



AGENDA

DESIGN REVIEW COMMITTEE August 15, 2024

5:00 PM REGULAR MEETING

VIRTUAL & IN COUNCIL CHAMBER, 1644 OAK STREET, SOLVANG, CA 93463

Committee Members:

Esther Jacobsen Bates, Chair
Jennifer Dryden, Vice Chair
Patrick Cavanaugh
Maryvonne Laparriere Martin
Cristopher Lapp

AGENDA AND SUPPORTING MATERIALS – Available for viewing 8:00a.m.-5:00p.m. at City Hall, 1644 Oak Street, Solvang, and on the City’s website <https://www.cityofsolvang.com/agendacenter>. Additional writings that are distributed to a majority of the Committee after the posting of the agenda will be made available at City Hall and on the City’s website.

AGENDA POSTING NOTIFICATION - Subscribe to receive email or text message notifications when agendas are posted online through “Notify Me” at: <https://www.cityofsolvang.com/List.aspx>

PUBLIC COMMENT - The public is encouraged to address the Committee in-person, virtually, or in-writing on agenda and non-agenda items. If provided in writing, comments must be submitted to the City Clerk at cityclerk@cityofsolvang.com by 5:00 p.m. on the Wednesday before the meeting to be considered. Your comment will be recorded and distributed appropriately. Comments on agenda items will be heard at the time each item is considered, including non-agenda items. In-person speakers will be invited to make public comments first. Virtual speakers will follow.

CAMPAIGN CONTRIBUTION DISCLOSURE - Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council [or commission] in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party’s agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but not later than the beginning of the proceeding.

AMERICANS WITH DISABILITIES ACT - If, as a participant of this meeting, you need special assistance the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk at either (805) 688-5575 x206 or cityclerk@cityofsolvang.com. 72- hours’ notice is requested.

LET YOUR VOICE BE HEARD! - Do you have about one minute a month to help make Solvang better? The City of Solvang is working with FlashVote to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up at www.flashvote.com/Solvang or call 775-235-2240 to participate by phone or text only.

PARTICIPATING IN THE MEETING – Design Review Committee meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City’s website, Vimeo, and YouTube.

- To join by Zoom, visit <https://zoom.us/j/3066529195>. If you wish to speak, please use the “raised hand” symbol.
- To join by phone, call (888) 788-0099 and enter Meeting ID: 306 652 9195#. The phone line will be open starting at 4 p.m.
-

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE ORDER OF AGENDA AS PRESENTED

2. CONSENT ITEMS

Items on Consent are typically routine and will be approved in one motion. The Chair will call on anyone wishing to address the Committee on any Consent item on the agenda, which has not been pulled by the Committee for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- a. Approve Minutes of July 18, 2024 Design Review Committee Meeting.....4
- b. Approve Minutes of July 25, 2024 Design Review Committee Meeting.....7
- c. Receive and file Planning and Building Division Major Projects List August 2024.....10
- d. Approve a land use permit for 1622 Copenhagen Drive Suite 1 (APN 139-191-003) for proposed signage: two (2) hanging signs, each 4.8 square feet in size. The proposed project is categorically exempt from CEQA.....13

3. PUBLIC COMMUNICATIONS – NON-AGENDA

This section is intended to provide members of the public with the opportunity to address the Committee on items not on the agenda. This section is limited to 30 minutes. Each speaker will be afforded three minutes and may speak only once. State law does not allow the Committee to discuss or act on issues not on the agenda, except to briefly respond or to ask Staff to follow up on such items.

4. DISCUSSION

- a. Discussion and possible action to approve a land use permit for 436 Alisal Road (APN 139-240-084) for proposed exterior door paint color. The proposed project is categorically exempt from CEQA.....17
- b. Discussion and possible action to approve a land use permit for 1677 and 1679 Copenhagen Drive (APN 139-182-013) for proposed exterior paint colors. The proposed project is categorically exempt from CEQA.....21
- c. Discussion and provide direction on potential Zoning Ordinance Amendments – Design District Overlay Zones.....27

5. COMMITTEE MEMBER COMMENTS

6. CITY STAFF COMMENTS

7. ADJOURNMENT

AFFIDAVIT OF POSTING

I, A. Rafael Castillo, Planning Manager for the City of Solvang, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted

at the City of Solvang City Hall bulletin board at 1644 Oak Street, Solvang, CA and on the City of Solvang website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated this 9th day of August 2024.



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

July 18, 2024
Thursday
Regular Meeting – 5:00 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Chair Jacobsen Bates called the meeting to order at 5:17 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Committee Members: Patrick Cavanaugh, Cristopher Lapp, Maryvonne Laparriere Martin, Chair Esther Jacobsen Bates

Absent: Committee Members: Vice Chair Jennifer Dryden Hess

Staff: Planning Manager Rafael Castillo, Interim City Attorney David Fleishman, via Zoom, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Member Lapp led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

Planning Manager Castillo requested pulling Items No. 4.b and 4.c from the agenda and be heard on July 25, 2024 at 5:30 p.m.

Motion by Member Lapp, to approve the order of the agenda, as amended pulling Items 4.b and 4.c to be heard on July 25, 2024 at 5:30 p.m., seconded by Member Laparriere Martin, and carried, 4-0. Vice Chair Dryden Hess was absent.

2. CONSENT ITEMS

a. Approve Minutes of June 20, 2024 Design Review Committee Meeting.

b. Receive and file Planning and Building Division Major Projects List July 2024

There were no public comments on Consent Items.

Motion by Member Cavanaugh, to approve Consent Items, as presented, seconded by Member Lapp, and carried, 4-0 by roll call vote. Vice Chair Dryden Hess was absent.

3. PUBLIC COMMUNICATIONS – NON AGENDA

Chair Jacobsen Bates opened the public communications portion of the meeting.

Lansing Duncan

There were no other public comments and Chair Jacobsen Bates closed this portion of the meeting.

4. DISCUSSION

a. Discussion and provide direction on potential Zoning Ordinance Amendments

Planning Manager Castillo narrated a PowerPoint presentation with details of the report on potential zoning ordinance amendments.

Discussion followed regarding what was presented.

Chair Jacobsen Bates invited public comments on this item. Public comments were from the following people:

Dennis Bebee

There were no other public comments on this item. Chair Jacobsen Bates closed this portion of the meeting.

Discussion continued regarding potential zoning ordinance changes document. Planning Manager Castillo stated that will return for the DRC's review and is amendable and next steps.

Planning Manager Castillo asked Members of the DRC to send comments and questions to him over the next two weeks.

Continuing discussion followed regarding the fiscal impact.

Interim City Attorney Fleishman, via Zoom, cautioned the Committee not to communicate with each other but rather have one-way communication with Planning Manager Castillo.

Discussion followed other specifications.

Planning Manager Castillo reported he will email the draft document with the changes discussed tonight to the Committee for Members to make their suggested edits directed to the him.

b. Discussion and possible action regarding a land use permit for 1697 Copenhagen Drive (APN 139-182-021) for proposed exterior tenant improvements; exterior paint color, demolition of existing raised planters, modification and replacement of existing doors and windows, repair half timbers. The proposed project is categorically exempt from CEQA

This item was continued to the meeting of July 25, 2024.

c. Discussion and possible action to recommend approval of a Development Plan and lot merger located at 1687 and 1693 Mission Drive (APN 139-143-025, 026) to demolish an existing commercial structure and redevelop the remaining portion of the property into a 40 Room Hotel with four (4) ancillary commercial units. The proposed project is categorically exempt from CEQA

This item was continued to the meeting of July 25, 2024.

5. COMMITTEE MEMBER COMMENTS - None

6. CITY STAFF COMMENTS

Planning Manager Castillo discussed the upcoming special meeting and items to be discussed at that time.

7. ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
SPECIAL MEETING**

July 25, 2024
Thursday
Special Meeting – 5:00 p.m.

5:00 PM – SPECIAL MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Chair Jacobsen Bates called the meeting to order at 5:02 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Committee Members: Patrick Cavanaugh, Maryvonne Laparriere Martin, Vice Chair Jennifer Dryden Hess, Chair Esther Jacobsen Bates

Absent: Committee Members: Cristopher Lapp

Staff: Assistant City Attorney (Taylor Foland), via Zoom, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Member Cavanaugh led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

Motion by Member Cavanaugh, to approve the order of the agenda, as presented, seconded by Vice Chair Jennifer Dryden Hess, and carried, 4-0. Member Lapp was absent.

2. CONSENT ITEMS - None

3. PUBLIC COMMUNICATIONS – NON-AGENDA

Chair Jacobsen Bates opened the public communications portion of the meeting on items that are not on the agenda.

There were no public comments and Chair Jacobsen Bates closed this portion of the meeting.

4. DISCUSSION

- a. **Discussion and possible action regarding a land use permit for 1697 Copenhagen Drive (APN 139-182-021) for proposed exterior tenant improvements; exterior paint color, demolition of existing raised planters, modification and replacement of existing doors and windows, repair half timbers. The proposed project is categorically exempt from CEQA.**

Assistant Planner Scherman narrated a PowerPoint presentation with details of the proposed project.

Chair Jacobsen Bates invited public comments. There were no public comments and Chair Jacobsen Bates invited the applicant to the podium.

Ed St. George, applicant, provided additional details of the proposed project.

It was noted that what is being presented is significantly different than what was presented via the oral report and staff report. Members of the DRC stipulated that the murals should not be removed.

The applicant, suggested approving the fenestration (doors and windows); offered to continue getting input regarding the colors.

Motion by Vice Chair Dryden Hess, to approve a land use permit specifically for the replacement of doors and windows and fenestration and finding that the project is exempt from CEQA, seconded by Member Cavanaugh and carried, 4-0. Member Lapp was absent.

Discussion followed regarding directing the applicant to work on the exterior paint colors and return to the DRC for a determination and painting windows and doors the same colors as the timbers and return with a plan for murals.

St. George, applicant, reported that the murals have been removed and were unsalvageable.

Members of the DRC expressed disappointment that they were removed and directed the applicant to return with a plan for replacing them.

b. Discussion and possible action to recommend approval of a Development Plan and lot merger located at 1687 and 1693 Mission Drive (APN 139-143-025, 026) to demolish an existing commercial structure and redevelop the remaining portion of the property into a 40 Room Hotel with four (4) ancillary commercial units. The proposed project is categorically exempt from CEQA.

Planning Manager Castillo narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding the proposed project.

Chair Jacobsen Bates invited public comments on this item.

Lansing Duncan
Bent Pedersen
Susan Bott, via Zoom
John Padfield, via Zoom

There were no other public comments on this item.

Discussion followed regarding challenges reconciling a farmhouse and silos in terms of not being compatible with Old Danish architecture, transforming it into something more Northern European in style and look, eliminating the silos, returning to the DRC with a detailed proposal for the fountain and landscaping plans, revising the timbers to eliminate smaller timbers above the main timber and ensuring lights are dark-sky complaint.

Chair Jacobsen Bates reopened public comments.

St. George, applicant, spoke, using regarding the concept of the proposed project.

Discussion followed regarding maintaining the City's aesthetics.

There were no other public comments, and this portion of the meeting was closed.

Motion by Vice Chair Dryden Hess, to continue the item to a future meeting, to allow the applicant to modify the project as discussed, seconded by Member Laparriere Martin and carried, 4-0 Member Lapp was absent.

5. COMMITTEE MEMBER COMMENTS

Chair Jacobsen Bates thanked the community for their participation this evening.

6. CITY STAFF COMMENTS

Planning Manager Castillo provided an update of Council's recent consideration of zoning ordinance updates and addressed upcoming meetings and items for consideration.

7. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 August 2024

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
210074	Darkstar Development, LLC	Alisal Condo	539 Alisal Rd	139-143-004	DR 20	11 Unit multi-family condo development	Temporary C of O Issued Map Recordation	9/28/2024
210058	1546 Copenhagen, LLC	3 unit Vacation Rental	1546 Copenhagen	139-174-006	DR 20	3 Unit Vacation Rentals – 1,878 sf total	Building Permit Issued	11/30/2024
22-130, 131,132	1621 Fir Street, LLC	New SFR Fir Street	1621, 1623, 1625 Fir Street	139-141-004	DR-20	3 New detached SFR	Building Permit Issued	12/28/2024
23-165	Jones	ADU w/Attached Garage	1534 Elm Ave	139-132-005	7-R-1	New 790 sf ADU w/ attached garage	Building Permit Issued	9/05/2024
22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	DR-20	5 Unit multi-family development with 1 ADU	Building Permit Issued	01/30/2025
23-233**	Slipknot LLC	423 2 nd Street	423 2 nd street	139-191-007	TRC	Building re-habilitation and remodel	Building Permit Issued	3/1/2025
23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	TRC	Commercial TI to Solvang Inn & Cottages. Convert existing managers unit to common area and lobby. Remodel lobby. Project has been re-scoped to reduce rooms/office.	Building Permit Issued	2/1/2025
24-060	Lonard Custom Works	Gathering Table TI	1557 Mission Drive	139-132-023	TRC	Interior Demo of non-baring walls, interior finishes, etc for new restaurant. Signage and Colors approved by DRC w/ staff review	Finalized	04/02/2025
22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	I	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space		07/30/2025
210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	8-R-1	3 new SFR from an existing subdivision	Building Permit Issued	08/01/2025
PROJECTS UNDER BUILDING PERMIT REVIEW								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	DR-20	32 new Multi-unit condo building permit phase	Awaiting Re-submittal	3/2/2025



**CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
August 2024**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
23-284**	Gutierrez	New ADU	516 5 th Street	139-132-016	TRC	New 2 bedroom ADU	Awaiting Re-submittal	11/14/2024
24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	TRC	New 9 Unit hotel cottages and meeting space	Under Review	01/19/2025
24-064*	Archdiocese of Los Angeles	Mission Santa Ines Seismic Retrofit	1706 Mission Drive	139-240-067	AG	Seismic Retrofit of Mission Santa Ines. No exterior work	Awaiting Re-submittal	04/04/2025
APPROVED ENTITLEMENTS								
180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	TRC	New 11 Unit Hotel	Approved	11/06/2024
200233	Maz Y.	Water Wheel Building	425 First Street	139-192-024	TRC	Existing commercial building renovation with parking waiver	Approved	3/01/2025
210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	DR-20	Condo Map 32 Unit Development	Approved	12/04/2025
22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	P-O	New 30,000 sf medical/office building	Approved	2/06/2026
22-021	Lonnie Roy	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	TRC	New 9 Unit hotel cottages and meeting space	Approved	12/04/2026
PLANNING APPLICATIONS IN PROCESS								
	City of Solvang	General Plan Update	City Wide			Comprehensive update of the City's General Plan including General Plan EIR	Approved – 30 day CEQA Appeal – 08/15/2024	N/A
23-047	Lonnie Roy	Denmarket Square	1693/1687 Mission Drive	139-143-025,026	TRC	Withdrawn		
23-242	Lots on Alamo Pintoado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	20-R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	Under Review	11/28/2024
23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	TRC	Amendment to approved Development Plan (Resolution No 22-07). Proposed amendment includes deli that has drive in coffee operations during the morning hours	Under Review	12/18/2024



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 August 2024

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
						of 6 AM to 9 AM. Additions are proposed to the existing structure along the existing drive thru for a total proposed building size of 9,456 SF.		
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	3E-1/10-R1	3 Parcel Map subdivision	Awaiting Re-submittal	04/08/2025
PA 24-008	City of Solvang	Zoning Ordinance Amendments	City Wide			Proposed zoning ordinance amendments including consolidation of zones, land use definitions, development standards, and entitlement amendments	DRC Discussion: 8/15 PC: 9/3 CC: 9/9 CC: 9/23	Upon Completion
PA 24-017	Zack Kami	1532 Copenhagen Apartments	1532,1540,1524 Copenhagen Dr	139-174-005,027,028	DR-20	Pre-application review for 24 residential housing units + 2 ASUs with proposed state density bonus	Under Review Tentative DRC 9/18	Upon Completion



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 2d

Meeting Date August 15, 2024

SUBJECT: Approve a land use permit for 1622 Copenhagen Drive Suite 1 (APN 139-191-003) for proposed signage: two (2) hanging signs, each 4.8 square feet in size. The proposed project is categorically exempt from CEQA.

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant has an existing retail store located at 1622 Copenhagen Drive Suite 1 (APN 139-191-003) in the Tourist Related Commercial (TRC) Zoning District. The applicant is replacing existing signage. The applicant proposes a sign re-face approximately 9.6 square feet (sf).

Project Information

Property Owner	Benson, Louise C Trust	
Applicant:	Motif Arts Interior International, LLC	
APN:	139-191-003	
General Plan Designation:	Tourist Commercial	
Zoning:	Tourist Related Commercial (TRC)	

Project Description

The Applicant requests approval for the following:

- Two (2) Hanging Signs approximately 4.8 square feet in size. The applicant is replacing two existing signs due to weather damage. The proposed signage will be installed with existing hardware. One sign will be placed above the primary entrance facing Copenhagen Drive, the second sign faces the interior courtyard of Hamlet Square. The signs are made of wood, with dimensional lettering.

Zoning Ordinance

The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

Solvang Municipal Code (SMC) Sign Regulations 11-13			
TRC (Village Area) Zoning District Standards	Requirement	Proposed	Meets Standard
Hanging sign max. size per sign	7 sf.	4.8 sf.	Yes
Max. letter height	8 in.	4.25 in. max	Yes
Projecting Sign min. clearance from sidewalk	7 ft.	7 ft. min.	Yes

Proposed Hanging Signs

A Hanging Sign is defined as, "A sign attached to and located below any eave, roof, canopy, awning or arcade." (11-13-10(C)). Based on the submitted application, the proposed hanging sign meets all SMC requirements.

Interior of courtyard



Main entrance facing Copenhagen



CEQA Determination

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

Findings Required for Approval by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision. Based on the review the proposed application, city staff recommends the committee make the following facts and findings:

Section 11-13-12(D)(1) Sign Review Criteria

- a. The sign is in proportion to and visually consistent with the architectural character of the building.

FACT: The proposed signage is visually consistent and proportional to the existing building design. The proposed signage conforms to all pertinent sign regulations as established by the Solvang Municipal Code.

- b. There is no needless repetition, redundancy, or proliferation of signage.

FACT: The proposed signage includes a hanging sign which is used to identify the business from a pedestrian level. The signs do not obscure from view or unduly detract from existing signage.

- c. The sign does not obscure from view or unduly detract from existing signage.

FACT: Proposed sign locations do not obscure nor detract from existing signage on the premise.

- d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the areas in which it will be located.

FACT: The size and shape of the sign is compatible with the existing building. The proposed locations provide readily identifiable information for the business. No lighting is proposed.

RECOMMENDATION:

Approve a land use permit for 1622 Copenhagen Drive Suite 1 (APN 139-191-003) for proposed signage: two (2) hanging signs, each 4.8 square feet in size, and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

ALTERNATIVES:

1. The Committee could request changes to the proposed signage. Any modifications shall be clearly articulated to the applicant.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial.

FISCAL IMPACT:

The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:

A – Applicant package



Proposed Hanging Signs

- Two signs; one facing Copenhagen drive and one facing the interior courtyard
- 4.8' x 1' = 4.8 square feet
- Ground clearance 7 feet
- Hardware is existing
- Letters are dimensional
- Hand painted wood
- Maximum letter height 4.25 inches max

Primary entrance, Copenhagen Drive



Interior courtyard, Hamlet Square





DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.a

Meeting Date August 15, 2024

SUBJECT: Discussion and possible action to approve a land use permit for 436 Alisal Road (APN 139-240-084) for proposed exterior door paint color. The proposed project is categorically exempt from CEQA.

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant is proposing to paint the exterior doors at 436 Alisal Road (APN 139-240-084) in the Tourist Related Commercial (TRC) Zoning District. The applicant proposes painting the doors for Tower Pizza. There is one set of double doors, and one single door located in the courtyard. On the exterior of the building, there is one set of double doors and one single door on the south side which is used as an employee entrance.

Project Information

Property Owner	Windmill Properties	
Applicant:	Max and Laura Hanberg	
APN:	139-240-084	
General Plan Designation:	Tourist Commercial	
Zoning:	Tourist Related Commercial (TRC)	

Project Description

The Applicant requests Design Review Committee (DRC) review and approval for the following:

- Exterior paint for four doors. The doors are currently blue. The applicant is proposing the color 'Curry' for all doors.

Exterior paint

The applicant proposes a change to the exterior door colors. 'Curry' will be used on all four doors



Interior courtyard, existing

CURRY
SW 6671



Exterior doors on south side of the building, existing

CEQA Determination

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed exterior paint is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

RECOMMENDATION:

1. The Committee may approve a land use permit for the proposed exterior door color. The proposed project meets all pertinent requirements and appropriate findings may be made as presented to the DRC.
2. The Committee may direct the applicant to modify the proposed exterior door color. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designee.

FISCAL IMPACT:

The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:

A – Applicant package

Current door color facing parking lot



Attachment A

Proposed door color



Current door color. Interior courtyard





DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.b

Meeting Date August 15, 2024

SUBJECT: Discussion and possible action to approve a land use permit for 1677 and 1679 Copenhagen Drive (APN 139-182-013) for proposed exterior paint colors. The proposed project is categorically exempt from CEQA.

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant has an existing business located at 1677 and 1679 Copenhagen Drive (APN 139-182-013) in the Tourist Related Commercial (TRC) Zoning District. The applicant proposes modifications to exterior paint colors.

Project Information

Property Owner	Pedersen Family Trust	
Applicant:	Bent Pedersen	
APN:	139-182-013	
General Plan Designation:	Tourist Commercial	
Zoning:	Tourist Related Commercial (TRC)	

Project Description

The Applicant requests Design Review Committee (DRC) review and approval for the following:

- Exterior paint to include the following:
 - Eye of the Tiger (yellow) for the face of the building
 - Chocolate Sundae (brown) for the half-timbers
 - Caliente (red) for the doors at the main entry
 - Antique White (white) and Chocolate Sundae for the trim at the base of the main entry doors
 - Cavalier (grey) for the doors of the attic above the primary entry facing Copenhagen Drive
 - Ace of spades (black) for the hinges of the attic doors.

Exterior Paint

The applicant proposes upgrading the exterior paint. The proposed paint scheme appears to be harmonious with the materials and composition of the existing building. To ensure the DRC sees what the color would look like on the building, swatches of the primary color and half-timbers have been painted for reference.



CEQA Determination

The proposed project is Categorical Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

RECOMMENDATION:

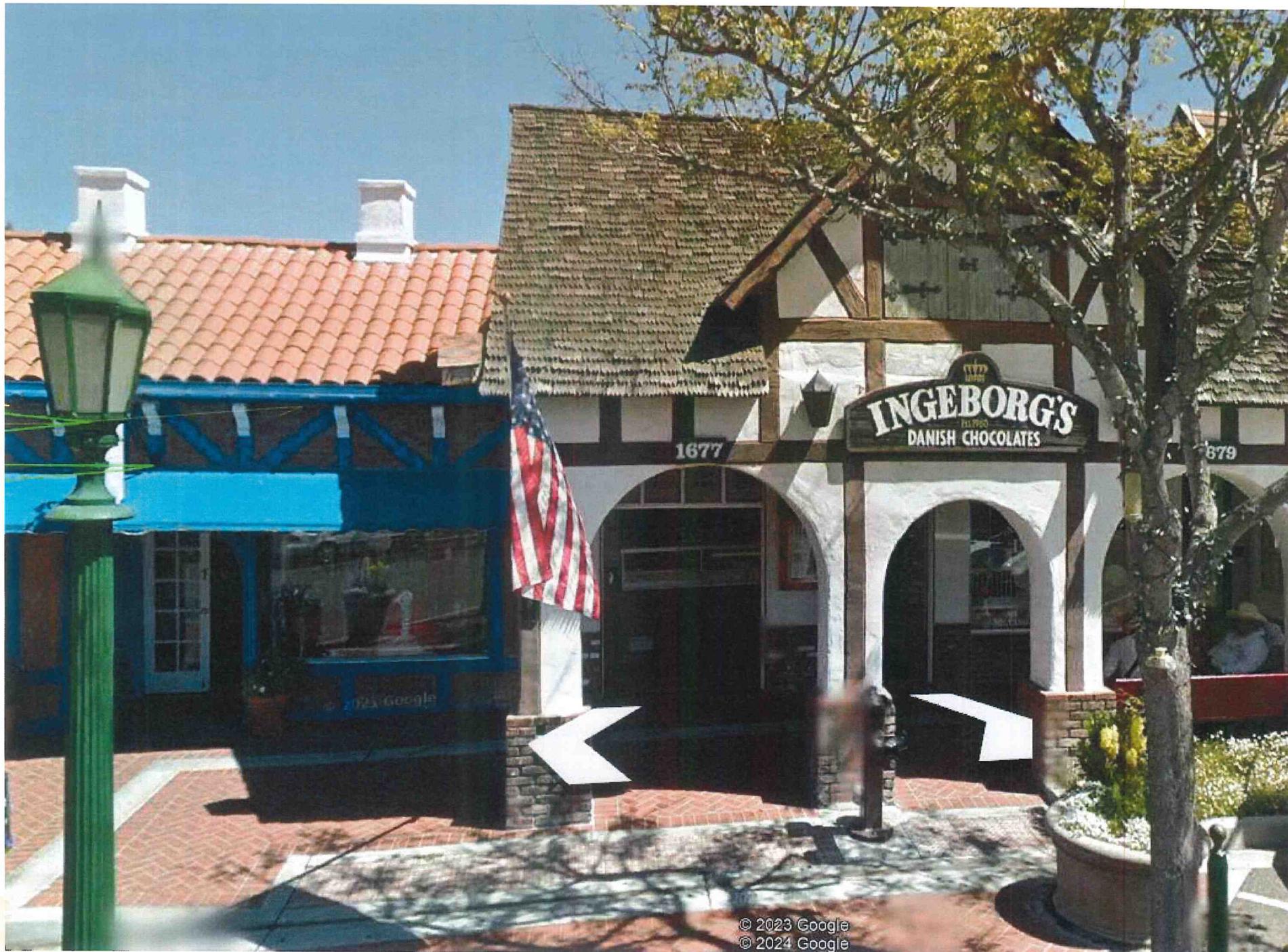
1. The Committee may approve a land use permit for the proposed exterior paint colors. The proposed project meets all pertinent requirements and appropriate findings may be made as presented to the DRC.
2. The Committee may direct the applicant to modify the proposed exterior paint colors. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designee.

FISCAL IMPACT:

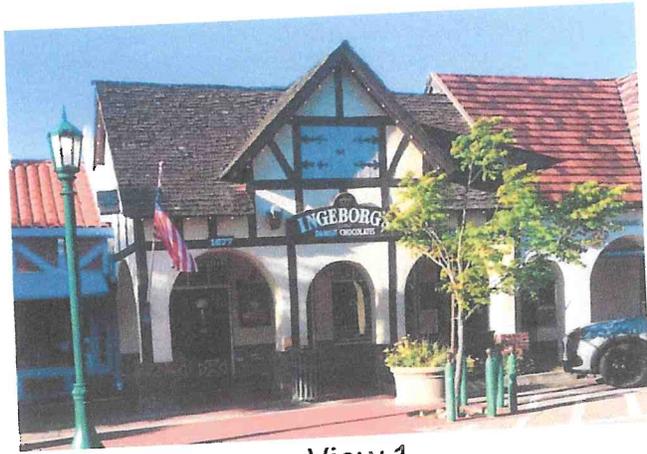
The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:

A – Applicant package



Property Address: 1679 Copenhagen Drive
 Current Colors: Birds Eye Mable / Brown



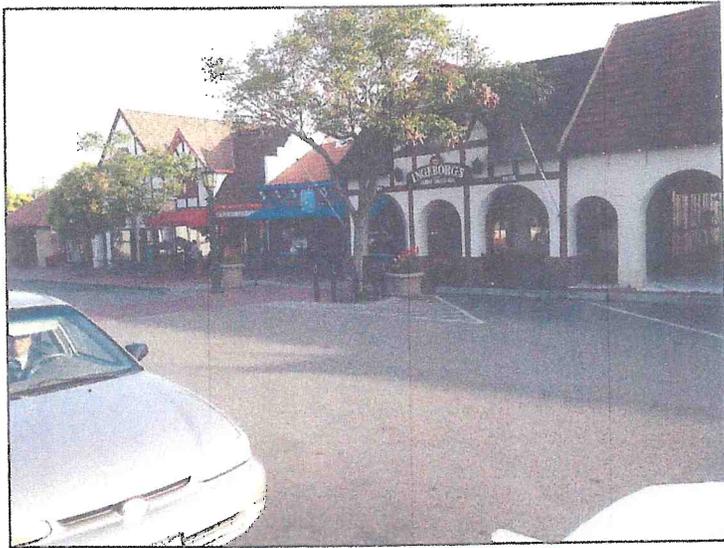
View 1



View 2

Proposed Colors

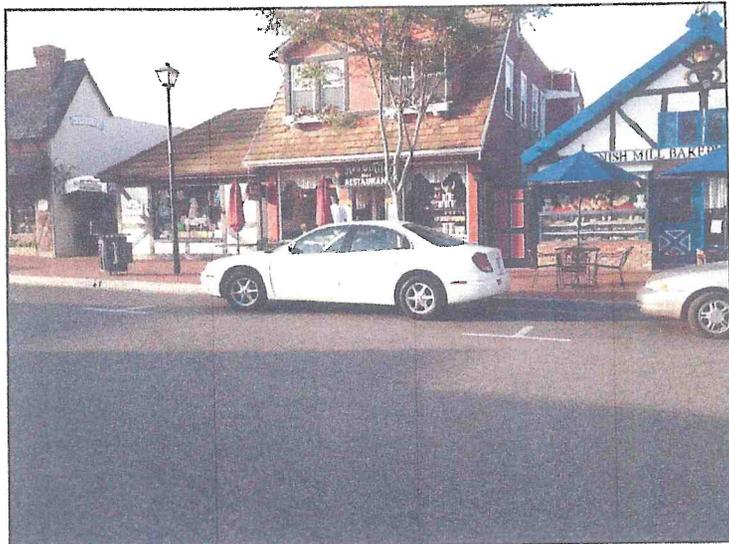
Primary Color	Eye of the Tiger – 188	
Bindingsværk & Trim	Chocolate Sundae – 2113-10	
Storefront Doors	Caliente AF - 290	
Door & Window Trim	Antique White / E52 Chocolate Sundae – 2113-10	
“Attic” Doors	Doors: Cavalier D1-3 Hinges – Ace of Spades F60	



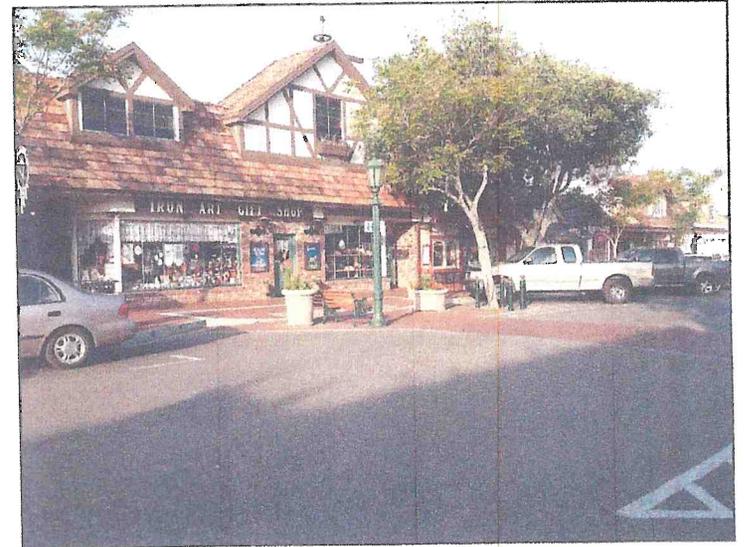
North Side: View 1



North Side: View 2



South Side: View 1



South Side: View 2



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.c

Meeting Date: August 15, 2024

SUBJECT: Discussion and provide direction on potential Zoning Ordinance Amendments – Design District Overlay and Entitlement Processing

PREPARED BY: Rafael Castillo, AICP, Planning Manager

DISCUSSION:

One of the City Council's primary goals for the 2024-2026 fiscal cycle is to streamline the entitlement and building process to make it easier for residents and businesses to improve their properties. The adoption of a New General Plan, which occurred on July 8, 2024, is the beginning of this effort. The General Plan is only the framework utilized for zoning regulations. It is a policy document that lays out a road map for changes needed to implement the City's adopted Zoning Ordinance.

Potential developers have approached city staff wishing to develop underutilized properties within designated design districts of the Village (the primary commercial core), and the Mission, which consists of properties to the east of Mission Drive / Alisal Road intersection. These potential developments include a mix of commercial and residential, primarily residential uses.

The new Community Design Element provides the foundation for development standards, however the policies crafted are still considered subjective. If a proposed project moves forward, particularly a residential project, or a mixed-use development consisting of more than 50% residential uses, the policies crafted may be rendered moot for such developments.

At its July 18, 2024 meeting, a presentation was made regarding potential zoning ordinance amendments, including a potential new Design District Overlay. The following comments were also provided by the DRC:

- What is the future role of the Design Review Committee (DRC);
- Assessing elements that are subjective versus objective;
- Establishing landscaping standards in the future;
- Modifying specifications for lighting;
- Ability to request exceptions;
- Avoidance of modification to standards.

City staff also solicited further feedback from DRC members regarding the potential overlay zones. Other comments received from that meeting included having common nomenclature between the General Plan and Zoning Ordinance.

Revisions to Potential Overlay Zones

Based on comments received, the following revisions have been included in the potential ordinance:

- Revised the purpose statement.
- Revised the definition of mixed-use project to cover all underlying zones.
- Elimination of outdoor dining areas to be utilized to break-up blank facades.
- Added color hues to bricks and half-timbering.
- Elimination of granite stone type.
- Decreased minimum overhangs to 12-inches.
- Eliminated use of stone as an alternative to decorative brackets.
- Adjusted maximum pitch of roof to 60 degrees.
- Eliminated shutters are encouraged.
- Added minimum railing heights for faux rails not used as private open space.

- Made changes to lighting including maximum height of poles reduced to 15-feet, except where building code requires a higher pole.
- Eliminated review authority section.

The objective design standards are meant to be the “minimum threshold” of new construction. While many buildings contain stucco half timbers, or stucco chimneys, these materials should not be the standard for new construction. A standard set for expectations for properties and designers who want to propose development projects in the City is being established, versus what is currently de-facto through policy and decisions by committees and commissions that may change based on personal tastes and preferences. These objectives allow city staff to analyze projects to ensure future projects that are brought before the DRC meet minimum standards, to potentially reduce the number of meetings and increase processing times to approve potential projects. These objective standards begin to create “certainty” in the development world

Review Authority

An issue that has been brought is the terminology “review authority”. This term refers to the commission or committee that has “authority to make decisions” on entitlement applications. The existing code mentions both Planning Commission and DRC throughout. Potential Zoning Code amendments will, to the extent feasible, replace them with “review authority”. As a part of an amended Chapter 16, the review authority will be defined for various types of Planning Application actions, to provide city staff and applicant clear rules for who makes recommendations and approves an application. This term change allows for easier amendments to the Zoning Ordinance when proposed by Council. The following is the proposed “Review Authority” Chart. For the most part, the review authority will remain the same as is currently in place, except for the changes proposed in the next section.

Type of Action	Code Section	Review Authority			
		Planning Manager	DRC	Planning Commission	City Council
General Plan Amendment	11-17-3	Recommend	--	Recommend	Decision
Zoning Code Amendment ¹	11-17-3	Recommend	--	Recommend	Decision
Development Permit	11-16-5	Recommend	Recommend ²	Decision	Appeal
Conditional Use Permit ²	11-16-6	Recommend	--	Decision	Appeal
Variance ²	11-16-8	Recommend	--	Decision	Appeal
Specific Plan ¹	11-16-9	Recommend	--	Recommend	Decision
Zoning Clearance ³	11-16-4	Decision	--	--	--
Short Term Rental Permit	11-12-30	Decision	--	Appeal	Appeal
Temporary Use Permit	11-16-9	Decision	--	Appeal	Appeal
Interpretations	11-2-5	Decision	--	Appeal	Appeal
Sign Permit	11-13-12	Recommend	Decision	--	Appeal

Note:

1. Zoning Code amendments that include design standards, building form, etc., may be brought to the DRC for review.
2. The DRC is to provide a recommendation for non-residential and mixed-use applications where applications propose new construction or additions greater than 500 square feet.
3. The Planning Manager’s decision under a Zoning Clearance is a ministerial action and not subject to an appeal.
4. The Review Authority responsible for reviewing and making decisions on each type of permit shall be responsible for making any applicable CEQA determination. A CEQA determination may be appealed to the Council.

Future Entitlement Processing

The current process involves a process adopted by Santa Barbara County, which is called a “land use permit”. This permit is issued for virtually all entitlements, with the exception of conditional use permits and variances. The land use permit requires a “Planning Division” approval first, then moves on to the further permitting requirements such as building permits. For the majority of projects, a development

plan is required even if it is permitted by right, and requires DRC to review. This includes single family residential projects, and potentially other projects which now must be subjected to objective standards only. This also creates further issues with simple projects such as conversions of interior space, additions, etc. City staff proposes revamping the City's entitlement process, creating five types of discretionary permits and codifying a pre-application review process which is currently used by staff, but no regulations exist (although a fee does). The Land Use Permit and Development Plan would be eliminated.

Zoning Clearance

A zoning clearance would replace the land use permit and would be approved by the Planning Manager or their designee (typically planning division staff members). This would also a "by-right" process to be completed with any building permit review concurrently, or an over-the-counter approval for uses that are "permitted" and moving into a new space, which is currently not clearly defined in the existing code. The following actions would be permitted under zoning clearance:

- Additions to existing dwelling units.
- Additions to existing multi-unit dwellings.
- Additions to commercial/industrial buildings that are less than 500 square feet.
- Restriping of a parking lot which does not decrease the number of parking spaces required for an approved development project nor change the vehicle circulation patterns, unless otherwise required to comply with Americans with Disabilities Act (ADA) requirements.
- Color and material board changes that are consistent with the original approval for a completed residential, commercial, or industrial development project.
- New single unit residences.
- New two-unit residences/duplexes (SB-9/Two-unit dwellings)
- Accessory Dwelling Units/Junior Accessory Dwelling Units.
- Interior remodels with no proposed exterior improvements.
- Change in uses allowed in Chapters 6 through 9 where no construction is proposed.
- Conversion of non-residential space for up to four (4) units where no external improvements are proposed with the exception of required ingress and egress improvements, and other improvements necessary to meet fire code and building code requirements.
- Proposed re-roofs in the DD-1 and DD-2 district that meet objectives standards in Chapter 19.
- Proposed building re-paintings within the DD-1 and DD-2 district that adhere to color palette schemes in the adopted Design Handbook.

Proposed building colors would be completed at a staff level after a design handbook is completed and adopted by the City Council. The handbook would be the next work effort envisioned by city staff.

Development Permits

Development permits will replace the development plan and provide for permitting and conditions *that run with the property*. Development permits will require Planning Commission approval, with recommendations by the DRC, which is current practice. The following type of projects will require development permits:

- Residential development projects with two or more dwelling units (no DRC review required).
- Mixed-use development projects.
- New non-residential development or redevelopment.
- Additions to non-residential buildings greater than 500 square feet, or requesting an additional story.
- Conversion of a residential dwelling to a commercial use.
- Conversions of non-residential space to five (5) or more residential units where no external improvements are proposed with the exception of required ingress and egress improvements, and other improvements necessary to meet fire code and building code requirements (no DRC review required).

This change covers large projects that typically would receive public hearings by review authorities.

Conditional Use Permit/Variance/Sign Permit

These will remain unchanged, however application requirements are proposed to be eliminated and streamlined to allow for flexibility in determining what is required through checklists, which currently exist on the city's website: <https://www.cityofsolvang.com/DocumentCenter/Index/24>

Pre-Application Review

City staff proposes to codify a "pre-application" review process, which is currently being utilized, but with no standards or regulations. With the pre-application process, the expectations would include the following:

- Inform the applicant of development and design standards as they apply to the proposed development;
- Review the City's permit process, possible development alternatives, or modifications;
- Identify information and materials the City typically requires for similar applications, and any necessary technical studies and information relating to the environmental review of the development (if applicable); and
- Allow for a presentation to a Review Authority to receive feedback on a conceptual project design.

This would afford an applicant a "road map" for entitlement processing, as well as provide valuable information towards the feasibility of a project, particularly with potential infrastructure improvements. It is city staff's intention to use this review, especially for large residential projects, to elicit feedback from the DRC, thereby creating a better set of expectations.

ALTERNATIVES:

There are no alternatives to this report.

FISCAL IMPACT:

City staff's time to create amendments to the Zoning Ordinance based on direction.

ATTACHMENTS:

A – Potential Design District Overlay Regulations (Chapter 19)

CHAPTER 19

DESIGN DISTRICT OVERLAY ZONES.

§ 11-19-1 Purpose.

This section sets forth procedures and standards for the establishment of Design Overlay Districts throughout the City. The purpose of the Design Overlay district is as follows.

- A. Ensure that development within the overlay is in accordance with adopted Community Design Element goals, policies, and objectives within the adopted General Plan.
- B. Maintain the existing character, and visual quality of existing building by ensuring new and redeveloped properties adhere to the design aesthetics established in the adopted General Plan.
- C. Assist in ensuring the visual attractiveness of residential development that meets the needs of all social and economic groups consistent with the City's adopted Housing Element while maintain the established design aesthetic that makes Solvang and unique and inviting place to live.
- D. Prevent the development of structures or uses which are not of acceptable exterior design or appearance of the established design district overlay.
- E. Protect the integrity of previously attained entitlements.
- F. Provide for decision maker involvement in project design and evolution of these objective standards to ensure conformity to the established design aesthetic, while adhering to new mandates as required.

§ 11-19-2 Establishment of District.

The City Council may establish new districts, or change boundaries of districts, by following the procedures set forth in Section 11-17-3 of this Zoning Code.

- A. Design district boundaries shall be consistent with the Official Zoning Map consistent with Section 11-1-2.

§ 11-19-3. Permit Requirements.

Permit requirements shall be required consistent with Chapter 16 of this Zoning Code for uses as set forth in Chapters 6 through 9.

§ 11-19-4. Village Area Design District (DD-1) Standards.

A. Purpose.

- 1. Maintain high-quality site planning and building design for where new multi-unit attached, mixed-use, and non-residential projects within the identified Village Design District.
- 2. Continue to promote the "Old World Danish" design aesthetic while maintaining and enhancing a high quality of life for residents, enabling creation of business opportunities, and maintaining the design aesthetic as viewed from the public realm, including:
 - a. Building form that exhibits "Old World Danish" design aesthetic that includes inviting pedestrian realm spaces, provides convenient access to buildings and active uses from the street, and creates architecturally interesting and human-

scaled facades for which the Solvang Village. Placement and orientation of doorways, windows, and landscape elements are important features that help create strong, direct relationships between the building frontage/sidewalks and the street.

- b. Open space requirements provide for a variety of functional, well designed open spaces that mimic courtyard and gathering spaces of Europe that enhance, the quality of life for residents, businesses, and visitors.
 - c. A vibrant pedestrian network that offers clear circulation paths, as well as parking that is visibly screened from the public right-of-way, maintaining a friendly, inviting environment.
3. Ensure screening features are appropriately designed to enhance the appearance of district for residents and pedestrians, minimize the appearance of mechanical and trash areas from the public realm, with screening that is architecturally and aesthetically compatible with buildings on site.
 4. Facilitate the development or redevelopment of underutilized properties, reduce barriers, and accelerate housing production through the clear communication of design objectives and an efficient review process.
- B. This Section provides standards for development projects within the established district including the following:
1. All new structures/buildings within the established district boundary, with the exception of ADUs in conjunction with existing single unit dwellings;
 2. Redevelopment projects that propose façade improvements greater than 500 square feet that require a building permit;
 3. Additions greater than 500 square feet with the exception of existing single unit residences;
 4. Projects that propose an additional story(s), with the exception of additions to single unit dwellings;
 5. All proposed re-painting of existing structures within the district, with the exception of existing single unit residences, and ADUs for single unit residences.
 6. All proposed re-roofs of existing structures.
- C. Mixed-Use Projects.
1. A mixed-use project may combine residential uses with any other uses allowed in the applicable zone where allowed by the underlying zoning district. The residential component of mixed-use development is allowed at ground level behind street-fronting non-residential uses (horizontal mixed-use) and on upper stories as specified by this Chapter.
- D. Site Planning.
1. Chapters 6 through 9 establish requirements for heights, setback, and lot requirements, unless specified in this Chapter.
- E. Building Form and Design.
1. Façade.

- a. All sides of new structures shall include the following façade materials. These materials may be utilized as a stand alone, or in combination.
 - i. Wood
 - ii. Faux wood material that mimics wood grain texture and colors including but not limited to trex, panels, siding, and other similar architectural grade materials.
 - iii. Stucco shall be smooth finished
 - b. Unarticulated or blank walls adjacent to public right-of-way shall not run in a continuous plane of more than 15 feet without incorporating at least one of the following:
 - i. An opening with transparent glazing providing views into work areas, display areas, sales areas, lobbies, or similar active spaces.
 - ii. A working door for ingress/egress.
 - iii. Public art.
2. Architectural Materials. The following are permitted architectural details are required on all new structures. These may be utilized as a standalone, or in combination.
- a. Bricks.
 - i. Red or yellow hue bricks comprised of either clay or faux veneer that mimics red/yellow hue clay bricks.
 - ii. Bricks shall be uniform in size.
 - iii. Bricks may be utilized as an accent band on a wall or series of walls.
 - iv. Bricks utilized as accent band shall be a minimum of four (4) feet in height from finished floor elevation or to the base of required ingress/egress window, whichever is less.
 - b. Half-timbering.
 - i. All beams shall consist of wood or synthetic composite wood like materials. Composite material shall mimic the finish grain of wood.
 - ii. Main beams (Balker) shall be Horizontal with a minimum width of six (6)-inches with a maximum width of 18-inches.
 - iii. Vertical Posts (Stolper). Shall be spaced evenly and align with the main beams (Balker). Minimum spaces shall be two (2) feet apart from each horizontal post, not to exceed eight (8) feet.
 - iv. Diagonal Braces (Skråbånd) shall be utilized to add visual interest.
 - v. Timber Colors. Shall be dark colors to give the appearance of finished wood, such as including dark brown, charcoal grey, or other darker tones.
 - vi. Pattern. Timbers may be placed in a vertical, horizontal, or diagonal pattern to create a grid or crisscross appearance.
 - c. Stone or cobbles.
 - i. Stones such as limestone, fieldstone may be utilized. Faux stone shall be permitted if the material mimics appearance of natural stone.
 - ii. Cobble stone may be utilized on walkways or other synthetic materials. Cobble stone shall range in shapes with diameter minimum of four (4) inches to a maximum of 4-inches, as approved by the City Engineer, and meets ADA requirements.
 - iii. Stone or cobble stone utilized for accent bands shall consist of no more than 30 percent of surface of wall plane facing a public right of way or alleyway.
 - iv. Mortar utilized in stone or cobble application shall be in a color that

complements the stone.

3. Building Mass and Height.

- a. Measure of Height for structures. Measurement of floors and structure height shall consist of the following within the Design District:
 - i. Building height shall be measured from finished floor area to the top of plate for habitable spaces, and shall not exceed 35-feet in height.
 - ii. Architectural appendages shall not exceed more than 10-feet beyond the maximum height. This shall include gables, pitched roofs, dormers, etc.
 - iii. Structures that include architectural focal points such as windmills, bell towers, steeples, and other similar features, shall not exceed 50-feet consistent with Section 11-7-4.
 - iv. Minimum first floor height shall be 12-feet, as measured from finished floor, with a maximum of 15-feet for multi-story buildings.
 - v. Maximum height of 2nd stories and above shall be 10-feet, consistent with traditional construction techniques.
 - vi. Elevator shaft or stairway. An elevator or stairway to a rooftop deck/upper story open space that is no more than 100 square feet in area and set back from any building edge by at least five feet may exceed the maximum height limit by up to eight (8) feet.
- b. Overhangs. Structures that are two stories and above that extend beyond the lower floors (jettying) shall adhere to the following:
 - i. Extend a minimum of 12-inches from the first floor, not to exceed 24-inches as measured from the edge of the first-floor façade.
 - ii. Decorative brackets. The use of decorative brackets shall be spaced at a minimum of 24-inch intervals.

4. Roofing

- a. Decorative Brackets. Use of decorative brackets to support eaves is encouraged. Materials shall consist of decorative wood consistent with section 11-19-4.E.2.
- b. Eaves. Eaves shall extend a minimum of 12 inches to a maximum of 18 inches.
- c. Ridge caps. The use of decorative ridge caps to enhance the roofline is encouraged.
- d. Roof Form and Structure. Roofs shall have a minimum pitch of 30 degrees with a maximum pitch of 60 degrees.
- e. Roofing Materials. Roofing materials shall consist of the following.
 - i. Clay Tiles, either red or orange hues.
 - ii. Slate Tiles, either red, orange hues, or natural stone color.
 - iii. Architectural grade asphalt composition that mimics the appearance of traditional roofing materials that contain dimensionality, color variation.
 - i. Variation and dimensionality. Layering may also be utilized to create dimensionality and color variation.
 - iv. Metal. Shall be constructed of panels that include Standing Seams.
 - v. Synthetic Thatched Roof.
- f. Rooflines shall be vertically articulated at a maximum of 50-foot intervals along the street frontages through the use of the following:
 - i. A change in roof height.
 - ii. A change in roof pitch
 - iii. Use of a dormer, gables, parapet, chimney.

5. Windows.

- a. Decorative elements. Decorative elements are encouraged including but not limited to patterns such as diamond or grid layouts. The use of bars/dividers are also encouraged. If bars/dividers are utilized, the following standards shall be applicable.
 - i. Divider/Bars shall be proportionally spaced, dividing windows into smaller panes in either 6 over 6 or 8 over 8 design schemes.
 - ii. Minimum divides/bars shall have a minimum depth of six (6) inches.
 - iii.
- b. Placement. Windows shall be placed symmetrically on the façade and adhere to the following spacing standards:
 - i. Spaced a minimum of 12 inches.
 - ii. Windows shall be located a minimum of 24 inches from corners of buildings.
 - iii. Vertical distance between the tops of the windows on one floor and the bottoms of the windows on the floor above should be at least 12 inches.
- c. Proportions. Windows shall have a height-to-width ratio of 2:1 to 3:2, reflecting traditional proportions.
- d. Trim. Use of Trim shall consist of wood or molding that compliments and contrasts from the selected building color. Trim shall be a minimum depth of six (6) inches.

6. Ornamental Details.

- a. Balconies. Balconies may be utilized on second stories and above with the following standards:
 - i. Width of balcony shall be a minimum of three (3) feet, with a maximum width of six (6) feet.
 - ii. Railing height shall have a maximum height of 42-inches if balcony is utilized as outdoor space. A minimum height of 30-inches for railings not utilized as outdoor space.
 - iii. Balconies shall have a minimum 12-inch projection from the façade.
 - iv. Railing design shall consist of wrought iron, or powder coated steel/aluminum that mimic the appearance of wrought iron.
 - v. Baluster spacing shall be no greater than four (4) inches apart.
 - vi. Placement of balcony(ies) shall be centered on the facade, aligning with other architectural elements including windows and doors.
- b. Chimneys. Chimneys may be utilized with the following standards:
 - i. Shall extend a minimum of three (3) feet above the roof line.
 - ii. Minimum width of a chimney shall be two (2) feet for residential structures and four (4) feet for commercial/mixed-use structures.
 - iii. Minimum depth shall be 18-inches.
 - iv. Position chimneys shall either be at the center of a roof line or at the gable ends of the building.
 - v. Stone or brick materials shall be utilized for the façade of the chimney.
 - vi. Decorative cap shall be utilized. Metal caps shall be permitted.
- c. Dormers. The Use of Dormers is encouraged to create roofline variation. The

following standards shall apply.

- i. Proportions. Dormers should have a height-to-width ratio of approximately 1:1 or 3:2.
- ii. Roof Pitch. Roof pitch shall be a minimum of 30 degrees to a maximum of 60 degrees.
- iii. Dormers shall be integrated into to main roof, avoiding abrupt transitions.
- iv. Dormers shall have a minimum 12 inch setback from eaves.
- v. Materials. Materials shall be consistent with roofing materials. Use of timber framing is encouraged.
- vi. Trim. Use decorative trims around dormer windows, matching those on the main façade shall be utilized. Trims shall have a minimum depth of 6-inches.

d. Gables. Use of gables is encouraged to create roofline variation. The following standards shall apply.

- i. Roof Pitch. Roof pitch shall be a minimum of 45 degrees to a maximum of 60 degrees.
- ii. Proportion. Gables should have a height-to-width ratio of approximately 1:1 or 3:2.
- iii. Eaves shall extend a minimum of 12 inches on the gable.
- iv. Exposed timber framing shall be utilized and may be stained or painted to compliment the building color.
- v. Infill material. Use of brick, stone is encouraged for the infill material between the timber or entire gable.

F. Lighting. Exterior structure lighting shall adhere to the following standards.

1. Design. Lighting fixtures shall complement building design.
2. Shielded fixtures. Fully shielded fixtures shall be utilized that direct light downward and prevent light from escaping upward.
3. Fixtures on buildings. Light fixtures shall be limited to a maximum height of 15 feet or the height of the building, whichever is less.
4. Lighting Type. Outdoor lighting shall utilize energy-efficient fixtures/lamps such as light-emitting diodes (LED), compact fluorescent lamp (CFL) lights, or other energy-efficient fixtures.
5. Height. Outdoor lighting affixed to poles shall not exceed 15 feet in height, or meet minimum height for consistency with the Building Code, whichever is less.
6. Pathway and Walkway lighting. Bollards with downward-facing lights to illuminate paths without causing glare or skyglow shall be utilized.

G. Landscaping and Open Spaces. Developments are required to meet minimum landscaping and open space standards set forth in Section 11-7-4. The following shall also be applicable.

1. Developments are encouraged to include courtyards and gathering spaces. Developments greater than 15,000 square feet in gross floor area shall be required to incorporate courtyard or gather spaces which include a minimum of two (2) of the following:
 - a. shaded seating areas;
 - b. Public art;

- c. Dining areas oriented towards the public right-of-way;
 - d. Other public amenities in courtyards consistent with proposed building design.
 2. Private Residential open spaces. Development projects with proposed residential development shall include a minimum of 60 square feet of private open space. Minimum dimension, width or depth, of any private residential open space shall be five (5) feet. The private open space shall be accessible from within the unit and may include patio areas, balconies, and decks, but not stairs, entrance decks, stoops, and/or landings.
 3. Common Residential Open Space. Common residential open space may be utilized to meet private residential open space requirements. The following standards shall be applicable:
 - a. Minimum dimension, width or depth, of any common residential open space area shall be 15 feet.
2. Parking and Vehicle Access.
 - a. Vehicle access shall be located on alleys and side streets where available.
 - b. Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage Pedestrian Access.
 - c. In the drive aisle, decorative materials such as pavers or scored or colored concrete shall be required from the back of sidewalk for a minimum of five feet in depth.
 - d. Driveway Curb Cuts. Curb cuts shall not exceed one curb cut for every 50 feet of street frontage.
3. Pedestrian Access and Circulation.
 - a. Primary Pedestrian Entrance. For all residential and nonresidential uses, at least one primary entrance to a ground-floor use shall face the primary street right-of-way. Individual residential entries may face a secondary/side street or be accessed through the interior of the building. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street.
 - b. Required Pedestrian Connections. An internal system of pedestrian walkways shall be designed to provide direct access connections to and between the following:
 - i. Entrances to each primary structure;
 - ii. Off-street parking areas or parking structures;
 - iii. All site amenities or public gathering spaces; and
 - iv. The public sidewalk system along the perimeter streets abutting the development.
 - c. Minimum Walkway Width. Internal walkways shall be a minimum of six (6) feet wide where located adjacent to any common open space areas. Internal walkways elsewhere on the property shall be a minimum of four feet wide.
 - d. Walkways through Vehicle Areas. At each point that the on-site pedestrian walkway system crosses a parking lot, internal street, or driveway, the walkway or crosswalk shall be clearly marked by a change in paving materials distinguished by color, texture, or height.
4. Trash Enclosures and Screening. Solid waste and recycling enclosures shall be articulated consistent with the structure design and are screened from the public-right of-way.

5. Colors. Façade colors shall utilized approved color palettes contained in the adopted Design Handbook. Alternative colors may be approved by the Review Authority.
6. Alternative Compliance. Design standards are not intended to limit creative solutions. Requests for alternative compliance through the Modification to Standards (Section 11-19-6) process may be accepted for any application to which these standards apply.

§ 11-19-5. Mission Design District (DD-2) Design Standards.

A. Purpose.

1. Maintain high-quality site planning and building design for new projects within the established Mission Design District.
2. The Mission Design District is intended to provide cohesive high-quality development that reflects traditional California architectural design and history including the following:
 - a. Recognize distinctive sites that exemplify the Spanish Colonial Revival structures in the planning area such as Mission Santa Ines and the landmark Veterans Memorial Building on the north side of Mission Drive (Highway 246).
 - b. Create a cohesive design scheme that integrates the existing Spanish Colonial Revival style and architectural features already present within the plan area.
 - c. Create a distinct design aesthetic that sets it apart from the Village Design District.
3. Facilitate the development or redevelopment of underutilized properties, reduce barriers, and accelerate housing production through the clear communication of design objectives and an efficient review process.

B. This Section provides standards for development projects within the established district including the following:

1. All new structures/buildings within the established district boundary, with the exception of ADUs in conjunction with existing single unit dwellings;
2. Redevelopment projects that propose façade improvements greater than 500 square feet that require a building permit;
3. Additions greater than 500 square feet with the exception of existing single unit residences;
4. Projects that propose an additional story(s), with the exception of additions to existing residential units.

C. Mixed-Use Projects.

1. A mixed-use project may combine residential uses with any other uses allowed in the applicable underlying zone where allowed by the underlying zoning district. The residential component of mixed-use development is allowed at ground level behind street-fronting non-residential uses (horizontal mixed-use) and on upper stories as specified by this Chapter.

D. Site Planning.

1. Chapters 6 through 9 shall establish requirements for heights, setback, and lot requirements, unless specified in this section.

E. Building Form and Design.

1. Façade.
 - a. All sides of new structures shall include smooth or lightly textured stucco.
 - b. Colors shall be earthtone.

- c. Unarticulated or blank walls adjacent to public right of ways shall not run in a continuous plane of more than 15 feet without incorporating at least one of the following:
 - i. An opening with transparent glazing providing views into work areas, display areas, sales areas, lobbies, or similar active spaces
 - ii. A working door for ingress/egress;
 - iii. Public art;
 - iv. Arcade or Arch.
2. Architectural Materials. The following is a menu of architectural details are required on all new structures. These may be utilized as a stand alone, or utilized in combination.
 - a. Wrought Iron. Wrought iron may be utilized as decorative materials on the exterior of building, including but not limited to window grilles, balconies, railings, light fixtures. The following standards are applicable.
 - i. Finish. Black, dark bronze or natural patina finish shall be utilized.
 - ii. Repetition of Design. Use of motifs and patterns across various ironwork elements (e.g., gates, grilles, railings) shall be utilized.
 - iii. Height. Railings height shall be a minimum of 36-inches. Maximum height shall be 42-inches.
 - iv. Spacing. Baluster spacing shall be even, with a maximum spacing of four (4) inches between balusters.
 - v. When used in conjunction with windows, wrought iron shall be securely anchored and integrated with window design and shall not be placed on designated ingrees/egress windows.
 - b. Tile. Use of tiles is encouraged as for use in stair risers, baseboards, accent walls and niches. The following standards are applicable.
 - i. Material. Ceramic or terra cotta tiles shall be utilized.
 - ii. Color. Tile colors shall consist of earthy tones (terracotta, ochre, brown), vibrant blues, yellows.
 - iii. Patterns. Use of patterns including geometric designs, floral motifs, and traditional Spanish or Moorish-inspired patterns, is encouraged.
 - iv. Tiles utilized in baseboards shall have a minimum height of two (2) includes from the finished floor elevation, with a maximum of eight (8) inches in height.
 - v. Tiles are encouraged to create focal points or highlight architectural features, such as alcoves or archways.
 - c. Wood. The use of wood adds, texture, and authenticity to the building's facade. The following standards are applicable.
 - i. Wood material such as Cedar, redwood, treated pine, or faux wood material that mimics wood grain texture and colors including but not limited to trex, panels, siding, and other similar architectural grade materials shall be utilized.
 - ii. Wood utilized as columns and posts shall have a minimum diameter of 8 inches, not to exceed 12 inches in diameter or width, unless required by the California Building Code.
 - iii. Columns and posts shall be spaced evenly.
 - iv. Decorative corbels and brackets are encouraged.
3. Building Mass and Height.
 - a. Measure of Height for structures. Measurement of floors and structure height shall

consist of the following:

- i. Building height shall be measured within the Mission Design District from finished floor area to the top of plate for habitable spaces, and shall not exceed 35-feet in height.
- ii. Architectural appendages shall not exceed more than 10-feet beyond the maximum height.
- iii. Structures that include architectural focal points such as bell towers, etc, shall not exceed 50-feet.
- iv. Minimum first floor height shall be 12-feet.
- v. Elevator shaft or stairway. An elevator or stairway to a rooftop deck/upper story open space that is no more than 100 square feet in area and set back from any building edge by at least five feet may exceed the maximum height limit by up to eight feet.

4. Roofing

- a. Eaves. Eaves shall extend a minimum of 12 inches to a maximum of 24 inches.
- b. Soffits. The use of soffits is encouraged. Soffits shall be open or covered with wood plank or stucco.
- c. Roof Form and Structure. Roofs shall have a minimum pitch of 15 degrees with a maximum pitch of 30 degrees.
- d. Materials. Roofing materials shall consist of the following.
 - i. Clay or terracotta.
 - ii. Concrete tiles that mimic the design of traditional clay tiles.
 - iii. Metal tiles that mimic the design of traditional clay tiles.
 - iv. Fiber cement tiles that mimic the design of traditional clay.
 - v. All roofing material shall be red, orange, or brown hues.
- e. Shape. Round or "S" shape tiles (mission/barrel).
- f. Rooflines shall be vertically articulated at a maximum of 50-foot intervals along the street frontages through the use of the following:
 - i. A change in roof height.
 - ii. A change in roof pitch
 - iii. Use of a dormer or gables.

5. Windows.

- a. Shape. Windows shall be rectangular or arched.
- b. Trim. Use of Trim shall consist of wood or molding that compliments the selected building color. Trim shall be a minimum depth of six (6) inches.

6. Ornamental Details.

- a. Arches and Arcades. The use of arches and arcades is encouraged.
- b. Balconies. Balconies may be utilized on second stories and above with the following standards:
 - i. Width of balcony shall be a minimum of three (3) feet, with a maximum width of eight (8) feet.
 - ii. Railing height shall have a maximum height of 42-inches.
 - iii. Balconies shall have a minimum 12-inch projection from the façade.
 - iv. Railing design shall consist of wrought iron, or powder coated steel/aluminum that mimics the appearance of wrought iron.
 - v. Baluster spacing shall be no greater than four (4) inches apart.
 - vi. Placement of balcony(ies) shall be centered on the facade, aligning with other architectural elements including windows and doors.
- c. Dormers. The Use of Dormers is encouraged to create roofline variation. The following standards shall apply.
 - i. Dormers shall be integrated into main roof, avoiding abrupt

transitions.

- ii. Dormers shall have a minimum 12-inch setback from eaves.
 - iii. Trim. Use decorative trims around dormer windows, matching those on the main façade shall be utilized. Trims shall have a minimum depth of 6-inches.
- d. Gables. Use of gables is encouraged to create roofline variation. The following standards shall apply.
- i. Eaves shall extend a minimum of 12 inches on the gable.
 - ii. Exposed rafters shall be utilized and may be stained or painted to compliment the building color.

F. Lighting. Exterior structure lighting shall adhere to the following standards.

1. Design. Lighting fixtures shall complement building design.
2. Shielded fixtures. Fully shielded fixtures shall be utilized that direct light downward and prevent light from escaping upward.
3. Fixtures on buildings. Light fixtures shall be limited to a maximum height of 15 feet or the height of the building, whichever is less.
4. Lighting Type. Outdoor lighting shall utilize energy-efficient fixtures/lamps such as light-emitting diodes (LED), compact fluorescent lamp (CFL) lights, or other energy-efficient fixtures.
5. Height. Outdoor lighting affixed to poles shall not exceed 15 feet in height, or meet minimum height for consistency with the Building Code, whichever is less.
6. Pathway and Walkway lighting. Bollards with downward-facing lights to illuminate paths without causing glare or skyglow shall be utilized.

G. Landscaping and Open Spaces. Developments are required to meet minimum landscaping and open space standards set forth in Section 11-7-4. The following shall also be applicable.

1. Developments are encouraged to include courtyards and gathering spaces. Developments greater than 15,000 square feet in gross floor area shall be required to incorporate courtyard or gather spaces which include the some of all of the following:
 - a. shaded seating areas;
 - b. Paseos;
 - c. Courtyards;
 - d. Patios;
 - e. Gardens.
2. Private Residential open spaces. Development projects with proposed residential development shall include a minimum of 60 square feet of private open space. Minimum dimension, width or depth, of any private residential open space shall be five (5) feet. The private open space shall be accessible from within the unit and may include patio areas, balconies, and decks, but not stairs, entrance decks, stoops, and/or landings.
3. Common Residential Open Space. Common residential open space may be utilized to meet private residential open space requirements. The following standards shall be applicable:
 - a. Minimum dimension, width or depth, of any common residential open space area shall be 15 feet.

H. Parking and Vehicle Access.

1. Vehicle access shall be located on alleys and side streets where available.
2. Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage Pedestrian Access.
3. In the drive aisle, decorative materials such as pavers or scored or colored concrete shall be required from the back of sidewalk for a minimum of five feet in depth.
4. Driveway Curb Cuts. Curb cuts shall not exceed one curb cut for every 50 feet of street frontage.

I. Pedestrian Access and Circulation.

1. Primary Pedestrian Entrance. For all residential and nonresidential uses, at least one primary entrance to a ground-floor use shall face the primary street right-of-way. Individual residential entries may face a secondary/side street or be accessed through the interior of the building. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street. Use of entry porch, stoop, or covered element shall be incorporated.
2. Required Pedestrian Connections. An internal system of pedestrian walkways shall be designed to provide direct access connections to and between the following:
 - a. Entrances to each primary structure;
 - b. Off-street parking areas or parking structures;
 - c. All site amenities or public gathering spaces; and
 - d. The public sidewalk system along the perimeter streets abutting the development.

J. Trash Enclosures and Screening. Solid waste and recycling enclosures shall be articulated consistent with the structure design and are screened from the public-right of-way.

K. Alternative Compliance. Design standards are not intended to limit creative solutions. Requests for alternative compliance through the Modification to Standards (Section 11-19-5) process may be accepted for any application to which these standards apply.

§ 11-19-5. Modification to Standards.

- A. Purpose. This purpose of this Section is to provide the flexibility necessary to allow for deviations or exceptions from these objective design standards applicable to development to respond to unique conditions of a property or project or to the conditions on adjacent properties, that constitute a reasonable use or development of a property that will be compatible with surrounding uses and development.
- B. Applicability. An application for Modification to Standards may only be submitted for the following:
 1. Decrease of up to 10 percent in the dimensions that are stated.
 2. For additions and alterations to existing buildings, an alteration, relief, or substitution required by an objective design standard listed in Section 11-19-3 and 11-19-4.
 3. For new buildings, an alteration, relief, or substitution required by an objective design standard listed in Section 11-19-3 and 11-19-4.

- C. Review Authority. The Planning Commission is authorized to approve, conditionally approve, or deny Modification to Standards seeking any type of exception from an objective design standards. The Design Review Committee shall provide a recommendation to the Planning Commission.
- D. An application for a Modification to Standards shall be prepared, filed, and processed in compliance with Section 11-16-1.
- E. Approval. A modification to standards shall be approved only after the Review Authority makes all of the following findings:
1. The Modification to Standards is consistent with the purpose, intent, goals, policies, programs, and land use designation of the General Plan, and Zoning Code.
 2. The Modification to Standards will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
 3. For exceptions to objective design standards, the Modification to Standards will result in a superior design approach suited to the type of development, circumstances at the property or adjacent property(ies), and/or constitutes a reasonable design solution that improves compatibility with surrounding development.

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

Design Review Committee Meeting

August 15, 2024

ITEM 4c

Discussion and provide direction on potential Zoning Ordinance Amendments- Design District Overlay and Entitlement Processing

PUBLIC COMMENT RECEIVED AFTER POSTING OF THE AGENDA

To: Esther Bates, Design Review Committee

15 August 2024

CC: Rafael Castillo

Subject: Comments on Agenda Item 4.c, DRC Meeting, 15 Aug 2024

Thank You DRC members for your continued service to the community.

I found a few grammatical errors in the draft zoning ordinance. Rather than list them here, I have attached a redline copy of the draft with these comments at your meeting tonight.

If concrete tiles that mimic clay tiles are acceptable for Mission Design District, why can't they be used in Village Area Design District?

The description of the tile roof materials and design for the Village Area Design District is not distinguished from the Mission Design District. For example, the permitted tile shape is not mentioned for the village as it is for the Mission District. Will we permit future roof tiles in the village that are Spanish style? It appears so.

The roof inclination standard for dormers in the Village Area Design District needs more definition. For example, a dormer roof inclination of 45 degrees will not work on a basic roof of 45 degrees. Perhaps a dormer inclination standard should be X degrees less than the basic roof inclination.

I found no mention of the design or materials for sidewalks or streetscape. I recommend the sidewalk material standard for a new or modified building in the village be red brick. And a related question: If the City must destroy an old, non-standard sidewalk to repair an underground utility, is the City required to replace the sidewalk with red brick?

In at least one case I found the General Plan description of streetscape to include more detail than the draft ordinance: tree grates are a requirement in GP but not mentioned in ordinance.

I don't think gables or dormers are appropriate architecture features for the Mission Design District. Dormers (or dormer windows) are typically found in steep-roofed northern European architecture, not Spanish colonial revival. Neither the Mission nor the Veterans Hall include these features.

Dennis Beebe, Solvang