



AGENDA

DESIGN REVIEW COMMITTEE

June 18, 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.

AGENDA POSTING NOTIFICATION - Subscribe to receive email or text message notifications when agendas are posted online through “Notify Me” at: <https://www.cityofsolvang.com/List.aspx>

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 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. 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 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 May 15, 2025 Design Review Committee Meeting.....4
- b. Receive and file Planning and Building Division Major Projects List June 20256
- c. Approve a sign permit for 1673 Fir Ave. (APN 139-143-009) for proposed signage: one (1) hanging sign, 6 square feet in size. The proposed project is categorically exempt from CEQA....9
- d. Approve sign permit for 1660 Copenhagen Dr. (APN 139-192-004), for proposed signage: one (1) menu sign, 24 inches by 18 inches in size. The proposed project is categorically exempt from CEQA.....15

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 to approve a sign permit and proposed modifications to an approved sign plan for 1623 Mission Dr. (APN 139-142-003). The proposed project is categorically exempt from CEQA23
- b. Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1)56
- c. Discussion and direction on Title 11, Chapter 13 Sign Ordinance Amendments63

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 13th day of June 2025.



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

May 15, 2025
Thursday
Regular Meeting – 5:00 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Chair Jacobsen Bates called the meeting to order at 5:00 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: Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Dave Fleishman

PLEDGE OF ALLEGIANCE

Member Johnson led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

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

2. CONSENT ITEMS

- a. Approve Minutes of April 17, 2025 Design Review Committee Meeting**
- b. Receive and file Planning and Building Division Major Projects List May 2025**

There were no public comments on Consent Items.

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

3. PUBLIC COMMUNICATIONS – NON AGENDA

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

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

4. DISCUSSION

a. Discussion and possible action to approve Facade changes at 1693 Mission Drive (APN 139-143-025)

Planning Manager Castillo narrated a PowerPoint presentation on the proposed façade changes at 1693 Mission Drive and addressed Objective Design Standards.

Chair Jacobsen Bates invited public comments.

Ed St. George, applicant, provided comments.

Chair Jacobsen Bates closed public comments.

Motion by Member Boyd to approve façade changes at 1693 Mission Drive (APN 139-143-025), seconded by Member Johnson, and carried 5-0.

b. Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1)

Planning Manager Castillo narrated a PowerPoint presentation on the proposed color palette for the Design Handbook for the Village Design District.

Discussion followed.

There were no public comments on this item.

5. COMMITTEE MEMBER COMMENTS - None

Chair Jacobsen Bates reported that City Council voted to keep the DRC active. No other committee member comments.

Discussion followed on the history of the DRC.

6. CITY STAFF COMMENTS

Planning Manager Castillo announced the June meeting will include discussion on sign ordinances and continuation of the color palette discussion. Provided updates on City Council and Planning Commission items and reported on the recent fire-damaged building.

7. ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 June 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
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	10/28/2025
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/Revision Awaiting Re-submittal	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 24-042	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
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
 June 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER BUILDING PERMIT REVIEW								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Awaiting Re-submittal	08/07/2025
BP 25-026**	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction required)	Awaiting Re-Submittal	09/29/25
BP 25-044**	Solvang Brewing Company	Minor Tenant Improvement: Kitchen Remodel	1547 Mission Drive	139-132-010	VMU	Commercial kitchen remodel due to fire damage	Awaiting Re-Submittal	10/19/2025
BP 25-046	Solvang Senior Center	Solvang Senior Center Plan Revisions	1745 Mission Dr	139-150-024	PI	Revisions to approved building permit LUP 22-282	Awaiting Re-Submittal	10/24/2026
APPROVED ENTITLEMENTS								
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 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Proposed additions to the existing structure along the existing drive thru.	Approved	04/07/2027
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	Approved	04/18/2027
PLANNING APPLICATIONS IN PROCESS								
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	AB 52 required 45 day tribal consultation review period	12/23/2025 (may be extended by applicant)
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	PC 06/02/2025 CC 07/14/2025	



CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
June 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PA 25-010	SBID, LLC	Denmarket Square Adaptive Re-Use	1693, 1697 Mission Drive	139-143-021,25	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Incomplete. Awaiting Re-submittal	02/24/2026
PA 25-013	Alvarez	Alisal Cellars Night Club-CUP	448 Alisal Road	139-240-063	VMU	Conditional Use Permit (CUP) for proposed night club with indoor amplified music, no new construction	Incomplete. Awaiting Re-submittal	03/14/2026
PA 25-019	Cottage Hospital	CUP Amendment	2050 Virborg Road	139-310-051	OP	CUP amendment for an addition to the existing hospital – MRI room	Incomplete. Awaiting Re-submittal	04/22/2026
PA 25-020	SIMA Corp	1621 FIR TPM	1621 Fir Street	139-141-004	R-3	Condo Conversion/Tentative Parcel Map to subdivide into 3 air space parcels	Incomplete. Awaiting Re-submittal	04/22/2026



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 2.c

Meeting Date June 18, 2025

SUBJECT: Approve a sign permit for 1673 Fir Ave. (APN 139-143-009) for proposed signage: one (1) hanging sign, 6 square feet in size. The proposed project is categorically exempt from CEQA

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant is opening a hair salon located at 1673 Fir Ave. (APN 139-143-009) in the Village Mixed Use (VMU) Zoning District. The applicant proposes a total of six (6) square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8.

Project Information

Property Owner	Apam Investments	
Applicant:	Hair House	
APN:	139-143-009	
General Plan Designation:	Tourist Related/Village Commercial	
Zoning:	Village Mixed Use (VMU)/ Design District- Village District (DD-1)	

Project Description

The Applicant requests approval for the following:

- One (1) Hanging Sign, approximately six (6) square feet in size. It will be affixed above the primary entrance facing Fir Avenue. The sign is dimensional, made of high-density urethane (HDU).
- Flat sign with acrylic letters pinned to wood backer.

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
Hanging sign max. size per sign	7 sf.	6 sf max.	Yes
Max. letter height	8 in.	5 in. max	Yes
Minimum Clearance from Sidewalk	7 ft.	7 ft.	Yes
Total Site Signage	Maximum 25 sf.	6 sf.	Yes

Proposed Hanging Sign

A Hanging Sign is defined as, “A sign attached to and located below any eave, roof, canopy, awning or arcade.” (11-13-10(C)).

Proposed Hanging sign facing Fir Avenue



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 one (1) hanging 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 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 location provides readily identifiable information for the business. No lighting is proposed.

RECOMMENDATION:

Approve a sign permit for 1673 Fir Ave. (APN 139-143-009) for proposed signage: one (1) hanging sign, 6 square feet in size. The proposed project is categorically exempt from 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

HANGING SIGN(1) HANGING SIGNS

- 3/8" white acrylic letters to be pinned onto backer.
- 3/4" Rectangle Wood backer (Painted Satin Black)
- Backer = 12" H x 72" W = 6 SQ FT
- Suspended with eye-hooks and chain.



805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT: HAIR HOUSE
LOCATION: 1673 Fir Ave, Solvang, CA 93463
SIGNAGE: (1) HANGING SIGN



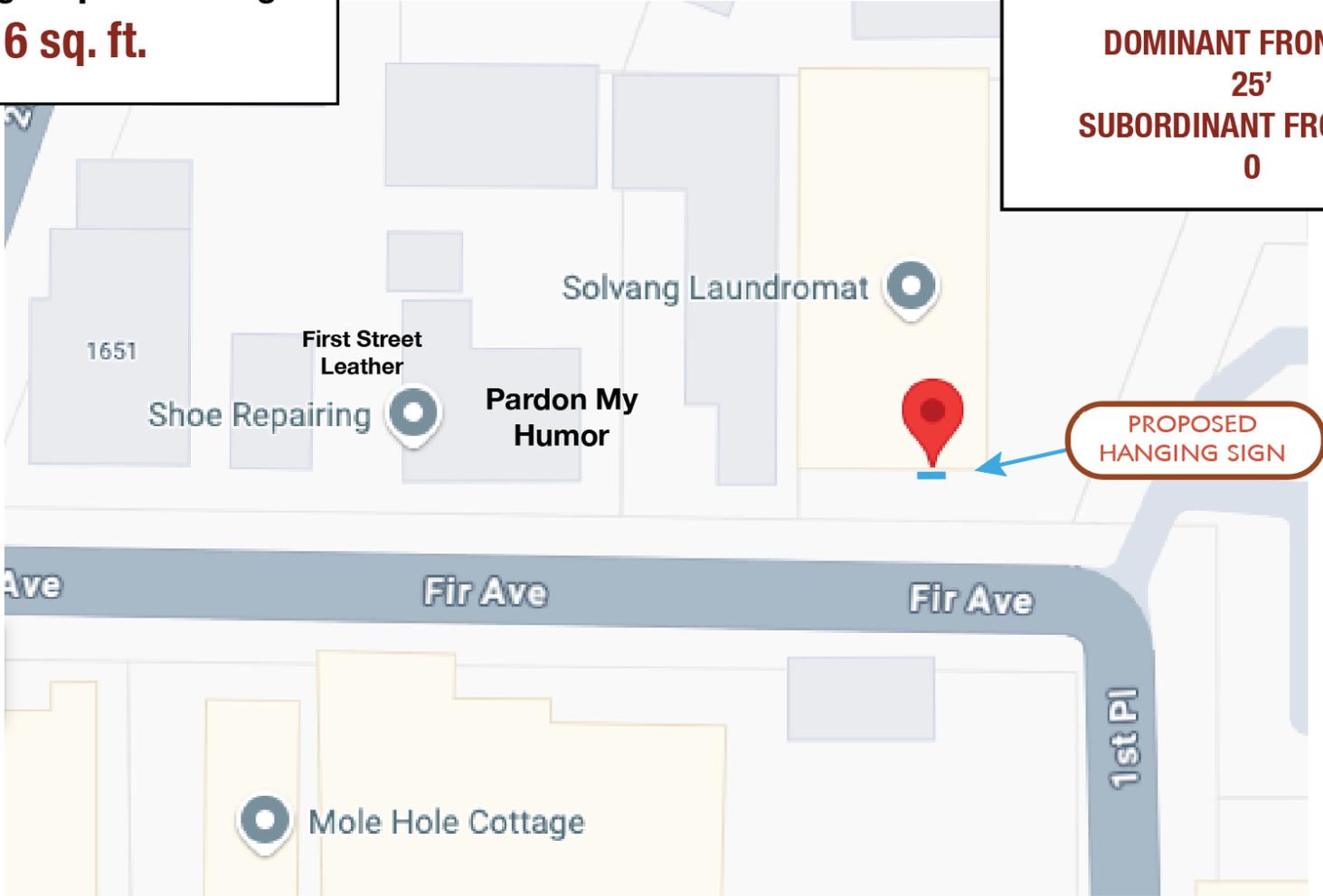
805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT: HAIR HOUSE
LOCATION: 1673 Fir Ave, Solvang, CA 93463
SIGNAGE: (1) HANGING SIGN

Total Sign Square Footage
6 sq. ft.

BUILDING FRONTAGES
DOMINANT FRONTAGE
25'
SUBORDINANT FRONTAGE
0



84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT: HAIR HOUSE
LOCATION: 1673 Fir Ave, Solvang, CA 93463
SIGNAGE: (1) HANGING SIGN



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 2.d

Meeting Date June 18, 2025

SUBJECT: Approve sign permit for 1660 Copenhagen Dr. (APN 139-192-004), for proposed signage: one (1) menu sign, 24 inches by 18 inches in size. The proposed project is categorically exempt from CEQA

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant operates an ice cream shop located at 1660 Copenhagen Dr. (APN 139-192-004) in the Village Mixed Use (VMU) Zoning District. The applicant is proposing approval for a menu sign. The proposed signage is consistent with Solvang Municipal Code section (SMC) 11-13-8.

Project Information

Property Owner	Kaerskov Holdings, LLC	
Applicant:	Æbleskivehuset	
APN:	139-192-004	
General Plan Designation:	Tourist Related/Village Commercial	
Zoning:	Village Mixed Use (VMU)/ Design District- Village District (DD-1)	

Project Description

The Applicant requests approval for the following:

- One (1) menu sign 24 inches x 18 inches in size
- Per section 11-13-7.C.1(a) of the SMC, the sign is measured by the first box/outline enclosing the sign
- To be installed in a concrete planter and displayed near the primary entrance of the business facing Copenhagen Dr.

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 11-13-8			
VMU (Village Area) Zoning District Standards	Requirement	Proposed	Meets Standard
Menu display case max. size per sign	18 x 24 in.	18 x 24 in.	Yes

Proposed Menu Sign

A Menu Sign is defined as, “A permanently affixed structure or case that displays the menu for primary food/beverage businesses, behind glass or plastic.” (11-13-10(H)).

Proposed Hanging sign facing Copenhagen Dr.



Business Frontage, proposed menu sign location



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 one (1) menu display case which displays the menu for a primary food/beverage.

- 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:

Approve a sign permit for 1660 Copenhagen Dr. (APN 139-192-004) for proposed signage: one (1) menu display case, 18 x 24 inches in size. The proposed project is categorically exempt from 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:

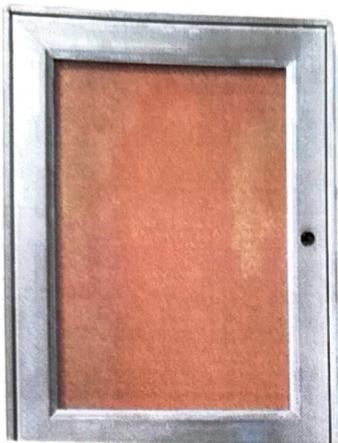
The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:

A – Applicant package

24.5 x 18.5-Inch Enclosed Bulletin Board for Outdoor Use, with Locking Door - Silver

★★★★★ [5 out of 5 \(8 Ratings\)](#)



IN STOCK

Ships **TODAY** if ordered within the next **18 hrs 49 mins.**

- Weather-Resistant for Outdoor Use
- Locking, Swing-Open Door for Easy Changes
- Rubber Gasket Lining Keeps Moisture Out
- [View All Product Details](#)

Common Size: **24.5" x 18.5"**

23" x 30" **24.5" x 18.5"** 32" x 32" 41" x 42"

42" x 32"

**Sign square footage:
0.2925 Sq.meters / 3.1476 sqft.
Sign height: 64"**

Color: **Silver**

Black **Silver**

Product Details

Outdoor Corkboard: w/Locking Door 13" x 19"

This outdoor corkboard is great for restaurants, churches, schools, and outdoor activity centers. This outdoor corkboard, also known as a tackboard or bulletin board, allows you to display menus and other information outdoors. Especially designed for exterior use, this outdoor corkboard features a powder-coated aluminum construction, and rubber gaskets to keep moisture out. A locking frame prevents tampering, while a swing-open door allows for easy menu or graphic changes. The door can open from the left, right, or bottom depending on how you mount your board. Door supports also keep the frame open while you are installing your contents. This tackboard, outdoor corkboard is made to fit 13" x 19" pages, making it the perfect size for menus. Each corkboard can be mounted either vertically or horizontally, depending on your needs. A set of pushpins and two keys are also included. Although designed for use outdoors, this corkboard is great inside as well.

- Weather-Resistant for Outdoor Use
- Locking, Swing-Open Door for Easy Changes
- Rubber Gasket Lining Keeps Moisture Out
- 13" x 19" - Perfect Size for Menus!
- Polycarbonate Lens will not Break or Crack
- Silver, Aluminum Frame for Durability.

Resources

[Cork Sustainable Material Info Sheet.pdf](#)

Specifications

SKU	ODNBCB1319	GTIN	810878028316
Overall Width x Height x Depth	18.5" x 24.5" x 2.0"	Viewable Width x Height	13.0" x 19.0"
Material	Aluminum	Placement Type	Wall Mounted
Loading or Door Type	Swing-Open	Features	Outdoor, Lockable
Color	Silver	Type	Cork
Lens Material	Polycarbonate	Common Size	24.5" x 18.5"

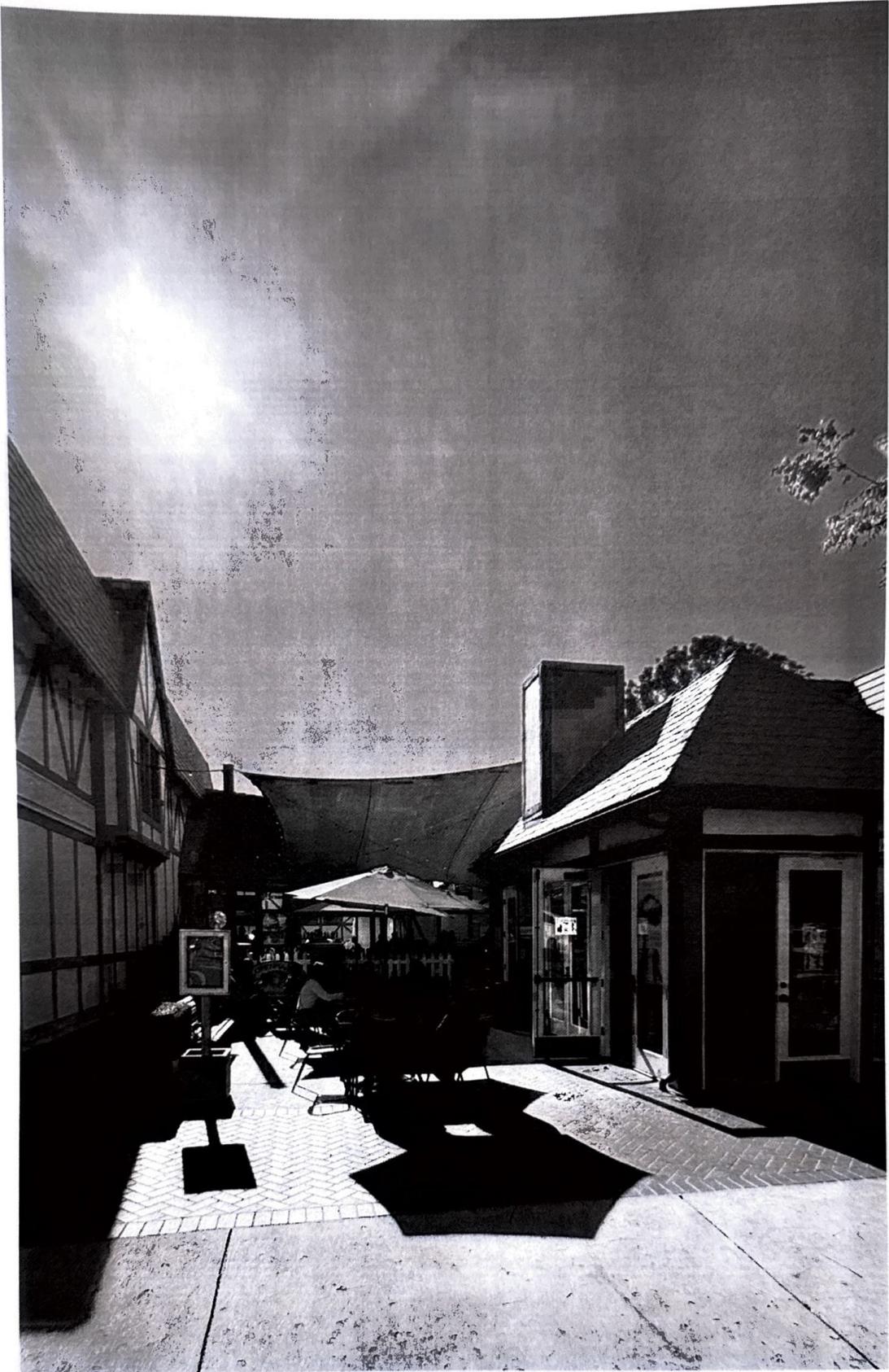
Same as application by Chomp in April 2023.

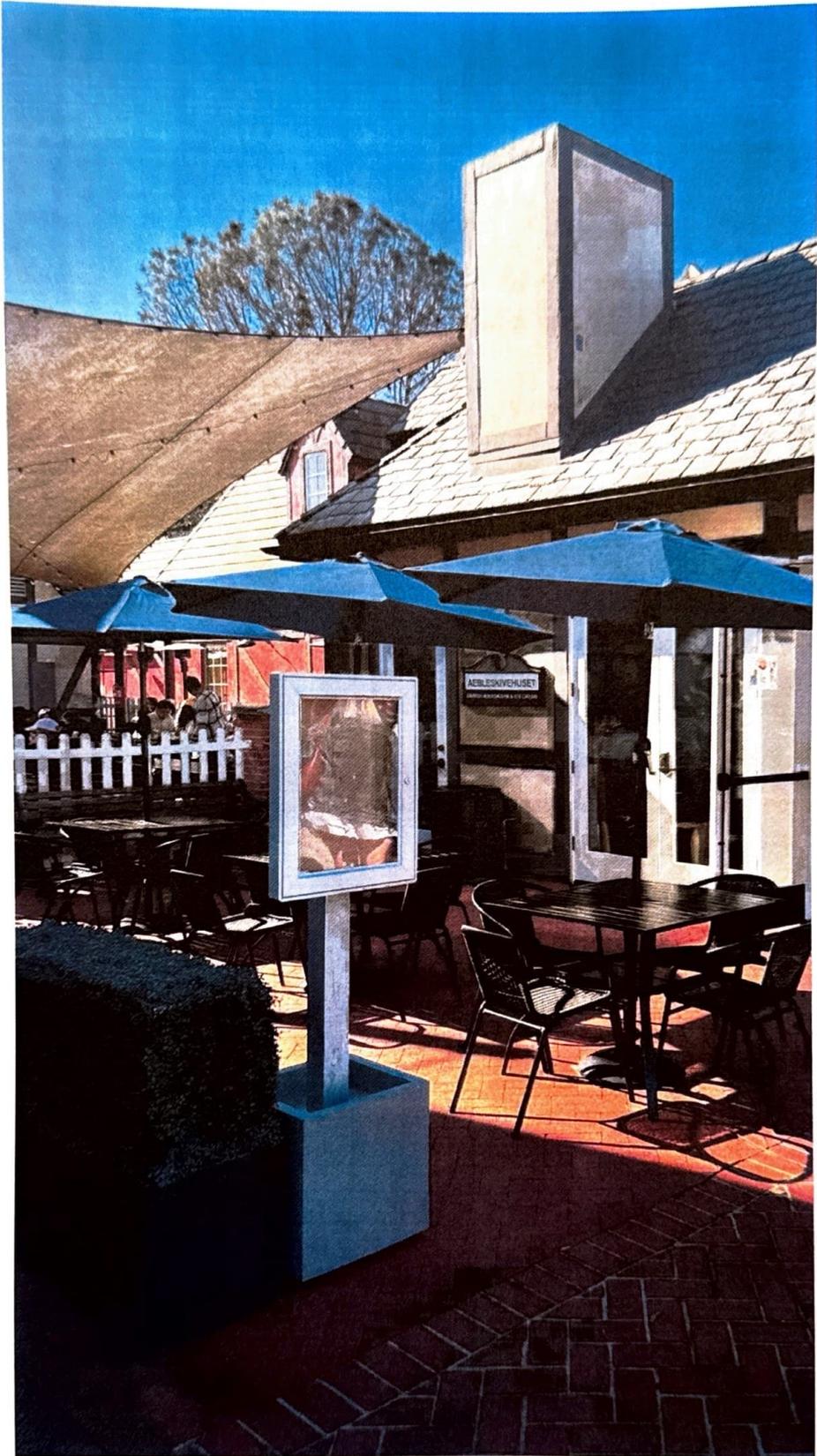
Same as application by Cecco in May 2023.



Attached to 4' x 4' in a grey colored concrete looking square planter box (plastic since the cement inside will expand)









DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.a

Meeting Date June 18, 2025

SUBJECT: Discussion and possible action to approve a sign permit and proposed modifications to an approved sign plan for 1623 Mission Dr. (APN 139-142-003). The proposed project is categorically exempt from CEQA

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant is requesting a modification to the approved sign plan for the Parc Place shopping center located at 1623 Mission Dr. (APN 139-142-003) in the Village Mixed Use (VMU) Zoning District. The applicant is requesting removal of one (1) existing directory sign, the addition of two (2) painted wall signs, and two (2) display cases. The applicant proposes a total of 33 square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8. The shopping center has an approved sign plan.

Project Information

Property Owner	Glanum Investments,	
Applicant:	Parc Place Tenants	
APN:	139-142-003	
General Plan Designation:	Tourist Related/Village Commercial	
Zoning:	Village Mixed Use (VMU)/ Design District- Village District (DD-1)	

Project Description

The Applicant requests the following modifications to the approved sign plan:

- Removal of the existing directory sign on the east side of the building, (parking lot side).
- Two (2) hand painted wall signs, each one is approximately 4.5 square feet in size.
 - One to replace the removed directory sign.
 - The second one will be placed on the wall near the interior entrance facing Mission Dr.
 - The wall signs are not business specific.
- Two (2) display cases, each one is approximately 12 square feet in size.
 - One will be affixed to the wall near the interior entrance facing Mission Dr.
 - The second one will be placed near the public restrooms inside the courtyard.
- To be used for tenant event announcements.

Zoning Ordinance

11-13-8(B) *Overall Sign Plans Within Village Area. Overall sign plans are required for shopping complexes inside the village area. Such signs shall conform with section 11-13-8 of this chapter.*

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
Wall sign max. size per sign	7 sf.	4.5 sf.	Yes
Max. letter height	8 in.	2.5 in. max	Yes
Display Case max. allowable size	20 sf.	12 sf.	Yes

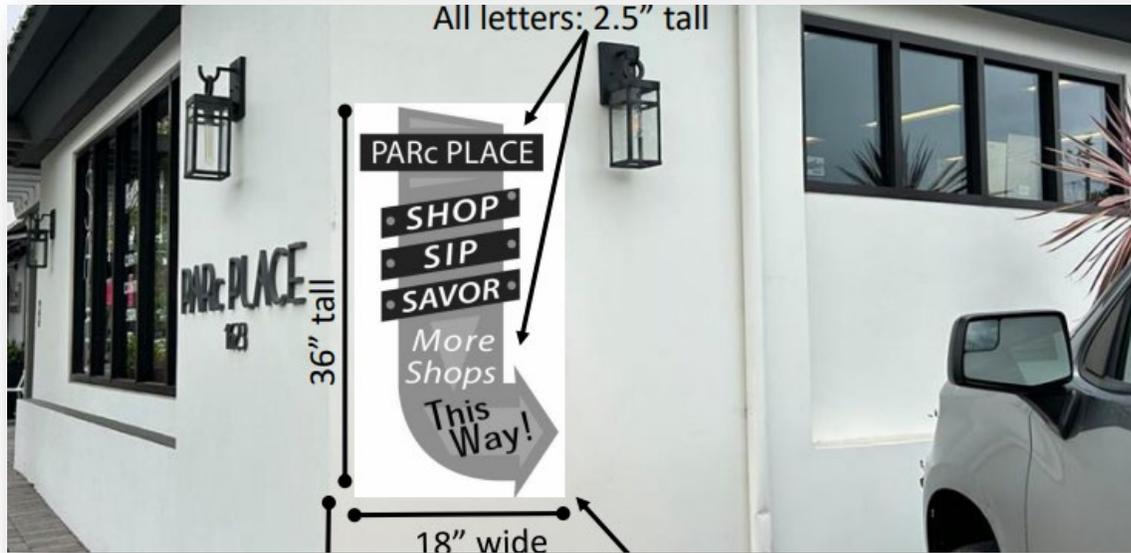
Directory sign proposed to be removed



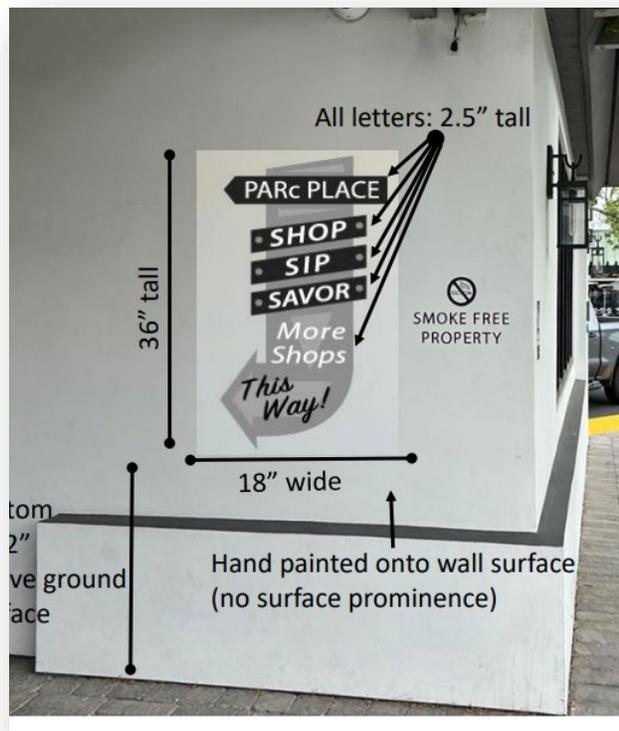
Proposed Wall Sign

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 to replace the existing directory sign



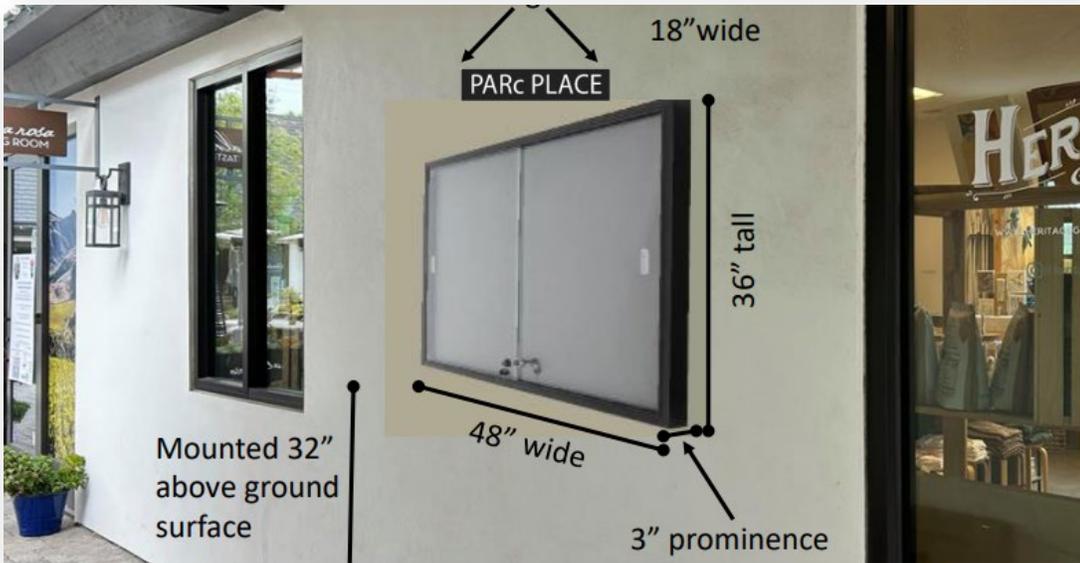
Proposed wall sign, near the primary entrance of Parc Place



Proposed Display Case

A Display Case is defined as, “case, cabinet or other device having a window of glass or other transparent material, or opening, access to which is made from other than within a structure or building, and is attached to a wall or structure. Such case shall not be portable.”(11-13-19).

Proposed display case, affixed near the primary entrance to Parc Place



Proposed display case, affixed at the interior of the courtyard



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 two (2) wall signs which may be utilized for wayfinding and two (2) display cases which will be utilized to attract and communicate business events or promotions to customers. 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 signs and any lighting are 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 proposed signs are compatible with the existing building. The proposed location provides readily identifiable information for the business. No lighting is proposed.

RECOMMENDATION:

Approve a sign permit for 1623 Mission Dr. (APN 139-142-003) for a modification to the approved sign plan, to include the removal of one directory sign and the addition of proposed signage: two (2) wall signs, each 4.5 square feet in size, and two (2) display cases, each 12 square feet in size. The proposed project is categorically exempt from 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
- B – Approved sign plan



1623 MISSION DRIVE SIGNAGE

OVERALL SIGNAGE PERMIT SUBMITTAL | 04 / 8 / 2021

CITY OF SOLVANG
LANDUSE CLEARANCE

APR 26 2021

BY: Law Jam



PROJECT ADDRESS

1623 Mission Drive
Solvang, CA 93463

OWNER INFORMATION

Jim Knell
SIMA
1231- B State Street
Santa Barbara, CA 93101
805.965.1616
Jim.Knell@SIMA.net

ARCHITECT INFORMATION

Anacapa Architecture
235 E Canon Perdido St
Santa Barbara, CA 93101
info@anacapaarchitecture.com

APN

139-142-003

ZONING INFORMATION

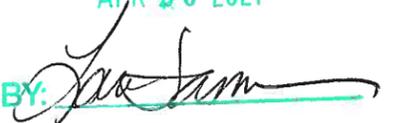
- i. Lot Size: .56 acres / 24,261 ft²
- ii Existing Bldg Size: 8,000 ft²
- iii. Zone: TRC – Tourist Related Commercial
- iv. Height Limit: 35'-0"
- v. Front Setback: 42'-0" from Centerline of Mission Drive
30'-0" from centerline of any public street
- vi. Side: None
- vii. Rear: 10% of the depth of the lot, not to exceed 10'-0".
If Rear boundary abutts Residential Zone, then shall not be less than 25'-0"

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CITY OF SOLVANG
LANDUSE CLEARANCE

APR 26 2021

BY: 



1623 MISSION DR

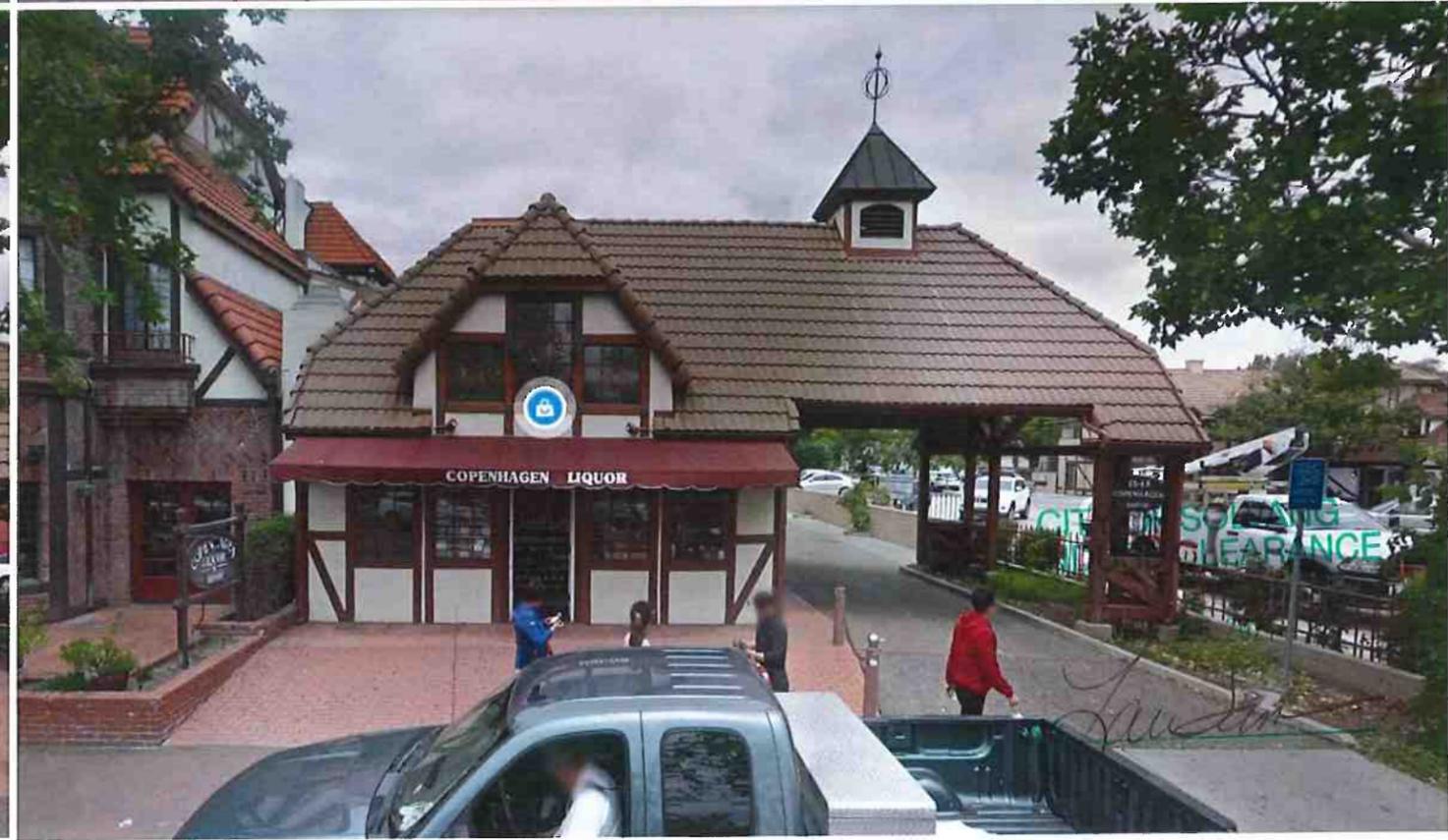
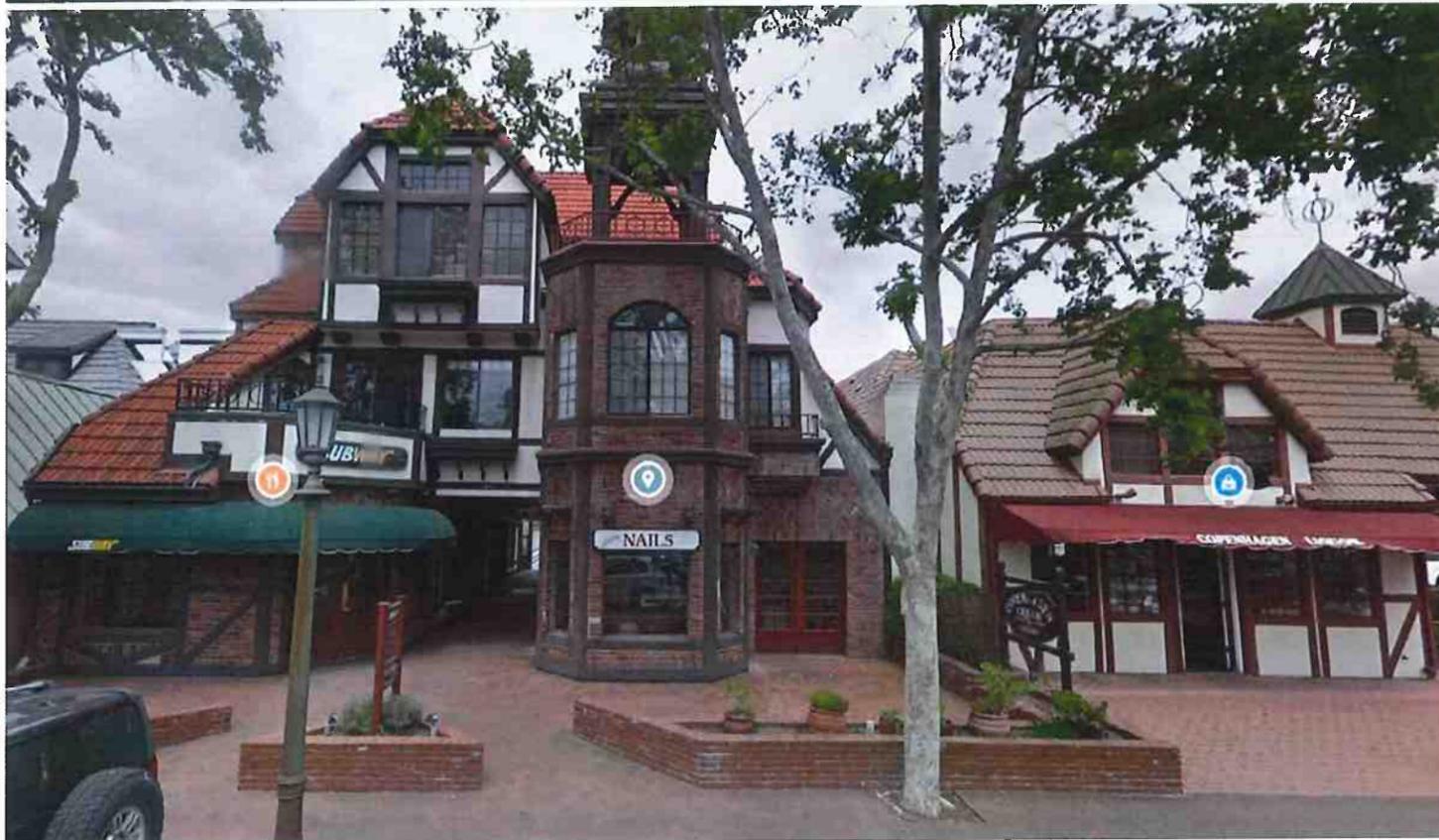
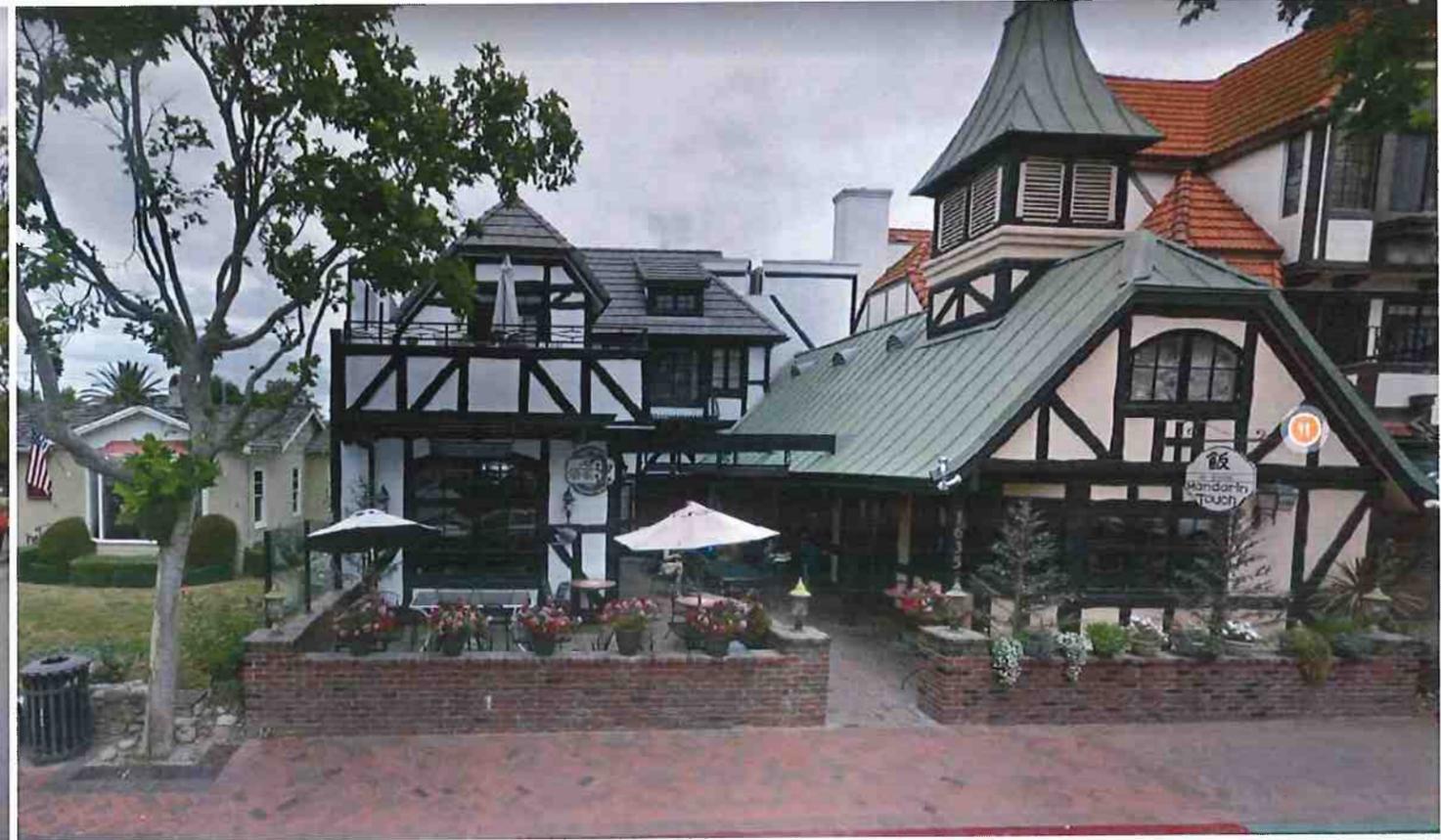
MISSION DRIVE

HWY 246

CITY OF SOLVANG
LANDUSE CLEARANCE

BY [Signature] 10/21

SURROUNDING AREA EXTERIOR PHOTOS

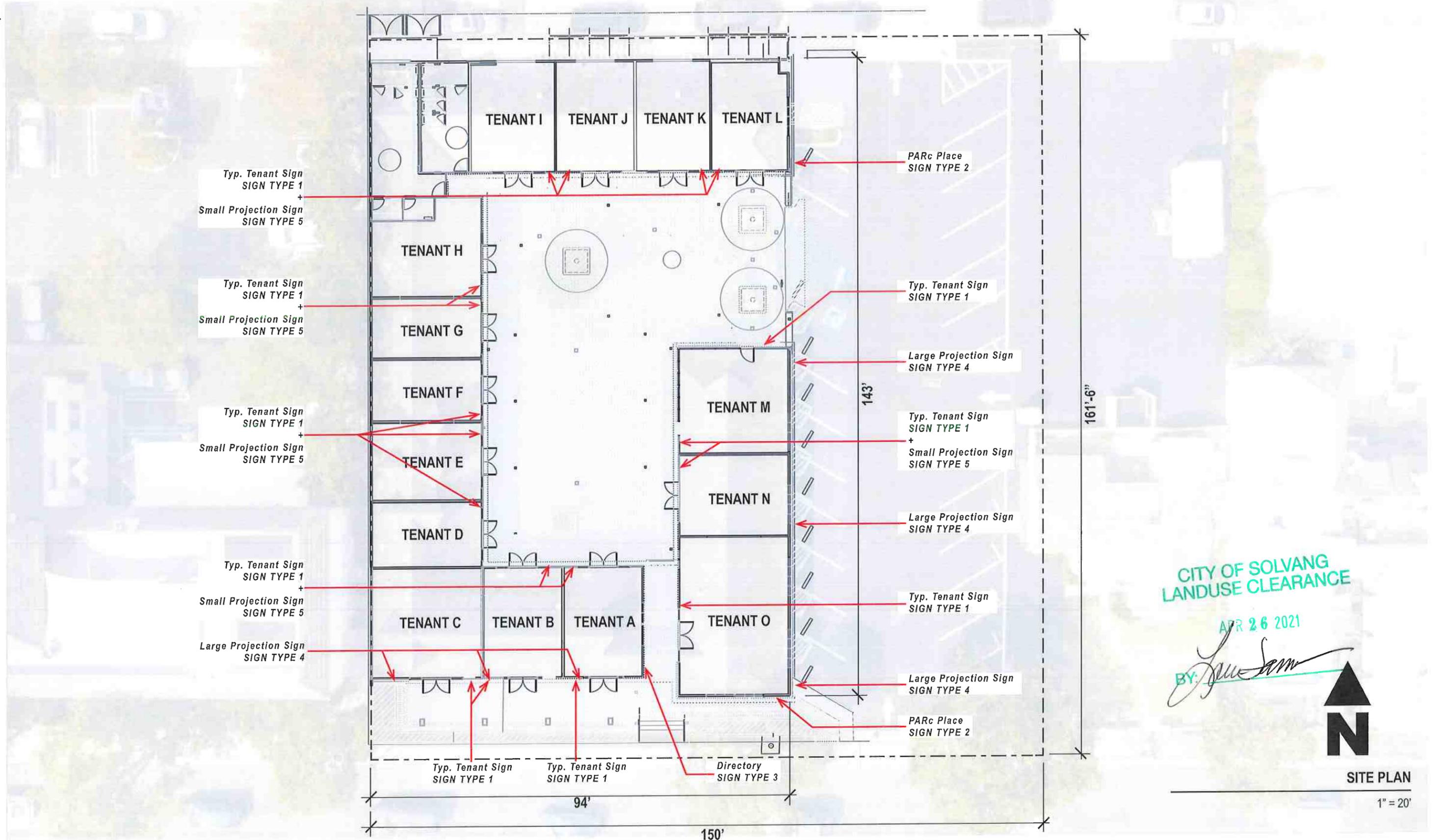




PAR BUILDING EXTERIOR SITE PHOTOS



SITE PLAN SIGN LOCATIONS



CITY OF SOLVANG
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BY: *[Signature]*

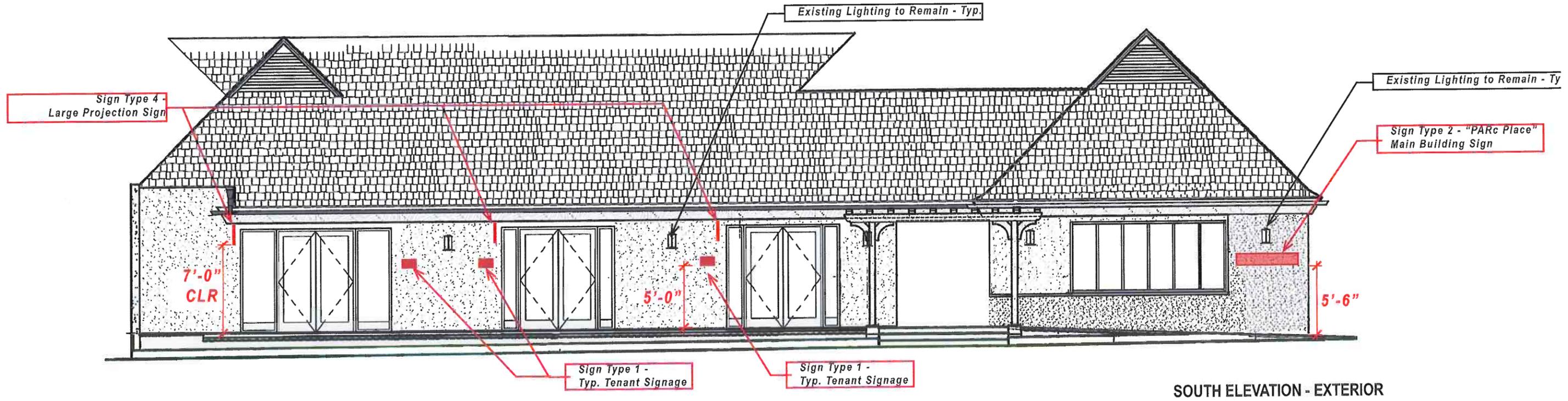


SITE PLAN

1" = 20'

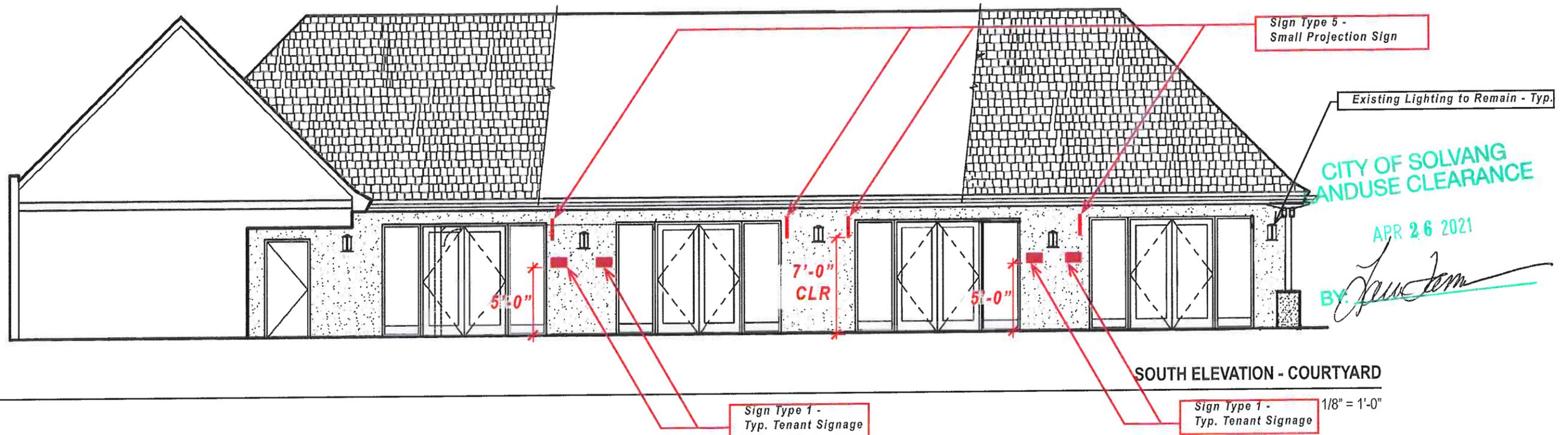


ELEVATIONS SOUTH ELEVATIONS



SOUTH ELEVATION - EXTERIOR

1/8" = 1'-0"



SOUTH ELEVATION - COURTYARD

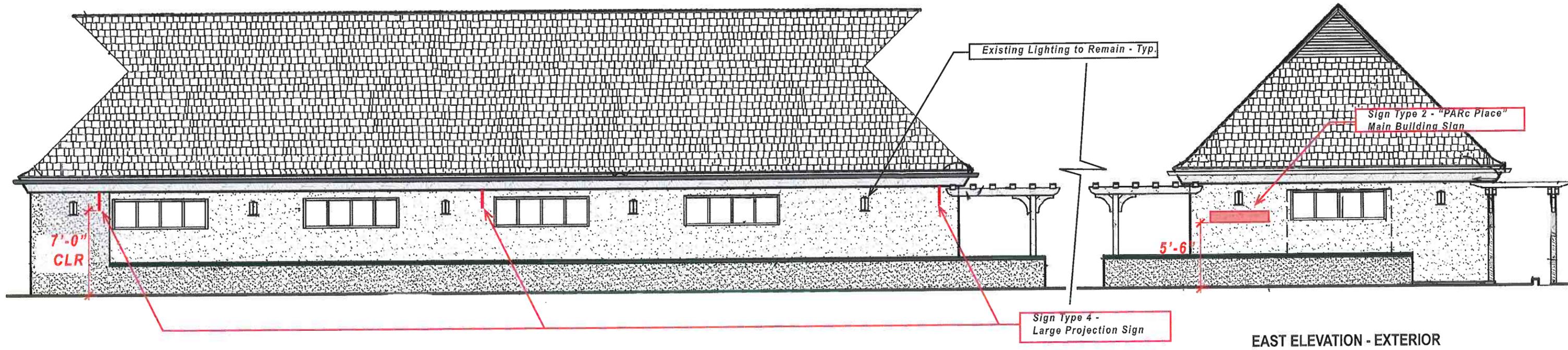
1/8" = 1'-0"

CITY OF SOLVANG
LAND USE CLEARANCE

APR 26 2021

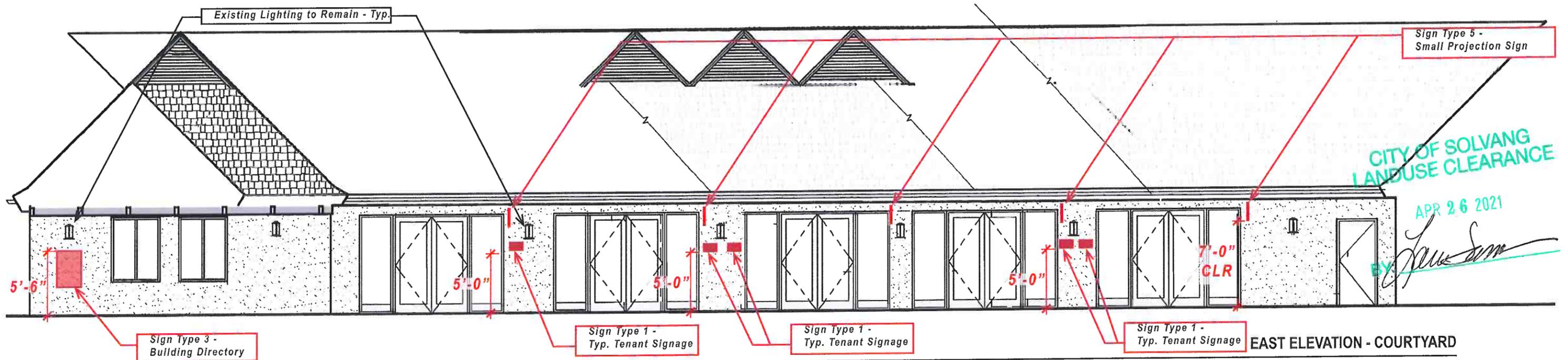
BY: *[Signature]*

ELEVATIONS EAST ELEVATIONS



EAST ELEVATION - EXTERIOR

1/8" = 1'-0"



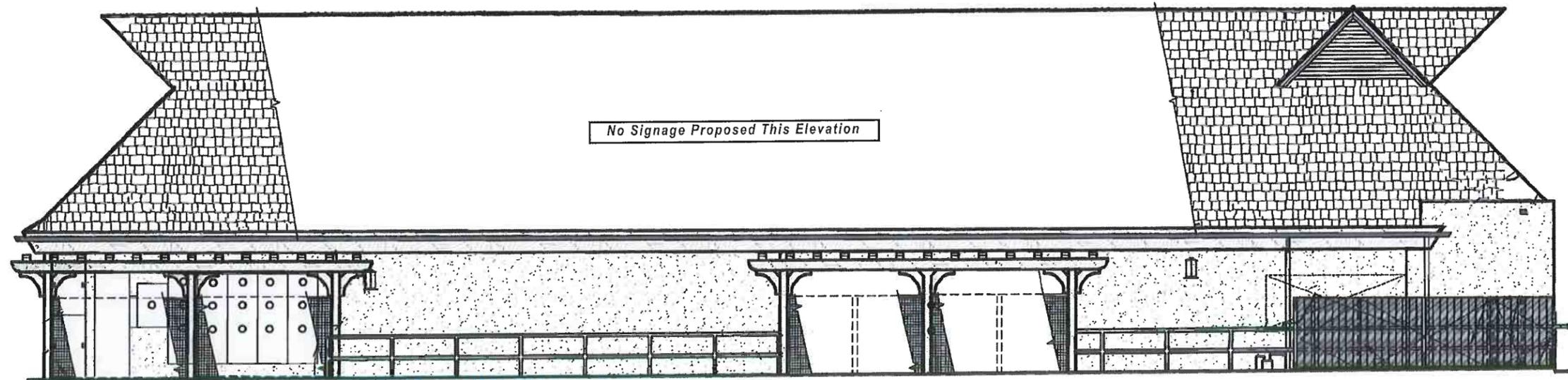
EAST ELEVATION - COURTYARD

1/8" = 1'-0"

CITY OF SOLVANG
LANDUSE CLEARANCE

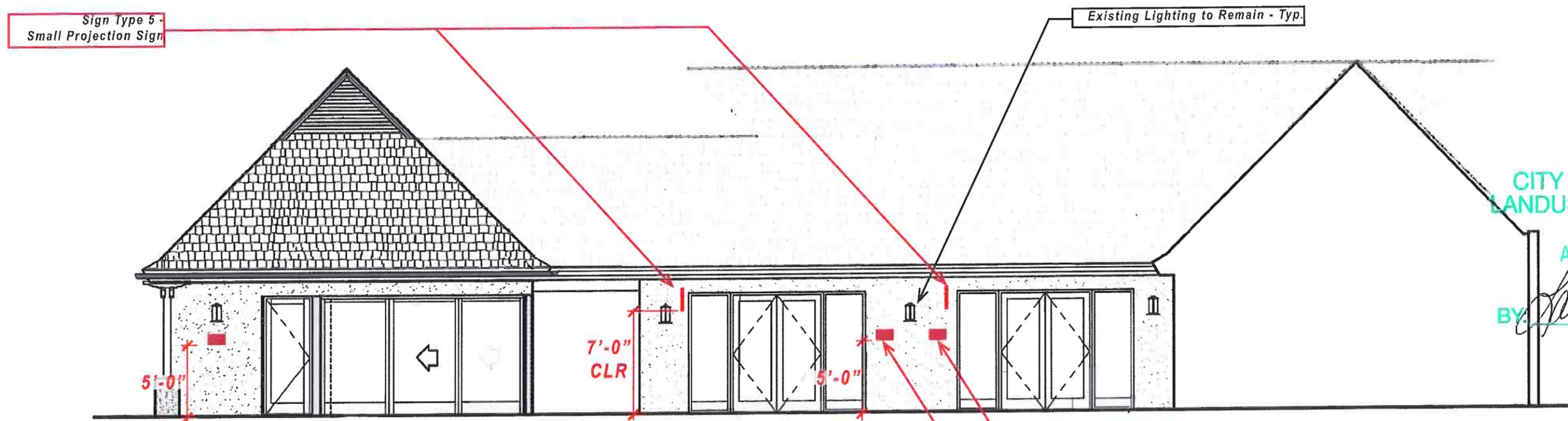
APR 26 2021

BY: *[Signature]*



NORTH ELEVATION - EXTERIOR

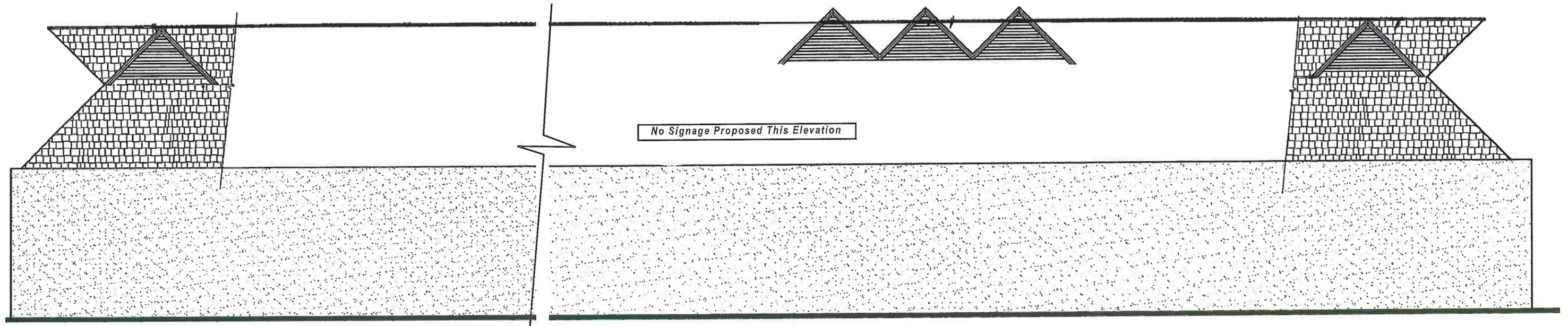
1/8" = 1'-0"



NORTH ELEVATION - COURTYARD

1/8" = 1'-0"

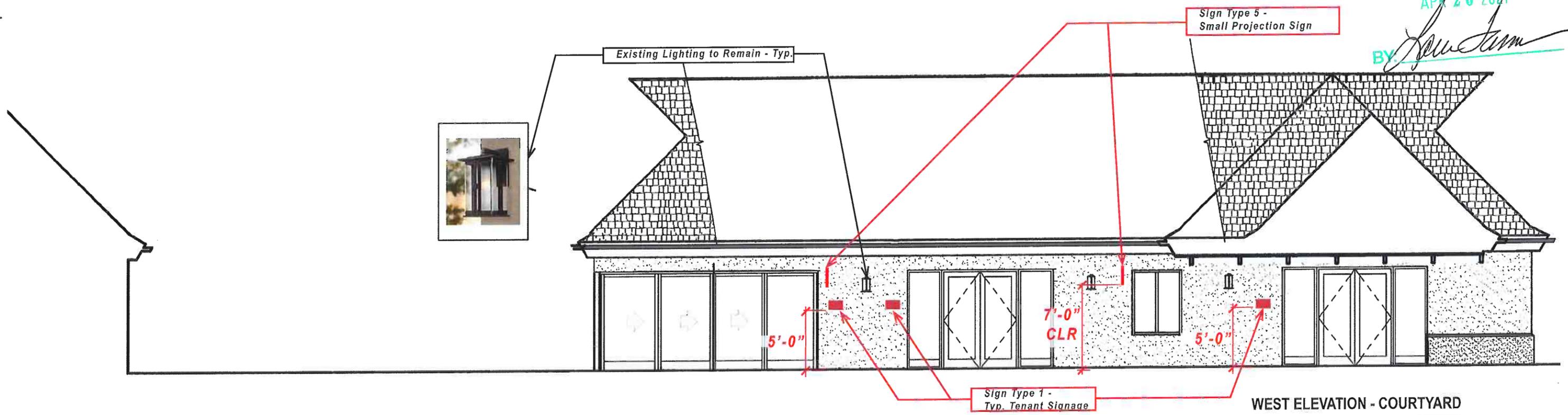
ELEVATIONS WEST ELEVATION



WEST ELEVATION - EXTERIOR
CITY OF SOLVANG
LANDUSE CLEARANCE
1/8" = 1'-0"

APR 26 2021

BY: *[Signature]*

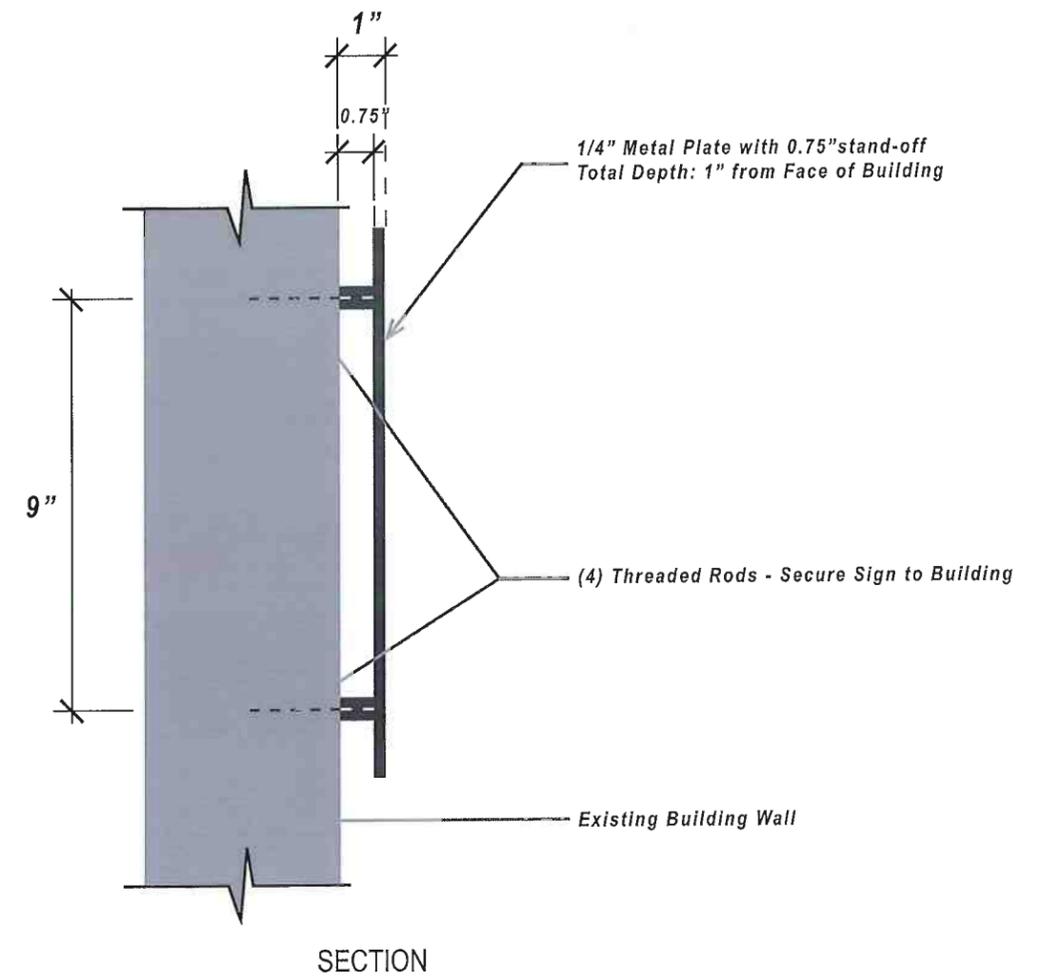
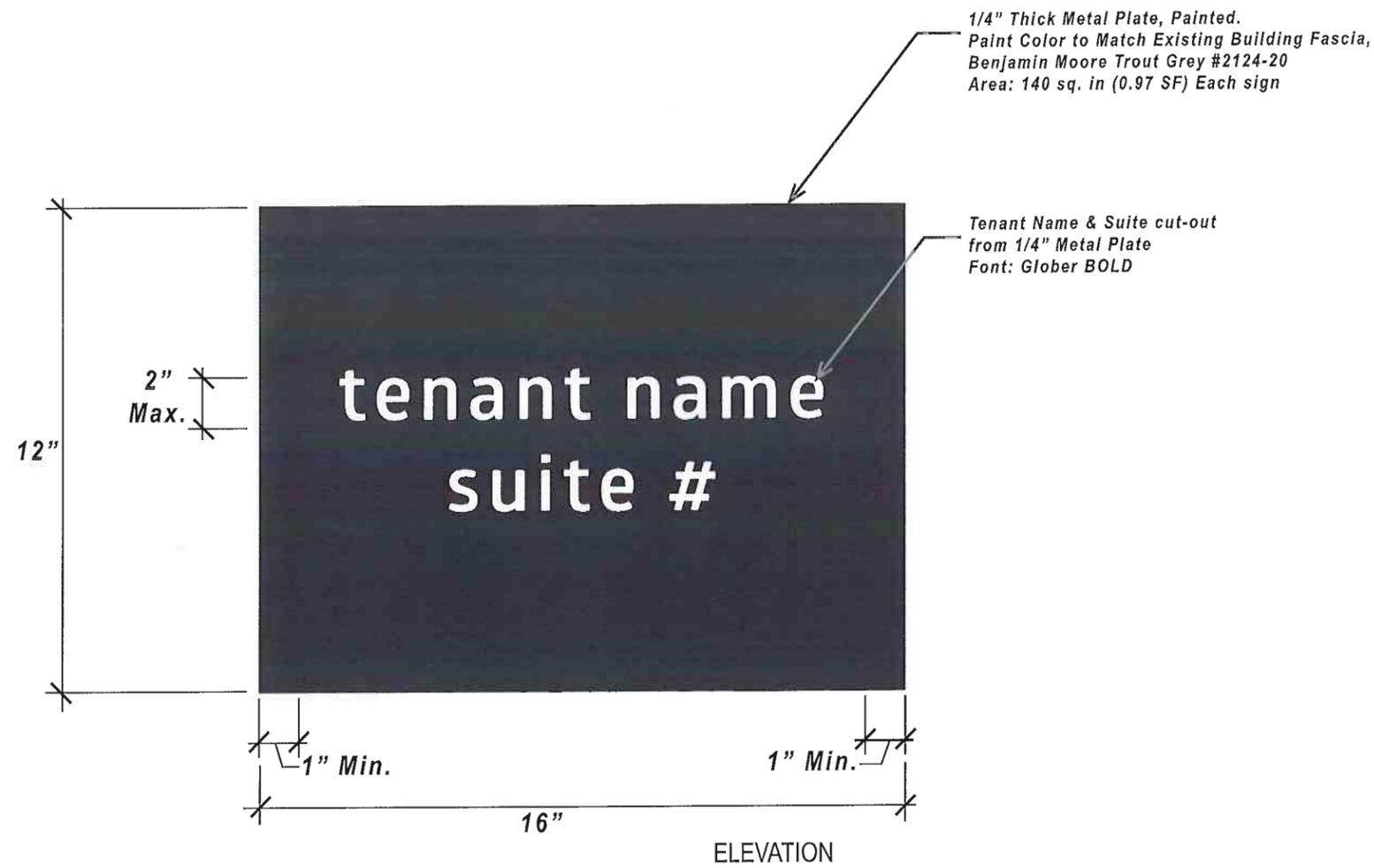


WEST ELEVATION - COURTYARD

1/8" = 1'-0"



SIGN TYPE 1 TENANT WALL PLAQUE - TYPICAL



TENANT WALL PLAQUE - SIGN TYPE 1

3" = 1'-0"

CITY OF SOLVANG
LANDUSE CLEARANCE

APR 26 2021

BY:



SIGN TYPE 1 TENANT WALL PLAQUE - TYPICAL



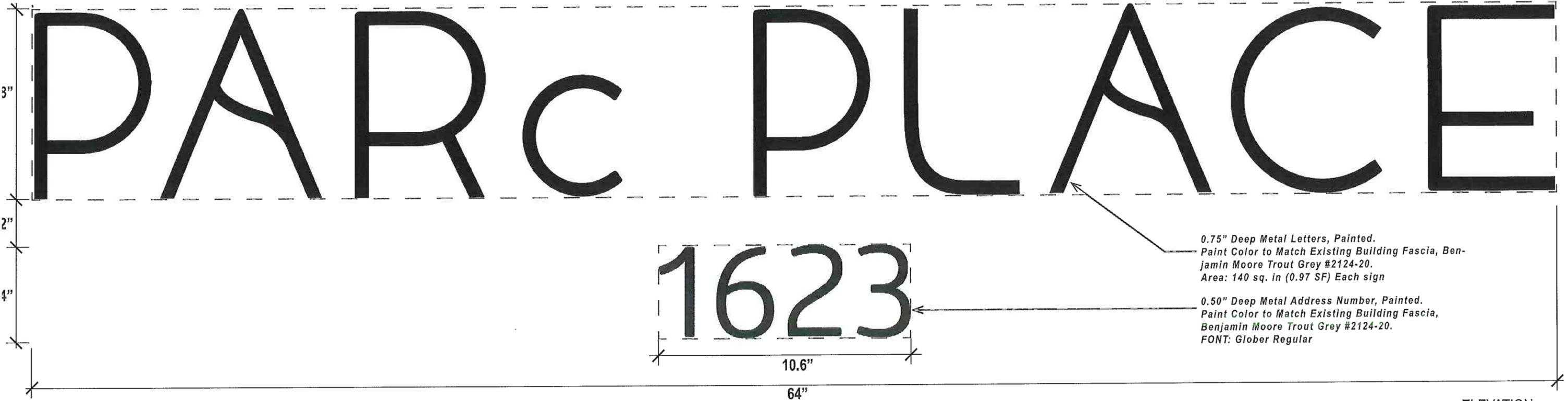
CITY OF SOLVANG
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BY *[Signature]*



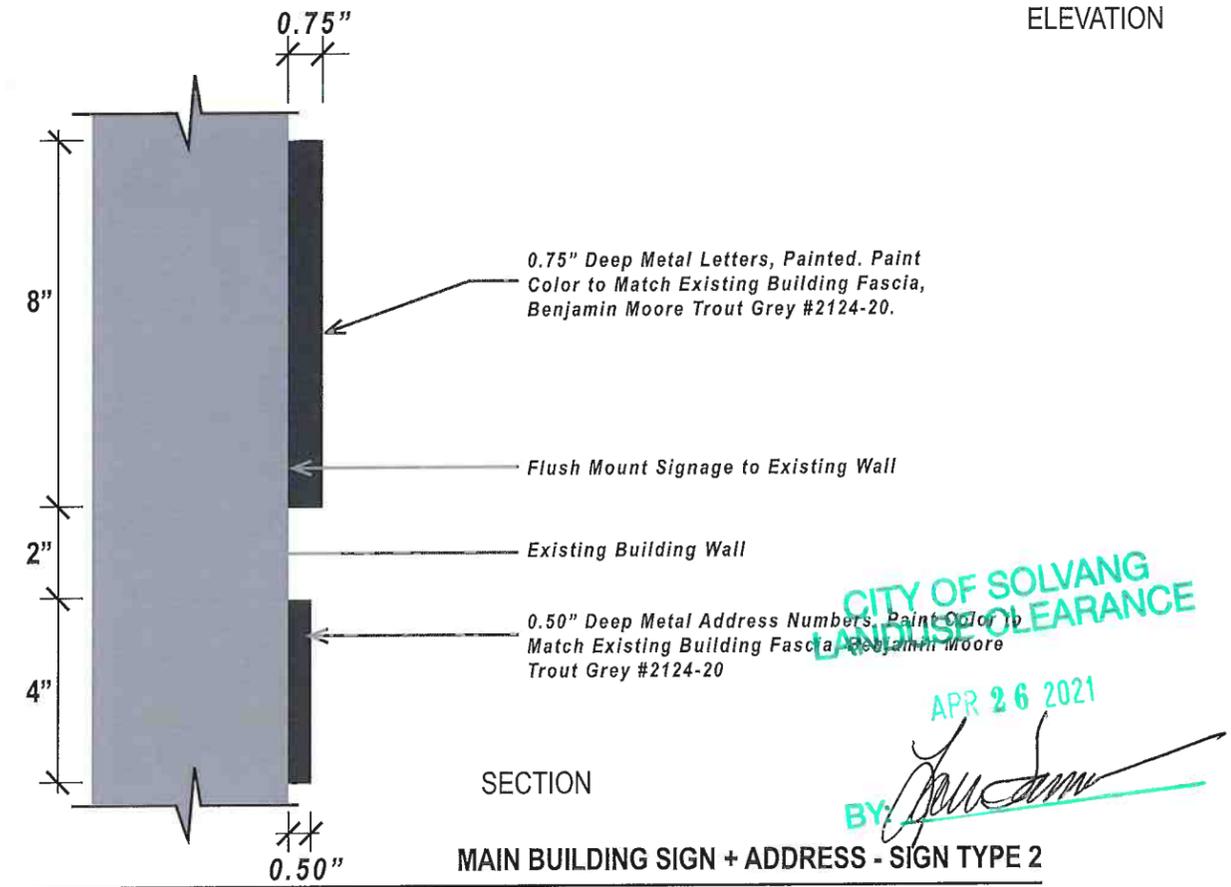
SIGN TYPE 2 MAIN BUILDING SIGNAGE



0.75" Deep Metal Letters, Painted.
 Paint Color to Match Existing Building Fascia, Benjamin Moore Trout Grey #2124-20.
 Area: 140 sq. in (0.97 SF) Each sign

0.50" Deep Metal Address Number, Painted.
 Paint Color to Match Existing Building Fascia, Benjamin Moore Trout Grey #2124-20.
 FONT: Globber Regular

ELEVATION



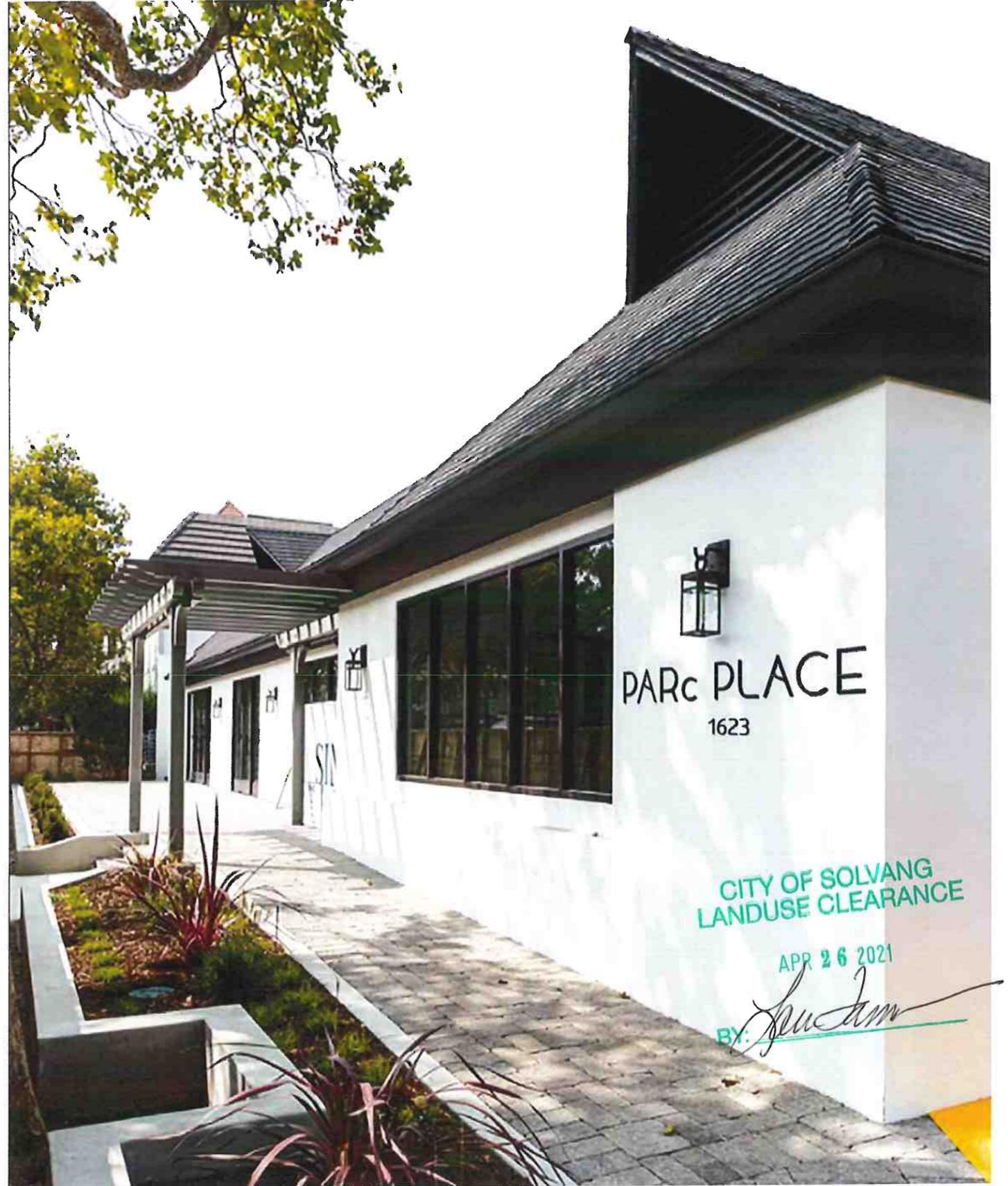
CITY OF SOLVANG
 LAND USE CLEARANCE

APR 26 2021

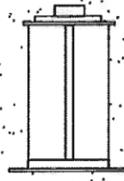
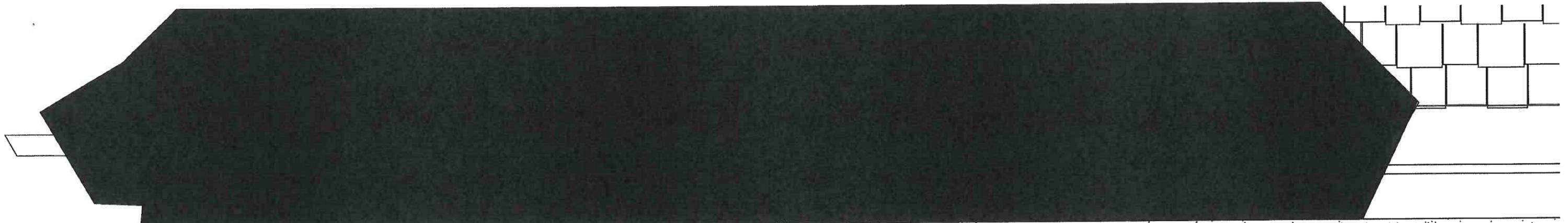
BY: *[Signature]*

3" = 1'-0"

SIGN TYPE 2 MAIN BUILDING SIGN



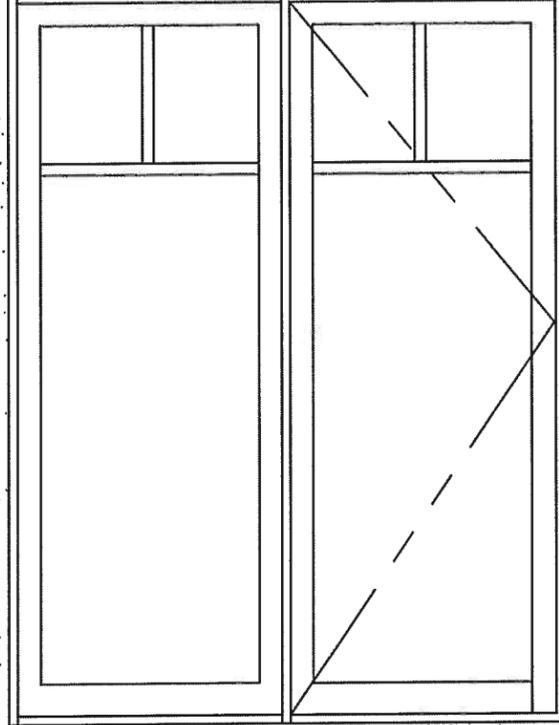
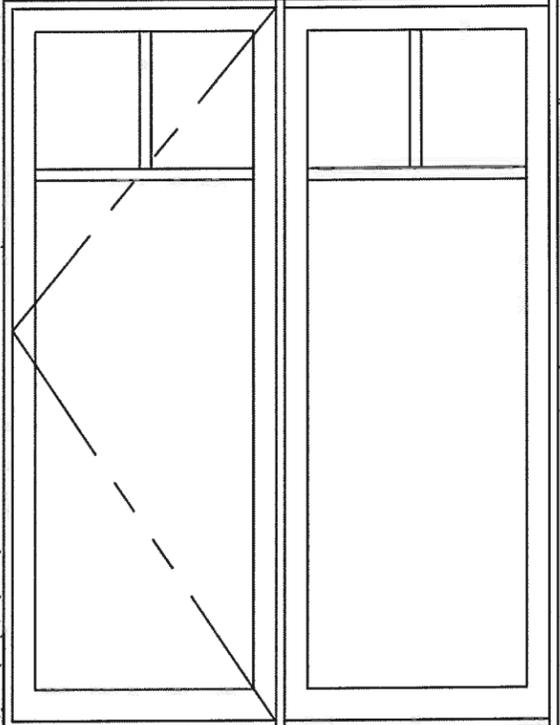
SIGN TYPE 3 MAIN BUILDING DIRECTORY



PARC PLACE

TENANT NAME	SUITE #

5'-6"



CITY OF SOLVANG
LANDUSE CLEARANCE

APR 26 2021

BY

BUILDING DIRECTORY - SIGN TYPE 3

3/4" = 1'-0"



SIGN TYPE 4 LARGE PROJECTION SIGN (MISSION DR / PARKING LOT ELEV. ONLY)

1/8" Thick Metal Plate, Painted.
Paint Color to Match Existing Building Fascia,
Benjamin Moore Trout Grey #2124-20
Area: 648 sq. in (4.5SF) Each sign

Tenant Name Painted on Metal, Color: Ben-
jamin Moore Cloud White OC-130; Same as
Building Body Color
Font: Glober BOLD

Existing Building Wall

1" Square Metal Bracket
Paint Color to Match Existing Building
Fascia, Benjamin Moore Trout Grey #2124-
20

tenant

8" max

55"

60"

Bottom of Sign is 7' Clear
from Finish Floor

CITY OF SOLVANG
LANDUSE CLEARANCE

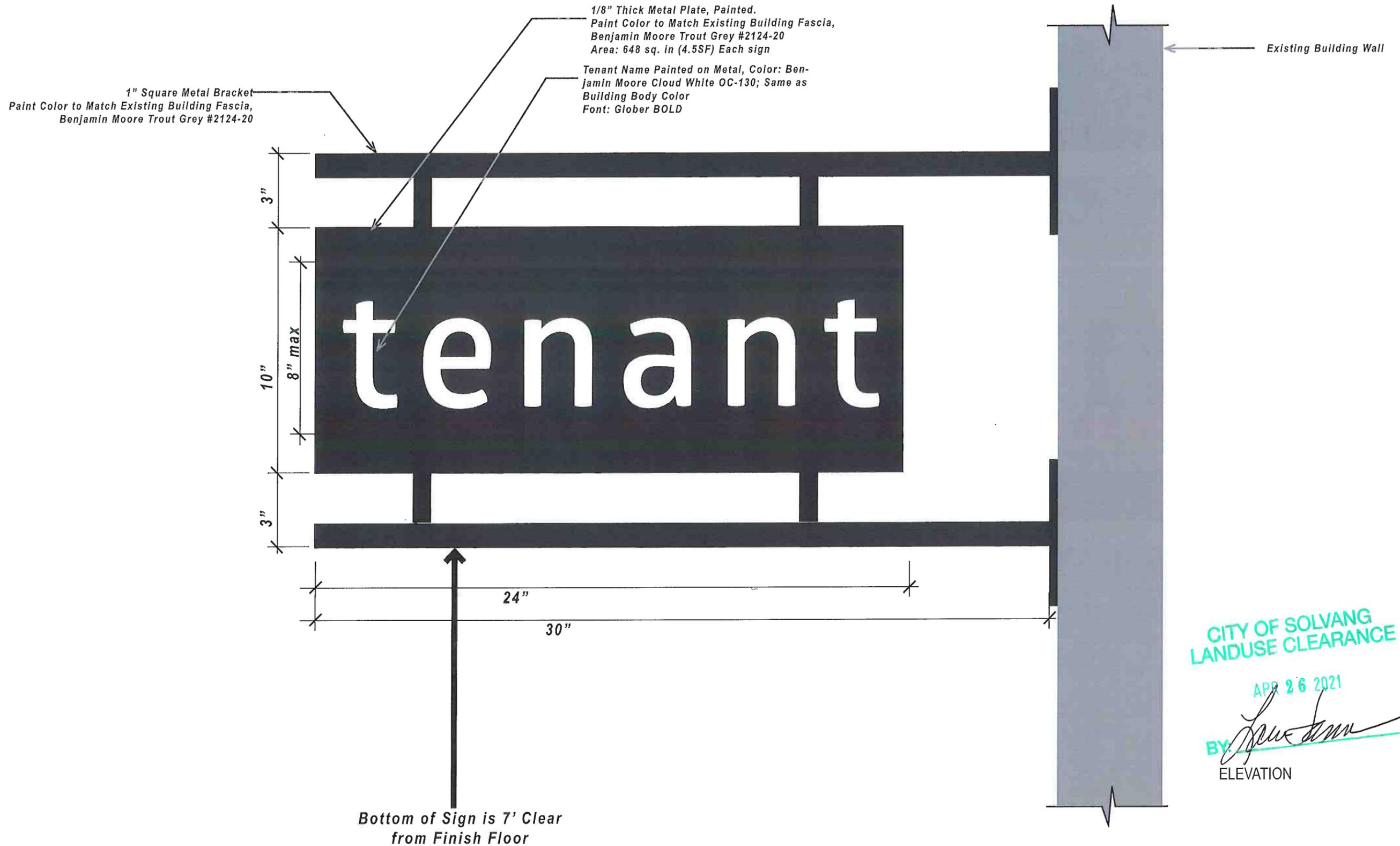
APR 26 2021

BY:  ELEVATION

LARGE PROJECTION SIGN (MISSION DR / PARKING LOT ELEVATION ONLY) - SIGN TYPE 4

3" = 1'-0"

SIGN TYPE 5 SMALL PROJECTION SIGN (COURTYARD ELEVATIONS ONLY)

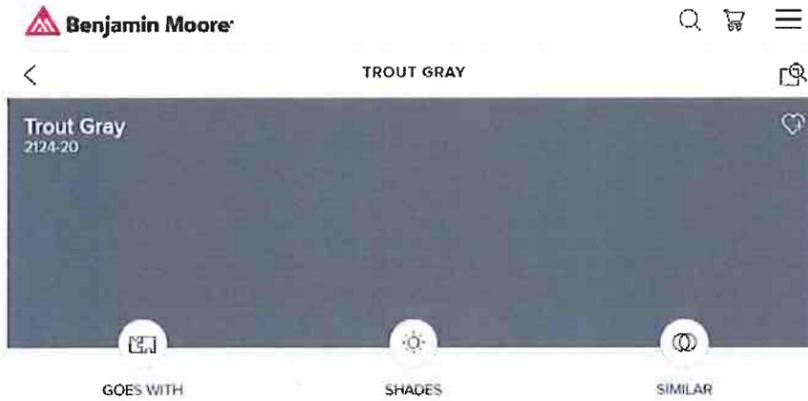


SMALL PROJECTION SIGN (COURTYARD ELEVATION ONLY) - SIGN TYPE 5

3" = 1'-0"



PAINT COLORS



Trout Gray

LRV: 14.73

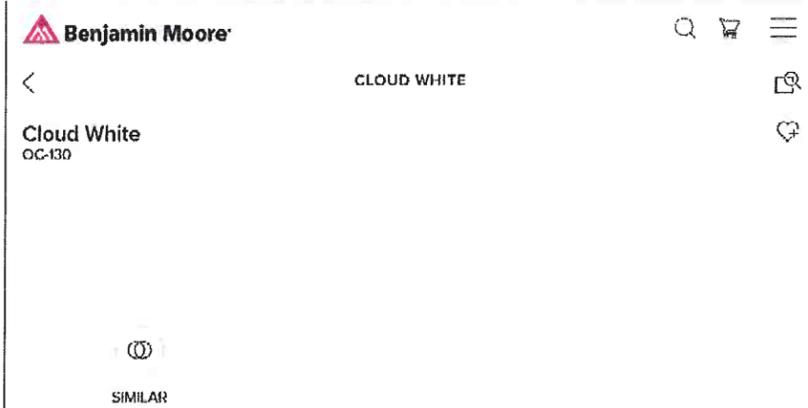
This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.

Brand: Benjamin Moore

Color: Trout Gray 2124-20

Finish: Satin

****COLOR TO MATCH EXISTING FASCIA/GUTTER OF EXISTING BUILDING****



Cloud White

LRV: 87.35

Lightweight and luminous, this subtle, sophisticated shade of soft white is reminiscent of vapor clouds on a clear day.

Brand: Benjamin Moore

Color: Cloud White OC-130

Finish: Satin

****COLOR TO MATCH EXISTING BUILDING BODY COLOR****

EXISTING LIGHT FIXTURE (for Reference)



Brand: Franklin Iron Works

Model: Fallbrook #4m756

Finish: Dark Bronze

Wet Listed

CITY OF SOLVANG
LANDUSE CLEARANCE

APR 26 2021

BY: *[Signature]*

PROJECT ADDRESS

1623 Mission Drive
Solvang, CA 93463

OWNER INFORMATION

Jim Knell
SIMA
1231- B State Street
Santa Barbara, CA 93101
805.965.1616
Jim.Knell@SIMA.net

ARCHITECT INFORMATION

Anacapa Architecture
235 E Canon Perdido St
Santa Barbara, CA 93101
info@anacapaarchitecture.com

APN

139-142-003

ZONING INFORMATION

- i. Lot Size: .56 acres / 24,261 ft²
- ii Existing Bldg Size: 8,000 ft²
- iii. Zone: TRC – Tourist Related Commercial
- iv. Height Limit: 35'-0"
- v. Front Setback: 42'-0" from Centerline of Mission Drive
30'-0" from centerline of any public street
- vi. Side: None
- vii. Rear: 10% of the depth of the lot, not to exceed 10'-0".
If Rear boundary abutts Residential Zone, then shall not be less than 25'-0"

Figure 1. General aerial map.



Figure 2. Plot map showing locations of 2 proposed painted signs (●), 2 locking bulletin boards (●), and existing metal plaque sign to be removed and replaced by painted directional sign (●).

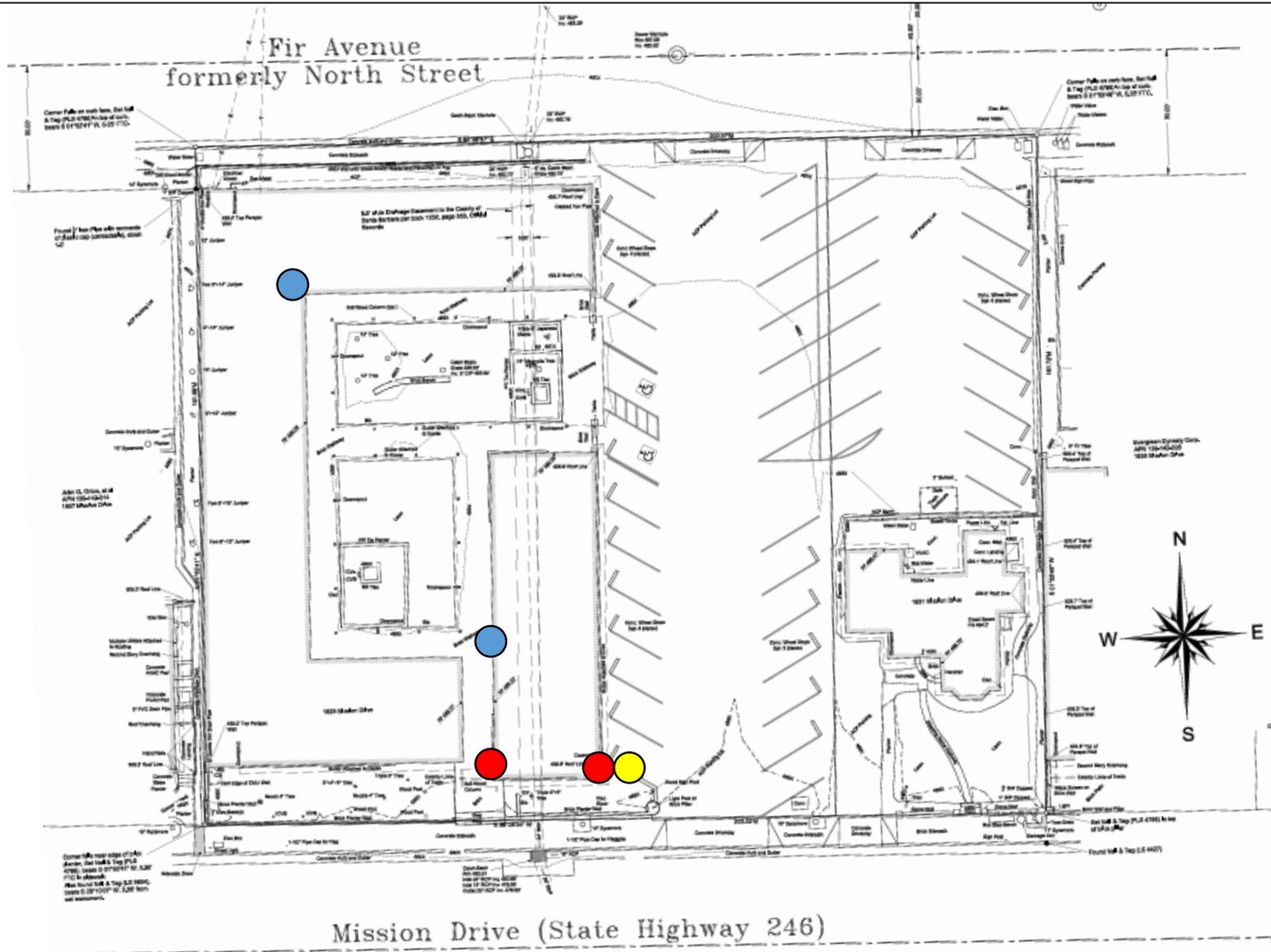


Figure 3. Existing metal directory plaques proposed to be removed and replaced by hand painted directional wall sign (Fig. 4), location shown in Figure 2 as ●.



Figure 4. New hand painted sign “Sign 1” proposed to replaced the existing metal plaques (Fig. 3), location shown in Figure 2 as ●.

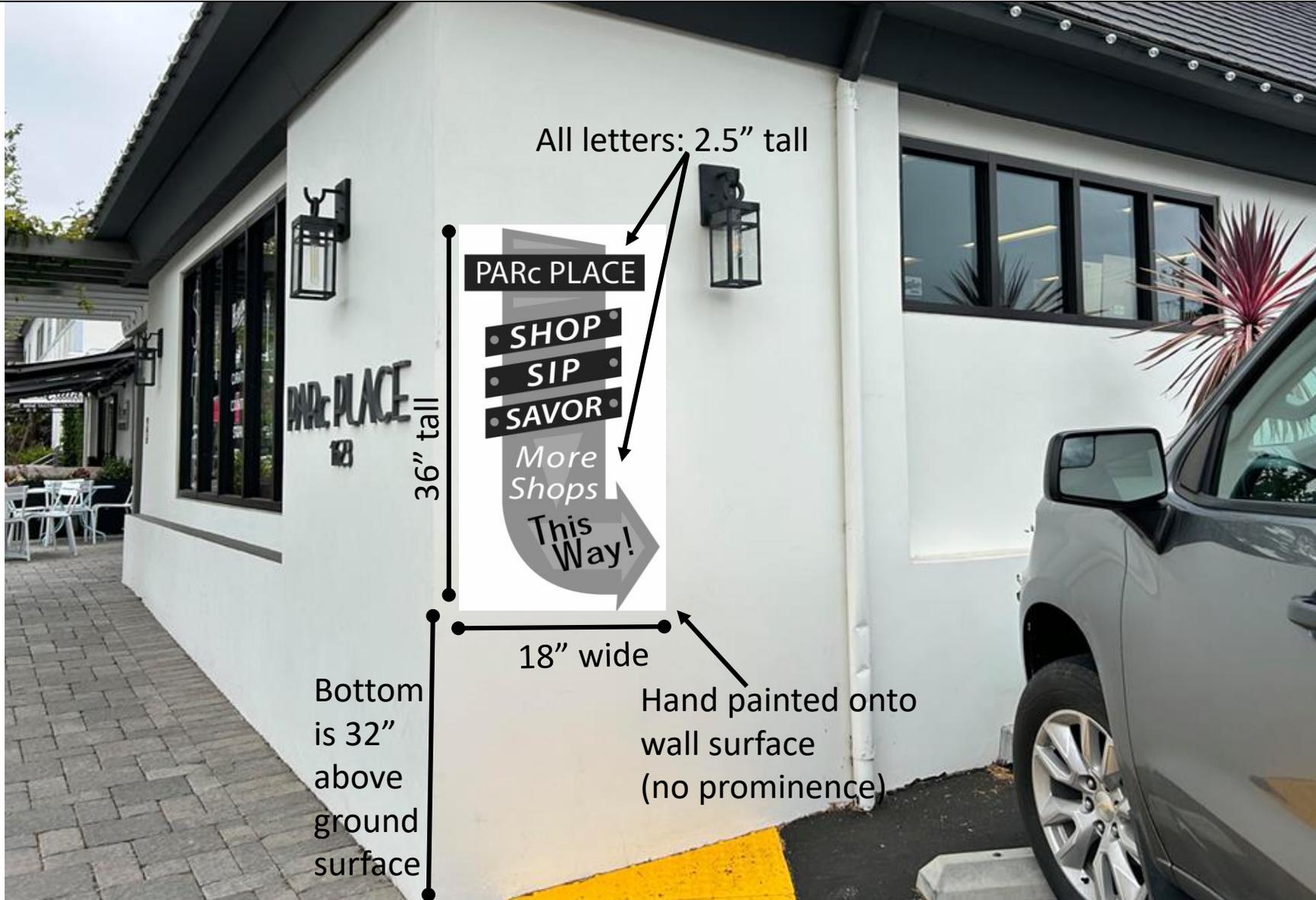


Figure 5. New proposed hand painted sign "Sign 2", location shown in Figure 2 as ●.

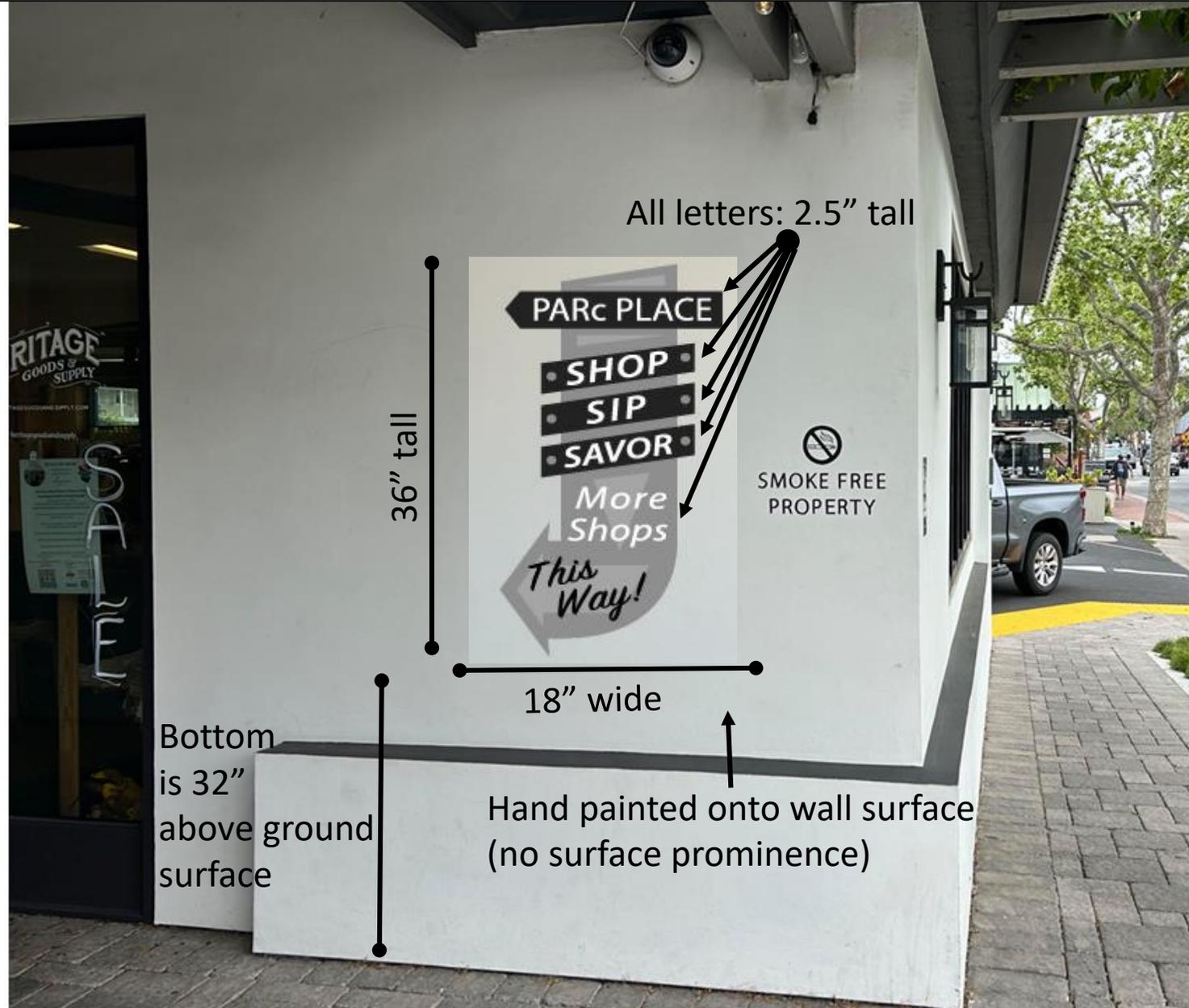


Figure 6. New proposed locking bulletin board ("Board 1") to display upcoming tenant event details, location shown in Figure 2 as ●.

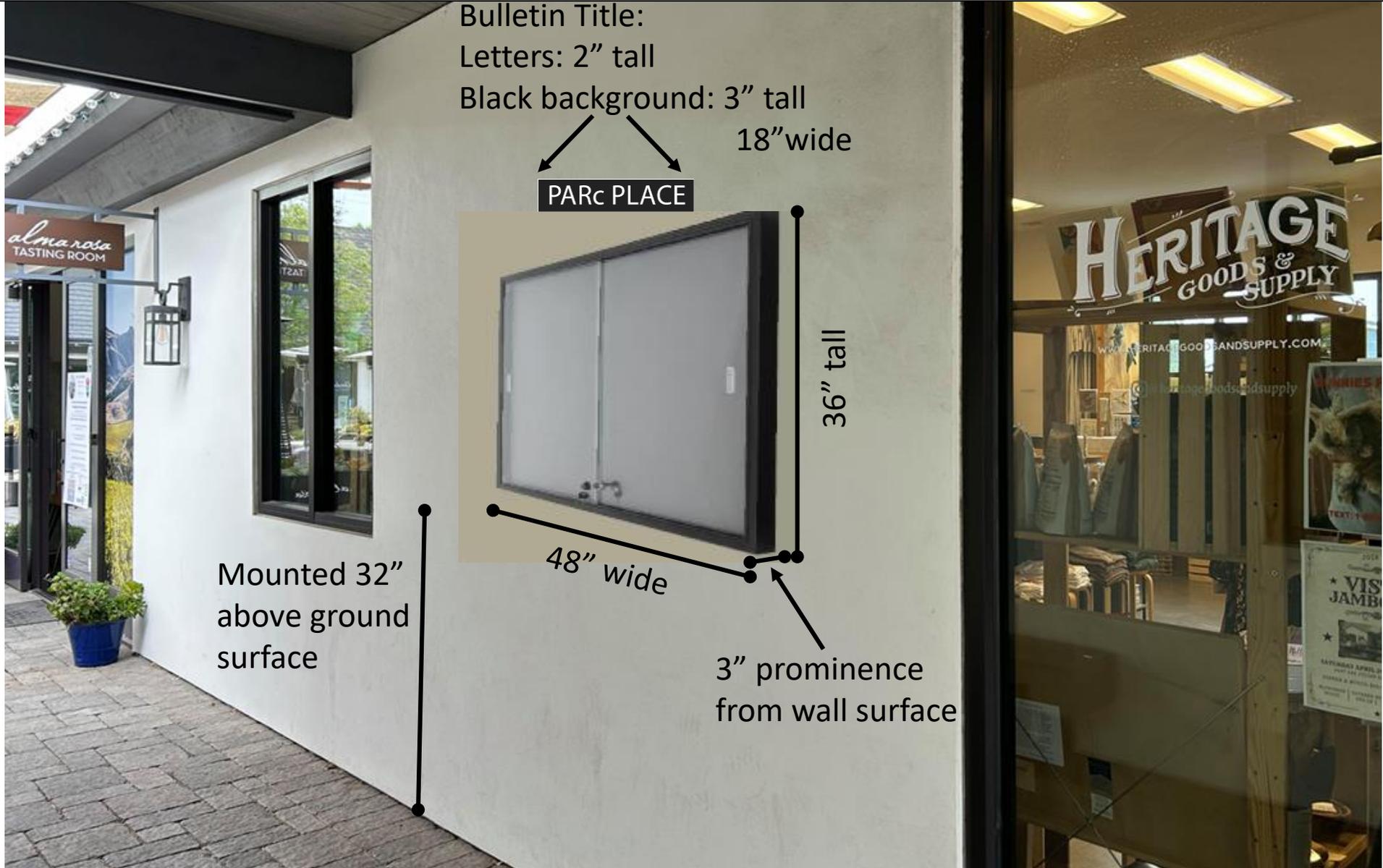
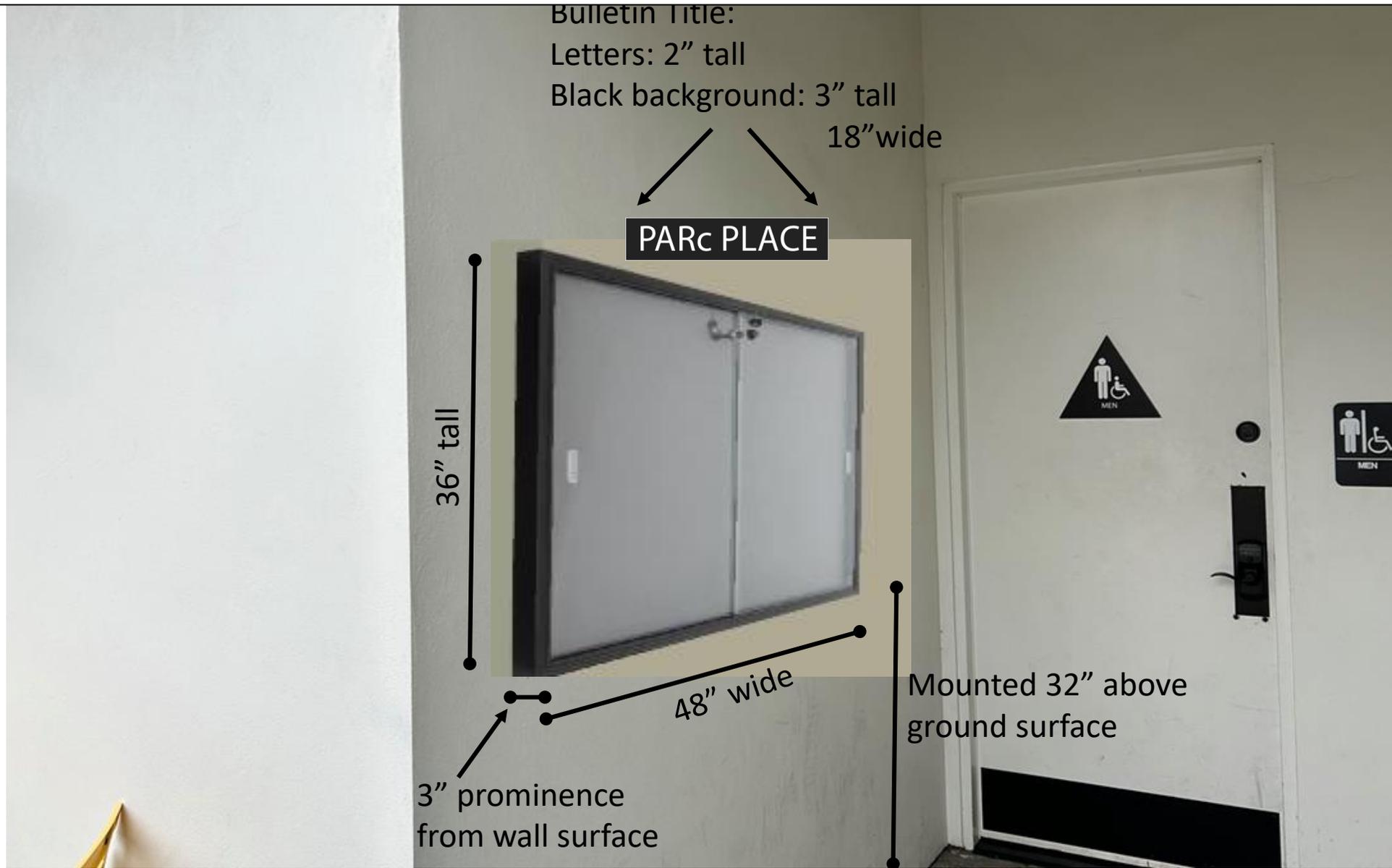


Figure 7. New proposed locking bulletin board ("Board 2") to display upcoming tenant event details, location shown in Figure 2 as ●.





DESIGN REVIEW COMMITTEE STAFF REPORT

Agenda Item 4.b

Meeting Date: June 18, 2025

SUBJECT: Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1)

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

Background

At its May 15, 2025 meeting, City staff presented a staff report regarding the City's currently adopted Design Guidelines and the lack of an adopted color palette for the Village Design District (DD-1). Following direction from the Design Review Committee (DRC), City staff has compiled and formatted proposed color palettes for exterior facades within DD-1.

Summary of direction from DRC

- Prioritize authentic historic Danish hues
- Emphasize rich reds, ochres, pale creams, and muted earth tones for facades
- Eliminate contemporary or inauthentic tones such as neon or bright synthetic colors

Staff has compiled and formatted color palettes for exterior façades within the DD-1 utilizing historic references that reflect traditional "Old World Danish" aesthetics, including, *The Colors of Copenhagen* by Bente Lange, and *Huse I Farver* (House of Colors) by Søren Vadstrup,

DRC Direction

Staff will continue working with the DRC to finalize the color palette this summer along with bringing forth a draft design handbook that assists in implementing the codified objective standards.

RECOMMENDATION:

For this meeting, city staff requests that the DRC review the proposed color palettes (included in attachment A) for incorporation into the forthcoming Design Handbook. These palettes will serve as an objective reference for applicants and improve consistency, within DD-1, while preserving Solvang's historic Danish character.

ALTERNATIVES:

- Request modifications to specific hues or groupings.
- Defer adoption for further review or refinement.

FISCAL IMPACT:

None

ATTACHMENTS:

Attachment A- Proposed color palette

Yellows

Glittery Yellow
SW 7125

#faf5d5

Icy Lemonade
SW 1667

#f5e9b9

Optimistic Yellow
SW 6900

#f6e0a5

Lively Yellow
SW 6702

#efdc8c

Lemon Twist
SW 6909

#ffdb68

Citrus
SW 6909

#ffc60a

Goldfinch
SW 6905

#fdb824

June Day
SW 6682

#f7cb72

Afternoon
SW 6675

#f6c67a

Overjoy
SW 6689

#eec563

Bee
SW 6683

#eeba5e

Brittlebush
SW 6684

#ecb251

Goldenrod
SW 6677

#f1b352

Anjou Pear
SW 6381

#dca85c

Ceremonial Gold
SW 6382

#d59c51

Sunflower
SW 6678

#e99b3f

Marigold
SW 6664

#dc8430

Curry
SW 6671

#db8829

Rookwood Amber
SW 2817

#c38046

Gallant Gold
SW 6391

#aa6d29

Oranges, Reds

Individual White
SW 6008

#d7d3cf

Chaise Mauve
SW 6016

#bfb3b3

Polished Concrete
SW 9167

#a59c9b

Impressive Ivory
SW 7560

#f6dfc4

Laurel Pink
SW 7111

#f7dfd8

Smoky Salmon
SW 6331

#dfb9a9

Rose Tan
SW 0069

#d39980

Rachel Pink
SW 0026

#e9b5ad

Inventive Orange
SW 6633

#eca482

Fame Orange
SW 6346

#e29c7d

Sunset
SW 6626

#df8b69

Harvest Gold
SW 2858

#dba274

Oak Creek
SW 7718

#c48c6d

Cavern Clay
SW 7701

#ae6d51

Husky Orange
SW 6636

#b6633e

Red Cent
SW 6341

#b1654c

Carley's Rose
SW 9002

#ad6f74

Emotional
SW 6621

#d0614a

Gladiola
SW 6875

#cb4f4b

Antique Red
SW 7587

#974843

Flower Pot
SW 6334

#92443a

Cajun Red
SW 0008

#85442a

Blues

Snowdrop SW 6511 #e4e8e6	Sky High SW 6504 #e1e8e9	Timid Blue SW 6490 #dde4e1	Kingston SW 9677 #d6dcd3
Carefree SW 6777 #dee9e8	Tibetan Sky SW 7134 #dbecf1	Bravo Blue SW 6784 #d5e6e9	Soar SW 6799 #cce3ed
Balmy SW 6512 #bdd4dd	Icy SW 6534 #bacad4	Celestial SW 6808 #98b6d0	Respite SW 6514 #98b2c6
Regale Blue SW 6801 #7fb6d5	Searching Blue SW 6536 #5e7e9d	Poolhouse SW 7603 #828f9av	Nautilus SW 6780 #7ab6c6
Bathe Blue SW 6771 #c1dfe1	Cloudless SW 6786 #8fcad7	Little Boy Blu SW 9054 #c3d5d6	Open Air SW 6491 #c8dbdb
Jetsream SW 6492 #b3d1d4	Raindrop SW 6485 #a5c9ca	Agua Fria SW 9053 #9abfc3	Ebbtide SW 6493 #85b3bb

Blues, greens

Rest Assured
SW 9061

#93bdc9

Powder Blue
SW 2863

#7aa3ae

Bluebird Feather
SW 9062

#6b9fae

Aquitaine
SW 9057

#74a7b1

Gentle Aquamarine
SW 9046

#96c6cd

Reflecting Pool
SW 6486

#76a5a6

Rivulet
SW 6760

#61aca9

Cloudburst
SW 6487

#559d9b

Lakeshore
SW 6494

#3b97a3

Cruising
SW 6782

#2888a0

Great Falls
SW 6495

#367480

Teal Stencil
SW 0018

#527c7b

Slow Green
SW 6456

#cad6cf

Quietude
SW 6212

#a8bbac

Festoon Aqua
SW 0019

#9fbc66

Fresh Eucalyptus
SW 9658

#b2bfb8

Blue Sky
SW 0063

#a9d2cc

Green Glaze
SW 7128

#eaf4e4

Jocular Green
SW 6736

#c7dcc7

Easy Green
SW 6450

#9ebfa4

Vegan
SW 6738

#a0c69e

Mesclun Green
SW 6724

#94b586

Parisian Patina
SW 9041

#7f9f86

Julep
SW 6746

#67b490

Greens

Jargon Jade
SW 6753

#599b89

Grandview
SW 6466

#688f73

Garden Grove
SW 6445

#5a825d

Kendal Green
SW 6467

#607a65

Leapfrog
SW 6431

#8a916a

Inland
SW 6452

#6d8260

Alexandrite
SW 0060

#5c926b

Kilkenny
SW 6740

#497c59

Paradise
SW 6720

##778242

Whites, Greys

Ultra White
SW 9500

#f6f5f2

High Reflective White
SW 7757

#f5f7ef

White Snow
SW 9541

#f1efeb

Faraway Blue
SW 7133

#eaedec

Green Glimpse
SW 9676

#e5e7e2

Rainsong
SW 9681

#dee4e4

Solstice
SW 9571

#d8d8d0

Sea Spray
SW 9651

#cacfc8

Zircon
SW 7667

#c9c8c5

Argos
SW 7065

#bdbfba

Samovar Silver
SW 6233

#bbc1c1

Mineral Deposit
SW 7652

#aaaba9

Unusual Gray
SW 7059

#a2aaa2

Utterly Beige
SW 6080

#b3a59a

Westchester Gray
SW 2849

#727473



DESIGN REVIEW COMMITTEE STAFF REPORT

Agenda Item 4.c

Meeting Date: June 18, 2025

SUBJECT: Discussion and direction on Draft Title 11, Chapter 13 Sign Ordinance Amendments

PREPARED BY: Rafael Castillo, AICP, Planning and Building Manager

DISCUSSION:

Background

At its special joint meeting with the Planning Commission on March 13, 2025, city staff received direction on proceeding with proposed sign ordinance amendments. City staff has commenced amending the sign ordinance based on comments and feedback received from the workshop and its November meeting with the City Council. City staff will provide the sign ordinance in two parts:

- Part 1: Sections 1 through 8 which will deal with permit processing and temporary signage;
- Part 2: Sections 9 through 14 which will deal with permanent signage, special consideration signage, and non-conforming signs (not included in this report).

Summary of Draft Amendments for Part 1

- Section 1 condenses and combines the previous purpose and intent sections.
- Section 2 is the applicability, which has been revised for consistency the pertinent case law.
- Section 3 lists exempt signs. These are signs that will not need any type of permitting or review from city staff if it meets the provided criteria. This list has been modified to be content neutral and updated.
- Section 4 lists prohibited signage. Most of the signs have been carried over and updated for content neutrality.
- Section 5 is complete revision to previous section 12, Sign Permits and procedures. City staff is proposing a new sign permit category known as “administrative sign permits” which will be completed by staff if all objective standards are met. DRC members should review and provide comments.
- Section 6 is a revamped requirement and measurements for signage. New proposed standards for illumination, measurement criteria, etc. are proposed to be included.
- Sections 7 and 8 are proposed temporary sign regulations. This includes revamped regulations for banners, a-frame signs, etc. in objective form. DRC should review and provide comments.

DRC Direction

The DRC should review and provide input to city staff to help refine Part 1 of the sign ordinance. This is a working draft of the Sign Ordinance and some items will be re-arranged, or new figure numbers and table numbers are subject to change. City staff will return in July and August to continue refining the sign ordinance with input from the DRC, residents, and business owners.

ALTERNATIVES:

None.

FISCAL IMPACT:

None

ATTACHMENTS:

Attachment A- Draft Sign Ordinance Amendments Part 1

Chapter 13

Sign regulations

§ 11-13-1 Purpose

- A. Purpose. The Purpose of this section is to promote economic development, traffic safety, and pedestrian safety to enact sign regulations for the City of Solvang as a unique and distinctive Danish village in a California with historic tradition and maintaining natural beauty and retaining its “Old World Danish” charm. These sign regulations will:
1. Maintain the aesthetic environment and community appearance to foster the city's ability to attract sources of economic development and growth;
 2. Encourage the effective use of signs as a means of communication in the city and reduce possible traffic and safety hazards from confusing or distracting signs;
 3. Implement quality sign design standards that are consistent with the city's general plan, zoning ordinance and objective standards;
 4. Enable consistent enforcement of these sign regulations;
 5. Minimize possible adverse impacts of signs on private and public property to maintain a positive city image;
 6. Enhance traffic safety by ensuring that signage does not distract, obstruct or otherwise impede traffic circulation and to safeguard and preserve the health, property, and public welfare of Solvang residents through prohibiting, regulating, and controlling the density, location, and maintenance of signs;

§ 11-13-2 Applicability.

- A. This Section applies to all signs including on-site signs, off-site signs, and temporary signs within the City.
- B. No person shall install, alter, or relocate any sign within the City without first meeting requirements of Section 11-13-5 (Application Requirements and Permit Procedures) unless otherwise exempt consistent with Section 11-13-3.
- C. Nothing in this Section shall be construed to prohibit a person from holding a sign while picketing or protesting on City property and/or right-of-way that is open to the public, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails, or violate any other reasonable time, place, and manner restrictions adopted by the City.
- D. This Section is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this Section shall be construed to favor commercial speech over non-commercial speech.
- E. A non-commercial message may be substituted for any commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different non-commercial message, without the need for any approval or permit, provided that the size, and location of the sign is not altered. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech or favoring of any particular non-commercial message over any other non-commercial message. To the extent any provision of this Section is ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message. This provision prevails over any more specific provisions to the contrary.

- F. Where a particular type of sign is proposed in a permit application, and the type is not expressly allowed, restricted, or prohibited by this Section, the Review Authority shall approve, conditionally approve, or deny the application based on the most similar sign type that is expressly regulated by this Section.
- G. Where a sign may be subject to multiple provisions of this Section 11-13-XX (Sign Regulations) because it may be considered to fall within more than one of the sign type definitions of Section 11-3-XX (Signage Definitions), the sign shall comply with the most restrictive requirements.

§ 11-13-3 Exempt signs

- A. Types of exempt signage. The sign types listed below are exempt from the requirement of a Sign Permit, and any corresponding fees provided that the sign is consistent with the standards of Section 11-13-XX. The size and placement standards set forth in subsequent Sections shall be adhered to in order for such sign to qualify as exempt.
 - 1. Any sign, posting, notice, or similar signs placed, installed, or required by law by the City, local school districts, Federal, State governmental agency, County, or Tribal agency.
 - 2. Any temporary signage related to Julefest, Danish Days, or any official City holiday or event.
 - 3. Business information signs. Non-illuminated signs which provide business information including, but not limited to, credit card acceptance, business hours, open/closed, or menus provided signs do not exceed an aggregate four (4) square feet in sign area.
 - 4. Special event decorations that display non-commercial messages may be in place up to 30 days per event, except for signs listed in Section 11-13-5, with a maximum of three events per year. Any such decorations or displays and any related lighting must be removed within 72 hours following the event for which they were erected.
 - 5. Signs affixed to a vehicle through magnets, vinyl application, or other forms of permanent adhesive. Such signage shall not be a banner, board, paper, wood material, or any temporary sign and shall not project or deviate above or from the vehicle profile.
 - 6. Art murals displaying a non-commercial message and does not include any registered trademarks, logos, etc. on or off-site of the premise to which it is the mural is displayed.
 - 7. Non-commercial message signage with a maximum aggregate of three-square feet for each residence or business in all zones.
 - 8. Signs erected by a utility regulated by the California Public Utilities Commission.

§ 11-13-4 Prohibited signs.

- A. The following signs within the city of Solvang:
 - 1. Off-site signage unless expressly authorized by Section 11-13-X.
 - 2. Abandoned signs.
 - 3. Signs that simulate in color or design any traffic sign or signal, or which makes use of words, symbols, or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic, including signage that is highly reflective.
 - 4. Digital display/LED and Neon messaging signs including animated, moving, flashing, blinking, reflecting, glaring, or revolving, or any other similar sign.
 - 5. Signs which rotate, move, etc.

6. Backlit, translucent, semi-transparent and illuminated awnings from a light source under or within the awning.
7. Outdoor decorations, embellishments, ornaments or merchandise used as an attention getting device, including, but not limited to: fabric, plastic, wood, balloons, paper, metal or merchandise attached or placed outside.
8. Roof signs.
9. Snipe signs or any other sign attached to a tree, utility pole, fence post, etc.
10. Inflatable signs, including but not limited to air-activated graphics.
11. Feather flag signs.
12. Signs, including non-commercial signs that are placed or encroach into the right-of-way without a valid encroachment permit issued by the City Engineer or the California Department of Transportation (Caltrans) for segments owned by the State of California.
13. Signs emitting audible sounds, odors or particulate matter.
14. People signs except human signs used as in-person protest picketing.
15. Mobile signs that utilize the parking of off-site mobile billboard advertising displays for the direct purpose of advertising a business off-site, as defined herein, either standing alone, or attached to a motor vehicle, upon any public street, City owned land, or on private property.
16. Billboards.
17. Wall-mounted cabinet signage where the frame or external structure is a box, either in rectangular, square, or similar box like appearance, and the sign face is flat and/or the background is light colored and non-decorative in nature, with little or no articulation and comprised of plastic, or other similar type of material.
18. Streamers and pennants.
19. Can-Style monument signage.

§ 11-13-5 Application Requirements and Permit Procedures.

A. Applicability.

1. Administrative Sign Permit.

- a. Administrative Sign Permits are required for the following signage as specified in this section and shall be submitted and approved by the review authority prior to installation of the sign.
 - i. Temporary Banner Signs.
 - ii. Temporary A-Frame Signs.
 - iii. Temporary Window Signs.
 - iv. Limited Duration Freestanding Banner Signs on Non-Residential Properties.
 - v. Relocation of Signs previously approved.
 - vi. Residential Subdivision or multi-unit development signage.
 - vii. Permanent Signage:
 - 1) Sign Face change out.
 - 2) Suspended signs where no new hardware will be installed.
 - 3) Awning signs.
- b. Exceptions to Administrative Sign Permits. Administrative Signs requiring exceptions, shall be require a sign permit and be approved by the Review Authority if the review authority can make the required findings consistent with Subsection 11-13-5.F.

2. Sign Permit.

- a. A sign permit is required for all signs unless otherwise specified in this Section and shall be submitted and approved by the review authority prior to installation of the sign.
 - b. As a part of Sign Permit approval, exceptions may be granted to the standards of this Section if the findings can be made as required in Subsection 11-13-6.F.
3. Sign Program.
- a. A Sign Program is required as specified in this Section. This can be approved in conjunction with other planning applications.
 - b. A Sign Program shall require approval of a Conditional Use Permit consistent with Section 11-19-X.
 - c. As part of a Sign Program approval, exceptions may be granted to the standards of this Section if the findings can be made as required in Subsection 11-13-6.F.

B. Procedures.

- 1. Application requirements. An application for an Administrative Sign Permit, Sign Permit, or Sign Program shall be filed on the form(s) provided by the Department/Division, together with all required fees and all other information and materials specified by the application submittal requirements provided by the Department an rereviewed consistent with Section 11-16-1.D. It is the applicant's responsibility to provide evidence to support any required findings.
- 2. Other permits required. In addition to the requirements of this Section, all signs shall be in compliance with applicable requirements of the California Building Code and any additional permits or requirements.
- 3. Review Authority. Table 11.x identifies the Review Authority responsible for reviewing and making a decision on each type of sign approval.

Table 11-X – Signage Review Authority			
Permit Type	Recommendation	Decision	Appeal
Administrative Sign Permit	-	Planning Manager/Director	-
Sign Permit	Planning Manager/Director	Design Review Committee	City Council
Sign Program	Design Review Committee	Planning Commission	City Council

C. Findings for Administrative Sign Permits.

- 1. The Planning Manager/Director or their designee shall issue an administrative sign permit after determining that the proposed sign complies with all applicable provisions, requirements, and standards for the type of signage and compliance with the zoning code and other applicable city standards.

D. Findings for Sign Permits.

- 1. There is no repetition, redundancy or proliferation of signage.
- 2. The sign shall not obscure from view existing signage.

3. The placement of the sign and any lighting is consistent with standards of this Section.

E. Findings for Sign Program.

1. The proposed signs are compatible in style and character with the buildings to which the signs are to be attached, any surrounding structures and any adjoining signage on the site because the proposed signs were designed to be in keeping with the architectural design of the buildings, using similar materials and colors.
2. The Sign Program complies with the applicable standards and requirements of this Ordinance.
3. Findings can be made for signage exceptions, if applicable, consistent with Section 11-13-5.F.
4. The Sign Program is consistent with the policies and design direction provided in the Community Design element.

F. Findings for Exceptions to Sign Regulations.

1. There are special circumstances applicable to the property including size, shape, topography, location, surroundings, building placement, public access or architectural style that warrant modified standards.
2. The sign is in substantial compliance with any other applicable design guidelines/handbook and Design District Overlay.
3. The sign's design is generally consistent with the goals and policies of the adopted community design element.
4. The sign's design or proposed construction will not threaten the public health, safety, or welfare.

G. Appeals. Appeals may be made consistent with Section 11-17-3.

H. Expiration. An application which has been approved by the review authority shall expire one (1) year from the date of approval unless the sign has been placed on the building or signage is substantially constructed with an issuance of a building permit.

I. Time Extension may be granted by the planning manager/Director if the application is in substantial compliance with the approved permit. A maximum of two (2) one year time extensions may be granted.

§ 11-13-6 Requirements and Measurements for Signage.

A. Sign Message.

1. Allowed signage may contain commercial or non-commercial message, provided that the sign complies with the size, height, area, location, and other requirements of this Section.

B. Sign Measurement Criteria. The measurement of sign area and height shall be regulated as follows:

1. Sign Area. The area of a sign is calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display composed of squares or rectangles as shown in Figure 11.X.
2. Sign Structure. Supporting sign frame and support structures that are incidental to the display itself shall not be computed as sign area.
3. Double Sided Signs. The area of a double-sided sign that has no more than 18 inches separating the outer surfaces of the sign's two parallel planes shall be

- computed by multiplying the total height by the total length of only one side of the sign area.
4. Three-dimensional objects. Where a sign consists of one or more three dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area is measured at their maximum projection upon a vertical plane.
 5. Multiple Objects. When signs are composed of individual elements, the area of all sign elements, which together convey a single complete message, are considered a single sign as shown in Figure 11.X
 6. Height. Sign height is measured as the vertical distance from the highest elevation of the finished grade below or surrounding the base of the sign to the top of the highest element of the sign. In cases where substantial fill is proposed, "finished grade" shall be established by the Director, consistent with properties in the immediate vicinity, and shall not be artificially raised to gain additional sign height. If highest finished grade surrounding the sign is lower than the grade of an adjacent street, the height of the sign shall be measured from the top of curb elevation nearest to the sign as shown in Figure 11.X.
 7. Measurement of Building Frontage. Measurement of building frontage shall be in feet measuring the façade that is facing or parallel to the street, right-of-way, or other public space. Measurement shall be a perpendicular line.
- C. Sign design, materials, colors, and illumination. All signs shall be designed and constructed in compliance with the following standards.
1. Design and construction.
 - a. Signs shall be in compliance with all applicable adopted design guidelines, handbook, and standards.
 - b. The size of the structural elements (e.g., columns, crossbeams, and braces) shall be proportional to the sign type they are supporting.
 - c. Signage shall be designed so that it is integrated with the design of a building.
 - d. Signs shall be securely attached to a building, structure or ground.
 - e. Freestanding signs utilizing bases shall be a minimum of one (1) foot in height with a maximum height of three (3) feet. Bases shall be decorative and located in a landscape planter.
 2. Materials.
 - a. Sign materials including framing, supports, and base, shall be compatible with the type and scale of materials used in the building's design.
 - b. Sign materials shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 - c. Use of raceways are prohibited.
 3. Illumination.
 - a. Lighting for signs shall not create a hazardous glare for pedestrians or vehicles.
 - b. The light source shall be shielded from view.
 - c. Externally illuminated signs shall utilize focused light fixtures that are directed towards the sign. These shall be top mounted light fixtures which shine light downward and are fully shielded. Low lumen output lights are encouraged.
 - d. Internally illuminated signs with light directed through the letters set in an opaque background. Lighting shall be designed so that illumination does not exceed 10 foot candles (100 lumens) measured at a distance of 10 feet from

the sign. Internally illuminated signs are prohibited within the Design District (DD-1) overlay zone.

- e. Signs in commercial and industrial zones with building elevations that directly face adjacent residential zones shall not be illuminated.

D. Sign Maintenance. All signs shall be continuously maintained in compliance with the following standards.

1. Each sign and supporting hardware shall be maintained in good repair so that it is able to function properly at all times. This includes the replacement of burned out or broken light bulbs, and repair or replacement of faded, peeled, cracked, or otherwise damaged parts of a sign.
2. Sign structures shall be free of unsightly electrical or supporting features, such as bracing, angle iron, guywires and cables
3. Any repair to a sign shall be of materials and design of equal or better quality as the original sign.
4. Signs that have been physically damaged by weather or physical impact shall be repaired.
5. When an existing sign is replaced, all brackets, poles, and other supports that are no longer required shall be removed.
6. No sign permit is required for repainting, cleaning and other normal maintenance and repair of a sign, awning, lamp, or umbrella unless the structure, design, color or character is altered.

E. Notice to Repair. When it is determine by the Planning Manager/Director or their designee that signage, awnings or umbrella exists in a state of disrepair, notice of violation and corrective actions shall be taken consistent with adopted policies of the department.

§ 11-13-7 Limited Duration Signage.

A. Purpose. Limited duration signs are a type of non-permanent signage intended to cover signs that typically require longer display times than other types of non-permanent signs.

1. Free Standing Signs in Residential Districts – Non-Commercial Messages.
 - a. Maximum sign area. Three square feet.
 - b. Number of signs. One per property or residential unit when multiple units are located on one common lot.
 - c. Maximum height. 42-inches (3.5 feet) as measured from average natural grade.
 - d. Location. May be located within the front and street side setback, behind the back of sidewalk or curb if no sidewalk is present. In no instance may a yard sign be placed on a sidewalk, public or private street.
 - e. Time of Display. None.
2. Free Standing Signs in Residential Districts
 - a. Maximum sign area. Three square feet.
 - b. Number of signs. One per property or residential unit when multiple units are located on one common lot. Residential developments with a common lot are allowed a maximum of one yard sign per unit with permission of the common lot ownership.
 - c. Maximum height. Six feet as measured from average natural grade.

- d. Location. May be located within the front and street side setback, behind the back of sidewalk or curb if no sidewalk is present. In no instance may a yard sign be placed on a sidewalk, public or private street. May not be placed on fence.
 - e. Freestanding Base Design. Base shall consist of wood or other similar type of material.
 - f. Time of display. May be placed prior to an event, but must be removed within seven days after the event or purpose for which the sign is erected. For purposes of example only, a limited duration sign that designates a sale or rental of a property would be required to be removed within seven days after the property is sold, leased or rented. A sign for an on-site sales event shall be removed within seven days after the event.
 - g. Additional regulations. Free standing signage shall not have any attachments, including, but not limited to, balloons, pennant flags, ribbons, loudspeakers, or other items to attract attention.
3. Free Standing Signs in All Other Districts.
- a. Zones prohibited. Yard signs are prohibited in OS, P zones.
 - b. Maximum sign area. 32 square feet.
 - c. Number of signs. One per business.
 - d. Maximum Height. Six feet.
 - e. Location. Must be located on private property and shall not encroach within the right-of-way (streets, sidewalks, easements, etc.).
 - f. Time of display. Shall be temporary and only placed prior to an event but must be removed within seven days after the event or propose for which the sign is erected. For purposes of example only, a political sign shall be removed within seven days after an election. A real estate sign shall be removed within seven days after the property is sold, leased or rented. A sign for on-site sales event shall be removed within seven days after the event.
4. Free Standing Banner Signs on Poles in Non-Residential Districts.
- a. Zones Prohibited. Free standing signs on poles are prohibited in the OS and P zones.
 - b. Time Period Prohibited. Free standing signs on poles are prohibited to be displayed in all zones during annual Julefest, two weeks prior to and during the duration of Danish Days.
 - c. Maximum Sign Area. 48 square feet PI zones. 40 square feet all other non-residential zones.
 - d. Maximum Height. 8 feet in PI zones. Six (6) feet in all other non-residential zones.
 - e. Location. Must be located on private property and shall not encroach within the right-of-way (streets, sidewalks, easements, etc.). Exception: Signage along Mission Drive (Highway 246) with issuance of a California Department of Transportation Encroachment Permit.
 - f. Time of display. Shall be temporary and only placed prior to an event but must be removed within two (2) days after the event or propose for which the sign is erected.
5. Free Standing Signage Exceptions. The following are exceptions to yard signage standards in all zones, excluding OS and P zones, for all properties or multiple

units/tenants located on one common lot, 60 days prior to a federal, state, or local election and up to seven days after an election:

- a. Maximum sign area. Total sign area shall not exceed an aggregate of 32 square feet in addition to other allowed signage.
- b. Free standing banner signs on poles are permitted in residential zones and may utilize a fence to place signage.

§ 11-13-8 Temporary Signage

- A. Purpose. The purpose of these regulations is to ensure that temporary signs do not create a distraction to the traveling public, cause visual blight to the aesthetic environment, and maintain the vibrant aesthetic of the Solvang Village.
- B. Temporary signs allowed. The following signs are allowed:
 1. A-Frame Signs in Village Mixed-Use District.
 - a. Number of signs. One (1) sign per business.
 - b. Maximum sign-area. Six (6) square feet.
 - c. Sign height. Maximum three and half feet (3.5), as measured from the ground to the top of the sign.
 - d. Location.
 - i. A-frame signs shall be placed on private property and cannot interfere with pedestrian ingress or egress as required by the Building Code.
 - ii. Signs shall be located within five (5) feet of the primary public entrance of the business it is advertising.
 - iii. A-frame signs are prohibited in the public right-of-way including sidewalk, roadway, alleys, etc.
 - e. Time of Display. Signs shall not be on display on the premise before 7:00 a.m. and shall be removed each day or before sunset.
 - f. Materials, Design, and Construction. A- frame signage shall be constructed with the following materials.
 - i. Solid Wood or metal frame only.
 - ii. Plastic, cardboard, or other similar materials prohibited.
 - g. Illumination. Illumination of a-frame signs is prohibited, including the use of string or LED lighting.
 - h. Additional Attention Getting Devices. Use of additional attention getting devices directly affixed, or immediately adjacent to the a-frame sign including but not limited to balloons, directional arrows, bubble machines, fog machines, etc.
 2. A-Frame Signs in All other Zoning Districts.
 - a. Zones Allowed. CR,I,LI,CH,OP, PI.
 - b. Number of signs. One (1) sign per business.
 - c. Maximum sign-area. Six (6) square feet.
 - d. Sign height. Maximum three and half feet (3.5), as measured from the ground to the top of the sign.
 - e. Location.
 - i. A-frame signs shall be placed on private property and cannot interfere with pedestrian ingress or egress as required by the Building Code.
 - ii. A-frame signs are prohibited in the public right-of-way including sidewalk, roadway, alleys, etc.
 - f. Time of Display. Signs shall not be on display on the premise before 7:00 a.m. and shall be removed each day or before sunset.
 - g. Illumination. Illumination of a-frame signs is prohibited, including the use of string or LED lighting.

