

**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE**

Council Chamber
1644 Oak Street
Solvang, CA 93463

March 17, 2022
Thursday
5:00 p.m.

1. PRELIMINARY MATTERS

A. CALL TO ORDER

Chair Cavanaugh called the meeting to order at 5:00 p.m.

B. ROLL CALL

Present: Committee Members: Esther Jacobsen Bates, Patrick Cavanaugh, Joy Culley, Brian Deputy

Absent: Jennifer Dryden Hess

Staff: City Manager Xenia Bradford, Assistant Planner Sophia Checa, Planning Consultant Laurie Tamura, City Clerk Annamarie Porter

C. PLEDGE OF ALLEGIANCE

Chair Cavanaugh led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA, AS PRESENTED

Motion by Member Deputy, to approve the agenda, as presented, seconded by Member Jacobsen Bates, and carried 4-0 with Member Dryden Hess, absent.

E. APPROVE MINUTES OF THE FEBRUARY 17, 2022, JOINT SPECIAL MEETING OF THE SOLVANG PLANNING COMMISSION AND DESIGN REVIEW COMMITTEE, AND THE REGULAR MEETING OF THE DESIGN REVIEW COMMITTEE.

Motion by Member Jacobsen Bates, to approve the meeting minutes of the February 17, 2022, Joint Special Meeting of the Solvang Planning Commission and the Design Review Committee, seconded by Member Culley, and carried 4-0, with Member Dryden Hess, absent.

Motion by Member Jacobsen Bates, to approve the meeting minutes of the February 17, 2022, Regular Meeting of the Design Review Committee, as corrected, seconded by Member Deputy, and carried 4-0, with Member Dryden Hess, absent.

F. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

There were no public comments.

G. RECEIVE AND FILE CURRENT PROJECTS

City Manager Bradford presented a list of items to be considered by the Planning Commission.

Members of the DRC commended staff for providing the documentation.

2. PROJECT RECONSIDERATIONS - None

3. SIGN APPROVAL APPLICATIONS

A. Review and approve the proposed directory sign for 1655 Mission Drive

Assistant Planner Checa presented the staff report; reported staff is requesting a few modifications including that the height is 8'4" while the requirement is 6'6", that the square footage is 50 square feet while the requirement is 30 square feet, and the business signs are required to be 2 square feet, but the Valley Oaks Printing sign is 3.5 square feet.

Chair Cavanaugh invited public comments.

Vern Madsen discussed the size of the existing and proposed new sign and will match the colors of the building.

Discussion followed regarding placement of the sign and the Domino's Pizza sign.

Brian Schneider expressed concerns regarding the proposed size modifications and wondered if he could install similar signs in the future.

There were no other public comments and Chair Cavanaugh closed public comments.

Discussion followed regarding keeping the sign the same style but making it shorter, other options for placement of the sign and the grandfathering of corporate signs.

Motion by Member Jacobsen Bates, to approve the proposed changes for the directory sign for 1655 Mission Drive, as presented, seconded by Member Culley, and carried 4-0, with Member Dryden Hess, absent

B. Review and approve the proposed wall sign and projecting sign for 1660 Copenhagen Drive

Planning Consultant Tamura presented details of the staff report.

Discussion followed regarding the possibility of adding color to the sign, modeling the signs after the Copenhagen House, and compliance of the proposed sign with the City's sign ordinance.

Chair Cavanaugh invited public comments.

Brian Schneider stated he does not see a way to add red to the proposed sign where it will look good.

There were no other public comments and Chair Cavanaugh closed public comments.

Motion by Member Deputy, to approve the proposed wall sign and projecting sign for 1660 Copenhagen Drive, as presented, seconded by Member Culley, and carried 4-0, with Member Dryden Hess, absent.

4. DEVELOPMENT PROJECT REVIEW - None

5. EXTERIOR DESIGN REVIEW ONLY (NO DEVELOPMENT PLAN REQUIRED)

A. Review and approve the colors, materials, exterior lighting, and landscaping for the short term/vacation rentals at 393 Alisal Road and 1688 Oak Street

Member Culley recused herself from this item and left the Chamber.

Planning Consultant Tamura presented details of the staff report; discussed conversion into two short term/vacation rentals; addressed colors, exterior lighting and upgrades to landscaping.

Chair Cavanaugh invited public comments on this item.

Lowell Lash, property owner, reported submitting color boards; discussed a brief history of the property and addressed proposed upgrades and dark-sky compliance and proposed not shielding the lights as they relate to increased public safety.

Susan Bott, Save our Skies Committee, spoke about using lights that are downward-facing and properly illuminate areas for increased safety and believed there are much better options than what is proposed by the applicant.

Mr. Lash reported the building sits two feet above the sidewalk and the lights would be seen, even when fully shielded and believed downward lighting would be ineffective in lighting the stairs.

Member Jacobsen Bates commented on other lighting options that would meet the need while meeting City codes and expressed concerns regarding the height of hedges on the corner of Alisal and Oak.

Planning Consultant Tamura will work with the applicant to ensure he meets City requirements relative to lighting and landscaping.

Discussion followed regarding future ideas for the existing barn.

Motion by Member Jacobsen Bates, to approve the colors, materials, exterior lighting, and landscaping for the short term/vacation rentals at 393 Alisal Road and 1688 Oak Street, as amended with the provision that lighting meet dark-sky compliance requirements and that the hedges are planted in areas allowing for line-of-site, seconded by Member Deputy, and carried 3-1, with Member Cully recused and Member Dryden Hess absent.

Member Culley returned to the Chamber and took her place on the dais.

B. Review and approve the architecture, colors, materials, exterior lighting, and landscaping for the single-family residence at 781 Fredensborg Canyon Road (formerly 785B Fredensborg Canyon Road)

Planning Consultant Tamura presented details of the staff report; provided a brief history of the property; addressed the design and colors and discussed screening and landscaping.

Discussion followed regarding Parcel 1 and Parcel 2, restrictions regarding oak trees, replacement of the oak trees that will be removed, lighting, and the landscaping plan.

Ulysses McKeown, owner of Parcel 2, spoke about protecting various trees on his property and addressed retaining walls.

Motion by Member Jacobsen Bates, to approve the architecture, colors, materials, exterior lighting, and landscaping for the single-family residence at 781 Fredensborg Canyon Road (formerly 785B Fredensborg Canyon Road), as presented, seconded by Member Culley, and carried 4-0, with Member Dryden Hess, absent.

6. PRELIMINARY REVIEW - None

7. PLANNING STATUS UPDATE

A. Design Element Update Process

City Manager Bradford introduced the item and deferred to Brent Gibbons, Mintier Harnish, for a report.

Mr. Gibbons narrated a PowerPoint presentation with a review of the Design Element of the General Plan.

Discussion followed regarding the importance of the audit, having staff pull out relevant sections of the code, guidelines, should versus shall, the possibility of scheduling a special meeting to consider this topic on its own, obtaining as much documentation and materials on the subject, prior to any meetings, the DRC's role, comparable best practices, unique areas in the City needing specialized attention, other opportunities to discuss the item, availability of documents online, and the timeline.

8. COMMITTEE MEMBER COMMENTS

Chair Cavanaugh thanked City staff for their work and spoke about scheduling a special meeting to discuss the Design Element.

Member Jacobsen Bates commented positively on the list of planning projects.

9. CITY STAFF COMMENTS

City Manager Bradford addressed recent City Council actions impacting the DRC including the reopening of Copenhagen Drive and Solvang Park improvements.

10. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:

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Annamarie Porter
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Annamarie Porter, City Clerk