

BOARD OF ARCHITECTURAL REVIEW
APPROVED MEETING MINUTES

Thursday, September 12, 2019 6:00 P.M.
Council Chambers - Solvang Municipal Center – 1644 Oak Street

B.A.R. Members Present: Chair Elsemarie Petersen; Co-Chair Joannie Jamieson,
Jonathan Villegas, William Rogers

Staff Present: Brynda Messer, Assistant Planner
Xenia Bradford, Administrative Services Director/Acting
City Manager

1. PRELIMINARY MATTERS:

PLEDGE TO THE FLAG

- A. Public Comment:
None
- B. Approval of the August 8, 2019 meeting minutes.
*Motion made by Board Member Villegas to approve the minutes as presented,
and seconded by Board Member Rodgers. Vote is 4-0.*

Brynda Messer introduced Xenia Bradford as the Acting City Manager.

2. SIGN PROPOSALS:

- A. **Valley Fresh Market**
608 Alamo Pintado Road – APN 139-530-008
Applicant: Greg and Teresa King, Owners
Request for approval of two internally lit wall signs in the C-2 zone district.
Applicant is requesting an exception to the Sign Ordinance to allow larger wall signs.

*Board Member Villegas excused himself from participating due to a possible
conflict of interest.*

Brynda Messer presented staff memo, and explained the wall signs shall replace the former wall signs for Neilsens Market. She explained she researched the address file and did not find an original application or permit for the previous signage, which would have had to request an exception for a larger sized wall sign. She further explained that the proposed wall signs are smaller than the original and stated that staff supported the exception for larger signs.

Co-Chair Jamieson asked the applicant if they knew how many lumens the sign had, and the applicant responded no, but they could ask the sign maker. The applicant stated they want the sign to match the “Leonardo’s” signage that is also in the center (in regard to light glow). Ms. Messer noted that the representative from We Watch did review the packet and had no issue with the internally lit signage. The applicant stated the lights will be off by 11 pm.

Motion made by Co-Chair Jamieson to approve the signs as presented and approved the exception for larger signs and seconded by Board Member Rodgers. Vote is 3-0-1, with Board Member Villegas not participating in voting due to a possible conflict of interest.

B. Coast Valley Realty & Property Management

385 Alisal Road – APN 139-214-003

Applicant: Brian Schneider, 805 Signs

Request for approval for ground sign in the TRC zone district.

Brynda Messer presented the staff report, stating the applicant is using the existing posts for the sign. Co-Chair Jamieson asked the applicant if the posts will be painted. The applicant responded that he wants to paint the structure in the future, so he wants to paint the posts accordingly.

Discussion followed regarding the colors of the signage and whether the sign was proposed to be carved.

Motion made by Co-Chair Jamieson to accept the proposal as presented and seconded by Board Member Rodgers. Vote is 4-0.

3. DEVELOPMENT PROJECT REVIEW

A. 486-490 First Street – APN 139-182-030

Applicant: Fran Corso, Owner Agent

Request for approval to remove the existing Cal-Shake roof and reroof with Landmark Shingles in the TRC zone district.

Chair Petersen excused herself from participating due to a possible conflict of interest.

Brynda Messer presented the staff report and gave a background of the project. She stated that roofing was not an original part of the larger development, but when the applicants started with major construction, it was noted that this portion of roof needed to be replaced.

Discussion followed regarding possible roof colors, as many of the board members thought the proposed color was too dark.

The Board suggested the applicant return with different options for roof material and color. The item was continued to a future BAR meeting.

B. Skytt Mesa

Various Addresses and APNs

Applicant: Brynda Messer, Assistant Planner, City of Solvang

Request for approval for Planning Staff to administratively approve minor landscape changes throughout Skytt Mesa.

Brynda Messer presented the staff memo, stating that there had been several home owner inquiries regarding landscaping. She explained there are approved design guidelines specific to Skytt Mesa, including painting and landscaping. The guidelines state that exterior changes shall be reviewed and approved by the BAR. Ms. Messer stated some of these landscape changes are quite simple and offered that is should be allowed to be approved at the staff level.

Motion made by Co-Chair Jamieson and seconded by Chair Petersen. Vote is 4-0.

4. Board Member/Planning Staff Comments

N/A

Chair Petersen adjourned the meeting at 6:46.