

BOARD OF ARCHITECTURAL REVIEW
DRAFT MEETING MINUTES

THURSDAY, JANUARY 14, 2016 6:00 P.M.
Council Chambers - Solvang Municipal Center – 1644 Oak Street

B.A.R. Members Present: Melissa DeLeon, Chair; Carla Duus, Vice-Chair;
Mark Infanti; Karen Waite
Absent: Elsemarie Petersen

Staff Present: Arleen T. Pelster, Planning & Economic Development
Director
Brynda Messer, Assistant Planner

1. PRELIMINARY MATTERS:

PLEDGE TO THE FLAG

A. Public Comment

None.

B. Approval of Minutes:
December 10, 2015—Regular Meeting

Motion to approve with changes made by Board Member Infanti and seconded by Board Member Waite. Vote is 4-0-1; Board Member Petersen absent.

2. SIGN PROPOSALS:

A. Drive Tech Driving School and Drive Tech Vehicle Registration
437 Alisal Road – APN 139-193-010
Applicant: Brian Schneider, Coast Wraps

This item was continued from the December BAR meeting for re-design.
Request for approval of one new projecting sign and two wall signs in the TRC zone district.

Brynda Messer presented the staff report. Discussion followed regarding the changes made to the signs, including the wood grained pattern and added shadowing. Board Member Infanti thanked the applicants for the revisions, and Board Member Waite also thanked them.

Motion made by Board Member Infanti to approve the signs as submitted and was seconded by Board Member Waite. Vote is 4-0-1, with Board Member Petersen absent.

B. Café Dolce

475 First Street #3 – APN 139-181-013

Applicant: Sam Hamad, Owner

Request for approval to replace an existing hanging sign with a new hanging sign and add an ice cream cone sign to the top of an existing chalkboard sign in the TRC zone district.

Applicant not present; moved to end of agenda.

C. Sevtap Winery

1622 Copenhagen Drive – APN 139-191-003

Applicant: Ertugrul Sevtap, Owner

Request for approval of new wall sign and two chalkboard signs.

Brynda Messer presented staff report. Discussion followed regarding the wall sign and whether it would be flat against the wall or if it will be individual letters pinned to the wall. Board Member De Leon suggested that each letter be pinned individually to stand off the stucco.

Discussion regarding the two chalkboard signs followed and whether it would set precedent to allow two chalkboard signs on one building. Board Member De Leon suggested instead of an additional chalkboard sign, to have another wall sign, and that could be approved at the staff level.

Motion made by Board Member Duus to approve one wall sign, one chalkboard sign, and Staff to approve wall sign to replace the other menu board and seconded by Board Member Infanti. Vote was 4-0-1, with Board Member Petersen absent.

2B. Café Dolce
475 First Street #3 – APN 139-181-013
Applicant: Sam Hamad, Owner

Request for approval to replace an existing hanging sign with a new hanging sign and add an ice cream cone sign to the top of an existing chalkboard sign in the TRC zone district.

Brynda Messer presented staff report including all elements of all signage. Discussion regarding the hanging height of the replacement signage occurred. Board Member Duus asked the applicant what type of material the signage would be and the applicant advised it would be MDO with a painted ice cream cone. Board Member Duus suggested a carved sign instead of MDO and the applicant agreed. Discussion continued to the chalkboard sign. Board Member De Leon suggested putting the cone in a different place on the chalkboard sign, not directly atop the arrow. The applicant agreed the cone could be placed anywhere on the chalkboard sign.

Motion made by Board Member Duus to approve the replacement hanging sign with a carved sign and approve the addition of the ice cream cone to be incorporated inside the chalkboard sign, not on top and seconded by Board Member Infanti. Vote is 4-0-1, Board Member Petersen is absent.

3. DEVELOPMENT PROJECT REVIEW

A. New Retail Structure
1650 Copenhagen Drive – APN 139-192-020
Applicant: Brian McInerney, Owner & Paul Zink, Architect

Request for preliminary approval of architecture of new building.

Discussion regarding the proposal and the approved neighboring candy shop and possible changes to the window placement. Final Board approval will be necessary.

Motion to approve conceptual architecture made by Board Member Waite and seconded by Board Member Duss. Vote is 4-0-1, Board Member Petersen absent.

B. Skytt Mesa

554 Rosenvej – APN 137-770-009

Applicant: Cam Boyd

Request for approval of architectural site plan changes including addition of a casita, an additional courtyard, change from single to double front entry doors, stairs to the sidewalk, and addition of dormers.

Brynda Messer presented the staff report and clarification from the applicant that the door changes were for Plan 3, not Plan 6, followed by more discussion of the proposed changes to the Lot.

Motion to approve proposed changes for 554 Rosenvej as submitted made by Board Member Duus and seconded by Board Member Infanti. Vote is 4-0-1, Board Member Petersen absent.

C. Skytt Mesa

Applicant: Cam Boyd

Applicant seeks approval for Plan 6 modifications including addition of casitas, adding additional courtyards, changing from single to double entry doors, stairs to the sidewalk, and addition of dormers for other homes going forward. Request for approval of color scheme changes for all styles of homes at Skytt Mesa.

Brynda Messer presented staff report, stating there are three separate items for the Board to discuss and approve. Discussion regarding the various changes ensued, with some members hesitant to give Staff direction to approve changes such as casita and courtyard additions without going to the Board. Board Member De Leon stated they will review one component at a time:

Motion was made by Board Member Waite to approve the new color and materials for all styles which will supersede all previous approvals and was seconded by Board Member Infanti. Vote is 4-0-1, Board Member Petersen absent.

Motion was made by Board Member Duus to approve double front entry doors on Plan 3, with the doors being centered as much as possible and seconded by Board Member Infanti. Vote is 4-0-1, Board Member Petersen absent.

The Board Members stated the other exterior changes/additions needed to be reviewed by the BAR on a case by case basis, and did not give Staff the authority to approve at their level.

4. PLANNING STAFF/BOARD OF ARCHITECTURAL REVIEW MEMBER COMMENTS

Board Member Infanti requested that discussion of a letter received by the public regarding following design guidelines be scheduled for the next BAR meeting.

5. ADJOURNMENT

Chair De Leon adjourned meeting at 7:40 p.m.