



**MINUTES OF THE REGULAR MEETING OF
THE SOLVANG CITY
DESIGN REVIEW COMMITTEE**

Council Chambers
1644 Oak Street
Solvang, CA 93463

March 11, 2021
Thursday
6:00 p.m.

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

PRESENT: Committee Members: Esther Jacobsen Bates, Patrick Cavanaugh, Joy Culley, Brian Deputy and Jennifer Dryden Hess

STAFF: Xenia Bradford, City Manager/Planning Director; Laurie Tamura, Contract Planner, David Packard, Assistant to the City Manager, David Fleishman, City Attorney

OATH OF OFFICE

City Manager/Planning Director Xenia Bradford administered the Oath of Office to Members of the Design Review Committee (DRC).

1. PRELIMINARY MATTERS

PLEDGE TO THE FLAG

Committee Member Bates led in the Pledge to the Flag.

A. Public Comment on Items not on the Agenda

There were no public comments on this item.

B. Appoint Commission Chair/Vice Chair

Committee Member Bates nominated Patrick Cavanaugh for Chair of the Committee and Committee Member Culley seconded the nomination. There were no other nominations and Committee Member Cavanaugh was declared Chair of the DRC, unanimously and took leadership of the meeting.

Chair Cavanaugh called for nominations for Vice Chair of the DRC.

Committee Member Culley nominated Committee Member Bates for Vice Chair and Committee Member Hess seconded the nomination. There were no other nominations and Committee Member Bates was declared Vice Chair of the DRC, unanimously.

City Manager/Planning Director Bradford requested adding a discussion item on establishing a General Plan Advisory Committee (GPAC) including two Member volunteers of the DRC and discussed its responsibilities.

City Attorney David Fleishman explained the Committee cannot act on items not on the agenda; reported the need for action on this was immediate and the issue came to the attention of the DRC after the agenda was posted, and noted the Committee may, therefore, add the item to the agenda with a two-thirds vote.

Motion by Vice Chair Bates to add consideration of DRC members to the GPAC to the agenda, seconded by Committee Member Culley, and carried, unanimously, 5-0.

City Manager/Planning Director Bradford asked for volunteers to be a part of the GPAC and explained the process and the timeline.

Discussion followed regarding the importance of the process and the time commitment needed.

Committee Member Hess and Vice Chair Bates volunteered to be Members of the GPAC, representing the DRC.

C. Approve Design Committee Regular Meetings Schedule

City Manager/Planning Director Bradford suggested scheduling regular meetings of the DRC on the third Thursday of each month.

The Committee concurred to schedule regular meetings of the DRC at 5:00 p.m. on the third Thursday of each month.

D. Receive Brown Act Training

City Attorney Fleishman requested moving this item to the latter part of the meeting to allow additional time to consider the item and the Committee concurred.

2. PAINTING PROPOSALS

A. 436 First Street

Applicant: Joe Hinkens

Owner

Request for approval to repaint the whole building and accent features around the property. The originally proposed colors are white with back trim and accents. Staff has suggested they propose other colors in order to be consistent with the Design Guidelines. This property is located in the TRC zone district.

Contract Planner Laurie Tamura presented details of the staff report.

Chair Cavanaugh invited the applicant to address the Committee.

Ron Foil, Applicant, stated he is open to other color options and noted they would like to paint the building before summer.

Discussion followed regarding the half-timbers, using bright, historic Danish colors, keeping the color palette simple, painting the half timbers a contrasting color to the walls, preserving and enhancing Danish/European

design elements and considering different colors for the three existing buildings.

Mr. Foil agreed to return to the Committee at its next meeting with color palette options.

Chair Cavanaugh suggested the Applicant work with staff to determine an appropriate color palette and allowing staff the authority to decide so that the Applicant may proceed expeditiously.

Members of the public were invited to address the Committee.

Councilmember Infanti spoke about keeping the building colorful but consistent with the surrounding area and agreed with the idea of painting the different buildings, different colors.

There were no other public comments.

Mr. Foil agreed with the Chair's recommendation to work with staff to determine an appropriate color palette in order to move forward with the project, as soon as possible.

Discussion followed regarding the need to develop an approved color palette for the City.

Motion by Vice Chair Bates to give staff the authority to work with the Applicant and decide on an appropriate color palette for the subject building, seconded by Committee Member Culley, and carried, unanimously, 5-0.

3. DEVELOPMENT PROJECT REVIEW

B. 420 Second Street – APN 139-192-021, 022, 023 Applicant: Solvang Festival Theater

On February 1, 2021, the Planning Commission approved the Solvang Festival Theater renovation project. The Development Plan included renovation of the seating area including replacement of the light poles, remodel of the ticket booth, construction of new sound and lighting control booth, relocation of center stairs and reconstruction of taller sound walls. The conditions of approval require the DRC to review the exterior colors, and lighting for the new seating area. This property is in the TRC zone district.

Contract Planner Laurie Tamura presented details of the staff report.

Members of the public were invited to address the Committee.

Chris Nielsen, Chair, Solvang Festival Theater Board of Directors, introduced the project architect and project manager.

Monisha Adnani, Project Architect, noted the project benefits the community and provides increased structural safety; discussed the proposed railings and handrails; addressed consideration by the Planning Commission and spoke about the proposed architectural materials and colors.

Mr. Nielsen discussed the large white wall; suggested the space may be used for a marquee and/or occupied with signage opportunities and reported it is an interior frontage wall.

Discussion followed regarding the findings required for approval, having the DRC review projects, conceptually, before a project is reviewed by the Planning Commission, going forward, changes to landscaping after construction, the existing versus proposed height of the lighting poles, location of fixtures and existing trees.

Susan Bott, via Zoom, discussed location of the fixtures; spoke about the importance of having the fixtures be dark-sky compliant and talked about the possibility of screening the lights.

There were no other public comments on this item.

Discussion followed regarding the possibility of using the large white wall space for donor recognition, adding a logo and sponsor information in the space, keeping the City advised regarding proposed uses for that space, colors, and proposed materials for the decking and sound walls,

Motion by Committee Member Hess to approve the Solvang Festival Theater project, as presented, seconded by Vice Chair Bates, and carried, unanimously, 5-0.

4. GENERAL PLAN UPDATE

Receive presentation on General Plan Update.

City Manager/Planning Director Bradford presented an update on the General Plan Update process; discussed the Design Element of the General Plan and deferred to City Consultants for a report.

Brent Gibbons and Jim Harnish, Mintier Harnish, narrated a PowerPoint presentation with an overview of the firm, the team, the purpose, and importance of a General Plan as a long-range planning document and related State mandates for inclusion of specific elements. They addressed General Plan characteristics, the Planning area, the importance of this being a community-based process, reasons for updating the General Plan and noted this is the first time the City has taken a comprehensive approach to update its General Plan.

Discussion followed regarding the uniqueness of the City.

Contract Planner Tamura discussed upcoming projects for the DRC to consider.

Receive Brown Act Training

City Attorney Fleishman conducted training on the Brown Act to DRC Members and narrated a PowerPoint presentation.

Discussion followed regarding ethics training, avoiding violations and conflicts of interest, appropriate disclosures, and submission of Form 700.

5. BOARD MEMBER COMMENTS

Committee Member Deputy requested everyone's contact information.

Committee Member Culley spoke about the importance of consistency and enforcement.

Vice Chair Bates agreed with Committee Member Culley and spoke about fairness in applying the guidelines.

Discussion followed regarding providing an advance calendar of items to be considered by the DRC.

6. PLANNING STAFF COMMENTS

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City Manager/Planning Director Bradford spoke about additional staffing and thanked the DRC for its feedback.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Minutes Prepared by:

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XENIA BRADFORD
City Manager/City Clerk