



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

Council Chamber
1644 Oak Street
Solvang, CA 93463

July 21, 2022
Thursday
5:00 p.m.

1. PRELIMINARY MATTERS

CALL TO ORDER

The regular meeting was called to order at 5:00 p.m.

ROLL CALL

Present: Committee Members Joy Culley, Brian Deputy, Jennifer Dryden Hess, Esther Jacobsen Bates, Chair Patrick Cavanaugh

Absent: None

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

PLEDGE OF ALLEGIANCE

Member Jacobsen Bates led in the Salute to the Flag.

2. CONSENT CALENDAR

a. Approve order of Agenda as presented

Motion by Member Culley, to approve the agenda, as presented, seconded by Member Deputy, and carried, 5-0.

b. Approve Minutes of the June 16, 2022

Approval of the minutes of June 16, 2022, was tabled to the next DRC meeting pending revisions.

c. Receive and file Planning and Building Division Current Projects July 2022

Member Jacobsen Bates commented on the project at 539 Alisal Road moving forward; discussed impacts to roads and hoped there are better procedures to mitigate those impacts. Additionally, she mentioned the directory signs at 1655 Mission Drive and in response to her question, Assistant Planner Sophia Checa reported the approval is for six months and the applicant indicated it should be completed by the end of this month.

Planning Consultant Laurie Tamura reported that in regard to the project at 539 Alisal Road, the City received several complaints and noted the dirt has been cleaned up.

Chair Cavanaugh commented on the buildings of Fir; noted it is outside the TRC and traditional

historic Danish design standards do not apply. In addition, he requested a status update on the three proposed properties off Laurel and Planning Consultant Tamura reported that the applicant has been working with the adjacent homeowner, the parties have reached an agreement and the project will be on the DRC's next meeting agenda.

The DRC concurred to receive and file the Planning and Building Division Current Projects for July 2022.

PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

There were no public comments.

3. SIGN APPROVAL APPLICATIONS

a. Review and approve the proposed changes to the height and the illumination for the ground sign for CHOMP BURGERS FRIES SHAKES at 1693 Mission Drive

Assistant Planner Checa narrated a PowerPoint presentation with details of the report and recommended approving the requested changes.

Member Culley asked whether the lighting is dark-sky complaint and Assistant Planner Checa reported that the light is positioned downward to prevent it going above the horizontal lines.

Member Jacobsen Bates reported it can be specified that the lighting be dark-sky complaint; commented on the location of the sign in the planter and asked whether the applicant would consider placing it outside the planter.

Aaron Petersen, Owner, reported the ground sign has to be in the planter; explained the height and that it must be at least 75 feet away from another ground sign with 50 foot of frontage.

There were no other public comments on this item.

Member Jacobsen Bates suggested making the planter smaller by adding a row of bricks so that the walkway between the building and the sign was a little wider.

Member Dryden Hess suggested reducing the height of the sign to keep the visual corridor, open and Mr. Petersen agreed to reduce it to 5 feet.

Motion by Member Dryden Hess, to approve the proposed changes to the height (5 feet), and the illumination for the ground sign for CHOMP BURGERS FRIES SHAKES at 1693 Mission Drive, seconded by Member Culley, and carried, 5-0.

4. EXTERIOR DESIGN REVIEWS

a. Review and approve proposed landscaping for the Cottages on Old Mission Drive at 1882-1992 Old Mission Drive

Members Dryden Hess and Culley recused themselves from this item and left the Chamber.

Planning Consultant Tamura presented details of the project's landscaping plan; noted the project was reviewed by the former Board of Architectural Review and the Planning Division; discussed an issue with installing a fence along Old Mission Drive noting people walking on the sidewalk have a direct line of sight into the windows of the homes and the steep slope between the sidewalk and the homes; addressed a fencing plan and coordination with the Fire Department to ensure access; stated the applicant has been asked to submit a landscaping plan for the interior and exterior along Old

Mission Drive and provided the landscaping plan along with a time sequence for how the plants would look, over time.

In reply to Member Jacobsen Bates, Planning Consultant Tamura reported the fence was approved by staff.

Discussion followed regarding approval by the Fire Department and the selection of drought-tolerant plants.

Chair Cavanaugh opened public comments.

Bethany Clough, Applicant, discussed the fence and types of plants.

Gabe Rossetti noted the project has been ongoing for 4½ years; they have dealt with dirt, noise, trucks, dug up streets, broken gas pipes and busted concrete; spoke in support of the project but in opposition to the proposed metal fence; suggested softening it with wood; expressed concerns regarding ensuring that the landscape is maintained and reported other neighbors oppose the metal fence.

Brian Nelson, Project Architect, reported the fence will rust and the plants will mitigate the bareness of it and addressed the inclusion of posts with headers, thereby breaking up the fence.

Member Jacobsen Bates noted she is concerned about the fence and understood the DRC has no option regarding the fence.

City Manager Bradford confirmed that the only matter before the DRC is the landscaping plan; reported the fence was approved at staff level and noted it has been constructed.

Member Deputy hoped that something could be done to mitigate the look of the fence such as adding wood to it.

Member Jacobsen Bates expressed concerns regarding the aesthetics, the material and the height of the fence and about health of the landscaping; encouraged the applicant to consider the comments from neighbors and work with them to find a mutually beneficial solution.

Scott Hess, via Zoom, asked about approval of fence and City Manager Bradford noted it was approved at staff level. Mr. Hess felt the fence is unsightly.

Planning Consultant Tamura discussed maintenance of the landscaping and fence areas; added there will be a homeowner's association with the property; the applicant is working on development of CC&Rs, and stated homeowners will contribute to the maintenance of the area.

There were no other public comments on this item.

Motion by Member Jacobsen Bates, to approve proposed landscaping for the Cottages on Old Mission Drive at 1882-1992 Old Mission Drive, while strongly encouraging the applicant to install fast-growing plants as can be arranged and working with the neighborhood to mitigate the impacts of the fence with the best of their abilities, seconded by Chair Cavanaugh, and carried, 3-0, with Members Culley and Dryden Hess, recused.

b. Review and approve the proposed colors for the exterior of the building, umbrellas, and exterior lighting for Craft House at Corque at 420 Alisal Road

Members Culley and Dryden Hess returned to the Chambers and took their place on the dais at 5:50 p.m.

Member Culley recused herself from this item and left the Chamber at 5:51 p.m.

Assistant Planner Checa narrated a PowerPoint presentation with details of the report and recommended colors as determined by the applicant and the subcommittee and addressed allowable exterior string lighting.

Discussion followed regarding the need to review string lighting as there is ambiguity regarding the subject and the lack of a night-sky compliance ordinance.

Members Dryden Hess and Deputy discussed the subcommittee's work with the applicant and agreed with the darker colors.

Member Jacobsen Bates commented on the color transition and the applicant explained that color transition will be addressed.

Member Dryden Hess suggested painting the restaurant face, light gray and painting the timbers on that section the same color as the pergola.

Brendan Searls (Agent) spoke about making sure the business is noticed and reported there will be no lighting changes to the exterior of the building.

Discussion followed regarding making the restaurant more distinguishable from the adjacent post office, avoiding white timbers, distinguishing the site from the nearby post office, painting the walls a light gray and keeping the timbers dark gray.

Chair Cavanaugh opened public comments.

Susan Bott, We Watch, expressed concerns regarding the lights on the roof of the building and hoped they will be removed.

Motion by Member Dryden Hess, to approve the proposed colors for the exterior of the building, umbrellas, and exterior lighting for Craft House at Corque at 420 Alisal Road as amended to paint the front of the building a light gray with dark gray timbers, seconded by Member Deputy, and carried, 4-0, with Member Culley recused.

Member Culley returned to the Chambers and took her place on the dais at 6:14 p.m.

5. DEVELOPMENT PLAN REVIEWS

a. Review and approve the proposed colors for the three proposed two-story single-family dwellings at 1621 Fir Avenue

Member Dryden Hess summarized the subcommittee's review and recommendations.

Discussion followed regarding review and approval of the project (except for the colors) by the Planning Commission.

Chair Cavanaugh invited public comments. There were no public comments on this item.

Motion by Member Deputy, to approve the proposed colors for the three proposed two-story single-family dwellings at 1621 Fir Avenue, seconded by Member Jacobsen Bates, and carried, 5-0.

RECESS/RECONVENE

Chair Cavanaugh called for a recess at 6:20 p.m. The meeting reconvened at 6:29 p.m., with all Committee Members, present.

b. Conceptual review of the Development Plan for the proposed hotel and multi-family mixed use project at 1783 and 1793 Mission Drive (Old Lumberyard) and 533 Pine Street

Planning Consultant Tamura presented details of the proposed hotel and multi-family mixed use project; discussed amenities, including a pool and a mechanical parking feature and noted this is a conceptual review.

Julie McGeever, Project Manager, narrated a PowerPoint presentation with details of the proposed project; noted a reduction of the scope of the project; addressed the proposed site plan, setbacks, elevations, extension of the entry and building heights.

Discussion followed regarding having on-site property management and affordability by design.

Project Manager McGeever discussed the automated car parker; access to the parking units, colors and materials, exterior lighting choices, results of a photometric study and landscaping.

Chair Cavanaugh opened public comments.

Jim Fiolek spoke about community outreach; discussed the proposed units; referenced mention of another of Mr. St. George's projects in Buellton; stated he has not heard positive feedback regarding that project and mentioned the semantics are not precise.

There were no other public comments.

Member Culley noted the property will be part of the TLC and asked about requiring Northern European architecture.

Chair Cavanaugh asked whether the Mission style of architecture will be acceptable once the new General Plan is adopted.

City Manager Bradford discussed updates to the Design Element and noted the site is across from the Mission and the Mission style of architecture makes sense.

Discussion followed regarding entry into the doorway and another point of access from the rear of the property.

Project Manager McGeever reported the intent of locating the micro units in the back was to create a buffer between commercial and residential uses.

Member Jacobsen Bates reported the location makes the design desirable; mentioned consideration of the surrounding neighborhood, the traffic flow, access to the micro units; expressed concerns regarding the color adding that it should be a complement to the Veterans Hall and the Mission across the street, but with a more-subdued tone given the volume of wall space and suggested the contrasting color be a lighter wood look.

Member Deputy left the meeting at 7:10 p.m.

Member Jacobsen Bates talked about the landscaping and questioned whether the proposed landscaping will be able to grow in the proposed planters.

In terms of the old building, Project Manager McGeever stated they intend to relocate it to an appropriate site within the community.

Member Jacobsen Bates reported that many of the landscape options are not well-suited to the Solvang environment.

Member Dryden Hess commented favorably on the project; felt the site is used smartly; recommended using a subdued tone of white; recommended softening along the roofline visible from Pine and talked about not overdoing the complexity of the windows on the front facing Mission.

Chair Cavanaugh spoke favorably about the project.

Member Jacobsen Bates referenced a letter from Mr. Lansing Duncan and felt it has some particularly good points.

Member Culley spoke about the front; noted the entry is on Mission and the exit is on Maple and mentioned she would like to see a clear ingress/egress plan for improved circulation.

In terms of Building E, Member Jacobsen Bates talked about the importance of adding embellishments to the main building and taking into account the view the neighbors on Pine will have of Building A.

Discussion followed regarding the possibility of adding short fencing on the Pine Street side as well as landscaping, Building C with the mechanized parking for hotel guests versus residents and plans for the nine designated parking spots at the Alisal/Mission corner.

Project Manager McGeever reported at this time, those parking spots are placeholders to ensure that parking is available.

Member Jacobsen Bates noted she is not in favor of having those parking spots designated for other units; felt there are other uses for them; commented on Building C and pool area; suggested adding a pergola to create some shade, incorporating pots with green that will soften the wall and mitigate reflection and considering adding amenities for the micro units.

Member Dryden Hess stated she would like to see the large white expanses in the pool area, broken up with either a trellis or other plants and suggested being thoughtful about the big white walls.

Planning Consultant Tamura asked whether the DRC would be open to having the buildings in varying shades of white.

Member Dryden Hess responded favorably, adding that the use of complimentary colors would be acceptable.

Regarding the micro units, Member Dryden Hess felt like the roofline looks like a different architectural design and felt it should look compatible with the other buildings within the campus.

Member Jacobsen Bates agreed; reported touring the units; spoke about the volume of space and suggested increasing the height of the ceiling to create a larger sense of space; felt that calling the units "multi-family" would create over occupancy; recommended installing windows that open; discussed access to upper floors; commented on giving careful consideration to views from the units to allow as much green space as possible and allowing common open space such as for a BBQ area with tables.

Member Culley hoped that the micro units are affordable and spoke about the need to be ADA compliant.

Discussion followed regarding landscaping, revising the landscape plan to include plants that thrive in

Solvang's environment, adding landscaping in the interior spaces, creating green walls, reconsidering planting jacaranda trees as they do not thrive in Solvang and setting limits regarding the sizes of architectural details.

Member Jacobsen Bates referenced a letter from Nancy Emerson regarding the need to be dark-sky compliant.

Planning Consultant Tamura reported the plan will be incorporated into the General Plan Update and staff will continue to work with the applicant and the design team and return in the future with an application review.

c. Review and approve on the proposed architecture, colors, materials, landscaping, on monument sign, and third flagpole for the change of use from a bank to a market, deli, and restaurant at 1714 Mission Drive

Assistant Planner Checa presented details of the staff report; discussed outdoor eating areas, overhauling the parking lot, circulation and entry and exit points; addressed landscaping, the loading space, colors, specifications of the monument sign, flagpoles and future review of lighting.

Planning Consultant Tamura reported project will be reviewed by the Planning Commission subsequent to the DRC's actions, tonight.

Member Dryden Hess suggested installing a green wall on the panel where the ATM was originally located on the north elevation and suggested that instead of adding a flagpole, removing an existing flagpole and adding three flags on one flagpole.

Member Culley agreed with Member Dryden Hess regarding the flagpoles and reported Italian flags followed are not permitted in the TRC zone.

City Manager Bradford reported the DRC will be considering flags and flagpoles at its meeting in August.

Member Jacobsen Bates stated she does not advocate having three flagpoles although she would accept two flagpoles on the site.

Discussion regarding removal of existing trees to accommodate the flagpoles and monument sign.

Mr. St George, Applicant, reported they plan on planting three full size olive trees where the liquid amber trees are now located; discussed parking and planting trees in order to break up the asphalt.

Discussion followed regarding the layout of the parking lot, the proposed monument sign, the trash enclosure wall, the size of the proposed outdoor dining area, keeping the existing bollards to allow for bicycle storage, and approving the monument sign wall.

Chair Cavanaugh opened public comments.

Nancy Emerson, We Watch, expressed concerns regarding the lack of information regarding lighting and stated she would like to include in the record that the applicant will return to the DRC to review lighting for the parking lot, the building and the monument sign.

There were no other public comments.

Planning Consultant Tamura explained the DRC would be deferring direction for the sign copy but the monument sign, itself, is acceptable in its proposed location, and deferring the discussion on flags and flagpoles as well as discussion on lighting throughout the project.

Motion by Member Jacobsen Bates, to approve the proposed architecture, colors, materials and landscaping, the monument sign holder and that the applicant return with a comprehensive lighting plan for the parking lot, building and signs, the design for the sign on the monument and flags and flagpoles, if so desired, seconded by Member Culley, and carried 4-0, with Member Deputy, absent.

6. OTHER MISCELLANEOUS ITEMS - None

7. COMMITTEE MEMBER COMMENTS

Member Dryden Hess reported she will not be in attendance at the next DRC meeting.

Member Jacobsen Bates commented on neon open signs on the building at the corner of Alisal and Mission at Denmark Square.

Chair Cavanaugh commented on a new trash can next to the Viking Monument and recommended placing it at another location. Additionally, he commented on a house on Laurel and on Old Mission Road and the need for making sure neighbors know what issues are being considered.

Discussion followed regarding informing residents on issues to be considered and setting up systems for transparency.

8. CITY STAFF COMMENTS

Planning Consultant Tamura discussed items to be included in the DRC's next meeting agenda.

9. ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

Respectfully submitted:

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Annamarie Porter, City Clerk