



MINUTES OF THE REGULAR MEETING OF THE
SOLVANG CITY COUNCIL

Council Chambers
1644 Oak Street
Solvang, CA 93463

October 24, 2016
Monday
6:30 pm

CALL TO ORDER: Mayor Richardson called the meeting to order at 6:30 p.m.

ROLL CALL:

PRESENT: Mayor Richardson, Council Members Duus, Jamieson, Skytt, and Zimmerman

STAFF: Brad Vidro, City Manager; Roy Hanley, City Attorney; Arleen T. Pelster,
Planning & Economic Development Director; Lt. Shawn O'Grady; and
Lisa S. Martin, City Clerk

PLEDGE OF ALLEGIANCE: Led by Council Member Duus

CITY MANAGERS REPORT: Informational report only

1. **PUBLIC COMMUNICATIONS – WRITTEN OR VERBAL**

Fred Kovol, Solvang Resident

- Attended the water workshop and ID#1 Board meetings. Property tax bills now have a parcel tax from ID#1. Provided water rate tables to the Council.
- Discussed ID#1 and CCWA projected costs for Solvang.
- Provided information on meter rates.

2. **COUNCIL REQUESTS**

None.

3. **CORRESPONDENCE RECEIVED BY COUNCIL**

No discussion – informational only.

4. **APPROVAL OF AGENDA AS PRESENTED**

Item 6b should be continued at the request of staff.

5. **CITY COUNCIL MINUTES OF OCTOBER 10, 2016**

*Motion made by Council Member Duus to approve the minutes with the correction of Item 8 to reflect a vote of 3-0-1-1, seconded by Council Member Skytt, and **carried** with a verbal response of 5 ayes.*

6. CONSENT AGENDA

- a. Receive and File Sheriff's Department Report for September 2016
- b. Authorize the Mayor to execute the Agreement for Land Development Improvements for the Merkantile (Valley Plaza) Redevelopment project
- c. Marijuana Urgency Ordinance Time Extension
 1. Adopt Resolution No. 16-999, extending the previously adopted Urgency Ordinance 16-319 until September 12, 2017

Mayor Richardson pulled Item 6c.

Mayor Richardson opened Item 6c to public comment at 6:47 p.m.

John De Friel

- The urgency ordinance seems to prohibit both medical and recreational marijuana mobile deliveries. Would ask that an exemption for medical cannabis deliveries be added.

The item was closed to public comment at 6:51 p.m.

City Attorney Hanley discussed that what is on the agenda tonight is a prohibition relating to adult use of marijuana only, and relates to the ballot measure.

Council Member Jamieson asked for clarification that the City of Solvang does allow for medical use and delivery of medical marijuana. City Attorney Hanley answered affirmatively.

Council Member Zimmerman noted that the Resolution does state "whether medical or adult use" in paragraph 6. City Attorney Hanley didn't see any problem with adding a "Whereas" in the Resolution to add clarification referring to the medical marijuana ordinance.

*Motion to approve consent agenda items 6a and c and to table item 6b made by Council Member Skytt, seconded by Council Member Duus, and **carried** with a roll call vote of 5 ayes.*

REGULAR AGENDA

7. PARKING IN-LIEU FEE PROMISSORY NOTE, 478 FOURTH PLACE

Staff report by City Manager Vidro.

Council Member Duus asked what our fund total is currently. Staff indicated that the fund contains \$407,894.

Council Member Jamieson asked if there had been any response from Solvang School regarding public parking in their lot. City Manager Vidro responded that a letter was sent but a response has not been received.

Council Member Zimmerman inquired as to the terms of the previous loans. City Manager Vidro indicated that we have approved 10 and 20 year terms. Additionally, we have a clause in the agreement that if the property sells we get the loan paid off during escrow.

Council Member Zimmerman would like the term to be shorter than the 20 years requested, would support a 10 year term.

Mayor Richardson opened the item to public comment at 7:05 p.m.

Demetrios Loizides, Applicant, Owner of K'Syrah

- Is asking for a term of 20 years with 0% interest due to the high costs of running a restaurant, Obamacare, etc. With all the taxation and regulations his profit margin is down to 7%.

The item was closed to public comment at 7:09 p.m.

Council Member Duus asked how the parking in-lieu funds are invested. Staff responded that it earns a quarter percent.

Motion made by Council Member Zimmerman to approve the agreement and promissory note with a term of 10 years. Motion dies for lack of a second.

Motion made by Council Member Duus to execute the Promissory Note with the terms as recommended in the staff report, seconded by Council Member Skytt, and carried with a roll call vote of 4-1 with Council Member Zimmerman voting No.

8. STATUS UPDATE FOR ECONOMIC DEVELOPMENT STRATEGIC PLAN

Staff report by Arleen Pelster, Planning & Economic Development Director.

Mayor Richardson opened the item to public comment at 7:15 p.m.

Susan Williams, Business Owner (Wandering Dog Wine Bar)

- Requested that the City add street lighting along the blocks at Mission and Fourth Place as there have been many near misses.

The item was closed to public comment at 7:13 p.m.

Motion made by Council Member Jamieson to accept the list of project and adopt Resolution 16-1000, seconded by Council Member Skytt, and carried with a roll call vote of 5-0.

9. FIRST READING OF PROPOSED AMENDMENT TO THE ZONING ORDINANCE, TITLE 11 OF THE MUNICIPAL CODE, TO PROVIDE REGULATIONS FOR SHORT TERM/VACATION RENTALS

Staff report by Arleen Pelster, Planning & Economic Development Director.

Mayor Richardson asked for clarification of the map on page 2 of the staff report. There are nine properties included in the overlay, but only 4 rentals?

Planning Director Pelster answered affirmatively and indicated that several properties on Copenhagen are eligible but are not developed.

Council Member Skytt questioned if vacation rentals were allowed in the TRC zone district.

Planning Director Pelster responded that they are.

Council Member Jamieson asked what length of time constitutes a short term rental. Staff replied with an answer of 30 days or less.

Mayor Richardson opened the item to public comment at 7:23 p.m. and, seeing none, closed the item.

*Motion made by Council Member Jamieson to approve the staff recommendation, seconded by Council Member Duus, and **carried** with a roll call vote of 5-0.*

Council Member Jamieson noted that she would like to look at Bed & Breakfast situations on a future agenda.

10. SECOND READING OF ORDINANCE AMENDING CONTRACT BETWEEN THE CITY OF SOLVANG AND THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM BOARD OF ADMINISTRATION

Staff report by City Manager, Brad Vidro.

Mayor Richardson opened the item to public comment at 7:23 p.m.

Fred Kovol, Solvang Resident

- This is a step in the right direction.

The item was closed to public comment at 7:25 p.m.

*Motion made by Council Member Duus to adopt Ordinance 16-321, seconded by Council Member Jamieson, and **carried** with a roll call vote of 5-0.*

11. FUNDING RECOMMENDATION FOR AWARD OF BID FOR SOLVANG FIRE STATION ADDITION

Staff report by City Manager, Brad Vidro.

Council Member Zimmerman inquired as to what will happen to the funding of the Alamo Pintado Bike/Pedestrian Bridge if we use this grant money for the addition to the fire station.

City Manager Vidro responded that when Caltrans moves forward with that project, we could still contribute \$150,000.

Council Member Zimmerman asked how much staff time would be utilized for the demolition of the parking area walls and asphalt. Staff estimated about 3-4 persons working for approximately 3 days.

Mayor Richardson opened the item to public comment at 7:32 p.m. and, seeing none, closed the item.

*Motion made by Council Member Skytt to approve the staff recommendation, seconded by Council Member Jamieson, and **carried** with a roll call vote of 5-0.*

12. COUNCIL MEMBER REPORTS (Oral reports: Each Council Member will give oral reports on their activities in relation to the following committee or agencies. In addition, each member may report on items that will be included on the agenda for such committee or agency and seek guidance from the Council as a whole on such items, including on what position to take on behalf of the City)

- Santa Barbara County Association of Governments
Mayor Richardson announced the appointment of the new Executive Director, Marjorie Kern.
- Air Pollution Control Board
Mayor Richardson discussed the Annual Air Quality Report. Santa Barbara County still has a problem with the pollution from ships passing through the channel, although slowing the ships down has helped. Additionally, there are three Clean Air Express buses for sale.
- Finance Committee
- Joint Wastewater Committee
- Chumash Tribe
- Water Committee
- Indian Gaming Benefit Committee
- California Joint Powers Insurance Authority

13. ADVANCE CALENDAR

Information only, no action.

14. ADJOURNMENT Mayor Richardson adjourned the City Council meeting at 7:36 p.m.



Lisa S. Martin, City Clerk