



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
REGULAR MEETING**

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Council Chamber  
1644 Oak Street  
Solvang, CA 93463

August 18, 2022  
Thursday  
5:00 p.m.

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**1. PRELIMINARY MATTERS**

**CALL TO ORDER**

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

**ROLL CALL**

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

Absent: Committee Member Jennifer Dryden Hess

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

**PLEDGE OF ALLEGIANCE**

City Attorney Fleishman led in the Salute to the Flag.

**2. CONSENT CALENDAR**

**a. Approve order of Agenda as presented**

Chair Cavanaugh requested moving Item No. 6a prior to Item No. 3.

*Motion by Member Culley, to approve the agenda, as amended, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

**b. Approve Minutes of the June 16, 2022 and July 21, 2022 Meetings**

Member Jacobsen Bates stated she will abstain from voting on the June 16, 2022 meeting, as she was not in attendance.

*Motion by Member Culley, to approve the minutes of June 16, 2022, as corrected, seconded by Member Deputy, and carried, 3-1, with Member Jacobsen Bates, abstaining and Member Dryden Hess, absent.*

Member Jacobsen Bates offered corrections to the minutes of July 21, 2022.

*Motion by Member Deputy, to approve the minutes of July 21, 2022, as corrected, seconded by Member Culley, and carried, 4-0, with Member Dryden Hess, absent.*

**c. Receive and file Planning and Building Division Current Projects August 2022**

Chair Cavanaugh asked whether the DRC would review expansion of the hotel project on Atterdag Road, and Planning Consultant Tamura reported the project will be presented to the DRC before it is developed. She addressed projects at 261 Alisal Road, noting conditions will be brought before the DRC and reported the 32-unit condominium project will not be presented to the DRC.

*The DRC concurred to receive and file Planning and Building Division Current Projects for August 2022, as presented.*

**PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS**

There were no public comments.

The DRC skipped to Item No. 6a at this time (see below).

**3. SIGN APPROVAL APPLICATIONS**

**a. Review and approve the proposed wall sign and proposed hanging sign, including a modification for the maximum size of the wall sign and maximum letter height for the wall sign, for Pride and Joy at 446 Alisal Road, Suite 10A**

This item was discussed after Item No. 6a.

Assistant Planner Checa presented details of the staff report.

Discussion followed regarding the proposed size of the wall sign, ensuring the signs are consistent with the special character of the village, the need to adhere to the guidelines and reducing the size of the wall sign to seven square feet.

There were no public comments on this item.

*Motion by Member Culley, to approve the proposed signs as presented except for the wall sign which shall be reduced to seven square feet with appropriate lettering to conform to the City's code, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

Chair Cavanaugh noted location is a factor to consider; asked that applicants be required to state why signs cannot be traditional, using old-world lettering when exceptions are requested.

**b. Review and approve the proposed changes, including the following modifications to the (1) maximum size and maximum letter height for the proposed wall sign; (2) proposed maximum letter height for the ground sign; (3) number of accessory signs; and (4) size of the parking lot/directional signs, to the existing wall sign, ground sign, six accessory signs, and two parking lot/directional signs for US Bank at 2010 Mission Drive**

Assistant Planner Checa noted this item involves existing signs which are being changed to conform with the new branding for U.S. Bank and presented details of the staff report.

Discussion followed regarding using this as an opportunity to bring all the signs into compliance with the City code, installing one sign in each parking lot versus six signs, scaling back on the front sign, using the existing sign but having more white space around it, considering that although the property is not within the TRC, it is a gateway into town and ensuring the letter sizes are proportionate to the size of the sign.

*Motion by Member Jacobsen Bates, to approve the wall sign to a maximum of twelve square feet with lettering at ten inches with the logo to scale with the lettering, seconded by Member Culley, and carried,*

4-0, with Member Dryden Hess, absent.

*Motion by Member Jacobsen Bates, that the applicant be allowed to use the existing ground sign staying within the standard height, which is a maximum letter height of ten inches with the logo being proportionate to the lettering, seconded by Member Culley, and carried 4-0, with Member Dryden Hess, absent.*

*Motion by Member Culley to allow two accessory signs (one for each parking lot) at 1 ½ square feet in size, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

There were no public comments on this item.

*Motion by Member Culley, to approve the directional signs, as presented, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

**c. Review and approve the proposed pole sign, including a modification for the maximum height, for Corque Hotel at 400 Alisal Road**

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

Assistant Planner Checa presented details of the staff report.

Chair Cavanaugh invited public comments.

Scott Gold, representing the Corque Hotel, reported this is a rebranding project; stated the logo has been redesigned and noted the need to update the signs.

Discussion followed regarding the size of the current sign, the size of the proposed sign and matching the existing size of the sign (fourteen feet in height).

There were no other public comments on this item.

*Motion by Member Jacobsen Bates, to approve the proposed pole sign at a maximum height of fourteen feet, seconded by Member Deputy, and carried, 3-0, with Member Culley, recused and Member Dryden Hess, absent.*

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

**RECESS/RECONVENE**

The DRC took a recess at 6:11 p.m. The meeting reconvened at 6:16 p.m., with all Committee Members, present, except Member Dryden Hess.

Chair Cavanaugh announced that Item No. 5b will be heard prior to Item No. 5a.

*Motion by Member Culley, to move Item No. 5b prior to Item No. 5a, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

**d. Review and approve the proposed signs for Campo del Sol Cantina at 1557 Mission Drive**

Assistant Planner Checa presented details of the staff report and noted all signs meet code requirements.

Discussion followed regarding the proposed color palette, existing signs and the possibility of using subdued colors.

There were no public comments on this item.

*Motion by Member Culley, to approve the proposed signs for Campo del Sol Cantina at 1557 Mission Drive, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

Brief discussion followed regarding umbrellas and new colored patio chairs.

The DRC skipped to Item No. 6b at this time.

#### **4. EXTERIOR DESIGN REVIEWS – None**

#### **5. DEVELOPMENT PLAN REVIEWS**

##### **a. Review and approve the design, materials, colors, exterior lighting, landscaping, and signage for the Solvang Senior Center at 1745 Mission Drive**

Planning Consultant Tamura presented details of the staff report; reported receiving one letter from We Watch in support of the lighting plan; indicated there was some concern regarding landscaping and stated the DRC's recommendations will be presented to the Planning Commission for final approval.

Chair Cavanaugh opened public comments.

Brian Schneider presented details of the proposed signs and noted the big wall sign is just over seven square feet to fill the space appropriately.

Assistant Planner Checa noted the facility is not within the TRC and therefore, the sign size allowed is twelve square feet and the big wall sign meets the size requirements.

*Motion by Member Culley, to approve the signage for the Solvang Senior Center, as presented, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

Alan Hitt stated he has co-chaired the funding campaign for the last five years and introduced the co-chair, the designer, the project architect and the landscape architect.

Members of the Committee commented favorably on the design, colors and the facility, in general.

Discussion followed regarding contrasting colors (black bead) on the east side for the eaves, materials, the greenery on buildings illustrated on the renderings, factoring in more organic elements, adding vegetation on the northeast corner and use of drought-tolerant plants.

Kevin Small, Planner Design Group, addressed trees of concern.

There were no other public comments on this item.

*Motion by Member Jacobsen Bates, to approve and recommend approval by the Planning Commission of the design, materials and colors for the Solvang Senior Center, modified to clarify use of the black bead color for the steel trellis door window clad and the eaves, and approve the landscape plan and the lighting plan with emphasis on dark sky compliance, seconded by Member Culley, and carried, 4-0, with Member Dryden Hess, absent.*

##### **b. Revised conditions of approval on Lot 3 of the Bella Vista Development at 1875 Laurel Avenue**

Planning Consultant Tamura presented details of the staff report; noted this item was previously reviewed by the DRC where it recommended that the applicant work with adjacent neighbors regarding colors, lighting, maintaining existing oak trees and the windows; reported those items have been addressed and

agreed to by both parties.

Member Jacobsen Bates indicated she was pleased that the applicant and the adjacent neighbors were able to reach an agreement.

There were no public comments on this item.

*Motion by Member Jacobsen Bates, to approve the revised conditions of approval on Lot 3 of the Bella Vista Development at 1875 Laurel Avenue, seconded by Member Deputy, and carried, 4-0, with Member Dryden Hess, absent.*

The DRC returned to consider Item No. 6a.

## **6. OTHER MISCELLANEOUS ITEMS**

### **a. Discuss the purpose and limitation of the enforcement of flags in the City of Solvang under the Sign Ordinance**

City Attorney Fleishman reported that staff will be making recommendations for changes to the code to increase clarity, address enforcement and conform to the changes made by the Supreme Court and discussed restrictions and differentiations based on the content of a particular flag.

Discussion followed regarding issues to be considered by the DRC when the matter returns to the DRC.

There were no public comments on this item. No action was taken.

The DRC returned to consider the remainder of the agenda starting with Item No. 3a (see above).

## **7. COMMITTEE MEMBER COMMENTS**

Member Culley spoke about intercepting modifications before they come before the DRC to ensure compliance with the City code/standards and when requesting exceptions, that applicants provide an explanation for doing so.

Discussion followed regarding raised-lettering signs, flags and first-amendment issues.

## **8. CITY STAFF COMMENTS**

Planning Consultant Tamura reported the Senior Center project will be presented to the Planning Commission on September 8, 2022, as well as a briefing on Mr. St. George's project. Additionally, she presented items to be included in the DRC's agenda for its next meeting.

City Manager Bradford commented on the GPAC.

## **9. ADJOURNMENT**

The meeting was adjourned at 7:24 p.m.

Respectfully submitted:

DocuSigned by:

*Annamarie Porter*

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Annamarie Porter, City Clerk