



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

Council Chambers
1644 Oak Street
Solvang, CA 93463

May 20, 2021
Thursday
5:00 p.m.

1. PRELIMINARY MATTERS

CALL TO ORDER

The meeting was called to order at 5:00 p.m.

ROLL CALL

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

ABSENT: Esther Jacobsen Bates

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

PLEDGE TO THE FLAG

Committee Member Hess led in the Pledge to the Flag.

APPROVAL OF AGENDA, AS PRESENTED

The Committee concurred to approve the agenda, as presented.

APPROVAL OF MINUTES OF MEETING ON MARCH 11, 2021, AND APRIL 15, 2021

Motion by Committee Member Culley to approve the meeting minutes of March 11, 2021, as presented, seconded by Committee Member Hess, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

Motion by Committee Member Hess to approve the meeting minutes of April 15, 2021, as presented, seconded by Committee Member Culley, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Cavanaugh opened public comments on items not on the agenda.

There were no public comments.

Chair Cavanaugh closed public comments.

2. DESIGN REVIEW COMMITTEE APPLICATION PROCESS

Chair Cavanaugh referenced a memo included on Page 16 of the Agenda Packet; read his comments into the record; addressed background, formation and responsibilities of the DRC and noted that until the General Plan update has been completed, the DRC has little choice but to apply the guidelines in the design standards developed previously and based on the Community Design Element of the General Plan adopted in 1988 and on Ordinance 21-347. He added that applicants should be informed of those design standards when they start the application process and suggested the application, itself needs updating to require information regarding how the project conforms to the design standards.

Discussion followed regarding the possibility of developing a style guide including an approved paint palette, going forward and the need to update forms and applications.

City Manager/Planning Director Bradford reported staff is in the process of implementing a new, online permitting software which will streamline and automate previous paper processes; noted that both applicants and staff will have a clear path as the applications are submitted and announced it will be available to the public this summer.

Motion by Committee Member Culley to direct staff to make an addition to the existing application form adding a requirement for the applicant to verify compliance with the design standards and list how their project is compliant, seconded by Committee Member Hess, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

3. PROJECT RE-HEARING

A. 425 First Street APN 139-192-024 Water Wheel Building Owner: Maz Y

This project was reviewed by the DRC on April 15, 2021. The applicant appealed the approval to the City Council and was heard on May 10, 2021. The City Council referred this request back to the DRC. The existing building is located on the southwestern corner First Street and Molle Way, known as 425, 431, and 435 First Street, City of Solvang. This existing building has been vacant for a number of years. The new owners are proposing to renovate the building and reestablish commercial uses. This project was reviewed and approved by the Planning Commission on March 1, 2021. The DRC will review the amended color proposal by the applicant for this existing building.

City Manager/Planning Director Bradford presented details of the report; discussed the amended color proposal by the applicant and distributed copies of a letter submitted by the applicant regarding the color.

Chair Cavanaugh opened public comments.

Rick Bernhardt, Sagebrush Painting, presented sample colors for review by the DRC.

Contract Planner Tamura stated staff believes the proposed color is an appropriate response to addressing the DRC's concerns and recommended moving forward with the application.

Commissioner Culley commented positively regarding the proposed colors.

Commissioner Hess felt there is a taste issue with the colors and suggested returning to less-vibrant, more-sophisticated colors.

Commissioner Deputy agreed and suggested a more-muted color tone.

Discussion followed regarding offering color suggestions and the possibility of continuing the item to a special meeting and asking the applicant to present three options for the DRC to consider, having the DRC provide three options for the applicant's consideration therefore, avoiding scheduling a special meeting.

City Manager/Planning Director Bradford summarized the DRC is staying with a two-color palette with a white building but a toned-down shade of blue for the wood timbers.

Contract Planner Tamura suggested approving the concept and assigning two Committee members to work with staff in reviewing and choosing the final colors.

Discussion followed regarding suggesting a range of colors.

The DRC concurred to assign Committee member Deputy and Vice Chair Bates to work with staff in reviewing and choosing the final colors.

There were no other public comments.

Chair Cavanaugh closed public comments.

Motion by Committee Member Culley to approve the project concept and appoint Committee Member Deputy and Vice Chair Bates to work with staff to present color options for the applicant and return to the appointees with the final colors for approval, seconded by Committee Member Hess, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

4. SIGN APPROVAL APPLICATIONS

A. 453 Atterdag Square APN 139-174-015

Applicant: Silk Road Kitchen

Owner: Miki & Hana, LLC

Zoning: TRC Zone District

Request for approval of new signs for the Silk Road Kitchen. There are three proposed signs.

One 18" x 48" located at the entrance above the new French doors.

One 18" x 36" sign in the rear of the building facing the parking lot.

One 18" x 36" sign place in a water barrel near fence.

Contract Planner Tamura presented details of the sign plan for Silk Road Kitchen and addressed recommendations noting staff recommends approve the two signs on the building, but not the proposed sign on a water barrel near the fence.

Chair Cavanaugh opened public comments.

Miki & Hana, LLC, reported recently inheriting the property from their father; agreed with having a sign mounted on the windmill indicating the tenants of the square and commented on the possibility of replacing the lights.

There were no other public comments for this item.

Chair Cavanaugh closed public comments.

Committee Member Hess expressed concerns the sign over the French doors is not consistent with other signs in a frame and recommended framing the sign rather than having it floating on the facade.

Committee Member Hess agreed and added that a border would help the sign stand out.

Committee Member Deputy stated he likes the 3-dimensional lettering but would also accept a framed sign or a plaque.

Contract Planner Tamura noted lighter colors are proposed on the building and believed the darker letters would stand out.

Chair Cavanaugh commented on the proposal being acceptable but suggested adding framing to the proposed signs.

Motion by Committee Member Culley to approve the new signs (Signs A and B) for the Silk Road Kitchen with a suggestion that the applicant consider adding framing to the signs; deny the third proposed sign (near the fence) and instruct the applicant to work with staff on a directory sign, seconded by Committee Member Hess, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

B. 1666 Copenhagen Drive A

Applicant: SFO Forecast, Inc Taryn Hoppe

Owner: Brian Bradley

Zoning TRC Zone District

Request for new signs at 1666 Copenhagen Drive for two new businesses. One will be a replace tenant for the Sock Loft to “Only In” Solvang with one projection sign and one window sign. The other business will replace Solvang Children’s Shop with Sock Harbor with one wall sign and one project sign. These signs are very similar to the previous signs.

Contract Planner Tamura presented details of the report noting the proposed signs are similar to the existing signs in terms of dimensions and placement and recommended approval.

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

Committee Member Deputy suggested centering the text in the proposed “Only in Solvang” sign.

Motion by Committee Member Deputy to approve the new signs at 1666 Copenhagen Drive, as presented, seconded by Committee Member Culley, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

5. DEVELOPMENT PROJECT REVIEW

A. 453 Atterdag Square APN 139-174-015

Applicant: Miki & Hana, LLC

Owner: Miki & Hana, LLC

Zoning: TRC Zone District

This request is for the review of the painting for the Atterdag Square buildings. The one building has already been painted (approved by Planning Department in 2020) and the remaining buildings are proposed to be painted per the proposed color palette. The DRC will review the colors for the existing buildings.

Contract Planner Tamura presented details of the report; noted prior approvals; addressed existing tenants and proposed colors and recommended approval.

Chair Cavanaugh opened public comments.

Miki & Hana, LLC, stated being open to suggestions from the DRC.

There were no other public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding the possibility of adding another color to one or two of the buildings and creating a “village” effect.

Contract Planner Tamura recommended having Committee Member Deputy and Vice Chair Bates work with staff to present color options for the applicant and return to the appointees with the final colors for approval.

Motion by Committee Member Deputy to approve the project concept and direct Committee Member Culley and Committee Member Hess (as members of a subcommittee) to work with staff to present color options for the two cottages and return to the subcommittee with the final colors for approval, seconded by Committee Member Culley, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

Recess and Reconvene

Chair Cavanaugh called for a recess at 6:50 p.m. The DRC reconvened at 7:00 p.m. with all Committee Members, present, except for Vice Chair Bates.

B. 1631 Fir Avenue APN 139-141-006

Applicant: Allen Jones

Zoning: DR-20, Design Residential

This project started off as a remodel of an existing 633 SF Single Family Dwelling. During the remodel, the structure was deemed unsalvageable and had to be torn down. The new SFD is located in the exact same place as the old house but has been expanded by one foot all the way around for new footings. The new house is 828 SF with an added patio in the front and back. The DRC will review the materials and colors for this new SFD building.

Contract Planner Tamura presented details of the report and recommended approval of the project, as presented.

Chair Cavanaugh opened public comments.

Nancy Emerson, Save our Stars Committee, We Watch, spoke about the existing outdoor lighting ordinance; reported the project does not require compliance with the outdoor lighting ordinance but noted the chosen fixture is dark-sky compliant; suggested that bulb used for the fixture be not more than 1,600-1,800 lumens and have a kelvin reading of 3,000 or less.

Zachary Ulrick, Ulrick Design, agreed with implementing the lighting as suggested by Ms. Emerson.

There were no other public comments.

Chair Cavanaugh closed public comments.

Committee Member Culley referenced discussions regarding the use of white and black colors; felt white is appropriate for the area and residential structure and spoke in support of the project.

Motion by Committee Member Culley to approve the project as presented, giving the applicant suggestions as stated by Ms. Emerson regarding outdoor lighting, seconded by Committee Member Deputy, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

C. 1546 Copenhagen Drive APN 139-174-006

Owner: Jake Rodriquez

Zoning: DR-20 Zone

This project for a 3-unit vacation rental was approved by the Planning Commission on December 7, 2020. The conditions of approval required that this project be reviewed by the DRC for final colors, materials, lighting, and landscaping.

Contract Planner Tamura presented details of the report and recommended approval of the project, as presented.

Chair Cavanaugh opened public comments.

Nancy Emerson, Save our Stars Committee, We Watch, spoke about the two dark-sky compliant fixtures that have been chosen; reported the parking lot fixture specifications do not include a bulb; asked that it be no more than 1,300 lumens; asked about the height of the pole for the parking lot light and requested a kelvin measure of 3,000 or less.

Bryan Nelson, Design Architect, reported the parking lot poles are ten feet high and agreed to use a bulb with a kelvin measure of 3,000 or less.

Committee Member Culley spoke positively about the landscaping plan and lighting but indicated she would like to see more color.

Mr. Nelson presented an alternate color palette for the DRC's consideration using brown trim, a tan-colored plaster, and a lighter-colored roof.

There were no other public comments.

Chair Cavanaugh closed public comments.

Committee Member Hess believed that in terms of residential properties, sophisticated colors should be used; felt using white colors would be appropriate and spoke in support of the project, as presented.

Committee Member Culley agreed with Committee Member Hess's comments.

Motion by Committee Member Hess to approve the project as presented, giving the applicant suggestions as stated by Ms. Emerson regarding outdoor lighting, seconded by Committee Member Culley, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

D. 539 Alisal Road APN 139-143-004

Owner: Darkstar Development, LLC Erik Vasquez

Zoning: DR-20 Zone

This 11-unit condominium project was approved by the Planning Commission on November 2, 2020. This project was previously reviewed by the Development Review Committee for colors and materials. The condition of approval required that the project return to the review body DRC. This is the final review of colors, materials, lighting, and landscaping.

Contract Planner Tamura presented details of the report and recommended approval of the project, as presented.

Chair Cavanaugh opened public comments.

Nancy Emerson, Save our Stars Committee, We Watch, noted this is a more-complicated project in terms of lighting; asked that relative to the proposed Lithonia Bullard, lighting be at 2,700 or 3,000 kelvins and that it be no more than 750 – 900 lumens; commented on the Canal Williams Stretch and hoped it is under the building or covered; spoke about the Lithonia parking lot light fixture and hoped the height of the poles will be ten feet or less; wondered regarding a dimmer-able feature; discussed the Evergreen lighting fixture on the building noting the a lower kelvin would be better with no more than 2,000 lumens and referenced the Vega, Ceiling-mounted down light, noting it is dark-sky compliant and acceptable.

Contract Planner Tamura reported the Planning Commission reviewed lighting but not as detailed as presented by Ms. Emerson and stated that as new projects come forward, they will be presented to the DRC for conceptual review, the project and DRC recommendations will then be presented to the Planning Commission for their approval, the applicants will have a set of conditions to provide to the architect to complete development plans, and subsequently, the DRC will review the project to ensure the applicant provides responses to DRC's direction, the Planning Commission's direction and has implemented them in the details of the development plan. In terms of the subject project, the applicants stand by the proposal and will like to proceed as the project was approved by the Planning Commission.

In response to Chair Cavanaugh's question regarding whether the Planning Commission approved the colors, Contract Planner Tamura reported they approved the elevations. Chair Cavanaugh noted there is clarity in the design standards relative to the color of the half timbers and asserted the project is not compliant with the standards.

Erik Vasquez, representing Darkstar Development, LLC, reported they designed the project around the City's design standards and the first design submittal reflected dark timbers and a white building; stated they were directed by the City to add color, they submitted another concept using dark timbers and a brick design; discussed going back and forth with the City, submitting several more design concepts with a third, official submittal, which was presented to the Planning Commission and approved. He asserted it would not be appropriate to proceed with the first design submittal as that was not what was approved and discussed having a good working

relationship with the City.

Committee Member Hess acknowledged the applicant's frustration with the process; suggested either having the timbers match the roof or changing the roof tiles to a cool slate with the timbers a cooler, darker accent color.

Committee Member Culley referenced the standards and basic design recommendations listed at the end; commented positively on the design; wondered about having to adhere to them relative to the timbers, in that zone and questioned whether the DRC can approve the project, based on the guidelines for the DR-20 Zone.

Committee Member Deputy stated his preference for darker timbers.

Chair Cavanaugh noted the design standards call for the timbers being darker than walls; liked the design of the building; stated he does not believe the DRC would recommend the proposed colors but added that given the multiple design submittals at the Planning Commission's request and the Planning Commission's approval, he would accept staff's recommendations on this project.

Committee Member Culley agreed with the Chair, noting that a darker color for the timbers would be preferred but he would be willing to move forward with the project.

Committee Member Deputy expressed concern about setting a precedent and suggested painting the timbers a darker color.

Mr. Vasquez stated he would not be opposed to darker timbers but would not want to reopen the project for additional design changes and submittals.

Discussion followed regarding the design standards the DRC is expected to enforce.

Mr. Vasquez asked that the DRC approve the project and promised to continue to explore the possibility of painting the timbers a darker color and return to the DRC with suggested colors.

There were no other public comments.

In reply to Mr. Vasquez's question, City Manager/Planning Director Bradford reported the DRC's jurisdiction is with paint, lighting and landscaping and stated the applicant will not need to go before the Planning Commission again.

Chair Cavanaugh closed public comments.

Contract Planner Tamura will work with the applicant regarding dark-sky compliant lighting.

Motion by Committee Member Culley to approve the project as presented, except for the color of the half timbers, with the understanding that the applicant will continue to explore changing the color of the timbers to a darker color and return to the DRC with paint samples for approval, seconded by Committee Member Hess, and carried, unanimously, by roll call vote, 4-0, with Vice Chair Bates, absent.

6. UPDATE ON GENERAL PLAN, ITS DESIGN ELEMENT AND GP ADVISORY COMMITTEE

City Manager/Planning Director Bradford provided a status update on the General Plan update and the GPAC; addressed GPAC Members; discussed the meeting schedule and timeline and noted the information contained in the City's website.

7. COMMITTEE MEMBER COMMENTS

City Manager/Planning Director Bradford directed Committee members to present ideas regarding proposed design standards, through her to avoid potential Brown Act violations.

Committee Member Culley commented on the possibility of developing a style guide for residents to follow and streamline processes.

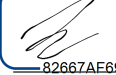
8. CITY STAFF COMMENTS

Contract Planner Tamura reported the DRC will hear a presentation regarding Darkstar, at its next regular meeting.

9. ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Minutes Prepared by:

DocuSigned by:

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XENIA BRADFORD
City Manager/City Clerk