



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

Regular Meeting - 6:00 PM

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

Staff: Assistant City Attorney Taylor Foland (via Zoom), Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

**PLEDGE OF ALLEGIANCE**

Commissioner Petersen led in the Pledge of Allegiance.

**1. APPROVE ORDER OF AGENDA**

*Motion by Commissioner Petersen, to approve the Order of the Agenda, as presented, seconded by Vice Chair Adler and carried, 5-0.*

**2. PUBLIC COMMENT - None**

**3. CONSENT ITEMS**

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

*Motion by Commissioner Petersen, to approve the Consent Items, as presented, seconded by Vice Chair Adler and carried, 5-0.*

**4. EX PARTE COMMUNICATION - None**

**5. PUBLIC HEARINGS - None**

**6. DISCUSSION ITEMS**

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

Planning Manager Castillo narrated a PowerPoint presentation detailing the Annual General Plan Housing Report of 2024.

Discussion followed regarding objective standards and how to integrate them into mixed-use zones while complying with state laws, the benefits of the newly codified pre-application process for projects, the status of the Wildwood Project, and the “Water Wheel” building not needing to file for an extension due to changes made in the City ordinance.

Assistant City Attorney Foland redirected the discussion to the item on the agenda.

Discussion continued on the timeline of warnings issued by the City Code Enforcement Officer,

Chair Williams invited public comments.

Dennis Bebee

There were no other public comments.

In response to Mr. Bebee’s comments, Planning Manager Castillo explained the process of how a project can be deemed successful, noting success can be proclaimed when the City has made it possible for development to start (by rezoning and alleviating regulations).

Discussion followed regarding low-income housing development, specific wording in the plan to make it more understandable, reporting to City Council, setting a plan and following up with staff and Council to ensure projects move forward.

*Motion by Commissioner Petersen to recommend forwarding the 2024 Annual General Plan and Housing Element Progress Report to City Council, seconded by Commissioner Sparks-Gillis and carried, 5-0.*

## **7. PLANNING COMMISSIONERS’ COMMENTS**

Commissioner Petersen congratulated the new members of the Commission and apologized for missing the previous meeting.

## **8. PLANNING MANAGER REPORT**

Planning Manager Castillo reported there will be a joint meeting on March 13, 2025 at 6:00 p.m. with this Commission and the DRC about signs and designs, there will be an April meeting for the DRC to discuss a project for 1714 Mission Drive, the Lilisod Hotel project has restarted, there will be a March meeting for the DRC, a new Cal Fire map is expected to arrive on March 10th and comments by residents are highly encouraged, an item on short-term vacation rentals will be brought to the City Council on March 24, 2025 and announced an application was received for the 30 units at Den Market Square which will be brought before this Commission after the application is processed.

## **9. ADJOURNMENT: 7:05 p.m.**

Respectfully submitted:

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Rafael Castillo  
Planning Manager