



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
SPECIAL & REGULAR MEETINGS**

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Council Chamber  
1644 Oak Street  
Solvang, CA 93463

May 19, 2022  
Thursday  
3:30 & 5:00 p.m.

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**3:30 PM – SPECIAL MEETING**

**CALL TO ORDER**

The special meeting was called to order at 3:38 p.m.

**ROLL CALL**

Present: Esther Jacobsen Bates, Brian Deputy, Jennifer Dryden Hess, Chair Patrick Cavanaugh,

Absent: Joy Culley

Staff: City Manager Xenia Bradford, Planning Consultant Laurie Tamura, City Clerk Annamarie Porter

**PLEDGE OF ALLEGIANCE**

Chair Cavanaugh led in the Salute to the Flag.

**1. DESIGN REVIEW COMMITTEE WORKSHOP**

**a. Hold a workshop on General Plan Update Community Design Element development. The Community Design Element sets forth the architectural requirements applied to the City of Solvang development.**

City Manager Bradford introduced the item; discussed the purpose of the meeting and deferred to Consultant Brent Gibbons, Mintier Harnish, for a presentation.

Consultant Gibbons narrated a PowerPoint presentation regarding the City's existing Design Element; noted it will be used as a guide, moving forward; discussed the need for input from the Committee; addressed the structure of the element; commented on the ability to expand on it and commented on the General Plan audit.

Discussion followed regarding being consistent in terms of the City and the Village, the need to update terminology and descriptions, pointing out specific sections that need to be removed or updated, striking 7F, 7G, 7H, and 7I, increasing the use of roundabouts, striking or rewriting 4D and 4E, applicability of many of the current policies in the existing Design Element, designating the Village as a historic area, updating the existing Design Element throughout, incentivizing maintenance and restoration of historic buildings, developing a list of definitions, the need for a careful review and update relative to landscaping, clarifying terms such as hierarchy, the City's existing outdoor lighting ordinance and including dark sky requirements within the ordinance, ensuring special treatment in the Village, simplifying the design guidelines, the importance of codifying regulatory standards while allowing flexibility, clarification of Policy 6B, and having the DRC suggest modifications and forwarding the document to City Council for final approval.

Consultant Gibbons provided details of an example element for the City of Los Gatos.

Discussion followed regarding incorporating language relative to gateways, adding parking and definitions of the public realm, considering connections and buffers between the Village and residential uses, defining the location of the "heart of the village", the importance of maintaining open spaces, folding in guiding principles and incorporating environmentally designing principles.

Chair Cavanaugh invited public comments and encouraged members of the public to submit written suggestions and comments to staff.

Aaron Petersen noted the City's predecessors did a great job in developing design guidelines; agreed with the Commission in terms of focusing on design; cautioned against going with modern designs and noted the need to consider the historic value of buildings.

Tracy Beard, Solvang Chamber of Commerce, spoke about wayfinding and directional signs and providing maps to tourists.

Speaker believed wayfinding signs on corners cause visual blight and suggested using QR codes instead.

There were no other public comments.

## **2. ADJOURNMENT**

The special meeting was adjourned at 4:56 p.m.

### **5:00 PM – REGULAR MEETING**

## **1. PRELIMINARY MATTERS**

### **CALL TO ORDER**

The regular meeting was called to order at 5:10 p.m.

### **ROLL CALL**

Present: Esther Jacobsen Bates, Brian Deputy, Jennifer Dryden Hess, Chair Patrick Cavanaugh,

Absent: Joy Culley

Staff: City Manager Xenia Bradford, Planning Consultant Laurie Tamura, City Clerk Annamarie Porter

## **2. CONSENT CALENDAR**

- a. Approve order of Agenda as presented
- b. Approve Minutes of the April 21, 2022
- c. Receive and file Planning and Building Division Current Projects May 2022

Chair Cavanaugh requested that an updated list of projects in the coastal range be provided going forward.

*Motion by Member Jacobsen Bates, to approve the Consent Calendar, as presented, seconded by Member Deputy, and carried, 4-0, with Member Culley, absent.*

## **PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS**

There were no public comments.

### **3. SIGN APPROVAL APPLICATIONS**

- a. Review and approve the two proposed wall signs for Rob Rosenberry Pain Management and Fascial Counterstrain at 320 Alisal Road, Suite 406

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed wall signs.

Discussion followed regarding the Performance Fitness sign.

There were no public comments on this item.

*Motion by Member Hess, to approve the two proposed wall signs for Rob Rosenberry Pain Management and Fascial Counterstrain at 320 Alisal Road, Suite 406, as presented, seconded by Member Deputy, and carried, 4-0, with Member Culley, absent.*

### **4. EXTERIOR DESIGN REVIEW**

- a. Review and provide comments on the proposed architecture, colors, materials, exterior lighting, and landscaping for the proposed Sansum Clinic Medical Office Building at 1925-1927 Windmill Lane

Planning Consultant Tamura narrated a PowerPoint presentation with details of a conceptual review of the project.

Discussion followed regarding required parking, roof materials and input from Nancy Emerson in support of dark-sky compliant lighting.

Chair Cavanaugh invited the applicant's representative to address the DRC.

Jeff Hornbuckle, representing the applicant, reported many of the DRC's prior comments have been incorporated into the plan and discussed the project's evolution; commented on the building orientation; spoke about the existing topography hiding the basement level and access to it and addressed parking and the goal of the building and its design.

Nancy, Architect, discussed the landscape plan, the types of trees surrounding the property, hardscape and parking.

Discussion followed regarding neighborhood outreach through the environmental review, acknowledging existing trees in the abutting open space, reconsidering architectural colors other than white, the possibility of recessing deeper windows, considering adding exterior spaces to enhance the building and improve function, wainscoting, creating texture and mission versus Spanish styles.

Chair Cavanaugh invited public comments.

Ed St. George spoke in support of the project; expressed concerns regarding the proposed, massive parking lot; spoke about a "melody of buildings" and stated he would be willing to give an easement for enhanced landscaping.

Mr. Hornbuckle reported they are using existing easements.

Nancy Emerson (via Zoom), We Watch, encouraged the use of no more than 3,000 kelvin in terms of lighting, with 2,700 kelvin, preferred and the use of Lithonia parking lot lights. She noted the architectural light for the building is beautiful; stated she would like to see more fixtures like it, in the valley; reported the area will experience freezing temperatures; suggested taking that into consideration when choosing plant materials and spoke about oak trees being more drought tolerant than sycamores or cottonwoods.

There were no other public comments.

Chair Cavanaugh suggested the possibility of using solar panels in the parking lot for improved screening.

**b. Review and approve the proposed enlargement of the windows at 476 First Street**

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed window enlargements.

Discussion followed regarding the location of the proposed windows and existing awnings.

Brynda Messer, applicant representative, spoke about creating natural light with the window enlargements and stated the owners would like windows without panes.

Member Jacobsen Bates reported she is working with Brynda Messer on a project at the museum and suggested installing multi-paned windows.

Discussion followed regarding avoiding delays in the project and using paned versus un-paned windows.

Chair Cavanaugh suggested communicating to the applicant that the DRC prefers the use of high-quality, paned windows.

There were no public comments.

*Motion by Member Hess, to approve the proposed enlargement of the windows at 476 First Street, as submitted and communicating the DRCs strong support for the use of high-quality, paned windows, seconded by Member Deputy, and carried, 4-0, with Member Culley absent.*

**5. DEVELOPMENT PLAN REVIEW**

**a. Review and approve the proposed architecture, colors, materials, exterior lighting, and landscaping for the three proposed single-family residences at 1875, 1879, and 1883 Laurel Avenue**

At 6:29 p.m. Member Dryden Hess recused herself from this item and left the Chamber.

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed project.

Chair Cavanaugh expressed concerns regarding the Planning Commission calling for earth tone colors; spoke about the tree preservation plan and removal of some trees; addressed consideration of the project by the Planning Commission and commented on the lack of fencing in sections of the site.

Chair Cavanaugh invited public comments.

Brian Nelson, Architect, addressed removal of some trees; discussed the height of the proposed buildings; noted the site is hidden; talked about the glass garage doors and reported the project has

been reviewed and approved by the Fire Department.

Discussion followed regarding softening the landscape lines that are visible to neighbors, the architectural style, elevations, breaking up the massing in the rear with vegetation and the proposed light fixtures.

Susan Bott, We Watch, spoke about exterior light fixtures being dark-sky compliant; expressed concerns about lights on the garage doors and noted interior lighting can cause exterior light pollution.

Scott Hess, adjacent neighbor, expressed concerns regarding the lack of landscape planning on Lot 3 and negative effects on privacy adding that the bedroom, living room and kitchen windows look down into his property and claimed the mapping was not completed as required by the 2003 Planning Commission.

Planning Consultant Tamura addressed the Landscape Plan.

Discussion followed regarding the distance between the subject and adjacent property and existing Live Oak trees.

Mr. Nelson stated he would be glad to work with Mr. Hess to address additional mitigation measures to ensure privacy.

Discussion followed regarding available options for screening, setbacks, the proposed patios and the possibility of reducing the patio deck on Lot 3.

There were no other public comments.

*Motion by Member Jacobsen Bates, to approve the proposed architecture, colors, materials, exterior lighting, and landscaping for Lots 1 and 2, as presented and encourage additional screening to soften the back and sidelines, seconded by Member Deputy, and carried, 3-1, with Member Culley, absent and Member Hess, recused.*

#### RECESS/RECONVENE

Chair Cavanaugh called for a recess at 7:14 p.m. Chair Cavanaugh reconvened the meeting at 7:21 p.m. with all Members present except Member Culley (absent) and Member Dryden Hess (recused).

Regarding Lot 3, Mr. Nelson suggested placing a Condition of Approval requiring him to work with Mr. Hess and City staff to mitigate privacy concerns.

City Manager Bradford offered to review the process to ensure that all parties are in agreement.

*Motion by Member Jacobsen Bates, to approve the proposed architecture, colors, materials, exterior lighting, and landscaping for Lot 3 and directing the applicant to work with City staff and the adjacent neighbor to reach a mutually agreeable, written decision regarding mitigation measures to address privacy or return to the DRC for additional review, seconded by Member Deputy, and carried, 3-1, with Member Culley, absent and Member Hess, recused.*

At 7:29 p.m. Member Dryden Hess returned to the Chamber and took her place on the dais.

#### **b. Review and approve the proposed architecture, colors, materials, exterior lighting, and landscaping for the proposed 11-unit boutique hotel at 1420 Mission Drive**

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed project and noted the colors were approved by the Planning Commission in November 2020.

Member of the DRC commented favorably on the colors, materials, design and creation of a village effect.

Discussion followed regarding the location of the gazebo, adjacent uses and the color of the gazebo.

Brian Nelson, Architect, noted that the white color of the gazebo is traditional.

Brief discussion followed regarding signage, exterior lighting, the site size, the possibility of enhancing the middle section on the Mission Drive side with landscaping, grapevines not being the best choice for landscaping, and existing trees.

Susan Bott, We Watch, spoke favorably regarding the proposed lights.

Nancy Emerson noted she previously commented on this project.

Ed St. George spoke about never seeing white mullions; hoped the windows are casement windows and opined the windows need to be inset and of good quality.

There were no other public comments.

Member Jacobsen Bates stated she would like to see landscaping other than grapevines and suggested that landscaping be used to soften the building and encouraged the applicant to modify the Landscape Plan along 246.

Planning Consultant Tamura reported the need to work with Caltrans; noted they usually do not like trees along the right-of-way and offered to work with the applicant to determine if they can plant trees closer to the building.

Discussion followed regarding the keeping the existing grapevines but require more plantings against the building.

*Motion by Member Jacobsen Bates, to approve the proposed plan, as presented, with the addition of landscaping along the building facing 246 and that the findings reflect the responsibility assigned to the DRC by the Planning Commission and encourage the applicant to choose another color, besides white, for the windows, seconded by Member Deputy, and carried, 4-0, with Member Culley, absent.*

**c. Review and approve the proposed architecture, colors, materials, landscaping, and signage for the proposed market and deli at 1714 Mission Drive**

Planning Consultant Tamura narrated a PowerPoint presentation with details of the proposed project; noted this project will be considered next by the Planning Commission and will not return to the DRC unless there are substantive changes.

Chair Cavanaugh invited public comments.

Ed St. George requested input from the DRC regarding the windows; offered to reduce the prior drive-through area; noted the need to move the project forward and suggested a smaller window in the drive-through area for balance.

Member Jacobsen Bates indicated she would like the developer to continue using brick, to the extent possible.

Discussion followed regarding the enhancing the Landscape Plan, requiring that new windows match the size and scale of existing windows, adding grape ivy on the west elevation, deferring the content of the sign, mitigating the expansive white wall with different materials and colors, screening for the solar

panels, considering the concept, now and asking the developer to return to the DRC at its next meeting.

Susan Bott, We Watch, expressed concerns that the large pool lights in the parking lot, the security lights and the lights along the side of the property and hoped they will be removed.

Nancy Emerson, We Watch, expressed concerns regarding development of a mini hotel next to this site and Mr. St. George's intention to request reserving ten parking spaces in the Alisal parking lot for that project; noted there is no precedence for reserving public parking spaces and suggested parking needs to be reconsidered.

There were no other public comments.

Planning Consultant Tamura stated she will work with Mr. St. George and return with the modified project to the next DRC meeting.

Discussion followed regarding using bronze casement windows.

**6. OTHER MISCELLANEOUS ITEMS - None**

**7. COMMITTEE MEMBER COMMENTS**

Member Jacobsen Bates reported the Made in Solvang store has a flashing strip in the window that is on day and night and is not in compliance with City standards and noted the Brunch sign posted prominently on Coast Range along Mission Drive.

City Manager Bradford reported Code Enforcement is addressing the Coast Range sign and stated she will follow-up regarding the flashing strip on the Made in Solvang store.

**8. CITY STAFF COMMENTS**

City Manager Bradford spoke about a proposal to be considered by City Council to hire additional, part-time Code Enforcement staff.

Planning Consultant Tamura listed projects to be considered by the DRC at its next meeting.

**9. ADJOURNMENT**

The meeting was adjourned at 8:44 p.m.

Respectfully submitted:

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Annamarie Porter, City Clerk