



## AGENDA

### DESIGN REVIEW COMMITTEE

March 20, 2025

5:00 PM REGULAR MEETING

VIRTUAL & IN COUNCIL CHAMBER, 1644 OAK STREET, SOLVANG, CA 93463

#### Committee Members:

Esther Jacobsen Bates, Chair

Melissa Bates

Richard Boyd, Vice Chair

Charlene Goetz

Jennifer Johnson

**AGENDA AND SUPPORTING MATERIALS** – Available for viewing 8:00a.m.-5:00p.m. at City Hall, 1644 Oak Street, Solvang, and on the City's website <https://www.cityofsolvang.com/agendacenter>. Additional writings that are distributed to a majority of the Committee after the posting of the agenda will be made available at City Hall and on the City's website.

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**PUBLIC COMMENT** - The public is encouraged to address the Committee in-person, virtually, or in-writing on agenda and non-agenda items. If provided in writing, comments must be submitted to the City Clerk at [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com) by 5:00 p.m. on the Wednesday before the meeting to be considered. Your comment will be recorded and distributed appropriately. Comments on agenda items will be heard at the time each item is considered, including non-agenda items. In-person speakers will be invited to make public comments first. Virtual speakers will follow.

**CAMPAIGN CONTRIBUTION DISCLOSURE** - Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council [or commission] in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but not later than the beginning of the proceeding.

**AMERICANS WITH DISABILITIES ACT** - If, as a participant of this meeting, you need special assistance the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk at either (805) 688-5575 x206 or [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com). 72- hours' notice is requested.

**LET YOUR VOICE BE HEARD!** - Do you have about one minute a month to help make Solvang better? The City of Solvang is working with FlashVote to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up at [www.flashvote.com/Solvang](http://www.flashvote.com/Solvang) or call 775-235-2240 to participate by phone or text only.

**PARTICIPATING IN THE MEETING** – Design Review Committee meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City's website, Vimeo, and YouTube.

- To join by Zoom, visit <https://zoom.us/j/3066529195>. If you wish to speak, please use the "raised hand" symbol.
- To join by phone, call **(888) 788-0099** and enter Meeting ID: **306 652 9195#**. The phone line will be open starting at 4 p.m.

**5:00 PM – REGULAR MEETING**

**1. PRELIMINARY MATTERS**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE ORDER OF AGENDA AS PRESENTED

**2. CONSENT ITEMS**

*Items on Consent are typically routine and will be approved in one motion. The Chair will call on anyone wishing to address the Committee on any Consent item on the agenda, which has not been pulled by the Committee for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

- a. Approve Minutes of February 20, 2025 Design Review Committee Meeting.....3
- b. Receive and file Planning and Building Division Major Projects List March 2025 .....7
- c. Approve a land use permit for 485 Alisal Road Suite 152 (APN 139-182-027) for proposed signage totaling seven (7) square feet including one (1) projecting sign, and one (1) window sign. The proposed project is categorically exempt from CEQA.....10
- d. Discussion and possible action for a sign a permit (PA 25-011) for 1588 Mission Dr. (APN 139-280-009) for proposed signage: two (2) awning signs, two (2) wall signs, 6.8 square feet in size and 1.4 square feet in size. The proposed project is categorically exempt from CEQA.....16

**3. PUBLIC COMMUNICATIONS – NON-AGENDA**

*This section is intended to provide members of the public with the opportunity to address the Committee on items not on the agenda. This section is limited to 30 minutes. Each speaker will be afforded three minutes and may speak only once. State law does not allow the Committee to discuss or act on issues not on the agenda, except to briefly respond or to ask Staff to follow up on such items.*

**4. DISCUSSION**

- a. Discussion and possible action for zoning clearances (PA 25-009) and (PA 25-005) to be issued for an exterior paint color modification at 1689 Copenhagen Drive (139-182-010) and 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA .....23.
- b. Discussion and possible action for a sign a permit (PA 24-024) for 539 Alisal Rd. (APN 139-143-004) for proposed signage: one (1) wall signs, 7.5 square feet in size. The proposed project is categorically exempt from CEQA.....28

**5. COMMITTEE MEMBER COMMENTS**

**6. CITY STAFF COMMENTS**

**7. ADJOURNMENT**

**AFFIDAVIT OF POSTING**

I, A. Rafael Castillo, Planning Manager for the City of Solvang, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the City of Solvang City Hall bulletin board at 1644 Oak Street, Solvang, CA and on the City of Solvang website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated this 14th day of March 2025.



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
REGULAR MEETING**

February 20, 2025  
Thursday  
Regular Meeting – 5:00 p.m.

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**5:00 PM – REGULAR MEETING**

**1. PRELIMINARY MATTERS**

**CALL TO ORDER**

Assistant Planner Scherman called the meeting to order at 5:01 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

Present: Committee Members: Esther Jacobsen Bates, Melissa Bates, Richard Boyd, Charlene Goetz, Jennifer Johnson

Staff: City Manager Randy Murphy, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Dave Fleischman

**PLEDGE OF ALLEGIANCE**

Member Jacobsen Bates led in the Salute to the Flag.

**APPROVE ORDER OF AGENDA AS PRESENTED**

*Motion by Member Jacobsen Bates, to approve the order of the agenda, as presented, seconded by Member Boyd, and carried 5-0.*

**2. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

Assistant Planner Scherman declared the positions of Chair and Chairperson, vacant and called for nominations for Chair.

*Motion by Member Goetz, to nominate Member Jacobsen Bates for Chair, seconded by Member Bates, and carried 5-0, by roll call vote.*

Chair Jacobsen Bates took her place on the dais and led the rest of the meeting.

Chair Jacobsen Bates called for nominations for Vice Chair.

*Motion by Chair Jacobsen Bates, to nominate Member Boyd for Vice Chair, seconded by Member Bates, and carried 5-0.*

**3. CONSENT ITEMS**

- a. **Approve Minutes of December 19, 2024 Design Review Committee Meeting**
- b. **Receive and file Planning and Building Division Major Projects List February 2025**

There were no public comments on Consent Items.

*Motion by Member Bates, to approve Consent Items as presented, seconded by Member Goetz, and carried 5-0.*

#### **4. PUBLIC COMMUNICATIONS – NON AGENDA**

Chair Jacobsen Bates opened the public communications portion of the meeting.

Dennis Bebee

There were no other public comments and Chair Jacobsen Bates closed this portion of the meeting.

#### **5. DISCUSSION**

- a. **Discussion and possible action for a sign a permit (PA 25-004) for 485 Alisal Rd. #105 (APN 139-182-027) for proposed signage: one (1) awning sign, two (2) wall signs, 2.6 square feet in size, and a request for an exception to the maximum allowable size of two (2) wall signs, 9 square feet in size, and an exception to the permitted number of projecting signs. The applicant requests two (2) projecting signs, 6.75 square feet in size. The proposed project is categorically exempt from CEQA.**

Assistant Planner Scherman narrated a PowerPoint presentation with details of the proposed project.

Chair Jacobsen Bates invited public comments.

Taryn, Applicant, discussed the proposed project.

There were no other public comments on this item.

Discussion followed regarding the exception request.

*Motion by Member Goetz, to approve the sign permit as proposed, seconded by Member Johnson, and carried 3-2. Member Bates and Chair Jacobsen Bates were opposed.*

- b. **Discussion and possible action for a Zoning Clearance (PA 25-005) to be issued for an exterior paint color modification at 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA.**

Assistant Planner Scherman narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding the use of that or similar colors elsewhere in the City and the proposed shade of white.

Chair Jacobsen Bates invited public comments.

Sandy Milby, on behalf of the applicant  
Dennis Beebe

There were no other public comments on this item.

Discussion followed regarding the proposed color.

Assistant City Attorney Fleishman offered options so that the item could be resolved tonight.

Additional discussion followed between committee members.

Planning Manager Castillo suggested continuing the item until the next DRC meeting when the Commission will consider an adjacent property, with the direction given so that staff can work with the applicant on the colors.

Chair Jacobsen Bates reopened public comments.

Sandy Milby, on behalf of the applicant

There were no other public comments.

*Motion by Member Boyd, to continue this item until the March meeting of the DRC, seconded by Member Bates, and carried 4-1. Member Goetz was opposed.*

**c. Discussion and recommendation for Land Use Permit 23-302 amending a previously approved Development Plan for proposed exterior and interior tenant improvements, and a proposed 5,906 square foot addition for a proposed 10,734 square foot a market and restaurant located at 1714 Mission Drive (APN 139-240-034). The proposed project is categorically exempt from CEQA.**

Planning Manager Castillo narrated a PowerPoint presentation with details of the proposed project.

Chair Jacobsen Bates invited public comments.

Dennis Beebe  
Lonnie Roy, Agent for the Applicant  
Susan Bott (via Zoom), Save our Stars, We Watch

There were no other public comments on this item.

Discussion followed the proposed project.

Planning Manager Castillo summarized details of the added condition including the color of the half timbers (Firey Brown) on the east and west elevations, recommending that the applicant return with a plan for the windows, that lighting be dark-sky complaint and a landscaping plan to the DRC, prior to issuance of the building permit. He added that the goal is for the project be as complete as possible, so it does not have to return to the DRC.

*Motion by Member Goetz, to move the project forward to the Planning Commission with the following added conditions: 1. That the DRC review all windows and half timbers on the east and west elevations and the landscape plan prior to issuance of a zoning clearance, 2. That all light fixtures be consistent with objective design standards as codified in the Solvang Municipal Code, 3. That Firey Brown be the color for the half timbers and Roycroft Rose for the structure body, seconded by Member Boyd, and carried 5-0.*

**RECESS/RECONVENE**

Chair Jacobsen Bates called for a recess at 6:25 p.m.

Chair Jacobsen Bates reconvened the meeting at 6:31 p.m. with all Committee members, present.

**d. Oral Presentation regarding Brown Act, Levine Act, and Public Record**

Assistant City Attorney Fleishman introduced himself and narrated a PowerPoint presentation with details of the Brown Act, Levine Act and the Public Records Act.

Member Bates left the meeting at 7:09 p.m.

City Manager Murphy spoke about avoiding the perception of wrongdoing to avoid violation of the Brown Act.

There were no public comments on this item.

**6. COMMITTEE MEMBER COMMENTS**

Chair Jacobsen Bates commented on the need to address abandoned signs.

**5. CITY STAFF COMMENTS**

Planning Manager Castillo announced the upcoming Sign and Design Workshop; spoke about items to be considered at the upcoming Planning Commission meeting and at the March DRC meeting; talked about rehabilitation of the Den Market Square parking lot and about new zoning ordinances relative to residential mixed uses.

**6. ADJOURNMENT**

The meeting was adjourned at 7:16 p.m.

Respectfully submitted:

\_\_\_\_\_  
Rafael Castillo, Planning Manager



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
 March 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER CONSTRUCTION</b>								
LUP 22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	R-3	5 Unit multi-family development with 1 ADU	Building Permit Issued	11/30/2026
LUP 23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	VMU	Commercial TI to Solvang Inn & Cottages. Convert existing managers unit to common area and lobby. Remodel lobby. Project has been re-scoped to reduce rooms/office.	Building Permit Issued	04/28/2025
LUP 22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	PI	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space	Building Permit Issued	01/13/2026
LUP 210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	R-2	3 new SFR from an existing subdivision	Building Permit Issued	08/01/2025
BP 24-064	Archdiocese of Los Angeles	Mission Santa Ines Seismic Retrofit	1706 Mission Drive	139-240-067	PI	Seismic Retrofit of Mission Santa Ines. No exterior work	Building Permit Issued	10/02/2025
BP 24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Building Permit Issued	11/25/2025
LUP 23-215	Romain	New ADU/ SFR addition	1618 Birch	139-233-002	R-2	1,031 SF detached ADU with a 691 SF addition to existing SFR with ancillary structures	Building Permit Issued	10/17/2025
BP 24-079	Mcinerney	Façade improvement	475 First Street	139-181-013	VMU	Façade improvement on existing bicycle shop. Approved by DRC	Building Permit Issued	01/23/2026
BP 24-174	Benson Trust	New-Coffee Shop/Ice Cream	1618 Copenhagen Dr	139-191-003	VMU	Interior Commercial TI for new coffee and ice cream shop	Building Permit Issued	01/27/2026
BP 24-198	On Design LLC	Parking Lot re-configuration, re-striping, flat work	1693 Mission Drive	139-143-025	VMU	Re-configuration of parking lot, re-striping, and repair of existing flatwork, removal of existing landscaping and replacement of landscaping new trees.	Building Permit Issued	02/04/2026
BP 24-191**	FP Old Mill Associated LP	Minor Tenant Improvement: Tasting Room	482 First Street	139-182-020	VMU	Commercial TI- CaliPaso Wine Tasting Room	Building Permit Issued	01/30/2026



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
 March 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026
<b>PROJECTS UNDER BUILDING PERMIT REVIEW</b>								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	32 new Multi-unit condo building permit phase	To Be Withdrawn	03/02/2025
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU	Plan Review	08/07/2025
BP 24-215**	Woodall Building and Design	Minor Tenant Improvement: New Restaurant	435 Alisal Rd	139-193-010	VMU	Commercial TI – Crudo Restaurant	Awaiting Re-submittal	04/22/2025
<b>APPROVED ENTITLEMENTS</b>								
LUP 180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	VMU	New 11 Unit Hotel	Approved	11/06/2025
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	Condo Map 32 Unit Development	Approved	12/04/2025
LUP 22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	PO	New 30,000 sf medical/office building	Approved	2/06/2026
LUP 22-021	Lonnie Roy	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Approved	12/04/2026
<b>PLANNING APPLICATIONS IN PROCESS</b>								
LUP 23-242	Lots on Alamo Pintado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	R-3/R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	Deemed Complete / CEQA Analysis	12/23/2025 (may be extended by applicant)
LUP 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Amendment to approved Development Plan (Resolution No 22-07). Proposed amendment include additions are proposed to the existing structure along the existing drive thru.	PC 04/07/25	12/13/2025
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	PR	3 Parcel Lot Line Adjustment	Awaiting Re-submittal	01/13/2026



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
 March 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PA 25-002	Hygge Boba Tea	Wall Signs	1665 Copenhagen Dr	139-182-016	VMU	Two (2) new walls signs	DRC 03/20/25	06/24/2025
PA 25-005	Rasmussen Trust	Façade Paint	1691 Copenhagen Dr	139-182-009	VMU	Exterior Paint	DRC 03/20/25	01/24/2026
PA 25-007	Cottage Hospital	Pre-App Cottage Hospital	2050 Viborg Rd	139-310-051	PI	Pre-application for a commercial addition to Cottage Hospital to accommodate MRI Room/Area	Plan Review	Upon Completion
PA 25-008	City of Solvang	General Plan Amendment-Safety Element	City Wide			Amend the City's Safety element to address Hazard Mitigation Plan adoption for FEMA fund recovery	Plan Review	Upon completion
PA 25-009	Persson Living Trust	Façade Paint	1689 Copenhagen Dr	139-182-010	VMU	Exterior Paint	DRC 03/20/25	02/19/2026
PA 25-010	SBID, LLC	Denmarket Square Adaptive Re-Use	1693 Mission Drive	139-143-025	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Plan Review	02/24/2026



# DESIGN REVIEW COMMITTEE STAFF REPORT

## AGENDA ITEM 2.c

Meeting Date March 20, 2025

**SUBJECT:** Approve a land use permit for 485 Alisal Road Suite 152 (APN 139-182-027) for proposed signage totaling seven (7) square feet including one (1) projecting sign, and one (1) window sign. The proposed project is categorically exempt from CEQA.

**PREPARED BY:** Lisa Scherman, Assistant Planner

### DISCUSSION:

The applicant operates a new wine tasting room located at 485 Alisal Road Suite 152 (APN 139-182-027) in the Village Mixed Use (VMU) Zoning District. The applicant is proposing seven square feet of total signage. This sign proposal was previously presented at the December 19, 2024 Design Review Committee (DRC) meeting. At that meeting, the DRC requested that the applicant present a projecting sign with dimensionality and remove the window lettering from the right door, located at the interior courtyard. The motion failed at a 2-2 vote. The applicant has revised the sign application to address the Committee's requests, and City staff has determined that the sign is different from what was initially presented consistent with Solvang Municipal Code section 11-13-12.B.2.b.

### Project Information

<b>Property Owner</b>	Harmony Real Estate II, LLC	
<b>Applicant:</b>	Final Girl Wines	
<b>APN:</b>	139-182-027	
<b>General Plan Designation:</b>	Tourist Related/Village Commercial	
<b>Zoning:</b>	Village Mixed Use (VMU)/ Design District- Village District (DD-1)	

### Project Description

The Applicant requests approval for the following:

- One (1) Projecting Sign approximately 4 square feet in size. It will be affixed above the primary entrance facing Mission Drive, existing hardware will be used. The sign is dimensional, made of medium density overlay (MDO) and hand painted.
- One (1) Window Lettering Sign, approximately one square foot in size. It will be affixed to the door facing the interior of the courtyard and is made of vinyl. The proposed window lettering will cover no more than 25% of the window area.

### Zoning Ordinance

The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

### Solvang Municipal Code (SMC) Sign Regulations 11-13

VMU (Village Area) Zoning District Standards	Requirement	Proposed	Meets Standard
Projecting sign max. size per sign	7 sf.	4 sf.	Yes
Max. letter height	8 in.	6 in. max	Yes
Projecting Sign min. clearance from sidewalk	7 ft.	7.5 ft.	Yes
Projecting Sign max. projection from building façade	4 ft.	4 ft.	Yes
Window Lettering Max. letter height	6 in.	4 in. max	Yes
Window Lettering Maximum size	25% of window area	< 25%	Yes
Total Site Signage	Maximum 12 sf.	7 sf.	Yes

#### Proposed Projecting Sign

A Projecting Sign is defined as, "Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall." (11-13-10(B)).

#### *Proposed Projecting sign above main entrance facing Mission Drive*



### Proposed Window Lettering

Window Lettering is defined as, "The name of the business or establishment painted directly on the inside or outside surface of a glass window. Only the name of the business and/or logo is permitted and is calculated into the allowable square footage maximums." (11-13-10(A)). Based on the submitted application, the proposed wall sign meets all SMC requirements.

### **Proposed Window Lettering**



### CEQA Determination

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

### Findings Required for Approval by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision. Based on the review the proposed application, city staff recommends the committee make the following facts and findings:

#### *Section 11-13-12(D)(1) Sign Review Criteria*

- a. The sign is in proportion to and visually consistent with the architectural character of the building.

**FACT:** The proposed signage is visually consistent and proportional to the existing building design. The proposed signage conforms to all pertinent sign regulations as established by the Solvang Municipal Code.

- b. There is no needless repetition, redundancy, or proliferation of signage.

**FACT:** The proposed signage includes a projecting sign which is used to identify the business from a pedestrian level, and window lettering which may be utilized to identify the business from a pedestrian level. The signs do not obscure from view or unduly detract from existing signage.

- c. The sign does not obscure from view or unduly detract from existing signage.

**FACT:** Proposed sign locations do not obscure nor detract from existing signage on the premise.

- d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the areas in which it will be located.

**FACT:** The size and shape of the sign is compatible with the existing building. The proposed locations provide readily identifiable information for the business. No lighting is proposed.

**RECOMMENDATION:**

Approve a land use permit for 485 Alisal Road Suite 152 (APN 139-182-027) for proposed signage: one (1) projecting sign, four square feet in size and one (1) window lettering sign, one square foot in size and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

**ALTERNATIVES:**

1. The Committee could request changes to the proposed signage. Any modifications shall be clearly articulated to the applicant.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial.

**FISCAL IMPACT:**

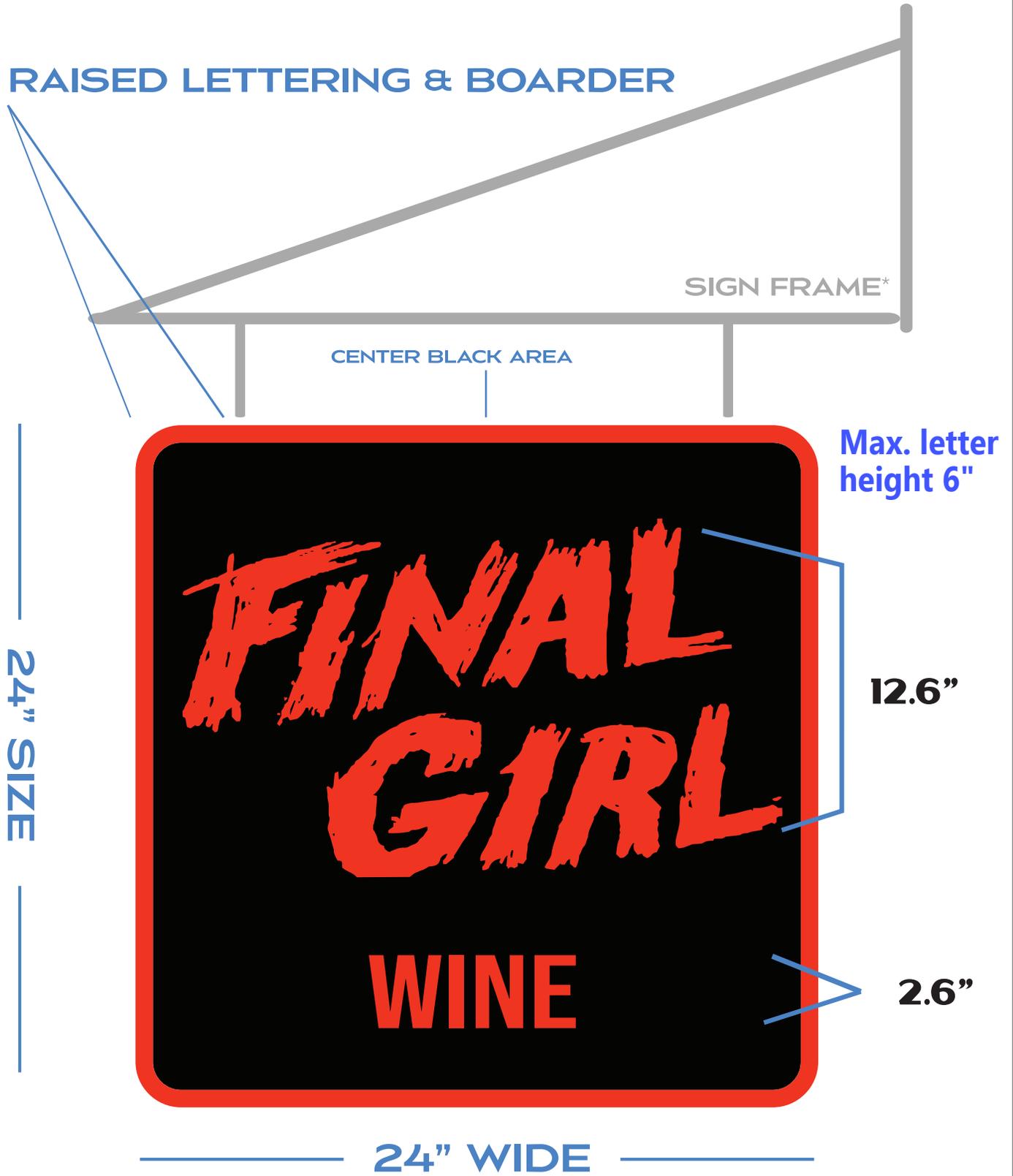
The Applicant paid the Design Review Committee Review fee.

**ATTACHMENTS:**

A – Applicant package

\*\*\* SIGN IS TO BE MOUNTED ON AN EXISTING PERMITTED BRACKET.

**.5" RAISED LETTERING & BORDER**



# WINDOW SIGN BLUEPRINT

## VINYL STICKER ON GLASS

4 inches maximum letter height



12" SIZE

12" WIDE



# DESIGN REVIEW COMMITTEE STAFF REPORT

## AGENDA ITEM 2.d

Meeting Date March 20, 2025

**SUBJECT:** Discussion and possible action for a sign a permit (PA 25-011) for 1588 Mission Dr. (APN 139-280-009) for proposed signage: two (2) awning signs, two (2) wall signs, 6.8 square feet in size and 1.4 square feet in size. The proposed project is categorically exempt from CEQA

**PREPARED BY:** Lisa Scherman, Assistant Planner

### DISCUSSION:

The applicant has expanded an existing wine tasting room into the adjacent building located at 1588 Mission Dr. (APN 139-280-009) in the Village Mixed Use (VMU) Zoning District. The proposed signage meets the standards of section 11-3-8 of the Solvang Municipal Code (SMC). The applicant proposes 8.2 square feet of total signage.

### Project Information

<b>Property Owner</b>	Petersen Living Trust	
<b>Applicant:</b>	Sanger Family of Wines	
<b>Address</b>	1588 Mission Drive	
<b>APN:</b>	139-280-009	
<b>General Plan Designation:</b>	Tourist Commercial/ Village Commercial	
<b>Zoning:</b>	Village Mixed Use (VMU)/ Design District- Village District (DD-1)	

### Project Description

The applicant requests approval of 8.2 square feet of signage for the following:

- Two (2) awning signs. The existing awnings include one facing Mission Drive and another on the south side of the building. The applicant proposes painted lettering on the front of each valance. The applicant is only proposing lettering on the front of each valance.
- Two (2) wall signs. One wall sign is 6.8 square feet in size, the second wall sign is 1.4 square feet in size. Both are affixed near the primary entry facing Mission Drive. The wall signs are made of high density urethan (HDU). The sign is dimensional.

### Zoning Ordinance

The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

**Solvang Municipal Code (SMC) Sign Regulations 11-13**

<b>TRC (Village Area) Zoning District Standards</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Meets Standard</b>
Awning sign max. letter height	5 in.	4.5 in. max	Yes
Wall sign max. size	7 sf.	6.8 sf.	Yes
Max. letter height	8 in.	5 in. max	Yes
Maximum signage allowed per site	63 sf.	8.2 sf.	Yes

Proposed Awning Signs

An Awning sign is defined as “Any sign or graphic attached to, painted on, or applied to the valance of a canvas awning. Awning signs shall include the name of the business on the front valance, not to exceed five inches in height. Two additional words of business specific information may be used per awning side (front, left, right, etc.) for a maximum of six descriptive words total. Descriptions shall not exceed three inches in height” (11-13-10(D)).

**Front Awning sign, facing Mission Dr.**



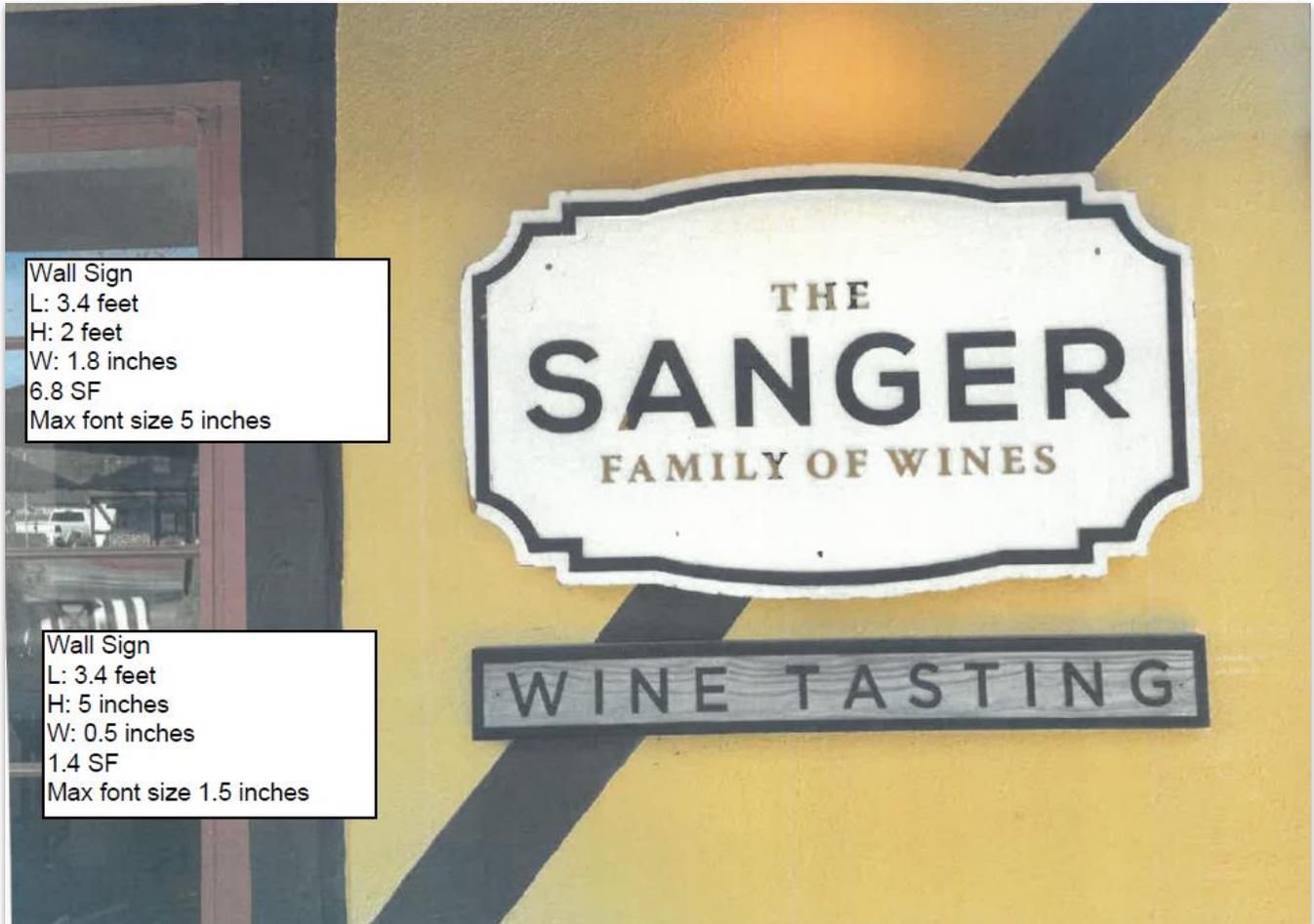
**Awning sign, south side of the building**



Proposed Wall Signs

The applicant proposes two (2) Wall signs. A Wall Sign is defined as, “A sign affixed in any manner to any exterior wall of a building or structure, and which is parallel to and projects not more than six inches at all points from the building on which it is located.” (11-13-10(A)).

**Proposed Wall Signs facing Mission Dr.**



CEQA Determination

The proposed signage is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

Findings Required for Approval by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision. Based on the review the proposed application, city staff recommends the committee make the following facts and findings for signs that do not require an exception:

*Section 11-13-12(D)(1) Sign Review Criteria*

- a. The sign is in proportion to and visually consistent with the architectural character of the building.

**FACT:** The proposed signage is visually consistent and proportional to the existing building design. The proposed signage conforms to all pertinent sign regulations as established by the Solvang Municipal Code.

- b. There is no needless repetition, redundancy, or proliferation of signage as the proposed signage meets all objective standards and does not exceed the maximum amount of signage. Each sign is developed for its specific purpose, as the wall signs are geared towards motorists, the awning signs is geared towards pedestrians.

**FACT:** The proposed signage includes two wall signs, which may be utilized to identify the business from the roadway, and two awning signs which are used to identify the business from a pedestrian level. The signs do not obscure from view or unduly detract from existing signage. The proposed signs are located on different elevations of the building, therefore avoid repetition and redundancy due to the orientation of the building and where potential guests entries may be utilized.

- c. The sign does not obscure from view or unduly detract from existing signage.

**FACT:** Proposed sign locations do not obscure nor detract from existing signage on the premise.

- d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the areas in which it will be located.

**FACT:** The size and shape of the signs are compatible with the existing building. The proposed locations provide readily identifiable information for the business. No lighting is proposed.

**RECOMMENDATION:**

1. Approve a sign permit for 1588 Mission Dr. (APN 139-280-009) for proposed signage: two (2) awning signs, and two (2) wall signs, 6.8 and 1.4 square feet in size, for a total of 8.2 square feet of total on-site signage and a determination that the project is exempt from the California Environmental Quality Act (CEQA).
2. The Design Review Committee may approve a sign permit but direct the applicant to modify the proposed signage. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designees.

**FISCAL IMPACT:**

The Applicant paid the Design Review Committee fee.

**ATTACHMENTS:**

A – Applicant package



Wall Sign  
L: 3.4 feet  
H: 2 feet  
W: 1.8 inches  
6.8 SF  
Max font size 5 inches



Wall Sign  
L: 3.4 feet  
H: 5 inches  
W: 0.5 inches  
1.4 SF  
Max font size 1.5 inches

Awning sign  
Max font size 4.5 inches

SANGER FAMILY OF WINES

1588

SA  
FA  
WIN

THE  
SANGER  
FAMILY OF WINES  
CONSCIENCE *Marianelli* FREANELLI

Awning sign  
Max font size 4.5 inches

SANGER FAMILY OF WINES



## DESIGN REVIEW COMMITTEE STAFF REPORT

**AGENDA ITEM 4.a**  
Meeting Date March 20, 2025

**SUBJECT:** Discussion and possible action for zoning clearances (PA 25-009) and (PA 25-005) to be issued for an exterior paint color modification at 1689 Copenhagen Drive (139-182-010) and 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA

**PREPARED BY:** Lisa Scherman, Assistant Planner

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### DISCUSSION:

Staff received applications for a zoning clearance at two separate properties sharing the same store front. The applicants are proposing a change in exterior paint color at 1689 Copenhagen Drive (APN 139-182-010) and 1691 Copenhagen Drive (139-182-009). The property is located in the Village Mixed Use (VMU) Zoning District. All changes proposed are for the building frontage facing Copenhagen Drive. The exterior paint color for 1691 Copenhagen Drive was previously presented at the February 20, 2025 Design Review Committee (DRC) Meeting. At that meeting, the DRC was notified the adjoining property was going to submit a zoning clearance application for exterior paint. The DRC requested that the applicant return and work with the applicant at the adjoining property to ensure a harmony of color on all sides of the building.

### Proposed Building Façade Re-paint In Block Context



Project Information

<b>Property Owner</b>	<ul style="list-style-type: none"> <li>• 1689 Copenhagen-Persson, Sven &amp; Marty Living Trust</li> <li>• 1691 Copenhagen-Dagny Rasmussen</li> </ul>	
<b>Applicant:</b>	<ul style="list-style-type: none"> <li>• Amarissa Shaw</li> <li>• Linda Rasmussen</li> </ul>	
<b>APN:</b>	<ul style="list-style-type: none"> <li>• 139-182-010</li> <li>• 139-182-009</li> </ul>	
<b>General Plan Designation:</b>	Tourist Commercial/ Village Commercial	
<b>Zoning:</b>	Village Mixed-Use (VMU)/ Design District- Village District (DD-1)	

Project Description

The Applicant requests (DRC) review and approval for the following:

- Exterior paint. The proposed colors are Creamy, Woodsy Brown, and Pepper
- The applicants were encouraged by City Staff to paint a color swatch on the building.

Address	Primary Color	Accent Colors	Additional Notes
1689 Copenhagen Dr.	Creamy	Woodsy Brown (window trim)	Doors will be painted in both Creamy and Woodsy Brown
1691 Copenhagen Dr.	Creamy	Peppery (door, door frame, outer window border, ceiling)	Creamy used as window border

**Proposed exterior paint color. Front elevation facing Copenhagen Drive**



Consistency with Adopted Design Guidelines and General Plan

The objective standards contains language regarding “approved color platters contained in the adopted Design Handbook.” This handbook is not complete, awaiting decisions from the City Council and outcomes from a public workshop to be held on March 13, 2025. The adopted Design Guidelines do not have a specified color palette or adopted color schemes for the Village. The newly adopted Community Design Element of the 2045 Solvang General Plan does contain language regarding color that includes the following:

*Old World Danish style buildings are often known for their rich vibrant hues of paint colors alongside dark wood framing and half timbers. Buildings were painted to protect the materials from weather, and colors were a stylistic choice and a sign of wealth, social status, and the overall style of the time.*

*The most common paint colors used throughout Denmark in the Renaissance were red and dark ochre (a dark earth tone yellow) because these were the cheapest and most accessible pigments in the region and held up the most against the elements.*

*Colors varied from building to building to distinguish between each individual property and prevent monotony. In the 17th and 18th centuries pale colors – such as white, cream, and grey – became popular to mimic stone, which was a scarce and high-quality building material in Denmark. (CD Page 22)*

The DRC has referred to other, non-adopted books and color schemes to direct city staff on color application types. While these provide a good guide, these have not been formally adopted and only available at the counter to review, if requested by an applicant on where to start.

Based on the language in the adopted Community Design Element and Design Guidelines, the DRC may make consistency findings that the proposed exterior colors are consistent with the intent of the adopted documents in absence of adopted color swatches or palettes.

Findings Required for Approval or Denial by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision (Solvang Municipal Code Section 2-4-4.C).

1. There shall be harmony of material, color and composition of all sides of a structure or building.
2. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
3. The project shall be in substantial conformance with the design review committee guidelines.

**CEQA Determination**

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed exterior paint is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

**RECOMMENDATION:**

1. The Committee may approve a Zoning Clearance for the exterior paint modification as proposed by the applicants for properties 1689 Copenhagen Drive (139-182-010) and/or 1691 Copenhagen Drive (APN 139-182-009);

or

2. The Committee may request color modification for the properties located at 1689 Copenhagen Drive (139-182-010) and/or 1691 Copenhagen Drive (APN 139-182-009). The applicant(s) may appeal this decision to the City Council within 10 days of the DRC’s decision, consistent with Solvang Municipal Code section 2-4-3. C or may adjust the proposed façade colors and return to the DRC for further consideration and approval.

**FISCAL IMPACT:**

The Applicants paid the Design Review Committee Review fee.

**ATTACHMENTS:**

A – Applicant package

# SHERWIN-WILLIAMS. COLORSNAP® | VISUALIZER



SW 7012  
**Creamy**  
 Locator Number: 261-C3

SW 2924  
**Woody Brown**

SW 6615  
**Peppery**  
 Locator Number: 117-C6

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.





# DESIGN REVIEW COMMITTEE STAFF REPORT

## AGENDA ITEM 4.b

Meeting Date March 20, 2025

**SUBJECT:** Discussion and possible action for a sign a permit (PA 24-024) for proposed residential signage located at 539 Alisal Rd. (APN 139-143-004) that includes one (1) wall sign, 7.5 square feet in size. The proposed project is categorically exempt from CEQA

**PREPARED BY:** Lisa Scherman, Assistant Planner

### DISCUSSION:

The applicant is proposing a wall sign for newly constructed apartments located at 539 Alisal Rd. (APN 139-143-004) in the Residential High Density (R-3) Zoning District. The proposed signage meets the standards of section 11-13-9 of the Solvang Municipal Code (SMC). The applicant proposes 7.5 square feet of total signage.

### Project Information

<b>Property Owner</b>	Darkstar Development, LLC	
<b>Applicant:</b>	Erik Vasquez	
<b>Address</b>	539 Alisal Road	
<b>APN:</b>	139-143-004	
<b>General Plan Designation:</b>	High Density Residential	
<b>Zoning:</b>	Residential High Density (R-3)	

### Project Description

The applicant requests approval of 7.5 square feet of signage for the following:

- One (1) wall sign. The proposed sign is 7.5 square feet in size, made of high-density urethane (HDU) carved and hand painted. The wall sign is affixed to a wall near the entrance facing Alisal Road.

### Zoning Ordinance

Section 11-13-9 provides for signage standards outside of the VMU zoning district. This section contains standards for other non-residential districts. The sign ordinance includes a definition for residential identification signage, however, no standards are provided. Consistent with Solvang Municipal Code section 11-13-12.A.3, city staff is referring such a sign to the Design Review Committee.

With no residential monument or identification sign standards, city staff proposes to utilize the standards for signage outside of the VMU. The proposed signage is consistent with the purpose and intent of the City’s Zoning Ordinance based on the table.

<b>Solvang Municipal Code (SMC) Sign Regulations 11-13</b>			
<b>Sign standards outside the VMU Zone</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Meets Standard</b>
Wall sign max. size	12 sf.	7.5 sf.	Yes
Max. letter height	10 in.	8.75 in. max	Yes
Maximum signage allowed per site	45 sf.	7.5 sf.	Yes

Proposed Wall Sign

The applicant proposes one (1) Wall sign. A Wall Sign is defined as, “A sign affixed in any manner to any exterior wall of a building or structure, and which is parallel to and projects not more than six inches at all points from the building on which it is located.” (11-13-10(A)).

**Proposed Wall Sign facing Alisal Rd.**

Size: 60"x16.5" single sided wall sign.  
 Letters: Swiss Coffee (Benjamin Moore OC45)  
 Trim: Bear Creek (Benjamin Moore 1470)  
 Background: Georgian Bay (Sherwin Williams SW 6509)  
 Flag: Red



**Location or Proposed signage**



The proposed signage is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

Findings Required for Approval by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision. Based on the review the proposed application, city staff recommends the committee make the following facts and findings for signs that do not require an exception:

*Section 11-13-12(D)(1) Sign Review Criteria*

- a. The sign is in proportion to and visually consistent with the architectural character of the building.

**FACT:** The proposed signage is visually consistent and proportional to the existing building design. The proposed signage conforms to all pertinent sign regulations as established by the Solvang Municipal Code.

- b. There is no needless repetition, redundancy, or proliferation of signage as the proposed signage meets all objective standards and does not exceed the maximum amount of signage. Each sign is developed for its specific purpose, as wall signs are geared towards motorists.

**FACT:** The proposed signage includes one wall sign, which may be utilized to identify the business from the roadway. The sign does not obscure from view or unduly detract from existing signage.

- c. The sign does not obscure from view or unduly detract from existing signage.

**FACT:** Proposed sign location does not obscure nor detract from existing signage on the premise.

- d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the areas in which it will be located.

**FACT:** The size and shape of the sign is compatible with the existing building. The proposed location provides readily identifiable information for the business. No lighting is proposed.

**RECOMMENDATION:**

1. Approve a sign permit for 539 Alisal Rd. (APN 139-143-004) for proposed signage: one (1) wall sign, 7.5 square feet in size, for a total of 7.5 square feet of total on-site signage and a determination that the project is exempt from the California Environmental Quality Act (CEQA).
2. The Design Review Committee may approve a sign permit but direct the applicant to modify the proposed signage. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designees.

**FISCAL IMPACT:**

The Applicant paid the Design Review Committee fee.

**ATTACHMENTS:**

A – Applicant package

Size: 60"x16.5" single sided wall sign.

Letters: Swiss Coffee (Benjamin Moore OC45)

Trim: Bear Creek (Benjamin Moore 1470)

Background: Georgian Bay (Sherwin Williams SW 6509)

Flag: Red





