



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
REGULAR MEETING**

April 20, 2023  
Thursday  
Regular Meeting – 5:00 p.m.

**5:00 PM – REGULAR MEETING**

**1. PRELIMINARY MATTERS**

**CALL TO ORDER**

Vice Chair Jacobsen Bates called the meeting to order at 5:03 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

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

Absent: Committee Chair Patrick Cavanaugh

Staff: Assistant City Attorney Chelsea O’Sullivan Planning Manager Sophia Checa, City Clerk Annamarie Porter, Assistant Planner Lisa Scherman

**PLEDGE OF ALLEGIANCE**

Committee Member Dryden Hess led in the Salute to the Flag.

**APPROVE ORDER OF AGENDA AS PRESENTED**

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

**2. CONSENT ITEMS**

**a. Receive and file Current Planning and Building Division Projects April 2023**

There were no public comments.

*Motion by Member Jacobsen Bates, to receive and file Current Planning and Building Division Projects April 2023, seconded by Member Lapp, and carried, 4-0 with Chair Cavanaugh, absent.*

**3. PUBLIC COMMUNICATIONS – NON AGENDA**

There were no public comments on this item.

**4. DISCUSSION**

**a. Discussion and possible action to approve the proposed menu sign, including a requested modification for the size, and a proposed chalkboard sign at Chomp Burgers**

## **Fries Shakes at 1693 Mission Drive**

Member Lapp announced that he lives within 500 feet of the proposed project; recused himself and exited the Chamber.

Planning Manager Checa presented details of the proposed project.

Vice Chair Jacobsen Bates invited public comments.

Applicant Aaron Petersen discussed the size of the menu box and commented favorably on the work of the new Code Enforcement Officer.

There were no public comments.

*Motion by Member Dryden Hess, to approve the proposed menu sign, including a requested modification for the size, and a proposed chalkboard sign at Chomp Burgers Fries Shakes at 1693 Mission Drive, as amended to instruct the applicant to paint the menu box a matte black, seconded by Member Laparriere Martin, and carried, 3-0 with Member Lapp and Chair Cavanaugh, absent.*

Member Lapp returned to the Chamber and took his place on the dais.

### **b. Discussion and possible action to approve the proposed hanging or under canopy/arcade sign, three wall signs, an awning sign, and exterior paint for c&e jewelry at 476 First Street**

Planning Manager Checa presented details of the proposed project.

Discussion followed regarding the half-timbers paint colors.

Vice Chair Jacobsen Bates invited public comments.

Elise Quick and Cierra Podsednik, Applicants, addressed the shape of the proposed signs.

There were no other public comments.

Discussion followed regarding the awning color, the proposed exterior paint colors, the possibility of painting the half-timbers green and the walls alabaster, having a lighter building with dark timbers, and getting paint chips.

*Motion by Member Lapp, to table this item until later in the meeting to allow the applicants to submit color paint chips, seconded by Member Laparriere Martin, and carried, 4-0 with Chair Cavanaugh, absent.*

*The Design Review Committee then moved to Item 4c.*

### **c. Discussion and possible action to approve the proposed architecture, colors, materials, landscaping, and exterior lighting at Atterdag Village at 636 Atterdag Road**

Planning Manager Checa presented details of the proposed project.

Vice Chair Jacobsen Bates invited public comments.

Sam Holroyd, via Zoom, Project Designer, discussed the building designs; addressed lighting and night-sky-compliance and spoke about landscaping.

Susan Bott, via Zoom, We Watch, spoke regarding night-sky-compliance.

Mr. Holroyd stated the item will be addressed.

There were no other public comments.

Discussion followed regarding changing ornate lanterns with cylindrical fixtures that meet dark-sky-compliance.

*Motion by Member Dryden Hess, to approve the proposed architecture, colors, materials, landscaping, and exterior lighting at Atterdag Village at 636 Atterdag Road, with a stipulation that all lamps meet dark-sky-compliance, seconded by Member Laparriere Martin, and carried, 4-0 with Chair Cavanaugh, absent.*

**d. Discuss and possible action to provide comments on the proposed renovation and expansion of Denmark Square at 1693 Mission Drive**

Member Lapp announced that he lives within 500 feet of the proposed project; recused himself and exited the Chambers.

Planning Manager Checa presented details of the proposed project.

Vice Chair Jacobsen Bates invited public comments.

Julie McGeever, Project Manager, narrated a PowerPoint presentation of the conceptual plan and discussed changes to the project scope.

Vice Chair Jacobsen acknowledged receiving a letter from the public on this item.

There were no other public comments.

Discussion followed regarding making using reddish colors (using “more European colors”, staying with the half-timber architectural design above the stone line, using brick instead of stone, as the latter is not usual in Danish design, using subtle color to break up the massing, the importance of the roofing and using an “old world” design, the need for a cohesive design, relooking at the arch designs which are more in keeping with the Mission style of architecture, employee and guest parking, access to the building from the back parking lot, upgrades to outdoor use by Chomp and landscaping.

Member Lapp returned to the Chamber and took his place on the dais.

*The DRC returned to consider Item 4b.*

**b. Discussion and possible action to approve the proposed hanging or under canopy/arcade sign, three wall signs, an awning sign, and exterior paint for c&e jewelry at 476 First Street**

Elise and Cierra presented a sample of the proposed color chips.

Discussion followed regarding reversing the colors of the signs to black with white lettering.

*Motion by Member Dryden Hess, to approve the proposed hanging or under canopy/arcade sign, three wall signs with the colors, reversed, an awning sign, and exterior paint with the Hunts Club half-timber and Linen for the body color with dark railings and iron ore, for c&e jewelry at 476 First Street, seconded by Member Laparriere Martin, and carried, 4-0 with Chair Cavanaugh, absent.*

**RECESS/RECONVENE**

Vice Chair Jacobsen Bates called for a recess at 6:40 p.m. The meeting was reconvened at 6:46 p.m. with all Members, present, except Chair Cavanaugh.

**e. Discussion and possible action to provide direction on objective standards for flags in the City of inform amendments to Chapter 13 (Sign Regulations) of Title 11 (Zoning Regulations) of the Solvang Municipal Code**

Planning Manager Checa and Assistant City Attorney O'Sullivan narrated a PowerPoint presentation regarding setting objective standards for flags in the City of inform amendments to Chapter 13 (Sign Regulations) of Title 11 (Zoning Regulations) of the Solvang Municipal Code. She noted she received public comments regarding banners but stressed this is a conversation about flags, not banners.

Discussion followed regarding regulating commercial speech versus non-commercial speech, improving the overall sign code in the near future, flags versus feather flags versus pennants, permanent versus temporary flags, needing to address flag sizes and flag pole heights, the possibility of setting different objective standards for different districts, giving applicants the ability to switch a wall sign to a flag depending on square footage, having cohesiveness within the various districts, limiting the number of flags, the sizes and flagpoles and what they can be attached to.

Discussion continued regarding considering clearances, standard flag sizes, grandfathering existing flags, addressing flags for special events, campaign signs and banners and prohibitions in terms of regulating content.

The DRC concurred those certain types of flags, based on objective content neutral criteria should be allowed without a permit; agreed that any prohibition should be based on objective, content neutral criteria; discussed considering illumination, wind socks, reflective and potentially distracting materials, maintenance, consistency in terms of the sizes of flags, and the appropriate approval processes.

Discussion followed regarding the criteria for approving variations to objective standards and findings required for approval.

**5. COMMITTEE MEMBER COMMENTS**

Vice Chair Jacobsen Bates reported Campo del Sol restaurant in the downtown area is playing amplified music and noted the owner of a remodeled house next to PARc Place has added wooden planter boxes that seem out of place.

**6. CITY STAFF COMMENTS**

Planning Manager Checa thanked the DRC for its patience; provided a status update on the Community Services Officer and listed items to be included in the DRC's next meeting agenda.

**7. ADJOURNMENT**

The meeting was adjourned at 8:07 p.m.

Respectfully submitted:

DocuSigned by:  
  
264D0408AE2347D.....  
Sophia Checa, Planning Manager