



AGENDA

PLANNING COMMISSION

MONDAY, MARCH 3, 2025 – 6:00 PM – REGULAR MEETING

VIRTUAL & IN COUNCIL CHAMBER, 1644 OAK STREET, SOLVANG, CA 93463

Planning Commissioners:

Aaron Petersen
Brandon Sparks-Gillis
William Zigler
Kief Adler, Vice Chair
Jack Williams, Chair

AGENDA AND SUPPORTING MATERIALS – Available for viewing 8:00a.m.-5:00p.m. at City Hall, 1644 Oak Street, Solvang, and on the City’s website <https://www.cityofsolvang.com/agendacenter>. Additional writings that are distributed to a majority of the Committee after the posting of the agenda will be made available at City Hall and on the City’s website.

AGENDA POSTING NOTIFICATION - Subscribe to receive email or text message notifications when agendas are posted online through “Notify Me” at: <https://www.cityofsolvang.com/List.aspx>

PUBLIC COMMENT - The public is encouraged to address the Committee in-person, virtually, or in-writing on agenda and non-agenda items. If provided in writing, comments must be submitted to the City Clerk at cityclerk@cityofsolvang.com by 5:00 p.m. on the Wednesday before the meeting to be considered. Your comment will be recorded and distributed appropriately. Comments on agenda items will be heard at the time each item is considered, including non-agenda items. In-person speakers will be invited to make public comments first. Virtual speakers will follow.

CAMPAIGN CONTRIBUTION DISCLOSURE - Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council [or commission] in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party’s agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but not later than the beginning of the proceeding.

AMERICANS WITH DISABILITIES ACT - If, as a participant of this meeting, you need special assistance the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk at either (805) 688-5575 x206 or cityclerk@cityofsolvang.com. 72- hours’ notice is requested.

LET YOUR VOICE BE HEARD!- Do you have about one minute a month to help make Solvang better? The City of Solvang is working with FlashVote to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up at www.flashvote.com/Solvang or call 775-235-2240 to participate by phone or text only

PARTICIPATING IN THE MEETING - Planning Commission meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City’s website, Vimeo, and YouTube.

- To join by Zoom, visit <https://zoom.us/j/3066529195>. If you wish to speak, please use the “raised hand” symbol.
- To join by phone, call (888) 788-0099 and enter Meeting ID: **306 652 9195#**. The phone line will be open starting at 5:30 p.m.

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVE ORDER OF AGENDA

At this time the Commission reviews the order of business to be conducted and receive requests for, or makes announcements regarding any change(s) to the order of business

2. PUBLIC COMMENT

The Public may address the Commission on items not on the Agenda and on Consent. Each speaker will be afforded three minutes and may speak only once. State Law does not allow action to be taken unless it is noticed on the agenda. The Commission may briefly respond or ask Staff to follow up on such items and/or schedule the matter to a future meeting.

3. CONSENT ITEMS

Items on Consent are typically routine and will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- a. Approve the Minutes of the August 5, 2024 Regular Meeting.....3
- b. Approve the minutes of the November 4, 2024 Regular Meeting.....5
- c. Approve the minutes of the February 3, 2025 Regular Meeting.....8
- d. Receive and file Planning and Building Division Current Projects March 2025.....10

4. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication regarding the following public hearings.

5. PUBLIC HEARINGS:

6. DISCUSSION ITEMS:

- a. Discussion and possible action to receive and file 2024 Annual General Plan and Housing Element Progress Report13

8. PLANNING COMMISSIONERS' COMMENTS

9. PLANNING MANAGER REPORT

10. ADJOURNMENT

AFFIDAVIT OF POSTING

I, A. Rafael Castillo, Planning Manager, for the City of Solvang, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the City of Solvang City Hall bulletin board at 1644 Oak Street, Solvang, CA and on the City of Solvang website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated this 26th day of February 2025.



**MINUTES
SOLVANG PLANNING COMMISSION
Monday, August 5, 2024**

Regular Meeting - 6:00 PM

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

Chair Williams called the Regular meeting to order at 6:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioners Kief Adler, Scott Gold, Vice Chair Joannie Jamieson,
Chair Jack Williams

Absent: Commissioner Aaron Petersen

Staff: Public Works Director Rodger Olds, Assistant City Attorney Taylor Foland (via Zoom),
Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Gold led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Vice Chair Jamieson, to approve the order of the agenda, as presented, seconded by Commissioner Gold and carried, 4-0. Commissioner Petersen was absent.

2. PUBLIC COMMENT

There were no public comments.

3. CONSENT ITEMS

- a. **Approve the Minutes of July 1, 2024, Regular Meeting**
- b. **Receive and file Planning and Building Division Current Projects August 2024**

Chair Williams requested the adding a topic to speakers' names on the minutes and made typographical corrections to the minutes.

Motion by Commissioner Adler, to approve the Consent Calendar, as presented, seconded by Commissioner Gold and carried, 4-0. Commissioner Petersen was absent.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS - None

6. DISCUSSION ITEMS

a. Discussion and Possible action to approve Planning Commission Resolution No. 24-05 making the General Plan Consistency Determination for the City of Solvang Capital Improvement Program for Fiscal Year 2025-26

Public Works Director Olds presented details of the report and noted this is a finding of consistency with the General Plan.

Discussion followed regarding the status of the bike and walking path project on Friedensberg, grant funding, studies under the Capital Improvement Program and the Solvang Park gazebo ADA lift.

Chair Williams invited public comments on this item.

There were no public comments.

Discussion followed regarding construction of slurry seal and whether that term is appropriate, the new vehicle replacement policy and the sewer line rehabilitation project.

Motion by Chair Williams, to approve Planning Commission Resolution No. 24-05 making the General Plan Consistency Determination for the City of Solvang Capital Improvement Program for Fiscal Year 2025-26, as corrected by Chair Williams, seconded by Commissioner Gold and carried, 4-0. Commissioner Petersen was absent.

7. PLANNING COMMISSIONERS' COMMENTS - None

8. PLANNING MANAGER REPORT

Planning Manager Castillo discussed upcoming projects; addressed Alamo Pintado Site C and talked about items included in upcoming agendas.

9. ADJOURNMENT – 6:40 p.m.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted:

Rafael Castillo
Planning Manager



**MINUTES
SOLVANG PLANNING COMMISSION
Monday, November 4, 2024**

Regular Meeting - 6:00 PM

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

Chair Williams called the Regular meeting to order at 6:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioners Kief Adler, Scott Gold, Aaron Petersen, Chair Jack Williams

Absent: Vice Chair Joannie Jamieson

Staff: City Manager Randy Murphy, Assistant City Attorney Taylor Foland, Planning Manager Rafael Castillo, Assistant Planning Consultant Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Gold led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Commissioner Gold, to approve the Order of the Agenda, as presented, seconded by Commissioner Adler and carried, 4-0. Vice Chair Jamieson was absent.

2. PUBLIC COMMENT

There were no public comments.

3. CONSENT ITEMS

a. Receive and file Planning and Building Division Current Projects November 2024

b. Approve Draft 2025 Planning Commission Meeting Schedule

Motion by Commissioner Gold, to approve the Consent Calendar, as presented, seconded by Commissioner Adler and carried, 4-0. Vice Chair Jamieson was absent.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS

a. Public hearing to consider adoption of Planning Commission Resolutions Recommending the City Council: 1) Adopt an Addendum to the FEIR Solvang Comprehensive General Plan Update and Rezoning (SCH#2023060448) analyzing the following actions; and 2) Amend the General Plan Land Use Map and Land Use Element for consistency with the Zoning Regulations; and 3) Repeal and Replace Title 11, Zoning Regulations, including the official zoning map of the City for consistency with the 2045 Solvang General Plan, including the 6th

Cycle Housing Element (2023-2031), and to modernize the City's zoning regulations and make other conforming edits.

- 1) Planning Commission Resolution 24-06**
- 2) Planning Commission Resolution 24-07**
- 3) Planning Commission Resolution 24-08**

Assistant City Attorney Foland discussed the process for review at this time and reported the item will be separated into three segments to allow recusal by Commissioners where there may be conflicts of interest.

Planning Manager Castillo narrated a presentation on Title 11 Zoning Ordinance Amendments and General Plan Amendments.

Discussion followed regarding the need to rezone, objective standards, the importance of applicants going through a pre-application process, the lack of existing minimum standards, reducing barriers to in-fill housing, needing to show the State the City is reducing the barriers for entry into housing, existing Design Districts, needing to review the code consistently every year, the sign ordinance and including items to be reviewed by the DRC.

Chair Williams requested the phrase "by right(s)" be added to the definition section.

Commissioner Petersen requested "Design District" be added to the definition section as well.

Chair Williams invited public comments.

Dennis Bebee

Chair Williams closed this portion of the meeting.

Discussion followed regarding points made by Mr. Bebee.

Regarding Resolution 24-06, Chair Williams declared he has personal interests within 1000 feet of Lot C; recused himself and left the Chambers.

Regarding Resolution 24-07, Commissioner Petersen declared he lives within 1000 feet of the site and has property and business interests; recused himself and left the Chambers.

For purposes of the following discussion, Commissioner Gold assumed Vice Chair.

Assistant City Attorney Poland flipped a coin to decide that Resolution 24-07 be discussed first.

Chair Williams returned to the Chambers for the Commission to achieve a quorum.

Motion by Commissioner Adler, to approve Planning Commission Resolution 24-07, seconded by Commissioner Gold and carried 3-0. Vice Chair Jamieson was absent and Commissioner Petersen was absent (recused).

Chair Williams recused himself and left the Chambers. Commissioner Petersen returned to the Chambers.

Motion by Commissioner Adler, to approve Planning Commission 24-06 as modified to correctly identify Site C, seconded by Commissioner Petersen and carried 3-0. Vice Chair Jamieson was absent, and Chair Williams was absent (recused).

Chair Williams returned to the dais.

Assistant City Attorney Foland noted that the phrase “by right(s)” is not used in the document, therefore does not need to be defined, and reported “Design District” is defined under “Village Design District” and “Mission Design District.”

Discussion followed regarding sections that have already been decided relative to commercial and industrial uses specifically as it relates to Commissioner Petersen who was recused for that discussion, and uses within various zones.

Commissioner Petersen suggested that pole heights and ground signs be specifically addressed when Chapter 13, Signage is brought for amendments on a future agenda, next.

Discussion followed regarding permitting amplified music under TUPs and the recusal process for specific situations.

Motion by Commissioner Adler, to approve Planning Commission Resolution 24-08, seconded by Commissioner Gold and carried 4-0. Vice Chair Jamieson was absent.

6. DISCUSSION ITEMS - None

7. PLANNING COMMISSIONERS’ COMMENTS - None

Commissioner Adler commended City staff for their work.

The Commission concurred with that statement.

8. PLANNING MANAGER REPORT

Planning Manger Castillo reminded the public that Election Day and noted that the City has made social media posts with voting information; talked about the potential for a December meeting due to a time extension request; reported the DRC had a productive pre-application meeting in September and will have a December meeting to discuss the Alisal Guest Ranch pre-application; announced City Council will have a discussion on Tuesday regarding signage, a hearing on November 25th on the proposed General Plan amendments and Zoning amendments for the first reading and a second reading on either December 9th and announced there will be a new staff member in the Planning and Building Department.

City Manager Murphy addressed complaints he has received on the difficulty of getting projects approved and noted sign ordinance work will begin next Tuesday.

9. ADJOURNMENT – 7:51 p.m.

The meeting was adjourned at 7:51 p.m.

Respectfully submitted:

Rafael Castillo
Planning Manager



**MINUTES
SOLVANG PLANNING COMMISSION
Monday, February 3, 2025**

Regular Meeting - 6:00 PM

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

Chair Williams called the Regular meeting to order at 6:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioner Brandon Sparks-Gillis, William Zigler, Vice Chair Kief Adler and Chair Jack Williams

Absent: Commissioner Aaron Petersen

Staff: City Manager Randy Murphy, Assistant City Attorney David Fleishman, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Jack Williams led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Commissioner Adler, to approve the Order of the Agenda, as presented, seconded by Commissioner Williams and carried, 4-0. Commissioner Petersen was absent.

2. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Motion by Commissioner Adler, to elect Commissioner Williams as Chairperson, seconded by Commissioner Williams and carried, 4-0. Commissioner Petersen was absent.

Motion by Chair Williams, to elect Commissioner Adler as Vice Chairperson, seconded by Commissioner Zigler and carried, 4-0. Commissioner Petersen was absent.

3. PUBLIC COMMENT

Chair Williams opened the public communications portion of the meeting.

Dennis Beebe

Chair Williams closed public communications on non-agenda items.

4. CONSENT ITEMS

a. Approve the Minutes of the December 2, 2024 Regular Meeting

b. Receive and file Planning and Building Division Current Projects February 2025
Discussion followed regarding Planning and Building Division Current Projects February 2025.

Motion by Commissioner Adler, to approve Consent Items, as presented, seconded by Commissioner Sparks-Gillis and carried, 4-0. Commissioner Petersen was absent.

5. EX PARTE COMMUNICATION - None

6. PUBLIC HEARINGS

- a. Public hearing to consider Adopting Planning Commission Resolution No. 25-01 approving a one (1) year time extension for a Development Plan and previously adopted California Environmental Quality Act (CEQA) exemption located at 1420 Mission Drive (APN 137-590- 010)

Planning Manager Castillo presented details of the report.

There were no public comments on this item.

Discussion followed regarding whether another time extension can be requested, the expiration date, and Exhibit A.

Motion by Vice Chair Adler, to adopt Planning Commission Resolution No. 25-01 approving a one (1) year time extension for a Development Plan and previously adopted California Environmental Quality Act (CEQA) exemption located at 1420 Mission Drive (APN 137-590- 010) with the alteration of Exhibit A to delete the last part of the paragraph, seconded by Commissioner Zigler and carried, 4-0. Commissioner Petersen was absent.

7. DISCUSSION ITEMS

- a. Oral Presentation on the Brown Act

Assistant City Attorney David Fleishman narrated a PowerPoint presentation regarding the Brown Act and the Political Reform Act.

Discussion followed regarding responses to public comments, Form 700 reporting, real property interests, conflicts of interest, the rule of necessity, instilling confidence in government, getting formal advice from the FPPC, due process and ex parte disclosures.

There were no public comments on this item.

8. PLANNING COMMISSIONERS' COMMENTS

Commissioner Zigler expressed his appreciation for being on the Commission. Chair Williams welcomed new Members of the Commission.

9. PLANNING MANAGER REPORT

Planning Manager Castillo addressed upcoming City Council agenda items related to the Planning Commission as well as upcoming Planning Commission agenda items; commented on the increased applications for TUPs and noted an upcoming joint meeting of the Planning Commission and the DRC to discuss objective design standards.

10. ADJOURNMENT: 7:40 p.m.

Respectfully submitted:

Rafael Castillo
Planning Manager



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 March 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
LUP 22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	R-3	5 Unit multi-family development with 1 ADU	Building Permit Issued	11/30/2026
LUP 23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	VMU	Commercial TI to Solvang Inn & Cottages. Convert existing managers unit to common area and lobby. Remodel lobby. Project has been re-scoped to reduce rooms/office.	Building Permit Issued	04/28/2025
LUP 22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	PI	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space	Building Permit Issued	01/13/2026
LUP 210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	R-2	3 new SFR from an existing subdivision	Building Permit Issued	08/01/2025
BP 24-064	Archdiocese of Los Angeles	Mission Santa Ines Seismic Retrofit	1706 Mission Drive	139-240-067	PI	Seismic Retrofit of Mission Santa Ines. No exterior work	Building Permit Issued	10/02/2025
BP 24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Applicant requesting refund / project on hold	11/25/2025
LUP 23-215	Romain	New ADU/ SFR addition	1618 Birch	139-233-002	R-2	1,031 SF detached ADU with a 691 SF addition to existing SFR with ancillary structures	Building Permit Issued	10/17/2025
BP 24-079	Mcinerney	Façade improvement	475 First Street	139-181-013	VMU	Façade improvement on existing bicycle shop. Approved by DRC	Building Permit Issued	01/23/2026
BP 24-174	Benson Trust	New-Coffee Shop/Ice Cream	1618 Copenhagen Dr	139-191-003	VMU	Interior Commercial TI for new coffee and ice cream shop	Building Permit Issued	01/27/2026
BP 24-198	On Design LLC	Parking Lot re-configuration, re-striping, flat work	1693 Mission Drive	139-143-025	VMU	Re-configuration of parking lot, re-striping, and repair of existing flatwork, removal of existing landscaping and replacement of landscaping new trees.	Building Permit Issued	02/04/2026
BP 24-191**	FP Old Mill Associated LP	Minor Tenant Improvement: Tasting Room	482 First Street	139-182-020	VMU	Commercial TI- CaliPaso Wine Tasting Room	Building Permit Issued	01/30/2026



**CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
February 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER BUILDING PERMIT REVIEW								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	32 new Multi-unit condo building permit phase	To Be Withdrawn	03/02/2025
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU	Plan Review	08/07/2025
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Approved, Ready to be Issued	08/06/2025
BP 24-215**	Woodall Building and Design	Minor Tenant Improvement : New Restaurant	435 Alisal Rd	139-193-010	VMU	Commercial TI – Crudo Restaurant	Awaiting Re-submittal	04/22/2025
APPROVED ENTITLEMENTS								
LUP 180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	VMU	New 11 Unit Hotel	Approved	11/06/2025
LUP 200233	Maz Y.	Water Wheel Building	425 First Street	139-192-024	VMU	Existing commercial building renovation with parking waiver	Approved	3/01/2025
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	Condo Map 32 Unit Development	Approved	12/04/2025
LUP 22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	PO	New 30,000 sf medical/office building	Approved	2/06/2026
LUP 22-021	Lonnie Roy	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Approved	12/04/2026
PLANNING APPLICATIONS IN PROCESS								
LUP 23-242	Lots on Alamo Pintoado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	R-3/R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	Deemed Complete / CEQA Analysis	12/23/2025 unless extended by applicant
LUP 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Amendment to approved Development Plan (Resolution No 22-07). Proposed amendment include. additions are proposed to the existing structure along the existing drive thru.	PC 04/07/25	12/13/2025



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 February 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	PR	3 Parcel Lot Line Adjustment	Awaiting Re-submittal	01/13/2026
PA 25-002	Hygge Boba Tea	Wall Signs	1665 Copenhagen Dr	139-182-016	VMU	Two (2) new walls signs	DRC 03/20/25	06/24/2025
PA 25-005	Rasmussen Trust	Façade Paint	1691 Copenhagen Dr	139-182-009	VMU	Exterior Paint	DRC 03/20/25	01/24/2026
PA 25-007	Cottage Hospital	Pre-App Cottage Hospital	2050 Viborg Rd	139-310-051	PI	Pre-application for a commercial addition to Cottage Hospital to accommodate MRI Room/Area	Plan Review	Upon Completion
PA 25-008	City of Solvang	General Plan Amendment-Safety Element	City Wide			Amend the City's Safety element to address Hazard Mitigation Plan adoption for FEMA fund recovery	Plan Review	Upon completion
PA 25-009	Persson Living Trust	Façade Paint	1689 Copenhagen Dr	139-182-010	VMU	Exterior Paint	DRC 03/20/25	02/19/2026
PA 25-010	SBID, LLC	Denmarket Square Mixed-Use	1693 Mission Drive	139-143-025	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Plan Review	02/24/2026



SUBJECT: Discussion and possible action to receive and file the 2024 Annual General Plan and Housing Element Progress Report

PREPARED BY: Rafael Castillo, AICP, Planning and Building Manager

DISCUSSION:

As required by California Government Code Section 65400, the Planning and Building Department shall submit a report to the City Council, the Governor's Office of Planning and Research and the State Department of Housing and Community Development. "This report shall be considered at an annual public meeting before a legislative body where members of the public shall be allowed to provide oral testimony and written comments". This report includes the status of the General Plan and progress in its implementation as well as the City's progress in meeting its share of regional housing needs (RHNA). The City Council is to hold a public meeting, and direct city staff to transmit the report to corresponding state agencies. The city has until April 1 to transmit this.

This report continues from a substantial change from previous years, which focused on simply implementation of the Housing Element. The 2045 Solvang General Plan is the City's guiding policy document and also contains items that is to be implemented over time. Appendix A of the report focuses on implementation of the General Plan. Housing Element Implementation is reflected in Appendix B. Implementation of the housing element is based on the adopted 2023-2031 6th Cycle Housing Element.

Major highlights from the Annual Report include the following:

- Two (2) General Plan Amendments, of which was the adoption of the 2045 Solvang General Plan.
- Two (2) Zoning Ordinance amendments were completed in 2024, of which a major zoning ordinance overhaul was adopted implementing many general plan and housing element policies.
- 27 units have been recredited for the current RHNA cycle.
- 32 residential units are considered in "post-entitlement" phase, to be reviewed by the Planning Division.
- 100 Units are considered in the entitlement phase, to be approved by the Planning Commission.
- Planning staff received 38 entitlement applications in 2023, while the building division received 214 building permit applications, and issued 204 building permits.

Building Division

While not covered at length, the building division underwent major changes in 2024. The city hired a development services technician and reduced its need for contracting staffing on-site. The building counter is now staffed 5 days a week with the permit services technician. The development services technician receives permits, issues permits, and can now issue certain building permits "over the counter". With the development services technician, the city has reduced contract costs with its existing building services contract provider.

In its initiative to reform the permitting process, and creating a more efficient approach to permit in expediting permits, city staff has implemented the following changes to the building permit process:

- Implemented an all electronic submittal process allowing city staff to electronically transmit permits to its 3rd party plan checker when required.
- Re-organized its electronic permitting system and created permit categories requiring

review of plans by all required departments at the same time and combining previous separate efforts such a grading permit, land use permit into an “all in one” permit.

- Established internal time frames for the permit categories that includes the following:
 - Major permits – 20 business days
 - Minor permits – 15 business days
 - Basic permits – 10 business days
 - Solar permits – 72 hours
 - Over the Counter – Same Day
- Planning and Public Works Directors and staff meet weekly to discuss both entitlement and building permits to provide strait forward comments on plan checks.
- Establish metrics through the electronic permitting system to ensure staff meets established time frames.
- Create checklists available on the city’s website outlining required documents for building permit submittals. Plans that meet the minimum requirements are accepted for processing in exchange for permitting time frames.

These changes have seen a net positive in turning around plans in timely manner, as well as meet state mandated timing requirements for residential building permits.

Code Compliance Division

Code compliance is under the supervision of the Planning Department. On July 1, 2024, the city hired a full time code compliance officer, and eliminated the contract code compliance position, as well as, the part time code compliance position. The previous positions were split, however, code cases often languished, and there were no standards set for when fines were issues, nor the manner of which code cases were tracked. The code compliance officer has worked with the Planning Manager, public works, and other critical departments to change the city’s approach to code compliance. The following has been established:

- Code Compliance forms have been created, along with an online form that allows residents to submit code complaints electronically: <https://www.cityofsolvang.com/FormCenter/Planning-and-Building-11/Code-Complaints-Form-64>
- City staff has established protocols to investigate and provide letters to potential violators indicating their code violation, and ways to remedy or resolve outstanding code issues.
- City staff seeks compliance, versus fines including meeting with property owners, etc. to figure out ways to compliance, provide pathways to compliance, and work with residents and business owners to find ways to come into compliance that fits business needs that are consistent with the Solvang Municipal Code.
- Fines are only issued after 3 or more warning letters are sent.

The code compliance officer has worked diligently to close out old cases, follow up on cases, as well as continue their patrol of the village and other areas of the city. In 2024, code compliance logged in 108 code complaints and closed 117 code compliance cases.

ALTERNATIVES:

None.

FISCAL IMPACT:

None.

ATTACHMENTS:

- A. 2024 City of Solvang Annual General Plan Report



City of Solvang 2024 Annual General Plan Report & Housing Element Implementation¹⁵

CITY OF SOLVANG

City Council

David Brown, Mayor
Claudia Orona, Mayor Pro tem, Councilmember District 2
Mark Infanti, District 1
Louise Smith, District 3
Elizabeth Orona, Councilmember District 4

Planning Commission

Jack Williams, Chair
Kief Adler, Vice Chair
Aaron Petersen
Brandon Sparks-Gillis
William Zigler

Design Review Committee

Esther Jacobsen Bates
Melissa Bates
Richard Boyd
Charlene Goetz
Jennifer Johnson

Planning & Building Department

Randy P. Murphy, City Manager
Rafael Castillo, AICP, Planning & Building Manager
Lisa Scherman, Assistant Planner
Stephanie Spieler, Building Official
Wildan Engineer – Contract City Building Plan Checker
Madisen Bramsen, Development Services Technician
Jennifer Calbillo, Code Compliance Officer

Contact Information:

City of Solvang
Planning & Building Department
411 2nd Street
Solvang, CA 93463
Phone (805) 688-5575
www.cityofsolvang.com

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1. Introduction

California state law requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code 65300). The Solvang General Plan serves as our blueprint for meeting the community's long-term vision for the future. It fulfills two primary functions: providing information and establishing the community's goals, objectives, policies, and implementation measures (i.e., methods to achieve the goals and objectives). The General Plan is an adopted policy document available for public review at the Planning and Building Department, the City Clerk's office, and on the City's website (<https://www.cityofsolvang.com/522/Solvang-2045-General-Plan>)

As a policy document, the General Plan describes existing conditions, informs decision-makers, outlines projections, and establishes a vision for future growth and development. It provides residents, business owners, and key stakeholders with valuable insights into the City's direction. The Planning Commission and City Council use the document to take incremental steps toward achieving Solvang's broader goals. City staff implements the General Plan through daily actions such as issuing building permits, accepting entitlement applications, and executing other related activities.

Statutory Requirement

California Government Code Section 65400 requires the City of Solvang to file an annual report on the status of the General Plan and the progress made toward its goals and objectives. This annual report serves as a tool to monitor the effectiveness of the General Plan and determine whether adjustments are needed.

2. Acceptance by Local Legislative Body

The annual General Plan and Housing Report was provided and presented to Planning Commission (PC) on March 3, 2025. The report was presented to the City Council on March 24, 2025 and the Council directed staff to transmit the Annual General Plan Report to the Office of Planning and Research.

3. General Plan Status

California law mandates that each city and county adopt a General Plan containing nine required elements: land use, circulation, housing, conservation, open space, noise, safety, environmental justice, and air quality (Government Code Section 65302). The City of Solvang adopted its 2045 General Plan on July 8, 2024. This document integrates required and optional elements to comprehensively guide development.

The Final Environmental Review for the 2045 Solvang General Plan, along with its mitigation monitoring program, is available here: <https://www.cityofsolvang.com/522/Solvang-2045-General-Plan>.



3.1 General Plan Status

The 2045 Solvang General Plan contains separate elements for land use, circulation (mobility) and housing. The City of Solvang combines conservation, open space, and air quality into an “environmental and sustainability” chapter and noise and safety are combined into a “safety” chapter. Environmental justice element is not required, but the General Plan includes policies for environmental justice.

State law also allows a municipality to adopt any additional general plan elements. There are three (3) optional elements included in the 2045 Solvang General Plan: Community Design, Economic Development, and Public Facilities, Services, and Infrastructure. The Table below shows the required and optional elements of the General Plan and the revision dates if applicable (per Section 65400 (f)).

Table 1

Required General Plan Elements	Solvang General Plan	Date Most Recently Adopted	Scheduled Update
Land Use	Land Use	2024	-
Circulation	Mobility	2024	-
Housing	Housing	2023 (certified in 2024)	-
Conservation	Environment and sustainability	2024	-
Open Space	Environment and sustainability	2024	-
Safety	Safety	2024	Late Spring/Early summer 2025
Noise	Safety	2024	-
Environmental Justice	N/A	2024	-
Air Quality	Environment and sustainability	2024	-
Optional Elements	Public Facilities, Services, and Infrastructure	2024	-
	Community Design	2024	-
	Economic Development	2024	-

*Bold denotes required element

3.2 General Plan Amendments

City staff completed two (2) General Plan Amendments during 2024:

- Adoption of the 2045 Solvang General Plan (all elements except housing element) on July 8, 2024
- Minor text amendments to Table 2.1 of the Land Use Element for conformity with zoning ordinance amendments on November 25, 2024.

3.3 General Plan Implementation

The City utilizes various tools to implement the General Plan, including zoning and subdivision regulations, design guidelines, objective design standards, the Design Review Committee, and the Capital Improvement Plan with Growth Mitigation Fees. A complete list of implementation



programs is available in Appendix A. These are color coded with green meaning completed, yellow for on-going, and red meaning needs attention.

4. Housing Element Implementation

The Housing Element provides a set of goals, policies, and programs to address the housing needs of all economic segments of the population, pursuant to State law. The State has identified the availability of housing to be a statewide priority.

Every eight (8) years, the California Department of Housing and Community Development (HCD) assigns Regional Housing Needs Assessments (RHNA) to Metropolitan Planning Organizations. The RHNA identifies the minimum number of new housing units that are needed to address the projected growth of the local workforce and population throughout the region. In Santa Barbara County, the Santa Barbara County Association of Governments (SBCAG) is the designated Metropolitan Planning Organization. Accordingly, it oversees the process whereby these units are allocated to each jurisdiction, including the cities and the unincorporated County. We are currently in the 6th cycle running from 2023-2031. The City shall accommodate for 191 units, with a state mandated buffer of a total of 208 units during this cycle, as shown in Table 2.

Table 2

2023-2031 SOLVANG RHNA HOUSING TARGETS					
<i>Extremely Low</i> 0-30% of Median Income	<i>Very Low</i> 30-50% of Median Income	<i>Low</i> 50-80% of Median Income	<i>Moderate</i> 80-120% of Median Income	<i>Above Moderate</i> >120% of Median Income	<i>Total</i>
28	27	39	22	75	191

Table 3 provides a summary of the number of units that were issued 2024. It is important to note that these are projects that were “issued” building permits for 2024, and projects that were issued during the RHNA projection period, labeled as 06/22 – 02/23 are included in this reporting year, which was not included in last year’s report.



Table 3

2023-2031 NEW RESIDENTIAL HOUSING UNITS PERMITS ISSUED							
		Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
06/22-2/23	SFR/MFR	-	1	-	-	10	11
	ADUs	-		-	-	-	0
2023	SFR/MFR	-	-	-	-	3	3
	ADUs	-	-	-	-	3	3
2024	SFR/MFR					9	9
	ADUs					1	1
Total		-	1	-	-	26	27

Table 4 shows the percentage that the City has met for each income category for the new reporting period. These percentages only reflect units that have been issued a building permit and do not reflect entitled units or units that are created in “by right” situations. Table 5 lists the major projects and the number of units in various post entitlement phase, or entitlement processing that, if issued during the planning period, would go towards meeting Solvang’s RHNA targets.

Table 4

RHNA TOTALS BY PERCENTAGE 2023-2031						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Percentage of Target Goal	0% of target	2% of target	0% of target	0% of target	34% of target	14% of target
Total Units Issued	0	1	0	0	26	27

Table 5

Major Housing Projects 6 th Cycle Housing Element				
Project Name	Status	Proposed Moderate & Above Moderate	Proposed Lower Income units	Total
670 Alamo Pintado	Post-Entitlement	30	2	32
Alamo Pintado Apartments	Entitlement	80	20	100
Potential New Units 2023-2031 Cycle		110	23	132

The City is required to demonstrate that conditions have been created to allow for and promote the appropriate number and types of units required by its RHNA. This is done through ensuring that land use policies and zoning regulations are in place to encourage housing that is “affordable by design” such as mixed use, infill, and rehabilitation of underutilized parcels. City staff completed three key general plan designation amendments and re-zones in 2024 for consistency with the adopted housing Element. Those include the following:

- APN 139-031-021 (Site B) Rezone from 20-R-1 to DR-20, then from DR-20 to R-3
- APN 137-260-021 (Site D) Rezone from Rec to DR-20, then from DR-20 to R-3



- APN 139-530-001,002 (Site C) Rezone from 20-R-1 to R-3/R-1

In December 2024, the City Council approved a major overhaul of the existing zoning ordinance, implementing many major initiatives outlined in the housing element. These include the ability to complete infill projects in the village, reduction of setbacks, and other regulations that was identified by the HCD. As of March 1, city staff has received multiple inquires and 1 application to convert underutilized commercial retail space in upper floors to residential uses. Appendix B includes all tables and reports that will be transmitted to the HCD for compliance with State Housing Law.

5. Environmental Justice & Native American First Nations Outreach

A recent number of state laws have been enacted, including SB 1000, requires environmental jurisdiction, goals, policies, and objectives to be included in and adopted in General Plans after January 1, 2018. Environmental Justice goals, policies, and objectives provide guidance to jurisdictions to advance equity and protect human health. While this movement traditionally focused on environmental contamination and degradation, the scope has broadened over time to include additional policy topics such as food access and physical activity. The 2045 Solvang General Plan includes policies and objectives for consistency with California Government Code section 65302(h).

Consistent with AB 52 and SB 18, city staff is required to consultant with local Native American First Nations on projects that include proposed General Plan Amendments, zone changes, and other projects not exempt from environmental review. The Santa Ynez Band of Chumash Indians is the first nation that is intertwined in the community. City staff works closely with this Nation to ensure protection, preservation, and inclusion of potential artifacts and heritage of their ancestral land. City works with the Chumash to discuss development within the city and ensure best practices are performed during critical stages of construction.

6. Legislative Actions

In 2024, city staff processed two (2) amendments to its Zoning Regulations (Title 11), one of the primary tools for implementing the General Plan. Those amendments including the following:

- Zoning Map Amendment for Sites B and D to accommodate RHNA requirements.
- 2024 Zoning Ordinance Repeal and Replace / Official Zoning Map Adoption for consistency with the 2045 Solvang General Plan and Housing Element, including re-zone for Site C.

The City of Solvang did not adopt any emergency ordinances or enact any moratoriums during 2024.



7. Regional and Local Development

7.1 *Intergovernmental cooperation Efforts*

The City of Solvang participates with other municipalities in Santa Barbara County for various planning efforts. City staff attends meetings as a part of the Santa Barbara Council of Governments through three primary committees: The Technical Planning Advisory Committee; The Technical Transportation Advisory Committee; and the Joint Technical Advisory Committee. These committees meet monthly to discuss regional approaches to both transportation and planning issues through Santa Barbara County. The Planning Manager and the Public Works director are voting members for the City of Solvang in these committees.

The city also participates in a consortium with Santa Barbara County, Buellton, Lompoc, Santa Maria, and Carpinteria for Community Development Block Grant (CBDG)/ HOME / and Permanent Local Housing Allocation (PHLA) funding. This group works to secure affordable housing funding from Federal and State sources for various jurisdictions in the County. This working group meets quarterly.

7.2 *Infill and Redevelopment*

The adopted Solvang 2045 General Plan has numerous references to infill development policies that emphasize mixed-use or residential infill. Previous General Plan Land Use Elements contained similar policy language, but faced barriers to implementation without a change to the zoning ordinance. As a part of the 2024 Zoning Ordinance Amendments adopted by the city Council, those barriers have been removed to implement the General Plan and provide property owners more flexibility in advocating redevelopment and make decisions based on market conditions. In 2024 420 Fifth Street started construction, with 539 Alisal and Fir Street in-fill development finishing construction. The city also received a pre-application for 24 residential units along Copenhagen Drive. The applicant received comments from the DRC and city staff. City staff anticipates this project to be submitted in 2025, along with upper-story conversions of underutilized spaces at both Denmark Square and Fredricks Square.

7.3 *Preservation of Historical and Cultural Resources*

The General Plan FEIR identified 16 known built historical properties both inside and outside of the city limits. One of these, the Mission Santa Inés is listed in the National Register of Historical Places (NRHP) as and in the California Register of Historical Resources (CRHR). Mission Santa Inés is one of the best-preserved Spanish mission complexes. Other remaining historical resources include the following:

- Bethania Lutheran Church (603 Atterdag Road)
- Solvang Women's Club (517 Atterdag Road)
- Marcus Neilson Home (1661 Mission Drive)
- Hornslyd Home (422 1st Street)
- Hayne Brother Adobe (Alisal Mesa Road)
- Rasmussen Farm (Old Mill Road)
- Solvang Cemetery (640 Chalk Hill Road)
- Solvang School (565 Atterdag Road)
- Elverhoy Museum/Brandt-Ericksen House (1624 Elverhoy Way)

A property report is required for structures that are determined to be greater than 45 years in age, consistent with State Law for projects that involve demolition or major structural renovation to determine if any potential impacts may occur. The Solvang Municipal Code requires proposed projects to avoid impacts to known archaeological and cultural sites, and where avoidance is



infeasible, the code requires mitigation to be implemented pursuant to State Office of Historic Preservation and the State Native American Heritage Commission. City ordinances also require Native American consultation when development proposals are submitted which could impact significant archaeological or cultural sites.

The following activities in 2024 that required reports or consultations include the following:

- Rezone of Sites B & D for consistency with the adopted housing element;
- 1704 Mission Drive excavation work.

8. 2024 Planning & Building Activities

The City of Solvang policies, objectives, and implementation measures identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City's goals and objectives include the Budget/Capital Improvement Program, Specific Plans and Master Plans of Development, Zoning and Subdivision Regulations, Growth Impact Mitigation (AB1600) Fees, Grants, etc.

8.1 *Planning Commission*

The City of Solvang Planning Commission is designated as the "Planning Agency," as authorized by Section 65100 of the State Government Code and Section. The Commission has discretionary and advisory responsibilities that are authorized by Title 2, Chapter 1 of the Solvang Municipal Code and delegated under Titles 11 (Zoning Regulations) and 12 (Subdivision Regulations). The Planning Commission approved the following in 2024:

- One (1) time extensions
- Two (2) Recommendations for zoning ordinance amendments
- Two (2) General Plan amendment recommendation

8.2 *Design Review Committee*

The Design Review Committee (DRC) has been established to preserve and enhance, for the citizens and tourists of Solvang, the historical Danish and northern European architectural styles, historic assets and character of the town's commercial centers; to promote safe, functional and attractive development of business and commercial areas; to unify commercial (and industrial) properties; to protect and preserve the unique and cultural features within Solvang; and to protect commercial and residential property values by enhancing the city's appearance. It is desirable that over time, as commercial and industrial development continues to seek out opportunities to advertise and promote goods and services, the design review committee help to preserve the city's streetscape and the inherent qualities of a livable community. The DRC reviewed the following projects:

- 17 Sign permit approvals;
- One (1) Recommendation for Development Plan;
- Five (5) Recommendations on design schematics for development within the TRC not requiring an entitlement;
- Two (2) Pre-application for potential development



8.3 Planning Division

Planning Division activities include administration of the City's General Plan, development and subdivision review, preparation of zoning ordinances, processing planning related applications include Development Permits, Conditional Use Permits, Sign permits, Subdivisions, and additional actions that require entitlements. The division conducts environmental review and informs the public of the City's land use policies and development ordinances. The Planning Division reviews federal, state, and county legislation, projects of concern to the City, and responds to surveys from the State.

The Planning Division provides support staff to the Planning Commission and the Design Review Committee. Administrative functions include the following: scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. The City posts Planning Commission and DRC meeting agendas and minutes on the City's website. Planning staff provides land use analysis, environmental review as required under the California Environmental Quality Act (CEQA), and prepares staff reports for the Design Review Committee, Planning Commission and City Council. In 2024, Planning staff received a total of 38 applications. A majority of these applications were for sign permits and re-paintings in the village.

Planning Division staff is currently processing the following projects:

- **Alamo Pinto Apartments/Wildwood (LUP 23-242):** an SB 330 Application for a proposed 100 Unit apartment complex located at the intersection of Alamo Pintado and Old Mission Drive. This site is identified as site "C" in the city's adopted 2023-2031 Housing Element.
- **1714 Mission Drive Amendment (LUP-302):** Amendment to a previously approved development plan to for an addition to the an existing building for a restaurant and market.
- **General Plan Amendment Safety Element (PA 25-008):** Amend the City's safety element to address the Hazard Mitigation Plan and address new fire severity zones established by California Fire.
- **Denmarket Square Mixed-Use (PA 25-010):** Proposed conversion of previous upper story and rear office and retail space into 30 residential units.

8.4 Building Division

The Building Division is responsible for administration and enforcement of State, local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately owned structures, and appurtenances. These regulations include the building, housing, unsafe building, mechanical, electrical, plumbing, swimming pools, etc. that require a building or grading permit. In 2024, the Building Division received 214 building permit applications and issued 204 building permits. The Building Division "finaled" or closed out 116 building permits.



9. Appendix



Appendix A Solvang 2045 General Plan Policies & Implementation Status

Policy #	Policy	Status
LAND USE ELEMENT		
<i>LU- 1: To promote high-quality development of a well-balanced and functional mix of land uses that preserves and enhances Solvang’s community character and tourism.</i>		
LU-1.1	Compact Urban Form. The City shall maintain a compact urban form.	The city has an adopted urban growth boundary and has no proposed annexations as this time.
LU-1.2	Infill Development. The City shall support and promote infill development that is compact, mixed-use, and pedestrian- friendly.	Complete. As a part of the 2024 Zoning Ordinance revisions, residential uses were permitted as a part of a mixed-used project. This effort also included alleviating setbacks, lot coverage, parking standards, and other standards in R-2 / R-3 zone to promote infill development.
LU-1.3	Residential Land Use. Although most of the city is built out, the City shall designate a full range of residential land uses that provide for a variety of housing types, locations, and densities, including accessory dwelling units	Complete. The 2024 Zoning Ordinance update has provided a range of densities opportunities, as well as mixed-use opportunities in commercial zones.
LU-1.4	Commercial Land Use. The City shall designate a mix of commercial uses, including retail, general, and tourist commercial, to promote both the tourist economy and the needs of residents of Solvang and the Santa Ynez valley.	Complete. The 2024 Zoning Ordinance update has a range of non-residential zones that promote both tourist and economic uses. This ordinance also simplified allowed uses to allow for flexibility for property owners.
LU-1.5	Village Area. The City shall continue to encourage a mix of uses in close proximity to each other in the Village Area (including both the Village Core Area and Mission Design Districts), including governmental services and facilities, cultural and recreational activities, a broad range of retail activities, business offices, entertainment, transit services, and housing.	Complete. The 2024 Zoning Ordinance revision allows for a full range of commercial, cultural, tourist driven uses, along with housing options as a part of the new VMU Zone.
LU-1.6	Mixed-use. The City shall encourage mixed-use developments with a residential component to further enhance the range of housing opportunities provided to residents.	Complete. The 2024 Zoning Ordinance revision allows for mixed-use opportunities throughout most of its non-residential zones with the exception of the industrial zone.
LU-1.7	Industrial Land Use. The City shall encourage the development of more industrial uses in the M-1 zone to expand the City’s job base.	The M-1 zone has since been eliminated and converted to the Industrial Zone (I). City staff has identified to amend this policy. As a part of the Zoning Ordinance update, land uses allowed in the Industrial Zone have been



Appendix A Solvang 2045 General Plan Policies & Implementation Status

Policy #	Policy	Status
		simplified to encourage development.
LU-1.8	Support Existing Industrial Development. The City shall support maintaining and expanding existing industrial uses within the Urban Growth Boundary area, including changes that require a popular vote, if necessary.	On-going.
LU-1.9	Open Space and Recreational Land Use. The City shall maintain and correctly designate an adequate amount of open space and recreational land uses to meet the needs of the entire community, consistent with City park standards.	The city has gone to RFP for a parks master plan and selected a consultant to provide standards. The 2024 Zoning Ordinance amendment revised park and open space zones to fit the character of each space.
LU-1.10	Public and Institutional Land Use. The City shall designate institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of the community.	Complete. The city has designated additional properties under the PI land use and zoning maps to accommodate parking lots, city owner property, Mission Santa Ynez, and Cottage Hospital.
<i>LU-2: To provide a variety of housing types that offer choices for Solvang residents and create complete, livable neighborhoods.</i>		
LU-2.1	Regional Housing Needs Fair Share. The City shall provide an adequate amount of appropriately zoned land to accommodate new housing units to meet the City's fair share regional housing needs allocations	Complete. The City amended both its zoning and land use maps to accommodate its RHNA for the 2023-2031 Cycle. Future re-zones and sites will be necessary for the next cycle.
LU-2.2	Existing Neighborhoods. The City shall attempt to maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, wastewater, and drainage while implementing required State Housing Laws.	On-going.
LU-2.3	Neighborhood Infill. The City shall allow infill development .as required by State Law to include ADU's, JADU and density bonus.	Complete. As a part of the 2024 Zoning Ordinance update created a new section specifically allowing ADUs and JADUs per state law, including the provision of objective standards. This update also provided a new section for Density Bonus processing and updated it consistent with State Law.
LU-2.4	High-density Residential Development. The City shall encourage new high-density residential development located in areas close to services and transit with appropriate site planning, and comply with objective design standards, and landscape criteria.	While the 2024 Zoning Ordinance has amended standards to encourage development in the R-3 zone, objective standards are still lacking. City staff anticipates a new work effort to begin for city wide objective standards in residential zones.



Appendix A

Solvang 2045 General Plan Policies & Implementation Status

Policy #	Policy	Status
<i>LU-3: To ensure that existing and proposed commercial development in the city is consistent with the overall character of the city.</i>		
LU-3.1	New Commercial Development. The City shall ensure that new commercial development is appropriately located and is consistent with the Community Design Element of the General Plan.	On-going.
LU-3.2	High-quality Building Design. The City shall require distinctive and high-quality commercial building design, construction, and site planning that respects the character of Solvang and does not allow the use of “franchise architecture”.	On-going, however, the city has implemented objective design standards in the village and mission design district to implement this policy.
LU-3.3	Commercial Amenities and Impact Mitigation. The City shall require new or expanded commercial or office areas to include provisions for adequate off-street parking, pathways connecting building entries to the public sidewalk, bicycle parking, mitigation of traffic impacts, adherence to architectural and low- water landscaping standards, and mitigation of land use conflicts with adjacent residential uses.	On-going.
<i>LU-4: To protect, promote, and enhance the Village Area and the Village Core and Mission Design Districts. The Village Area It is Solvang’s principal tourist attraction and the essential component of the City’s identity.</i>		
LU-4.1	Tourist-Related Land Uses. The City shall assure that the Village Area is the primary focus of tourist related land uses.	Complete. City staff revised the permitted land uses within the new VMU zone allowing for more flexible retail, restaurant, and other tourist related commercial uses.
LU-4.2	Village Area Mixed-use Development. The City shall encourage a mix of uses and mixed-use developments that integrate housing and commercial uses in the Village Area.	Complete. As a part of the 2024 Zoning ordinance amendment, mixed-use developments are now permitted that are expected to integrate with the existing uses.
LU-4.3	Safe Pedestrian Environment. The City shall encourage and/or undertake design improvements in the Village Area to create a safe, convenient, and pleasant pedestrian environment.	On-going.
LU-4.4	New Pedestrian Facilities. The City shall require new development in the Village Area to include pedestrian-oriented amenities such as, but not limited to, lighting, wider sidewalks, clearly marked pedestrian crossings, seating areas, landscaping, signage, and shaded areas.	As a part of the new objective design standards, a specific section requires pedestrian amenities need to be completed and differentiated in parking lots, etc.
LU-4.5	Pedestrian Facility Design. The City shall design and manage City roadway and pedestrian facilities to minimize conflicts between vehicles, pedestrians, and bicyclists, and encourage Caltrans to do the same on State highway facilities.	On-going. Public works will need to revisit existing engineering specifications for roadway designs.
<i>LU-5: To encourage mixed-use development projects that create vibrant, walkable districts.</i>		



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Solvang 2045 General Plan Policies & Implementation Status

Policy #	Policy	Status
LU-5.1	Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, through site and architectural design techniques that establish buffers between uses and minimize negative impacts.	On-going. The objective design standards do include landscaping, and lighting section that attempts to minimize negative impacts.
LU-5.2	Mixed-use Design. The City shall require new mixed-use development to minimize the number of access driveways, and provide pedestrian friendly access.	Completed. The objective design standards require this.
LU-5.3	Pedestrian Orientation. The City shall require new mixed-use development to include amenities that create a comfortable environment for walking, sitting, and socializing.	Completed. The objective design standards contain site planning language that discuss creation of pedestrian and useable open space areas for both large and small developments.
LU-6: To encourage, facilitate, and support the development of new employment and industrial uses.		
LU-6.1	Attract Industrial Uses. The City shall encourage and support new development of new industrial uses that provide jobs for city residents, increase the tax base, and are designed and operated in a way that is compatible with surrounding uses.	On-going.
LU-6.2	Industrial Design Standards. The City shall ensure that new industrial development contributes to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. And particularly at gateways to the city.	This has not been placed on a current work-effort but will need to be attended to.
LU-6.3	Industrial Area Screening. The City shall require industrial development to screen loading and open storage areas so that they are not visible from public roadways.	Complete. As a part of the 2024 Zoning Ordinance update, new screening and loading standards were included for both the light industrial (I) and heavy commercial (CH).
LU-7: To ensure and preserve adequate space throughout the city for public and institutional uses.		
LU-7.1	Institutional Land Use Designation. The City shall allow the development of publicly owned facilities, schools, churches, hospitals and medical centers, cemeteries, and retirement care facilities and convalescent homes where appropriate.	Complete. The 2024 zoning ordinance includes the ability to develop PI zones properties on a site by site basis, as these properties require special attention to detail. Retirement, residential care facilities, etc are now allowed in residential zones by right per state law and reflected in the new residential use table.
LU-7.2	Solvang Veteran’s Memorial Building. The City shall preserve and maintain the Solvang Veteran’s Memorial Building and encourage its use for appropriate community events.	On-going.
LU-7.3	City Hall. The City shall provide conveniently located public facilities to support local government and city	On-going.



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Policy #	Policy	Status
	services with appropriate public access and participation.	
LU-7.4	Library. The City shall support a conveniently located public library facility with appropriate services, public access and participation.	On-going.
LU-7.5	Senior Serving and Retirement Care Facilities. The City shall support senior serving and retirement care facilities.	On-going.
LU-7.6	Mission Santa Ines. The City shall support religious, cultural, educational, community oriented, and agricultural uses at Mission Santa Ines that are compatible with existing land uses.	Complete. With the new zoning ordinance, these uses are allowed uses, solidifying the ability for the Archdiocese to continue these activities.
LU-8: To preserve the City's identity as separate and unique from surrounding areas.		
LU-8.1	Community Separators. The City shall work with Santa Barbara County and the City of Buellton to protect the agricultural areas surrounding the city boundaries and Sphere of Influence to serve as "greenbelt" open space to separate communities in the Santa Ynez Valley.	On-going.
LU-8.2	Open Space Designations. The City shall designate riparian and publicly owned lands along the Santa Ynez River, Alisal Creek, Adobe Creek, Alamo Pintado Creek, and other appropriate locations as open space	On-going
LU-8.3	Compact Development Pattern. The City shall maintain a compact development pattern by promoting infill development that minimizes urban sprawl and is compact, mixed-use, and pedestrian friendly.	On-going. The 2024 Zoning ordinance took a large step forward in promoting infill development, however additional work is still ahead, and city staff will need to continue reviewing the ordinance to ensure compliance with State law, as well as amending sections that don't work as intended.
LU-9: To promote the effective use and implementation of the General Plan Land Use Diagram.		
LU-9.1	Land Use Diagram. The City shall maintain and implement a Land Use Diagram describing the types of allowed land uses by geographic location and the density of allowed uses within each designation.	On-going.
LU-9.2	Zoning Designations. The City shall ensure that zoning designations and maps are consistent with the Land Use Diagram (Figure LU-1) In addition, the City shall ensure that amendments to the General Plan land use designations, Land Use Diagram or General Plan text are consistent with the Guiding Principles, and relevant goals and policies.	Completed. As a part of the November 2024 Amendment, the zoning districts and land use designations became consistent.
LU-10: To provide a clear framework for the ongoing administration, maintenance, and implementation of this General Plan consistent with State law.		
LU-10.1	General Plan Review. The City shall conduct a technical review of the General Plan every eight years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs, including a jobs/housing balance and adequate	On-going, with the next technical review to be completed with the next RHNA cycle. City staff reviews the general plan every fall to ensure consistency with new State Law.



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Policy #	Policy	Status
	municipal revenues to maintain adequate level of public services.	
LU-10.2	Implementation Program Monitoring. The City shall maintain and annually review the General Plan Implementation Programs. As part of this process, the City shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding.	On-going
LU-10.3	Eight Year Review of the Housing Element Update. The City shall, as directed by the California Department of Housing and Community Development (HCD), update and implement a Housing Element every eight years that provides policy and programs to encourage the provision of safe, well-designed, accessible, sanitary, and affordable residential areas where people of all ages can live, work, and play. This includes an equitable distribution of parks and public facilities to all residential areas consistent with legal requirements.	On-going.
COMMUNITY DESIGN ELEMENT		
<i>CD-1: To maintain and protect the natural and built environment of the city and to coordinate a unified community that will enhance the two Design Districts (Village Area and Mission) along with the historic character and image of the entire city.</i>		
CD-1.1	Community Identity. The City shall strengthen the visual identity of the city at its borders and in its “Sphere of influence” to reflect the unique character of the community	No work program has been identified for gateway monumentation. The city has no jurisdiction over properties in the sphere of influence for permitting purposes, and this policy should be amended to eliminate “sphere of influence”.
CD-1.2	Design Elements. The City shall maintain a comprehensive, but flexible, design vocabulary of shapes, colors, textures, materials, fixtures, and symbols to maintain the city’s image in the design districts to differentiate the city from adjacent areas	On-going
CD-1.3	Neighborhood Centers. The City shall promote the establishment of recognizable village or neighborhood centers as part of future developments to add to public and community gathering places.	On-going, however, this would be difficult with majority of the city built-up.
CD-1.4	Building Element Proportion. The City shall encourage building elements to be in proportion with existing development in all neighborhoods, including building massing and height.	On-going
CD-1.5	Preservation of Community Identifiers. The City shall encourage the preservation or establishment of significant landmarks, view corridors, and focal points.	On-going, however view corridors have not been established.
CD-1.6	Commercial Development Maintenance. The City shall require commercial developments to regularly maintain their properties.	The city council would need to provide direction on a future work effort to codify property maintenance standards, and create an enforcement program along with fines.



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CD-1.7	Gateway Identification. The City shall identify and develop gateways including pathways, primary entry points, and landmarks that distinguish the city from the surrounding region.	A new work effort would need to be established to create a gateway identification program.
CD-1.8	Gateway Components. The City shall support the implementation of distinctive signage, paving materials, and environmentally friendly, drought-tolerant landscaping for primary entries to the city.	A new work effort would need to be established to create a gateway identification program.
CD-1.9	Wayfinding. The City shall establish consistent and coordinated roadway signage to direct visitors and residents from entry points to areas of interest throughout the city, including areas for parking.	The 2022 Parking Study identified wayfinding as an easier method to direct visitors to find parking. The City Council will need to direct city staff to create such a program.
CD-1.10	Collaboration with Local Government Agencies. The City shall coordinate with government agencies to find innovative approaches for roadway design enhancements that are consistent with the urban form of the city and the design vision for which the city is known.	On-going, however city standards will need to be updated and this effort needs to be undertaken by the Public Works Department.
CD-1.11	Streetscape Continuity. The City shall promote visual continuity along city streets through consistent use of hardscape materials, landscape plantings, street lighting, and directional signage which reinforce the hierarchy of the street system established in the Mobility Element of the General Plan.	The city has no standard for streetscape. This work effort will need to be approved by the City Council and undertaken by both Planning and Public Works.
CD-1.12	Multi-Modal Streetscapes. The City shall require new development to create and/or upgrade streetscapes to be multi-modal, thus creating streetscapes that are walkable, pedestrian-oriented, tree-shaded, and bike-friendly.	City standards will need to be upgraded to ensure multi-modal streetscapes. Additionally, the Zoning Ordinance shall be modified and include a new street improvements section to include what triggers frontage improvements. No such language exists in the zoning ordinance or municipal code.
CD-1.13	Pedestrian-Vehicle Interface. The City shall encourage streetscape treatments at important pedestrian/vehicles intersections by use of decorative crosswalks, lighting, accent plantings, and theme signage to reinforce the importance of pedestrian safety.	City staff has recently applied for a Caltrans grant for such pedestrian plan upgrades in January 2025.
CD-1.14	Street Trees and Tree Canopy. The City shall require street trees citywide, including in medians, to create an expanded tree canopy and to reduce the urban heat island effect.	The landscaping standards were not updated in 2024 Zoning ordinance update, therefore will need to be revisited.
CD-1.15	Streamlined Public Places. The City shall reduce visual clutter along city streets, particularly temporary sidewalk signs and sidewalk merchandise sales.	The city does not permit temporary sidewalk signs at this time. There is no ordinance regulated merchandise sales.
CD-1.16	Compliance with Sign Standards. The City shall require all signs to meet design standards criteria and to be consistent with the overall streetscape design.	On-going.



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CD-1.17	Implementation of Public and Municipal Signs. The City shall restrict public and municipal signs to those that are necessary to ensure public safety, control traffic, and provide locational information. The use of internationally recognized symbols to display information shall be required wherever possible.	On-going.
CD-1.18	Design of Public and Municipal Signs. The City shall require that public and municipal signs be designed per the streetscape standards and installed to minimize their adverse aesthetic impact.	On-going.
CD-1.19	Multi-Tenant Signs. The City shall require multi-tenant buildings or developments to provide consolidated commercial signage to limit the overuse of different signs on a single building and/or site.	While this is a policy, there is no standards that allows this. The city will need to amend its sign ordinance to implement this policy, or revise the policy.
CD-1.20	Cohesive Signage. The City shall require signage to be integrated into the overall site and architectural design process to provide signs that are consistent with architectural style, color, material, and landscaping themes.	Signage shall be consistent with the reed v town of gilbert court case that require time, place, and manner standards. A sign ordinance amendment is required to meet this policy along with Supreme Court case law.
CD-1.21	Promotion of Outdoor Community Gathering Spaces. The City shall promote the location and development of outdoor public focal points and gathering places in a hierarchy ranging from neighborhoods, design districts (Village Area and Mission Districts), to city wide.	On-going.
CD-1.22	Application of Open Space and Landscaping. The City shall apply open space, landscaping, and urban design standards and guidelines for commercial and residential developments to strengthen the identity and image of the city.	The landscaping ordinance will need to be revised to meet new policies established by the General Plan. No work efforts have been identified for commercial or residential guidelines.
CD-1.23	Drought-tolerant Landscaping. The City shall require that all public landscaping in medians, on City property, and within public gathering spaces is drought tolerant.	City staff has identified the landscaping ordinance to be amended in 2025 to meet this new policy.
CD-1.24	Sustainable Landscape Design. The City shall require landscaping plans for all development to include drought tolerant plants with low water irrigation consistent with State law and to maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.	On-going.
CD-1.25	Linkages through Open Space. The City shall promote citywide linkages using open space areas, parks, trails, and bike paths to connect activity centers, residential neighborhoods, commercial centers, and the Village Area.	On-going
CD-1.26	Landscaping Buffering. The City shall require the use of landscaping such as trees, shrubs, and trellised vines	City staff has identified the landscaping ordinance to be amended in 2025 to meet this new policy.



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	to mitigate the effects of building mass and provide benefits to the environment.	
CD-1.27	Landscape and Open Space Buffering. The City shall require open space areas or landscape buffers in new development where appropriate to improve aesthetic appeal and provide buffers between potentially incompatible uses within the city.	City staff has identified the landscaping ordinance to be amended in 2025 to meet this new policy.
CD-1.28	Use of Form to Define Edges and Focal Points. The City shall use greenbelts, open space areas, landscaping, signage, and gateway features to define community edges, focal points, and form.	On-going.
CD-1.29	Tree and Natural Feature Preservation. The City shall require the preservation of existing trees and natural features (e.g., drainage courses, rock outcrops) in the overall landscape design to the maximum extent feasible.	The city will need to develop an ordinance, particularly a native tree ordinance and existing formation features ordinance to execute this policy.
CD-1.30	Compatibility with Existing Development. The City shall ensure that new development incorporates design features that provide buffers and transition from existing development, specifically when adjacent development is of lesser density and/or intensity	On-going.
CD-1.31	Undergrounding of Utilities. The City shall require that utilities be underground in new development to the maximum extent feasible.	Completed. The 2024 Zoning ordinance includes standards requiring this.
CD-1.32	Incorporation of the Natural Grade. The City shall require new streets and development to be designed to follow and incorporate the natural features of the landscape.	Partially completed. The 2024 Zoning ordinance includes the incorporation of average natural grade for building heights. New such standards exist for roadway design.
CD-1.33	Sustainable Site Design. The City shall encourage new development to incorporate climate considerations into site design and include sustainable design methods to address solar access, water conservation and retention, and wind conditions.	On-going.
CD-1.34	Developments in High Visibility Areas. The City shall ensure that new development on sites with high visibility, such as on hillsides or in the highway corridors, is designed to minimize adverse visual impact.	The 2024 Zoning ordinance includes the incorporation of average natural grade for building heights. Objective design standards for residential or commercial development should be adopted to continue to ensure minimizing impacts.
CD-1.35	Variation in Multifamily Residential Site Planning. The City shall require the variation of setbacks, lot orientation, massing, and placement for new multifamily residential developments.	To enforce this policy, these requirements need to be included in a new set of objective standards for residential development outside of the city.
CD-1.36	Clustering of Development. To mitigate development impacts and adapt to existing topography, the City shall consider cluster style development to maximize open	A cluster development ordinance should be undertaken, as the direction of the City Council to implement this policy.



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	space preservation and accommodate a diversity of housing types.	
CD-1.37	Residential Lot Width. The City shall examine opportunities for varying lot widths along residential streets.	In the 2024 Zoning Ordinance update, a minimum lot width has been established. This policy would need to have further objective standards to implement.
CD-1.38	Hillside Development. The City shall require new development located on major ridge lines, canyon edges, and hilltops to be designed and constructed to blend into the natural environment without creating adverse visual impacts. Design and construction techniques should include siting, massing, scale, and grading that are visually consistent with the natural topography that is incorporated into a Hillside Development Ordinance	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.39	Hillside Landscaping Design. The City shall require that hillside properties be designed to minimize formal landscape and hardscapes. All efforts shall be made to follow the natural topography, preserve native trees/plant, wildlife habitats, and migration corridors.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.40	Hillside Development. The City shall work with future developers to avoid grading on steep slopes and require additional review to ensure that the location and design of structures preserve hillside areas.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.41	Natural Grade and Slopes. The City shall ensure that any all-hillside grading maintains the natural appearance of slopes.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.42	Slope Stabilization. The City shall require revegetation of graded slopes to assist in slope stabilization and reduce erosion.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.43	Hillside Landscaping Materials. The City shall require hillside residential development projects to use plant materials which screen structures and present an appearance that integrates residences with the natural appearance of the area.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-1.44	Fencing in Hillside Areas. The City shall encourage fencing installed on hillsides to open design to allow passage of native wildlife.	City Council will need to direct city staff to craft a hillside development ordinance to implement this policy.
CD-2: To maintain and enhance unique, vibrant, and architecturally diverse districts in the city that evoke community traditions and history.		
CD-2.1	Village Area Old World Danish Architecture. The City shall require all new development and redevelopment of existing properties to be designed using the theme and design vernaculars of traditional and historic Old World Danish architecture.	Completed/On-Going. The City council has adopted objective design standards that allow city staff to require design elements before heading to both DRC and PC for public hearings.
CD-2.2	Village Area Design Standards. The City shall retain comprehensive and consistent design standards for the Village Area that sustain and enhance the existing	City staff proposes a design handbook to coincide with the newly adopted objective standards. The handbook is to be adopted by City Council and expected to be updated periodically



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	trademark architectural vernacular that reflects Old World Danish architecture.	administratively. This will be a part of the 2025 work effort.
CD-2.3	Village Area Expansion. The City shall retain the Village Area Design District within its current boundaries	On-going.
CD-2.4	Village Area Structure Orientation: The city should encourage orientation of shops to pedestrian traffic rather than automobile traffic in the Village area.	On-going.
CD-2.5	Parking Lot and Alley Maintenance. The City shall require ongoing maintenance by property owners of private parking lots, alleys, and trash enclosures in the Village Area. Trash enclosures shall be designed to be consistent with the architecture and color of the main building.	Completed. The 2024 Zoning ordinance include standards for trash enclosure.
CD-2.6	Village Area Lighting. The City shall require street and structure lighting using Dark Skies standards to minimize visual and ecological impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.	Completed. The new objective design standards include dark sky compliant lighting in the village.
CD-2.7	Village Area Wayfinding. The City shall provide wayfinding to denote the location and route for visitors to visit landmarks, focal points, and parking lots in the Village Area.	The City Council will need to direct city staff to create such a program.
CD-2.8	Village Area Parking Lots and Structures. The City shall require all parking lots and structures to include design or screening methods to minimize the visual and lighting impact on surrounding neighborhoods and the environment.	On-going.
CD-2.9	Danish Style Signage. The City shall amend the Sign Ordinance to incorporate cohesive sign designs that are consistent with the Village Area Old World Danish architectural style.	Signage shall be consistent with the reed v town of gilbert court case that require time, place, and manner standards. A sign ordinance amendment is required to meet this policy along with Supreme Court case law.
CD-2.10	Architectural Design Features. The City shall require the use of Old World Danish architectural style throughout the Village Area and shall enforce the Design Guidelines as adopted.	The City council has adopted objective design standards that allow city staff to require design elements before heading to both DRC and PC for public hearings. This policy may need to be modified if the City Council adopts a design handbook.
CD-2.11	Awnings. The City shall encourage awnings on doors and windows to accentuate the architectural character of buildings.	On-going.
CD-2.12	Varied Elevations. The City shall require new buildings within the Village Area to incorporate varied elevations to create additional visual interest.	Completed/On-Going. The City council has adopted objective design standards that allow city staff to require design elements before heading to both DRC and PC for public hearings.



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CD-2.13	Blank Walls. The City shall prohibit the use of blank walls fronting a primary or secondary street.	Completed. The new objective design standards include minimum requirements that do not allow blank walls.
CD-2.14	Roof Styles. The City shall require all new buildings to incorporate roof designs and pitch that reflect Old World Danish design.	Completed. The new objective design standards include minimum pitch standards.
CD-2.15	Fenestration in relation to Building Orientation. The City shall require new buildings in the Village Area to be oriented toward the primary street front and include fenestration in the arrangement of doors and windows.	Completed. The new objective design standards include fenestration requirements.
CD-2.16	Parking Access. The City shall require, when feasible, that vehicular parking is accessed from an alley, easement, or secondary street, and not the primary street, to limit interference with the pedestrian experience.	Completed. The new objective design standards include site planning criteria minimizing curb cuts and enhance pedestrian activity.
CD-2.17	Parking Location. The City shall require that parking is not located or oriented at the front of the building.	Completed. The new objective design standards require parking to be at the rear of the building or side if not feasible.
CD-2.18	Parking Areas. The City shall require that parking areas do not conflict with pedestrian-oriented areas and pathways.	Completed. The new objective design standards include site planning criteria minimizing curb cuts and enhance pedestrian activity.
CD-2.19	Pedestrian Experience. The City shall encourage new development to provide internal pedestrian spaces, pathways, walkways, and/or openings that face the street.	Completed. The new objective design standards include site planning criteria minimizing curb cuts and enhance pedestrian activity.
CD-2.20	Courtyards and Gathering Spaces. The City shall encourage all developments to include courtyards and gathering spaces to emulate that of European cities. Developments are encouraged to include shaded seating areas, lighting, public art, landscaping, dining areas, and other public amenities in courtyards.	Completed. The new objective design standards include language regarding the development of gathering spaces and courtyards with new development.
CD-2.21	Landscaping. The City shall encourage landscaping to be used to relieve the appearance of solid unbroken elevations	Completed. The new objective design standards include language for landscaping to be used to break up facades etc.
CD-2.22	Modern Landscaping. The City shall prohibit modern landscaping techniques (e.g., earth mounding and the use of boulders) in the Village Area.	Completed. The new objective design standards include language for landscaping to be used to break up facades etc.
CD-2.23	Tree Grates. The City shall require the use of tree grates around trees on walkways.	This will need to be incorporated into the City's adopted Engineering standards



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CD-2.24	Landscaping and Lighting. The City shall require, for safety reasons, that all trees and landscaping do not block or obscure street lighting, signs, or signals.	On-going.
CD-2.25	Landscaping Visibility. The City shall require that landscaping does not block the vision of motorists at pedestrian crossings.	On-going.
CD-2.26	Walking Surface Paving. The City shall require decorative paving materials for all walking surfaces consistent with the surroundings.	This will need to be incorporated into the City's adopted Engineering standards.
CD-2.27	Solid Waste and Recycling Enclosures. The City shall require that solid waste and recycling enclosures are treated and integrated into the overall site design and are screened.	Completed. The new objective design standards include standards for trash enclosures.
CD-2.28	Screening of Private Parking and Storage Areas. The City shall encourage screening to be used to obscure the view of private parking and/or storage areas, including trash enclosures, from public street or pedestrian area.	On-going.
CD-2.29	Spanish Colonial Revival Architecture . The City shall require all new development and redevelopment be designed using the theme and design vernaculars of Spanish Colonial Revival architecture.	Completed/On-Going. The City council has adopted objective design standards that allow city staff to require design elements before heading to both DRC and PC for public hearings.
CD-2.30	Spanish Style Signage. The City shall amend the Sign Ordinance to incorporate cohesive sign designs that are consistent with the Spanish Colonial Revival architectural style of the Mission Design District.	Signage shall be consistent with the reed v town of gilbert court case that require time, place, and manner standards. A sign ordinance amendment is required to meet this policy along with Supreme Court case law.
CD-2.31	Landscaping. The City shall require landscaping to be drought tolerant, with an emphasis on native and Mediterranean landscaping. Palm trees are prohibited as part of any landscaping plan in this Mission Design District.	City staff has identified the landscaping ordinance to be amended in 2025 to meet this new policy.
CD-2.32	Stucco Cladding. The City shall require the exterior of buildings to use stucco cladding as the primary, but not exclusive, exterior building material.	Completed. The City council has adopted objective design standards that require stucco and other material.
CD-2.33	Arcades and Gathering Spaces. The City should encourage developments to include arcades with porticos and gathering spaces in the form of paseos, courtyards, patios, and gardens similar to those found in traditional Spanish and Mission design.	Completed. The City council has adopted objective design standards that require arcades and other gathering spaces in the mission design district.
CD-2.34	Roof Style. The City shall require that roof designs are low in pitch using the gable or hipped styles. Roof materials and configurations shall be compatible with the architectural style. The use of wood or composite shingles is prohibited.	Completed. The new objective design standards include roofing style standards.



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CD-2.35	Decorative Elements. The City shall encourage the use of decorative elements, such as adobe and brick in foundations, tile on entrance steps, decorative attic vents, and chimney caps.	Completed. The new objective design standards include roofing style standards.
CD-2.36	Colors. The colors of the buildings should be earthtone. The city shall discourage dramatically bright colors or bright white walls.	Building colors will need to be adopted as a part of the Design handbook work effort expected to be completed 2025.
CD-2.37	Front Entries. The City shall encourage the incorporation of a front entry porch, stoop, or similar covered front entry element at the primary entrance to the building.	Completed. The new objective design standards include encouragement and articulation of entries.
CD-2.38	Design Theme for Streetscape. The City shall encourage a consistent design theme with the Spanish Colonial Revival architectural style for all public realm and streetscape features including but not limited to lighting, benches, wayfinding, and landscaping.	This will need to be incorporated into the City's adopted Engineering standards.
CD-2.39	Fencing and Walls. The City shall require that new fencing or walls that adjoin public spaces or are visible for public spaces be compatible with the architectural style of the development. Wrought iron or split rail wood fencing, and solid stucco, brick, stone, or adobe wall or pillars are compatible with Spanish Colonial Revival Style Architecture. Chain link fencing and vinyl fencing is prohibited.	Fencing standards were not updated with the 2024 Zoning Ordinance update. Fencing has been identified as an area that will need to be amended as a part of 2025 Zoning Ordinance amendments in Fall 2025.
CD-2.40	Architecture. The City shall encourage high-quality architecture in the style of rural California origins and ranch styles using minimal massing, low rooflines, façade articulation, fenestration, and simple rooflines that reflect a human scale environment.	Completed. The new objective design standards massing standards.
CD-2.41	Colors. The City shall encourage the use of colors that blend with the surrounding buildings and natural setting. The City shall discourage dramatically bright cold white wall colors.	A design handbook will be created by city staff to articulate colors in the next year.
MOBILITY ELEMENT		
<i>MOB-1: To provide a street network to move people and goods safely and efficiently.</i>		
MOB-1.1	Transportation Funding. The City shall identify roadway needs and identify and evaluate potential revenue sources for financing roadway system development and improvement projects and pursue viable revenue sources to meet the roadway system funding needs. This includes coordinating with SBCAG to pursue competitive Federal/State grant funding opportunities.	On-going
MOB-1.2	Transportation System Capacity. The City shall use its discretionary authority over land use development to ensure that development levels do not exceed the capacity of the City's transportation systems	The capital improvement plan will require a review and update to ensure thresholds are established and impact fees are adjust to ensure timely development of capacity.



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MOB-1.3	Level of Service. The City shall maintain a minimum level of service D at all intersections during normal peak hours and level of service E during “average tourist season peak hours” to ensure that traffic delays are kept to a minimum.	On-going and reviewed on a project by project basis.
MOB-1.4	VMT Thresholds. The City shall establish VMT thresholds for determining transportation impacts for CEQA as well as screening criteria for CEQA streamlining.	This work effort will need to be completed by the Public Works department.
MOB-1.5	New Development Access. The City shall require new development to be served by roads of adequate capacity and design standards to provide reasonable access in accordance with City standards.	On-going.
MOB-1.6	Rights-of-way Preservation. The City shall reserve and protect adequate rights-of-way to accommodate future roadway widening projects.	On-going.
MOB-1.7	Mission Drive Improvement. The City shall coordinate with the California Department of Transportation to make modifications to Mission Drive (SR 246) to improve traffic flow.	On-going.
MOB-1.8	Residential Area Parking and Traffic Control. The City shall preserve the quality of residential neighborhoods by discouraging tourism related parking by providing adequate Village Center parking, enforcing speed limits, and prohibiting truck and bus traffic in these areas.	On-going.
MOB-1.9	Safe Speeds. The City shall enforce speed limits and consider lower posted speeds as warranted.	On-going.
MOB-1.10	Residential Traffic Diversion. The City shall maintain minimum levels of service on city streets in order to avoid diversion of through traffic into residential neighborhoods.	On-going.
MOB-1.11	Regional Coordination for Roadway Management. The City shall coordinate with SBCAG, the City of Buellton, the Chumash Tribe, Santa Barbara County, the California Department of Transportation, and other jurisdictions in the planning and funding of regional transportation alternatives. Mission Drive (SR 246) shall not be widened to four lanes through the Village Area instead, emphasis shall be placed on developing regional transportation alternatives.	On-going.
MOB-1.12	Air Quality Impact Reduction. The City shall work to reduce the air quality impacts of motor vehicle use by reducing traffic congestion and promoting efforts to	On-going.



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	reduce fossil fuel-based motor vehicle use, including support for a citywide network of all electric charging station types (e.g., Level 1, Level II, Tesla, Mega-charging).	
MOB-1.13	Future Automotive Technology. The City shall work with Caltrans and other relevant stakeholders to ensure that City streets are designed and striped to safely accommodate connected and autonomous vehicles.	On-going.
MOB-1.14	Tribal Coordination on Circulation. The City shall coordinate with the Chumash Tribe on alternative traffic and circulation mitigation solutions for future projects funded or managed by the Tribe in the City.	On-going.
MOB-1.15	Roadway Capacity. The City shall require roads to be of adequate width for use in times of emergency.	On-going.
<i>MOB-2: To promote safe alternatives to motorized transportation that meet the needs of all city residents.</i>		
MOB-2.1	Bicycle Master Plan. The City shall adopt a master plan of bikeways on public property and shall develop bikeways as needed and feasible	A work effort will need to be identified to create a master plan.
MOB-2.2	Bicycle and Pedestrian Routes on New Roadways. The City shall incorporate bicycle routes or trails into the design of new or expanded roadways when feasible	On-going.
MOB-2.3	Safe Bikeway System. The City shall allocate resources to maintain a safe bikeway system by ensuring pavement is of good quality, mode separation is implemented where feasible, and signs and markings are maintained.	On-going.
MOB-2.4	Pedestrian Facilities. The City shall provide a system of sidewalks or pathways that provides a safe environment for pedestrians.	On-going.
MOB-2.5	New Pedestrian Access. The City shall require new development to provide adequate pedestrian access.	On-going.
MOB-2.6	Wheelchair Ramps. The City shall require the installation of wheelchair ramps on all new sidewalks	On-going.
MOB-2.7	New Facilities in Existing Neighborhoods. The City shall encourage the installation of sidewalks, pedestrian paths, bikeways, and wheelchair ramps in existing neighborhoods, where appropriate and support Safe Routes to Schools funding.	On-going.
<i>MOB-3: to participate in a public transportation system that is safe, convenient, efficient and meets the identified needs of the Solvang community.</i>		
MOB-3.1	Monitor Parking Needs. The City shall continue to monitor the parking situation in the downtown area and consider the creation of programs limiting parking if needs arise. This may include revising existing	On-going.



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	standards, programs, or fees, the implementation of paid parking, the implementation of timed parking, or other programs to limit long-term parking, increase parking capacity, and encourage economic activity.	
MOB-3.2	Parking Construction Coordination. The City shall work cooperatively with developers and the business community to identify funding mechanisms for the construction of future public parking facilities or maximize use of current underutilized private parking facilities.	On-going.
MOB-3.3	Alternative Parking Measures. The City shall consider all parking alternatives such as valet parking, the construction of a parking structure, remote parking lots, or engaging in a public private partnership as alternative parking measures to address demand.	As a part of 2024 Zoning Ordinance update, tandem parking and valet parking is now allowed.
MOB-3.4	Parking for New Development. The City shall require new or expanded development to provide adequate off-street parking or offer the financial means for parking to be provided.	As a part of 2024 Zoning Ordinance update, parking standards have been modernized. The city continues to offer an in-lieu fee, however, this fee has not been increased in sometime to reflect acquisitions and increased construction costs.
MOB-3.5	Micro-Mobility Parking. The City shall review and consider the use of alternative transportation modes by providing adequate parking for small vehicles such as zero emission vehicles, scooters, and bicycles.	No work effort has been established.
MOB-3.6	Increase Turnover of Prime On-street Parking Spaces. The City shall consider parking time limits in the most in-demand parking areas to increase turnover of parking spaces, increase parking opportunities to active shoppers, and reduce instances of employees parking in prime downtown parking.	No work effort has been established.
<i>MOB-4: To provide a safe network of streets that reduce automobile dependence without sacrificing mobility are safe for all users.</i>		
MOB-4.1	Complete Streets. The City shall create guidelines to facilitate the installation of non-automobile serving infrastructure along its streets, including sidewalks and bike trails.	This will need to be incorporated into the City's adopted Engineering standards.
MOB-4.2	Street Closures. The City shall analyze the potential for streets to be closed to vehicular traffic or otherwise modified to improve travel routes available to pedestrians and bicyclists.	No work effort has been established.
MOB-4.3	Safe Streets. The City shall pursue and enact traffic calming measures as appropriate to meet the policy objectives, as conditions warrant.	On-going.
MOB-4.4	Curbside Management. The City shall analyze access to high-use curb space to facilitate curbside pick-up and drop-off for transportation network and delivery companies without unduly obstructing access for pedestrians and bicyclists.	No work effort has been established.



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MOB-4.5	E-Scooters. The City shall study the implementation micro- mobility transportation alternatives.	No work effort has been established.
MOB-5: To reduce traffic congestion and vehicle trips through more efficient infrastructure and support for trip reduction programs.		
MOB-5.1	VMT Management. The City shall work with SBCAG and the Santa Barbara County Air Pollution District to identify trip and VMT reduction opportunities.	On-going.
MOB-5.2	TDM. The City shall encourage employers to promote carpooling, public transportation, and allow telecommuting.	On-going.
MOB-5.3	Park-and-Ride Lots. The City shall work with the SBCAG to plan park and ride lots at suitable locations serving long distance and local commuters.	On-going.
MOB-5.4	TSM. The City shall explore options for telematics-based parking and route management systems to smooth traffic flow.	On-going.
MOB-5.5	Supporting ITS Infrastructure. The City shall assess the suitability and adequacy of broadband infrastructure in the city to support future ITS implementation and capacity for telework within the City.	On-going.
MOB-6: To provide an adequate supply of public parking to meet the needs of residents and visitors to the city.		
MOB-6.1	Transit Service Use and Expansion. The City shall support the use of the public transportation system as well as the expansion of transit operations when demand levels are sufficient to warrant increased service.	On-going.
MOB-6.2	Regional Transit Network. The City shall work with SBCAG and other nearby cities and jurisdictions to ensure that the regional transit network offers access for those with limited mobility options.	On-going.
MOB-6.3	Transportation Access for Mobility Impaired. The City shall support the public transportation system to accommodate the mobility needs of residents, especially of transit dependent persons such as the elderly and disabled.	On-going.
Economic Development		
ED-1: To provide a unique and attractive visitor experience that highlights the cultural heritage of Solvang and the surrounding region and offers world class amenities appropriate to the scale of the community.		
ED-1.1	City Beautification. The City shall invest in the beautification of the City and efficient and appropriate wayfinding signage to offer the best possible visitor experience.	On-going. A wayfinding program work effort would need to be completed.
ED-1.2	Destination Image and Amenities. The City shall encourage the development of modern services such as electric vehicle charging stations and high-speed internet availability.	On-going.



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ED-1.3	Visitor Facilities. The City shall support the development of facilities that would attract business travel and other mid-week trade, such as a conference center or other meeting facilities.	
ED-1.4	Visitor Attractions. The City shall work with the Chamber of Commerce, other organizations, the business community, and cultural institutions to offer a wide range of visitor experiences such as evening activities, agri-tourism, museums, galleries, wine tasting and breweries.	On-going.
ED-1.5	Marketing. The City shall support the coordination of local and regional tourism marketing efforts and events to ensure efficient visitor attractions that reaches diverse markets.	On-going.
ED-1.6	Public Facilities. The City shall encourage comfortable and useful public facilities to support a positive visitor experience, including parking, restrooms, public gathering spaces, water fountains, and pedestrian spaces, etc.	On-going.
<i>Ed-2: To encourage a vibrant mix of businesses that supports the tourism economy while also providing essential services for residents and living wage job opportunities.</i>		
ED-2.1	Business Start-ups. The City shall ensure that City permitting processes are conducive to business start-ups and expansions.	As a part of its 2024 Zoning Ordinance update, uses were updated, and home occupation permits were reformed to incubate home based business ideas and relax uses within industrial and commercial zones.
ED-2.2	Business Development. The City shall work with the Chamber of Commerce, event coordinators, and other economic development organizations to encourage locally owned businesses and attractions that complement the unique and distinctive character of the Solvang community.	On-going.
ED-3.3	Business Attraction. The City shall work with other organizations like REACH and the Chamber of Commerce to encourage new businesses and visitor attractions that would enhance the existing business mix to benefit both local residents and visitors.	On-going.
ED-4.4	Remote Work Opportunities. The City shall promote Solvang as a location for remote work opportunities by working with the hotels and other businesses to provide access to broadband and strategic workspaces around the city.	On-going.
ED-5.5	Light Industrial Jobs. The City shall consider opportunities for compatible industries with long-term viability in the City's industrial zones within the Urban Growth Boundary and Sphere of Influence.	On-going.
<i>ED-3: To expand education and training opportunities for local workers as well as housing and transportation options that support employees of all income levels.</i>		



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ED-3.1	Workforce Training. The City shall encourage area colleges, community groups and training agencies to establish programs that would benefit the Solvang workforce.	On-going.
ED-3.2	Workforce Housing. As part of the City's overall housing goals, the City shall encourage housing designed and priced to be affordable to workers employed in Solvang, particularly in new mixed-use developments.	On-going.
ED-3.3	Transportation. The City shall support efforts to improve local and regional transit options to increase worker accessibility to job opportunities in Solvang and the broader region.	On-going.
<i>ED-4: To ensure that Solvang remains a vital member of the regional economy through collaboration with economic development and planning partner agencies.</i>		
ED-4.1	Business Expansion. The City will coordinate with the Chamber of Commerce, event planners, vintner organizations and REACH to encourage businesses to expand in Solvang and not in the surrounding communities.	On-going.
ED-4.2	Economic Infrastructure. The City shall support regional efforts to establish future-oriented infrastructure systems and human capital resources that can benefit Solvang, such as sustainable energy, improved broadband, expanded transportation options, workforce housing and workforce training.	On-going.
<i>ED-5: To maintain a vibrant economy that provides a strong and resilient fiscal foundation for City Government.</i>		
ED-5.1	Tourism Funding. The City shall continue to support local and regional tourism promotional funding efforts.	On-going.
ED-5.2	Fiscal Management. The City shall recognize the important but volatile fiscal benefit of the tourism industry for Solvang by maintaining strong budget reserve policies to help weather economic downturns.	On-going.
ED-5.3	Local Financing Programs. The City shall support financing mechanisms such as assessment districts to facilitate business and property owner financing of new facilities to support economic development.	On-going.
Public Facilities		
<i>PFS-1: To maintain an adequate level of service in the City's water system to meet the needs of existing and future residents, businesses, and new development.</i>		
PFS-1.1	Water Supply Sources. The City shall continue to maintain a water supply program consisting of multiple sources of water, water conservation and groundwater management to accommodate projected water demand and provide for reliable water supply.	On-going.



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PFS-1.2	Adequate Fire Flows. The City shall insure the provision of water supply, storage, and adequately sized pipelines to provide fire flows to meet the recommendations of the Fire Chief, City Engineer, and Utilities Director.	
PFS-1.3	Water Supply and Infrastructure. The City shall ensure there is adequate water supply and infrastructure in place or that will be available in place and prior to approving any new development. The City will consider existing and future water supply and demand prior to project approval.	On-going.
PFS-1.4	Water Line Maintenance. The City shall systematically replace or repair leaking and deteriorated water lines.	On-going.
PFS-1.5	Cost of New Infrastructure. The City shall require that costs of improvements to the water distribution system that are necessary for new developments are financed by the property owner and/or developer.	The city will need to undertake a development impact fee study in fiscal year 2025-2026.
PFS-1.6	Water Efficient Landscaping. The City shall require new development to comply with the State water efficient landscaping requirements.	On-going.
<i>PFS-2: To operate and maintain the City's sanitary sewer system and wastewater treatment plant facilities to provide adequate capacity for existing residents, businesses, and future development.</i>		
PFS-2.1	Wastewater System Capacity. The City shall continue to expand water treatment, distribution, and storage facility systems for potable and non-potable systems as necessary to accommodate the needs of existing and planned development.	On-going.
PFS-2.2	Cost of New Infrastructure. The City shall require that costs of improvements to the wastewater and water reclamation system that are necessary for new development are financed by the property owner or developer.	The city will need to undertake a development impact fee study in fiscal year 2025-2026.
PFS-2.3	Pursue Infrastructure Funding. The City will pursue available funding from county, state and federal grants.	On-going.
PFS-2.4	Protect Groundwater Quality. The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.	On-going.
<i>PFS-3: To reduce solid waste entering local landfills through waste management and recycling.</i>		
PFS-3.1	Waste Management. The City shall continue to coordinate with the contractor to improve its solid waste management system through emphasis on waste prevention, reuse, recycling, composting, and appropriate disposal.	On-going.
PFS-3.2	Reduce Municipal Solid Waste. The City shall reduce municipal solid waste generation by employing a wide range of innovative techniques, including electronic	On-going.



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	communications to reduce paper usage and buying products with less packaging or in bulk, where feasible.	
PFS-3.3	Recycling Collection. The City shall require all new projects, to provide sufficient and accessible space for the storage and collection of recyclable materials and organic waste separate in addition to, space for refuse storage and collection.	On-going.
<i>PFS-4: To coordinate with law enforcement, fire protection, and emergency service providers to ensure a safe community and protect city residents and property.</i>		
PFS-4.1	Police Staffing. The City shall coordinate with the county to ensure adequate staffing and facilities to achieve desired levels of public safety.	On-going.
PFS-4.2	Community Policing Strategies. The City shall promote community policing strategies that support community partnerships and problem-solving techniques that build public trust and proactively address public safety issues.	On-going.
PFS-4.3	School Security and Safety. The City shall encourage local law enforcement to collaborate with the Solvang School District to study and implement measures that enhance the security of schools and the safety of students, teachers, and administrators.	On-going.
PFS-4.4	Tourist and Visitor Safety. The City shall coordinate with the Chamber of Commerce, hotels, and downtown business to train employees about crime prevention.	This effort has not started.
PFS-4.5	Mutual Aid Agreements. The City shall maintain mutual aid agreements among fire protection and emergency service providers to ensure residents and property are adequately served and to facilitate the efficient use of available resources.	On-going.
PFS-4.6	Emergency Medical Services. The City shall coordinate emergency medical services between agencies serving the city.	On-going.
<i>PSF-5: The City shall work to reduce fire risk to structures, property, and residents.</i>		
PFS-5.1	Fire Safety Information. The City shall coordinate with County Fire Department to inform homeowners of the risk of fire and ways to prevent loss, including information about methods for fire protection at the urban/wildland interface.	On-going. City staff recently hosted a workshop regarding fire safety, and will host another workshop in March 2025.
PFS-5.2	Defensible Space. The City shall coordinate with County Fire Department to work with residents and businesses to provide “defensible space” around structures to provide fire fighters with sufficient room to defend structures and maneuver.	On-going.
PFS-5.3	Fire Flows. The City shall ensure that adequate peak load water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy.	On-going.
<i>PSF-6: Improve the health and quality of life for all Solvang residents.</i>		



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PFS-6.1	Collaboration for Improved Health. The City shall collaborate with local health officials, planners, nonprofit organizations, businesses, schools, hospitals, local health clinics, and community groups to improve community health.	On-going.
PFS-6.2	Health in All Policies. The City shall prioritize the overall health of Solvang residents in its strategies, programs, daily operations, and practices.	On-going.
PFS-6.3	Address Health Inequities. The City shall address health inequities in Solvang by striving to remove barriers to healthy living, avoiding disproportionate exposure to unhealthy living environments, and providing a high quality of life for all residents, regardless of income, age, or ethnicity.	On-going.
<i>PFS-7: To provide and maintain park facilities with a range of recreational opportunities for City residents of all ages and abilities.</i>		
PFS-7.1	Recreation Services. The City shall continue to provide and facilitate quality recreational services, including programs, classes, special events, and facilities to all members of the community in a courteous and efficient manner.	On-going.
PFS-7.2	Parks and Recreation System. The City shall continue to operate and maintain a parks and recreation system which provides important environmental, social, personal and economic benefits to meet the needs of the City's residents.	On-going.
PFS-7.3	Park Facility Use. The City shall continue to maximize the use of each park facility by creatively adapting the recreation opportunities available, as community needs change and evolve.	On-going.
PFS-7.4	Facility Master Plans. The City shall create Master Plans for each park or recreation facility and periodically review and update the plans and estimate implementation costs to respond to changing needs.	City staff has selected a consultant to complete a Parks Master Plan.
PFS-7.5	Neighborhood Impacts. When preparing new, or updating existing, park and facility plans, the City shall consider the effects on surrounding neighborhoods for issues such as noise, light and glare, and traffic and parking in order to minimize impacts on neighborhood quality of life.	City staff has selected a consultant to complete a Parks Master Plan.
PFS-7.6	Intergovernmental Coordination. The City shall maintain open communication with the State, the County, the City of Buellton, local organizations and the school districts to establish mutual goals and timelines for achieving those goals.	On-going.
PFS-7.7	Park Safety. The City shall continue to maintain and improve safety in existing parks and design park improvements to facilitate security and policing.	On-going.



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PFS-7.8	Park Patrols. The City shall coordinate with the law enforcement to provide mobile patrols of parks and recreation events.	On-going.
PFS-7.9	Neighborhood Watch. The City shall coordinate with neighborhood watch programs to provide added security in park areas.	On-going.
PFS-7.10	Public Awareness. The City shall increase resident awareness of available park and recreational facilities and opportunities by periodically providing public information and activity guides and maintaining cooperative relationships with local media outlets and local organizations.	On-going.
PFS-7.11	Recreation Activities at State Parks. The City shall coordinate with the State to maintain recreational activities for residents and visitors at the Santa Ines Mission Mills State Park, State Parks Department, and Santa Barbara Trust for Historic Preservation management objectives.	On-going.
PFS-7.12	Urban Trails Plan. The City shall prepare an urban trails plan and program in coordination with neighboring Cities.	No work effort has been proposed for an urban trails plan at this time.
PS-8: To provide high-quality, cost-effective park operation and maintenance.		
PFS-8.1	ADA Compliant Parks and Facilities. The City shall design park and recreation facilities that are ADA accessible and energy and resource efficient.	City staff has selected a consultant to complete a Parks Master Plan.
PFS-8.2	Energy Efficient Parks and Facilities. When creating new, or updating existing park and facility plans, the city should incorporate energy and resource efficient concepts to the extent feasible.	City staff has selected a consultant to complete a Parks Master Plan.
PFS-8.3	Water Efficient Parks. The City shall use drip irrigation and other water efficient methods in parks to the extent feasible.	On-going.
PFS-8.4	Drought Tolerant Landscaping. The City shall use drought tolerant landscaping, solar oriented structures, and structures with natural lighting during daylight hours, where feasible.	On-going.
PFS-8.5	Park Facility Maintenance. The City shall reduce City Park facility maintenance costs wherever feasible including use of durable materials.	On-going.
PFS-8.6	Long-term Park Maintenance and Operating Cost Estimate. The City shall estimate the long-term maintenance and operating costs associated with a proposed project in conjunction with accepting or developing a new park.	On-going.
PFS-8.7	Park Net Benefit. The City shall ensure that it receives a net benefit to the City park and recreation system when an existing or proposed park is impacted by private or quasi-public infrastructure and other easements.	On-going.



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<i>PFS-9: To use a variety of funding sources to acquire, develop, expand, and maintain the City's parks, facilities, recreation opportunities and natural areas.</i>		
PFS-9.1	Capital Improvement Program. The City shall continue to list potential park projects in the City's Ten-Year Capital Improvement Program project list.	The capital improvement plan needs to be reviewed and overhauled based on the new general plan and council priorities.
PFS-9.2	Development Impact Fees. The City shall maintain and update projected costs for new park and recreation facilities to provide a basis of reviewing and updating development impact fees collected by the City to be used to fund improvements.	The city will need to undertake a development impact fee study in fiscal year 2025-2026.
PFS-9.3	Quimby Act. The City shall adopt a Quimby Act Park dedication ordinance at the ratio of one acre of parkland for each 1,000 in population added by proposed subdivisions, or payment of park in lieu fees.	City Council will need to direct staff to enact a Quimby Act dedication.
PFS-9.4	Park Grant and Bond Funding. The City shall continue to pursue grants and park bond funding for construction of new parks, major park maintenance projects, or to upgrade or add new facilities to existing parks.	On-going.
PFS-9.5	Local Partnerships. The City shall explore funding arrangements and partnerships with other regional agencies.	On-going.
<i>PFS-10: To provide Solvang with distinguished schools, programs, and learning opportunities.</i>		
PFS-10.1	Solvang School District Partnership. The City shall continue to confer with and work jointly with the Solvang School District on issues of mutual interest, including new school sites or facilities.	On-going.
PFS-10.2	School District Facility Planning. The City shall continue to forward all residential development proposals to the Solvang School District and the Santa Ynez Valley Union High School District for review with regard to school capacity and potential school sites.	On-going.
PFS-10.3	Solvang Library. The City shall continue to support the Solvang Library to improve the library facilities and expand their service to the community.	On-going.
Environmental ELEMENT		
<i>ENV-1: To protect and provide access to important space areas within the city and within the region</i>		
ENV-1.1	Open Space Management. The City shall manage city-owned open space designated land for the protection of sensitive biological resources primarily as a preserve	On-going.
ENV-1.2	Support Regional Open Space. The City shall support the efforts of Santa Barbara County, and other jurisdictions, the Land Trust for Santa Barbara County and other agencies, organizations, and private landowners to establish and maintain open space lands in the region	On-going.
ENV-1.3	Maintain Agricultural Lands. The City shall support Santa Barbara County to retain the Agriculture designation in viable farming units on lands surrounding	On-going.



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	the City and support implementation of the Santa Ynez Valley Community Plan.	
ENV-1.4	Open Space Access. The City shall continue to provide access to open space resources, with interpretive information, when doing so is consistent with protection of the resources, and with the security and privacy of affected landowners and occupants	On-going.
ENV-2: To protect important scenic resources within the city's plan area.		
ENV-2.1	Protect Scenic Qualities. The City shall protect and enhance the important scenic qualities within the City Limits, including scenic views of rolling hillsides and agricultural lands.	A hillside ordinance will need to be adopted to implement this policy.
ENV-2.2	Urban Forest. The City shall protect the urban forest created by mature trees in existing developed areas and require planting of approved trees and landscaping in new development.	A work effort will need to be created to establish an approved planting list.
ENV-2.3	Scenic Transportation Corridors. The City shall support efforts by Santa Barbara County to protect the scenic qualities of transportation corridors serving the City and region.	On-going.
ENV-2.4	Greenbelts. The City shall work with the County of Santa Barbara, the City of Buellton, and other jurisdictions and agencies, to preserve the scenic character of the greenbelts and buffers surrounding Solvang, and enhance the gateways to the City.	On-going.
ENV-2.5	City Gateways. The City shall support efforts to enhance and improve city gateways.	On-going.
ENV-3: To protect natural open space areas, sensitive native vegetation, and wildlife communities and habitat.		
ENV-3.1	Natural Resource Protection. The City shall protect sensitive natural resources, wildlife communities and habitats within the open spaces.	On-going.
ENV-3.2	Educational Programs. The City shall encourage and support educational programs in the local schools and park programs that enhance public appreciation and awareness of the natural environment, and programs on how to manage development to preserve native wildlife populations.	On-going.
ENV-3.3	Minimize Impacts of Development. The City shall ensure new development does not significantly deplete, damage, or alter existing critical wildlife habitat or populations such as coastal oak woodland along Alamo Pintado Creek, Alisal Creek, and Adobe Creek and riparian habitat along the Santa Ynez River.	On-going.
ENV-3.4	Support Local and Regional Efforts. The City shall support and participate in local and regional efforts of local, State and federal resource agencies (e.g., Santa Barbara County, California Department of Fish and Wildlife, U.S. Army Corps, United States Fish and	On-going.



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	Wildlife Service, Cost Guard, local land trusts and conservation organizations) to protect, restore and maintain viable, contiguous areas of habitat for sensitive plant and animal species along Alamo Pintado Creek, Alisal Creek, and Adobe Creek and the Santa Ynez River.	
ENV-3.5	Preserve Creek Corridors. The City shall preserve the ecological integrity of creek corridors that support riparian resources by preserving native riparian plants and, to the extent feasible, removing invasive nonnative plants. If preservation of the ecological integrity of existing resources is found to be infeasible, adverse impacts to riparian resources shall be fully mitigated consistent with the requirements of applicable State and Federal regulations	On-going.
<i>ENV-4: To protect the historic and cultural resources in order to preserve the heritage of native peoples and the area's earliest settlers.</i>		
ENV-4.1	Protect Archaeological Resources. The City shall provide for the protection of both known and potential archaeological resources citywide. To avoid significant damage to important archaeological sites, all available measures shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, mitigation shall be required in accordance with the relevant provisions of federal and State laws.	On-going.
ENV-4.2	Collaboration with Chumash. The City shall continue a positive and collaborative working relationship with the Santa Ynez Band of Chumash Indians through continued consultation and collaboration with respect to the preservation of, or the mitigation of impacts to, specified Native American places, features, and objects.	On-going.
ENV-4.3	Central Coast Information Center Referrals. The City shall continue to refer development proposals that may adversely affect archaeological sites to the University of California Santa Barbara Central Coast Information Center for review and comment.	On-going.
<i>ENV-5: To preserve and enhance Solvang's Historic and Danish heritage</i>		
ENV-5.1	Protect Significant Sites and Buildings. The City shall protect and enhance Solvang's historically and architecturally significant sites and buildings.	On-going.
ENV-5.2	Support Property Owners. The City shall encourage the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades and ensure renovations are consistent with the applicable	On-going.



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	standards set forth in the Community Design Element and design guidelines.	
ENV-6: To achieve environmentally responsible reclamation of mineral- extraction sites.		
ENV-6.1	Mineral Extraction Site Reclamation. The City shall require the environmentally responsible reclamation of mineral extraction sites within the City and shall work with other agencies in the area to do the same.	On-going.
ENV-6.2	Prohibit Mineral Extraction in Open Space. The City shall prohibit mineral extraction within open space owned by the City in fee or as an easement	On-going.
ENV-6.3	Mineral Extraction. The City shall work with existing mineral extraction operations to minimize impacts to human health and the environment	On-going.
ENV-7: To maintain an adequate level of service in the City's water system to meet the needs of existing and future development.		
ENV-7.1	Adequate Water Supply. The City shall continue to work with water providers to ensure adequate water supply is available to the community. Further, the City shall impose limitations or moratoriums on new development or redevelopment when the water supply of existing customers will be adversely impacted.	On-going.
ENV-7.2	Diverse Water Supply. The City shall pursue a water supply program consisting of the development of multiple sources of water, water conservation, and groundwater management to accommodate projected water demand and provide as best possible for water supply security.	On-going.
ENV-7.3	Water Conservation Measures. The City shall require new development and redevelopment projects to incorporate water conservation measures to reduce water demand through the Water Efficient Landscape Ordinance (MWELo), relevant sections of Title 24 and LEED certification, and other conservation policies and programs	On-going.
ENV-8: To foster effective communication, cooperation, and coordination in developing and operating community and regional air quality programs.		
ENV-8.1	Reduce Air Pollution. The City shall cooperate with the efforts of the SBCAPCD to reduce emission of air pollutants and their precursors and ensure ongoing attainment of federal and State ambient air quality standards.	On-going.
ENV-8.2	Particulate Emissions Reduction. The City shall work with the SBCAPCD to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.	On-going.
ENV-8.3	Air Quality Mitigation Measures. The City shall ensure all air quality mitigation measures are feasible, implementable, and cost effective.	On-going.



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ENV-8.4	Mitigation Measures. The City shall require new development and redevelopment to incorporate measures from the most recent SBCAPCD Clean Air Plan to reduce air quality impacts to a less than significant level.	On-going.
ENV-8.5	Air Quality Education Programs. The City shall support the efforts of local public and private groups that provide air quality education programs.	On-going.
ENV-9: To reduce the air quality impacts of motor vehicle and small engine use.		
ENV-9.1	Workforce Housing Opportunities. The City shall support expansion of workforce housing opportunities in Solvang to reduce the volume and distance of home-to-work commute trips by motor vehicle.	The 2024 Zoning Ordinance revisions made it easier for property owners and developers to create infill residential development.
ENV-9.2	Commuter Trip Reduction. The City shall support regional transportation programs that reduce single-rider commuter related vehicle trips.	On-going.
ENV-9.3	Alternative Modes of Transportation. The City shall encourage the use of alternative transportation modes, including transit, walking, and bicycling.	On-going.
ENV-9.4	Electric Vehicle Infrastructure. The City shall encourage the installation of solar photovoltaic systems and electric vehicle charging facilities in commercial, residential, and industrial development.	On-going.
ENV-9.5	Fuel Efficient Vehicles. The City shall encourage adoption of alternative fuel vehicles including electric, hybrid, hydrogen fuel cell, or other fuel-efficient vehicles, for personal transportation.	On-going.
ENV-9.6	City Fleet and Equipment. The City shall work toward converting 100 percent of non-emergency City vehicles to electric, hybrid, flex-fuel, or alternative fuels. In addition, the City shall replace gas-powered mowers and other equipment with electric or hybrid models and to use alternative carbon-free models where possible.	On-going.
ENV-9.7	Sustainable Development Patterns. The City shall continue to promote patterns of development that minimize dependence on personal automobiles and reduce VMT and GHG.	On-going.
ENV-10: To reduce the emission of greenhouse gases.		
ENV-10.1	State GHG Reduction Goals. The City shall work with the SBCAPCD, SBCAG and Santa Barbara County to comply with statewide greenhouse gas reduction goals as established in AB 32, SB 375 and subsequent Executive Orders and legislation.	On-going.
ENV-10.2	Regional Climate and Sustainability Plans. The City shall implement the relevant provisions of the Santa Barbara County Energy plans to reduce emissions.	On-going.



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ENV-10.3	GHG Reduction Preference. The City shall give preference to vendors which reduce or eliminate indirect greenhouse gas emissions.	On-going.
ENV-10.4	GHG Thresholds. The City shall establish and maintain GHG thresholds to evaluate non-exempt discretionary projects consistent with CEQA. Projects above those thresholds shall mitigate their GHG emissions and locally offset the remaining GHG emissions if necessary.	No work effort has been identified to accomplish this task.
ENV-10.5	Prioritize GHG Reduction in Development. The City shall support new development that is compact, mixed-use, transit oriented, and reduces GHG emissions by lowering vehicle miles traveled (VMT) and promoting energy-efficient building design and site planning.	On-going.
ENV-11: To encourage community action to mitigate and adapt to climate change.		
ENV-11.1	Green Business Program. The City shall encourage businesses to obtain certification under the Santa Barbara County Green Business Program.	On-going.
ENV-11.2	Sustainability Education. The City shall partner with the local school districts, waste haulers, food banks, and other local organizations to integrate sustainability and environmental literacy into the academic curriculum and educate the community on waste diversion and recycling	On-going.
ENV-11.3	Local Partnerships. The City shall partner with local businesses and organizations to secure grants and incentives for facilitating GHG reduction projects such as energy efficiency and renewable energy projects	On-going.
ENV-12: To incorporate sustainable building and development practices into the city's development regulations.		
ENV-12.1	The City shall require through the State Building Code energy efficient construction and sustainable building practices by continuing to implement the Green Building Code.	On-going.
ENV-12.2	The City shall support the use of green building practices in the planning, design, construction, management, renovation, operations, and demolition of all public and private buildings and projects, including: <ul style="list-style-type: none"> • Land planning and design techniques that preserve the natural environment and minimize disturbance of the land. • Site development to reduce erosion, minimize paved surfaces and runoff and protect vegetation, especially trees. • Water conservation indoors and outdoors. • Energy efficiency in heating/cooling systems, appliances, lighting and the building envelope. 	On-going.



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	<ul style="list-style-type: none"> • Selection of materials based on recyclability, durability and the amount of energy used to create the material. • Waste reduction, reuse and recycling during construction and throughout the life of the project. • Other new aspects of green design and construction included in LEED™ or other certification programs. • Control nighttime lighting to lower energy use, reduce glare, and prevent illumination of the night sky. 	
ENV-12.3	The City shall design and construct all new or renovated City buildings to achieve Leadership in Energy and Environmental Design (LEED) Gold rating requirements.	On-going.
ENV-12.4	The City shall to the extent feasible, require the orientation of buildings to maximize passive solar heating during cool seasons, avoid solar heat gain in warm seasons, enhance natural ventilation and effective use of daylight, and to maximize opportunities for the installation of solar panels.	On-going.
ENV-12.5	Co-Generation Facilities. The City should promote and encourage co-generation projects, office, and industrial facilities, provided they meet all applicable air quality standards and provide a net reduction in GHG emissions associated with energy production.	On-going.
ENV-12.6	Emerging Technologies. The City shall remain informed of and support the inclusion of new and emerging technologies for carbon-free and energy efficient design. Support may include permit streamlining procedures, reduced fees, rebate and financing information, or other incentives at the City's discretion.	On-going.
ENV-13: To reduce Green House emissions (GHG) related to energy consumption.		
ENV-13.1	Energy Efficiency Incentives. The City shall work with energy providers and developers on voluntary incentive-based programs to encourage the use of energy efficient designs and equipment in existing buildings.	On-going.
ENV-13.2	Renewable Energy for Homes. The City shall encourage installation of renewable energy sources for new homes per the new state building codes.	On-going.
ENV-13.3	Building Emissions Reductions Plan. The City shall consider the adoption of an ordinance for all new buildings to meet State emissions reductions targets by 2045.	The city adopts the tri-annual building code, coupled with Title 24 energy compliance, reduces emissions in construction and on-going activities.
ENV-13.4	Energy Retrofit Program. The City shall encourage homeowners and building owners to retrofit their structures with energy efficiency improvements.	On-going.



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ENV-13.5	Low Income Energy Efficiency. The City shall partner with community service agencies and organizations to support energy efficient projects for low-income residents. Eligible projects may include, but are not limited to, the installation of heating, ventilation, and air-conditioning systems, lighting, water heating equipment, and insulation and weatherization.	On-going.
ENV-13.6	Renewable Energy in Open Space. The City shall allow renewable energy projects in areas zoned for open space, where consistent with all the elements of this General Plan, and other uses and values.	On-going.
ENV-14: To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.		
ENV-14.1	Zero Waste. The City shall promote activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; and promoting and educating on waste diversion and its importance	The city will continue to work with waste management to implement these measures.
ENV-14.2	Household Waste Programs. The City shall coordinate with the contract waste management company to provide convenient, easy-to-use programs for bulky items and household hazardous waste.	The city will continue to work with waste management to implement these measures.
SAFETY ELEMENT		
SAF-1: To ensure that City emergency response procedures are appropriate and coordinated with the County in the event of natural or human-made disasters.		
SAF-1.1	Emergency Response Programs. The City shall support local and regional response programs that provide emergency and other services to the public when a disaster occurs	On-going.
SAF-1.2	Community Education and Organization. The City shall develop and support preparedness programs that educate and organize the community, especially vulnerable populations, to respond appropriately to disasters	On-going.
SAF-1.3	Interjurisdictional Coordination. The City shall work to improve coordination and information sharing among city, County and State programs and agencies to reduce the risks of disasters.	On-going.
SAF-1.4	Law Enforcement and Fire Protection Services. The City shall continue to work with Santa Barbara County to maintain local law enforcement and fire protection services in a state of readiness to ensure adequate protection for the citizens of Solvang	On-going.
SAF-1.5	Standardized Emergency Management System. The City shall continue to support efforts to ensure local agency compliance with the State's Standardized Emergency Management System.	On-going.



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SAF-1.6	Command Center. The City shall continue to coordinate with the county to designate and develop a command center for use during times of emergency, such as the Veterans Hall.	On-going.
SAF-1.7	Critical Facilities. The City shall continue to maintain existing and expand critical facilities outside of flood, seismic, and high fire hazard zones whenever feasible	On-going.
SAF-1.8	Mutual Aid Agreements. The City shall continue to maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.	On-going.
SAF-1.9	Communication and Media Protocols. The City shall continue to maintain emergency communication resources, protocols, and improve information transfer to the media and public during emergencies.	On-going.
<i>SAF-2: To prevent and/or reduce loss of life, injury, and property damage due to geologic and seismic hazards, including ground shaking, fault rupture, and liquefaction.</i>		
SAF-2.1	Earthquake Resistant Design. The City shall continue to require earthquake resistant designs for all structures and utilities.	On-going.
SAF-2.2	Critical Facilities Placement. New critical structures such as hospitals, police substations, fire stations, emergency communication centers, schools, high occupancy buildings and bridges shall be located away from high-risk earthquake, landslide, and liquefaction zones.	On-going.
SAF-2.3	Geotechnical Reports. The City shall continue to require the preparation of geotechnical reports and impose appropriate mitigation measures for new development in areas of potential seismic or geologic hazards to ensure, within the limits of technical and economic feasibility, that new structures are able to withstand the effects of seismic activity, including liquefaction, slope instability, expansive soils or other geologic hazards.	On-going.
SAF-2.4	Underground Utilities. The City shall continue to require the design of underground utilities, particularly water and natural gas mains, to resist seismic forces in accordance with state requirements.	On-going.
SAF-2.5	Identification and Abatement of Risk for Existing Structures. The City shall identify and encourage risk abatement for existing structures that will be hazardous during an earthquake event, especially high occupancy structures that have the greatest potential effect on public safety.	On-going.
SAF-2.6	Alquist-Priolo Earthquake Fault Zoning Act. The City shall continue to enforce the Alquist-Priolo Earthquake Fault Zoning Act that requires geologic studies to be performed so that habitable structures and essential	On-going.



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	facilities will be sited away from active and potentially active faults.	
SAF-3: To reduce the potential damage to structures and infrastructure from landslide hazards.		
SAF-3.1	Landslide and Slope Instability Hazard Mitigation. The City shall continue to require development to avoid and/or mitigate any potential impacts a project contributes to landslides and slope instability hazards on neighboring property, appurtenant structures, utilities, and roads.	On-going.
SAF-3.2	Expansion of Development in Areas of Landslide Activity. The City shall prohibit the expansion of existing structures or developments in areas of known landslide activity except when the project will incorporate measures to reduce the potential for loss of life and property.	On-going.
SAF-3.3	New Development in Areas of Landslide Activity. The City shall prohibit new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development.	On-going.
SAF-4: To prevent and/or reduce loss of life, injury, and property damage due to flooding.		
SAF-4.1	Development in Floodplains. The City shall not approve new development in areas subject to a 100-year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, unless and until the flood hazard has been mitigated.	On-going.
SAF-4.2	Mitigate Flooding. The City shall require new development and redevelopment to incorporate flood reduction measures into the project design in areas known to be prone to flooding.	On-going.
SAF-4.3	Dam Inundation. The City shall update and maintain the Emergency Management Plan to minimize the risk to life and property due to dam failure.	On-going.
SAF-4.4	Reducing Flood Impacts. The City shall require mitigation to less than significant levels for new development with the potential to increase flooding impacts.	On-going.
SAF-4.5	100-Year Flood Plains. The City shall require development on land subject to a 100- year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, to conform to National Flood Insurance Program (NFIP) standards.	On-going.
SAF-4.6	New Parcels. The City shall prohibit the creation of parcels upon which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This action item shall not apply to open	On-going.



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	space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.	
SAF-5: To prevent and/or reduce loss of life, injury, and property damage due to wildland and structural fires.		
SAF-5.1	Protect New Development. The City shall require new development be designed to protect life and property from the effects of wildfires and structural fires relative to the identified level of risk.	On-going.
SAF-5.2	Fire Equipment Access and Resources. The City shall require that new development provides for adequate fire equipment access and fire suppression resources.	On-going.
SAF-5.3	Road and Building Identification. The City shall require that all roads and buildings are properly identified by name or number with clearly visible signs in order to promote faster response times.	On-going.
SAF-5.4	Work with Homeowners on Fire Safety. The City shall work with and educate homeowners to improve fire safety and defensibility.	On-going.
SAF-5.5	Fire Safety Improvements. The City shall encourage fire safety improvements for existing homes and commercial buildings.	On-going.
SAF-5.1	Protect New Development. The City shall require new development be designed to protect life and property from the effects of wildfires and structural fires relative to the identified level of risk.	On-going.
SAF-6: To coordinate with fire protection and emergency service providers to ensure adequate fire facilities, equipment, and services are available to protect city residents and property from fire.		
SAF-6.1	County Fire Department Staffing. The City shall work with Santa Barbara County Fire Department to maintain fire department staffing levels and response times consistent with National Fire Protection Association standards.	On-going.
SAF-6.2	Mutual Aid Agreements. The City shall continue to maintain mutual aid agreements among fire protection and emergency service providers to ensure residents and property are adequately served and to facilitate the efficient use of available resources.	On-going.
SAF-6.3	Peak Fire-Flow. The City shall continue to ensure that adequate peak load water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy.	On-going.
SAF-6.4	Homeowner Resources. The City shall continue to work with local agencies to inform homeowners of the dangers and appropriate responses to fire and ways to prevent loss.	On-going.
SAF-7: To reduce the potential for exposure of humans and the environment to hazardous substances..		
SAF-7.1	Hazardous Material Storage and Disposal. The City shall require proper storage and disposal of hazardous materials, including medical waste, to prevent leakage, potential explosions, fires, or the escape of harmful	The city will continue to work with waste management to implement these measures.



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	gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.	
SAF-7.2	Designated Routes for Transport of Hazardous Materials. The City shall designate and continue to enforce safe routes through the City for the transport of hazardous materials.	On-going.
SAF-7.3	Testing and Remediation of Contaminated Sites. The City shall require testing for contamination in areas suspected as potentially hazardous and shall require that the remediation of hazardous areas takes place prior to development in cooperation with the Santa Barbara County Public Health Department.	On-going.
SAF-8: To ensure that Solvang remains a relatively safe community with a low incidence of crime.		
SAF-8.1	Public Safety. The City shall continue to maintain a high-level of public safety in Solvang.	On-going.
SAF-8.2	Design Review. The City shall ensure through design review that crime prevention and safety are incorporated into new development projects, especially for residential subdivision and commercial development.	On-going.
SAF-8.3	Education on Personal Safety. The City shall continue to work with the Chamber of Commerce and the Sheriff to support volunteer and educational programs to inform the public regarding personal safety.	On-going.
SAF-9: To promote the safe operation of the airport and protect the safety of city residents.		
SAF-9.1	Coordinate with the ALUC. The City shall coordinate with the Airport Land Use Commission (ALUC) on land use planning around the Santa Ynez Airport and the City's Plan Area.	On-going.
SAF-9.2	Airport Area of Influence. The City shall submit development proposals for land within the airport area of influence for review by the ALUC for consistency with the Airport Land Use Compatibility Plan.	On-going.
SAF-9.3	Airport Land Use Consistency. The City shall work to achieve consistency between General Plan land uses and the ALUP, when and where it is appropriate. Measures may include restrictions on permitted land uses and development criteria, including height restrictions.	On-going.
SAF-10: To protect city residents, visitors and infrastructure from the hazards associated with falling trees.		
SAF-10.1	The City shall continue to maintain trees on City property to minimize hazards, and work with property owners to do the same.	On-going.
SAF-11: To reduce, minimize and manage noise and vibration to the greatest extent feasible.		
SAF-11.1	Roadway Project Noise Mitigation. The City shall work with Caltrans to require the inclusion of noise mitigation	On-going.



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	measures along Highway 246 near residential units in the design of new roadway projects where necessary to maintain acceptable noise levels for adjacent uses.	
SAF-11.2	Noise Mitigation in Design. The City shall require the use noise mitigation measures where appropriate in the design of new development and redevelopment, especially for residential or other noise-sensitive land uses adjacent to major roads or noise-generating commercial or industrial areas to ensure internal noise levels of the receiving noise-sensitive uses remain at acceptable levels.	On-going.
SAF-11.3	Sensitive Areas. The City shall ensure acceptable noise levels are maintained near schools, hospitals, and other noise sensitive areas through proper land use decisions and site plan review.	On-going.
SAF 11-4	Vibration Impacts. For projects involving the use of major vibration generating equipment (e.g., pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec ppv, the City may require a project-specific vibration impact assessment to analyze potential groundborne vibrational impacts and may require measures to reduce ground vibration levels.	On-going.
<i>SAF-12: Reduce the potential and severity of short- and long-term health emergencies, control the rate and extent of the spread of an illness, reduce economic and social displacement, and reduce loss of life.</i>		
SAF-12.1	State and County Minimum Requirements. The City shall implement all minimum requirements from appropriate State of California and Santa Barbara County agencies relative to declared public health emergencies.	On-going.
SAF-12.2	Interagency Coordination. The City shall work closely with the State of California and Santa Barbara County health officials to make certain that City needs are considered and addressed and to inform residents of programs and resources in a timely manner.	On-going.
SAF-12.3	Communication and Education. The City shall continue to maintain and enhance communications and education resources to provide timely and up-to-date information concerning public health emergencies, with specific focus on vulnerable populations.	On-going.
SAF-12.4	Resources. The City shall work with the State of California and Santa Barbara County to maintain a supply of resources necessary to track, respond to, and recover from a public health emergency.	On-going.
SAF-12.5	Organizational Partnerships. The City shall partner with organizations responsible for essential health care and human services to ensure those services are provided as early as possible to respond during, and recover after, a public health emergency or event.	On-going.



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SAF-12.6	Disease Vector Control. The City shall work collaboratively with other agencies to control vectors such as mosquitos to protect Solvang residents from vector-borne diseases	On-going.
<i>SAF-13 To reduce and/or prevent loss of life, injury, and property damage due to climate impacts.</i>		
SAF-13.1	Water Conservation. The City shall continue to support water conservation programs and efficiency upgrades through education, regulation, and incentives. The city will work with hotels and restaurant to encourage water use reduction measures.	On-going.
SAF-13.2	Climate Resilient Public Facilities. The City shall require development, renovation, and maintenance of public facilities be designed to minimize vulnerabilities to climate impacts such as heat, fire, and drought.	On-going.
SAF-13.2	Resilience Hubs. The City shall establish community facilities that provide a safe harbor to vulnerable populations during climate hazard events such as fires, poor air quality, extreme heat, and floods (known as resilience hubs).	On-going.
SAF-13.3	Building Retrofits. The City shall support retrofits of existing structures to better withstand climate impacts, including extreme heat, poor air quality, fire, and floods.	On-going.
SAF-13.4	Green Infrastructure. The City shall encourage development and redevelopment projects incorporate green infrastructure such as street trees, landscaping, and green and cool roofs to mitigate the effects of extreme heat events.	On-going.



Appendix B

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Name of Program	Objective	Timeframe in HE	Status of Program
HE-A Code Enforcement	<p>A. Provide direct technical assistance to at least 9 households with substandard housing issues that led to code compliance, including:</p> <ul style="list-style-type: none"> • Three extremely low-income households • Three very low-income households, and • Three low-income households <p>B. Hold four workshops or advertising campaigns targeting central portions of the city.</p>	<p>A. Assist three households by 2025, 6 by 2028, and 9 by 2031</p> <p>B. Workshops/ advertising campaigns: every two years</p>	<p>A. On-going</p> <p>B. First workshop will be held in 2025.</p>
HE-B Housing Rehabilitation Assistance	<p>A. The City shall advertise the availability of this program through brochures at City Hall, the Public Library, and by posting information on the City’s website, and shall hold advertising efforts specifically targeting central Solvang.</p> <p>B. The City shall annually investigate identify and pursue funding opportunities in support of the Housing Rehabilitation Assistance Program.</p> <p>C. The City shall pursue two new funding opportunities in the planning period.</p> <p>D. The City shall identify and engage local non-profit agencies to identify local rehabilitation needs and opportunities for partnerships to provide resources or direct-assistance to lower-income households.</p> <p>E. The City shall prioritize identified funding to assist lower income households in central Solvang, including census tract 1910 and block group 2 of census tract 1909. [Source: Existing Program 2, modified].</p>	<p>A. Post information: by 2024; targeted advertising every four years (at minimum)</p> <p>B. Explore Identify funding opportunities: annually</p> <p>C. Apply for new funding: twice in the planning period</p> <p>D. Biannually</p> <p>E. On-going</p>	<p>A. City staff will need to develop this brochure and should be directed by the City council to establish a “housing Implementation” goal and work effort in FY 2025-2026.</p> <p>B. City staff has currently contracted with California Consulting on grant opportunities.</p> <p>C. This should be completed in 2025, 2027, 2029, and 2031.</p> <p>D. On-going</p>



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Name of Program	Objective	Timeframe in HE	Status of Program
HE-C Rental Assistance	<p>A. Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration housing choice vouchers countywide.</p> <p>B. Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs.</p> <p>C. Provide informational materials detailing existing rental assistance programs and available resources on the City’s website by 2024 and hold workshops or advertising campaigns to distribute this information to households in lower income areas of central Solvang</p> <p>D. Engage property owners annually with a goal of increasing the number of properties accepting Housing Choice Vouchers by 10 percent in the planning period</p>	<p>A. Engage with the Housing Authority: annually</p> <p>B. Apply for funding: as available</p> <p>C. Information on City website: by 2024</p> <p>D. Workshops/ advertising campaigns: annually</p>	<p>A. City staff will begin outreach with County Housing Authority.</p> <p>B. The City has hired a grant writing consultant to assist in these effort.</p> <p>C. City staff will need to develop this and should be directed by the City council to establish a “housing Implementation” goal and work effort in FY 2025-2026, which should include hiring a consultant to complete the work that specializes in Housing Implementation.</p> <p>D. See “C”.</p>
HE-D Mobile Home and Mobile Home Park Preservation	<p>A. Maintain the Mobile Home Park (MHP) designation under both its the General Plan and Zoning Ordinance as a means providing mobile home as an affordable housing option</p> <p>B. Continue to allow mobile homes that adhere to the California Building Code, e.g., with permanent foundations, as a single-family residential use.</p>	On-going	On-going
HE-E Preservation of Community Character	<p>A. Complete stakeholder interviews with local developers and architects to inform design standards.</p> <p>B. Adopt objective design standards for the Village Area by 2025.</p> <p>C. Publicize the City’s adopted design standards and review processes related to the Village Area on the City’s website and at City Hall by 2025.</p>	All actions and objectives: 2024	Completed. City Council adopted objective design standards for the Village on December 9, 2024. This can be found by clicking this link .
HE-F Local Workforce/Farmworker Housing	<p>A. Engage with workforce housing developers, employers, and non-</p>	A. Engagement: annually	A. City staff is working with California Consulting to



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Name of Program	Objective	Timeframe in HE	Status of Program
	<p>profits to identify funding opportunities annually.</p> <p>B. Create partnerships with developers and/or non-profits in support of two grant applications in the planning period, with a goal of obtaining \$200,000 in grant funding to support each project.</p> <p>C. Adopt incentives for workforce housing within two years of the adoption deadline.</p> <p>D. Through partnership and incentives, encourage the development of :20 very low-income units and 20 low-income units in central Solvang, as well as 20 units for farmworkers.</p> <p>E. Amend the Zoning Code to provide a streamlined ministerial permit process for qualifying farmworker housing complexes in compliance with recent State law amending the Health and Safety Code (AB 1783).</p>	<p>B. Partnerships in pursuit of funding: One by 2027; Two by 2030; Information to website: 2023</p> <p>C. Adopt incentives: within two years of the adoption deadline</p> <p>D. Identify parcels and contact developers and non-profit housing developers annually</p> <p>E. Amend Code by 2024.</p>	<p>identify appropriate funding.</p> <p>B. City staff will continue to work with its county partners in exploring funding opportunities. The City has hired a grant writing consultant to assist in these effort.</p> <p>C. City staff will need to identify these parcels.</p> <p>D. City staff should continue outreach with partners to develop properties.</p> <p>E. Completed and codified on December 8, 2024.</p>
HE-G Density Bonus Program	<p>A. Publish an informational brochure at City offices and on the City website in 2023.</p> <p>B. Encourage the development of three projects in central Solvang that include a density bonus.</p>	<p>A. To be completed by 2023.</p> <p>B. On-going.</p>	<p>A. Completed. Information on Density Bonus can be found on the city's website, and is currently processing 1 density bonus application.</p>
HE-H Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development	<p>A. Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs and JADUs.</p> <p>B. Create an information resource on the City's website that provides information on ADUs, JADUs, and City requirements.</p> <p>C. Provide a step-by-step guide and assistance links to necessary applications and information.</p> <p>D. Work with developers to incorporate ADUs and JADUs into new single-family developments.</p> <p>E. Engage Complete stakeholder interviews with local builders and</p>	<p>A. 2023 with annual updates</p> <p>B. 2024</p> <p>C. Ongoing</p> <p>D. by 2025</p> <p>E. Engagement: 2023-2024; public hearings: 2024; adopt incentives: by April 1, 2025</p> <p>F. Annually</p>	<p>The city adopted ADU and JADU regulations on December 8, 2024. Incentives that were completed included elimination of all required parking, and additional height increases for ADUs over existing garages beyond state standards.</p>



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Name of Program	Objective	Timeframe in HE	Status of Program
	<p>homeowners to explore discuss potential incentives to encourage the development of ADU and JADU development in low density high opportunity areas including, but not limited to, census tracts 1901 and 1910, in line with the City's goals to affirmatively further fair housing; potential incentives may include, but are not limited to, flexible zoning requirements, deferred or waived fees, and/or reduced parking requirements. The City shall hold public hearings in 2024 and shall adopt incentives by April 1, 2025.</p> <p>F. Distribute information on ADU development opportunities and available incentives through annual advertising campaigns targeting low density high resource areas in northern and southern Solvang.</p>		
HE-I Application for Grants and Loans	<p>A. Maintain and regularly update a database of funding opportunities. Promote funding opportunities available to local developers on the City website.</p> <p>B. Apply for a minimum of one new funding opportunity in support of affordable housing development in lower density high resource areas.</p> <p>C. Apply for a minimum of one new funding opportunity in support of redevelopment of underutilized commercial parcels or substandard housing in central Solvang.</p>	<p>A. Database: 2023 with annual updates; Information to website: 2024</p> <p>B./C. Apply for funding: once in the planning period</p>	<p>A. City staff will develop a housing portal to accomplish this task.</p> <p>B. The City has hired a grant writing consultant to assist in these effort.</p>
HE-J Adequate Sites Program	<p>A. Complete lot line adjustment for Site C (139-530-002) within one year of the adoption deadline.</p> <p>B. Rezone sites in accordance with 65583.2(h) and (i).</p> <p>C. Publicize and annually update a public-facing inventory of available sites in compliance with 65583.2(c).</p> <p>D. Update and submit an electronic copy of the available sites inventory to HCD annually with the Housing Element Annual Progress Report (APR), as required by SB 6 (2019) and make the list available on the city website</p>	<p>A. Complete lot line adjustment for Site C (139-530-002) within one year of the adoption deadline.</p> <p>B. Rezones: within three years of the adoption deadline</p> <p>C. Monitor development: annually; Public-facing inventory: 2023</p>	<p>A. Site C was rezoned on December 8, 2024. Site C currently has an application deemed complete.</p> <p>B. Site B and D was rezoned April 4, 2024. Site B has preliminary work on-going.</p> <p>C. On-going</p> <p>D. On-going</p>



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Name of Program	Objective	Timeframe in HE	Status of Program
		D. Electronic submission to HCD: Annually with APR	
HE-K Mixed-Use Development	<p>A. Update the General Plan (GP) to allow mixed-used development in all commercial and P-O zones.</p> <p>B. Interview local stakeholders regarding development standards appropriate to encourage mixed use development in 2024.</p> <p>C. Update the Zoning Code for consistency with the General Plan and to be responsive to stakeholder input in 2025; encourage the production of 10 low- income, 10 moderate and 20 above moderate income units in mixed use developments.</p> <p>D. Provide priority processing to mixed use projects with special needs and/or senior housing units to encourage the production of: 10 very-low and 10 low- income units.</p>	<p>A. GP update: 2023</p> <p>B. Stakeholder interviews: 2024</p> <p>C. Zoning Code update: within three years of the adoption deadline.</p> <p>D. On-going</p>	<p>A. Complete. General Plan was adopted with policies containing this language. .</p> <p>B. Complete. Zoning ordinance was amended in December 2024.</p> <p>C. Complete. Zoning ordinance was amended in 2024. 2025 projected units is 50 above moderate units.</p> <p>D. On-going</p>
HE-L Infill Incentives Ordinance	<p>A. Within three two years of the adoption deadline, evaluate and revise, as necessary, residential development standards to remove constraints to multi- unit infill development.</p> <p>B. Incentivize multi-unit infill projects by deferring payment of fees until final occupancy.</p> <p>C. Encourage the development of eight multi-family units in high resource areas or on infill parcels within the planning period.</p>	Within two years of the adoption deadline (by February 15, 2025)	<p>Complete. The city adopted a new zoning ordinance that reduces setbacks, revises parking standards, and reduced lot coverage.</p> <p>City has implemented a fee deferral program with application (see here).</p> <p>Pre-application received for 24 units of R-3 infill in 2024.</p>
HE-M Lot Mergers	<p>A. Identify parcels with potential for lot consolidation in 2023 and engage owners once in the planning period.</p> <p>B. Identify incentives to be incorporated into the lot consolidation procedure in 2023- 2024.</p> <p>C. Develop ministerial lot consolidation procedure in 2024.</p>	<p>A. Identify parcels: 2023</p> <p>B. Identify incentives: 2023-2024</p> <p>C. Adopt lot consolidation procedure: 2024</p>	<p>A. City staff will need to prioritize reviewing GIS parcel data to complete, however, should engage with the Planning Commission or City Council for parameters.</p> <p>B. City staff will need to return in fall 2025</p>



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Name of Program	Objective	Timeframe in HE	Status of Program
			<p>with parameters for incentives for lot line adjustments.</p> <p>C. City staff has identified the Subdivision regulations as antiquated and will revise by December 31, 2025.</p>
<p>HE-N Affordable Housing Incentives Program</p>	<p>A. Apply a streamlined permit processing for affordable housing developments in compliance with provisions under SB 35 and SB 330.</p> <p>B. Provide regulatory incentives in support of affordable housing, potentially including additional density or FAR allowances, parking reductions equivalent to the percentage of affordable units provided, and deferred fees targeted to lower income areas of central Solvang, including census tract 1910 and block group 2 of census tract 1909.</p> <p>C. Provide information on incentives for affordable housing development on City website.</p> <p>D. Make information regarding incentives and funding opportunities available in City Hall and on the City website.</p> <p>E. Use state and federal funding to help offset costs of governmental and non-governmental constraints to affordable housing development. As funds become available, the City shall distribute information to property owners, developers, and local non-profits related to eligibility and application for direct financial assistance.</p> <p>F. Identify properties in central Solvang in proximity to jobs and transportation options with potential for development or redevelopment as single-room occupancy housing and provide owners with information</p>	<p>A. 2024</p> <p>B. 2024</p> <p>C. Annually</p> <p>D. 2023, and updated annually</p> <p>E. Annually, contact interested parties immediately upon availability of funds.</p> <p>F. Identify parcels in 2023; engage owners twice in the planning period</p> <p>G. Within two years of the adoption deadline</p>	<p>A. City adopted revised infill development standards including FAR allowances, parking reductions, and deferred fee program. It also now includes ministerial approvals of certain multi-family units through zoning clearance. Staff anticipated 2 units to be completed by 2025 under this program.</p> <p>B. See A.</p> <p>C. Housing Portal is located here.</p> <p>D. See C.</p> <p>E. City staff will continue to work with its county partners in exploring funding opportunities. The City has hired a grant writing consultant to assist in these effort.</p> <p>F. See A.</p> <p>G. See A.</p>



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	<p>on Single Room Occupancies (SRO); engage the owners of these properties as well as market developers and non-profit housing providers to encourage the development of SROs on these sites.</p> <p>G. Create a ministerial process for approving residential developments in commercially zoned areas, subject to requirements provided in California Government Code Sections 65400 and 65585, in compliance with AB 2011 (2022)</p>		
HE-O Municipal Code Updates	<p>A. Allow low barrier navigation centers in mixed use and multi-family zoned areas in compliance with Government Code Sections 65660 and 65668 (AB 101).</p> <p>B. Allow 100 percent affordable housing developments with 25 percent or 12 units (whichever is greater) of supportive housing by right in all zones where mixed use and multifamily housing are permitted, in compliance with AB 2162.</p> <p>C. Allow housing for agricultural employees to be permitted by right in single family zones for up to six persons and in agricultural zones for no more than 12 units or 36 beds in compliance with Health and Safety Code 17021.5 and 17021.6.</p> <p>D. Remove Conditional Use Permit (CUP) requirements for all multi-family and mixed-use projects that provide a minimum of 20 percent affordability to lower income households, in compliance with State law.</p> <p>E. Adopt the most-recent edition to the California Building Code.</p> <p>F. Allow lot splits and ADUs in compliance with SB 9.</p>	All actions within three two years of the adoption deadline (by February 15, 2025).	<p>All items were completed as a part of the 2024 Zoning Ordinance update. These were codified on December 8, 2024.</p> <p>Please click here for more information.</p>



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	<p>G. Allow residential and mixed use projects that meet the provisions of California Government Code Sections 65913.4 and 65852.24, in all commercial zones in compliance with SB 6 (2022).</p> <p>H. Allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4), including providing an updated capacity analysis that accounts for development activity (if any) on the sites currently identified as capacity to meet the local need, and revising the emergency shelter definition to include interim interventions.</p> <p>I. Allow for transitional and supportive housing in compliance with AB 2162, including, but not limited to, permitting these uses in all zones allowing residential uses, including the AG zone, subject only to the requirements of residential uses of the similar type and form in the same zone.</p> <p>J. Allow single-room occupancy units (SROs) in commercial and mixed-use zones.</p>		
<p>HE-P Affirmatively Furthering Fair Housing</p>	<p>A. Provide educational information on fair housing to the public through distribution of a fair housing brochure. The brochure will be made available at the Solvang Senior Center, the Solvang Library, City Hall, and on the City website.</p> <p>B. Provide a minimum of one informational event on fair housing rights, fair housing resources, and common predatory practices, especially related to older adults in partnership with Santa Barbara County and other public and non-profit agencies targeting central Solvang.</p> <p>C. Provide information for property owners and managers on fair housing laws and regulations on the City's website by 2025.</p>	<p>A. 2024</p> <p>B. By 2026</p> <p>C. By 2025</p> <p>D. Engage Housing Authority annually</p> <p>E. by 2027</p> <p>F. by 2026</p> <p>G. By 2024</p>	<p>A. Completed. See city's housing website.</p> <p>B. To be scheduled within the next 2 years.</p> <p>C. See A.</p> <p>D. On-going</p> <p>E. On-going</p> <p>F. On-going</p> <p>G. On-going</p>



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	<p>D. Continue to support efforts by the Housing Authority of the County of Santa Barbara and engage the Housing Authority every two years to identify and implement opportunities to expand enforcement efforts and testing, particularly in central Solvang.</p> <p>E. Work with Santa Ynez Valley Transit to make the application for Dial-A-Ride services more accessible, by potentially removing requirements for ADA certification and physician sign off.</p> <p>F. Work with local organizations, particularly those that serve seniors and persons with disabilities, to distribute information on transit options.</p> <p>G. Through the General Plan Update, adopt programs that work to encourage business diversification in new mixed-use developments, as well as to encourage new businesses and visitor attractions that would enhance the existing business mix, particularly in central Solvang where lower income households, jobs, and transportation options exist in higher concentrations.</p>		
HE-Q Housing for Disabled Persons	<p>A. The City will encourage new developments to provide a portion of units to meet the special housing needs of seniors and persons with disabilities, including developmental disabilities.</p> <p>B. The City shall pursue funding to assist with construction and rehabilitation needs of housing accessible to lower- and moderate-income persons with a disability, including developmental disabilities, and/or seniors.</p> <p>C. The City shall engage residents, developers, and service providers to determine constraints to accessible housing.</p>	<p>A. On a project-by-project basis</p> <p>B. Identify funding annually; pursue at least one opportunity by 2031</p> <p>C. 2024</p> <p>D. by 2026</p> <p>E. by 2024</p>	<p>A. On-going</p> <p>B. City staff will continue to work with its county partners in exploring funding opportunities. The City has hired a grant writing consultant to assist in these effort.</p> <p>C. On-going</p> <p>D. The should be completed based on the next tri-</p>



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	<p>D. Evaluate and revise, as necessary, the reasonable accommodation ordinance by 2026.</p> <p>E. Encourage new affordable housing for seniors and persons with a disability in central Solvang where near public transit opportunities are concentrated</p>		<p>annual building code update.</p> <p>E. On-going</p>
HE-R Universal Design	<p>A. Evaluate and consider the model ordinance prepared by the State of California.</p> <p>B. Adopt a universal design ordinance.</p> <p>C. Provide information on universal design techniques and the universal design ordinance to developers and on the City website</p>	<p>A. Consider model ordinances: by 2024</p> <p>B. Adopt ordinance: by 2025</p> <p>C. Information to developers and website: 2023 and updated annually</p>	A universal design ordinance will be adopted along with the Tri-annual building code update.
HE-S Emergency Shelters and Transitional and Supportive Housing	<p>A. The City will contact religious institutions in Solvang to inform them of the provisions of the City's zoning ordinance allowing for emergency shelters, transitional, and supportive housing.</p> <p>B. The City will contact public agencies and non-profit organizations that serve homeless and near- homeless clients in the area to inform them of the City's provisions.</p> <p>C. The City will provide application assistance as necessary to support funding requests for emergency shelter or transitional and supportive housing requests.</p> <p>D. The City will meet annually with homeless service providers to evaluate current and future needs for an emergency shelter or transitional and supportive housing facility in Solvang. Should the need for such facilities arise, the City will provide assistance in accessing state or federal funding for such facilities by partnering with service providers, non- profit agencies, and the Santa Barbara County Continuum of Care in the pursuit of grants.</p>	<p>A. 2025</p> <p>B. 2025</p> <p>C. one by 2026, two by 2028, 3 by 2031</p> <p>D. Annually</p>	<p>A. to be completed in 2025.</p> <p>B. On-going.</p> <p>C. On-going.</p> <p>D. On-going.</p>



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HE-T Energy Conservation	<ul style="list-style-type: none"> A. Adopt the most recent California Green Building Standards Code (CALGreen). B. Provide public information on energy conservation programs and alternative energy technologies to residential developers, contractors, and property owners through the City website. C. Encourage the use of alternative energy technologies in new and rehabilitated housing 	<ul style="list-style-type: none"> A. Within one year of updates to CALGreen B. by 2025 C. On a project-by-project basis 	<ul style="list-style-type: none"> A. 2022 Cal green code has been adopted. City will continue to adopt Green Code tri-annually including the 2025 CBC by December 31, 2025. B. To be placed in 2025-2026 work effort. C. On-going
HE-U Missing Middle Housing	<ul style="list-style-type: none"> A. Evaluate development standards within the zoning code by 2024. B. To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of two missing middle housing developments between two and 8 units. C. To enhance housing mobility, encourage the development of 8 moderate-income units in high resource areas 	<ul style="list-style-type: none"> A. 2023-2031 B. Evaluate development standards: 2023. C. Adopt revised standards: by June 30, 2024 	<p>City staff has completed a major overhaul of the city's zoning ordinance that supports missing middle housing. This was adopted in December 8, 2024.</p>
HE-V Housing Information Transparency	<ul style="list-style-type: none"> A. The City will, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission's enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities. B. The City will, as appropriate, share this information on the City website and/or in hard copy form at City offices. Any changes to such information shall be made public within 30 days of changes. The City 	<p>By 2024, and updated regularly</p>	<p>City fees are currently posted on its website, and available to the public.</p>



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	will provide these items in Spanish, as funding and staff time allows		
HE-W Surplus and Excess Public Land	<ul style="list-style-type: none"> A. Regularly maintain an inventory of publicly owned surplus or excess land on the City website B. Annually release information regarding publicly owned sites that have been sold, leased, or disposed of. 	Annually	On-going
HE-X Anti-Displacement Strategy	<ul style="list-style-type: none"> A. Discuss issues, opportunities, and potential anti-displacement measures with the public through events targeting central Solvang, seniors, and residents with a disability. B. Adopt an anti-displacement strategy in 2025. C. Preserve all existing affordable units. D. Encourage the development of 50 lower income units (beyond the RHNA), with a target of 75 percent for seniors, residents with a disability, and farmworkers. E. Ensure housing options for the local workforce, particularly those in the retail or tourist-serving industries. 	<ul style="list-style-type: none"> A. Engagement to identify and evaluate potential anti-displacement measures: in 2023 and 2024 B. Public hearings and adoption: in 2025 	City staff should be directed by the City council to establish a “housing Implementation” goal and work effort in FY 2025-2026, which should include hiring a consultant specializing in Housing implementation.
HE-Y Objective Design Standards for By-Right Multifamily Projects	<ul style="list-style-type: none"> A. Review and evaluate current design guidelines, including completing stakeholder interviews with members of the Design Review Committee, and release a report documenting the findings of the evaluation. B. Draft Objective Design Standards for by-right multifamily residential development for public review. C. Adopt Objective Design Standards in 2025. D. Evaluate the Development Plan process to identify necessary objective provisions, as well as constraints to multifamily development. E. Amend the Zoning Code to provide a ministerial review pathway to 	<ul style="list-style-type: none"> A. 2024 B. 2024 C. 2025 D. 2024 E. 2025 	City staff should be directed by the City council to establish a “housing Implementation” goal and work effort in FY 2025-2026, which should include hiring a consultant to complete the work that specializes in Housing Implementation.



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	project approval that incorporates necessary objective provisions from the existing Development Plan process but does not impose subjective criteria or discretionary approvals.		