



**MINUTES
SOLVANG PLANNING COMMISSION
Monday, April 7, 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 6:01 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 Folland (via Zoom), Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Zigler 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 March 3, 2025 Regular Meeting
- b. This item was pulled by Commissioner Zigler from Consent for separate discussion.
- c. Receive and file Planning and Building Division Current Projects April 2025

Motion by Commissioner Zigler, to pull Item 3b for discussion.

Motion by Vice Chair Adler, to approve Consent Items 3a and 3c, seconded by Commissioner Sparks-Gillis and carried 5-0.

Excluded from Consent

- b. Approve the Minutes of the March 13, 2025 Special Joint Meeting

Commissioner Zigler commented on minutes.

Assistant City Attorney Folland added that direction for action minutes comes from City Council and that the full video of the meeting can be viewed on YouTube.

Motion by Commissioner Sparks-Gillis, to approve Item 3b, seconded by Vice Chair Adler and carried 5-0.

4. EX PARTE COMMUNICATION

None.

5. PUBLIC HEARINGS

- a. Public hearing to consider adoption of Planning Commission Resolution 25-02 for an amendment to a previously approved Development Plan for a proposed exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant located at 1714 Mission Drive (APN 139-240-034) with a finding that the proposed amendment is in conformance with the adopted Class 32 exemption to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 CEQA exemption

Commissioner Petersen declared he has conflicts of personal interest within 500 feet of the zone in question, recused himself and left the chambers at 6:10 p.m.

Planning Manager Castillo narrated a PowerPoint presentation with details of the proposed project.

Discussion followed.

Chair Williams opened the public hearing and invited public comments.

Susan Bott, via Zoom, We Watch

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

Motion by Commissioner Sparks-Gillis, to adopt Planning Commission Resolution 25-02, seconded by Commissioner Zigler and carried 4-0. Commissioner Petersen was absent (recused).

6. DISCUSSION ITEMS - None

7. PLANNING COMMISSIONERS' COMMENTS

Commissioner Petersen returned to the chambers at 6:31 p.m.

Commissioner Sparks-Gillis requested an update on the ongoing lawsuit between the City and the Wildwood Project.

Planning Manager Castillo stated he has no comment at this time.

Assistant City Attorney Foland stated the City there is no comment on the lawsuit at this time.

8. PLANNING MANAGER REPORT

Planning Manager Castillo reported the DRC has a pre-application for an expansion of Cottage Hospital to review, the City Council meeting on April 28th will discuss the outcomes of the joint meeting of the Planning Commission and the DRC, staff is processing many applications for various permits, and there are currently no items for the May meeting of this Commission.

9. **ADJOURNMENT**: 6:35 p.m.

Respectfully submitted:

DocuSigned by:

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Rafael Castillo
Planning Manager