



**REGULAR CITY COUNCIL MEETING MAY 10, 2021**  
**COUNCIL CORRESPONDENCE**

**PREPARED BY:** Xenia Bradford, City Manager  
[xeniab@cityofsolvang.com](mailto:xeniab@cityofsolvang.com)

**DATE:** May 10, 2021

**TO:** City Council

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Council,

The following two items regarding items on the Agenda for today's Regular City Council meeting have become available and are now submitted to you in addition to the Agenda packet. This information is now public and available on the City's website.

1. Item #5 – Draft minutes from Design Review Committee meeting.
2. Item #6 - Solvang Festival Theater Wall Painting Illustration

Thank you,

Xenia Bradford,  
City Manager



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

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Council Chambers  
1644 Oak Street  
Solvang, CA 93463

April 15, 2021  
Thursday  
6:00 p.m.

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**1. PRELIMINARY MATTERS**

**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, and Jennifer Dryden Hess

ABSENT: Brian Deputy

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

**PLEDGE TO THE FLAG**

Chair Cavanaugh led in the Pledge to the Flag.

**APPROVAL OF AGENDA, AS PRESENTED**

*Motion by Committee Member Culley to approve the agenda, as presented, seconded by Committee Member Hess, and carried, unanimously, 4-0, with Committee Member Deputy, absent.*

**APPROVAL OF MINUTES OF MEETING ON MARCH 11, 2021**

City Manager/Planning Director Bradford announced the minutes for March 11, 2021 will be on the next agenda.

**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 GUIDELINES AND NEED FOR INTERMEDIARY TOOLS FOR PROJECT REVIEW**

Chair Cavanaugh addressed the need to understand design guidelines and City codes; discussed tools needed to deal with issues going before the DRC; spoke about the current General Plan Update process that will develop a Design Element and noted the DRC's need to participate in the process.

City Manager/Planning Director Bradford discussed the beginning process for the General Plan Update; addressed the Design Element; commented on a detailed review of the Design Element by the GPAC, the DRC, consultants and with input from residents; presented details of the 1998 Design Element and reviewed existing Design Guidelines.

Chair Cavanaugh noted the City must check for colors, but there are no guidelines specifying acceptable and non-acceptable colors and referenced prior RFPs for Design Guidelines that failed because of lack of responses.

City Manager/Planning Director Bradford reported the update of the Design Element is within the scope of the General Plan Update.

Committee Member Bates noted the Design Guidelines require building colors to compliment architectural details and blend with surrounding building structures.

Chair Cavanaugh suggested including applicable codes and Design Guidelines in future staff reports.

City Manager/Planning Director Bradford excused herself and left the meeting.

## **3. SIGN APPROVAL APPLICATIONS**

### **A. 436 First Street APN 139-193-021**

**Applicant: Joe Hinkens**

**Owner**

Request for approval to repaint the whole building and accent features around the property. The original proposed colors are white with black 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 narrated a PowerPoint presentation regarding the subject paint application.

Discussion followed regarding changing trends in colors and using historical color palettes.

Rod Boyle, Owner Partner, introduced himself.

Committee Member Bates stated she would like to see more color on the building.

Discussion followed regarding the proposed color of the awning and railing, making the building stand out, keeping the timbers looking like wood and drawing attention to the center spire.

Joe Hinkens, Owner Partner, stated their initial application was to attempt to replicate an acceptable color family; noted the existing colors are gawdy and the building is tired, and their intent was for understated elegance and making the building, inviting.

Discussion followed regarding the possibility of using a different color for the middle building. It was noted the building was modeled after a building in Copenhagen. Discussion continued regarding painting the middle

building a deeper tone than the other buildings, adding color to the awnings, having contrast with the doors versus timbers, using British racing green as an accent color, using green with the copper tower, and painting the doors an espresso color.

Mr. Hinkens suggested painting the stucco on the outer buildings an eggshell color, painting the middle building in a contrasting color, painting all the metal railings, black and using green trim, painting the doors green and installing green awnings.

Contract Planner Tamura summarized the discussion and noted the applicants will return with a proposed, contrast color for the center building

Contract Planner Tamura suggested the applicants agree on a contrast color and present it after the sign presentations.

Chair Cavanaugh opened public comments.

There were no public comments.

Chair Cavanaugh closed public comments.

Mr. Hinkens presented the proposed color palette for the building at 436 First Street.

Discussion followed regarding complimenting the color of the roof, using a deeper color on the trim and door, and using a lighter gray on the stucco of the two outer buildings.

Contract Planner Tamura reported the stucco on the outer buildings will be painted Swiss Coffee, the stucco on the middle building will be the top color on Page 163, timbers and door casings will be painted Smooth Slate and awning will be gray.

*Motion by Committee Member Bates to approve the stucco on the outer buildings to be painted Swiss Coffee, the stucco on the middle building to be painted the top color on Page 163, timbers, and door casings to be painted Smooth Slate and install gray awnings, seconded by Committee Member Culley, and carried, unanimously, 4-0, with Committee Member Deputy, absent.*

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

**Applicant: Jim Knell**

Request of Jim Knell to adopt the sign plan for the PARc Building. This project is located in the TRC zone district.

Contract Planner Tamura narrated a PowerPoint presentation regarding the sign plan for the PARc Building.

Discussion followed regarding consistency in signs.

Chair Cavanaugh opened public comments.

Jared Diganci, Anacapa Architecture

- Spoke about simple and minimal intervention in signage
- Discussed trying to accomplish an old-world aesthetic
- Reported the intention is to match the dark gray of the trim
- Offered to answer questions from the DRC.

Discussion followed regarding the size of the blade signs on the Mission side and findings listed in the staff report.

There were no other public comments.

Chair Cavanaugh closed public comments.

*Motion by Committee Member Hess to adopt the sign plan for the PARc Building, as presented, seconded by Committee Member Culley, and carried, unanimously, 4-0, with Committee Member Deputy, absent.*

**C. 1623 Mission Drive APN 139-142-003**

**Applicant: Jill Howison**

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

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

Contract Planner Tamura narrated a PowerPoint presentation regarding the sign plan for the McClain Winery Building.

Discussion followed regarding having the signs line up with each other under the light fixtures and following the City's sign ordinance and the proposed sign plan. It was noted the McClain sign should fit within the sign plan that was just approved.

Chair Cavanaugh opened public comments.

Jillian, Director of Operations, McClain Cellars

- Spoke about staff recommendations
- Offered to respond to questions from the DRC

There were no other public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding approving smaller versions of the McClain sign, the importance of the building having a look of consistency, retaining the light fixture and the need to consider the establishment of a precedent.

The Committee concurred to approve the McClain Cellars sign and the Wine Tasting Lounge sign to meet the same parameters.

*Motion by Committee Member Bates to approve one projection sign according to the Master Plan and consistency with the City's ordinance, and two wall signs, consistent with the Master Plan, one identifying McClain Cellars and the other stating Wine Tasting Lounge, and maintain the existing light fixtures, seconded by Committee Member Culley, and carried, unanimously, 4-0, with Committee Member Deputy, absent.*

The Committee returned to consider Item No. 3A.

**4. DEVELOPMENT PROJECT REVIEW**

**A. 425 First Street- APN 139-192-024  
Water Wheel Building**

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 color for this existing building.

Contract Planner Tamura presented the staff report; spoke about reestablishing the restaurant and retail uses in the building; addressed the current colors of the building and the site plan; discussed the proposed colors; referenced the sign plan; noted the water wheel area will be reconstructed into an outdoor patio area and emphasized findings and recommendations.

Chair Cavanaugh opened public comments.

Maz Y., Jameson Elias Holdings LTD

- Reported converting the building into a hotel is not feasible
- Addressed architectural materials
- Spoke about the proposed color scheme

There were no other public comments.

Chair Cavanaugh closed public comments.

Discussion followed regarding the proposed blue color being a nice compliment to the roof, concerns regarding the white stucco, keeping the bricks by the water wheel, the need to reconsider the color palette, the need to be open-minded and flexible, the possibility of using a darker blue on the timbers, avoiding white as the base, recommending black railings, painting the half timbers a warm charcoal color, and keeping door frames and trims blue.

*Motion by Committee Member Hess to direct the applicant to paint the base Arcade White, paint the railings black, paint the half timbers a charcoal color and paint accents Admiral Blue, seconded by Committee Member Culley, and carried, unanimously, 4-0, with Committee Member Deputy, absent.*

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

Assistant to the City Manager David Packard presented an update on the General Plan Update, the Design Element and the GPAC.

**6. COMMITTEE MEMBER COMMENTS**

Committee Member Bates requested that in the future, applicants engage the services of a designer.

Discussion followed regarding the possibility of generating interim design elements.

Committee Member Bates asked about the possibility of having an advanced calendar of items to go before the DRC.

**7. CITY STAFF COMMENTS**

Contract Planner Tamura asked for direction regarding what to provide in the agenda packets and members of the Committee indicated they would like a reduced packet with only information under the DRC's jurisdiction.

**8. ADJOURNMENT**

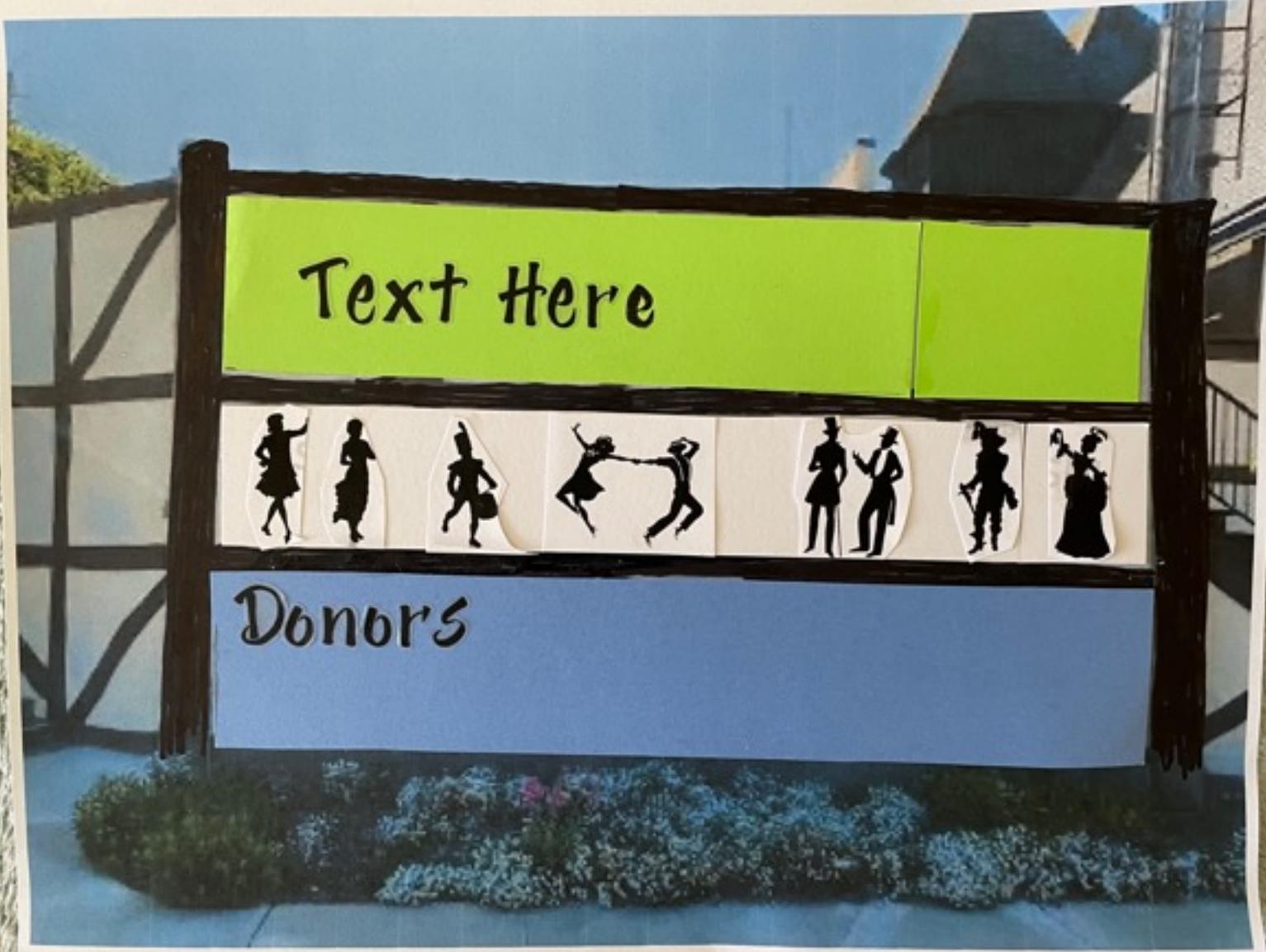
The meeting was adjourned at 8:54 p.m.

Minutes Prepared by:

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XENIA BRADFORD  
City Manager/City Clerk

DRAFT



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Donors