



# AGENDA

## SOLVANG DESIGN REVIEW COMMITTEE THURSDAY AUGUST 21, 2025 5:00 PM REGULAR MEETING

**Committee Members:**

Esther Jacobsen Bates,  
Chair  
Melissa Bates  
Richard Boyd, Vice Chair  
Charlene Goetz  
Jennifer Johnson

1644 Oak Street, Solvang, CA 93463  
Virtual & in Council Chamber

**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 distributed to a majority of the City Council 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 City Council 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 Friday 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) to participate by phone or text only.

**PARTICIPATING IN THE MEETING** – Design Review Committee meetings will be in person and conducted by video/teleconferencing through Zoom. The meeting 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 30 minutes before the meeting.

**5:00 PM REGULAR MEETING**

**1. PRELIMINARY MATTERS**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE THE ORDER OF THE AGENDA

**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 July 17, 2025 Design Review Committee Meeting..... 3
- b. Receive and file Community Development Major Projects List August 2025..... 6
- c. Approve a sign permit located at 1697 Copenhagen Dr. (APN 139-182-021) for one (1) wall sign. The proposed project is categorically exempt from CEQA (PA 25-038)..... 10
- d. Approve a sign permit located at 1693 Mission Drive, Building C Suite 4 (APN 139-143-025) for one (1) hanging sign. The proposed project is categorically exempt from CEQA. (PA 25-039)..... 18
- e. Approve a sign permit located at 1693 Mission Dr. Building C Suite 2 (APN 139-143-025) for two (2) hanging signs. The proposed project is categorically exempt from CEQA. (PA 25-037)..... 22

**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 direction on Color Palette for Design Handbook for the Village Design District (DD-1)..... 29
- b. Discussion and Direction on Potential Sign Ordinance Amendments..... 37

**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 August 15, 2025.



## DESIGN REVIEW COMMITTEE STAFF REPORT

**AGENDA ITEM: 2.a**

MEETING DATE: August 21, 2025

**SUBJECT:** Approve Minutes of July 17, 2025 Design Review Committee Meeting

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

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**DISCUSSION:**

Attachment A contains the minutes from the Design Review Committee's July 17, 2025 meeting for review and approval.

**ALTERNATIVES:**

The Design Review Committee can direct city staff to provide substantive corrections such as votes or absences.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

A. Minutes of July 17, 2025 Design Review Committee Meeting



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
REGULAR MEETING**

July 17, 2025  
Wednesday  
Regular Meeting – 5:00 p.m.

**5:00 PM – REGULAR MEETING**

**1. PRELIMINARY MATTERS**

**CALL TO ORDER**

Vice Chair Boyd 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: Melissa Bates, Richard Boyd, Charlene Goetz, Jennifer Johnson

Absent: Committee Members: Esther Jacobsen Bates,

Staff: City Manager Randy Murphy, Community Development Director Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney David Fleishman (via Zoom)

**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 Johnson, and carried 4-0, with Chair Jacobsen Bates, absent.*

**2. CONSENT ITEMS**

- a. **Approve Minutes of June 18, 2025, Design Review Committee Meeting**
- b. **Receive and file Planning and Building Division Major Projects List July 2025**
- c. **Approve a sign permit for 1659 Copenhagen Dr. (APN 139-181-012) for proposed signage: one (1) hanging sign, 3.67 square feet in size. The proposed project is categorically exempt from CEQA**

There were no public comments on Consent Items.

*Motion by Member Goetz, to approve Consent Items as presented, seconded by Member Bates, and carried 4-0, with Chair Jacobsen Bates, absent.*

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

Vice Chair Boyd opened the public communications portion of the meeting.

There were no public comments and Vice Chair Boyd closed this portion of the meeting.

#### **4. DISCUSSION**

##### **a. Discussion and input on proposed Planning Manager/Director determination on minor modifications to façade and material changes to Land Use Permit located at 1704 Mission Drive (APN 139-240-033)**

Planning Manager Castillo narrated a PowerPoint presentation with details of the proposed façade and material changes to the project.

Discussion followed regarding approval of the original building color schemes and reviewing building by building.

Vice Chair Boyd invited public comments.

Jim Billington, Hidden Wings  
Elizabeth Orona  
Stephanie Statom

There were no other public comments on this item.

Vice Chair Boyd read written comments submitted by Chair Jacobsen-Bates regarding this item, into the record.

Discussion followed regarding minor modifications to façade and material changes.

Vice Chair Boyd invited public comments.

Mr. St. George

There were no other public comments.

#### **5. COMMITTEE MEMBER COMMENTS - None**

#### **6. CITY STAFF COMMENTS**

Planning Manager Castillo reported there will be a DRC meeting in August and noted items that will be considered at that time.

#### **7. ADJOURNMENT**

The meeting was adjourned at 6:28 p.m.

Respectfully submitted:

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Rafael Castillo, Planning Manager



## DESIGN REVIEW COMMITTEE STAFF REPORT

**AGENDA ITEM: 2.b**

MEETING DATE: August 21, 2025

**SUBJECT:** Receive and file Community Development Major Projects List August 2025

**PREPARED BY:** Rafael Castillo, AICP, Community Development Director

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**DISCUSSION:**

Attachment A contains the major project under the jurisdiction of the Community Development Department that is currently approved, being processed, or under construction

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

A. Community Development Major Projects List August 2025



**CITY OF SOLVANG  
COMMUNITY DEVELOPMENT – MAJOR PROJECT LIST  
August 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER CONSTRUCTION – Building Division</b>								
LUP 22-266	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	12/21/2025
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 – Permit expiration letter to be 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	01/27/2026
LUP 210223/ 210224/210221	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 – Permit expiration letter to be issued	10/10/2025
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	01/20/2026
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	01/25/2026
BP 24-079	Mcinerney	Façade improvement	475 First Street	139-181-013	VMU	Façade improvement on existing bicycle shop. Approved by DRC, extension granted.	Building Permit Issued	06/23/2026
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
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026
BP 24-215	Schafer Family Trust	Minor Commercial TI	435 Alisal Road	139-193-010	VMU	Minor Commercial TI for new Thai Restaurant	Building Permit Issued	07/14/2026



**CITY OF SOLVANG  
COMMUNITY DEVELOPMENT – MAJOR PROJECT LIST  
August 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
BP 25-026**	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction recorded)	Building Permit Issued	08/08/2026
<b>PROJECTS UNDER BUILDING PERMIT REVIEW – Development Review Team (Planning, PW, Utilities, SBC FD, Building)</b> **denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
BP 24-182**	Whitey	New SFR plus JADU	2002 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Ready to Issue	01/11/2026
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	Plan Review	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 + Elevator under separate permit	Ready to Issue	01/27/2026
BP 25-085**	Arris Studios Architects	423 2 <sup>nd</sup> Adaptive Re-use/Mixed-Use	423 Second Street	139-191-007	VMU	Adaptive re-use conversion of commercial space to 2 new residential units and 500 sf of remodeled commercial	Plan Review	01/03/2026
BP 25-092**	On Design LLC	Minor Tenant Improvement: Dining, manufacturing, bathrooms	1693 Mission Drive	139-143-025	VMU	Interior tenant improvement for A 1,960 SF ice cream parlor including an ice cream production and ADA bathrooms	Plan Review	01/26/2026
BP 25-097**	Bates	Residential Conversion to ADU	727 Roskline Rd	137-480-003	R-1	The conversion of the lower floor reducing illegally converted units from 2 to 1 unit.	Plan Review	01/31/2026
<b>APPROVED ENTITLEMENTS – Planning Division</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 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



**CITY OF SOLVANG  
COMMUNITY DEVELOPMENT – MAJOR PROJECT LIST  
August 2025**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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
<b>PLANNING APPLICATIONS IN PROCESS – Planning Division</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	Applicant request project to be on hold	extended by applicant
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
PA 25-035	On Design Architects	1704 Mission Hotel – Director Determination	1704 Mission Drive	139-240-030	VMU	Director determination for proposed façade revisions and consistency with previously approved plans	Director Determination Appealed – PC 09/02/25	
PA 25-037	Gideon	Signage-Andrea’s heart	1693 Mission Drive Suite C2	139-143-025	VMU	Suspended signs for new business	DRC Scheduled – 8/21/2025	
PA 25-038	Schinder	Signage-Kahunas	1697 Copenhagen Drive	139-182-021	VMU	New wall sign for additional business signage	DRC Scheduled – 8/21/2025	
PA 25-039	Giving Ink	Signage-Giving Ink	1693 Mission Drive Suite C4	139-143-025	VMU	New suspended sign for giving ink	DRC Scheduled – 8/21/2025	



## DESIGN REVIEW COMMITTEE STAFF REPORT

### AGENDA ITEM: 2.c

MEETING DATE: August 21, 2025

**SUBJECT:** Approve a sign permit located at 1697 Copenhagen Dr. (APN 139-182-021) for one (1) wall sign. The proposed project is categorically exempt from CEQA (PA 25-038).

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

### DISCUSSION:

The applicant operates a retail store located at 1697 Copenhagen Dr. (APN 139-182-021) 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

<b>Property Owner</b>	SBID, LLC	
<b>Applicant:</b>	Kahunas	
<b>APN:</b>	139-182-021	
<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) Wall Sign, approximately 6 square feet in size. It will be affixed above the archway entrance facing Copenhagen Drive.
- The sign is dimensional, made of high-density urethane (HDU)
- At the September 19, 2024 meeting, the Design Review Committee (DRC) approved the following signage for the applicant; one (1) projecting sign facing Alisal Road, 6.75 square feet in size, and one (1) hanging sign facing Copenhagen Drive, 6 square feet in size.

Zoning Ordinance

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>VMU (Village Area) Zoning District Standards</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Meets Standard</b>
Wall sign max. size per sign	7 sf.	6 sf. max	Yes
Max. letter height	8 in.	8 in. max	Yes
Total Site Signage	Maximum 77 sf.	18.75 sf. <b>Total</b>	Yes

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 facing Copenhagen Drive*



**(NEW)**  
**WALL SIGN**



**(EXISTING)**  
**HANGING SIGN**  
*(under structure above walkway)*

### 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 of 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) wall sign which may be utilized to identify the business from a pedestrian level. 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:**

Approve a sign permit for 1697 Copenhagen Dr. (APN 139-182-021) for proposed signage: one (1) Wall 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. These modifications may either be reviewed at a staff level prior to installation, or should be directed to the applicant to return to the DRC.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial. A denial would not allow for installation of a wall sign at this location.

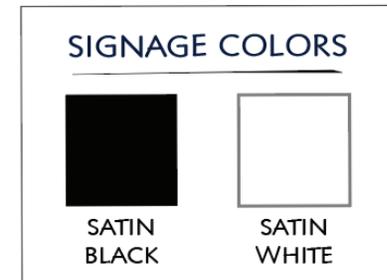
### **FISCAL IMPACT:**

The Applicant paid the Design Review Committee Review fee.

### **ATTACHMENTS:**

- A. Applicant Package

(NEW)  
WALL SIGN



WALL SIGN

- HDU sign foam, raised letters, wood texture recessed background.
- 18" H x 48" W x 1.5" D = 6 SQ FT
- Letters = 8" H max
- Bolted to wall with 3" decking screws into plastic shields, holes siliconed.

Total sq. ft. of all signs = 18.7

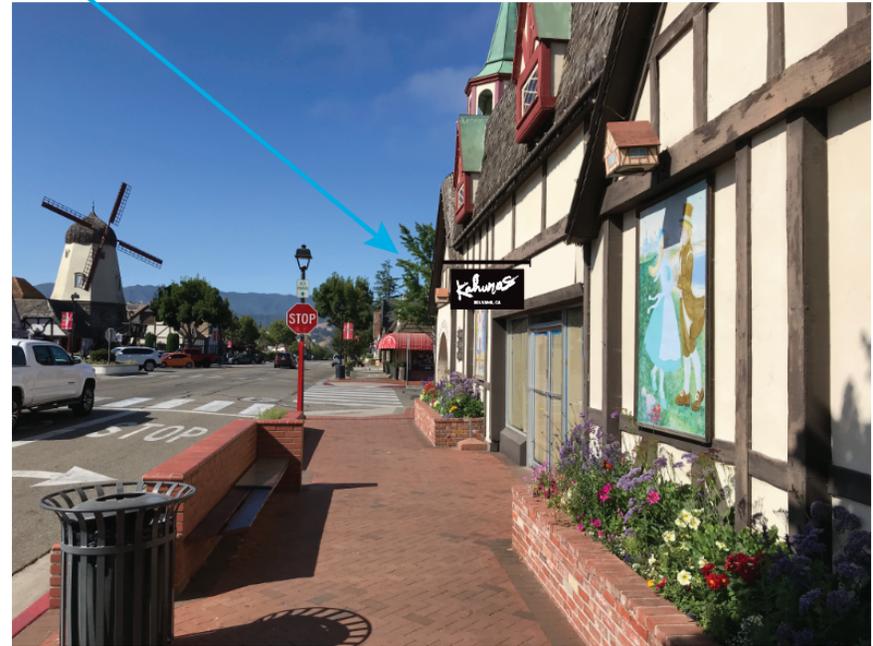
**805 SIGNS**

84 Industrial Way Unit B, Buellton, CA 93427  
Brian Schneider: 805-694-8490

**CLIENT:** KAHUNAS  
**LOCATION:** 1697 COPENHAGEN DR., SOLVANG, CA 93463  
**SIGNAGE:** (1) PROJECTING SIGNS (1) HANGING SIGN (1) WALL SIGN

(NEW)  
WALL SIGN

(EXISTING)  
PROJECTING SIGN



(EXISTING)  
HANGING SIGN  
(under structure above walkway)

**805 SIGNS**

84 Industrial Way Unit B, Buellton, CA 93427  
Brian Schneider: 805-694-8490

**CLIENT:** KAHUNAS  
**LOCATION:** 1697 COPENHAGEN DR., SOLVANG, CA 93463  
**SIGNAGE:** (1) PROJECTING SIGNS (1) HANGING SIGN (1) WALL SIGN

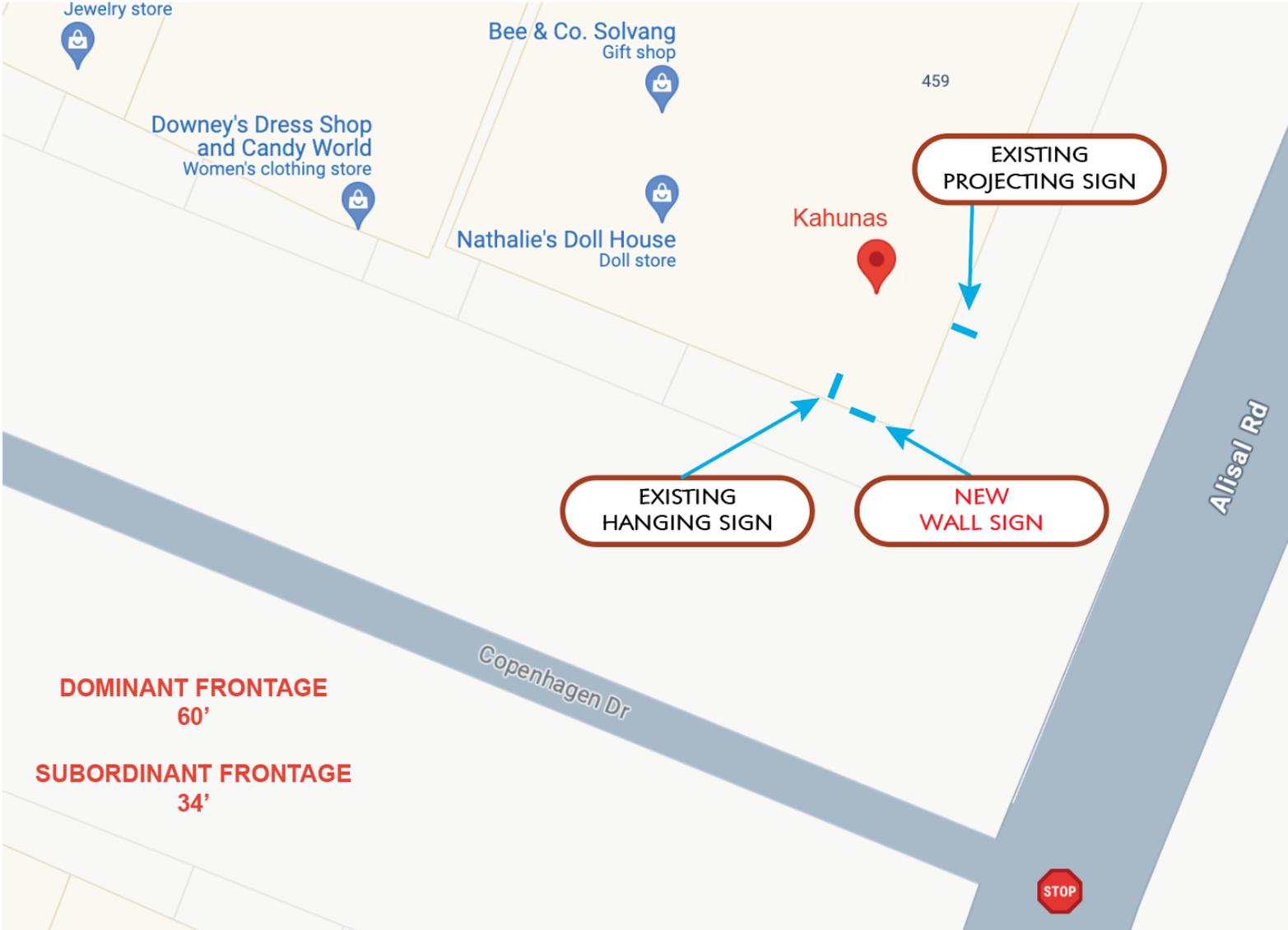
(EXISTING)  
HANGING SIGN  
(under structure above walkway)



**805 SIGNS**

84 Industrial Way Unit B, Buellton, CA 93427  
Brian Schneider: 805-694-8490

**CLIENT:** KAHUNAS  
**LOCATION:** 1697 COPENHAGEN DR., SOLVANG, CA 93463  
**SIGNAGE:** (1) PROJECTING SIGNS (1) HANGING SIGN (1) WALL SIGN



# 805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427  
Brian Schneider: 805-694-8490

**CLIENT:** KAHUNAS  
**LOCATION:** 1697 COPENHAGEN DR., SOLVANG, CA 93463  
**SIGNAGE:** (1) PROJECTING SIGNS (1) HANGING SIGN (1) WALL SIGN

## PROJECTING SIGN



### PROJECTING SIGN

- HDU sign foam, raised letters, wood texture recessed background.
- 23" H x 42" W x 1.5" D = 6.7 SQ FT
- Letters = 8" H max
- Ground clearance: 8 ft to bottom of sign.
- Modern 1.5" square steel bracket w/5"x5"x1/4" thick base plate mounted with (4) 3"x5/16" lag bolts with lead shields, siliconed holes, and chain to sign.

## HANGING SIGN



### HANGING SIGN

- HDU sign foam, raised letters, wood texture recessed background.
- 18" H x 48" W x 1.5" D = 6 SQ FT
- Letters = 8" H max
- Ground clearance: 7.5 ft to bottom of sign.
- Suspended with chain from existing eye bolts.

### SIGNAGE COLORS



SATIN  
BLACK



SATIN  
WHITE

# 805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427  
Brian Schneider: 805-694-8490

**CLIENT:** KAHUNAS  
**LOCATION:** 1697 COPENHAGEN DR., SOLVANG, CA 93463  
**SIGNAGE:** (1) PROJECTING SIGNS (1) HANGING SIGN (1) WALL SIGN



## DESIGN REVIEW COMMITTEE STAFF REPORT

### AGENDA ITEM: 2.d

MEETING DATE: August 21, 2025

**SUBJECT:** Approve a sign permit located at 1693 Mission Drive, Building C Suite 4 (APN 139-143-025) for one (1) hanging sign. The proposed project is categorically exempt from CEQA. (PA 25-039).

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

### DISCUSSION:

The applicant will be opening a retail store located at 1693 Mission Dr. Building C Suite 4 (APN 139-143-025) in the Village Mixed Use (VMU) Zoning District. The applicant proposes a total of 5 (5) square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8.

#### Project Information

<b>Property Owner</b>	SBID, LLC	
<b>Applicant:</b>	The Giving Ink	
<b>APN:</b>	139-143-025	
<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) Hanging Sign, approximately 5 square feet in size. It will be affixed with a decorative bracket and eyehooks near the primary entrance facing Alisal Road.
- The sign is dimensional with raised letters, made of wood.

Zoning Ordinance

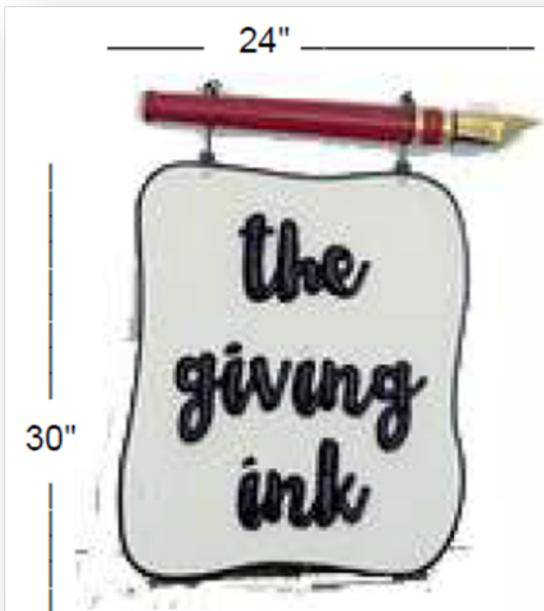
The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

<b>Solvang Municipal Code (SMC) Sign Regulations 11-13</b>			
<b>VMU (Village Area) Zoning District Standards</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Meets Standard</b>
Hanging sign max. size per sign	7 sf.	5 sf. max	Yes
Max. letter height	8 in.	7 in. max	Yes
Sidewalk clearance	7 ft.	10 ft.	Yes
Total Site Signage	Maximum 29 sf.	5 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 Alisal Road*



### CEQA Determination

The proposed project is Categorical 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 of 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 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 1693 Mission Dr. Building C Suite 4 (APN 139-143-025) for proposed signage: one (1) Hanging sign, 5 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. These modifications may either be reviewed at a staff level prior to installation, or should be directed to the applicant to return to the DRC.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial. A denial would not allow for installation of the hanging sign at this location.

### **FISCAL IMPACT:**

The Applicant paid the Design Review Committee Review fee.

### **ATTACHMENTS:**

- A. Applicant package

**Sign proposed for The Giving Ink storefront  
Within 1693 Mission Drive, Solvang, Bldg C, Suite 4  
Parcel # 139-143-025**

***Description:***

**Wood Sign produced by  
Valley Sign Company,  
Los Olivos**

**Raised letters, gold paint detail**

**Double sided**

***Sign Dimensions:* 24"x30"**

***Number of Signs:* One**

***Heighest Letter:* 7"**

***Hanging hardware:***

**5/8x6" Eye Hooks**

***Clearance from the bottom of the  
sign to the ground level:***

**10' Feet**

***Sign projection:***

**The Sign projects 30" from the  
side of the space, within the  
building. It does not project  
outside the building property.**





# DESIGN REVIEW COMMITTEE STAFF REPORT

## AGENDA ITEM: 2.e

MEETING DATE: August 21, 2025

**SUBJECT:** Approve a sign permit located at 1693 Mission Dr. Building C Suite 2 (APN 139-143-025) for two (2) hanging signs. The proposed project is categorically exempt from CEQA. (PA 25-037).

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

### DISCUSSION:

The applicant will be opening a retail store located at 1693 Mission Dr. Building C Suite 2 (APN 139-143-025) in the Village Mixed Use (VMU) Zoning District. The applicant proposes a total of 10.5 square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8.

#### Project Information

<b>Property Owner</b>	SBID, LLC	
<b>Applicant:</b>	Andrea's Heart	
<b>APN:</b>	139-143-025	
<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:

- Two (2) Hanging Signs, each are approximately 5.25 square feet in size. They will be affixed with sign clamps and eyehooks. One will be near the primary entrance facing Alisal Road, the second will be placed along the subordinate wall facing the interior courtyard.
- The signs are double sided, non-dimensional, and made of wood.

#### 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.	5.25 sf. max	Yes
Max. letter height	8 in.	7 in. max	Yes
Sidewalk clearance	7 ft.	7.5 ft.	Yes
Total Site Signage	Maximum 27 sf.	10.5 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 Alisal Road*



- (2) HANGING SIGNS
- 21" H x 36" W = 5.25 SQ FT
  - Total signage = 10.5 SQ FT
  - 1/2" thick double sided wooden sign.
  - Suspended with sign clamps, 5/16" x 4" eye-hooks and chain.



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 of 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) Hanging signs which may be utilized to identify the business from the roadway. The signs do not obscure from view or unduly detract from existing signage.

- c. The signs do 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 location provides readily identifiable information for the business. No lighting is proposed.

**RECOMMENDATION:**

Approve a sign permit for 1693 Mission Dr. Building C Suite 2 (APN 139-143-025) for proposed signage: two (2) Hanging signs, each 5.25 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. These modifications may either be reviewed at a staff level prior to installation, or should be directed to the applicant to return to the DRC.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial. A denial would not allow for installation of a the hanging signs requested at this location.

**FISCAL IMPACT:**

The Applicant paid the Design Review Committee Review fee.

**ATTACHMENTS:**

- A. Applicant Package

**RECEIVED**  
Jul 23 2025  
CITY OF SOLVANG  
PLANNING & BUILDING

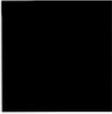
### HANGING SIGNS (x2)

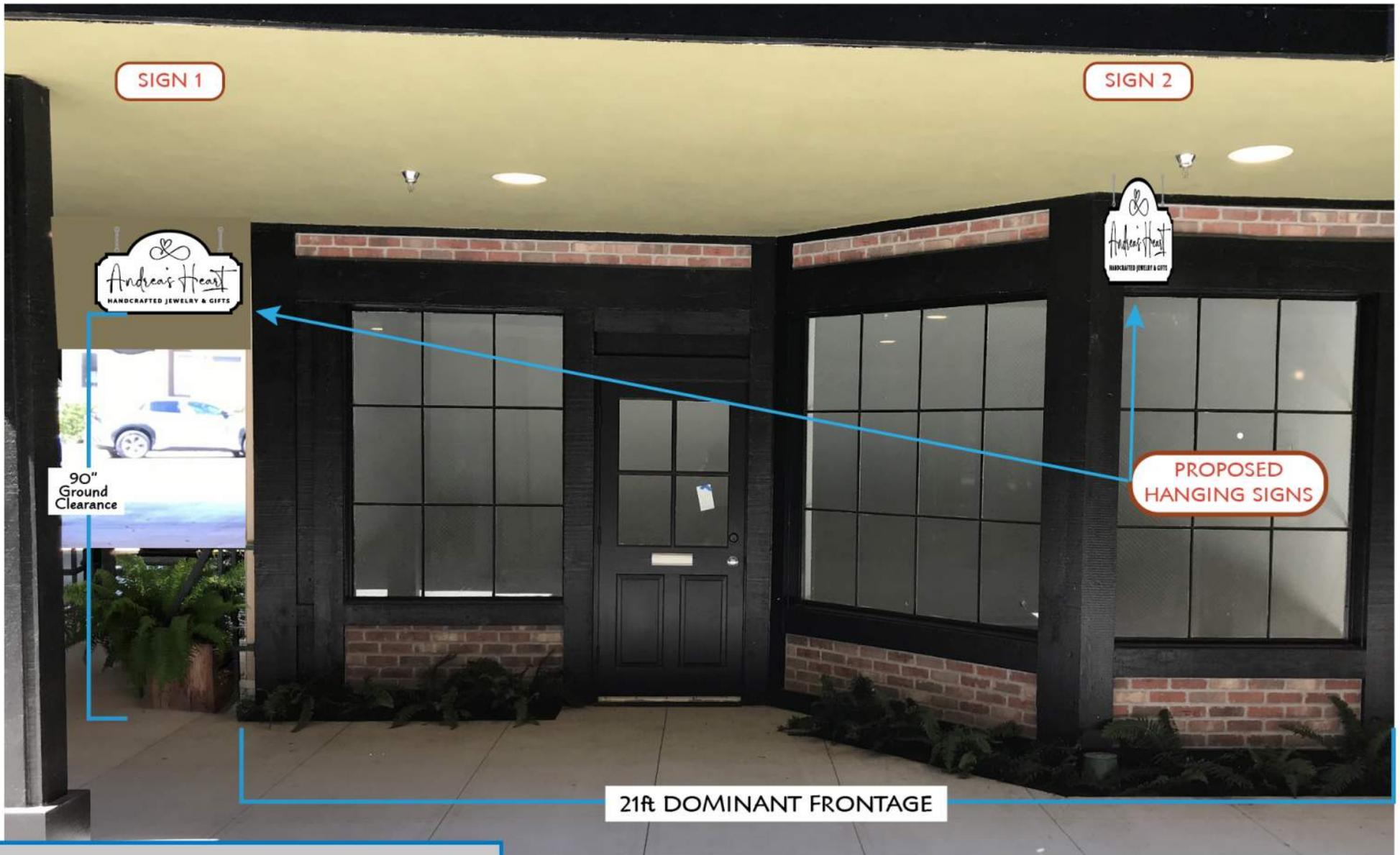


### (2) HANGING SIGNS

- 21" H x 36" W = 5.25 SQ FT
- Total signage = 10.5 SQ FT
- 1/2" thick double sided wooden sign.
- Suspended with sign clamps, 5/16" x 4" eye-hooks and chain.

**SIGNAGE COLORS**

	
BLACK	WHITE

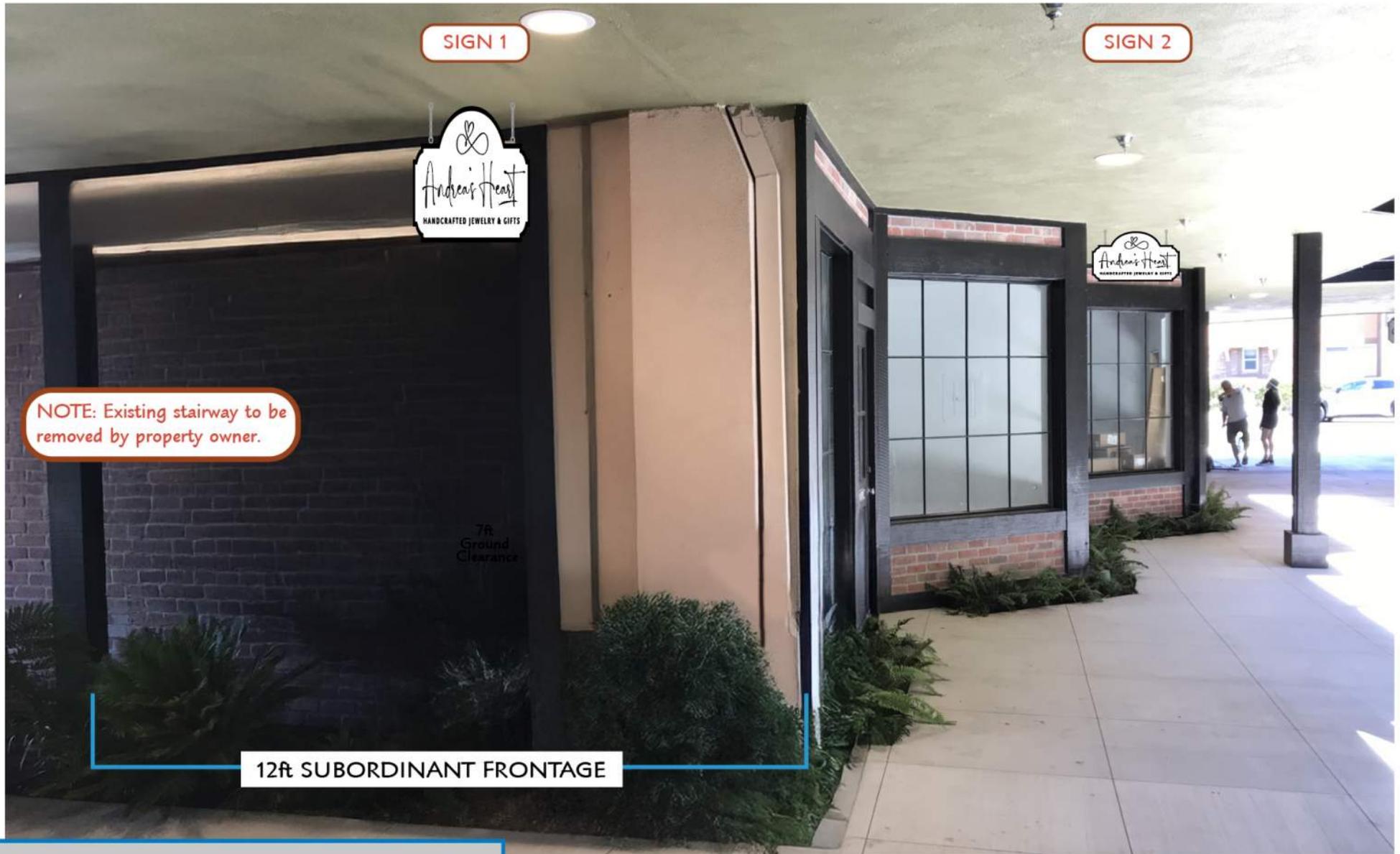


# 805 SIGNS

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

**CLIENT:** ANDREA'S HEART  
**LOCATION:** 1693 MISSION DR STE. C2, Solvang, CA 93463  
**SIGNAGE:** (2) HANGING SIGNS

# SIGN LOCATIONS (Front Angle) 3 of 4



**805 SIGNS**

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

**CLIENT:** ANDREA'S HEART  
**LOCATION:** 1693 MISSION DR STE. C2, Solvang, CA 93463  
**SIGNAGE:** (2) HANGING SIGNS





## DESIGN REVIEW COMMITTEE STAFF REPORT

### AGENDA ITEM: 4.a

MEETING DATE: August 21, 2025

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

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

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#### 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. At its June 18, 2025 meeting, the Design Review Committee (DRC) reviewed a proposed color palette presented by City staff. The DRC requested that staff compile physical paint samples for further review. As a result, the item was continued to a future meeting for additional discussion.

Since the June 18 meeting, City staff have conducted public outreach to gather community input on the proposed palette. This outreach included engaging with attendees at the Music in the Park event, where residents were invited to provide feedback on the color options.

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:

1. DRC can request modifications to specific hues or groupings.
2. DRC can eliminate proposed colors.
3. DRC can request City staff to return for further review and refinement.

#### FISCAL IMPACT:

City staff time to produce the handbook and color palette.

**ATTACHMENTS:**

A. Proposed color palette

## Yellows

Lemon Meringue SW 7561 #f5eacc	Icy Lemonade SW 1667 #f5e9b9	Optimistic Yellow SW 6900 #f6e0a5	Lively Yellow SW 6702 #efdc8c
Lemon Twist SW 6909 #ffdb68	Cheerful SW 6903 #ffc723	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

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

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	Glimmer SW 6476 #e0e7e2	Kingston SW 9677 #d6dcd3
Blue Horizon SW 6497 #d8e7e6	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	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

Relfecting 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

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

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.b

MEETING DATE: August 21, 2025

**SUBJECT:** Discussion and direction on Potential Sign Ordinance Amendments

**PREPARED BY:** Rafael Castillo, AICP, Community Development Director

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#### 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 permit processing and temporary signage (completed at the June DRC meeting);
- Part 2: Sections 9 through 11 permeant signage, special consideration signage (included in this report);
- Part 3: Sections 12-14 plus signage definitions (September 2025 DRC).

##### *Summary of Draft Amendments for Part 2: Sections 9 through 11*

- Establishes maximum signage per business/storefront by zone (e.g., VMU: 20 sq. ft. or 1 sq. ft. per linear foot of frontage; other zones: 50 sq. ft.) and simplifies measurement standards.
- Adds multi-tenant building standards with sign program requirements.
- Re-organizes standards for specific sign types including Awning, Freestanding (previously ground signs), Projecting, Suspended/Blade (previously under canopy/arcade sign), Wall, Permanent Window, Outdoor Display Cases (combined chalkboard/menu display case), and Directory signs, with specifications for size, height, materials, clearance, and location. Eliminated all references to "preferred" and specific uses.
- Introduces Art Mural standards (content-neutral, non-commercial, maintenance requirements), as directed by the DRC to be in a separate section.
- Modifies regulations for Changeable Copy signage to make specific it is a ground mounted changeable copy.
- Adds Residential Identification Signs and wayfinding/directional signage, where no regulations existed
- Maintains Umbrella Signs permit requirements.

##### *DRC Direction*

The DRC is requested to review the draft ordinance and provide feedback on:

- The appropriateness and clarity of new dimensional and material standards.
- The proposed approaches to murals
- Any adjustments needed to balance business needs with community aesthetics.

#### ALTERNATIVES:

None.

#### FISCAL IMPACT:

None.

#### ATTACHMENTS:

A. Draft Sign Ordinance Amendments Part 2

## Chapter 13 Sign regulations

### § 11-13-1 Purpose

### § 11-13-2 Applicability.

### § 11-13-3 Exempt signs

### § 11-13-4 Prohibited signs.

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

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

### § 11-13-7 Limited Duration Signage.

### § 11-13-8 Temporary Signage

### § 11-13-9 Permanent Signs

- A. Purpose. The purpose of these regulations is to ensure that permanent signs serve a common purpose to promote, identify, and provide information on a business or commercial activity located on the premise.
- B. Maximum Signage Allowed Per Business or Storefront. In the Village Mixed-Use (VMU) zone, the maximum signage size allowed shall be 20 square feet or the one (1) square feet per lineal foot of building frontage, whichever is less. Maximum signage size allowed for all other non-residential zones shall be 50 square feet.
- C. Maximum Signage Allowed For Multi-tenant signage. In the Village Mixed-Use (VMU) zone, the maximum signage allowed for multi-tenants buildings shall be one (1) linear square foot per business/storefront frontage and signage shall be approved and unified through approval of a sign program. Maximum signage size allowed for all other non-residential zones shall be one (1) linear square foot per frontage street. A sign program shall be approved.
- D. Permanent Sign Standards. As listed below, signs shall comply with the following standards applicable to the specific sign type.

1. Awning Sign	
<b>Zones Allowed:</b>	VMU,CR,CH,PO,PI, LI
<b>Max. Letter Height:</b>	8 inches
<b>Max. Sign Area:</b>	1 square foot per 1 lineal foot of awning canopy
<b>Max. Height:</b>	Not above first story
<b>Number of Signs Permitted:</b>	One per business or tenant
<b>Special Requirements:</b>	(a) Minimum vertical clearance from the ground of eight feet. (b) May project a maximum of five feet into the right-of-way with approved encroachment permit. (c) Valance limited to 50% maximum coverage



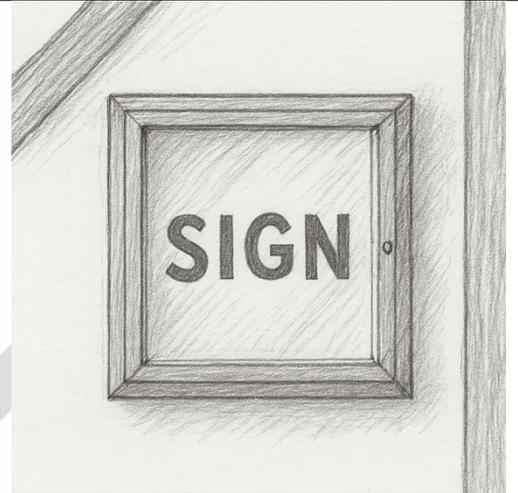
2. Directory Sign	
<b>Zones Allowed:</b>	VMU,CR,CH,PO,PI, LI
<b>Max. Letter Height VMU Zone</b>	8 inches
<b>Max. Letter Height all other zones</b>	10 inches
<b>Max. Sign Area:</b>	6 square feet
<b>Max. Height:</b>	Top of sign shall not exceed 6 feet above grade.
<b>Number of Signs Permitted:</b>	1 per business
<b>Special Requirements:</b>	(d) Only permitted to be affixed to a building. (e) Shall not be attached to or be placed within shopfront windows. (f) External illumination only. (g) Materials shall consist of metal or wood. (h) Max. project of case shall be 6 inches (i) Min. clearance from the above grade shall be 30-inches.



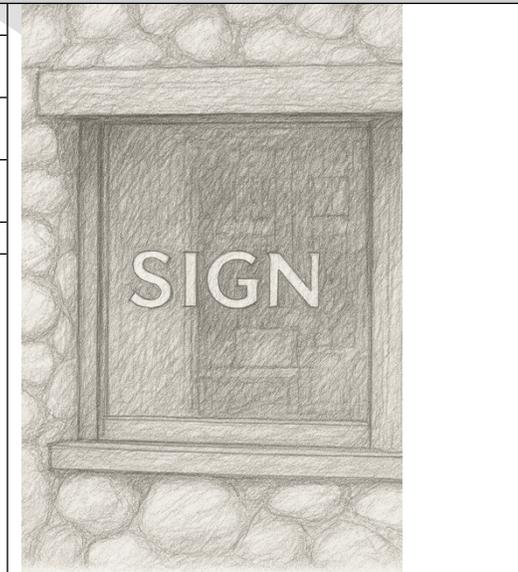
3. Free Standing	
<b>Zones Allowed:</b>	VMU,CR,CH,PO,PI, LI, OS, P
<b>Max. Letter Height VMU:</b>	12 inches
<b>Max. Letter Height All other zones</b>	18 inches
<b>Max. Sign Area VMU:</b>	30 square feet
<b>Max. Sign Area All other zones:</b>	50 square feet
<b>Max. Height:</b>	6 feet measured from finished grade
<b>Number of Signs Permitted:</b>	One per property
<b>Special Requirements:</b>	(a) A singular pole, whether circular or rectangular is prohibited. (b) Free standing sign allowed in VMU for properties with 3 tenants or more and with 50 linear feet of building frontage. (c) Shall incorporate a supporting base that is at least seventy-five (75%) percent of the width of the Sign face at its widest point. (d) shall have a supporting base constructed of material consistent with primary building façade.



4. Outdoor Display Case Sign	
<b>Zones Allowed:</b>	VMU, PI, P, OS
<b>Max. Letter Height:</b>	N/A
<b>Max. Sign Area:</b>	4 square feet
<b>Max. Height:</b>	Top of sign shall not exceed 6 feet above grade
<b>Number of Signs Permitted:</b>	1 per business
<b>Special Requirements:</b>	<p>(a) Only permitted to be affixed to a building, except in PI, P, and OS zones.</p> <p>(b) Shall not be attached to or be placed within shopfront windows.</p> <p>(c) External illumination only.</p> <p>(d) Materials shall consist of metal or wood.</p> <p>(e) Max. project of case shall be 6 inches</p> <p>(f) Min. clearance from the above grade shall be 30-inches.</p>



5. Permanent Window Lettering	
<b>Zones Allowed:</b>	VMU, CR, CH, PO, PI, LI
<b>Max. Letter Height VMU:</b>	8 inches
<b>Max. Letter Height All other zones:</b>	10 inches
<b>Max. Sign Area:</b>	Shall not exceed 25% of window area.
<b>Max. Height:</b>	Not above first story
<b>Number of Signs Permitted:</b>	One per business or tenant
<b>Special Requirements:</b>	<p>(a) Limited to lettering, graphics.</p> <p>(b) Regular maintenance shall be required to maintain quality and appearance.</p>



6. Projecting Sign	
<b>Zones Allowed:</b>	VMU, PI
<b>Max. Letter Height:</b>	12 inches
<b>Max. Sign Area:</b>	18 square feet or 1 sf per linear foot of building frontage, whichever is less
<b>Max. Height:</b>	18 feet above finished grade
<b>Number of Signs Permitted:</b>	One per public street frontage
<b>Special Requirements:</b>	<p>(a) May encroach up to four feet within the right-of-way with issuance of an encroachment permit.</p> <p>(b) Sign shall be perpendicular to the building or wall.</p> <p>(c) Sign may be at an 45 angle if located at the corner of a building located on a corner lot.</p> <p>(d) Minimum vertical clearance from the ground of eight feet.</p> <p>(e) Shall consists of metal with a minimum thickness of ½ inch.</p>



7. Suspended (Blade) Sign	
<b>Zones Allowed:</b>	VMU, CR, CH, PO, PI, LI
<b>Max. Letter Height VMU:</b>	8 inches
<b>Max. Letter Height All other zones:</b>	12 inches
<b>Max. Sign Area VMU:</b>	8 square feet
<b>Max. Sign Area All other zones:</b>	12 square feet
<b>Max. Height:</b>	Lower than sills of a 2 <sup>nd</sup> story window
<b>Number of Signs Permitted:</b>	One per business or tenant
<b>Special Requirements:</b>	<p>(a) Minimum vertical clearance from the ground shall be 8 feet.</p> <p>(b) Lettering or logos shall have a minimum ½" depth/projection.</p> <p>(c) Materials permitted include High Density Urethane (HUD) Medium Density Overlay (MDO), wood, or other similar wood like materials in VMU.</p> <p>(d) Min. separation from other suspended/blade signs is 12 feet.</p> <p>(e) Shall be perpendicular to the building façade.</p>



8. Wall Sign	
<b>Zones Allowed:</b>	VMU,CR,CH,PO,PI, LI, P
<b>Max. Letter Height VMU:</b>	12 inches
<b>Max. Letter Height All other zones:</b>	24 inches
<b>Max. Sign Area VMU:</b>	1 square foot per lineal foot of business/ building frontage not to exceed 15 square feet
<b>Max. Sign Area All other zones:</b>	1 square foot per lineal foot of business/ building frontage
<b>Max. Height VMU:</b>	Top of sign maximum height of 15 feet above grade.
<b>Max. Height All other zones:</b>	Top sign not to exceed 20 feet above grade
<b>Number of Signs Permitted:</b>	One per public street frontage
<b>Special Requirements:</b>	<p>(a) Business frontage is the lineal front of owned or leased space.</p> <p>(b) Wall signs shall be located below the top of the parapet or roofline on single story buildings and below the second-floor sill on multi-story buildings.</p> <p>(c) A wall sign placed in the space between windows shall not exceed more than 2/3 the height of the window, or major architectural details.</p> <p>(d) Lettering or logos shall have a minimum 1/2" depth/projection</p> <p>(e) Materials permitted include High Density Urethane (HUD) Medium Density Overlay (MDO), wood, or other similar wood like materials in VMU.</p>



### § 11-13-10 Special Consideration Signs

- A. Purpose. Section applies to permanent signs that are unique, or for sites located in specific locations, or based on size of sites.
- B. Signs for Special Consideration. The following are additional standards for the sign types below, in addition to standards found in this Title and Chapter.
  - 1. Art Murals.
    - a. Purpose. Encourage the creation and preservation of murals as a form of public art, to enhance the visual environment of the City, to prevent the commercialization of murals, and to ensure compliance with applicable law, including the First Amendment. Murals regulated under this section are expressly distinguished from signs and are reviewed in a content-neutral manner.
    - b. Definition of a Mural. Murals are considered a one-of-a-kind work of visual art, including hand-painted, hand-tiled, or digitally printed images, affixed to or painted directly on an exterior wall or other permanent exterior surface of a structure, that contains no commercial message.
    - c. Exempt from Sign Consideration. A mural that complies with this section shall not be considered a sign and is exempt from the sign regulations in Chapter 11-13, except as otherwise provided in this subsection. Any wall graphic or

display containing a commercial message shall be regulated as a sign under the applicable provisions of this Title.

- d. Review Authority. The Planning Director, or their designee, shall review the application administratively for compliance with the standards in subsection. No public hearing is required.
  - e. Standards for Murals. The following standards shall be applicable:
    - i. Non-commercial content. Contains no commercial message or trademarked logos.
    - ii. Location. Located on an exterior wall or permanent surface visible from the public right-of-way
    - iii. Lighting. Any lighting shall be directed to prevent glare on adjacent properties and shall not exceed 3 foot-candles.
    - iv. Safety. Shall not cover windows, doors, or other openings required for ingress/egress or ventilation; shall not pose a hazard to persons or property.
    - v. Maintenance. property owner shall maintain the mural in good condition, free of graffiti, peeling paint, or excessive fading.
2. Changeable copy.
    - a. Zones Allowed. R2, R3, PI, PO, LI, CR, CH.
    - b. Number of Signs. One (1) per property.
    - c. Design Standards. Signs shall comply with Design Standards for freestanding signage in Section 11-13-10.D.
    - d. Permit Requirement. A sign program is required to be reviewed and approved by the review authority.
  3. Residential Identification Signs.
    - a. Zones Allowed. All residential zones( ER-3,ER-1,R-1,PR,R-2,R-3,MHR).
    - b. Maximum Sign Area. 24 square feet.
    - c. Number of Signs. One per primary ingress/egress.
    - d. Minimum number of units. A minimum of five (5) residential units are required for installation of residential identification signage..
    - e. Design Standards. Signs shall comply with Design Standards for freestanding signage in Section 11-13-10.D.
  4. Umbrella Signs.
    - a. Definition of Umbrella Signs. Any sign or graphic attached to, painted on, or applied to, the fabric of an umbrella.
    - b. Permit Requirements. A sign permit is required.
    - c. Standards for Umbrella Signs. The following standards shall be applicable.
      - i. Maximum Letter Height. 6 inches maximum letter height.
      - ii. Maximum size of Logo. Logos shall be limited to one (1) square feet
      - iii. Maximum Signage Amount. Umbrella signs shall count towards maximum allowed signage per business or site.
      - iv. Location and Number Permitted. To be determined by review authority.
      - v. Encroachment Permit Requirement. If umbrellas are located within the public right-of-way, an encroachment permit shall be issued by the Public Works Director or their designee.
      - vi. Maintenance. Shall be maintained in good condition and shall not be torn or faded.
      - vii. Illumination. Umbrella signs may not be illuminated
  5. Wayfinding/Directional Signage.

- a. Zones Allowed. VMU,CR,CH,PO,LI,PI,P,OS.
- b. Maximum Height. Five (5).
- c. Design Standards. Signs shall comply with design standards consistent with on-site building design.
- d. Permit Requirements. A sign program is required to be reviewed and approved by the review authority.

**§ 11-13-12 Nonconforming Signs**

**§ 11-13-13 Signs on City Property**

**§ 11-13-14 Enforcement of Sign Ordinance**

**§ 11-3-2 Sign Regulation Definitions**

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