



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

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Council Chambers  
1644 Oak Street  
Solvang, CA 93463

June 17, 2021  
Thursday  
5:00 p.m.

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**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, Esther Jacobsen Bates, 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

**PLEDGE TO THE FLAG**

Committee Member Culley led in the Pledge to the Flag.

**APPROVAL OF AGENDA, AS PRESENTED**

*Motion by Vice Chair Jacobsen Bates to approve the agenda, as presented, seconded by Committee Member Culley, and carried, unanimously, 5-0.*

**APPROVAL OF MINUTES OF MEETING ON MAY 20, 2021**

*Motion by Committee Member Culley to approve the meeting minutes of May 20, 2021, as presented, seconded by Committee Member Hess, and carried, 4-0, with Vice Chair Jacobsen Bates abstaining as she was not in attendance at the meeting.*

**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. REVIEW OF DARK SKY LIGHTING COMPLIANCE**

Nancy Emerson, Save our Stars Committee, We Watch, reported on the selection of outdoor lighting that protects neighbors and the night sky from light pollution while conserving energy and protecting wildlife; discussed the work of the Save our Stars Committee; discussed evaluation criteria; spoke about the Solvang Exterior Lighting Ordinance and the need to amend it through the General Plan Update process and presented examples of problem and smart lighting choices.

### **3. REPORT ON SUB-COMMITTEE 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 of the Atterdag Square buildings. The one building has already been painted (approved by Planning Department in 2020) and the remaining buildings will be painted per the proposed color palette. The DRC will review the colors for the existing buildings.

Contract Planner Laurie Tamura presented details of the report; discussed previous review by the DRC and a Subcommittee as well as proposed colors and reported the applicant's acceptance and appreciation of the DRC's work.

*Motion by Vice Chair Jacobsen Bates, to accept the recommendations of the Subcommittee regarding the color palette for the remaining buildings, as presented, seconded by Committee Member Deputy, and carried, unanimously, 5-0.*

#### **B. 425 First Street (APN 139-192-024)**

**Water Wheel Building**

**Owner: Maz Y**

This project was reviewed and approved by the Planning Commission on March 1, 2021. 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. DRC appointed sub-Committee to review final choices. Base color of "Origami White" and the Timbers color called "Stillwater" were approved. Applicant is requesting to use the opposite side of the color spectrum previously approved by DRC and requests that DRC approve "Moscow Blue" instead of "Stillwater".

Contract Planner Tamura presented details of the report and discussed previous review by the DRC.

Discussion followed regarding the proposed colors for the half timbers and Moscow Blue versus Stillwater. Chair

Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Culley, to accept the decision of the Subcommittee regarding the color for the half timbers to be "Stillwater", seconded by Committee Member Hess, and carried, unanimously, 5-0.*

### **4. PROJECT RECONSIDERATION**

**A. 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 Board of Architectural Review (BAR) 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. The DRC approved all of the elements of the project but directed the applicant to provide darker options for the Timbers.

Contract Planner Tamura presented details of the report; addressed various iterations of paint colors and discussed previous review by the DRC.

Erik Vasquez, representing the Owner, presented examples of a famous neighborhood in Copenhagen as his inspiration and discussed proposed colors for the half timbers.

Discussion followed regarding no half timbers on the Copenhagen example; the possibility of using a warm tone for the half timbers in keeping with the roof color, seeing the paint chips to determine the actual proposed colors, the applicant's intention of maintaining a light look to the buildings, keeping with the existing Design Standards, painting the half timbers to look like real wood, having a Subcommittee work with the applicant to choose an appropriate color for the half timbers and the Planning Commission's review and approval of the yellow and blue building colors.

Committee Members Jacobsen Bates and Deputy volunteered to serve on a Subcommittee to work with the applicant to choose a warm tone for the half timbers that will compliment the roof color and return with a final recommendation to the DRC at its next meeting.

Chair Cavanaugh opened public comments.

Nancy Emerson, Save our Stars Committee, We Watch

- Spoke about lighting
- Noted there was no information regarding the height of the parking lot lights

Contract Planner Tamura reported the Subcommittee will review the item and return with information to the next DRC meeting where final action will be taken.

There were no other public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Culley, to form a Subcommittee comprised of Committee Members Jacobsen Bates and Deputy to work with the applicant to choose a warm tone for the half timbers that will complement the roof color and return with a final recommendation to the DRC at its next meeting, seconded by Committee Member Hess, and carried, unanimously, 5-0.*

**B. 1623 Mission Drive (APN 139-142-003)**

**Applicant: Jillian Howison**

**Director of Operations McClain Cellars, Inc.**

Request for reconsideration, review, and approval for the proposed sign plan. This property is in the TRC zone district.

Contract Planner Tamura presented details of the report; addressed prior actions by the DRC; discussed proposed changes in outdoor lighting and installation of retractable awnings and provided recommendations.

Discussion followed regarding installation of awnings on all three windows along the front, use of the sidewalk for seating, entry into the building and approval of the application by the landlord.

Chair Cavanaugh opened public comments.

Nancy Emerson, Save our Stars Committee, We Watch

- Asked about the proposed sign lighting
- Commented on approval of the building lights
- Suggested checking the wattage for compliance

It was noted the maximum wattage is 50 watts.

Jillian Howison

- Ensured that lighting would be compliant

Jason McClain

- Commented on moving an existing light for increased safety
- Hoped to expedite the project
- Suggested allowing one sign in the center
- Requested the Committee consider a sign larger than 7'

There were no other public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding the need to comply with the Sign Ordinance and Design Standards.

*Motion by Vice Chair Jacobsen Bates, to approve one sign of 7 square feet, consider the strength of the bulb or LED fixtures for lighting, and approve the awnings and the projection sign, as presented, seconded by Committee Member Hess, and carried, unanimously, 5-0.*

Chair Cavanaugh noted this item was not an appeal, but rather reconsideration of a decision made at the Committee's April meeting. In reply to his question regarding setting a limit for filing for reconsideration of an item, City Manager/Planning Director Bradford discussed flexibility in requesting a review of anything that is within the Committee's jurisdiction.

Vice Chair Jacobsen Bates stated it would be helpful if an item can be reconsidered within a month of the last action on that item, by the DRC.

**5. SIGN APPROVAL APPLICATIONS**

**A. 1659 Copenhagen Drive (APN 139-189-012)**

**Applicant: Joseph Ogden, Dowdle Gallery/Dowdle Puzzles**

**Owner: John Peterson**

### **Zoning: TRC Zone District**

Request for approval of new signs for the Dowdle Gallery/ Dowdle Puzzles. There are three proposed signs for the Gallery and two for the Puzzles. Two 15" x 29" hanging signs located at the corner entrance Two 22" x 44" project sign in the eaves of the upper façade. One 20.75" x 30" wall sign place for Dowdle Puzzles.

Contract Planner Tamura presented details of the report and reviewed the proposed signs for consideration; discussed the original proposal and the current proposal; spoke about relocating the proposed projection sign to the other side of the window and noted all of the signs meet the City's Sign Ordinance.

Discussion followed regarding the number of businesses at the location and the variation in the sign colors.

Chair Cavanaugh opened public comments.

Glenn Windh, Property Manager

- Explained there are two businesses on the site
- Reported the applicant has not requested permission for the new signs
- Asked the DRC to continue the matter until the next regular meeting
- Noted the signage should be directly proportionate to the linear footage of the frontage of the building

There were no other public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding the number of signs allowed, reviewing the schedule of signs and placement of the projection sign on Copenhagen.

*Motion by Committee Member Culley, to continue this item to the next regular meeting of the DRC to allow for additional information from the applicant and the property manager, seconded by Committee Member Jacobsen Bates, and carried, unanimously, 5-0.*

### **B. 595 Alamo Pintado Road (APN 139-189-012)**

**Applicant: Clark & DeHahn Estate and Trust Attorneys**

**Owner:**

**Zoning: C-2 Zone District**

Request for approval of new signs for the Attorneys. There are two proposed signs. One 15" x 29" Wall Sign facing Mission Drive State Route 246 One 20.75" x 30" Directory Sign

Contract Planner Tamura presented details of the report and reviewed the proposed signs for consideration; noted it is outside of the TRC; discussed standards for the location; addressed the proposed colors; reported it is consistent with the ordinance and recommended approval.

Discussion followed regarding the sign materials.

Chair Cavanaugh opened public comments.

Brian Schneider, BOS Signs

- Discussed the sign materials and specifications

There were no other public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Hess, to approve the proposed signs as presented, seconded by Committee Member Deputy, and carried, unanimously, 5-0.*

### **C. 2023 Mission Drive**

**Applicant: Mason Bennett**

**Owner:**

**Zoning: C-2 Zoning District**

Request for approval of a Barber Pole and a business sign

Contract Planner Tamura presented details of the report and reviewed the proposed signs for consideration; noted this is a new business; addressed location; reported the ordinance allows for a neon sign but only indicating "Open" or "Closed"; reported the business is currently open, without sign permits; reported staff is working with the business owner to remove or replace the existing neon sign and stated the barber sign is allowed but it must not be animated.

Discussion followed regarding prohibiting the use of animated signs, the material of the main sign, allowing neon or LED lights, outside the Village if signs are less than two square feet and the express prohibition of neon signs.

City Manager/Planning Director Bradford will review the regulations and return to the DRC with a report.

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding refurbishing/painting the signposts.

*Motion by Committee Member Jacobsen Bates, to approve the design for the sign, as per the Sign Ordinance, with a recommendation that the sign holder (post) be refurbished and follow staff's recommendations, ensure no animation of the barber pole, and follow staff's recommendation to not allow the barber shop sign if it is greater than 2 square feet, seconded by Committee Member Deputy, and carried, unanimously, 5-0.*

Recess/Reconvene

Chair Cavanaugh called for a recess at 6:45 p.m. The meeting was reconvened at 6:57 p.m., with all Committee Members, present.

## **6. DEVELOPMENT PROJECT REVIEW**

### **A. Hadsten House Inn, 1450 Mission Drive**

**Applicant: Scott Gold, Chumash**

**Owner: Chumash**

**Zoning: TRC Zone District**

Request for review and approval for renovations to the Hadsten Inn project

Contract Planner Tamura narrated a PowerPoint presentation regarding the proposed project.

Scott Gold, Applicant, reported that Hadsten is a rail town, in Denmark and became the inspiration for the building; addressed the variety in colors and textures and discussed the proposed lighting and their location and guard rails.

Discussion followed regarding removal of the flagpoles, the proposed artwork on the stairs, the sophisticated design and colors, and the existing trees.

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

*Motion by Vice Chair Jacobsen Bates, to approve the proposed renovations to the Hadsten Inn project, as presented, with a recommendation for the applicant to consider other options for the tiles, seconded by Committee Member Culley, and carried, unanimously, 5-0.*

**B. PARC Building Shade Screen, 1623 Mission Drive**

**Applicant: Jim Knell**

**Owner: Jim Knell SIMAS Corp.**

**Zoning: TRC Zone District**

Request for approval for a sunshade feature in the courtyard of the PARC building

Contract Planner Tamura narrated a PowerPoint presentation regarding the proposed project and recommended approval.

Discussion followed regarding the sunshade materials, colors, and dimensions,

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Culley, to approve the sunshade feature in the courtyard of the PARC building, as presented, seconded by Committee Member Deputy, and carried, unanimously, 5-0.*

**C. 1631 Mission Drive**

**Applicant: Jim Knell**

**Owner: Jim Knell SIMAS Corp.**

**Zoning: TRC Zone District**

Request for approval for renovations of the existing building including patio, fencing, installation of

French doors, and landscaping

Contract Planner Tamura narrated a PowerPoint presentation regarding the proposed project and recommended approval.

Tony Cutter, representing the Applicant, spoke about the project; discussed removal of the bay windows and installation of French doors.

Discussion followed regarding retaining the existing colors, the color of the railing, the possibility of changing the roof in the future, location of the concrete planters, the plant palette, use of decking and railing, complying with ADA requirements, the possibility for adding a mural to the adjacent white building or adding screening plants/hedges along the property line and considering different options for building colors.

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Deputy, to approve the architectural improvements, as presented, and consider different color options for the building at the next DRC meeting, seconded by Vice Chair Jacobsen Bates, and carried, unanimously, 5-0.*

## **7. PRELIMINARY REVIEW**

### **A. Sansum Clinic, 1925-1927 Windmill Lane (APN 139-540-013,014)**

**Applicant: Sansum**

**Owner: Dick Drew**

**Zoning: P-O Zone District**

Request for preliminary review of the new Sansum Medical Clinic. This building will consist of 32,000 SF of Medical building and specialty Services with 157 parking spaces with a two-level parking structure

Contract Planner Tamura narrated a PowerPoint presentation regarding the proposed project, noting this is a preliminary, conceptual review.

Name undisclosed (via Zoom), Architect, reviewed the proposed project; discussed parking and installing a parking platform one level above the surface parking and a proposed ramp and additional screening and landscaping on the platform.

Discussion followed regarding the proposal for a Spanish-style architecture, softening the rooftop, visibility of the parking lot from the street, providing parking at adequate levels, on-site, the adjacent City property, additional traffic in the area, the possibility of adding solar panels, safety concerns relative to the proposed covered parking, the feasibility of building subterranean parking, the potential of flooding in the area, traffic circulation, additional concept ideas, creating a park-like space and other locations considered.

## **8. GENERAL PLAN UPDATE AND GPAC MEETINGS**

City Manager/Planning Director Bradford discussed the General Plan Update and GPAC meetings and addressed next steps.



**9. COMMITTEE MEMBER COMMENTS - None**


**10. CITY STAFF COMMENTS**

Contract Planner Tamura announced the next meeting of the DRC and upcoming agenda items.

**11. ADJOURNMENT**

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

DocuSigned by:  
  
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XENIA BRADFORD  
City Manager/City Clerk