AGENDA

DESIGN REVIEW COMMITTEE
July 18, 2024

5:00 PM REGULAR MEETING

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

Committee Members:
Esther Jacobsen Bates, Chair
Jennifer Dryden, Vice Chair
Patrick Cavanaugh
Maryvonne Laparliere Martin
Cristopher Lapp

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.

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 June 20, 2024 Design Review Committee Meeting……………….........3

b. Receive and file Planning and Building Division Major Projects List July 2024……….........6

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 provide direction on potential Zoning Ordinance Amendments…………......9

b. Discussion and possible action regarding a land use permit for 1697 Copenhagen Drive (APN 139-182-021) for proposed exterior tenant improvements; exterior paint color, demolition of existing raised planters, modification and replacement of existing doors and windows, repair half timbers. The proposed project is categorically exempt from CEQA….35

c. Discussion and possible action to recommend approval of a Development Plan and lot merger located at 1687 and 1693 Mission Drive (APN 139-143-025, 026) to demolish an existing commercial structure and redevelop the remaining portion of the property into a 40 Room Hotel with four (4) ancillary commercial units. The proposed project is categorically exempt from CEQA……………………………………………………………………………………………41

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 12th day of July 2024.

MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING

June 20, 2024
Thursday 5:00 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Chair Jacobsen Bates called the meeting to order at 5:07 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Member: Maryvonne Laparliere Martin, Vice Chair Jennifer Dryden Hess, Chair Esther Jacobsen Bates

Absent: Member: Patrick Cavanaugh, Christopher Lapp

Staff: Planning Manager Rafael Castillo, City Attorney David Fleishman, via Zoom, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Led by Vice Chair Dryden Hess.

APPROVE ORDER OF AGENDA AS PRESENTED

Motion by Vice Chair Dryden Hess, to approve the order of the agenda, as presented, seconded by Member Laparliere Martin, and carried, 3-0. Members Cavanaugh, Lapp absent.

2. CONSENT ITEMS

a. Approve Minutes of May 16, 2024 Design Review Committee Meeting.

b. Receive and file Planning and Building Division Major Projects List June 2024

c. This Item was pulled from Consent Items by Member Laparliere Martin for separate consideration.

d. Approve a land use permit for 444 Alisal Road Suite 10 (APN 139-240-071) for proposed signage: one (1) wall sign, 3.33 square feet in size and one (1) projecting sign, 4.16 square feet in size, (1) new awning to include an awning sign (Wishing Well). The proposed project is categorically exempt from CEQA

There were no public comments.

Member Laparliere Martin requested that Item 2.c be pulled from Consent for separate consideration.

Motion by Vice Chair Dryden Hess, to pull Item 2.c from Consent and approve Items No. 2.a, 2.b and 2.d, as presented, seconded by Member Laparliere Martin, and carried, 3-0. Members Cavanaugh and Lapp absent.

ITEMS EXCLUDED FROM CONSENT ITEMS

c. Approve a land use permit for 446 Alisal Road Suite 11 (APN 139-240-071) for proposed signage: two (2) wall signs, 6 square feet in size and one (1) projecting sign, 3.75 square feet in size, and exterior paint for the door of the main entrance and side entrance (Craft and Create). The proposed project is categorically exempt from CEQA.

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

Chair Jacobsen Bates invited public comment.

Joy Culley, representing the applicant, offered to respond to questions from the DRC.

There were no other public comments.

Discussion followed regarding using a color that would blend more with the brick, preference for a yellow door with white trim, muting the colors, and using a color that better represents the logo.

Joy Culley stated the applicant would be agreeable.

Discussion followed regarding painting the top of the window boxes in a contrasting color and the importance of getting the business open.

Motion by Vice Chair Dryden Hess, to approve Item 2.c, as amended, to approve the use of the color, Sweet Lemon, with reduced gradation, on the doors, to be approved by staff, seconded by Member Laparliere Martin, and carried, 3-0. Members Cavanaugh and Lapp absent.

3. PUBLIC COMMUNICATIONS – NON AGENDA

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

There were no public comments.

4. DISCUSSION

a. Discussion and possible action to issue a land use permit for 1529 Mission Drive (APN 139-132-017) to allow a tear off and re-roof using asphalt composition materials. The proposed project is categorically exempt from CEQA.

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

Chair Jacobsen invited public comments.

Al Larson, Owner, commented on the benefits of using the proposed version of shake and other structures having the same type of roof.

There were no other public comments on this item.

Motion by Vice Chair Dryden Hess, to approve the issuance of a land use permit for 1529 Mission Drive (APN 139- 132-017) to allow a tear off and re-roof using asphalt composition materials, as submitted, seconded by Member Laparliere Martin, and carried, 3-0. Members Cavanaugh and Lapp absent.

5. COMMITTEE MEMBER COMMENTS

Chair Jacobsen Bates asked staff to work with the owner of the Alisal Square regarding a sign plan and the roof bump outs that need painting. and that attention should be given to keeping undeveloped properties maintained.

6. CITY STAFF COMMENTS

Planning Manager Castillo discussed items that are lined up for the DRC's next meeting on July 18, 2024; suggested continuing that meeting to a special meeting on July 25, 2024; asked Members to email him with their availability; provided an update on the Senior Center project noting the building permits have been approved and spoke about upcoming zoning updates.

7. ADJOURNMENT

The meeting was adjourned at 5:51 p.m.

Respectfully submitted:

____
Rafael Castillo, Planning Manager

CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
July 2024

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
210074	Darkstar Development, LLC	Alisal Condo	539 Alisal Rd	139-143-004	DR 20	11 Unit multi-family condo development	Temporary C of O Issued Map Recordation	9/28/2024
210058	1546 Copenhagen, LLC	3 unit Vacation Rental	1546 Copenhagen	139-174-006	DR 20	3 Unit Vacation Rentals – 1,878 sf total	Building Permit Issued	11/30/2024
22-130, 131,132	1621 Fir Street, LLC	New SFR Fir Street	1621, 1623, 1625 Fir Street	139-141-004	DR-20	3 New detached SFR	Building Permit Issued	12/28/2024
23-165	Jones	ADU w/Attached Garage	1534 Elm Ave	139-132-005	7-R-1	New 790 sf ADU w/ attached garage	Building Permit Issued	9/05/2024
22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	DR-20	5 Unit multi-family development with 1 ADU	Building Permit Issued	01/30/2025
23-233**	Slipknot LLC	423 2nd Street	423 2nd street	139-191-007	TRC	Building re-habilitation and remodel	Building Permit Issued	3/1/2025
23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	TRC	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	2/1/2025
24-060	Lonard Custom Works	Gathering Table TI	1557 Mission Drive	139-132-023	TRC	Interior Demo of non-baring walls, interior finishes, etc for new restaurant. Signage and Colors approved by DRC w/ staff review	Building Permit Issued	04/02/2025
PROJECTS UNDER BUILDING PERMIT REVIEW **denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	I	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space	Ready to be issued	4/24/2025
210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	8-R-1	3 new SFR from an existing subdivision	Ready to be issued	07/22/2024
210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	DR-20	32 new Multi-unit condo building permit phase	Awaiting Re-submittal	3/2/2025
23-247**	Vanfossen-Knight	Interior Commercial TI	606 Alamo Pintado	139-540-054	TRC	Interior commercial TI to expand restaurant space	Awaiting Re-submittal	12/5/2024

CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
July 2024

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
23-254**	City of Solvang	410 2nd Street	41 2nd Street	139-192-025	TRC	Interior Remodel for additional offices	Ready to Issue	10/19/2024
23-259**	FPA Old Mill Associates, LP	Interior Commercial TI	486 1st Street	139-182-030	TRC	New POS service counter, new coffee bar, new lighting, plumbing & electrical.	Awaiting Re-submittal	10/24/2024
23-284**	Gutierrez	New ADU	516 5th Street	139-132-016	TRC	New 2 bedroom ADU	Awaiting Re-submittal	11/14/2024
24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	TRC	New 9 Unit hotel cottages and meeting space	Grading Permit Submitted Building Permit awaiting re-submittal	02/28/2025
24-064*	Archdiocese of Los Angeles	Mission Santa Ines Seismic Retrofit	1706 Mission Drive	139-240-067	AG	Seismic Retrofit of Mission Santa Ines. No exterior work	Awaiting Re-submittal	04/04/2025
APPROVED ENTITLEMENTS								
180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	TRC	New 11 Unit Hotel	Approved	11/06/2024
200233	Maz Y.	Water Wheel Building	425 First Street	139-192-024	TRC	Existing commercial building renovation with parking waiver	Approved	3/01/2025
210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	DR-20	Condo Map 32 Unit Development	Approved	12/04/2025
22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	P-O	New 30,000 sf medical/office building	Approved	2/06/2026
22-021	Lonnie Roy	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	TRC	New 9 Unit hotel cottages and meeting space	Approved	12/04/2026
PLANNING APPLICATIONS IN PROCESS								
	City of Solvang	General Plan Update	City Wide			Comprehensive update of the City's General Plan including General Plan EIR	Approved – 30 day CEQA Appeal	N/A
23-047	Lonnie Roy	Denmarket Square	1693/1687 Mission Drive	139-143-025,026	TRC	Development Plan and Lot Merger to demolish an existing commercial structure at 1687 Mission Drive, redevelop and create an addition at 1693 Mission Drive to construct a 40	DRC Meeting 7/18, 7/25	6/8/2025

CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
July 2024

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
						Room Hotel with four (4) ancillary commercial units		
23-242	Lots on Alamo Pintoado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	20-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	Awaiting Re-submittal	8/01/2024
23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	TRC	Amendment to approved Development Plan (Resolution No 22-07). Proposed amendment includes deli that has drive in coffee operations during the morning hours of 6 AM to 9 AM. Additions are proposed to the existing structure along the existing drive thru for a total proposed building size of 9,456 SF.	Awaiting Re-submittal	12/18/2024
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	3E-1/10-R1	3 Parcel Map subdivision	Awaiting Re-submittal	04/08/2024
PA 24-008	City of Solvang	Zoning Ordinance Amendments	City Wide			Proposed zoning ordinance amendments including consolidation of zones, land use definitions, development standards, and entitlement amendments	DRC Discussion: 7/18 CC Discussion 7/22 PC: 9/3 CC: 9/23	

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.a

Meeting Date: July 18, 2024

SUBJECT: **Discussion and provide direction on potential Zoning Ordinance Amendments**

PREPARED BY: Rafael Castillo, AICP, Planning Manager

DISCUSSION:
One of the City Council's primary goals for the 2024-2026 fiscal cycle is to streamline the entitlement and building process to make it easier for residents and businesses to improve their properties. Streamlining the entitlement process promotes common sense regulations, economic development, and improve communication with the residents, business owners, and customers. The beginning of this effort is the adoption of a New General Plan, which occurred on July 8, 2024. Its goals, policies, and implementation measures will go into effect August 7, 2024.

The General Plan is only the framework utilized for zoning regulations. It is a policy document that lays out a road map for changes needed to the City's adopted Zoning Ordinance. The adopted Zoning Ordinance has remained virtually the same since its adoption in 1990. At the May and June 2024 meeting, City staff made a presentation to solicit feedback from the Planning Commission on three areas: Zoning Consolidation and revisions, existing land use definitions, and entitlement processing.

Potential developers have approached city staff wishing to develop underutilized properties within designated design districts of the Village (the primary commercial core), and the Mission, which consists of properties to the east of the Mission Drive / Alisal Road intersection. These potential developments include a mix of commercial and residential, and primarily residential uses.

As discussed at its joint DRC/Planning Commission meeting in April 2024, under the Housing Accountability Act (California Government Code §65589.5) jurisdictions shall only enforce objective, quantifiable, written development standards, conditions, and policies. The new Community Character Element provides the foundation for development standards, however the policies crafted are still considered subjective. If a proposed project moves forward, particularly a residential project, or a mixed-use development consisting of more than 50% residential uses, the policies crafted may be rendered moot for such developments.

To ensure implementation the General Plan, including mixed-use developments, residential projects, in this critical designated plan areas, city staff proposes adoption of Design District Overlay Zones, along with other outlined amendments to the Zoning Ordinance already reviewed by the Planning Commission.

What is an overlay zone?
A zoning overlay zone creates additional regulations for a specific area to address specific needs or objectives. It modifies standard zoning regulations that are provided by the Zoning Code. Overlay districts are frequently used in zoning codes to preserve sensitive environmental features, preserve historic buildings, or promote specific types of development. Like other zoning regulations, overlay districts can control building and design, permitted land use, density, and other factors.

In this instance, city staff proposes adoption of overlay zones as the district boundaries established by the General Plan due to these districts covering multiple zoning districts. The proposed district overlays include:

- Village Area Design District (DD-1);
- Mission Design District (DD-2).

The purpose of the new overlay zones is to codify objective standards that all new development would need to follow. At minimum, the proposed standards would assist city staff, and applicants to set minimum expectations for development within the Village and mission design districts.

These two overlay districts, the Village (DD-1) and the Mission (DD-2), proposes to include a basic set of objective design standards. The propose standards include "objective" i.e. quantifiable standards that set minimum or maximum thresholds. City staff intends these standards to be the 1st step in moving towards additional objective standards, and requests the DRC review the proposed standards and provide comments to bring these forth to the Planning Commission and City Council. City staff is recommending that these do move forward in order to ensure developments do not skirt newly adopted policies, with few exceptions (i.e. density bonus housing). It is expected that after adoption, a consultant will be hired to provide objective standards for housing development, and work with city staff, members of the public, and the DRC to refine the objective design standards in the design district.

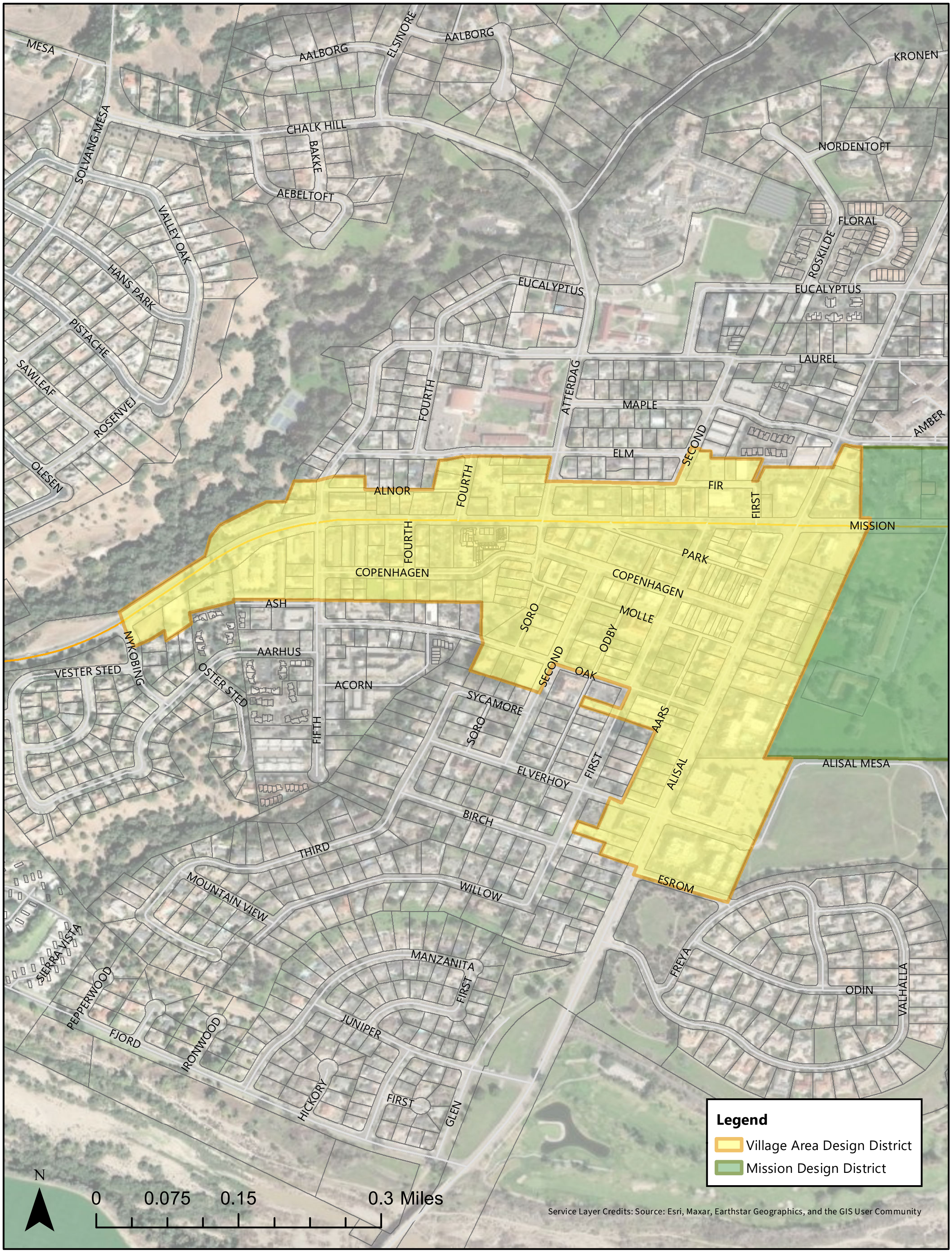
ALTERNATIVES:
There are no alternatives to this report.

FISCAL IMPACT:
City staff's time to create amendments to the Zoning Ordinance based on direction.

ATTACHMENTS:
A – Proposed District Map
B – Proposed Ordinance Revisions

Design Districts Village Area Design District

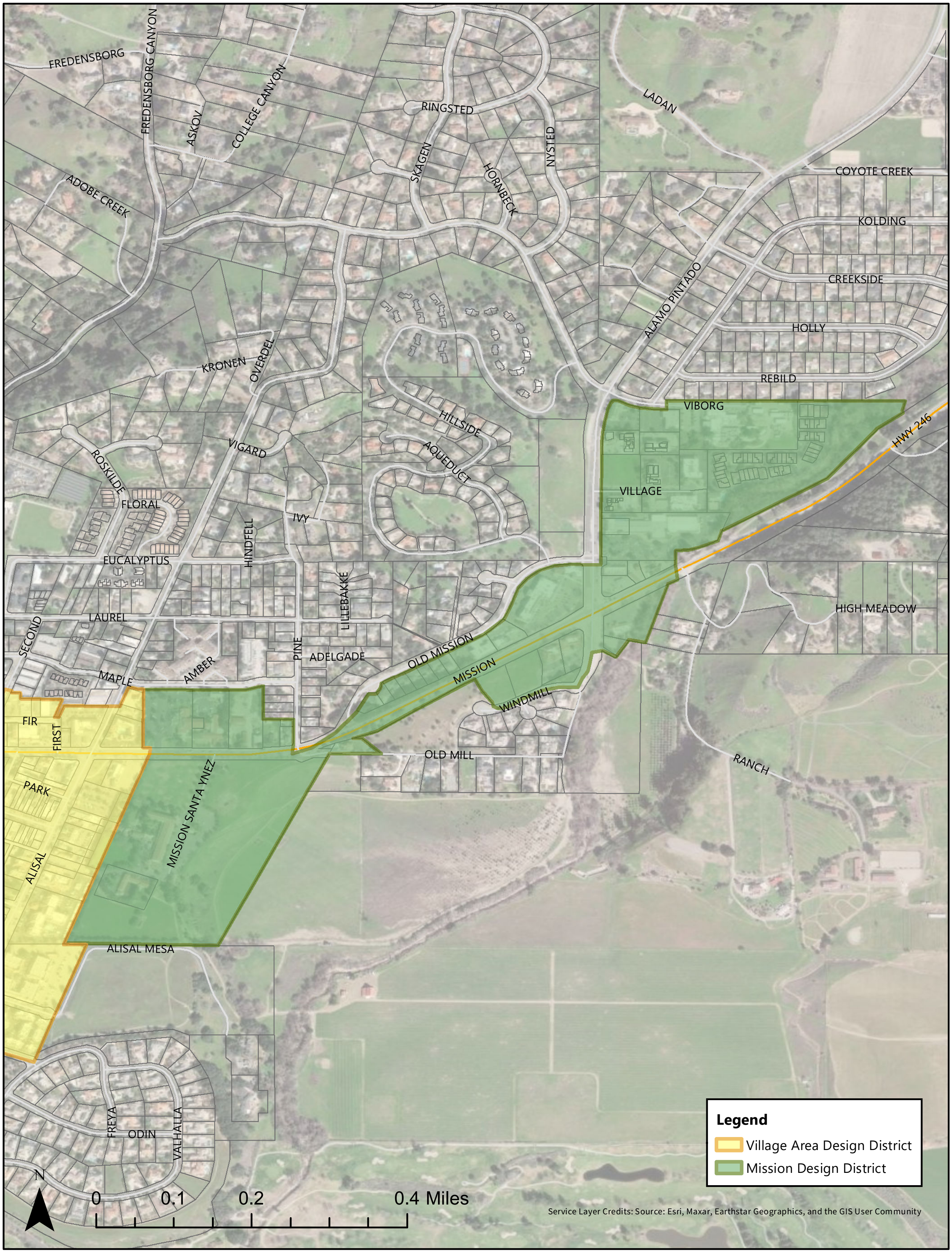
June 17, 2024



Source: City of Solvang, 2022; Mintier Harnish, 2024.

Design Districts Mission Design District

June 17, 2024



Source: City of Solvang, 2022; Mintier Harnish, 2024.

CHAPTER 7
COMMERCIAL & INDUSTRIAL ZONING DISTRICTS

§ 11-7-1 Purpose and intent.
This Chapter lists the commercial and industrial zones as established by Section 11-4-2 (Official Zoning Map and Zones) and establishes the types of land uses allowed and development standards in each commercial and industrial zone.

§11-7-2 Commercial and Industrial Zones Defined.

A. **Light Industrial (LI).** The Light Industrial zone is intended to accommodate a range of light industrial characterized by light manufacturing, research and development facilities, warehouses, and processing facilities. Maximum Floor Area Ration (FAR) is 0.75.

B. Heavy commercial (CH). The Heavy Commercial zone is intended to accommodate for large scale commercial establishments and is characterized by wholesale, heavy commercial uses, and residential mixed-use development. Residential is permitted in this designation only in a vertical mixed-use format. For vertical mixed-use developments, the ground floor shall remain a non-residential use. Maximum FAR is 0.65. Maximum allowable residential density shall be 20 units per acre.

C. **Retail Commercial (CR).** This Retail Commercial zone is intended for uses that serve the everyday needs of residents. This designation is characterized by specialty shops, grocery stores, personal service establishments, and residential mixed-use development. Residential is permitted in this designation only in a vertical mixed-use format. For vertical mixed-use developments, the ground floor shall remain a non-residential use. Maximum FAR allowed is 1.0, and allowable residential density shall be up to 20 units per acre.

D. **Village Mixed-Use (VMU).** The Village Mixed-Use zone is intended for a mix of commercial establishments, residential, professional office, hotels, hospitality uses, visitor-serving uses, and entertainment venues. This designation provides for a variety of uses with an emphasis on visitors-serving within the Danish theme downtown area. The ground floor shall remain a non-residential use for all vertical mixed-use developments, and horizontal mixed-use developments are permitted so long as the front facing uses are commercial retail/service uses. Maximum FAR allowed is 3.0, and allowable residential density shall be up to 20 units per acre.

E. **Professional Office (PO).** The Professional Office zone is intended for a range of office uses and is characterized by medical centers, general office uses, and residential mixed-use development. Residential uses are permitted in this designation only in a vertical mixed-use format. The ground floor shall remain a non-residential uses for all vertical developments. Maximum FAR allowed is 0.65 with a maximum density of 20 dwelling units per acre.

§11-7-3 Allowable Land Uses and Permit Requirements

Table 11.6 – Commercial & Industrial Zones Allowable Land Uses and Permit Requirements[1]						
Land Use	**LI**	**CH**	**CR**	**VMU**	**OP**	**Specific Use Regulations**
Industry, Manufacturing & Processing						
Storage - Warehouse	P	P				
Storage – Outdoor	CUP	CUP				
Storage – Personal Storage Facility	CUP	CUP				
Storage – Vehicles	CUP	CUP				
Research and Development / Technology Uses	P	P			P	
Media Production		P	P	P	P	
Manufacturing - Artisan	P	P		P		
Manufacturing/Processing, Light	P	P	P			
Manufacturing/Processing, Medium	P	P				
Manufacturing/Processing, Heavy	CUP	CUP				
Recycling – Processing Facility	CUP	CUP				
Recycling – Small Collection Facility	P	P	P		P	
Winemaking / Distillery Making	P	P				
Recreation, Education & Public Assembly						
Public or Quasi-Public Facility	CUP	CUP	CUP	CUP	CUP	
Park, Playground (Public)	P	P	P	P	P	
Specialized Education/Training/vocational	CUP	CUP	CUP		P	
Meeting Facility Public or Private	CUP	CUP	CUP	CUP	CUP	
Commercial Recreation Facility – Indoors	P	P	CUP	P		
Commercial Recreational Facility – Outdoors	CUP	CUP		CUP		
Health/Fitness Facility	P	P	P	P		
Studio – Art, Dance, Martial Arts, other instruction	P	P	P	P	P	
Certified Farmers' Market X			CUP	P		
Residential						
Accessory Dwelling Unit			P	P	P	11-12-2
Home Occupation			P	P	P	11-12-5
Short Term Rental				P		11-12-30
Mixed-Use Project[3]		CUP	CUP	CUP	CUP	
Single room occupancy				CUP		
Live/Work Unit		CUP	CUP	CUP	CUP	11-12-9
Transitional and Supportive Housing			P	P	P	
Single Unit Dwelling				P[2]		
Residential Care Facilities 1-6 clients[2]				P		
Day Care – Small or Large Family[2]				P		11-12-6
Retail						
Adult Oriented Business	CUP					11-14
Automobile Service and Repair[6]	CUP	CUP	CUP			

Table 11.6 – Commercial & Industrial Zones Allowable Land Uses and Permit Requirements[1]						
Land Use	**LI**	**CH**	**CR**	**VMU**	**OP**	**Specific Use Regulations**
Lumber and building materials sales yard	P	P				
Lumber and building materials sales yard, indoor only	P	P	P	P		
General Retail except the following:		P	P	P	P	
Alcoholic Beverages			CUP	CUP		
Outdoor Sales Yard	CUP	CUP	CUP			
Bar/Tavern			CUP	P		
Wine & Distillery Tasting	P	P	CUP	P	CUP	
Microbrewery / Tap Room	P		CUP	P	CUP	
Live Entertainment				CUP		11-12-34
Restaurant[4]			P	P	P	
Outdoor Barbecues			CUP	CUP		
Formula Restaurants			P			11-12-7
Walk-up window				P		11-12-7
Live Entertainment			CUP	CUP	CUP	
Medical Cannabis Retailer		CUP				11-12-XX
Vehicle Sales	P	P				
Services						
Vehicle Repair and Service	P	P	CUP			
Childcare Facility		P	P	P	P	11-12-6
Lodging			CUP	P		
Financial institutions			P	P	P	
Office – Business/Service	P	P	P	P	P	
Office – Professional	P	P	P	P	P	
Personal Services		P	P	P	P	
Personal Services -Restricted	CUP	CUP	CUP			
Mechanical car wash	CUP	CUP				
Animal Care Facility	P	P	P		P	
Medical Services – Hospital					CUP	
Medical Services – Clinic/Urgent Care		P	P		P	
Medical Services – Doctor's Office		P	P	P	P	
Medical Services – Extended Care Facility			CUP		CUP	
Business Support Services	P	P	P	P	P	
Maintenance Services – Client Site Services	P	P				
Repair Services – Small Equipment	P	P	P	P	P	
Repair Services – Large Equipment	P	P				
Vehicle Rental	P	P	CUP	P		
Vehicle Charging Stations	P	P	P	P	P	
Equipment Rental	P	P	P			

Table 11.6 – Commercial & Industrial Zones Allowable Land Uses and Permit Requirements[1]						
Land Use	**LI**	**CH**	**CR**	**VMU**	**OP**	**Specific Use Regulations**
Catering and Commercial Kitchen Services	P	P	P	CUP	P	
Transportation & Infrastructure						
Parking Facility	CUP	CUP	CUP	CUP	CUP	11-11
Telecommunication Facility	CUP	CUP	CUP	CUP	CUP	11-18
Utilities Facility	CUP	CUP	CUP	CUP	CUP	11-12-20
Underground Utilities Facilities	CUP	CUP	CUP	CUP	CUP	11-12-20

End Note

1. **Permits Required**. All uses identified as permitted or "P" may require approval of one or more of the following planning applications (as well as a building permit if a new or modified structure is involved):

a. Development Plan (Section 11-16-4);
b. Zoning Clearance (Section 11-16-4)

2. Single Family Residence. An existing single family residence is permitted including an addition or expansion consistent with underlying zoning standards with a zoning clearance. No new single family residences permitted after the effective of this date. Conversions of a single-family residence into a horizontal or vertical mixed-use shall require a Conditional Use Permit approval be consistent with Footnote 3.

3. Mixed-Use. Multi-family residential is permitted under the following conditions:
a. Residential uses are not permitted on the ground floor of mixed-use development or facing the dominant/primary street within horizontal mixed-use projects.
b. Mixed-Use projects outside of the Design District Overlay zones shall be limited to no more than 49% of the total floor area uses of proposed non-residential uses.

4. **Outdoor Barbecues.** Use is associated with a food serving use on the same site licensed by the Santa Barbara County health department and operated pursuant to the policies and standards adopted by city council resolution.

6. **Automobile Service and Repair**. No fuel is stored above ground.

Legend
P Permitted Use
CUP Use Permit Required
-- Use Not Allowed

§ 11-7-4 Commercial and Industrial Development Standards.

Table 11.7 – Commercial and Industrial Zones Development Standards						
	LI	CH	CR	VMU	OP	Specific Regulations
Building Placement Requirements						
Setbacks (minimum)						
Front (measure from edge of right of way) Building	20’	10’[1]	10’[2]	0’[3]	15’	
Side	10’	0’	0’	0’[3]	15’	
Street Side	10’	0’	0’	0’[3]	15’	
Rear Adjacent to Residential Zone	0’ 50’	0’ 20’	10’ 10’	10’ 10’	15’ 10’	
Building Form Requirements						
Building Height - maximum	35’	35’	35’	35’	35’	
Coverage - maximum	50%	50%	70%	100%	40%	
Distance Between Buildings	6’	6’	0’[4]	0’[4]	10’	
Density Requirements						
Residential Density (units/acre) – maximum		20	20	20	20	
FAR - maximum	0.75	0.65	1.0	3.0	0.65	
Lot Requirements						
Lot size - minimum square feet						
Lot Width - minimum	50’	50’	50’	50’	50’	
Other Requirements						
Landscaping - minimum	10%					
Fences and Screening	See Section 11-12-14					
Parking	See Chapter 11-11					
Signs	See Chapter 11-13					

End Notes

1. **Front Setback Encroachment**. Open canopies, porches, roofed or unroofed, and similar accessory structures may encroach not more than six (6) feet into the front setback area, provided that in no event shall such structures encroach upon a public street right-of-way unless an encroachment permit is issued by the city and Caltrans where applicable.
2. **Front Setback Encroachment.** No structure including open canopies, porches, roofed or unroofed, and similar accessory structures may encroach upon a public street right-of-way unless an encroachment permit is issued by the city and Caltrans where applicable.
3. **Setbacks for Existing Single Family Residences.** Existing single family proposing to additions or expansions shall have a minimum front and side street setback of 10 feet, and 5-feet on the side setback.
4. **Residential Density.** “Gross Acreage” shall be defined as the entire area of a lot measured to the center line of the street and including all rights of way or easements granted to the City or other public agencies for the purposes of calculating density.
5. **Architectural Features in the VMU.** Architectural features may not exceed 50 feet in height. Refer to Chapter 19

§11-7-5 Additional Commercial and Industrial Zone Requirements.

A. Permits Required in the Village Mixed-Use (VMU).

1. No permits for development, including grading, shall be issued except in conformance with an approved development permit as provided in section 11-16-5 and/or with zoning clearance in section 11-16-4 of this title.

2. Pursuant to section 11-16-4(B), the following may be through zoning clearance by the planning manager.

    a. Minor alteration, addition or replacement to an existing structure may be permitted without a development permit, provided that the alteration or addition does not exceed 500 square feet in any two year period; and/or

    b. The addition or enlargement of an outdoor patio or seating area of a restaurant, bar, cocktail lounge, or wine tasting establishment, provided parking is met consistent with Section 11-11

3. The planning manager shall reserve the right to refer such matters to the planning commission for advice prior to making a final determination. The planning manager may allow for provision of all or some of the project parking to be addressed through payment of an in lieu parking fee pursuant to section 11-11-9. Such fee may be appealed to the city council as provided in section 11-11-9(D), which may then reduce or eliminate such fee.

B. Parking and Storage of Trailers and Recreational Vehicles. It is unlawful to store or park a trailer, recreational vehicles, boats, boat trailers, accessory trailers, stock trailers, farm, construction, industrial equipment or similar article, vehicles or device on any lot within the Village Mixed-Use Zone (VMU). This section shall not be interpreted to include vehicles parked for short term in the public right-of-way that is legally registered.

C. Storage. Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view for all commercial and industrial uses.

D. Landscaping and Screening. The following additional performance standards for landscaping in the Light Industrial (LI) zone.

1. The side and rear property lines shall be landscaped with a minimum of a five foot-wide planted area and the front property line shall be landscaped with a minimum of a 10 foot-wide planted area.

2. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five foot-wide planted area, a masonry wall not less than six feet in height shall be provided along such abutting portion.

3. Outdoor storage areas shall be screened from view of any street by a wall or fence six

feet in height. Such wall or fence shall be located not closer than five feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six feet shall be landscaped by a row of trees of a type approved by the planning manager to provide continuous screening to an approximate height of not less than 20 feet nor more than 40 feet when mature.

E. Replacement of Landscaping. Any alteration to landscaped areas in commercial, office and industrial districts for the purpose of removal of such areas for replacement with paving, hard surface or gravel shall first be reviewed and approved by the city's design review committee or, if part of an application to the planning commission, by the planning commission with recommendation from the design review committee.

CHAPTER 19
DESIGN DISTRICT OVERLAY ZONES.

§ 11-19-1 Purpose.
This section sets forth procedures and standards for the establishment of Design Overlay Districts throughout the City. The purpose of the Design Overlay district is as follows.

A. Ensure that development within the overlay is in accordance with adopted Community Character Element goals, policies, and objectives within the adopted General Plan.
B. Promote the character, stability and visual quality of existing neighborhoods and by ensuring that development continues to adhere to the sense of place that has been established in Solvang in terms of design within the Design District Overlay by considering the architectural character and environmental setting of the district.
C. Assist in ensuring the visual attractiveness of residential development that meets the needs of all social and economic groups consistent with the City's adopted Housing Element while maintain the established design aesthetic that makes Solvang and unique and inviting place to live.
D. Prevent the development of structures or uses which are not of acceptable exterior design or appearance of the established design district overlay.
E. Protect the integrity of previously attained entitlements.
F. Provide for on-going decision maker involvement in project design and evolution of these objective standards to ensure conformity to the established design aesthetic, while adhering to new mandates as required.

§ 11-19-2 Establishment of District.
The City Council may establish new districts, or change boundaries of districts, by following the procedures set forth in Section 11-17-3 of this Zoning Code.

A. Design district boundaries shall be consistent with the Official Zoning Map consistent with Section 11-1-2.

§ 11-19-3. Permit Requirements.
Permit requirements shall be required consistent with Chapter 16 of this Zoning Code for uses as set forth in Chapter 7.

§ 11-19-4. Village Area Design District (DD-1) Standards.

A. Purpose.
    1. Maintain high-quality site planning and building design for where new multi-unit attached, mixed-use, and non-residential projects within the identified Village Design District.
    2. Continue to promote the "Old World Danish" design aesthetic while maintaining and enhance a high quality of life for residents, creation of business opportunities, and maintaining the design aesthetic as viewed from the public realm, including:
        a. Building form that gives exhibits "Old World Danish" (Tudor) design aesthetic that includes inviting pedestrian realm spaces, provides convenient access to buildings and active uses from the street, and creates aesthetically interesting and human-scaled facades

to which the Solvang Village is known for. Placement and orientation of doorways, windows, and landscape elements are important features that help create strong, direct relationships between the building frontage/sidewalks and the street.

   b. Open space requirements provide for a variety of functional, well designed open spaces that mimic courtyard and gathering spaces of Europe that enhance, the quality of life for residents, businesses, and visitors.
   c. A vibrant pedestrian network that offers clear circulation paths, as well as parking that is visibly screened from the public right-of-way, maintaining a friendly, inviting environment.
3. Design appropriate screening features to enhance the appearance of district for residents and pedestrians, minimize the appearance of mechanical and trash areas from the public realm, with screening that is architecturally and aesthetically compatible with buildings on site.
4. Facilitate the development or redevelopment of underutilized properties, reduce barriers, and accelerate housing production through the clear communication of design objectives and an efficient review process.

B. This Section provides standards for development projects within the established district including the following:
   1. All new structures/buildings within the established district boundary, with the exception of ADUs in conjunction with existing single unit dwellings.
   2. Redevelopment projects that propose façade improvements greater than 500 square feet that require a building permit;
   3. Additions greater than 500 square feet with the exception of existing single unit residences,
   4. Projects that propose an additional story(s), with the exception of additions to single unit dwellings.
   5. All proposed re-painting of existing structures within the district, with the exception of existing single unit residences, and ADUs for single unit residences.
   6. All proposed re-roofs of existing structures.

C. Mixed-Use Projects.
   1. A mixed-use project may combine residential uses with any other uses allowed in the applicable zone where allowed by Section 11-7-3. The residential component of mixed-use development is allowed at ground level behind street-fronting non-residential uses (horizontal mixed-use) and on upper stories as specified by this Section.

D. Site Planning.
   1. Section 11-7-4 shall establish requirements for heights, setback, and lot requirements, unless specified in this section.

E. Building Form and Design.
   1. Façade.

a. All sides of new structures shall include a menu of façade materials. These materials may be utilized as a stand alone, or in combination.
   i. Wood
   ii. Faux wood material that mimics wood grain texture and colors including but not limited to trex, panels, siding, and other similar architectural grade materials.
   iii. Stucco shall be smooth finished
b. No unarticulated or blank walls adjacent to public right of ways shall not run in a continuous plane of more than 15 feet without incorporating at least one of the following:
   i. An opening with transparent glazing providing views into work areas, display areas, sales areas, lobbies, or similar active spaces
   ii. A working door for ingress/egress
   iii. Public art
   iv. Outdoor dining areas

2. Architectural Materials. The following is a menu of architectural details are required on all new structures. These may be utilized as a stand alone, or utilized in combination.
   a. Bricks.
      i. Red or yellow toned bricks comprised of either clay or faux veneer that mimics red/yellow clay bricks shall be utilized.
      ii. Bricks shall be uniformed in size.
      iii. Bricks may be utilized as an accent on a wall or series of walls.
      iv. Bricks utilized as accent bands shall have a minimum of four (4) feet in height from finished floor elevation or to the base of required ingress/egress window, whichever is less.
   b. Half-timbering shall include the following
      i. All beams shall consists of wood or synthetic composite wood like material.
      ii. Main beams (Balker) shall be Horizontal with a minimum width of six (6)-inches with a maximum width of 12-inches.
      iii. Vertical Posts (Stolper). Shall be spaced evenly and align with the main beams (Balker). Minimum spaces shall be two (2) feet apart from each horizontal post, not to exceed four (4) feet.
      iv. Diagonal Braces (Skråbånd) shall be utilized to add visual interest.
      v. Timber Colors. Shall be dark colors such as black, dark brown, or charcoal grey.
      vi. Pattern. timbers in a vertical, horizontal, and diagonal pattern to create a grid or crisscross appearance.
   c. Stone or cobbles.
      i. Stones such as granite, limestone, fieldstone shall be utilized. Faux stone shall be permitted if the material mimics

appearance of natural stone.

ii. Cobble stone may be utilized if constructed of granite or other synthetic materials. Cobble stone shall range in shapes with diameter minimum of four (4) inches to a maximum of 4-inches.

iii. Stone or cobble stone utilized for accent bands shall consist of no more than 30 percent of surface of wall plane facing a public right of way or alleyway.

iv. Mortar utilized in stone or cobble application shall be in a color that complements the stone.

3. Building Mass and Height.
    a. Measure of Height for structures. Measurement of floors and structure height shall consist of the following:
        i. Building height shall be measured within the village from finished floor area to the top of plate for habitable spaces, and shall not exceed 35-feet in height.
        ii. Architectural appendages shall not exceed more than 10-feet beyond the maximum height. This shall include gables, pitched roofs, dormers, etc.
        iii. Structures that include architectural focal points such as windmills, bell towers, steeples, and other similar features, shall not exceed 50-feet consistent with Section 11-7-4.
        iv. Minimum first floor height shall be 12-feet, as measured from finished floor, with a maximum of 15-feet for multi-story buildings.
        v. Maximum height of 2nd stories and above shall be 10-feet, consistent with traditional construction techniques.
        vi. Elevator shaft or stairway. An elevator or stairway to a rooftop deck/upper story open space that is no more than 100 square feet in area and set back from any building edge by at least five feet may exceed the maximum height limit by up to eight feet
    b. Overhangs. Structures that are two stories and above that extend beyond the lower floors (jettying) shall adhere to the following:
        i. Extend a minimum of 18 inches from the first floor, not to exceed 24-inces as measured from the edge of the first-floor façade.
        ii. Decorative brackets. The use of decorative brackets shall be spaced at a minimum of 24-inch intervals.
4. Roofing
    a. Decorative Brackets. Use of decorative brackets to support eaves is encouraged. Materials shall consists of stones or decorative wood consistent with section 11-19-4.E.2.
    b. Eves. Eaves shall extend a minimum of 12 inches to a maximum of 18 inches.
    c. Ridge caps. The use of decorative ridge caps to enhance the roofline

is encouraged.

d. Roof Form and Structure. Roofs shall have a minimum pitch of 30 degrees with a maximum pitch of 45 degrees.
e. Roofing Materials. Roofing materials shall consist of the following.
    i. Clay Tiles, either red or orange hues.
    ii. Slate Tiles, either red or orange hues.
    iii. Architectural grade asphalt composition that mimics the appearance of traditional roofing materials that contained dimensionality, color variation. Variation and dimensionality. Layering may also be utilized to create dimensionality and color variation.
f. Rooflines shall be vertically articulated at a maximum of 50-foot intervals along the street frontages through the use of the following:
    i. A change in roof height.
    ii. A change in roof pitch
    iii. Use of a dormer, gables, parapet, chimney.

5. Windows.
    a. Decorative elements. Decorative elements are encouraged including but not limited to patterns such as diamond or grid layouts. The use of bars/dividers are also encouraged. If bars/dividers are utilized, the following standards shall be applicable.
        i. Divider/Bars shall be proportionally spaced, dividing windows into smaller panes in either 6 over 6 or 8 over 8 design schemes.
        ii. Minimum divides/bars shall have a minimum depth of six (6) inches.
    b. Placement. Windows shall be placed symmetrically on the façade and adhere to the following spacing standards:
        i. Spaced a minimum of 12 inches.
        ii. Windows shall be located a minimum of 24 inches from corners of buildings.
        iii. Vertical distance between the tops of the windows on one floor and the bottoms of the windows on the floor above should be at least 12 inches.
    c. Proportions. Windows shall have a height-to-width ratio of 2:1 to 3:2, reflecting traditional proportions.
    d. Shutters. Use of shutters is encouraged.
    e. Trim. Use of Trim shall consists of wood or molding that compliments the selected building color. Trim shall be a minimum depth of six (6) inches.
6. Ornamental Details.
    a. Balconies. Balconies may be utilized on second stories and above with the following standards:
        i. Width of balcony shall be a minimum of three (3) feet, with a maximum width of six (6) feet.
        ii. Railing height shall have a maximum height of 42-inches.

iii. Balconies shall have a minimum 12-inch projection from the façade.
iv. Railing design shall consist of wrought iron, or powder coated steel/aluminum that mimic the appearance of wrought iron.
v. Baluster spacing shall be no greater than four (4) inches apart.
vi. Placement of balcony(ies) shall be centered on the facade, aligning with other architectural elements including windows and doors.

b. Chimneys. Chimneys may be utilized with the following standards:
   i. Shall extend a minimum of three (3) feet above the roof line.
   ii. Minimum width of a chimney shall be two (2) for residential structures and four (4) for commercial/mixed-use structures.
   iii. Minimum depth shall be 18-inches.
   iv. Position chimneys shall either be at the center of a roof line or at the gable ends of the building.
   v. Stone or brick materials shall be utilized for the façade of the chimney.
   vi. Decorative cap shall be utilized. Metal caps shall be permitted.

c. Dormers. The Use of Dormers is encouraged to create roofline variation. The following standards shall apply.
   i. Proportions. Dormers should have a height-to-width ratio of approximately 1:1 or 3:2.
   ii. Roof Pitch. Roof pitch shall be a minimum of 30 degrees to a maximum of 60 degrees.
   iii. Dormers shall be integrated into to main roof, avoiding abrupt transitions.
   iv. Dormers shall have a minimum 12 inch setback from eaves.
   v. Materials. Materials shall be consistent with roofing materials. Use of timber framing is encouraged.
   vi. Trim. Use decorative trims around dormer windows, matching those on the main façade shall be utilized. Trims shall have a minimum depth of 6-inches.

d. Gables. Use of gables is encouraged to create roofline variation. The following standards shall apply.
   i. Roof Pitch. Roof pitch shall be a minimum of 45 degrees to a maximum of 60 degrees.
   ii. Proportion. Gables should have a height-to-width ratio of approximately 1:1 or 3:2.
   iii. Eaves shall extend a minimum of 12 inches on the gable.
   iv. Exposed timber framing shall be utilized and may be stained or painted to compliment the building color.
   v. Infill material. Use of brick, stone is encouraged for the infill material between the timber or entire gable.

F. Lighting. Exterior structure lighting shall adhere to the following standards.
   1. Design. Lighting fixtures shall complement building design.
   2. Shielded fixtures. Fully shielded fixtures shall be utilized that direct light downward and prevent light from escaping upward.
   3. Light fixtures shall be limited to a maximum height of 20 feet or the height of the nearest building, whichever is less.
   4. Outdoor lighting shall utilize energy-efficient fixtures/lamps such as light-emitting diodes (LED), compact fluorescent lamp (CFL) lights, or other energy-efficient fixtures.
   5. Non-residential outdoor lighting affixed to poles shall not exceed 20 feet in height.
   6. Pathway and Walkway lighting. Bollards with downward-facing lights to illuminate paths without causing glare or skyglow shall be utilized.

G. Landscaping and Open Spaces. Developments are required to meet minimum landscaping and open space standards set forth in Section 11-7-4. The following shall also be applicable.
   1. Developments are encouraged to include courtyards and gathering spaces. Developments greater than 15,000 square feet in gross floor area shall be required to incorporate courtyard or gather spaces which includes the following:
      i. shaded seating areas
      ii. Public art,
      iii. Dining areas oriented towards the public right-of-way
      iv. Other public amenities in courtyards consistent with proposed building design.
   2. Private Residential open spaces. Development projects with proposed residential development shall include a minimum of 60 square feet of private open space. Minimum dimension, width or depth, of any private residential open space shall be five (5) feet. The private open space shall be accessible from within the unit and may include patio areas, balconies, and decks, but not stairs, entrance decks, stoops, and/or landings.

   3. Common Residential Open Space. Common residential open space may be utilized to meet private residential open space requirements. The following standards shall be applicable:
      i. Minimum dimension, width or depth, of any common residential open space area shall be 15 feet.

H. Parking and Vehicle Access.
   1. Vehicle access shall be located on alleys and side streets where available.
   2. Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage Pedestrian Access.
   3. In the drive aisle, decorative materials such as pavers or scored or colored concrete shall be required from the back of sidewalk for a minimum of five feet in depth.

4. Driveway Curb Cuts. Curb cuts shall not exceed one curb cut for every 50 feet of street frontage.

I. Pedestrian Access and Circulation.
   1. Primary Pedestrian Entrance. For all residential and nonresidential uses, at least one primary entrance to a ground-floor use shall face the primary street right-of-way. Individual residential entries may face a secondary/side street or be accessed through the interior of the building. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street.
   2. Required Pedestrian Connections. An internal system of pedestrian walkways shall be designed to provide direct access connections to and between the following:
      i. Entrances to each primary structure;
      ii. Off-street parking areas or parking structures;
      iii. All site amenities or public gathering spaces; and
      iv. The public sidewalk system along the perimeter streets abutting the development.
   3. Minimum Walkway Width. Internal walkways shall be a minimum of six (6) feet wide where located adjacent to any common open space areas. Internal walkways elsewhere on the property shall be a minimum of four feet wide.
   4. Walkways through Vehicle Areas. At each point that the on-site pedestrian walkway system crosses a parking lot, internal street, or driveway, the walkway or crosswalk shall be clearly marked by a change in paving materials distinguished by color, texture, or height.

J. Trash Enclosures and Screening. Solid waste and recycling enclosures shall be articulated consistent with the structure design and are screened from the public-right of-way.

K. Colors. Façade colors shall utilized approved color palettes contained in Appendix A. Alternative colors may be approved by the Review Authority.

L. Alternative Compliance. Design standards are not intended to limit creative solutions. Requests for alternative compliance through the Modification to Standards (Section 11-19-X) process may be accepted for any application to which these standards apply.

§ 11-19-5. Mission Design District (DD-2) Design Standards.

A. Purpose.
   1. Maintain high-quality site planning and building design for where new multi-unit attached mixed-use, and non-residential projects within the established Mission Design District.
   2. The Mission Design District is intended to provide cohesive high-quality development that reflects traditional California architectural design and history including the following:
      a. Recognize distinctive sites that exemplify the Spanish Colonial Revival structures in the planning area such as Mission Santa Ines and the landmark Veterans Memorial Hall on the north side of

Mission Drive
    b. Create a cohesive design scheme that embraces an assortment of existing buildings and developments in the district already embrace the Spanish Colonial Revival design style and architectural features within the plan area.
    c. Create a distinct separate design aesthetic compared to the Village Design District.
  3. Facilitate the development or redevelopment of underutilized properties, reduce barriers, and accelerate housing production through the clear communication of design objectives and an efficient review process.

B. This Section provides standards for development projects within the established district including the following:
  1. All new structures/buildings within the established district boundary, with the exception of ADUs in conjunction with existing single unit dwellings.
  2. Redevelopment projects that propose façade improvements greater than 500 square feet that require a building permit;
  3. Additions greater than 500 square feet with the exception of existing single unit residences,
  4. Projects that propose an additional story(s), with the exception of additions to existing residential units.

C. Mixed-Use Projects.
  1. A mixed-use project may combine residential uses with any other uses allowed in the applicable zone where allowed by Chapter 7. The residential component of mixed-use development is allowed at ground level behind street-fronting non-residential uses (horizontal mixed-use) and on upper stories as specified by this Section.

D. Site Planning.
  1. Section 11-7-3 shall establish requirements for heights, setback, and lot requirements, unless specified in this section.

E. Building Form and Design.
  1. Façade.
    a. All sides of new structures shall include smooth or lightly textured stucco.
    b. Colors shall be earthtone.
    c. No unarticulated or blank walls adjacent to public right of ways shall not run in a continuous plane of more than 15 feet without incorporating at least one of the following:
      i. An opening with transparent glazing providing views into work areas, display areas, sales areas, lobbies, or similar active spaces
      ii. A working door for ingress/egress
      iii. Public art
      iv. Outdoor dining areas
      v. Arcade or Arch
  2. Architectural Materials. The following is a menu of architectural details are required on all new structures. These may be utilized as a stand alone, or utilized

in combination.

   a. Wrought Iron. Wrought iron may be utilized as decorative materials on the exterior of building including but not limited to window grilles, balconies, railings, light fixtures. The following standards are applicable.
      i. Finish. Black, dark bronze or natural patina finished shall be utilized.
      ii. Repetition of Design. Use of motifs and patterns across various ironwork elements (e.g., gates, grilles, railings) shall be utilized.
      iii. Height. Railings height shall be a minimum of 36-inches.
      iv. Spacing. Baluster spacing shall be even, with a maximum spacing of four (4) inches between balusters.
      v. When used in conjunction with windows, wrought iron shall be securely anchored and integrated with window design.
   b. Tile. Use of tiles is encouraged as for use in stair risers, baseboards, accent walls and Niches. The following standards are applicable.
      i. Material. Ceramic or terra cotta tiles shall be utilized.
      ii. Color. Tile colors shall consist of earthy tones (terracotta, ochre, brown), vibrant blues, greens, yellows, and whites.
      iii. Patterns. Use of patterns include geometric designs, floral motifs, and traditional Spanish or Moorish-inspired patterns, is encouraged.
      iv. Tiles utilized in baseboards shall have a minimum height of two (2) includes from the finished floor elevation, with a maximum of eight (8) inches in height.
      v. Tiles are encouraged to create focal points or highlight architectural features, such as alcoves or archways.
   c. Wood. The use of wood adds, texture, and authenticity to the building's facade. The following standards are applicable.
      i. Wood material such as Cedar, redwood, treated pine, or faux wood material that mimics wood grain texture and colors including but not limited to trex, panels, siding, and other similar architectural grade materials shall be utilized.
      ii. Wood utilized as columns and posts shall have a minimum diameter of 8 inches, not to exceed 12 inches in diameter or width, unless required by the California Building Code.
      iii. Columns and posts shall be spaced evenly.
      iv. Decorative corbels and brackets are encouraged.

3. Building Mass and Height.
   a. Measure of Height for structures. Measurement of floors and structure height shall consist of the following:
      i. Building height shall be measured within the Mission Design District from finished floor area to the top of plate for habitable spaces, and shall not exceed 35-feet in height.
      ii. Architectural appendages shall not exceed more than 10-feet

beyond the maximum height.

   iii. Structures that include architectural focal points such as bell towers, etc, shall not exceed 50-feet consistent with Section 11-7-4.
   iv. Minimum first floor height shall be 12-feet.
   v. Elevator shaft or stairway. An elevator or stairway to a rooftop deck/upper story open space that is no more than 100 square feet in area and set back from any building edge by at least five feet may exceed the maximum height limit by up to eight feet.

4. Roofing
   a. Eves. Eaves shall extend a minimum of 12 inches to a maximum of 24 inches.
   b. Soffits. The use of soffits is encouraged. Soffits shall be open or covered with wood plank or stucco.
   c. Roof Form and Structure. Roofs shall have a minimum pitch of 15 degrees with a maximum pitch of 30 degrees.
   d. Materials. Roofing materials shall consist of the following.
      i. Clay or terracotta.
      ii. Concrete tiles that mimic the design of traditional clay tiles.
      iii. Metal tiles that mimic the design of traditional clay tiles.
      iv. Fiber cement tiles that mimic the design of traditional clay.
      v. All roofing material shall be red, orange, or brown hues.
   e. Shape. Round or "S" shape tiles (mission/barrel).
   f. Rooflines shall be vertically articulated at a maximum of 50-foot intervals along the street frontages through the use of the following:
      i. A change in roof height.
      ii. A change in roof pitch
      iii. Use of a dormer or gables.
5. Windows.
   a. Shape. Windows shall be rectangular or arched.
   b. Trim. Use of Trim shall consists of wood or molding that compliments the selected building color. Trim shall be a minimum depth of six (6) inches.
6. Ornamental Details.
   a. Arches and Arcades. The use of arches and arcades are encouraged.
   b. Balconies. Balconies may be utilized on second stories and above with the following standards:
      i. Width of balcony shall be a minimum of three (3) feet, with a maximum width of eight (8) feet.
      ii. Railing height shall have a maximum height of 42-inches.
      iii. Balconies shall have a minimum 12-inch projection from the façade.
      iv. Railing design shall consist of wrought iron, or powder coated steel/aluminum that mimic the appearance of wrought iron.

v. Baluster spacing shall be no greater than four (4) inches apart.
vi. Placement of balcony(ies) shall be centered on the facade, aligning with other architectural elements including windows and doors.

c. Dormers. The Use of Dormers is encouraged to create roofline variation. The following standards shall apply.
   i. Dormers shall be integrated into to main roof, avoiding abrupt transitions.
   ii. Dormers shall have a minimum 12 inch setback from eaves..
   iii. Trim. Use decorative trims around dormer windows, matching those on the main façade shall be utilized. Trims shall have a minimum depth of 6-inches.
d. Gables. Use of gables is encouraged to create roofline variation. The following standards shall apply.
   i. Eaves shall extend a minimum of 12 inches on the gable.
   ii. Exposed rafters shall be utilized and may be stained or painted to compliment the building color.

F. Lighting. Exterior structure lighting shall adhere to the following standards.
   1. Design. Lighting fixtures shall complement building design.
   2. Shielded fixtures. Fully shielded fixtures shall be utilized that direct light downward and prevent light from escaping upward.
   3. Light fixtures shall be limited to a maximum height of 20 feet or the height of the nearest building, whichever is less.
   4. Outdoor lighting shall utilize energy-efficient fixtures/lamps such as light-emitting diodes (LED), compact fluorescent lamp (CFL) lights, or other energy-efficient fixtures.
   5. Non-residential outdoor lighting affixed to poles shall not exceed 20 feet in height.
   6. Pathway and Walkway lighting. Bollards with downward-facing lights to illuminate paths without causing glare or skyglow shall be utilized.

G. Landscaping and Open Spaces. Developments are required to meet minimum landscaping and open space standards set forth in Section 11-7-4. The following shall also be applicable.
   1. Developments are encouraged to include courtyards and gathering spaces. Developments greater than 15,000 square feet in gross floor area shall be required to incorporate courtyard or gather spaces which includes the following:
      i. shaded seating areas;
      ii. Paseos;
      iii. Courtyards;
      iv. Patios;
      v. Gardens.
   2. Private Residential open spaces. Development projects with proposed residential

development shall include a minimum of 60 square feet of private open space. Minimum dimension, width or depth, of any private residential open space shall be five (5) feet. The private open space shall be accessible from within the unit and may include patio areas, balconies, and decks, but not stairs, entrance decks, stoops, and/or landings.

3. Common Residential Open Space. Common residential open space may be utilized to meet private residential open space requirements. The following standards shall be applicable:
    vi. Minimum dimension, width or depth, of any common residential open space area shall be 15 feet.

H. Parking and Vehicle Access.
1. Vehicle access shall be located on alleys and side streets where available.
2. Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage Pedestrian Access.
3. In the drive aisle, decorative materials such as pavers or scored or colored concrete shall be required from the back of sidewalk for a minimum of five feet in depth.
4. Driveway Curb Cuts. Curb cuts shall not exceed one curb cut for every 50 feet of street frontage.

I. Pedestrian Access and Circulation.
1. Primary Pedestrian Entrance. For all residential and nonresidential uses, at least one primary entrance to a ground-floor use shall face the primary street right-of-way. Individual residential entries may face a secondary/side street or be accessed through the interior of the building. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street. Use of entry porch, stoop, or covered element shall be incorporated.
2. Required Pedestrian Connections. An internal system of pedestrian walkways shall be designed to provide direct access connections to and between the following:
    i. Entrances to each primary structure;
    ii. Off-street parking areas or parking structures;
    iii. All site amenities or public gathering spaces; and
    iv. The public sidewalk system along the perimeter streets abutting the development.

J. Trash Enclosures and Screening. Solid waste and recycling enclosures shall be articulated consistent with the structure design and are screened from the public-right of-way.

K. Alternative Compliance. Design standards are not intended to limit creative solutions. Requests for alternative compliance through the Modification to Standards (Section 11-19-6) process may be accepted for any application to which these standards apply.

§ 11-19-5. Review Authority.

A. Review Authority Established. Review authority shall be consistent with Section 11-19-2 for proposed permit types. If the Planning Manager or their designee has determined that a proposed project has met the objective design standards, the review authority shall be limited to the following:
    1. Landscaping.
    2. Lighting.
    3. Colors.

§ 11-19-6. Modification to Standards.

A. Purpose. This purpose of this Section is to provide the flexibility necessary to allow for minor deviations or exceptions from development standards and/or objective design standards applicable to development to respond to unique conditions of a property or project or to the conditions on adjacent properties, that constitute a reasonable use or development of a property that will be compatible with surrounding uses and development.

B. Applicability. An application for Modification to Standards may only be submitted for the following:

    1. Decrease of up to 10 percent in the dimensions that are stated.
    2. For additions and alterations to existing buildings, an alteration, relief, or substitution required by an objective design standard listed in Section 11-19-3 and 11-19-4.
    3. For new buildings, an alteration, relief, or substitution required by an objective design standard listed in Section 11-19-3 and 11-19-4.

C. Review Authority. the Planning Commission is authorized to approve, conditionally approve, or deny Modification to Standards seeking any type of exception from an objective design standards. The Design Review Committee shall provide a recommendation to the Planning Commission.

D. An application for a Modification to Standards shall be prepared, filed, and processed in compliance with Section 11-16-1.

E. Approval. A modification to standards shall be approved only after the Review Authority makes all of the following findings:

    1. The Modification to Standards is consistent with the purpose, intent, goals, policies, programs, and land use designation of the General Plan, Zoning Code, and any applicable specific plan.
    2. The Modification to Standards will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
    3. For exceptions to objective design standards, the Modification to Standards will result in a superior design approach suited to the type of development, circumstances at the property or adjacent property(ies), and/or constitutes a reasonable design solution that improves compatibility with surrounding development.

To: Design Review Committee 15 July 2024

CC: Rafael Castillo

Subject: Comments on Agenda Item 4.a., DRC Meeting, 18 July 2024

Thank You DRC members for your continued service to the community.

A few comments and questions:

1. .The 4th paragraph of staff memo mentions a "new Community Character Element" which presumably refers to the Solvang 2045 General Plan. There is no such element in the Plan; perhaps Rafael is referring to Chapter 3, Community Design? I also found this new term in Chapter 19, Attachment A in your package.
2. Some minor inconsistent terminology in paragraphs 5-8 of the staff memo could cause confusion. I noted four different terms for the proposed zoning overlays. Similar multiple terms are used in Chapter 19 of Attachment A. One consistent term should be adopted:
    a. Design District Overlay Zones
    b. Zoning overlay zone
    c. Overlay districts
    d. Overlay zones
3. Attachment A, Chapter 7, Table 11.6. First column has the title "Land Use". But the land uses listed in this column bear little resemblance to the Land Use Diagram in the General Plan. If the General Plan is truly to be the fundamental document that underpins zoning, the Land Use Diagram terms should be used in this and other tables to come.
4.

Dennis Beebe

Solvang

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.b
Meeting Date July 18, 2024

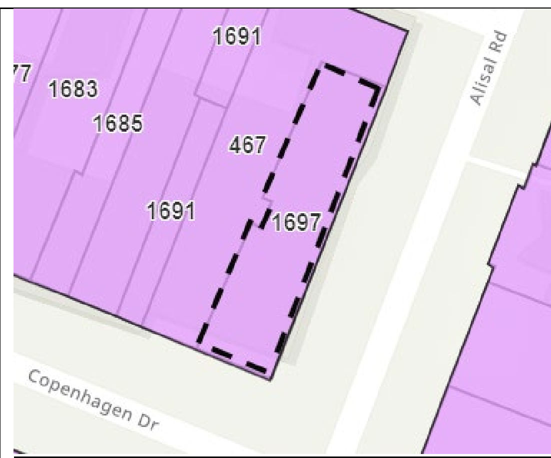
SUBJECT: **Discussion and possible action regarding a land use permit for 1697 Copenhagen Drive (APN 139-182-021) for proposed exterior tenant improvements; exterior paint color, demolition of existing raised planters, modification and replacement of existing doors and windows, repair half timbers. The proposed project is categorically exempt from CEQA.**

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:
The applicant is proposing an exterior remodel at 1697 Copenhagen Drive (APN 139-182-021) in the Tourist Related Commercial (TRC) Zoning District. The applicant is proposing; exterior paint color, demolition of existing raised planters, modification and replacement of existing windows and doors, repair of brick planters as needed, and repair of half timbers as needed. All changes proposed are for the building frontage facing Alisal Road. No changes are proposed for the building frontage facing Copenhagen Drive, nor is the applicant proposing replacement of existing murals that are attached to the building.

<u>Project Information</u>

Property Owner	Rasmussen Trust
Applicant:	Lonnie Roy
APN:	139-182-021
General Plan Designation:	Tourist Commercial
Zoning:	Tourist Related Commercial (TRC)



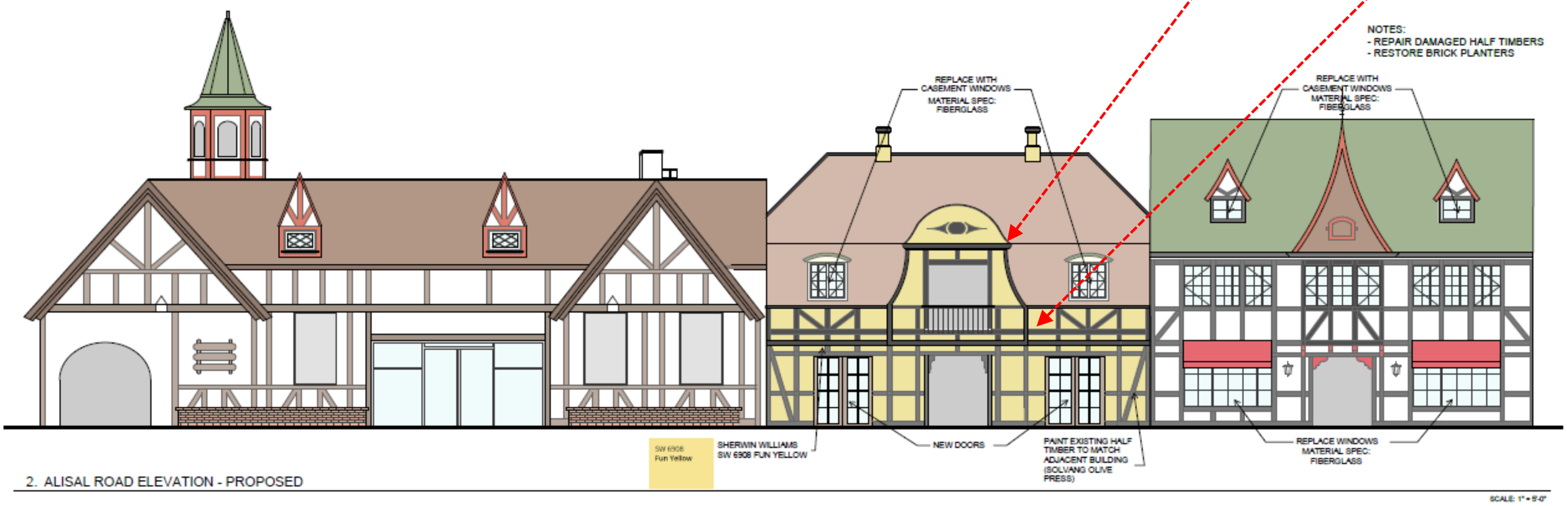
<u>Project Description</u>
The Applicant requests Design Review Committee (DRC) review and approval for the following:

- Exterior paint for one building. The face of the building will be painted fun yellow. The half timbers will be painted Deep Forest Brown to match the adjacent building to the north.
- Demolish existing raised brick planters
- Modification and replacement of existing windows
- Modification and replacement of existing doors
- Repair raised brick planters as needed
- Repair half timbers

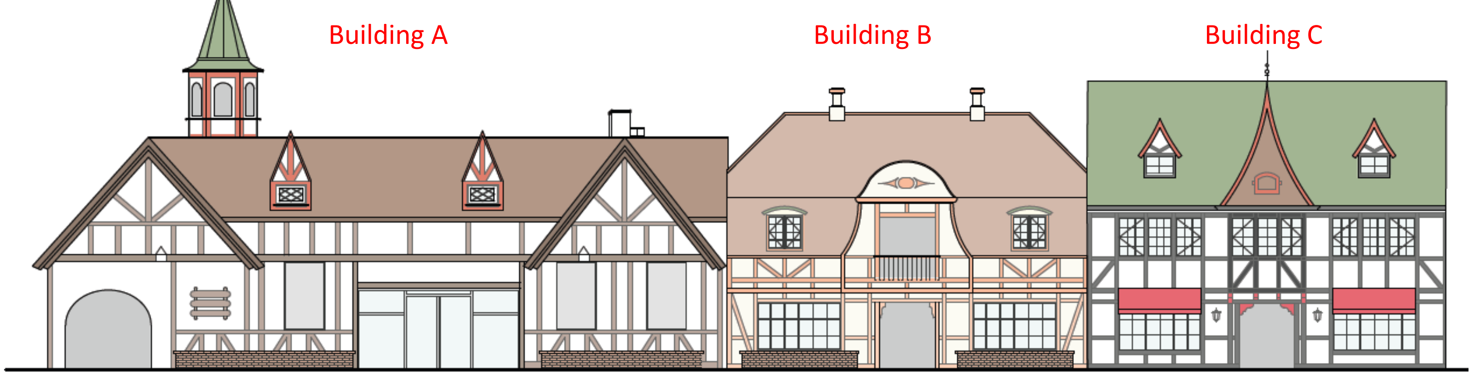
Exterior paint

The applicant is proposing a change to the exterior paint of building 'B' facing Alisal Road. Fun Yellow will be used for the body of the building. The half timbers will be painted Deep Forest Brown to match the adjacent building to the north.

Proposed tenant improvements East elevation facing Alisal Road



Existing East elevation facing Alisal Road



The applicant will demolish an existing raised brick planter bed to add a set of doors to building 'B' facing Alisal Road. The remaining brick planters will be restored if needed. The half timbers will be repaired like for like as needed.

Modification and replacement of existing windows and doors

Buildings 'B' and 'C' will have windows replaced with fiberglass. The existing dormer windows on buildings 'B' and 'C' will be replaced with casement windows.

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.

RECOMMENDATION:

1. The Committee may approve a land use permit for the proposed exterior paint color, demolition of existing raised planters, modification and replacement of existing windows and doors, repair of brick planters as needed, and repair of half timbers as needed. The proposed project meets all pertinent requirements and appropriate findings may be made as presented to the DRC.

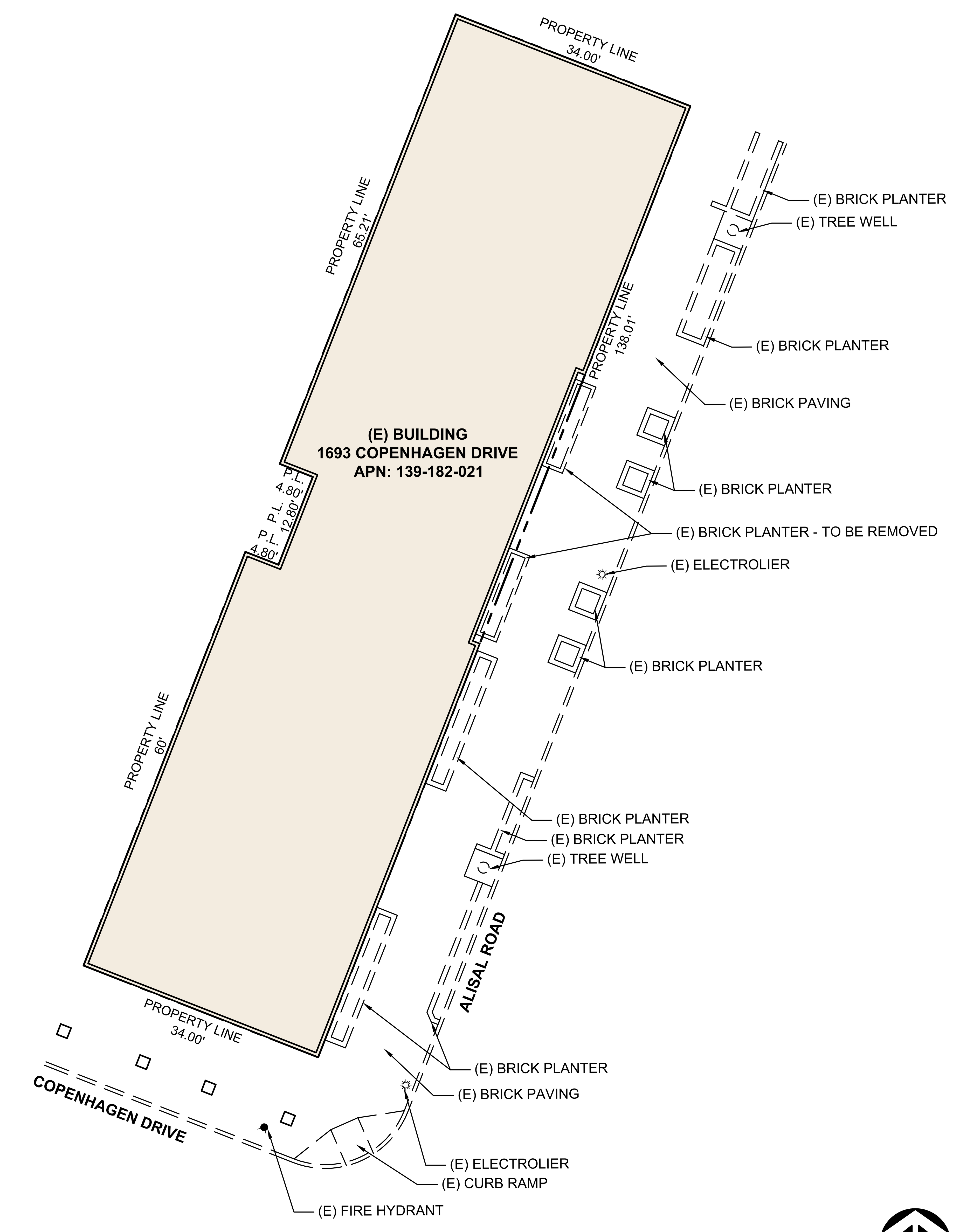
2. The Committee may direct the applicant to modify the proposed exterior paint color, demolition of existing raised planters, modification and replacement of existing windows and doors, repair of brick planters as needed, and repair of half timbers as needed. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designee.

FISCAL IMPACT:
The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:
A – Applicant package

EXTERIOR REMODEL
1697 COPENHAGEN DRIVE
SOLVANG, CA 93463

SITE PLAN



SITE PLAN

SCALE: 3/32" = 1'-0"

CONTACT INFORMATION

OWNER:	DAVID RASMUSSEN AND ANDREW RASMUSSEN CO-TRUSTEES OF THE RASMUSSEN 1992 TRUST 2329 JANIN WAY, SOLVANG, CA 93463
ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: KEITH NOLAN PHONE: (805) 896-8374 EMAIL: KNolan@architects-ca.com
AGENT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com

PROJECT STATISTICS

EXISTING	NET	GROSS
BASEMENT	±1,980 SF	±2,300 SF
1ST FLOOR	±4,120 SF	±4,565 SF
2ND FLOOR	±2,320 SF	±2,600 SF
TOTAL EXISTING	**±8,420 SF**	**±9,465 SF**

DEMOLITION	NET	GROSS
NONE		

PROPOSED	NET	GROSS
NONE		

CODE REQUIREMENT:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLES 24 & 25)
- 2022 CALIFORNIA MECHANICAL CODE (2022 C.M.C.)
- 2022 CALIFORNIA PLUMBING CODE (2022 C.P.C.)
- 2022 CALIFORNIA ELECTRICAL CODE (2022 C.E.C.)
- CITY ORDINANCES
- FEDERAL OSHA
- COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

SITE COVERAGE

EXISTING	
BUILDING:	±4,565 SF / 95.3%
IMPERMEABLE HARDSCAPE	±225 SF / 4.7%
PERMEABLE HARDSCAPE	0 SF / 0.0%
LANDSCAPE	0 SF / 0.0%
TOTAL	±4,790 SF / 100.0%

PROPOSED	
BUILDING:	±4,565 SF / 95.3%
IMPERMEABLE HARDSCAPE	±225 SF / 4.7%
PERMEABLE HARDSCAPE	0 SF / 0.0%
LANDSCAPE	0 SF / 0.0%
TOTAL	±4,790 SF / 100.0%

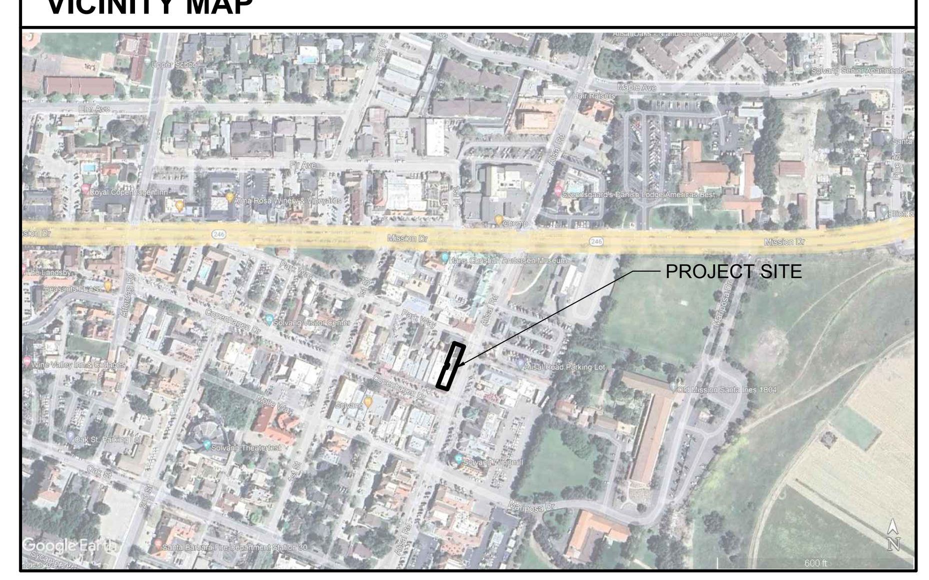
SOLID WASTE NOTE

WASTE MANAGEMENT WILL SERVE THE PROJECT DURING CONSTRUCTION AND POST CONSTRUCTION

PARKING

EXISTING	0 SPACES
PROPOSED	0 SPACES

VICINITY MAP



SHEET INDEX

PROJECT DESCRIPTION

DEMO RAISED BRICK PLANTER AGAINST MIDDLE BUILDING. REPLACE MIDDLE BUILDING FRONT WINDOWS WITH FRENCH DOORS. REPLACE ALL WINDOWS FOR THE NORTHERLY TWO BUILDINGS ALONG THE ALISAL ROAD FRONTAGE. REPAINT MIDDLE BUILDING. REPAIR AND REPAINT DAMAGED HALF TIMBER AS NEEDED.

NO CHANGE TO THE COPENHAGEN DRIVE ELEVATION PROPOSED.

PROJECT INFORMATION

APN	139-182-021
PROJECT ADDRESS:	1697 COPENHAGEN DRIVE SOLVANG, CA 93463
EXISTING ZONING:	TRC - TOURIST RELATED COMMERCIAL
EXISTING GP LAND USE:	TOURIST COMMERCIAL
GROSS LOT SIZE:	0.11 ACRES
NET LOT SIZE:	0.11 ACRES
CONST TYPE:	V-B
HIGH FIRE:	NO
OCCUPANCY:	M, B

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

• ON design LLC •
• P.O. BOX 598 • Santa Barbara • California • 93102 •

EXTERIOR REMODEL
1697 COPENHAGEN DRIVE
SOLVANG, CA 93463
TITLE SHEET

Revisions

Project Manager
KN
Drawn By

Scale
VARIES
Print Date

T-1.1

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

KEY MAP

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

ON design LLC
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EXTERIOR REMODEL
1697 COPENHAGEN DRIVE
SOLVANG, CA 93463
PHOTOS

Revisions

Project Manager
KN
Drawn By

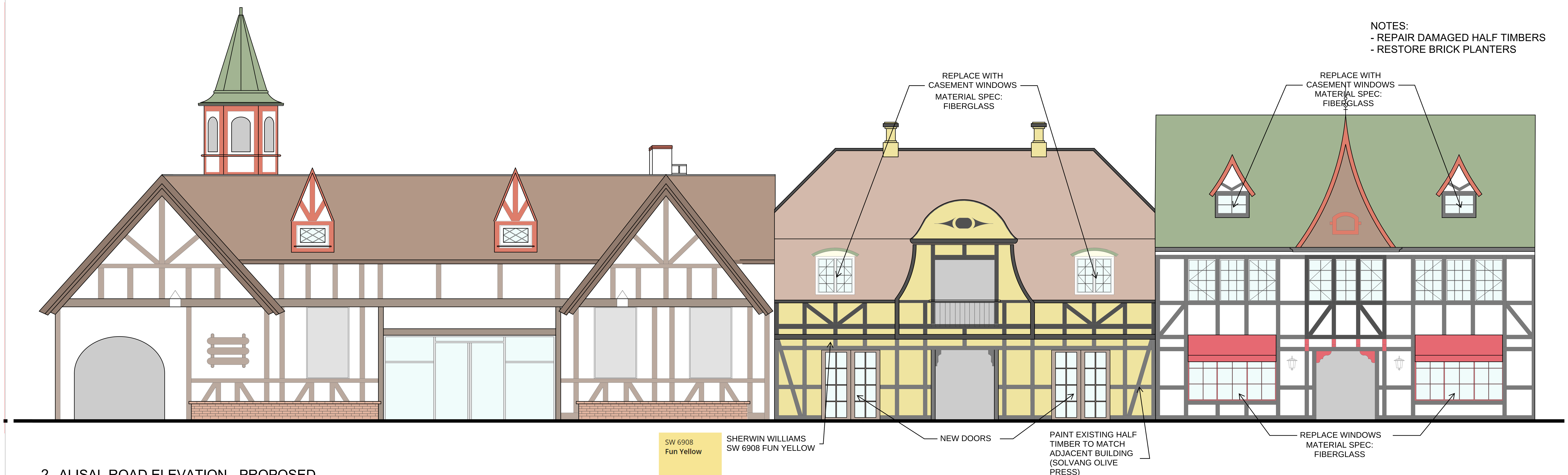
Scale
VARIES
Print Date

T-1.2

1. ALISAL ROAD ELEVATION - EXISTING

SCALE: 1" = 5'-0"

NOTES:
- REPAIR DAMAGED HALF TIMBERS
- RESTORE BRICK PLANTERS



2. ALISAL ROAD ELEVATION - PROPOSED

SCALE: 1" = 5'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design
Keith Nolan
C -22541

ON design LLC
• P.O. BOX 598 • Santa Barbara • California • 93102 •

MIXED USE
1697 COPENHAGEN DRIVE
SOLVANG, CA 93463
ELEVATIONS

Revision Schedule

Project Manager	DSG
Scale	1" = 5'-0"
PrintDate	4/15/2007 4:08:25 PM

A-6.1

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.c

Meeting Date: July 18, 2024

SUBJECT: **Discussion and possible action to recommend approval of a Development Plan and lot merger located at 1687 and 1693 Mission Drive (APN 139-143-025, 026) to demolish an existing commercial structure and redevelop the remaining portion of the property into a 40 Room Hotel with four (4) ancillary commercial units. The proposed project is categorically exempt from CEQA.**

PREPARED BY: Rafael Castillo, AICP, Planning Manager

DISCUSSION:

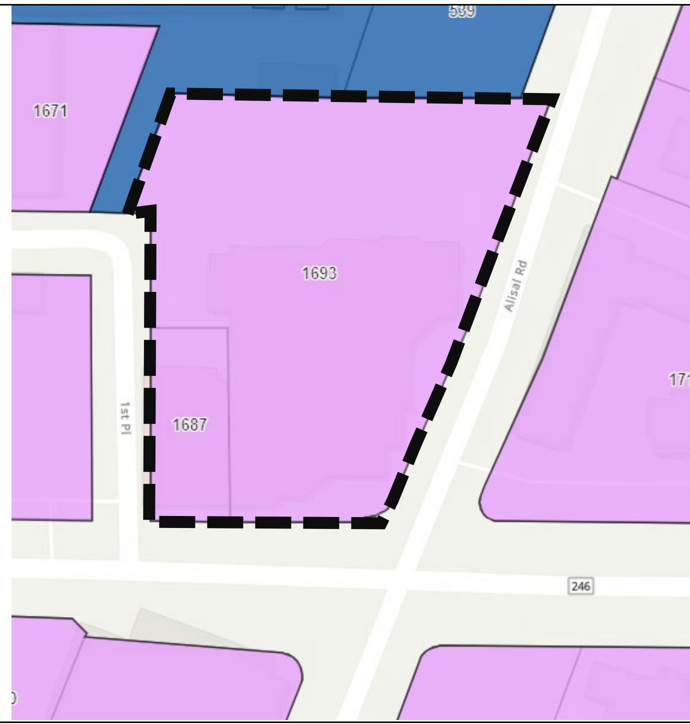
Background

The Design Review Committee discussed the above project at its March 2024 meeting. At that meeting, the DRC provided the following comments to the applicant:

- Additional colors along Mission Drive.
- All of the wood railings are to be iron, consistent with the Design Guidelines;
- On the west elevation add brick details to the wall and mirror that on the opposite wall to bring cohesion to the space;
- Explore the idea of providing additional height to the elevator tower, and potential use of architectural appendages;
- Half-timber pattern on the hotel portion of the rear (west elevation);
- Maintain the beauty of the patina and do not use cement or batten board on the agrarian silo;
- Maintain original horizontal/vertical siding;
- The dormer windows are outsized and should be smaller and panes;
- Potential use of brick on the raised portion of the silo;
- Would recommend strong consideration incorporating brick in the posts of the entry of the farmhouse;
- Tower height is a concern. Would like to hear a little bit more regarding the tower, and how these will look all the time. An opportunity to bring the height down, which may address the issues with the windows out of scale;
- The stone at the back entrance can be substituted for brick instead;
- Return with a more detailed color palate and lighting plan, and a refurbishment of the mermaid statue;
- The farmhouse/Shilo materials and incorporate city staff's comment;
- The awnings in Solvang are the ones that have a contrasting color. Show colors and incorporate more awnings.

Based on the comments, the applicant has revised elevations, colors, and materials.

Project Information

Property Owner	Denmarket Square Company LP / Petersen Living Trust	
Applicant:	SBID LLC	
APN:	139-143-025,026	
General Plan Designation:	Tourist Commercial	
Zoning:	Tourist Related Commercial (TRC)	

Project Description
The proposed project consists of demolition of one (1) existing structure and site redevelopment of an existing two-story multi-tenant building that includes the following:

- Demolition of an existing structure located at 1687 Mission Drive (APN 139-143-026).
- Proposed remodel of the existing structures located at 1693 Mission Drive (APN 139-143-025) with additions to the existing structure include four (4) commercial units along the ground floor facing mission drive which consist of two (2) restaurants spaces, a coffee shop, and a wine tasting room.
- The rear portion of the structure contains current office uses is proposed to be converted to a hotel use with 40 rooms including an outdoor pool and spa at ground level, and additional courtyard and landscaping to accommodate outdoor dining uses.
- Proposed reconfiguration of existing parking to remove ingress/egress from 1st Place and other ancillary improvements including adding required commercial loading space, passenger drop off space, and ADA accessibility parking spaces.
- Reconfigured parking lot proposed to accommodate hotel parking for previously approved hotel project 1704 mission Drive, now under building permit plan check.
- A proposed new trash enclosure on the rear portion of the site abutting 1st Place.
- The applicant requests to pay parking in-lieu fee required parking for the commercial uses are proposed to be met through In-lieu fee consistent with SMC section 11-11-9. All hotel guest and hotel employee parking would be accommodated on-site.
- Proposed 2-story building including roof deck not to exceed 33-feet in height.
- Proposed bell tower, non-habitable architectural appendage not to exceed 50-feet in height.
- Proposed lot merger to combine two legal lots into one (1) parcel.

Proposed Elevation Revisions
The applicant has provided a response to the provided DRC comments as shown in Attachment A. This includes revisions to the façade that adds the following:

- Additional color variation;
- Replacement of wood railings to wrought iron;
- Revision of site wall to include brick;

- Revisions to the elevator, tower, and stairwells per DRC comments;
- Revisions to half timber patterns;
- Revisions to steeple;
- Other revisions as indicated.

<u>CEQA Determination</u>
The proposed project is Categorically Exempt (Class 32) 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 15332, the proposed project is considered an infill project and will not contribute to significant environmental impacts. A full determination will be made to the Planning Commission.

RECOMMENDATION:
As with the previous submittal, Staff recommends that the Design Review Committee recommend approval of the proposed project and provide any additional recommendations to the Planning Commission. The applicant has carefully considered comments provided by the DRC and has provided revisions based on those comments. The proposed project meets the adopted guidelines for Solvang and is consistent with the Zoning Code.

ALTERNATIVES:
1. The Committee may request changes to the proposed project and request it return, however any proposed modifications shall be clearly articulated to the applicant and a rationale be provided.

2. The Committee may recommend approval, however, forward conditions that certain project elements return to the DRC.

FISCAL IMPACT:
The Applicant paid fees for the processing of a Development Plan.

ATTACHMENTS:
A – Response to DRC comments
B – Revised Project Plans

ON DESIGN, ARCHITECTURE & PLANNING
Mailing Address: P.O. Box 598, Santa Barbara, CA 93102
PH: (805) 896-7896
Email: ondesignstaff@architects-ca.com

June 6, 2024

City of Solvang
1644 Oak Street
Solvang, CA 93463

1687 & 1693 Mission Drive – DRC Response to Comments
The proposed redevelopment project at 1687 and 1693 Mission Drive went to DRC on 3/21/24 and received comments. Please find the resubmittal plans addressing the comments and responses below on how the project was revised to address the comments.

Comments

- The yellow is a lot of yellow. What would help is acceptable. There should be a palette of colors, along Mission Drive.
  Response: The project has been revised to include a broad color palette of 5 colors along with areas of brick and the barn wood. The Mission Drive elevation includes all those materials to break up the massing and give the appearance of smaller connected buildings

- All of the wood railings are to be iron, consistent with the Design Guidelines.
  Response: The word railings have been replaced with wrought iron.

- On the west elevation add brick details to the wall and mirror that on the opposite wall to bring cohesion to the space

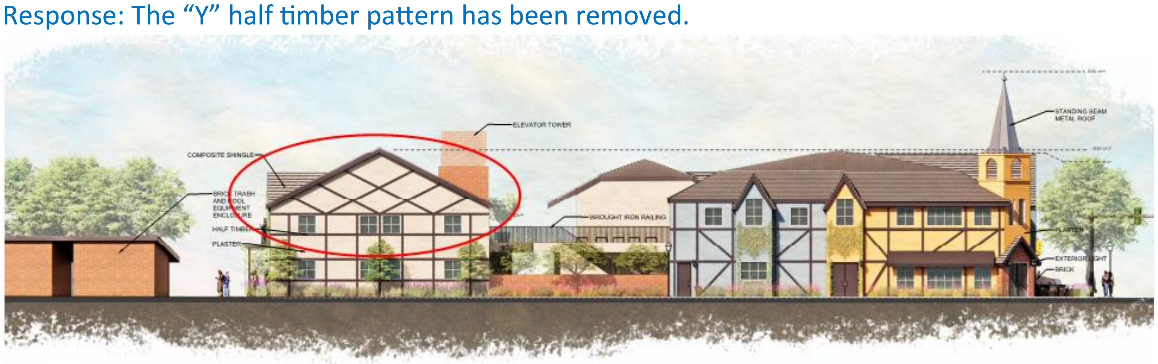
  Response: The site wall has been revised to brick.

- Possible the elevator tower. translate to a chimney feature, potentially other

  Response: The elevator tower & stairwell have been revised to brick to translate to a chimney element

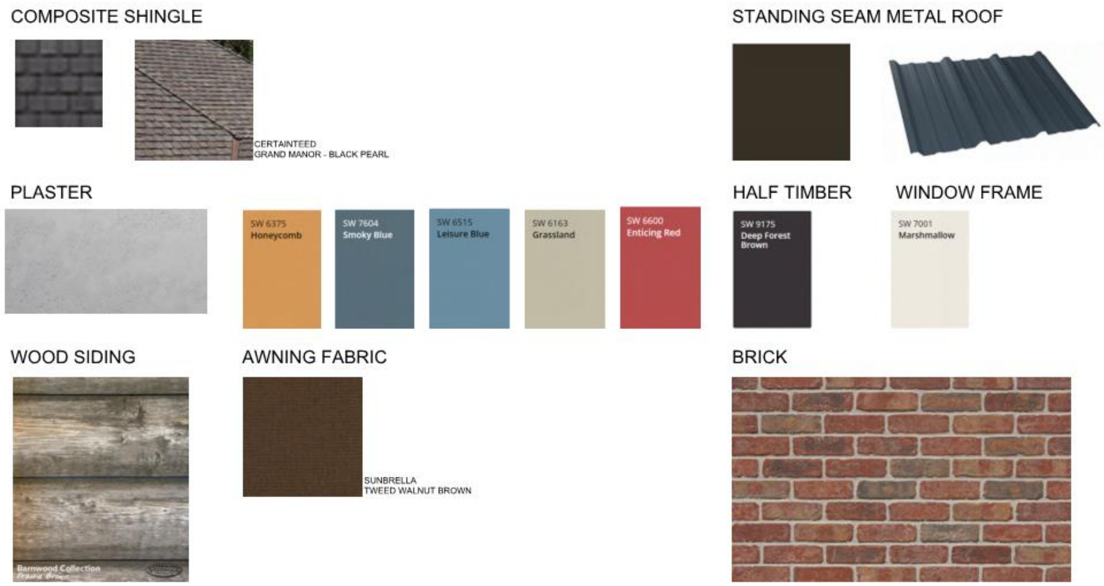
- Half-timber pattern on the hotel portion of the rear (west elevation).

  Response: The “Y” half timber pattern has been removed.



- Stick to a variety of colors
- Potential blend the color scheme with the hardware store on the east side of the proposed project.

  Response: The project has been revised to include a broad color palette of 5 colors along with areas of brick and the barn wood.



- Maintain the beauty of the patina and do not use cement or batten board on the agrarian silo. Maintain original horizontal/vertical siding

  Response: The silo is proposed to remain as pictured. Weathered barnwood siding is proposed.

- The dormer windows are outsized and should be smaller and panes need to be 4.Shouldn't look like sliders.

  Response: The dormer windows on the barn have been reduced in scale and have 4 panes.

- Large feature window appears to be oversized, reduce size on the east side of the elevation

  Response: We note this comment is on the picture window on the south elevation, 2^{nd} floor massing over the entry. That window has been reduced in scale.

- Potential brick on the raised portion of the silo

  Response: Brick base added to the silo.

- The farmhouse seems to be a bit out of character.

  Response: The applicant believes that the board was generally supportive of the barn with the material changes discussed at the hearing.

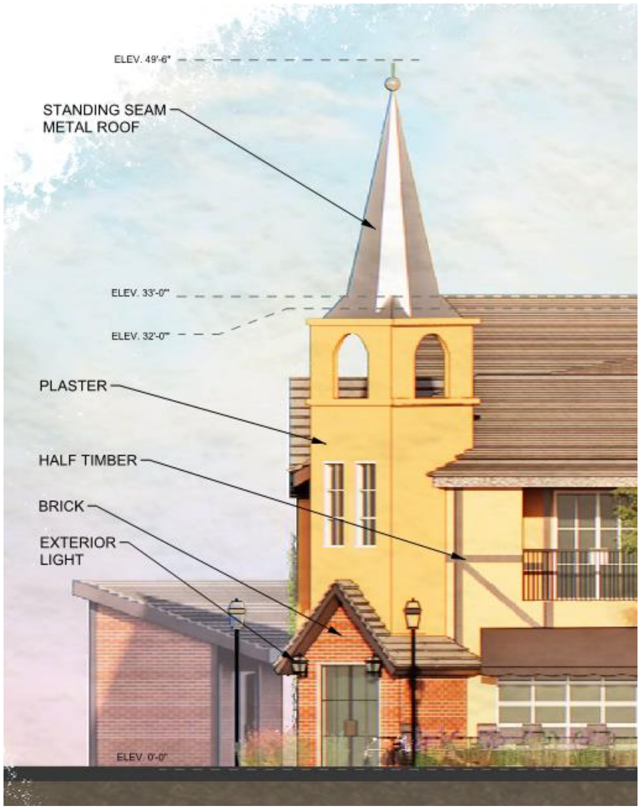
- Would recommend strong consideration incorporating brick in the posts of the entry of the farmhouse

  Response: The applicant studied brick columns or base on the barn posts, but found them too heavy for the architecture and prefers to keep the posts wood to simplify the design overall.

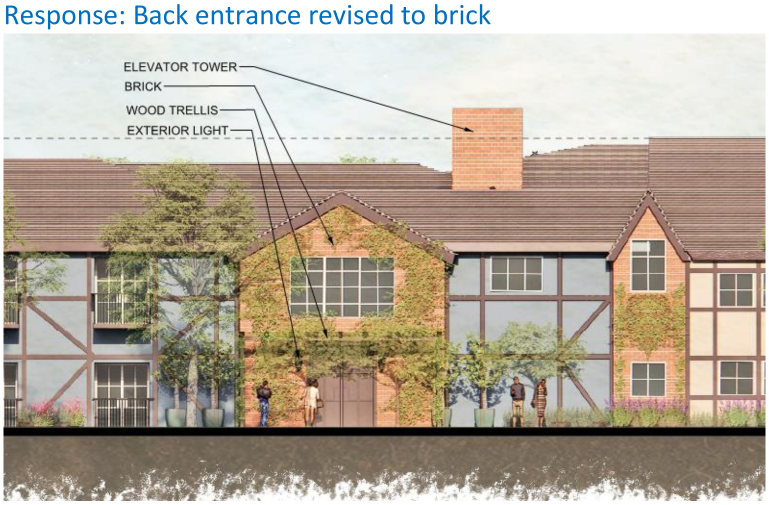
- Scale of the window above has been spoken for, and potentially re-thought, not an arch, with a wider frame. Tends to be smaller openings when they are made on the 2nd floor

  Response: Windows have been reduced in scale specifically at the barn element and bell tower element.

- Tower height is a concern. Would like to hear a little bit more regarding the tower, and how these will look all the time. An opportunity to bring the height down, which may address the issues with the windows out of scale.
  Response: The windows have been reduced in scale and the proportions of the tower were revised to closer match a church steeple (example thrown out by a DRC). A solid brick base element provided with a more slender tower element above. The height was brought down slightly to 49'-6", but the overall bulk of the tower was reduced with more of the height being comprised by the metal roof.



- The stone at the back entrance can be substituted for brick instead.
  Response: Back entrance revised to brick



- Return with a more detailed color palate and lighting plan, and a refurbishment of the mermaid statue
  Response: See Sheet A-6.6 for the color and material palette. See Sheet A-1.2 for the lighting plan. See Sheet L-1 for a detail of the mermaid fountain.

- The farmhouse/silo materials, and incorporate city staff's comment.
  Response: The barn has been revised per direction provided at the hearing which include maintaining the silo finish and weathered barnwood siding.

- The awnings in Solvang are the ones that have a contrasting color. Show colors and incorporate more awnings.
  Response: Awnings are proposed to be Sunbrella Tweed Walnut Brown. Additional awnings added

- Consider parking, they need a plan to solve parking, with reference to the project in the vicinity
  Response: No changes proposed.

Please let me know if you have any questions or concerns on the revised plans.

ON Design, LLC

Lonnie Roy

Lonnie Roy
Project Planner
Email: lroy@architects-ca.com
Phone : (805) 896-7896

MIXED-USE DEVELOPMENT PLAN

1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463

CONTACT INFORMATION

OWNER: SBID, LLC
831 CLIFF DRIVE SUITE 100
SANTA BARBARA, CA 93109

ARCHITECT: ON DESIGN ARCHITECTS
P.O. BOX 598
SANTA BARBARA, CA 93102
ATT: KEITH NOLAN
PHONE: (805) 896-8374
EMAIL: KNolan@architects-ca.com

AGENT: ON DESIGN ARCHITECTS
P.O. BOX 598
SANTA BARBARA, CA 93102
ATT: LONNIE ROY
PHONE: (805) 896-7896
EMAIL: lroy@architects-ca.com

LANDSCAPE ARCHITECT: PLEINAIRE DESIGN GROUP
3203 LIGHTNING STREET SUITE 201
SANTA MARIA, CALIFORNIA 93455
ATT: KEVIN SMALL
PHONE: (805) 349-9695
EMAIL: KJSMALL@PLEINAIREDG.COM

GEOTECHNICAL ENGINEER: BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
PHONE: 805-239-9457
EMAIL: BEACONGEOTECHNICAL@GMAIL.COM

SURVEYOR: GROMATICI LAND SURVEYING, INC
P.O. BOX 650
LOS OLIVOS, CA 93441
ATT: ERIC ACKERMAN
PHONE: 805-691-9112
EMAIL: EACKERMAN@GROMATICI.COM

CODE REQUIREMENT:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLES 24 & 25)
- 2022 CALIFORNIA MECHANICAL CODE (2022 C.M.C.)
- 2022 CALIFORNIA PLUMBING CODE (2022 C.P.C.)
- 2022 CALIFORNIA ELECTRICAL CODE (2022 C.E.C.)
- CITY ORDINANCES
- FEDERAL OSHA
- COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

PROJECT STATISTICS

EXISTING	NET	GROSS
1ST FLOOR		
1693 MISSION DRIVE	13,550 SF	14,690 SF
1687 MISSION DRIVE	±3,480 SF	±3,600 SF
SUBTOTAL 1ST FLOOR	17,030 SF	18,290 SF
2ND FLOOR		
1693 MISSION DRIVE	12,855 SF	13,470 SF
1693 MISSION DRIVE - COVERED WALKWAY	0 SF	3,475 SF
SUBTOTAL 2ND FLOOR	12,855 SF	16,945 SF
TOTAL EXISTING	29,885 SF	35,235 SF

DEMO	NET	GROSS
1ST FLOOR		
1693 MISSION DRIVE	610 SF	1,010 SF
1687 MISSION DRIVE	±3,480 SF	±3,600 SF
SUBTOTAL 1ST FLOOR DEMO	4,090 SF	4,610 SF
2ND FLOOR		
1693 MISSION DRIVE	1,260 SF	1,425 SF
1693 MISSION DRIVE - COVERED WALKWAY	0 SF	3,475 SF
SUBTOTAL 2ND FLOOR DEMO	1,260 SF	4,900 SF
TOTAL DEMO	5,350 SF	9,510 SF

PROPOSED/REMODEL	NET	GROSS
1ST FLOOR		
CHOMP RESTAURANT	3,270 SF	3,365 SF
COFFEE SHOP	800 SF	815 SF
WINE TASTING	730 SF	770 SF
RESTAURANT	3,040 SF	3,225 SF
UTILITY ROOM	145 SF	150 SF
SERVICE HALLWAY	570 SF	580 SF
HOTEL	9,560 SF	11,310 SF
SUBTOTAL 1ST FLOOR	18,115 SF	20,215 SF
2ND FLOOR		
HOTEL	16,990 SF	18,945 SF
UNCOVERED WALKWAY	0 SF	3,080 SF
SUBTOTAL 2ND FLOOR	16,990 SF	22,025 SF
TOTAL PROPOSED/REMODEL	35,105 SF	42,240 SF

PARKING

REQUIRED

RESTAURANT (1 SPACE PER 300 SF DEVOTED TO PATRONS + 1 PER 2 EMPLOYEES)

CHOMP - 3,365 SF GROSS (2,525 SF FOR PATRONS + 10 EMPLOYEES)
14 SPACES REQUIRED

COFFEE SHOP - 815 SF GROSS (545 SF FOR PATRONS + 6 EMPLOYEES)
5 SPACES REQUIRED

WINE TASTING - 770 SF GROSS (515 SF FOR PATRONS + 4 EMPLOYEES)
4 SPACES REQUIRED

RESTAURANT - 3,225 SF GROSS (2,150 SF FOR PATRONS + 10 EMPLOYEES)
13 SPACES REQUIRED

TOTAL REQUIRED RESTAURANT PARKING: 36 SPACES

HOTEL (1 SPACE PER GUESTROOM AND 1 SPACE PER 5 EMPLOYEES)

1693 MISSION DRIVE HOTEL - 40 ROOMS
40 SPACES REQUIRED

1704 MISSION DRIVE HOTEL - 9 ROOMS
9 SPACES REQUIRED

10 EMPLOYEES PER SHIFT
2 SPACES REQUIRED

TOTAL REQUIRED HOTEL PARKING: 51 SPACES

TOTAL REQUIRED PARKING: 87 SPACES

PROVIDED PARKING

ONSITE HOTEL SPACES	52 SPACES
ONSITE PASSENGER LOADING SPACE	1 SPACE
30'x10' LOADING SPACE	1 SPACE

IN-LIEU FEE

COMMERCIAL SPACES	36 SPACES

NOTE: HOTEL PARKING FOR THE SUBJECT SITE AND 1704 MISSION DRIVE IS PROPOSED TO BE PROVIDED ONSITE WITH VALET OPERATIONS FOR 1704 MISSION DRIVE. ALL REQUIRED PARKING FOR COMMERCIAL/RESTAURANT USES IS PROPOSED TO BE MET BY PAYMENT OF IN-LIEU FEE.

DEVELOPMENT STANDARDS

ALLOWED BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT	35' FT, 50' FOR ARCHITECTURAL FEATURES

REQUIRED SETBACKS

FRONT	42 FT FROM MISSION DRIVE STREET CENTERLINE 30 FT FROM STREET CENTERLINE
SIDE	0 FT
REAR	10% LOT DEPTH, 10' MAX (25' MIN WHEN ABUTTING RESIDENTIAL ZONED LOT)

PROJECT INFORMATION

APN	139-143-025, 026
PROJECT ADDRESS:	1687 & 1693 MISSION DRIVE, SOLVANG, CA 93463
EXISTING ZONING:	TRC
PROPOSED ZONING:	TRC
EXISTING GP LAND USE:	TOURIST COMMERCIAL
PROPOSED GP LAND USE:	TOURIST COMMERCIAL
GROSS LOT SIZE:	1.35 ACRE (NET COMBINED PARCELS)
CONST TYPE:	V-B
HIGH FIRE:	NO

SOLID WASTE CALCULATION

Step 1: List each business type in the enclosure. Input business size based on the units that appear when you choose a business type. See Business Type Definitions tab to ensure you choose the correct business type.

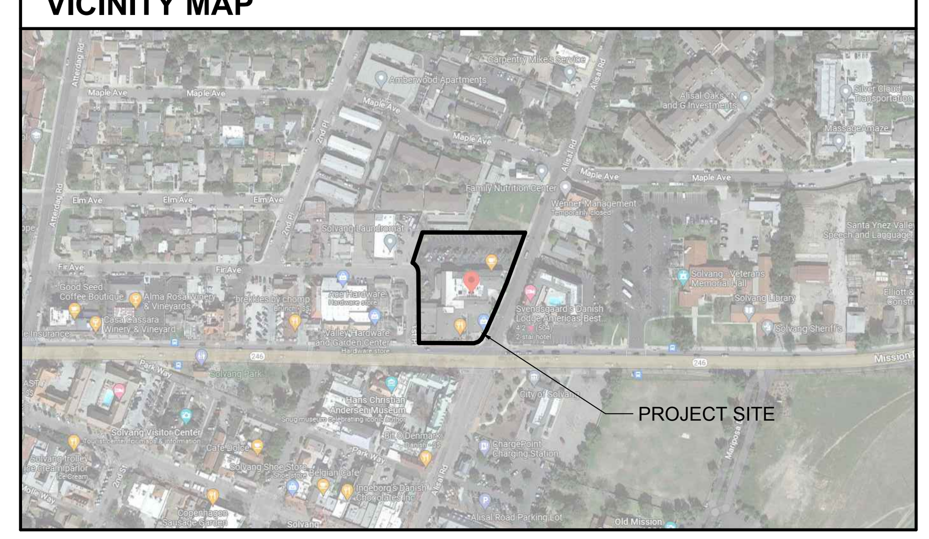
Enclosure 1

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Hotel	49	rooms	0.00	1.09	4.37	5.47
Coffee Shop	815	gross ft2	0.62	0.00	3.10	2.48
Winery or Tasting	770	gross ft2	0.00	0.00	0.23	0.23
Restaurant, full service	6590	gross ft2	4.74	0.00	9.49	9.49

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	5.4	1.1	17.2	17.7
	(gallons)	1083	220	3472	3569
Container Size		2 yd3 dumpster	95 gallon cart	3 yd3 dumpster	3 yd3 dumpster
Quantity		1	1	2	2
Frequency (pickups per week)		3	2	3	3

VICINITY MAP



SHEET INDEX

T-1.1	TITLE SHEET
T-1.2	SITE PHOTOS
C1	CIVIL TITLE SHEET, SITE PLAN
C2	PRELIMINARY GRADING AND DRAINAGE PLAN
C3	PRELIMINARY GRADING AND DRAINAGE PLAN
C4	PRELIMINARY GRADING AND DRAINAGE PLAN
C5	PRELIMINARY GRADING AND DRAINAGE PLAN
C6	PRELIMINARY UTILITY PLAN
C7	DETAILS
C8	EROSION CONTROL PLAN
SURVEY	SURVEY
A-1.1	SITE PLAN
A-1.2	LIGHTING PLAN
A-2.1	PLAN - LEVEL 1
A-2.2	PLAN - LEVEL 2
A-3.1	ROOF PLAN
A-6.1	ELEVATIONS
A-6.2	ELEVATIONS
A-6.3	ELEVATIONS
A-6.4	ELEVATIONS
A-6.5	ELEVATIONS
A-6.6	STREET VIEW 1
A-6.7	STREET VIEW 2
L-01	CONCEPTUAL LANDSCAPE PLAN
L-02	INTERIOR COURTYARD ENLARGEMENT
L-03	POOL/SPA AREA ENLARGEMENT
L-04	PLANT IMAGERY
L-05	AMENITY IMAGERY

PROJECT DESCRIPTION

THE PROJECT INCLUDES TWO PARCELS, 1687 AND 1693 MISSION DRIVE. 1687 MISSION DRIVE IS DEVELOPED WITH A SINGLE STORY COMMERCIAL BUILDING WITH MULTIPLE TENANT SPACES. 1693 MISSION DRIVE IS DEVELOPED WITH A TWO STORY MULTI-TENANT BUILDING WITH PARKING AT THE REAR.

THE TWO PARCELS ARE PROPOSED TO BE MERGED INTO A SINGLE PARCEL. THE EXISTING DEVELOPMENT AT 1687 MISSION DRIVE IS PROPOSED TO BE DEMOLISHED. THE EXISTING DEVELOPMENT AT 1693 MISSION DRIVE IS PROPOSED TO BE REMODELED WITH ADDITIONS BEING MADE OVER CURRENT 1687 MISSION DRIVE AND TOWARD 1ST PLACE.

THE REMODELED BUILDING WILL INCLUDE FOUR COMMERCIAL UNITS ALONG THE GROUND FLOOR FACING MISSION DRIVE WHICH CONSIST OF TWO RESTAURANTS, A COFFEE SHOP, AND A WINE TASTING SHOP. THE REAR PORTION OF THE GROUND FLOOR AND THE SECOND FLOOR WILL BE CONVERTED TO A HOTEL USE WITH 40 ROOMS.

THE REAR PARKING LOT WILL BE SLIGHTLY RECONFIGURED TO REMOVE THE 1ST PLACE ACCESS, ADD A TRASH ENCLOSURE, RELOCATE A TRANSFORMER, ADD A COMMERCIAL LOADING SPACE, ADD A PASSENGER DROP OFF SPACE, AND BRING THE ADA SPACES UP TO CODE. THE REAR PARKING WILL ACCOMMODATE HOTEL PARKING FOR THE SUBJECT SITE AND THE SISTER HOTEL AT 1704 MISSION DRIVE. THE REQUIRED PARKING FOR THE COMMERCIAL USES ARE PROPOSED TO BE MET THROUGH IN-LIEU FEE.

THE OTHER EXTERIOR SPACES WILL BE REMODELED TO INCLUDE A POOL AREA FOR THE HOTEL, COURTYARD FOR THE HOTEL, AND OUTDOOR DINING FOR THE RESTAURANT USES.

WORK IN RIGHT-OF-WAY

A CITY OF SOLVANG ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL FRONTAGE WORK INCLUDING UTILITY CONNECTIONS.

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

·ON design LLC·
• P.O. BOX 598 • Santa Barbara • California • 93102 •

MIXED USE
1687 &1693 Mission Drive
Solvang, CA 93463
TITLE SHEET

Revisions

Project Manager: KN
Drawn By:
Scale: VARIES
Print Date:

T-1.1

PHOTO 1

PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5

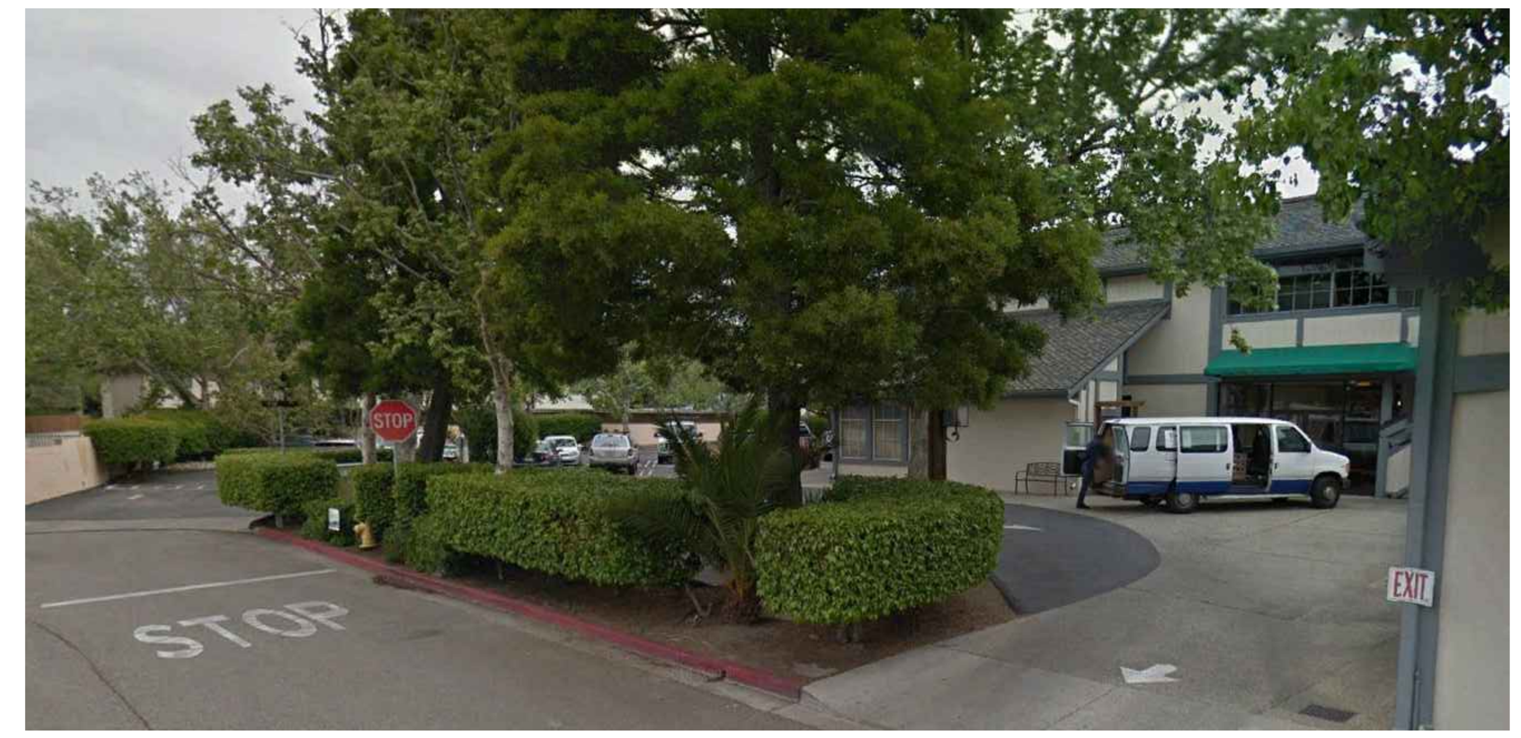


PHOTO 6


PHOTO 7


PHOTO 8


PHOTO 9


PHOTO 10

PHOTO 11

KEY MAP

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

•ON design LLC•
• P.O. BOX 598 • Santa Barbara • California • 93102 •

MIXED USE
1687 &1693 Mission Drive
Solvang, CA 93463
SITE PHOTOS

Revisions

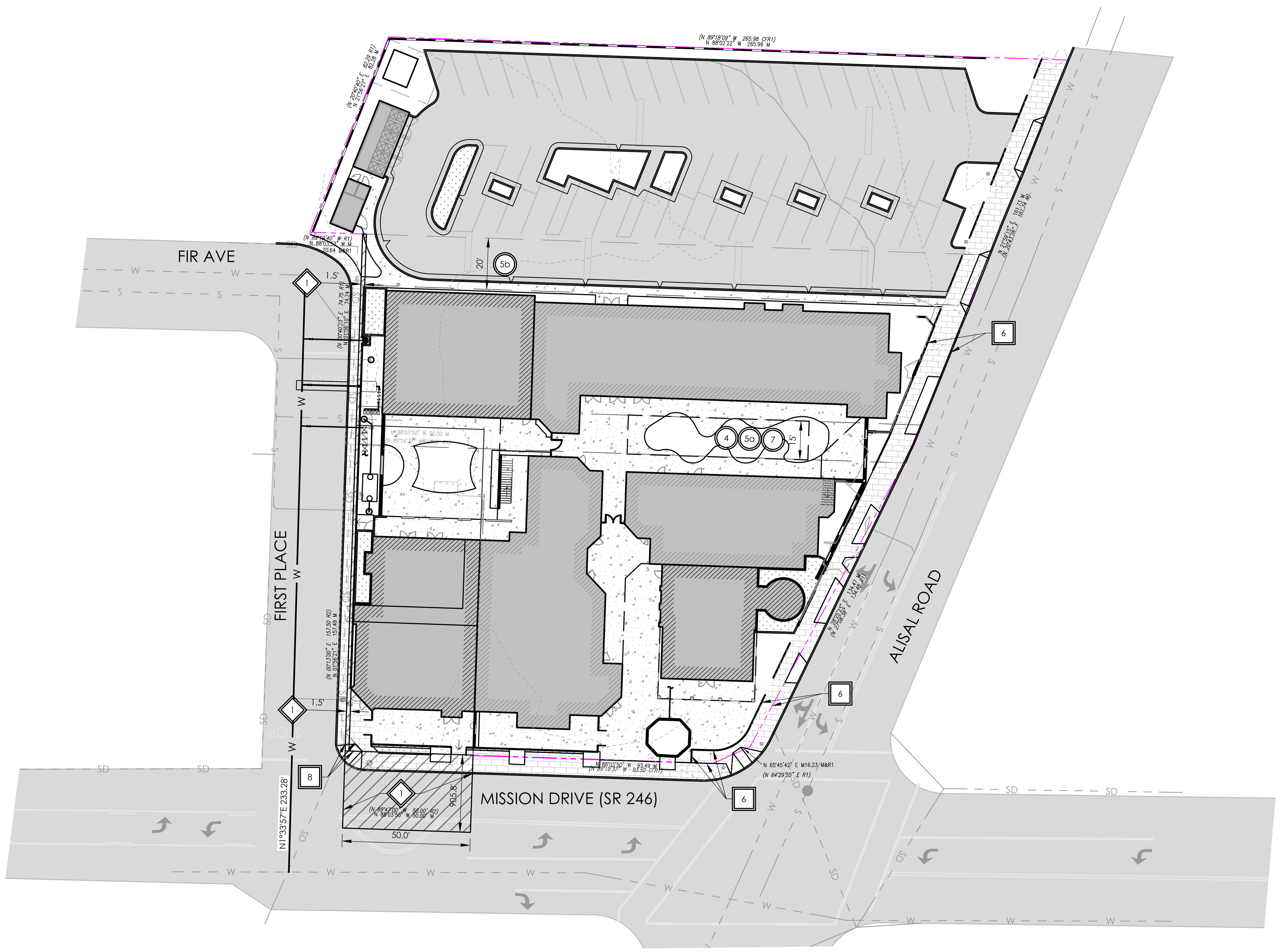
Project Manager
KN
Drawn By

Scale
VARIES
Print Date

T-1.2

DENMARK SQUARE COMPANY, LP
DENMARK SQUARE MIXED USE

1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APNs: 139-143-025, 026



OVERALL SITE PLAN
SCALE: 1"=30'

EASEMENTS

FOR APN 139-143-025

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 22, 2022 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4206-6906667. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

ITEM 3 - AN FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MARIA ANDERSON, A WIDOW, RECORDED NOVEMBER 16, 1923 IN BOOK 218 OF DEEDS, PAGE 458. NOT PLOTTABLE. REFERENCES THE LOCATION OF AN EXISTING WATER MAIN NOT SHOWN ON SURVEY MAPS.

3 — ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H JENSEN, ET. UX, RECORDED AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.

ITEM 5 - THE FOLLOWING TWO EASEMENTS IN FAVOR OF VALLEY PUMP AND SUPPLY, A CO-PARTNERSHIP, ARE REFERRED TO IN A DEED RECORDED AS INSTRUMENT NO. 8976 IN BOOK 684, PAGE 203 OF OFFICIAL RECORDS:

5a — a - AN IDENTICAL EASEMENT TO THE ONE DESCRIBED IN ITEM 4 BUT IN FAVOR OF VALLEY PUMP AND SUPPLY.

5b — b - A 20' WIDE EASEMENT FOR INGRESS, EGRESS AND FOR PUBLIC UTILITIES.

6 — ITEM 6 - A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SANTA BARBARA, RECORDED MARCH 30, 1973 AS INSTRUMENT NO. 1973-11981 IN BOOK 2454, PAGE 690 OF OFFICIAL RECORDS.

ITEM 8 - RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

FOR APN 139-143-026

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED JUNE 22, 2023 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4201-7005589. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

7 — ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H JENSEN, ET. UX, RECORDED APRIL 23, 1946 AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.

8 — ITEM 5 - AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

RIGHT OF WAY DEDICATION

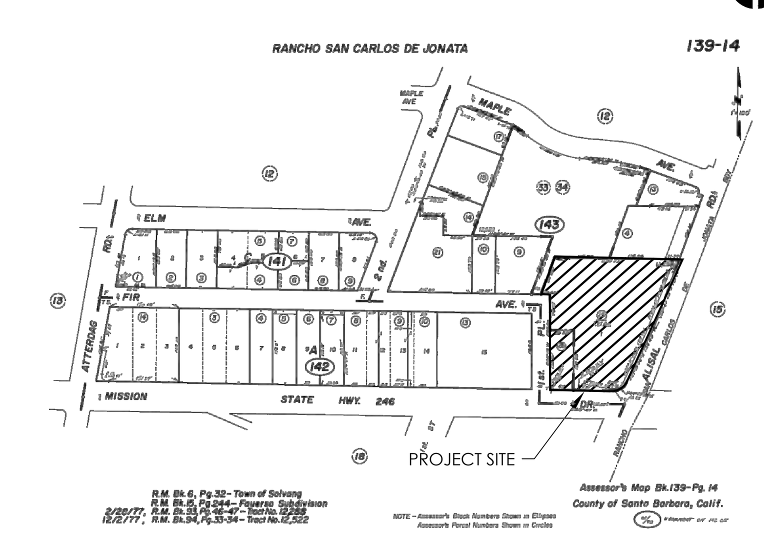
1 — RIGHT OF WAY DEDICATION

VICINITY MAP

SCALE: N.T.S.

ASSESSOR'S MAP

SCALE: N.T.S.



TOPOGRAPHIC INFORMATION

SURVEY PREPARED BY: GROMATICI LAND SURVEYING, INC.
2432 RAILWAY AVE, SUITES I & J
LOS OLIVOS, CA 93441
PH: 805.691.9112

DATE: MARCH & JULY 2023

1. THIS SURVEY WAS ORIGINALLY PERFORMED MARCH 1-8, 2023 AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL WITH ADDITIONAL WORK ADDED JULY 12, 2023. ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(1991.35) ZONE V BASED UPON STATIC TIES TO CORS STATION "ORES" AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGE 24 ET SEQ. OF RECORD OF SURVEYS. LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 17 AS LISTED HEREON HAVING AN ELEVATION OF 488.07'.
3. VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD'88 BASED ON MEASURED TIES TO CITY OF SOLVANG BENCHMARK 91-33 HAVING A PUBLISHED ELEVATION OF 485.65' AS SHOWN ON THE CITY OF SOLVANG BENCHMARK LISTING. ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE IN GRID.

PROJECT DESCRIPTION

A PROPOSED REDEVELOPMENT TO A COMMERCIAL PARCEL INCLUDES GRADING OF THE ONSITE AND OFFSITE HARDSCAPE, STORMWATER BMP DESIGN, AND UTILTY DESIGN TO FIT THE SITE'S MANY USES INCLUDING HOTEL, RESTAURANT, AND CAFE.

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- 100 (E) MAJOR CONTOUR
- 100 (E) MINOR CONTOUR
- 100 (P) MAJOR CONTOUR
- 100 (P) MINOR CONTOUR
- (P) ROOF OPENING
- (P) FLOWLINE
- SD (P) STORM DRAIN
- W (P) WATER LINE
- S (P) SEWER LINE

SHEET INDEX

0 30' 60' 90'
1"=30'

NOT FOR CONSTRUCTION

rrm design group
rrmdesign.com | (805) 963-8283
10 EAST FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

CONSULTANT

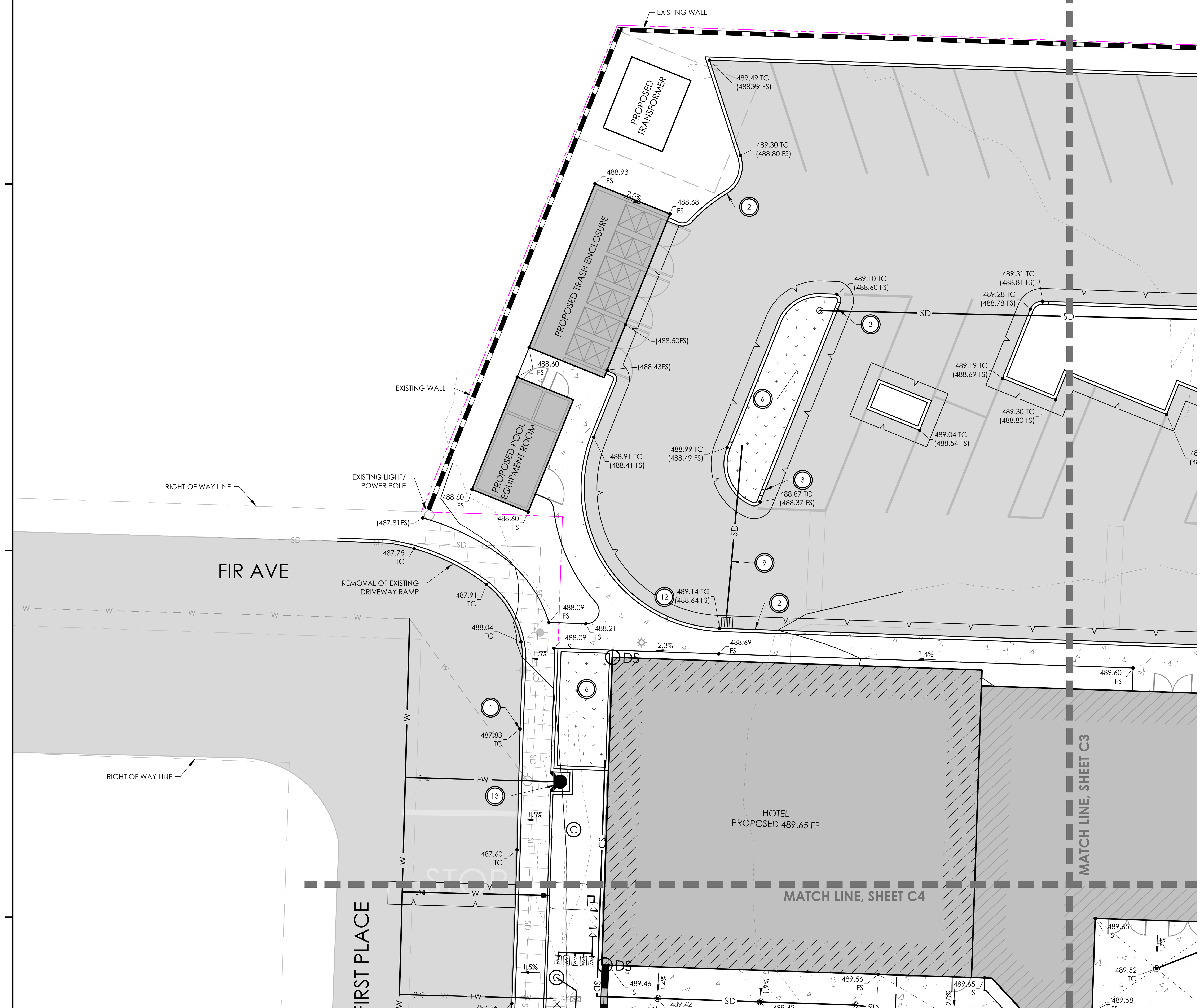
AGENCY

DENMARK SQUARE MIXED USE
1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APN: 139-143-025, 026
TITLE SHEET

NO.	REVISION	DATE
△		

PROJECT MANAGER: MIKE HAMILTON
DRAWN BY: KMB
CHECKED BY: MCH
DATE: FEBRUARY 2024
PROJECT NUMBER: 3162-01-CO23
SHEET: C1

N:\3000\3162-01-co23-1687-and-1693-mission-dr-prelim-engineering\engineering\DesDev\sheet-files\Grading.dwg, C1, Feb 06, 2024 5:32pm, KBrewer



EARTHWORK QUANTITIES

RAW CUT:	0 CF (0 CY)
RAW FILL:	6,750 CF (250 CY)
NET QTY:	6,750 CF (250 CY)
TOTAL DISTURBED AREA:	9,000 SF (0.21 AC)

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

GENERAL NOTES

1. ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERIFIED.
2. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
3. WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
4. DRY UTILITIES, IF ANY, ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS, MATERIALS, AND CONSTRUCTION SHALL BE VERIFIED.
5. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

MANDATORY INSPECTION

THE FOLLOWING MANDATORY INSPECTIONS SHALL BE CARRIED OUT BY THE CITY BUILDING INSPECTOR OR CITY QSP FOR ALL STORM WATER POST-CONSTRUCTION IMPROVEMENTS (BMP) INCLUDING SEVEN (7) BIORETENTION AREAS AND TWO (2) NDS FLO-WELL DEVICES. INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE TO THE QSP INSPECTOR OR THIRD PARTY COMPANY. SPECIFIC INSPECTIONS FOR DIFFERENT CONSTRUCTION PHASES SHALL INCLUDE:

BIORETENTION
- PRE-CONSTRUCTION MEETING
- EXCAVATION, SUBGRADE, AND BOX CONSTRUCTION INSPECTION
- FILTER LAYER, ROCK/SOIL/SAND LAYER INSTALLATIONS
- FINAL INSPECTION ONCE COMPLETED

BMP MAINTENANCE AGREEMENT

THE PROPOSED STORM WATER BMPS, LISTED BELOW, SHALL BE MAINTAINED PURSUANT TO SBMC 22.87.050:

- BIORETENTION AREA
- STORM CHMABERS
- STORM DRAINS
- STORM DRAIN INLETS

OWNER SIGNATURE

DATE

ABBREVIATIONS

AC	ASPHALT CONCRETE	LP	LOW POINT
BW	BACK OF WALKWAY	N.T.S.	NOT TO SCALE
C	COMMUNICATIONS	PP	POWER POLE
CLF	CHAIN LINK FENCE	RIM	TOP OF STRUCTURE
CO	CLEANOUT	S	SEWER
DS	DOWN SPOUT	SD	STORM DRAIN
E	ELECTRICAL	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SL	SEWER LATERAL
FF	FINISHED FLOOR	SMH	SEWER MANHOLE
FG	FINISHED GRADE	STBK	SETBACK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TG	TOP OF GRATE
FW	FIRE WATER	TP	TOP OF PIPE
G	GAS	TW	TOP OF WALL
GFF	GARAGE FINISHED FLOOR	U	DRY UTILITIES
GM	GAS METER	W	WATER
HP	HIGH POINT	WM	WATER METER
INV	INVERT	WV	WATER VALVE

CONSTRUCTION NOTES

1 PROPOSED CURB AND GUTTER PER CITY OF SOLVANG STANDARD DETAIL 402, TYPE A2-6(150)

2 PROPOSED 0" CURB PER CITY OF SOLVANG STANDARD DETAIL 402, TYPE A1-6 (150)

3 PROPOSED CURB CUT PER DETAIL "A", SHEET C7

4 PROPOSED BRICK SIDEWALK PER CITY OF SOLVANG STANDARD DETA 404

5 PROPOSED COLORED CONCRETE

6 PROPOSED BIORETENTION AREA PER DETAIL "B", SHEET C7

7 PROPOSED SIDEWALK BIORETENTION AREA PER DETAIL "C", SHEET C7

8 PROPOSED 4" PVC SDR35 DRAIN PIPE. TRENCH PER SANTA BARBARA COUNTY STANDARD PLATE NO. 2-020

9 PROPOSED 6" PVC SDR35 DRAIN PIPE. TRENCH PER SANTA BARBARA COUNTY STANDARD PLATE NO. 2-020

10 PROPOSED 6" FLUSH GRATE AREA DRAIN PER DETAIL 'D', SHEET C7

11 PROPOSED ATRIUM GRATE PER DETAIL 'E', SHEET C7

12 PROPOSED 12" CATCH BASIN

13 PROPOSED RELOCATION OF FIRE HYDRANT

14 PROPOSED ACCESS RAMP PER CITY OF SOLVANG STANDARD DRAWING NUMBER 409, TYPE 3

15 PROPOSED DRIVEWAY PER CITY OF SOLVANG STANDARD DRAWING NUMBER 407, TYPE B, W=20', X=3', Y=4'

0 10' 20' 30'

1"=10'

NOT FOR CONSTRUCTION

rrm design group
rrmdesign.com | (805) 963-8283
10 EAST FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

CONSULTANT

AGENCY

DENMARK SQUARE MIXED USE
1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APN: 139-143-025, 026
PRELIMINARY GRADING AND DRAINAGE PLAN

NO.	REVISION	DATE

PROJECT MANAGER
MIKE HAMILTON

DRAWN BY	CHECKED BY
KMB	MCH

DATE
FEBRUARY 2024

PROJECT NUMBER
3162-01-CO23

SHEET
C2

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EARTHWORK QUANTITIES

RAW CUT:	0 CF (0 CY)
RAW FILL:	6,750 CF (250 CY)
NET QTY:	6,750 CF (250 CY)
TOTAL DISTURBED AREA:	9,000 SF (0.21 AC)

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GENERAL NOTES

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2. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
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4. DRY UTILITIES, IF ANY, ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS, MATERIALS, AND CONSTRUCTION SHALL BE VERIFIED.
5. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

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BMP MAINTENANCE AGREEMENT

THE PROPOSED STORM WATER BMPS, LISTED BELOW, SHALL BE MAINTAINED PURSUANT TO SBMC 22.87.050:

- BIORETENTION AREA
- STORM CHMABERS
- STORM DRAINS
- STORM DRAIN INLETS

OWNER SIGNATURE   DATE

ABBREVIATIONS

AC	ASPHALT CONCRETE	LP	LOW POINT
BW	BACK OF WALKWAY	N.T.S.	NOT TO SCALE
C	COMMUNICATIONS	PP	POWER POLE
CLF	CHAIN LINK FENCE	RIM	TOP OF STRUCTURE
CO	CLEANOUT	S	SEWER
DS	DOWN SPOUT	SD	STORM DRAIN
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EP	EDGE OF PAVEMENT	SL	SEWER LATERAL
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FH	FIRE HYDRANT	TC	TOP OF CURB
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GM	GAS METER	W	WATER
HP	HIGH POINT	WM	WATER METER
INV	INVERT	WV	WATER VALVE

CONSTRUCTION NOTES

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4. PROPOSED BRICK SIDEWALK PER CITY OF SOLVANG STANDARD DETA 404
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15. PROPOSED DRIVEWAY PER CITY OF SOLVANG STANDARD DRAWING NUMBER 407, TYPE B, W=20', X=3', Y=4'

NOT FOR CONSTRUCTION

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

CONSULTANT

AGENCY

DENMARK SQUARE MIXED USE
1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APN: 139-143-025, 026
PRELIMINARY GRADING AND DRAINAGE PLAN

NO.	REVISION	DATE

PROJECT MANAGER	MIKE HAMILTON
DRAWN BY	KMB
CHECKED BY	MCH
DATE	FEBRUARY 2024
PROJECT NUMBER	3162-01-CO23
SHEET	C3

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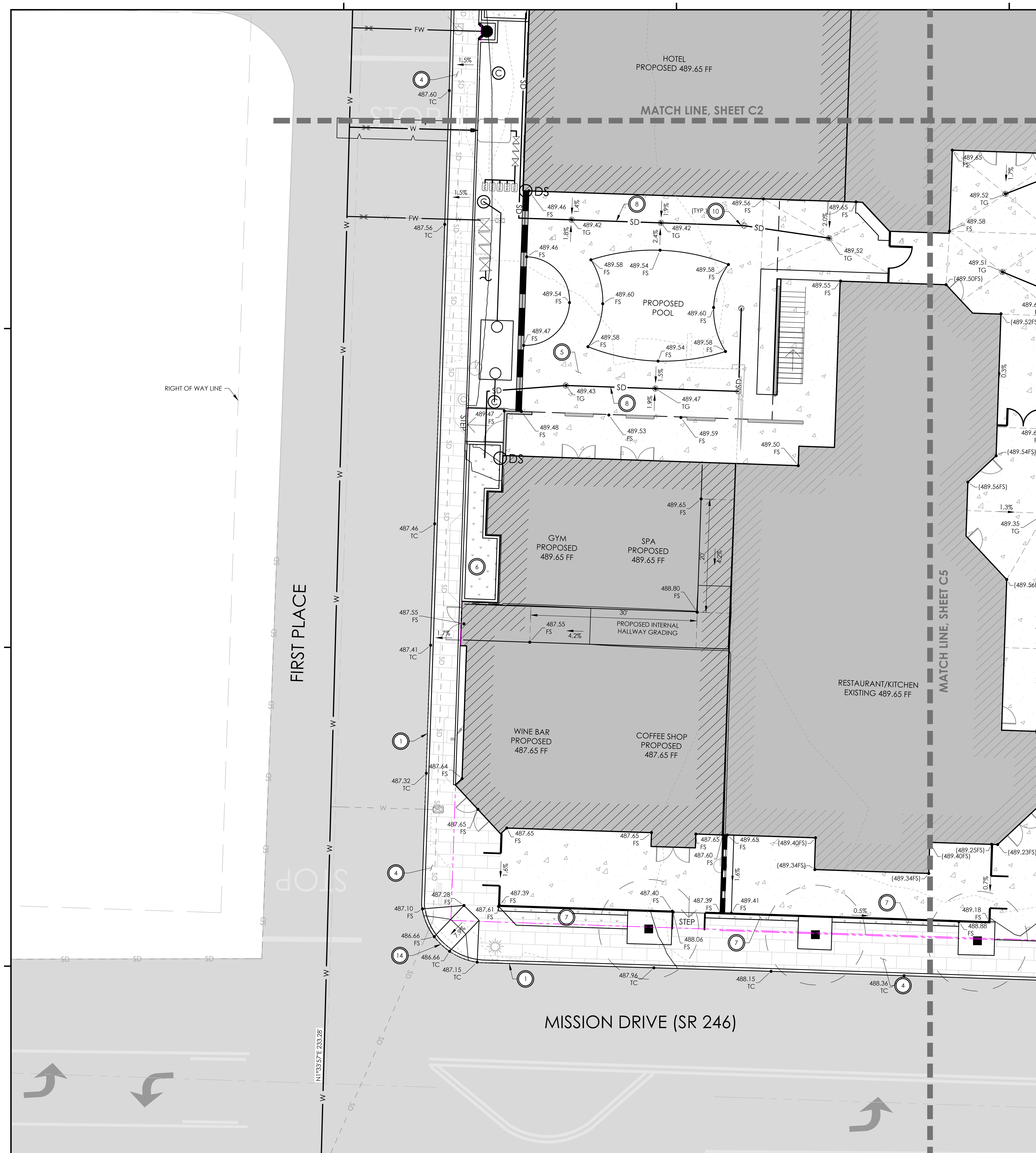

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NO.	REVISION	DATE

PROJECT MANAGER
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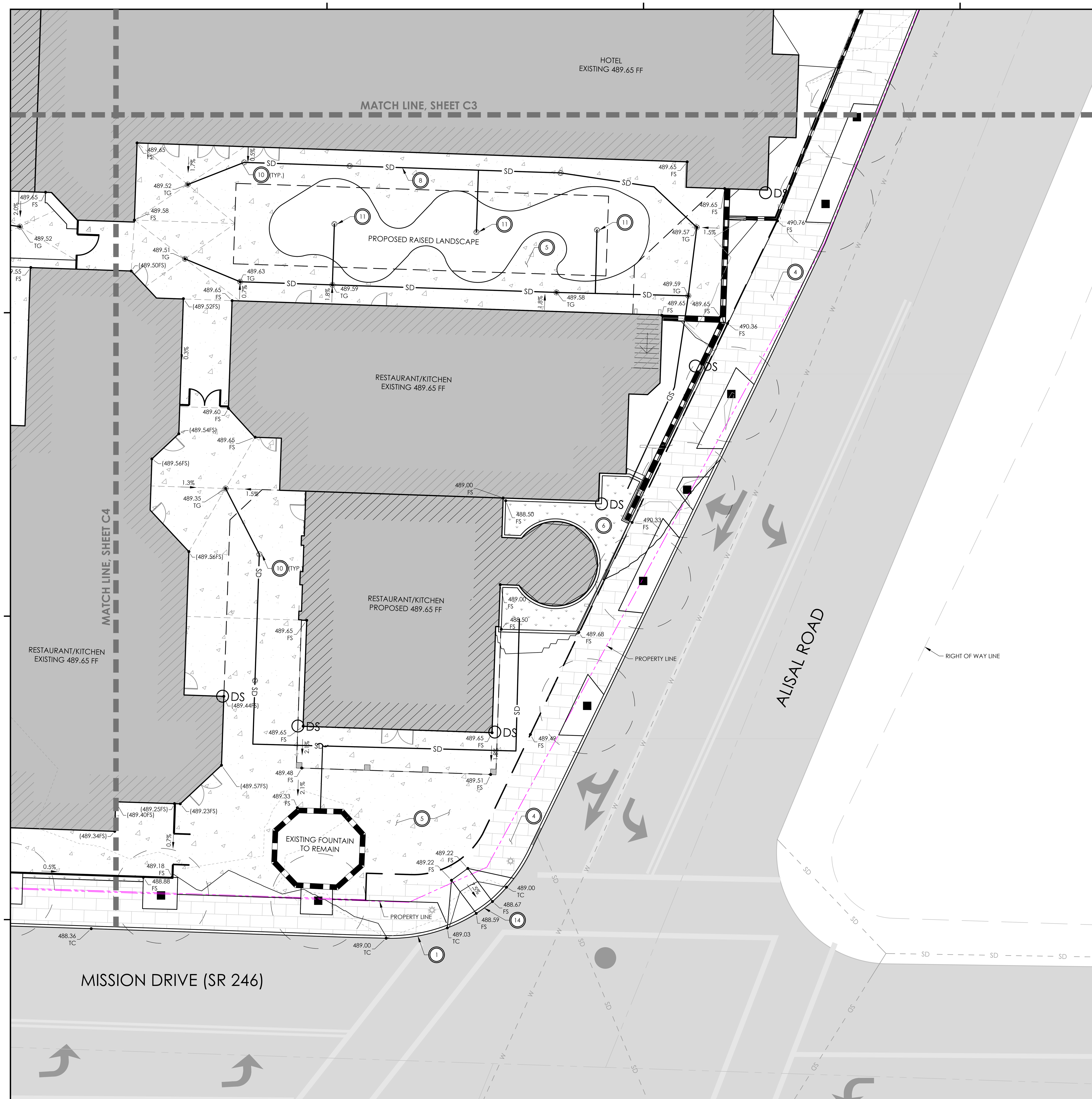
DRAWN BY	CHECKED BY
KMB	MCH

DATE
FEBRUARY 2024

PROJECT NUMBER
3162-01-CO23

SHEET
C4



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APN: 139-143-025, 026
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NO.	REVISION	DATE

PROJECT MANAGER: MIKE HAMILTON
DRAWN BY: KMB
CHECKED BY: MCH
DATE: FEBRUARY 2024
PROJECT NUMBER: 3162-01-CO23
SHEET: C5

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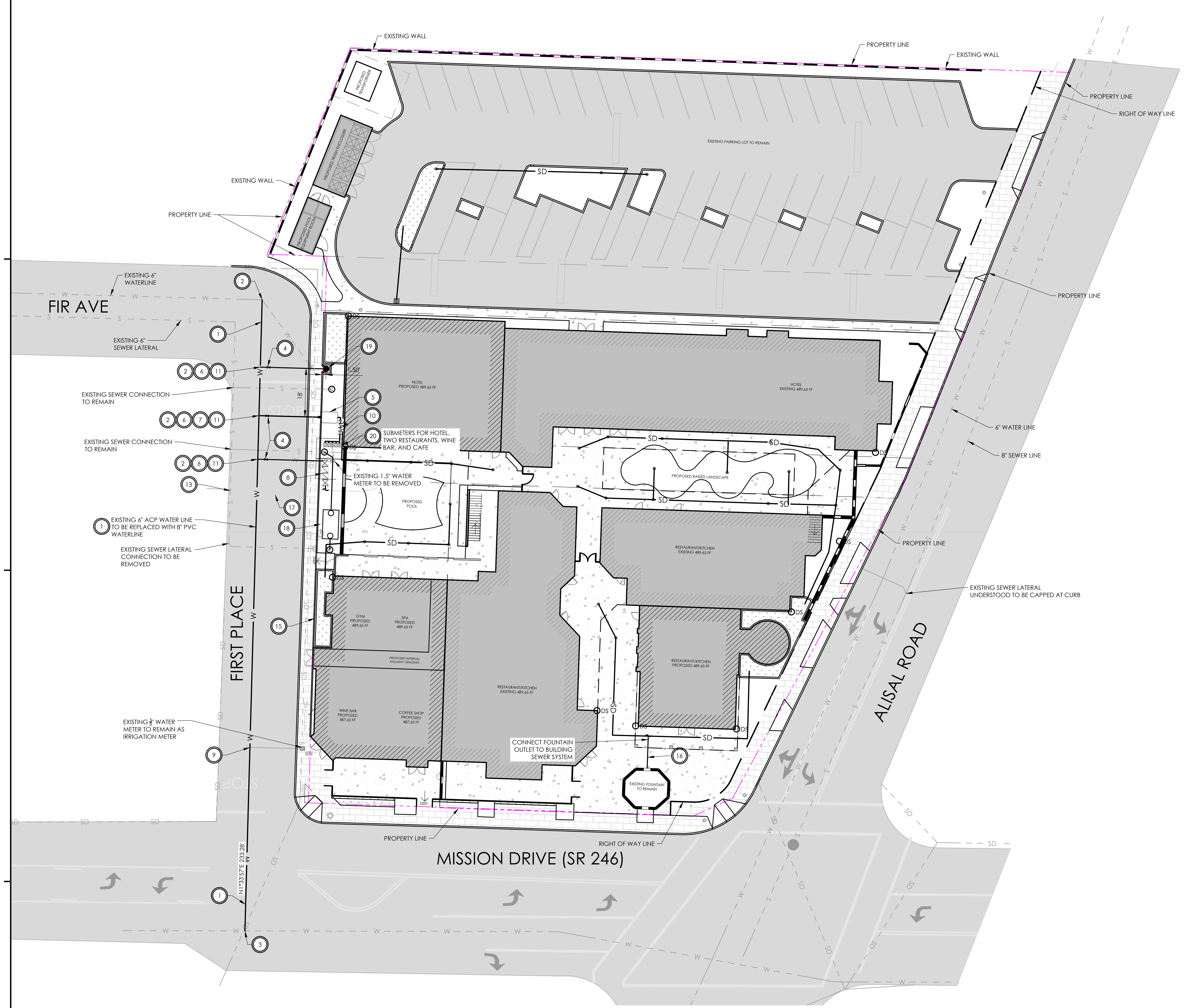

LEGEND

— — —	PROPERTY LINE
— — —	EASEMENT
— · — · —	SETBACK
——100——	(E) MAJOR CONTOUR
- - 100 - -	(E) MINOR CONTOUR
——100——	(P) MAJOR CONTOUR
——100——	(P) MINOR CONTOUR
—x—x—	(P) FENCE
—→—··	(P) FLOWLINE
—— SD ——	(P) STORM DRAIN
—— W ——	(P) WATER LINE
—— S ——	(P) SEWER LINE

CONSTRUCTION NOTES

1. REMOVE FULL LENGTH OF 6" ACP WATERLINE IN FIRST PLACE BETWEEN MISSION DRIVE TEE AND FIR AVENUE BEND. REPLACE WITH 8" PVC WATERLINE PER CITY OF SOLVANG STANDARD DRAWING NUMBER 526
2. PROPOSED 8X6 TEE
3. PROPOSED 12X8 TEE
4. PROPOSED 6" GATE VALVE PER CITY OF SOLVANG STANDARD DRAWING NUMBER 510
5. PROPOSED 6X4 REDUCER ASSEMBLY
6. PROPOSED 6" LINE
7. PROPOSED 4" WATER SERVICE CONNECTION AND METER PER CITY OF SOLVANG DRAWING NUMBER 518. KEEP DOMESTIC CONNECTION 6' APART FROM FIRE WATER CONNECTION
8. EXISTING FIRE SERVICE BACKFLOW PREVENTER TO REMAIN
9. PROPOSED 1" SERVICE CONNECTION JOINING EXISTING $\frac{5}{8}$" METER, PER CITY OF SOLVANG STANDARD DRAWING NUMBER 511
10. PROPOSED DETECTOR CHECK DOUBLE CHECK VALVE ASSEMBLY PER CITY OF SOLVANG STANDARD DRAWING NUMBER 509
11. PROPOSED CONCRETE THRUST BLOCK PER CITY OF SOLVANG DRAWING NUMBER 522
12. NIU
13. PROPOSED 6" SANITARY SEWER CONNECTION PER CITY OF SOLVANG DRAWING NUMBERS 609 AND 610
14. REMOVE AND REPLACE EXISTING LATERAL WITH 6" SANITARY SEWER CONNECTION PER CITY OF SOLVANG DRAWING NUMBERS 609 AND 610
15. PROPOSED CLEANOUT STRUCTURE PER 608
16. PROPOSED 4" SANITARY SEWER PIPE
17. PROPOSED 6" SANITARY SEWER PIPE
18. PROPOSED GREASE TRAP PER CITY OF SOLVANG STANDARD DRAWING NUMBER 612
19. PROPOSED FIRE HYDRANT INSTALLATION PER CITY OF SOLVANG STANDARD DRAWING NUMBER 503
20. PROPOSED METER MAIFOLD

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NO.	REVISION	DATE
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PROJECT MANAGER: MIKE HAMILTON
DRAWN BY: KMB
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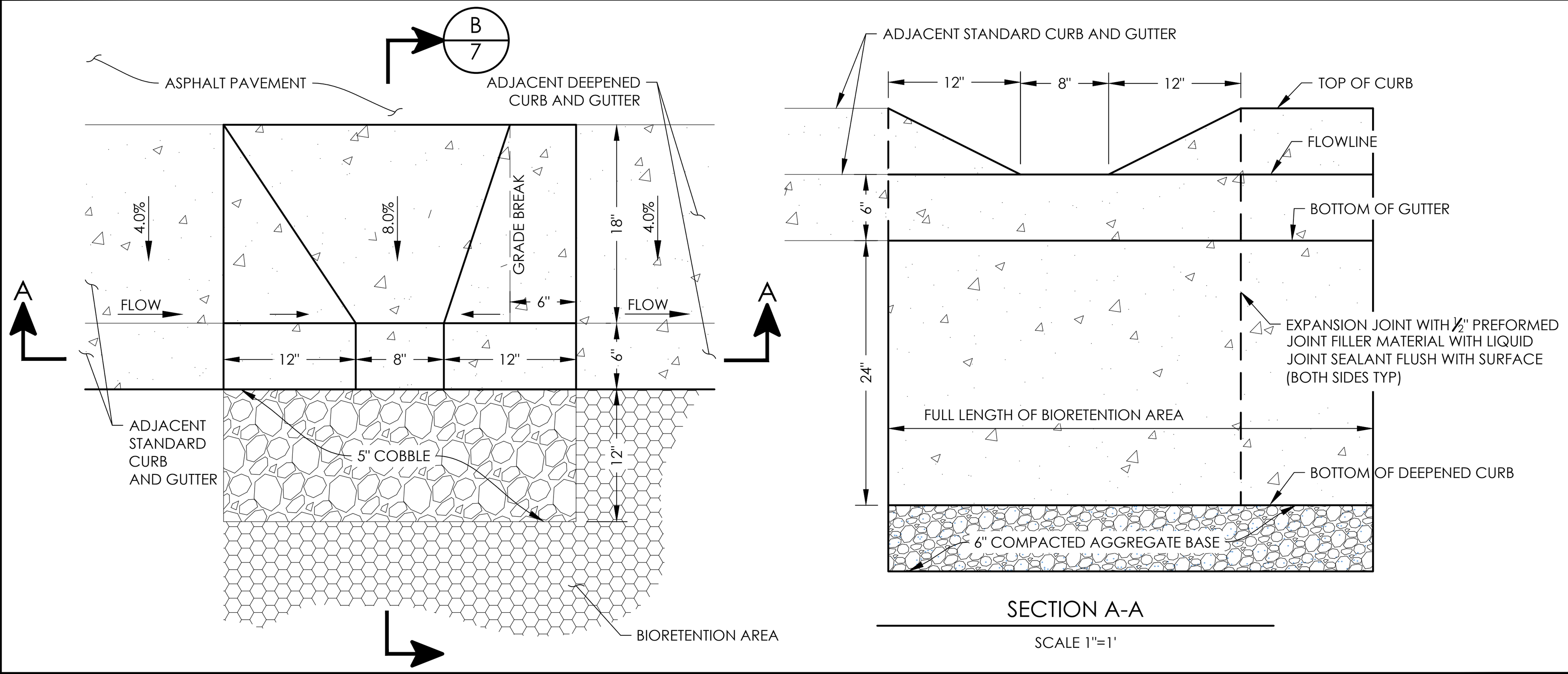
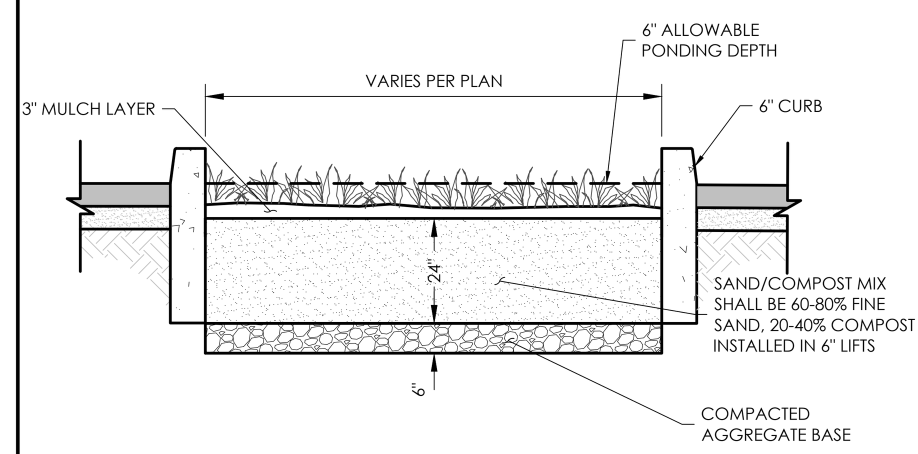


A CURB CUT TO BIORETENTION
SCALE: N.T.S.



B BIORETENTION AREA
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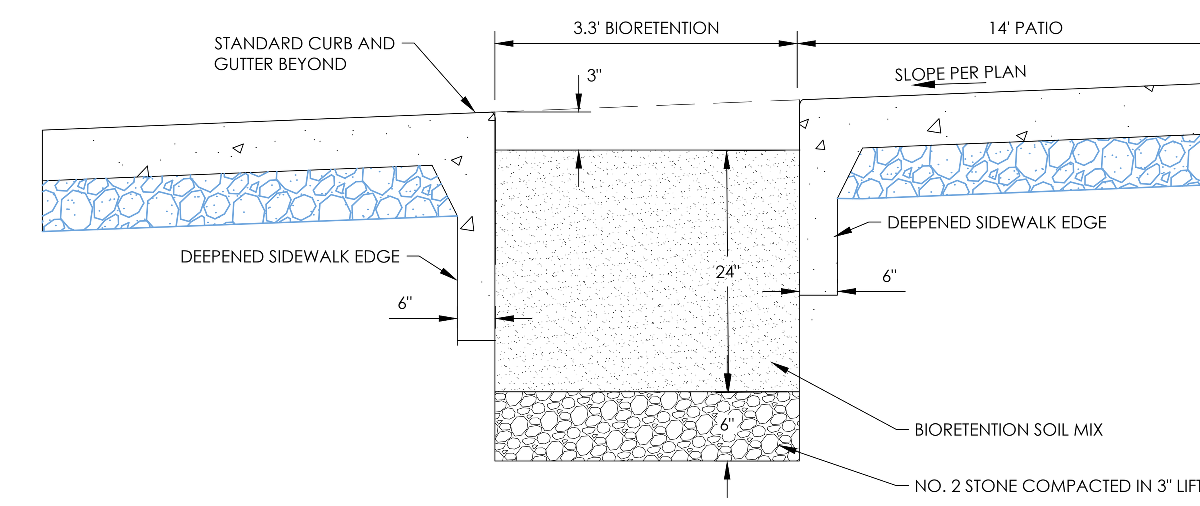
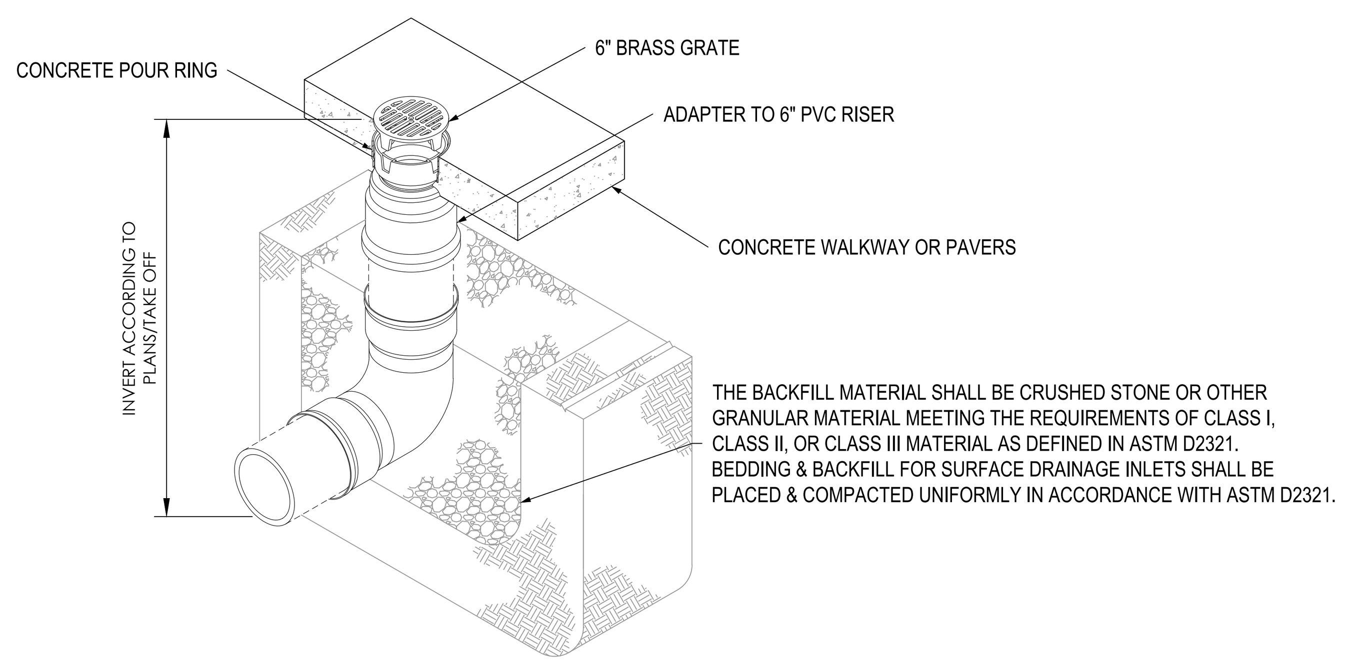


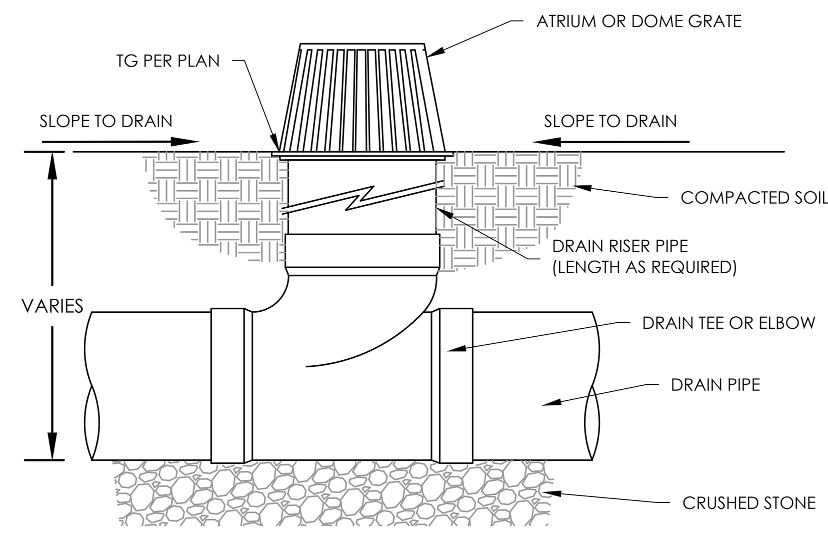
NOTES:
1. OVER-EXCAVATE 1.0' BELOW INFILTRATION BOTTOM AND REPLACED UNIFORMLY WITHOUT COMPACTION.
2. ALL STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
3. BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO12% AND PH RANGE SHALL BE 5.5 TO 7.5.

C SIDEWALK BIORETENTION AREA
SCALE: N.T.S.



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

D 6" FLUSH GRATE AREA DRAIN
SCALE: N.T.S.



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SCALE: N.T.S.

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DENMARK SQUARE MIXED USE
1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APN: 139-143-025, 026
DETAILS

NO.	REVISION	DATE
△		

PROJECT MANAGER
MIKE HAMILTON

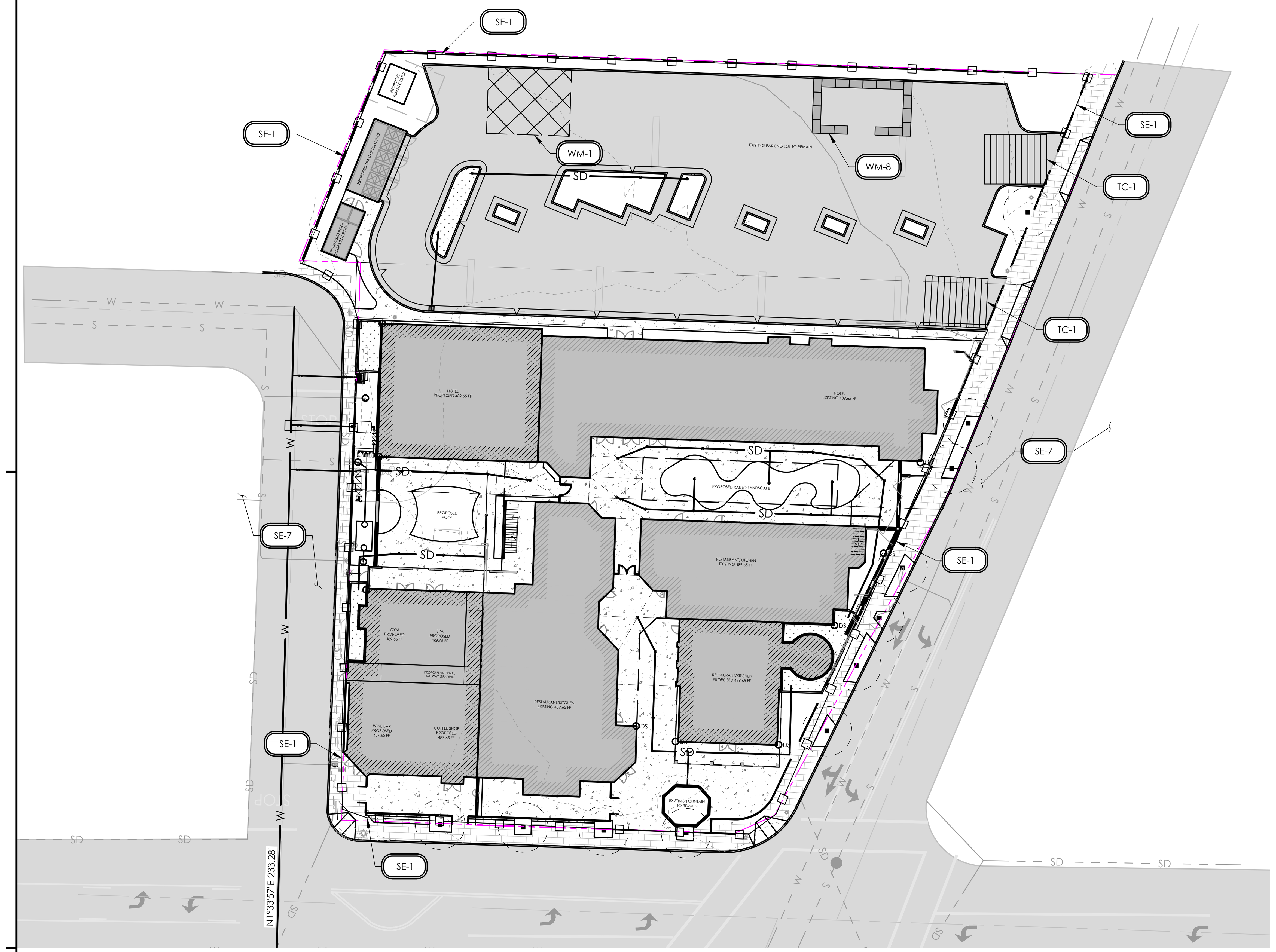
DRAWN BY	CHECKED BY
KMB	MCH

DATE
FEBRUARY 2024

PROJECT NUMBER
3162-01-CO23

SHEET
C7

N:\3000\3162-01-co23-1687-and-1693-mission-dr-prelim-engineering\engineering\DesDev\sheet-files\Grading.dwg, C7, Feb 06, 2024 5:33pm, KBrewer



EROSION AND SEDIMENT CONTROL SITE PLAN

SCALE: N.T.S.

CONSTRUCTION HAUL/DELIVERY ROUTE

SCALE: N.T.S.

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE OR DESIGNATE A QUALIFIED QSP.THE QSP (QUALIFIED SWPPP PRACTITIONER) SHALL HAVE THE APPROPRIATE TRAINING AND OVERSEE ALL IMPLEMENTATION OF THE SWPPP AND IT'S REQUIREMENTS. THE QSP SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND OBSERVATIONS OF THE BMP'S AND IMPLEMENTATION OF ANY CHANGES NEEDED TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT. THE QSP SHALL HOLD A PRE-CONSTRUCTION MEETING WITH ALL CONTRACTORS AND SUBCONTRACTORS THAT WILL BE WORKING AT THE SITE AND INFORM THEM ON THE REQUIREMENTS OF THE GENERAL PERMIT AND THE SWPPP.
2. THE QSD (QUALIFIED SWPPP DEVELOPER) SHALL APPROVE AND CERTIFY ALL AMENDMENTS TO THE SWPPP AND THE ANNUAL CERTIFICATIONS.
3. IF FAILURE OF ANY OF THE BMP'S SHOULD RESULT IN NTU'S THAT EXCEED THE LIMITS OF THE GENERAL PERMIT REQUIREMENTS, THE QSP SHALL IMPLEMENT THE CHANGES NECESSARY TO KEEP THE VIOLATION FROM HAPPENING AGAIN, AND REPORT THE VIOLATION VIA THE SMARTS SYSTEM PER THE REQUIREMENTS OF THE GENERAL PERMIT. (SEE SWPPP)
4. IF WATER MONITORING BECOMES NECESSARY PER THE REQUIREMENTS OF THE GENERAL PERMIT, THEN THE PERSON OR PERSONS DOING THE MONITORING SHALL HAVE THE APPROPRIATE TRAINING AND QUALIFICATION TO PERFORM SUCH MONITORING.
5. EROSION CONTROL SHEETS SHOWS THE WATER MONITORING LOCATION THAT HAS BEEN CHOSEN FOR THIS SITE BY THE QSD. THE QSP SHALL REVIEW THESE LOCATION AND REPORT BACK TO THE QSD IF THIS LOCATION IS DEEMED UNSAFE OR UNSUITABLE FOR ANY REASONS.
6. THE QSP SHALL ASSURE ALL SAFETY PRECAUTIONS NECESSARY HAVE BEEN IMPLEMENTED TO DO THE WATER MONITORING.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND/OR AS DIRECTED BY THE ENGINEER OR QSD TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING
9. THE CONTRACTOR WILL BE ON CALL IN THE EVENT IT IS NECESSARY TO IMPLEMENT EROSION CONTROL MEASURES OR IN THE EVENT OF AN EMERGENCY.
10. ALL STORMWATER CONTROL MEASURES THAT ARE IDENTIFIED IN THE REAP SHALL BE IN PLACE MIN. OF 24 HRS. PRIOR TO FORECAST RAINS.
11. AFTER A RAINSTORM, ALL BMP'S SHALL BE INSPECTED AND ANY BUILDUP OF SEDIMENTS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
12. THE ENGINEER OF RECORD, QSD OR AN AUTHORIZED REPRESENTATIVE MAY REQUIRE THE DEVELOPER AT ANY TIME TO INSTALL AND/OR CONSTRUCT ADDITIONAL DRAINAGE STRUCTURES AS NECESSARY TO PREVENT OR CONTROL EROSION.
13. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE QSP AS APPROVED BY THE QSD.
14. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
15. THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
16. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET DAILY.
17. THE CONTRACTOR SHALL CONTACT THE QSD IN THE EVENT THAT THE EROSION CONTROL PLAN AS DESIGNED REQUIRES ANY SUBSTANTIAL REVISIONS.
18. DURING GRADING OPERATIONS IF AN AREA OF DISTURBANCE IS TO REMAIN IDLE FOR A PERIOD OF 2 OR MORE WEEKS, THE DISTURBED AREAS SHALL BE COVERED WITH MULCH, STRAW OR SOME OTHER TYPE OF BMP TO PREVENT EROSION DURING RAIN EVENTS.
19. THE CONTRACTOR SHALL PROVIDE STREET SWEEPING ONGOING DURING CONSTRUCTION TO PREVENT ANY SEDIMENTS FROM BEING TRACKED OFF-SITE OR TO AREAS THAT MAY CONTRIBUTE TO SEDIMENTS BEING DEPOSITED INTO THE STORM DRAIN SYSTEM.
20. POST CONSTRUCTION BMP'S INCLUDING PLANTINGS, SHRUBS, GROUND COVER AND TREES AS SHOWN ON THE LANDSCAPING PLANS SHALL BE IN PLACE AS SOON AS PRACTICAL.
21. CONTRACTOR TO INSTALL SILT FENCING AT ALL PERIMETER LOCATIONS THAT HAVE THE POTENTIAL TO DISCHARGE STORMWATER OFF-SITE.
22. CONTRACTOR TO PROTECT ALL YARD AND LANDSCAPE AREA DRAINS FROM SEDIMENTS UNTIL LANDSCAPING IS COMPLETED AND VEGETATION ESTABLISHED.
23. GRAVEL BAGS ORIENTED TO SLOW THE FLOW OF STORM WATER RUNOFF SHALL BE PLACED IN THE CONCRETE GUTTERS IN THE ON-SITE ROADWAY TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE PLACED 50' O/C MAX. SEDIMENTS THAT ACCUMULATE AT THE GRAVEL BAGS SHALL BE REMOVED AFTER EACH RAIN EVENT.
24. THE CONTRACTOR SHALL KEEP TWO ACCEPTABLE RAIN GAUGES ON-SITE TO MONITOR RAIN EVENTS DURING CONSTRUCTION.
25. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROLS.
26. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER AND THE COUNTY OF SANTA BARBARA. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY THE 40 CODE OF FEDERAL REGULATIONS (CRI) 1117.3 OR 40 CFR 302.4.
27. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
28. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS, AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
29. STOCKPILE MANAGEMENT SHALL BE IN CONFORMANCE WITH BMP WM-3 FROM THE CASQA STORM WATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK.
30. SEE LANDSCAPING PLANS FOR MORE INFORMATION ON POST CONSTRUCTION VEGETATION BMP'S.

SITE SPECIFIC EROSION CONTROL NOTES

1. PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.
2. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
3. THE CONTRACTOR SHALL USE CLASS II BASE FOR THE STABILIZED CONSTRUCTION ROADWAY OR ALTERNATE METHODS THAT ACHIEVE THE DESIRED RESULTS. THIS BMP SHALL BE IMPLEMENTED TO ALL BUILDING PADS PRIOR TO VERTICAL CONSTRUCTION, OR AS SOON AS PRACTICAL.
4. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.
5. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.
6. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.
7. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION.

LEGEND

	BMP*	SYMBOL
SE-1	SE-1: SILT FENCE	
SE-5	SE-5: FIBER ROLLS	F
SE-7	SE-7: STREET SWEEPING & VACUUMING	N/A
TC-1	TC-1: STABILIZED CONSTRUCTION ENTRANCE/EXIT	
WM-1	WM-1: MATERIAL DELIVERY & STORAGE CONSTRUCTION STAGING AREA	
WM-8	WM-8: CONCRETE WASTE MANAGEMENT	

* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION STRATEGIES.

0 1' 2' 3'

1"=1'

CASQA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs)

TEMPORARY SOIL STABILIZATION

EC-1: SCHEDULING
EC-2: PRESERVATION OF EXISTING VEGETATION
EC-3: HYDRAULIC MULCH
EC-4: HYDROSEEDING
EC-5: SOIL BINDERS
EC-6: STRAW MULCH
EC-7: GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS/MATS
EC-8: WOOD MULCHING
EC-9: EARTH DIKES/DRAINAGE SWALES & LINED DITCHES
EC-10: OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES
EC-11: SLOPE DRAINS
EC-12: STREAMBANK STABILIZATION
EC-13: RESERVED
EC-14: COMPOST BLANKET
EC-15: SOIL PREPARATION/ROUGHENING
EC-16: NON-VEGETATIVE STABILIZATION

NON-STORM WATER MANAGEMENT

NS-1: WATER CONSERVATION PRACTICES
NS-2: DEWATERING OPERATIONS
NS-3: PAVING & GRINDING OPERATIONS
NS-4: TEMPORARY STREAM CROSSING
NS-5: CLEAR WATER DIVERSION
NS-6: ILLICIT CONNECTION/ILLEGAL DISHARGE DETECTION & REPORTING
NS-7: POTABLE WATER/IRRIGATION
NS-8: VEHICLE & EQUIPMENT CLEANING
NS-9: VEHICLE & EQUIPMENT FUELING
NS-10: VEHICLE & EQUIPMENT MAINTENANCE
NS-11: PILE DRIVING OPERATIONS
NS-12: CONCRETE CURING
NS-13: CONCRETE FINISHING
NS-14: MATERIAL OVER WATER
NS-15: DEMOLITION OVER WATER
NS-16: TEMPORARY BATCH PLANTS

TEMPORARY SEDIMENT CONTROL

SE-1: SILT FENCE
SE-2: SEDIMENT/DESILTING BASIN
SE-3: SEDIMENT TRAP
SE-4: CHECK DAM
SE-5: FIBER ROLLS
SE-6: GRAVEL BAG BERM
SE-7: STREET SWEEPING & VACUUMING
SE-8: SANDBAG BARRIER
SE-9: STRAW BALE BARRIER
SE-10: STORM DRAIN INLET PROTECTION
SE-11: ACTIVE TREATMENT SYSTEMS
SE-12: MANUFACTURED LINEAR SEDIMENT CONTROLS (MLSC)
SE-13: COMPOST SOCKS & BERMS
SE-14: BIOFILTR BAGS

TRACKING CONTROL

TC-1: STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2: STABILIZED CONSTRUCTION ROADWAY
TC-3: ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE-1: WIND EROSION CONTROL

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM-1: MATERIAL DELIVERY & STORAGE
WM-2: MATERIAL USE
WM-3: STOCKPILE MANAGEMENT
WM-4: SPILL PREVENTION & CONTROL
WM-5: SOLID WASTE MANAGEMENT
WM-6: HAZARDOUS WASTE MANAGEMENT
WM-7: CONTAMINATED SOIL MANAGEMENT
WM-8: CONCRETE WASTE MANAGEMENT
WM-9: SANITARY/SEPTIC WASTE MANAGEMENT
WM-10: LIQUID WASTE MANAGEMENT

NOT FOR CONSTRUCTION

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SANTA BARBARA, CA 93101

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

CONSULTANT

AGENCY

DENMARK SQUARE MIXED USE
1687 & 1693 MISSION DRIVE
SOLVANG, CA 93463
APN: 139-143-025, 026
EROSION CONTROL PLAN

NO.	REVISION	DATE
△		

PROJECT MANAGER
MIKE HAMILTON

DRAWN BY
KMB

CHECKED BY
MCH

DATE
FEBRUARY 2024

PROJECT NUMBER
3162-01-CO23

SHEET
C8

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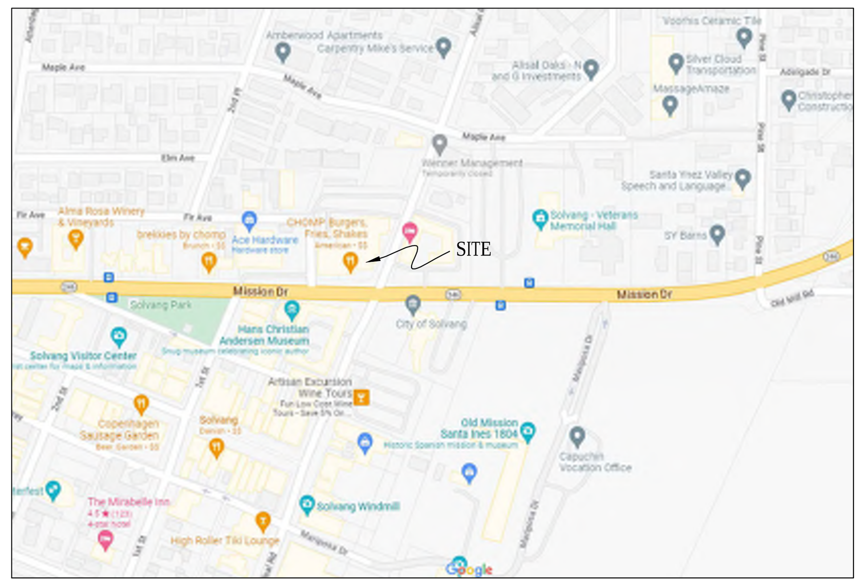


VICINITY MAP

NO SCALE

SURVEYOR'S NOTES

THIS SURVEY WAS ORIGINALLY PERFORMED MARCH 1-8, 2023 AT THE REQUEST OF LONNIE ROY AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL WITH ADDITIONAL WORK ADDED JULY 12, 2023 WITHIN THE CLOUDED AREA. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(1991.35) ZONE V BASED UPON STATIC TIES TO CORS STATION "ORES" AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGE 24 ET SEQ. OF RECORD OF SURVEYS.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 17 AS LISTED HEREON HAVING AN ELEVATION OF 488.07'.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD'88 BASED ON MEASURED TIES TO CITY OF SOLVANG BENCHMARK 91-33 HAVING A PUBLISHED ELEVATION OF 485.65' AS SHOWN ON THE CITY OF SOLVANG BENCHMARK LISTING. ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE IN GRID.

NOTE: ALL RECORD DATA SHOWN HEREON HAS NOT BEEN CONVERTED TO ANY DATUM. PLEASE REFER TO THE RECORD FOR FULL DETAILS.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

RECORD DATA

R1 = RECORD DATA PER MAP OF TRACT NO. 12,288 FILED IN BOOK 93, PAGES 46-47 OF MAPS.

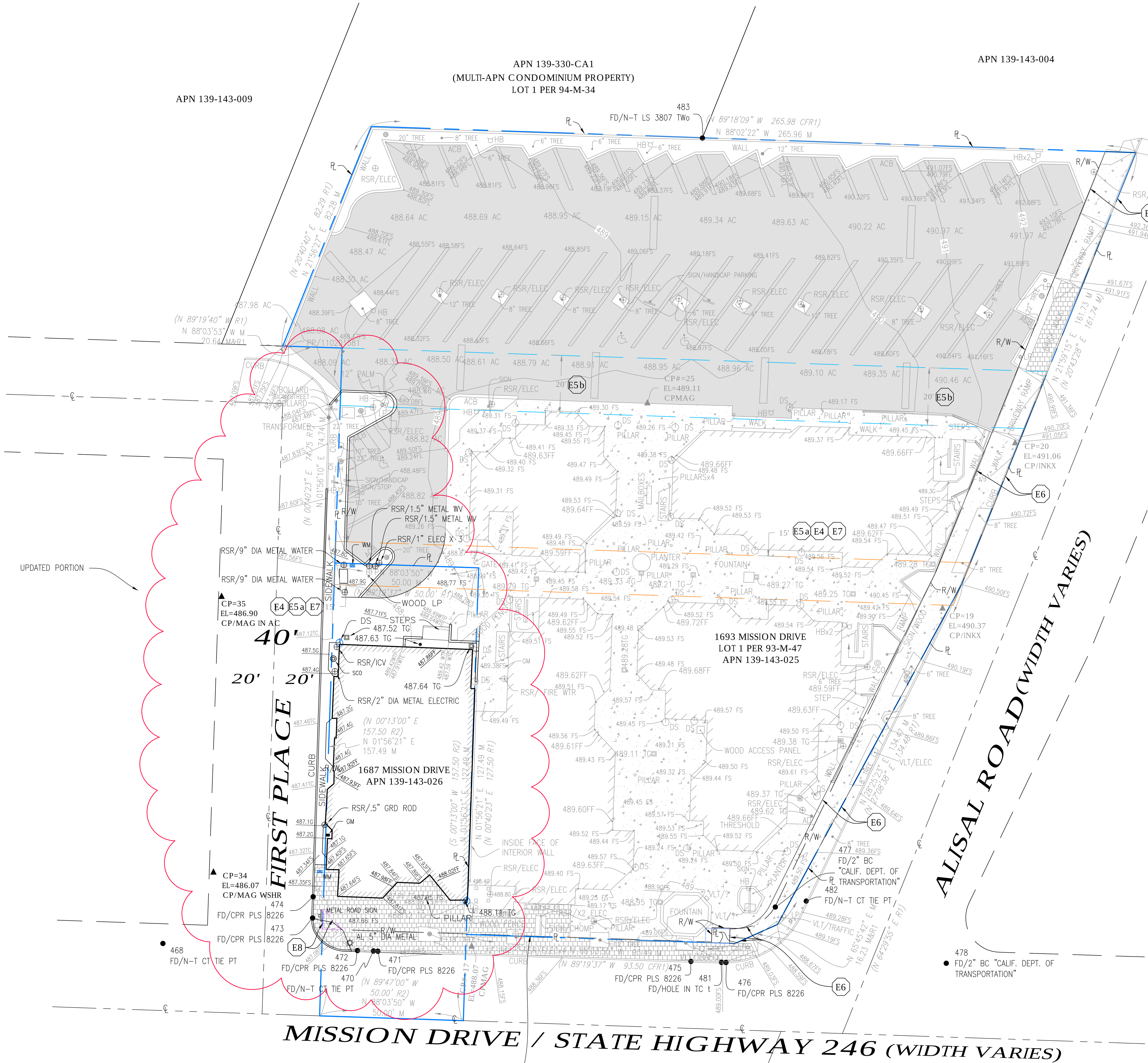
R2 = RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NUMBER 2016-0013738 OF OFFICIAL RECORDS.

LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

℄	LEGAL CENTERLINE
℞	BOUNDARY LINE
R/W	RIGHT-OF-WAY
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
BC	BRASS CAP
BFP	BACK FLOW PREVENTER
BK	BOOK
BW	BACK OF WALK
BLK	BLOCK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
EBOX	ELECTRICAL BOX
EL	ELEVATION
ELEC	ELECTRIC
FF	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FS	FINISH SURFACE
GM	GAS METER
GR	GAS RISER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIPE
LP	LAMP POST
M	MEASURED
MH	MANHOLE
NG	NATURAL GROUND
PB	PULL BOX
PG	PAGE
PVMT	PAVEMENT
R	RECORD DATA
RR	RAILROAD RAIL
ROW	RIGHT OF WAY
RD	ROOF DRAIN
RSR	RISER
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
TG	TOP OF AREA DRAIN GRATE
TRANS	TRANSFORMER
TC	TOP OF CURB
VLT	VAULT

ADJACENT BOUNDARY
MEASURED BOUNDARY
SETBACK LINES
EASEMENT LINES
RIGHT-OF-WAY
CENTERLINE
CHAIN LINK FENCE
WOOD FENCE
OHW OVERHEAD WIRE
ASPHALT SURFACE
BRICK SURFACE
CONCRETE SURFACE
BUILDING
TREE DRIPLINE (ACTUAL SIZE)
TREE WITH TRUNK DIAMETER
GAS METER
WATER METER
POWER POLE
DOWN SPOUT
SPOT ELEVATION TICK
SPOT ELEVATION TICK
SPOT ELEVATION LEADER
100.0 SPOT ELEVATION AT DECIMAL
FOUND MONUMENT AS NOTED
SEARCHED; NOTHING FOUND OR SET
SET MONUMENT
GROMATICI CONTROL ONLY



NOTE: THE LOCATION OF THE NORTHERLY RIGHT OF WAY OF MISSION DR DIFFERS SLIGHTLY BETWEEN THE CALTRANS MONUMENTATION MAP OF SAID ROAD AND THE MAP OF TRACT 12,288 RECORDED IN BOOK 93, PAGES 46 AND 47 OF MAPS (R1). BOTH LINES ARE SHOWN HEREON.

EASEMENT NOTES: APN 139-143-025

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 22, 2022 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4206-6906667. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

ITEM 3 - AN FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MARIA ANDERSON, A WIDOW, RECORDED NOVEMBER 16, 1923 IN BOOK 218 OF DEEDS, PAGE 458. NOT PLOTTABLE. REFERENCES THE LOCATION OF AN EXISTING WATER MAIN NOT SHOWN ON SURVEY MAPS.

E4 ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H JENSEN, ET. UX, RECORDED AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.

ITEM 5 - THE FOLLOWING TWO EASEMENTS IN FAVOR OF VALLEY PUMP AND SUPPLY, A CO-PARTNERSHIP, ARE REFERRED TO IN A DEED RECORDED AS INSTRUMENT NO. 8976 IN BOOK 684, PAGE 203 OF OFFICIAL RECORDS:

E5a a - AN IDENTICAL EASEMENT TO THE ONE DESCRIBED IN ITEM 4 BUT IN FAVOR OF VALLEY PUMP AND SUPPLY.

E5b b - A 20' WIDE EASEMENT FOR INGRESS, EGRESS AND FOR PUBLIC UTILITIES.

E6 ITEM 6 - A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SANTA BARBARA, RECORDED MARCH 30, 1973 AS INSTRUMENT NO. 1973-11981 IN BOOK 2454, PAGE 690 OF OFFICIAL RECORDS.

ITEM 8 - RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

EASEMENT NOTES: APN 139-143-026

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED JUNE 22, 2023 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4201-7005589. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

E7 ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H JENSEN, ET. UX, RECORDED APRIL 23, 1946 AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.

E8 ITEM 5 - AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

SCALE: 1" = 20'
0 20 40 60 80

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DATE OF WORK PERFORMED: 2023-03-01 TO 08 & 2023-07-12
LAYOUT NAME: 24X36
ORIG. DATE: 2023-04-05
POINT FILE: 2023-900CP.CRD
DRAWN BY: EK

REQUEST OF: LONNIE ROY, PLA
TITLE: LAND USE PLANNER, ON DESIGN ARCHITECTS
ADDRESS:
CITY:
PHONE: 805-896-7896
EMAIL: lroy@architects-ca.com

REV. NO.	DESCRIPTION OF CHANGES	DATE
1	ADDED TOPOGRAPHIC DATA FOR 1687 MISSION DRIVE	8/8/2023

PROFESSIONAL LAND SURVEYOR
ERIC J. ACKERMAN
No. 8226
STATE OF CALIFORNIA

THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

Gromatici Land Surveying, Inc.
Quality Surveying and Reliable Service.

GROMATICI LAND SURVEYING, INC.
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2432 RAILWAY AVE, SUITES I & J, LOS OLIVOS, CA 93441
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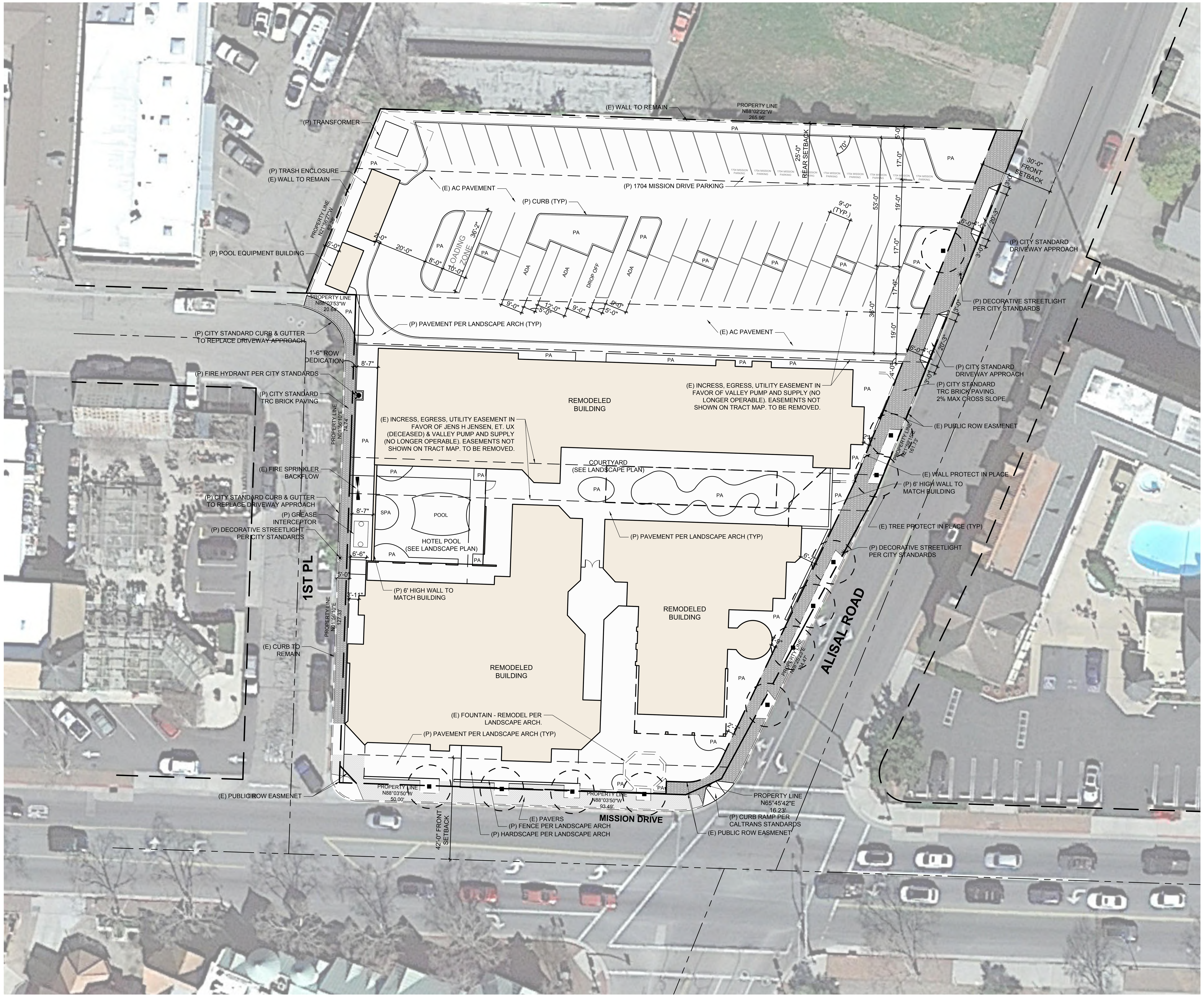
TOPOGRAPHIC SURVEY
OF
1693 MISSION DRIVE
SOLVANG, CA 93463
APN 139-143-025

AUGUST 8, 2023 | SHEET 1 OF 1



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

NORTH

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

• O N d e s i g n LLC •
• P.O. BOX 598 • Santa Barbara • California • 93102 •

MIXED USE
1687 &1693 Mission Drive
Solvang, CA 93463
PRELIMINARY SITE PLAN

Revisions

Project Manager
KN
Drawn By

Scale
VARIES
Print Date

A-1.1

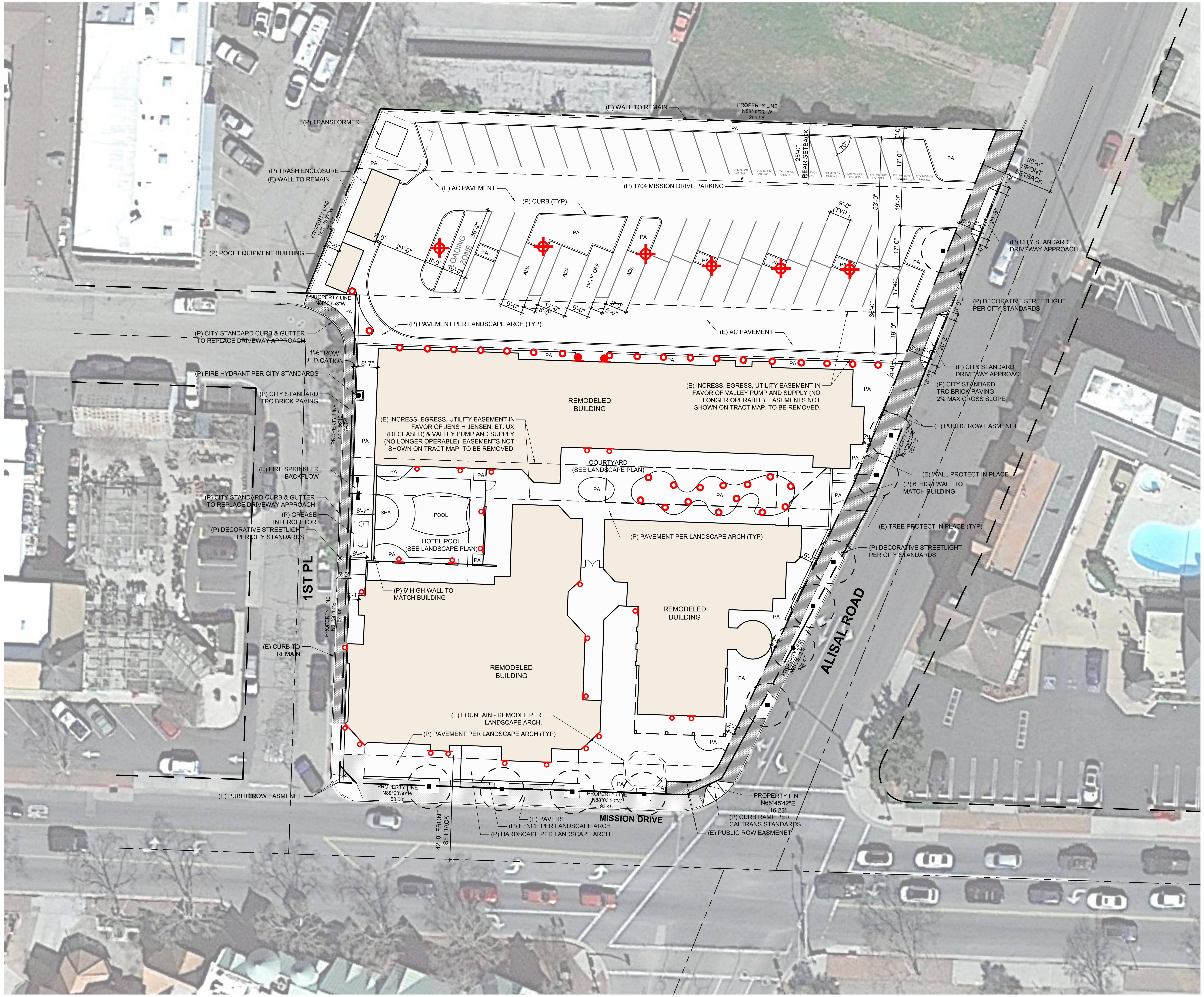
PARKING LOT LIGHT
MANUFACTURER: STERNBERG
MODEL: CARSON CITY SERIES
COLOR: TEXTURED BLACK OR BRONZE

PATH LIGHT
MANUFACTURER: FX LUMINAIRE
MODEL: DP PATH LIGHT
COLOR: TEXTURED BLACK OR BRONZE

WALL LIGHT 1
MANUFACTURER: SH STUDIOS
MODEL: ENGLISH COACH MEDIUM OUTDOOR LIGHT
COLOR: TEXTURED BLACK OR BRONZE

WALL LIGHT 2
MANUFACTURER: SH STUDIOS
MODEL: ANACAPA MEDIUM OUTDOOR LIGHT
COLOR: TEXTURED BLACK OR BRONZE

TREE PENDANT LIGHT
(SEE LANDSCAPE PLAN FOR TREE LOCATIONS)
MANUFACTURER: FX LUMINAIRE
MODEL: VL DOWN LIGHT
COLOR: TEXTURED BLACK OR BRONZE



LIGHTING PLAN

SCALE: 1" = 20'-0"

NORTH

LEGEND

- PARKING LOT LIGHT
- PATH LIGHT
- WALL LIGHT 1
- WALL LIGHT 2

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

ON design LLC
P.O. BOX 598 • Santa Barbara • California • 93102

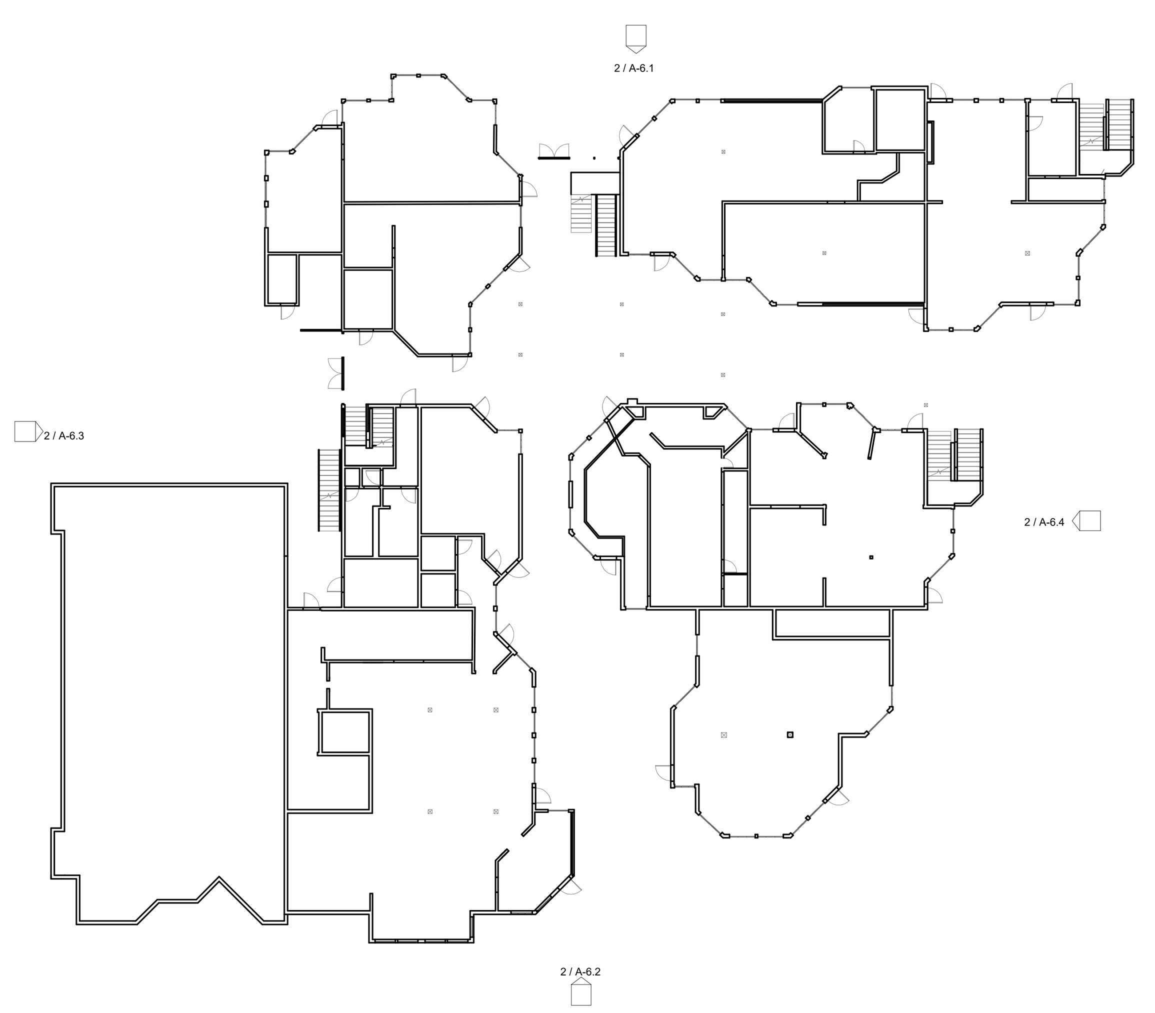
MIXED USE
1687 &1693 Mission Drive
Solvang, CA 93463
LIGHTING PLAN

Revisions

Project Manager
KN
Drawn By

Scale
VARIES
Print Date

A-1.2



LEGEND

- GUEST ROOM
- AMENITY SPACE
- INTERIOR CIRCULATION
- SERVICE ROOM
- RESTAURANT

2. FIRST FLOOR PLAN - EXISTING

SCALE: 1" = 30'-0"

1. PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH PROJECT NORTH

ON DESIGN, LLC
Architecture
Planning
Interior Design
Keith Nolan
C -22541

ON designLLC
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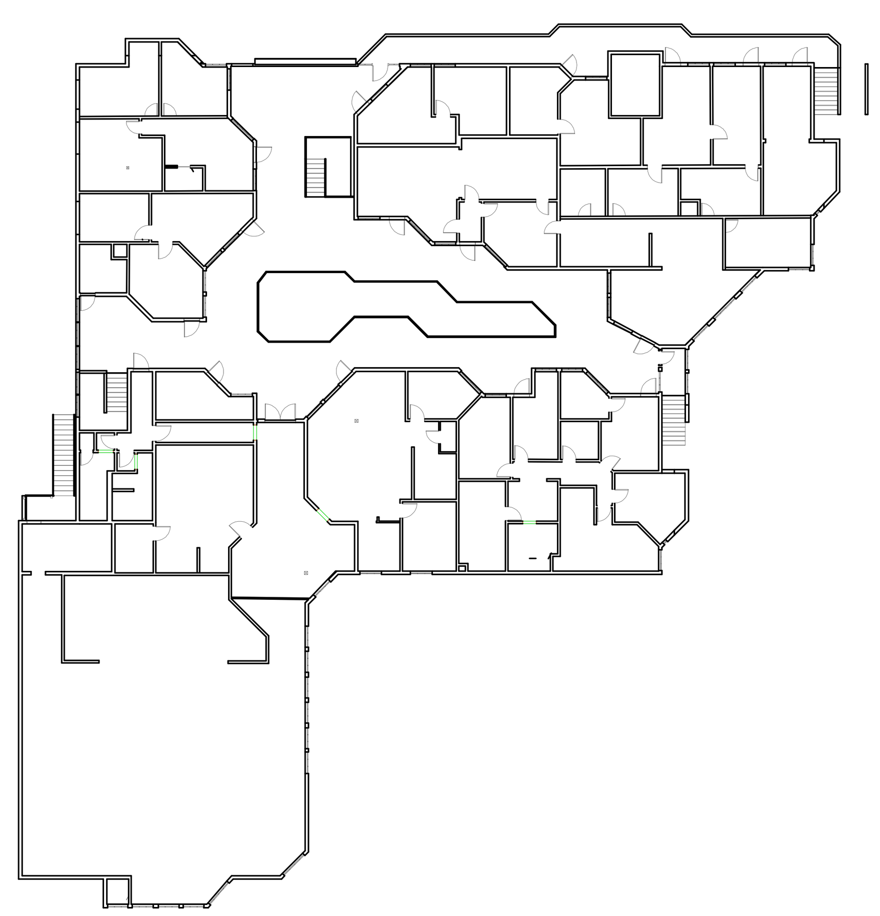
MIXED USE
1693 MISSION DRIVE
PLAN - LEVEL 1

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
PrintDate 4/15/2007 4:08:25 PM

A-2.1



2. SECOND FLOOR PLAN - EXISTING

SCALE: 1" = 30'-0"

1. SECOND FLOOR PLAN - PROPOSED

SCALE: 1" = 10'-0"

LEGEND

- GUEST ROOM
- AMENITY SPACE
- INTERIOR CIRCULATION
- SERVICE ROOM
- RESTAURANT

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C -22541

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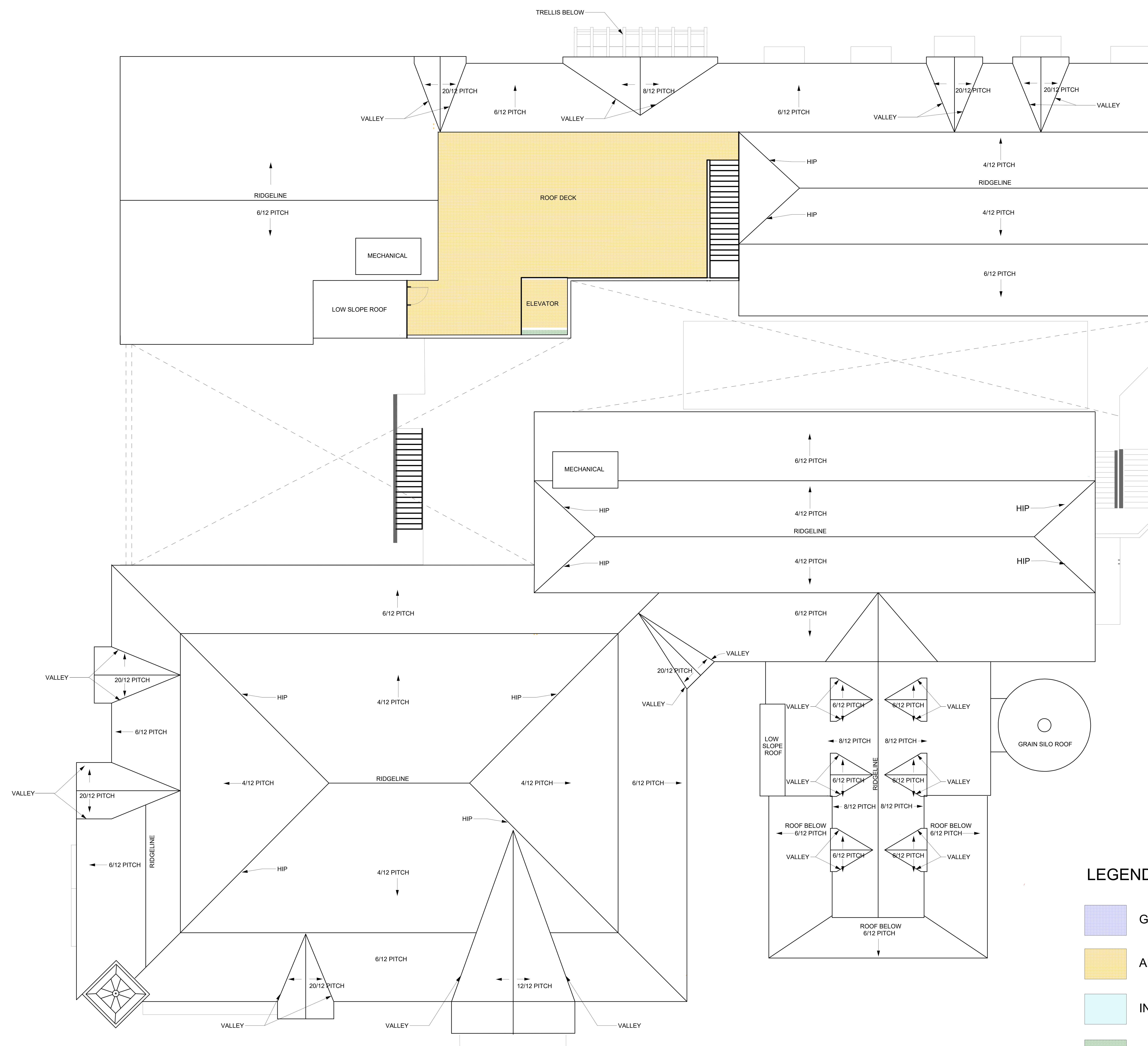
1693 MISSION DRIVE

PLAN - LEVEL 2

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
PrintDate 4/15/2007 4:08:25 PM

A-2.2



LEGEND

- GUEST ROOM
- AMENITY SPACE
- INTERIOR CIRCULATION
- SERVICE ROOM
- RESTAURANT

1. ROOF PLAN - PROPOSED

SCALE: 1" = 10'-0"

NORTH PROJECT NORTH

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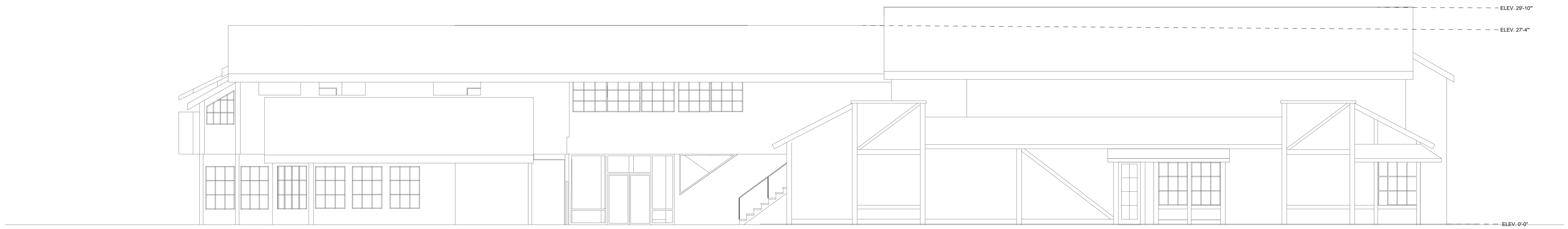
ROOF PLAN

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
PrintDate 4/15/2007 4:08:25 PM

A-3.1



2. NORTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1. NORTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

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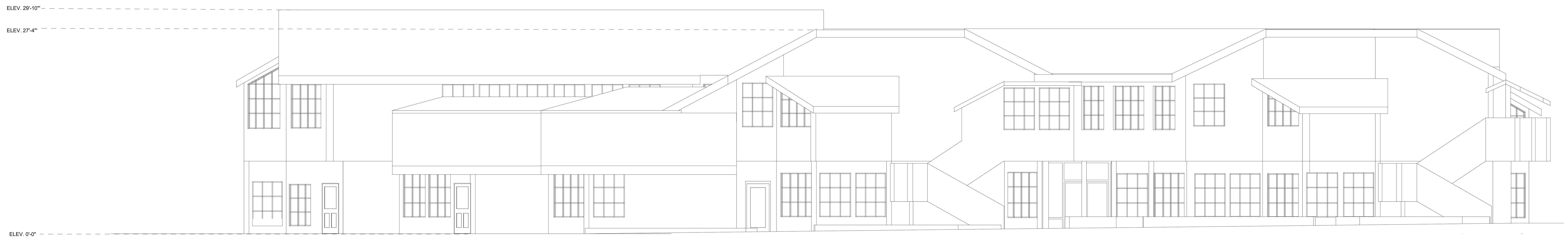
ELEVATIONS

Revision Schedule
2024.02.02

Project Manager	DSG
Scale	1/8" = 1'-0"
PrintDate	4/15/2007 4:08:25 PM

A-6.1



2. SOUTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1. SOUTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

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ELEVATIONS

Revision Schedule
2024.02.02

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Scale 1/8" = 1'-0"
PrintDate 4/15/2007 4:08:25 PM

A-6.2

2. WEST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1. WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

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ELEVATIONS

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
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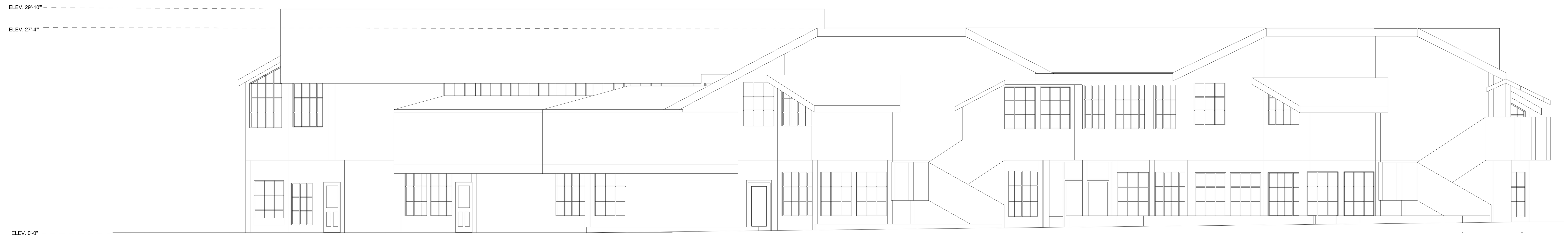
A-6.3



2. EAST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1. EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

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ELEVATIONS

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
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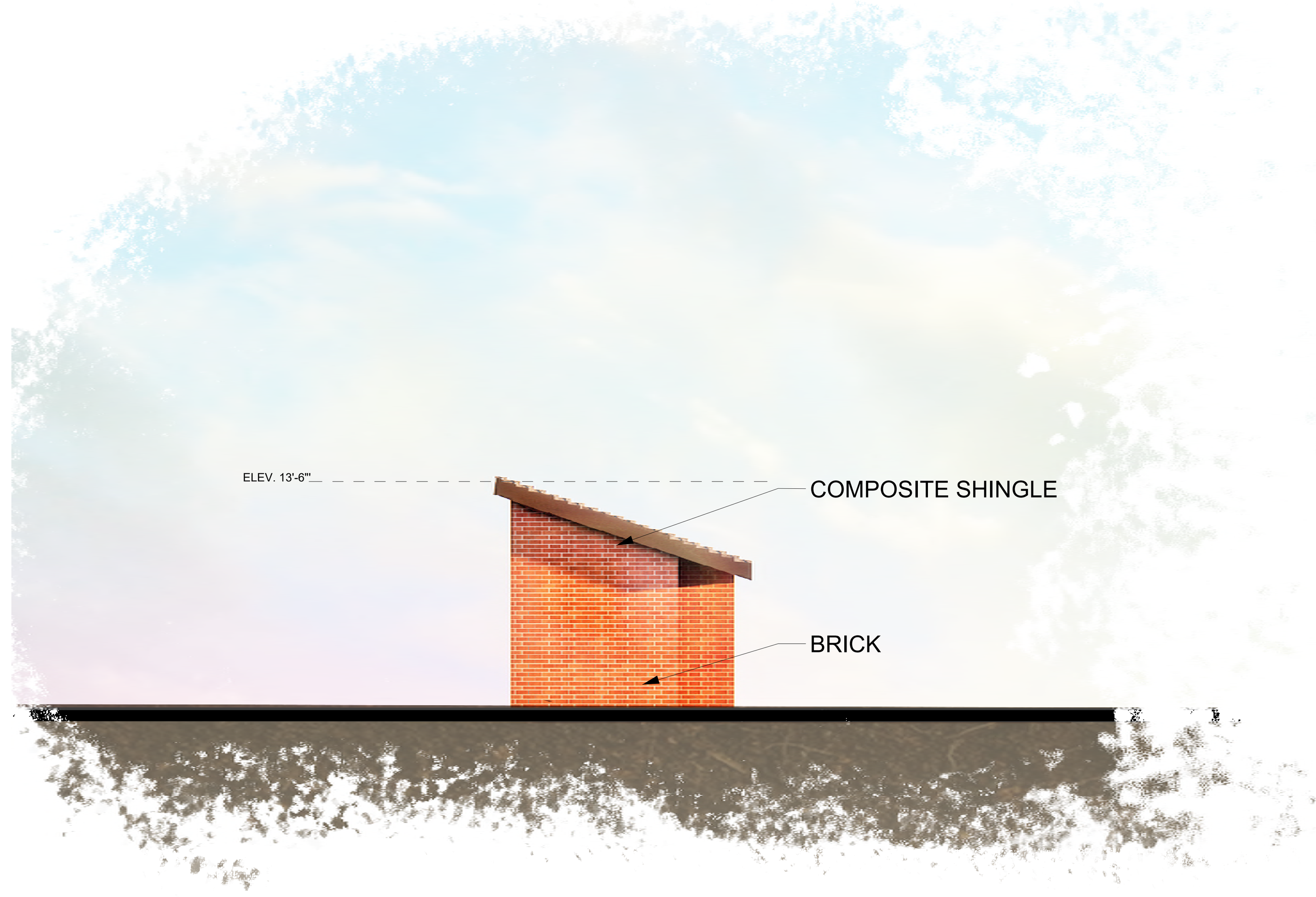
A-6.4



1. EAST ELEVATION - TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"

2. SOUTH ELEVATION - TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"

3. EXISTING GRAIN SILO - REFERENCE IMAGE

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ELEVATIONS

Revision Schedule
2024.02.02

Project Manager	DSG
Scale	1/8" = 1'-0"
PrintDate	4/15/2007 4:08:25 PM

A-6.5

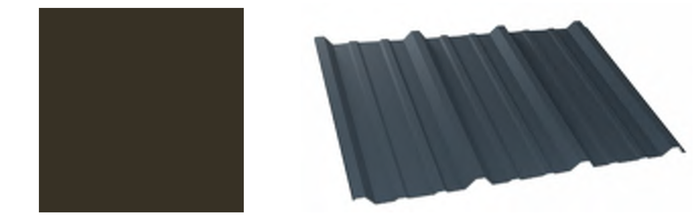
2. STREET VIEW 1 - EXISTING

MATERIALS

COMPOSITE SHINGLE

CERTAINTEED
GRAND MANOR - BLACK PEARL

STANDING SEAM METAL ROOF



PLASTER

SW 6375 Honeycomb
SW 7604 Smoky Blue
SW 6515 Leisure Blue
SW 6163 Grassland
SW 6600 Enticing Red

HALF TIMBER

SW 9175 Deep Forest Brown

WINDOW FRAME

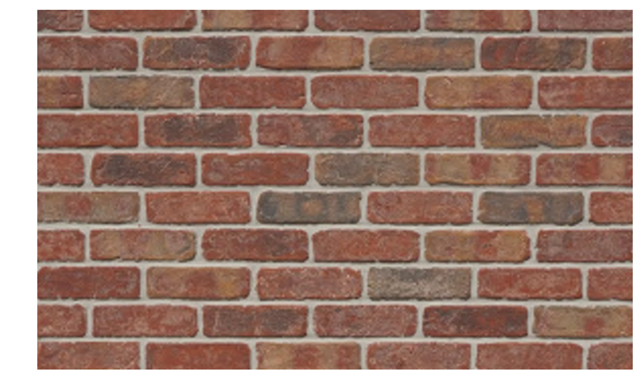
SW 7001 Marshmallow

WOOD SIDING

AWNING FABRIC

SUNBRELLA
TWEED WALNUT BROWN

BRICK



1. STREET VIEW 1 - PROPOSED

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STERET VIEW 1

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
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A-6.6

2. STREET VIEW 1 - EXISTING

1. STREET VIEW 1 - PROPOSED

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STREET VIEW 2

Revision Schedule
2024.02.02

Project Manager DSG
Scale 1/8" = 1'-0"
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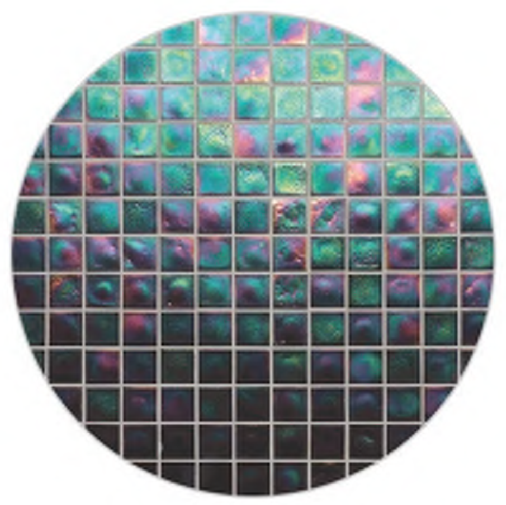
A-6.7

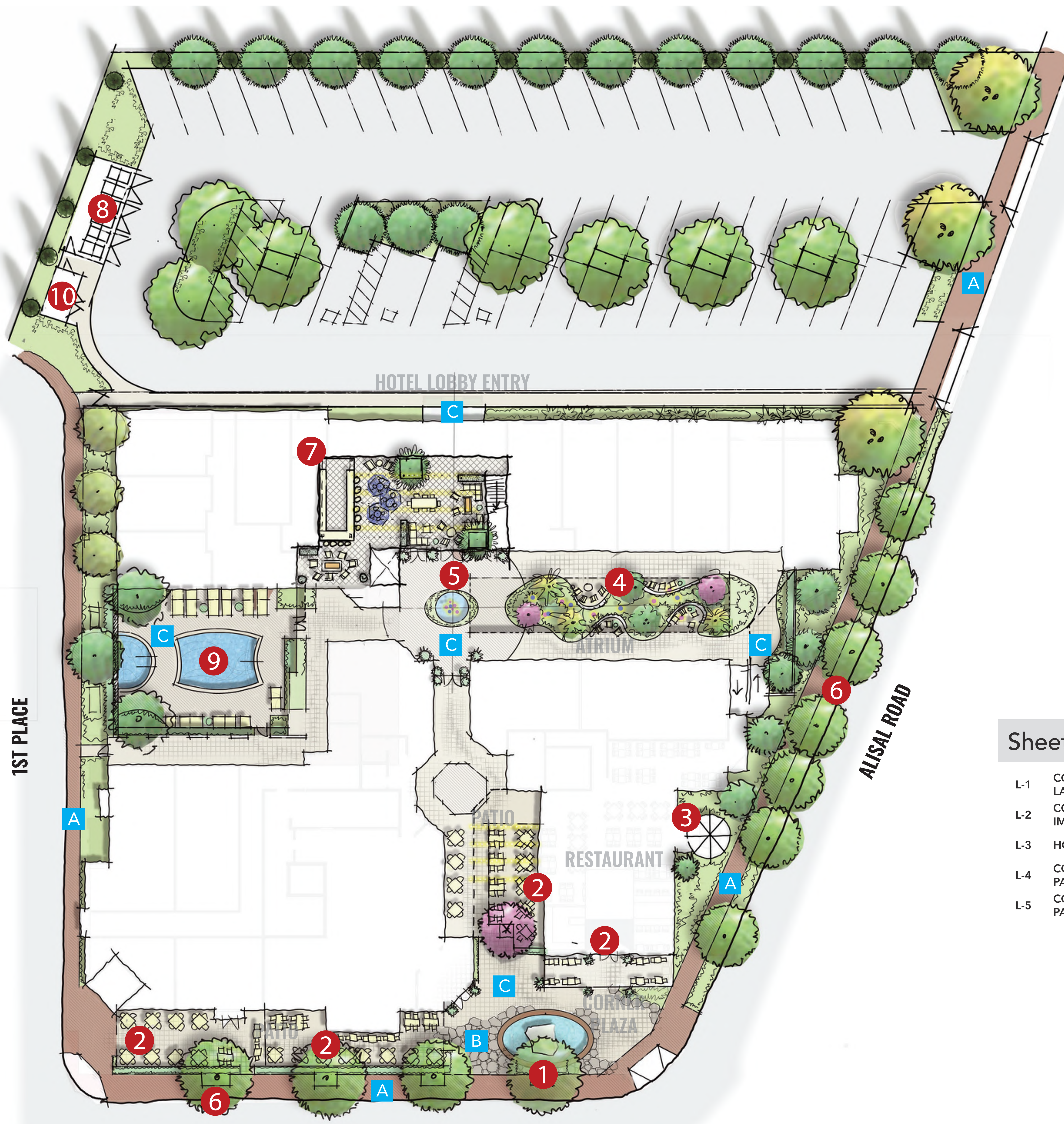
MERMAID FOUNTAIN CONCEPT - PRESERVE THE CENTRAL ROCKSCAPE AND SCULPTURE OF THE LITTLE MERMAID FOUNTAIN. NEW ELIPTICAL BASIN SURROUNDS THE ROCKSCAPE WITH A BRICK CAP AND SMOOTH STUCCO WALLS.

STONE PAVING - FOSSIL CREEK FLAGSTONE IN RANDOM PATTERN

WATER LINE TILE - IRRIDECENT TILE, SUPPLIER: DALTILE - TOURMALINE



CONCRETE PAVING - MESA BUFF INTERGRAL COLOR, LIGHT WASHED FINISH WITH SAWCUT JOINTS



Landscape Key

1. LITTLE MERMAID FOUNTAIN
   - NEW BASIN AND PAVING
2. OUTDOOR DINING
   - THEMED A.B.C. BARRIER
   - THEMED FURNITURE
3. STORY BOOK TOWER
   - SILO
4. ATRIUM GARDEN
   - FOREST THEMED PLANTING
   - SECLUDED SEATING NOOKS
5. LOBBY FOCAL POINT
   - WATER FEATURE BASIN
   - THEMED CHANDELIER
   - ENHANCED PAVING
6. PARKWAY LANDSCAPE
   - PRESERVED STREET TREES
   - UPGRADED PLANTING
7. ROOF TOP DECK
   - BAR AREA
   - THEMED SOFT SEATING
   - RAISED PLANTERS - LOW PLANTS
   - FIRE PITS
   - ENHANCED PAVING
8. TRASH ENCLOSURE
   - MATERIALS AND FINISH TO MATCH ARCHITECTURE
9. RESORT POOL AND SPA
   - SPA WALL WATER FEATURE
   - LIVING WALL
   - GLASS FENCING
   - LUXURY FURNISHING
10. POOL EQUIPMENT ENCLOSURE
    - MATERIALS AND FINISH TO MATCH ARCHITECTURE

Hardscape Key

A	CITY SIDEWALK BRICK PAVING
B	FLAGSTONE
C	COLORED CONCRETE

Sheet Index

L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	CORNER PLAZA IMAGERY
L-3	HOTEL POOL IMAGERY
L-4	CONCEPTUAL TREE PALETTE
L-5	CONCEPTUAL PLANT PALETTE

Notes

- All landscape areas shall be irrigated by an automatic irrigation system all the trees be irrigated via separate, dedicated bubbler circuits all other landscape areas shall be irrigated via a drip irrigation system. The entire irrigation system shall be on an automatically controlled system with a separate programs capable of irrigating each hydrozone independently. The intent of the landscape and water delivery systems is to comply with all aspects of the City of Solvang Water Efficient Landscape Ordinance. Water efficiency calculations will be provided at time of construction document plan submittal.
- All planting areas are to be covered with 3" of mulch.

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Conceptual Landscape Plan

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

1693 Mission Drive

SOLVANG, CALIFORNIA

0 8 16 32
SCALE: 1" = 16'

May 22, 2024 | L-1

SBID, LLC

Corner Plaza - Conceptual Imagery

1693 Mission Drive

SOLVANG, CALIFORNIA

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February 01, 2024 | L-2

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Hotel Pool Area - Conceptual Imagery

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TREES

Sycamore
Platanus racemosa

Eastern Redbud
Cercis canadensis ‘Forest Pansy’

Little Gem Magnolia
Magnolia grandiflora ‘Little

Saratoga Bay Laurel
Laurus nobilis ‘Saratoga’

Swan Hill Olive
Olea ‘Swan Hill’

Deodar Cedar
Cedrus deodara

Chinese Elm
Ulmus parvifolia

Pink Trumpet Tree
Tabebuia impetiginosa

Italian Cypress
Cupressus sempervirens

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Plant Palette Imagery

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February 01, 2024 | L-4

SHRUBS


Dwarf Strawberry Tree
Arbutus unedo 'Compacta'


Blue hibiscus
Alyogyne huegelii


Dwarf Bottlebrush
Callistemon 'Little John'


Karl Forster Grass
Calamagrostis 'Karl Forster'


Camellia
Camellia japonica


Berkely Sedge
Carex tumulicola


Chondropetalum tectorum
Dwarf Matt Rush


Kaffir Lily
Clivia miniata


Cistus purpureus
Rockrose


Flax Lily
Dianella spp.


Japanese Blue Berry
Elaeocarpus decipiens


Japanese Aralia
Fatsia japonica


Sweet Bay
Laurus nobilis


Little Ragu Sweet Bay
Laurus nobilis 'Monrik'


Canyon Prince Rye Grass
Leymus c. 'Canyon Prince'


Little Ollie Olive
Olea europea 'Montra'


Dwarf Philodendron
Philodendron xanadu


Jerusalem Sage
Phlomis fruticosa


Fern Pine
Podocarpus spp.


Boston Ivy
Parthenocissus tricuspidata


Fairy Tails Grass
Pennisetum 'Fairty Tails'

Yedo Hawthorn
Rhapeolepis umbellata


Mermaid Rose
Rosa 'Mermaid'


Iceberg Rose
Rosa floribunda 'Icerberg'


Firecracker Plant
Rusellia equisetiformis


Germander
Teucrium chamaedrys


Asian Jasmine
Trachelospermum asiaticum

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Plant Palette Imagery

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From: michelle mnidesign.com [redacted]
Sent: Wednesday, July 17, 2024 3:56 PM
To: City Clerk <cityclerk@cityofsolvang.com>
Subject: Comment on DenMarket Square Design

Dear Design Review Committee
Thank you for the hard work you do for our City of Solvang.
I am writing to relay my thoughts on the DenMarket Square review taking place July 18th.

This new development being proposed for Solvang appears to fall away from the design aesthetic that has always been the brand of Solvang.

As the Design Review Committee mission statement indicates:

"The purpose and intent of the design review committee is to preserve and enhance, for the citizens and tourist of Solvang, the historical Danish and northern European architectural styles, historic assets and character of the town's commercial centers"

As a professional Designer, a very important part of my job is creating a design that enhances the existing surroundings and/or architecture.
The DenMarket Square proposal for a Barn and Silo to be included on the South elevation is confusing to me. A Barn and Silo structure in a European designed village makes no sense. What reasoning does the developer give to deviate so far from the master plan that was developed for Solvang so many years ago?

Tourists come to Solvang to experience the charm and fun of a Danish Style Village. They do not come to Solvang to see a Barnlike Structure that looks like it's from the Mid-West and mimics every HGTV renovation show. It would be out of sync with its surroundings. The only place old barn/farmhouse design has been used in commercial application in Solvang is at the Mercantile Center and it looks out of place there too.

The overall building elevations appear to maintain the Danish style which works fine. If the architect wants to make the South side look like a separate structure, they can still do it by using a design more inline with the rest of Solvang.

Thank you for your consideration.

Michelle Neels
Solvang Resident

Michelle Neels Interior Design
[redacted]