

**CITY OF SOLVANG
PLANNING COMMISSION**

MEETING AGENDA

Monday, April 4, 2016 – 6:00 P.M.
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Members: Robert Clarke, Chair; Jack Williams, Vice-Chair;
Aaron Petersen; Gay Infanti; Brian Chaney

Staff: Arleen T. Pelster, Planning & Economic Development Director
Dave Fleishman, Assistant City Attorney
Brynda Messer, Assistant Planner

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

- A. PUBLIC COMMENT:** Requests from the public to speak to the Commission on matters not on the agenda.
- B.** Requests for Continuance, Withdrawals, or Addition of Ex-Agenda items
- C.** Conflicts and/or Ex-Parte Communications
- D.** Approval of Minutes:
November 2, 2015

2. PUBLIC HEARINGS ON NEW DEVELOPMENT AND CITY PROJECTS

Hearing on the request of Joshua Richman, Owner/Agent, to consider the approval of a Development Plan [application filed March 18, 2015], to reconfigure and reconstruct the existing Valley Plaza shopping center comprising 39,282 square feet (sq. ft.) and two apartment units, and rebuild a new shopping center comprising 41,429 sq. ft. commercial retail space and eight one-bedroom residential units, pursuant to Zoning Ordinance Sections 11-16-4 (Permit Procedures), on a 3.9 acre property zoned C-2, and to adopt the Mitigated Negative Declaration (MND) pursuant to Section 15070 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Approval of an alternative to allow a new access driveway from Mission Drive (State Route 246) is also requested.

3. PLANNING COMMISSIONER'S COMMENTS

4. PLANNING/COMMUNITY DEVELOPMENT DIRECTOR'S COMMENTS

(Oral reports only/no written materials provided in packet)

5. ADJOURNMENT