



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

February 20, 2025
Thursday
Regular Meeting – 5:00 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Assistant Planner Scherman called the meeting to order at 5:01 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Committee Members: Esther Jacobsen Bates, Melissa Bates, Richard Boyd, Charlene Goetz, Jennifer Johnson

Staff: City Manager Randy Murphy, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Dave Fleischman

PLEDGE OF ALLEGIANCE

Member Jacobsen Bates led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

Motion by Member Jacobsen Bates, to approve the order of the agenda, as presented, seconded by Member Boyd, and carried 5-0.

2. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Assistant Planner Scherman declared the positions of Chair and Chairperson, vacant and called for nominations for Chair.

Motion by Member Goetz, to nominate Member Jacobsen Bates for Chair, seconded by Member Bates, and carried 5-0, by roll call vote.

Chair Jacobsen Bates took her place on the dais and led the rest of the meeting.

Chair Jacobsen Bates called for nominations for Vice Chair.

Motion by Chair Jacobsen Bates, to nominate Member Boyd for Vice Chair, seconded by Member Bates, and carried 5-0.

3. CONSENT ITEMS

- a. **Approve Minutes of December 19, 2024 Design Review Committee Meeting**
- b. **Receive and file Planning and Building Division Major Projects List February 2025**

There were no public comments on Consent Items.

Motion by Member Bates, to approve Consent Items as presented, seconded by Member Goetz, and carried 5-0.

4. PUBLIC COMMUNICATIONS – NON AGENDA

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

Dennis Bebee

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

5. DISCUSSION

- a. **Discussion and possible action for a sign a permit (PA 25-004) for 485 Alisal Rd. #105 (APN 139-182-027) for proposed signage: one (1) awning sign, two (2) wall signs, 2.6 square feet in size, and a request for an exception to the maximum allowable size of two (2) wall signs, 9 square feet in size, and an exception to the permitted number of projecting signs. The applicant requests two (2) projecting signs, 6.75 square feet in size. 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.

Taryn, Applicant, discussed the proposed project.

There were no other public comments on this item.

Discussion followed regarding the exception request.

Motion by Member Goetz, to approve the sign permit as proposed, seconded by Member Johnson, and carried 3-2. Member Bates and Chair Jacobsen Bates were opposed.

- b. **Discussion and possible action for a Zoning Clearance (PA 25-005) to be issued for an exterior paint color modification at 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA.**

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

Discussion followed regarding the use of that or similar colors elsewhere in the City and the proposed shade of white.

Chair Jacobsen Bates invited public comments.

Sandy Milby, on behalf of the applicant
Dennis Beebe

There were no other public comments on this item.

Discussion followed regarding the proposed color.

Assistant City Attorney Fleishman offered options so that the item could be resolved tonight.

Additional discussion followed between committee members.

Planning Manager Castillo suggested continuing the item until the next DRC meeting when the Commission will consider an adjacent property, with the direction given so that staff can work with the applicant on the colors.

Chair Jacobsen Bates reopened public comments.

Sandy Milby, on behalf of the applicant

There were no other public comments.

Motion by Member Boyd, to continue this item until the March meeting of the DRC, seconded by Member Bates, and carried 4-1. Member Goetz was opposed.

- c. Discussion and recommendation for Land Use Permit 23-302 amending a previously approved Development Plan for proposed exterior and interior tenant improvements, and a proposed 5,906 square foot addition for a proposed 10,734 square foot a market and restaurant located at 1714 Mission Drive (APN 139-240-034). The proposed project is categorically exempt from CEQA.**

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

Chair Jacobsen Bates invited public comments.

Dennis Beebe

Lonnie Roy, Agent for the Applicant

Susan Bott (via Zoom), Save our Stars, We Watch

There were no other public comments on this item.

Discussion followed the proposed project.

Planning Manager Castillo summarized details of the added condition including the color of the half timbers (Firey Brown) on the east and west elevations, recommending that the applicant return with a plan for the windows, that lighting be dark-sky complaint and a landscaping plan to the DRC, prior to issuance of the building permit. He added that the goal is for the project be as complete as possible, so it does not have to return to the DRC.

Motion by Member Goetz, to move the project forward to the Planning Commission with the following added conditions: 1. That the DRC review all windows and half timbers on the east and west elevations and the landscape plan prior to issuance of a zoning clearance, 2. That all light fixtures be consistent with objective design standards as codified in the Solvang Municipal Code, 3. That Firey Brown be the color for the half timbers and Roycroft Rose for the structure body, seconded by Member Boyd, and carried 5-0.

RECESS/RECONVENE

Chair Jacobsen Bates called for a recess at 6:25 p.m.

Chair Jacobsen Bates reconvened the meeting at 6:31 p.m. with all Committee members, present.

d. Oral Presentation regarding Brown Act, Levine Act, and Public Record

Assistant City Attorney Fleishman introduced himself and narrated a PowerPoint presentation with details of the Brown Act, Levine Act and the Public Records Act.

Member Bates left the meeting at 7:09 p.m.

City Manager Murphy spoke about avoiding the perception of wrongdoing to avoid violation of the Brown Act.

There were no public comments on this item.

6. COMMITTEE MEMBER COMMENTS

Chair Jacobsen Bates commented on the need to address abandoned signs.

5. CITY STAFF COMMENTS

Planning Manager Castillo announced the upcoming Sign and Design Workshop; spoke about items to be considered at the upcoming Planning Commission meeting and at the March DRC meeting; talked about rehabilitation of the Den Market Square parking lot and about new zoning ordinances relative to residential mixed uses.

6. ADJOURNMENT

The meeting was adjourned at 7:16 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager