by Commissioner Petersen, 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 Adopting Planning Commission Resolution No. 22-11, a resolution of the Planning Commission of the City of Solvang, California recommending the City Council adopt an ordinance amending Title 11 of the Solvang Municipal Code to address the application of the In-lieu Parking Fee program to commercial projects in Chapter 11 off-street parking and loading and make a determination of exemption under the California Environmental Quality Act

Assistant City Attorney O’Sullivan presented details of the staff report and addressed the changes made to the ordinance.

Discussion followed regarding guidance relative to vacation rentals.

Chair Williams opened the public hearing.

Nancy Emerson, We Watch, agreed that vacation rentals should be included in the ordinance; believed the ordinance should state the circumstances in which waivers are allowed; stated wine-tasting rooms should be included and suggested an annual review of in-lieu fees and adjusting them, as needed.

There being no one else wishing to speak on this item, Chair Williams closed the public hearing.

Commissioner Petersen agreed with the proposed changes; referenced Section 11.11-4 and stated he would like to see a cross reference on what is required for parking; stated he favored the inclusion of restaurants in the ordinance and commented on also addressing parking for vacation rentals (per unit or per bedroom).

Assistant City Attorney O’Sullivan noted that staff can make the proposed changes prior to presenting the matter to City Council and recommending returning to the Commission with provisions for vacation rentals at a subsequent meeting.

Discussion followed regarding consideration for small businesses and doing better outreach to businesses so that owners are aware of requirements when there are changes in use.

Chair Williams suggested specific edits to the ordinance.

Discussion followed regarding eliminating references to “taverns,” including wineries in the permitted uses for in-lieu fees and clarifying definitions such as “restaurants and food and beverage establishments.”

*Motion by Commissioner Petersen adopt Resolution No. 22-11, a resolution of the Planning Commission of the City of Solvang, California recommending the City Council adopt an ordinance amending Title 11 of the Solvang Municipal Code to address the application of the In-lieu Parking Fee program to commercial projects in Chapter 11 off-street parking and loading and make a determination of exemption under the California Environmental Quality Act, as amended, seconded by Commissioner Jamieson, and carried, unanimously, 5-0.*

## **6. DISCUSSION ITEMS - None**

## **7. PLANNING COMMISSIONERS' COMMENTS**

Commissioner Jamieson noted the need to agendize the Traffic Study for the deli project.

Assistant City Attorney O’Sullivan reported the Planning Commission approved the project without the Traffic Study; stated the Commission no longer has jurisdiction on the project and noted the Traffic Study has been sent to Caltrans for their review.

Planning Consultant Tamura (via Zoom) reported the plan is to bring the item back to the Planning Commission at the December meeting.

Commissioner Petersen reiterated his request to bring back a discussion regarding parking requirements for vacation rentals.

## **8. STAFF COMMENTS**

Planning Consultant Tamura commented on the possibility of cancelling the Planning Commission's meeting in November and reported staff will let members of the Commission know accordingly.

## **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