



**MINUTES  
SOLVANG CITY COUNCIL  
ADJOURNED REGULAR MEETING**

December 12, 2022  
Monday  
Open Session 6:30 p.m.

**OPEN SESSION – ADJOURNED REGULAR MEETING**

**PRESENTATIONS**

The Honorable Denise de Bellefeuille presented the Certificate of Election and administered the Oath of Office to Mayor Elect Mark Infanti, and Councilmembers Elect David Brown and Elizabeth Orona.

**CALL TO ORDER**

Mayor Infanti called the meeting to order at 7:33 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

Present: Mayor Mark Infanti; Councilmembers David Brown, Claudia Orona, Elizabeth Orona

Staff: Interim City Manager Bradley Vidro, City Attorney David Fleishman, City Clerk Annamarie Porter, Public Works Director Rodger Olds, Planning Manager Sophia Checa, Planning Consultant Laurie Tamura

**PLEDGE OF ALLEGIANCE**

Councilmember Brown led in the Salute to the Flag.

**PROCLAMATIONS, COMMENDATIONS AND CEREMONIAL ITEMS - None**

**PRESENTATIONS – None**

**1. PUBLIC COMMUNICATIONS – NON- AGENDA AND CONSENT ITEMS - None**

There were no public comments on this item.

**2. CITY MANAGER REPORT AND ADVANCE CALENDAR**

Interim City Manager Vidro reported the December 26, 2022 meeting has been cancelled and discussed items included in the next meeting agenda.

**3. COUNCIL COMMENTS AND REQUESTS**

Councilmember Claudia Orona welcomed new Councilmembers to the Council.

Councilmember Elizabeth Orona thanked the exiting Council and looked forward to working with fellow colleagues.



*Motion by Mayor pro tem Elizabeth Orona, to approve the assignments to the boards, committees and agencies of Council representatives, as listed above, seconded by Councilmember Brown, and carried 4-0.*

**b. DISCUSSION AND POSSIBLE ACTION REGARDING CITY COUNCIL VACANCY APPOINTMENT PROCESS**

Interim City Manager Vidro presented details of the report including options for City Council consideration as to the preferred appointment process and noted a public notice is forthcoming for the position.

Discussion followed regarding filling the vacancy with someone who already ran for Council and has voter support, or through an application process versus scheduling a special election, costs of a special election, appointing someone from Districts 1 or 2, requesting applications, expediting the process, and considering experienced candidates.

Mayor Infanti invited public comments.

Karen Waite, Former Councilmember, felt the best process is to accept applications and fill the vacancy via a point voting system.

There were no other public comments on this item.

Discussion followed regarding setting December 29, 2022 as the deadline for submitting applications for the vacant City Council position and whether to use ranked-choice voting.

*Motion by Mayor pro tem Elizabeth Orona, to direct staff to initiate a public application process for At-Large Councilmember candidates, accept applications until December 29, 2022 and provide next step announcements in the first meeting of January, 2023, seconded by Councilmember Claudia Orona, and carried 4-0.*

**c. DISCUSSION AND POSSIBLE ACTION TO RECEIVE ADVISORY BODY BOARDS, COMMISSIONS AND COMMITTEE RECRUITMENT PROCESS**

Interim City Manager Vidro reported terms for members of the various City boards, commissions and committees expire at the end of the year; noted all spots are vacant; stated the City is taking applications until January 12, 2023 and announced appointments will be made during City Council's second meeting in January. He added there will be no boards, commission or committee meetings in January.

There were no public comments on this item.

Discussion followed regarding two-year terms expiring in even years.

No action was taken on this item at this time.

**d. DISCUSSION AND POSSIBLE ACTION REGARDING: APPROVE THE SECOND AMENDMENT TO THE AGREEMENT WITH URBAN PLANNING CONCEPTS INC FOR PLANNING DIVISION CONSULTING SERVICES FOR THE ADDITIONAL AMOUNT NOT TO EXCEED \$80,000 FOR THE EXISTING TERM TO JUNE 30, 2023, AND AUTHORIZE THE MAYOR TO EXECUTE ON BEHALF OF THE CITY; AND AUTHORIZE A BUDGET AMENDMENT IN THE AMOUNT OF \$80,000 FROM THE GENERAL FUND**

Planning Manager Sophia Checa presented the staff report; spoke favorably on the work done by Planning Consultant Laurie Tamura, Urban Planning Concepts Inc. and noted this item is to extend her contract until June 30, 2023 and allow for the budget adjustments of \$80,000 from the General Fund.

Discussion followed regarding the original budget amount and availability of the funds in the General Fund account.

Mayor Infanti invited public comments.

There were no public comments on this item.

*Motion by Councilmember Brown, to approve the second amendment to the agreement with Urban Planning Concepts Inc for planning Division consulting services for the additional amount not to exceed \$80,000 for the existing term to June 30, 2023 and authorize the Mayor to execute on behalf of the City; and authorize a budget amendment in the amount of \$80,000 from the general fund, seconded by Councilmember Claudia Orona, and carried 4-0.*

**e. DISCUSSION AND POSSIBLE ACTION TO RECEIVE PRELIMINARY REVIEW OF THE HOUSING ELEMENT OF THE GENERAL PLAN**

Public Works Director Rodger Olds narrated a PowerPoint presentation of a preliminary review of the City's General Plan Update.

Discussion followed regarding the amount of work done by the General Plan Advisory Committee, the importance of public review and input.

Planning Consultant Tamura discussed updates to all of the elements of the General Plan, RHNA numbers assigned to the City, the State's requirement for all California cities to file their Housing Elements by February 15, 2023 and next steps prior to submitting the Housing Element to the State.

Discussion followed regarding details of Builder's Remedy and continuation of the GPAC

Mayor Infanti invited public comments.

Charles Chester, Mission Oaks, alleged the majority of cities in the State will fail to meet the deadline and stated the State will need to address the issue.

Dan Martin, President, Mission Oaks Owners Association, referenced a letter regarding the proposed rezoning of Site 3; discussed added costs to develop the site and urged City Council to look at other sites.

John Royce spoke in support of high-density housing for Solvang's workforce; noted the importance of having a thorough understanding of any site, for development; listed issues with Site 3 that should be reviewed before considering rezoning and felt Site 3 is not a realistic site for developing affordable housing.

John Moisan, Mission Oaks, expressed concerns with the soil composition of the proposed sites and suggested other properties may be more suitable for the proposed housing.

Kent Lockhart, Mission Oaks, discussed errors in the City Sites Inventory; claimed Site 3 is not suitable for development of affordable housing units; felt no rezoning will be necessary in order to build moderate and above-moderate income units; declared only 65 units are needed to meet RHNA allocations and urged staff to correct the report.

Stephen Martin, Mission Oaks, expressed concerns with the impacts of the proposal; suggested the need to look at the overall feasibility of building affordable housing; spoke about needing to consider traffic, safety, soil, infrastructure improvements and costs for remediation; believed the draft Housing Element fails to provide realistic site evaluations and urged City Council to remove the 4.4 acres (sloping side) from Site 3, conduct a feasibility analysis of building affordable housing units over existing parking lots and study impacts of building new housing on water availability and conservation.

Wendy Gregersen, Mission Oaks, felt there is a lack of understanding, particularly as it relates to Site 3; felt there has not been sufficient time for public input and there is a lack of alternative options for developing low-income housing; suggested the need to carefully study what can be achieved on the sites; commented on the City providing more than what the State requires and listed concerns including increased traffic and water needs.

Lansing Duncan urged the Commission to take its time to do this right; discussed issues that will need resolution before developing the site and added costs; opined Site 3 is not suitable for high density housing; felt it should be reconfigured to eliminate the steeper parcel and read from a letter submitted to staff with recommendations.

Sam Burke presented examples of foundation failures and spoke about added costs involved in getting Site 3 ready for development and about Site 3 being unsuitable for development.

Karen Waite, Mission Oaks, felt the proposed project merits further archaeological, environmental, and geological studies; spoke about the archaeological significance of the area; commented on the need carefully examine the report; hoped the Council will consider how this will affect everyone's quality of life in the area.

Josh Richmond, via Zoom, spoke about his family's ownership of Site 3; noted all speakers live in the Mission Oaks area and have not discussed other potential sites; discussed existing zoning and developments allowed; believed soil issues are easily mitigatable; believed a 20-unit per acre zoning designation is appropriate for the site and listed benefits of developing the site.

There were no other public comments on this item.

Planning Consulting Tamura spoke about edits that will be made to the document; reported the draft document will be released at the end of this week for a 30-day review period; noted subsequent revisions will be made after the public review period; addressed next steps, including the environmental review process and stated sites identified must be viable sites.

Discussion followed regarding ensuring that the consultant information is accurate within the report, considering unintended consequences in terms of affordability, the need to take the time to do this right, and considering alternatives including the feasibility of building housing over existing parking lots.

There was no action taken on this item at this time.

**7. AB1234 REPORT OUT AND COUNCIL CLOSING COMMENTS – None**

**8. ADJOURNMENT**

The meeting Adjourned Regular Meeting was adjourned at 9:28 p.m.

Respectfully submitted:

DocuSigned by:  
  
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Annamarie Porter, City Clerk