



**MINUTES
SOLVANG PLANNING COMMISSION
TUESDAY, SEPTEMBER 2, 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 PM in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioners 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, Community Development Director Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Sparks-Gillis led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Vice Chair Adler to approve the Order of Agenda, as presented, seconded by Commissioner Sparks-Gillis, and carried 4-0, with Commissioner Petersen, absent.

2. PUBLIC COMMENT - None

3. CONSENT ITEMS

- a. Approve Minutes of June 2, 2025 Planning Commission Meeting
- b. Receive and file Community Development Major Projects List September 2025

Commissioner Sparks-Gillis corrected the spelling of his name on the minutes of the June 2, 2025 Planning Commission meeting.

Motion by Commissioner Zigler to approve Consent Items, as amended, with corrections to the minutes of June 2, 2025, seconded by Vice Chair Adler, and carried 4-0, with Commissioner Petersen, absent.

4. EX PARTE COMMUNICATION

Chair Williams reported meeting with Mr. St. George to discuss his project.

5. PUBLIC HEARINGS

- a. Public hearing to consider an Appeal of Community Development Director's determination

approving amendments to facades and building colors with modifications to a previously approved Development Plan for 1704 Mission Drive (APN 139-240-033) (PA 25-035).

Community Development Director Castillo narrated a PowerPoint presentation with details of an appeal of the Community Development Director's determination approving amendments to facades and building colors with modifications to a previously approved Development Plan for 1704 Mission Drive.

Chair Williams opened the public hearing and invited public comments.

Melissa Bates
Esther Jacobsen-Bates

There were no other public comments.

Discussion followed regarding the units that were moved from their original location, removal of the color banding on the roof, suggested colors, allowing business owners and staff to work together, expected adoption date of the color palette and the DRC's comments and recommendations.

Continuing discussion followed regarding merging the approved plan with the amended plan.

Chair Williams reopened public comments and invited the applicant to address the Planning Commission.

The applicant, Ed St. George, spoke on the item.

Chair Williams invited public comments.

Lynn Peerson

There were no other public comments.

Ed St. George explained the subject of the appeal.

Chair Williams closed public comments.

Discussion followed regarding consideration of removing the timbers, options for recommendations by the Planning Commission and next steps.

Motion by Vice Chair Adler, to follow the recommendations of the Planning Commission and DRC and move for the changes that have been submitted (Resolution No. 2505) and including the amendments to the landscaping plan and the site plan as identified by the Director and including Exhibit C, seconded by Commissioner Zigler.

Chair Williams spoke in favor of the facades as they are; mentioned the brick on the windmill; urged the City to work with the developer and mentioned the need to follow the process.

The motion carried 4-0, with Commissioner Petersen, absent.

6. DISCUSSION ITEMS - None

7. PLANNING COMMISSIONERS' COMMENTS - None

8. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Castillo reported on projects City staff is working on; spoke about

upcoming Planning Commission items; addressed upcoming agenda items for the City Council and announced the upcoming State of the City event.

9. ADJOURNMENT: 7:20 PM

Respectfully submitted:

DocuSigned by:



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Rafael Castillo
Planning Manager