AGENDA

PLANNING COMMISSION

MONDAY, APRIL 7, 2025 – 6:00 PM – REGULAR MEETING

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

Planning Commissioners:
Aaron Petersen
Brandon Sparks-Gillis
William Zigler
Kief Adler, Vice Chair
Jack Williams, Chair

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

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

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

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

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

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

PARTICIPATING IN THE MEETING - Planning Commission 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 5:30 p.m.

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVE ORDER OF AGENDA

At this time the Commission reviews the order of business to be conducted and receive requests for, or makes announcements regarding any change(s) to the order of business

2. PUBLIC COMMENT

The Public may address the Commission on items not on the Agenda and on Consent. Each speaker will be afforded three minutes and may speak only once. State Law does not allow action to be taken unless it is noticed on the agenda. The Commission may briefly respond or ask Staff to follow up on such items and/or schedule the matter to a future meeting.

3. 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 Commission on any Consent item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

a. Approve the Minutes of the March 3, 2025 Regular Meeting……4

b. Approve the Minutes of the March 13, 2025 Special Joint Meeting 6

c. Receive and file Planning and Building Division Current Projects April 2025……..….9

4. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication regarding the following public hearings.

5. PUBLIC HEARINGS:

a. Public hearing to consider adoption of Planning Commission Resolution 25-02 for an amendment to a previously approved Development Plan for a proposed exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant located at 1714 Mission Drive (APN 139-240-034) with a finding that the proposed amendment is in conformance with the adopted Class 32 exemption to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 CEQA exemption.....12

6. DISCUSSION ITEMS:

7. PLANNING COMMISSIONERS' COMMENTS

8. PLANNING MANAGER REPORT

9. 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 2nd day of April 2025.

MINUTES
SOLVANG PLANNING COMMISSION
Monday, March 3, 2025

Regular Meeting - 6:00 PM

6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER

Chair Williams called the Regular meeting to order at 6:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Commissioner Aaron Petersen, Brandon Sparks-Gillis, William Zigler, Vice Chair Kief Adler, Chair Jack Williams

Staff: Assistant City Attorney Taylor Foland (via Zoom), Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Commissioner Petersen led in the Pledge of Allegiance.

1. APPROVE ORDER OF AGENDA

Motion by Commissioner Petersen, to approve the Order of the Agenda, as presented, seconded by Vice Chair Adler and carried, 5-0.

2. PUBLIC COMMENT - None

3. CONSENT ITEMS

a. Approve the Minutes of the August 5, 2024 Regular Meeting

b. Approve the minutes of the November 4, 2024 Regular Meeting

c. Approve the minutes of the February 3, 2025 Regular Meeting

d. Receive and file Planning and Building Division Current Projects March 2025

Motion by Commissioner Petersen, to approve the Consent Items, as presented, seconded by Vice Chair Adler and carried, 5-0.

4. EX PARTE COMMUNICATION - None

5. PUBLIC HEARINGS - None

6. DISCUSSION ITEMS

a. Discussion and possible action to receive and file 2024 Annual General Plan Housing Element Progress Report

Planning Manager Castillo narrated a PowerPoint presentation detailing the Annual General Plan Housing Report of 2024.

Discussion followed regarding objective standards and how to integrate them into mixed-use zones while complying with state laws, the benefits of the newly codified pre-application process for projects, the status of the Wildwood Project, and the “Water Wheel” building not needing to file for an extension due to changes made in the City ordinance.

Assistant City Attorney Foland redirected the discussion to the item on the agenda.

Discussion continued on the timeline of warnings issued by the City Code Enforcement Officer,

Chair Williams invited public comments.

Dennis Bebee

There were no other public comments.

In response to Mr. Bebee’s comments, Planning Manager Castillo explained the process of how a project can be deemed successful, noting success can be proclaimed when the City has made it possible for development to start (by rezoning and alleviating regulations).

Discussion followed regarding low-income housing development, specific wording in the plan to make it more understandable, reporting to City Council, setting a plan and following up with staff and Council to ensure projects move forward.

Motion by Commissioner Petersen to recommend forwarding the 2024 Annual General Plan and Housing Element Progress Report to City Council, seconded by Commissioner Sparks-Gillis and carried, 5-0.

7. PLANNING COMMISSIONERS’ COMMENTS

Commissioner Petersen congratulated the new members of the Commission and apologized for missing the previous meeting.

8. PLANNING MANAGER REPORT

Planning Manager Castillo reported there will be a joint meeting on March 13, 2025 at 6:00 p.m. with this Commission and the DRC about signs and designs, there will be an April meeting for the DRC to discuss a project for 1714 Mission Drive, the Lilisod Hotel project has restarted, there will be a March meeting for the DRC, a new Cal Fire map is expected to arrive on March 10th and comments by residents are highly encouraged, an item on short-term vacation rentals will be brought to the City Council on March 24, 2025 and announced an application was received for the 30 units at Den Market Square which will be brought before this Commission after the application is processed.

9. ADJOURNMENT: 7:05 p.m.

Respectfully submitted:

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Rafael Castillo
Planning Manager

MINUTES
SPECIAL JOINT MEETING OF THE
SOLVANG PLANNING COMMISSION AND
DESIGN REVIEW COMMITTEE
THURSDAY MARCH 13, 2025

Special Meeting - 6:00 PM

6:00 PM – SPECIAL JOINT MEETING

PLANNING COMMISSION AND DESIGN REVIEW COMMITTEE

CALL TO ORDER

Chair Williams called a Special Joint Meeting of the Design Review Committee and the Planning Commission to order at 6:04 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Design Review Committee Members Present:	Melissa Bates, Charlene Goetz, Jennifer Johnson, Vice Chair Richard Boyd and Chair Esther Jacobsen Bates
Planning Commissioners Present:	Aaron Petersen, Brandon Sparks-Gillis, William Zigler, Chair Jack Williams
Absent:	Vice Chair Kief Adler
Staff:	Assistant City Attorney David Fleishman, City Manager, Randy Murphy, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Planning Commissioner Zigler led in the Salute to the Flag.

1. DISCUSSION

a. Discussion and possible direction regarding modification to Title 11, Zoning Ordinance Section 11-10-A, Design District Overlay and Chapter 13, Sign Ordinance

Planning Manager Castillo narrated a PowerPoint presentation regarding modification to Title 11, Zoning Ordinance Section 11-10-A, Design District Overlay and Chapter 13, Sign Ordinance; introduced the Signs and Designs Workshop; explained it is a participatory workshop and provided information as to how the public can participate, respond to questions live, and engage in exercises.

Discussion followed regarding options in terms of objective design standards, the need to become more objective in the commercial zones, starting with objective standards to help guide applicants, ensuring fair treatment and an equitable approach, keeping R3 in the Design District but with a carve out for new structures.

Planning Manager Castillo continued with the presentation and obtaining input from the public regarding signs which are and are not compliant with the City's Design Guidelines or Sign Code and discussed replacing the Design Guidelines with a Design Handbook.

Discussion followed regarding maintaining the guidelines until the objective standards are in place, starting by developing a color palette that represents the Old World, including checklists and templates, making it visually appealing and making the handbook easy to read.

Discussion continued regarding ensuring more opportunities for community input, involving local architects and designers and improving communication with the public.

Planning Manager Castillo discussed A-frame signs.

Tracy Beard, Chamber of Commerce spoke in support of A-frame signs.

There were no other public comments.

Discussion followed regarding the possibility of allowing A-frame signs, ways of designing and regulating A-frame signs, way-finding signs, allowing A-frames on private property with guidelines regarding look and time, considering securing the sign on windy days, allowing signs in a planter, distinguishing between private and public property, regulating time, place and manner, including stipulation of things allowed and those prohibited and ensuring there is no proliferation of A-frame signs in the City.

Planning Manager Castillo summarized the discussion to allow for A-frame signs on private property only and maintain no A-frame signs on public rights-of-way.

Planning Commission Chair Williams suggested specifying the maximum distance from the entrance to a business.

Discussion followed regarding enforcement, making landlords ultimately responsible and liable for violations.

City Attorney Fleishman listed methods of enforcement available to the City; reported his office tries to enforce at the lowest possible level and noted the City is not in it for the money, but rather to make the code enforceable.

Discussion followed regarding wanting everyone to comply and be successful.

City Manager Murphy agreed some of these ideas are worth exploring and talked about the need for a code update.

Planning Manager Castillo discussed temporary signs, including banner signs, and reviewed responses from the public.

Discussion followed regarding current codes in place, setting time, location and size limits.

Tracy Beard talked about the City changing its tone in terms of how it feels about business; noted this is about how the City treats its customers and spoke about the importance being fair and consistent. She added that Code Enforcement should be a “teaching” moment.

Planning Manager Castillo talked about taking an educational approach.

Discussion followed regarding the importance of good communication, temporary signs for special events.

Planning Manager Castillo confirmed the group opposes feather flags and asked staff to revise the temporary signs ordinance to add flexibility, but keep it at a time, place, manner.

Discussion followed regarding regulating how many temporary sign opportunities (occasions) a business has during a year, leveling the playing field, content based regulations and setting specifications in terms of reasonable time, manner and place.

Discussion continued regarding allowing larger signs, depending on the location or on linear square footage, looking at colors and fonts, lighted signs and specifying the lumens, temperature, color and brightness and addressing relocated signs.

Mayor Brown thanked the Planning Commission and DRC for protecting Solvang's brand; spoke about having to deal with State mandates and expressed his appreciation for their service to the City.

Planning Manager Castillo addressed next steps; noted the idea is to get direction to go; discussed review by City Council and additional opportunities for input and thanked everyone for participating.

2. <u>ADJOURNMENT</u>: 8:36 p.m.

Respectfully submitted:

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Rafael Castillo
Planning Manager

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

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

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

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

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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PA 25-007	Cottage Hospital	Pre-App Cottage Hospital	2050 Viborg Rd	139-310-051	PI	Pre-application for a commercial addition to Cottage Hospital to accommodate MRI Room/Area	DRC 4/17/25	Upon Completion
PA 25-008	City of Solvang	General Plan Amendment-Safety Element	City Wide			Amend the City's Safety element to address Hazard Mitigation Plan adoption for FEMA fund recovery	Plan Review	Upon completion
PA 25-010	SBID, LLC	Denmarket Square Adaptive Re-Use	1693 Mission Drive	139-143-025	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Incomplete. Awaiting Re-submittal	02/24/2026
PA 25-013	Alvarez	Alisal Cellars Night Club-CUP	448 Alisal Road	139-240-063	VMU	Conditional Use Permit (CUP) for proposed night club with indoor amplified music, no new construction	Plan Review	03/14/2026
PA 25-014	Harmony Real Estate LLC	Fredrick Square Adaptive Re-Use Pre-App	485 Alisal Road	139-182-027	VMU	Pre-application for proposed conversion of upstairs offices into 5 residential units	Plan Review	Upon Completion
PA 25-017	Solvang Brewing Company	Temporary Use Permit – Temp Kitchen	1547 Mission Drive	139-132-010	VMU	Temporary Food Trail to be placed on-site for food service in conjunction with repair of kitchen facility due to fire	Approved	04/01/2026

PLANNING COMMISSION STAFF REPORT

Agenda Item 4.a

Meeting Date: April 7, 2025

SUBJECT: **Public hearing to consider adoption of Planning Commission Resolution 25-02 for an amendment to a previously approved Development Plan for a proposed exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant located at 1714 Mission Drive (APN 139-240-034) with a finding that the proposed amendment is in conformance with the adopted Class 32 exemption to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 CEQA exemption.**

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

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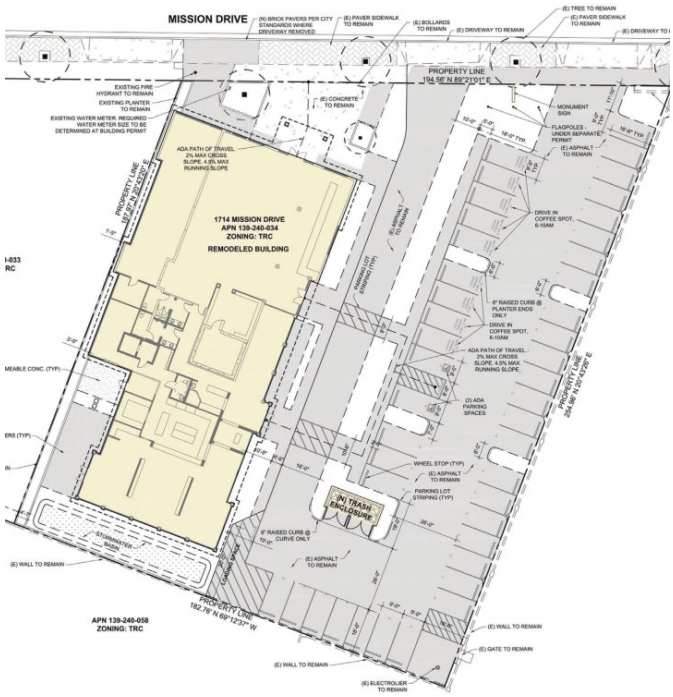
DISCUSSION:

Background

On August 1, 2022, the Planning Commission approved a “Development Plan” for a commercial tenant improvement to convert a previous bank into a market, deli, and restaurant. Along with the proposed conversion, the applicant proposed an addition of 5,713 square feet (sf) to the existing structure for a total of 10,734 sf. The proposed addition included restaurant seating and an outdoor patio. In preliminary assessment of the building for construction of the proposed uses, the applicant discovered that the proposed improvements would require a complete structural upgrade of the building, thereby making the project cost prohibitive. The applicant requests an amendment to the approved development plan to increase the size of the proposed addition in order to avoid costly structural upgrades to the existing building.

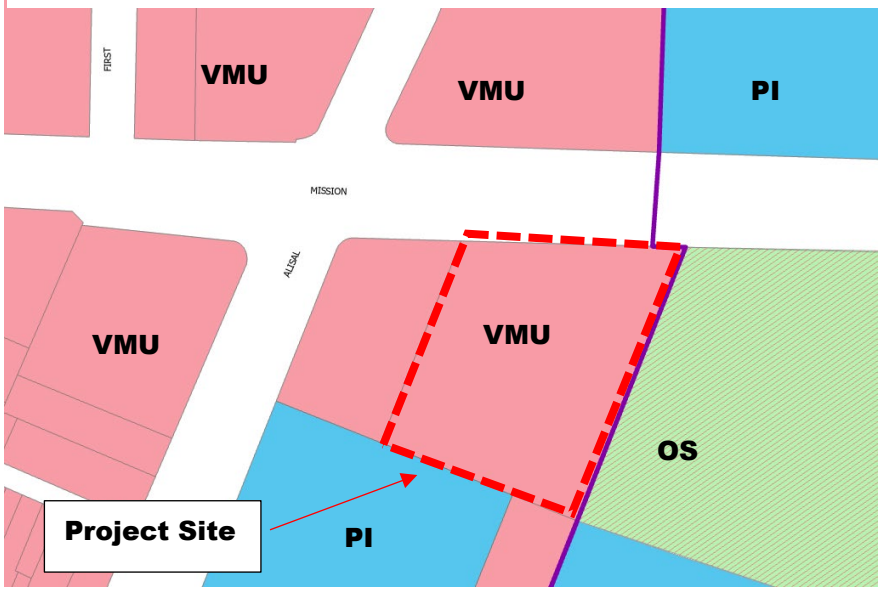
Previously Approved Site Plan



Proposed Project Site Summary:
Property Owner: Yook Ming Man & Mabel Man Revocable Trust
Applicant: SBID, LLC
APN: 139-240-034
General Plan Designation: Tourist Related/Village Commercial
Zoning: Village Mixed-Use (VMU) / Design District – Village District (DD-1)
Surrounding Uses:
North: Village Mixed-Use (VMU)/Existing Hotel
South: Public/Institutional (PI)/Public Parking lot
East: Open Space (OS)/Mission Santa Ines
West: Village Mixed-Use (VMU)/Under Construction Hotel

Aerial Photo

Zoning

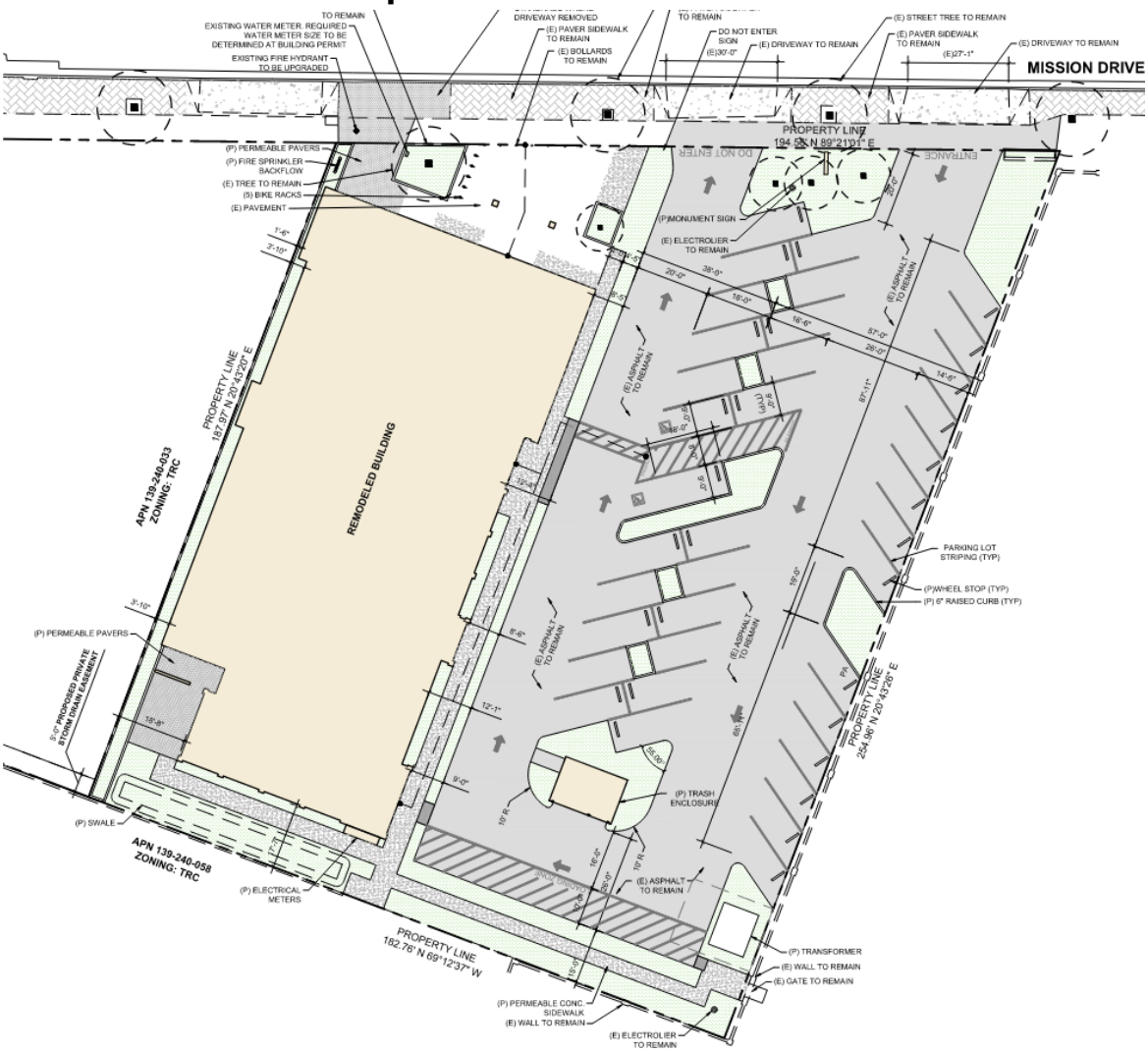


Proposed Amendment/Project:

The applicant seeks an amendment to a previously approved development plan. The approved development plan included a market, deli, and restaurant with a proposed addition of 5,713 square feet. The applicant proposes the following amendments to the approved development plan:

- Eliminate the deli portion of the proposed project and create a market and restaurant.
- Reconfigure the proposed addition to fit the proposed new operations to avoid costly structural upgrades to the existing building.
- Increase the proposed addition from 5,713 sf to approximately 5,900 sf, a 187 square foot increase in size, which would include a building addition on the western portion of the existing building, as well as an addition on the rear converting the former drive through lanes into commercial space.
- Other previously approved improvements include demolition of side Porte-cochere and entryway.
- Revise the approved exterior brick/stucco mix with all stucco. half timbering. Utilize a lighter "red" hue for the exterior paint and a brown hue for the existing and proposed half-timbers.
- Revise the approved landscaping plan to include landscaping along the southern property boundary (city parking lot) and additional landscaping in the parking lot.

Proposed Site Plan Amendment

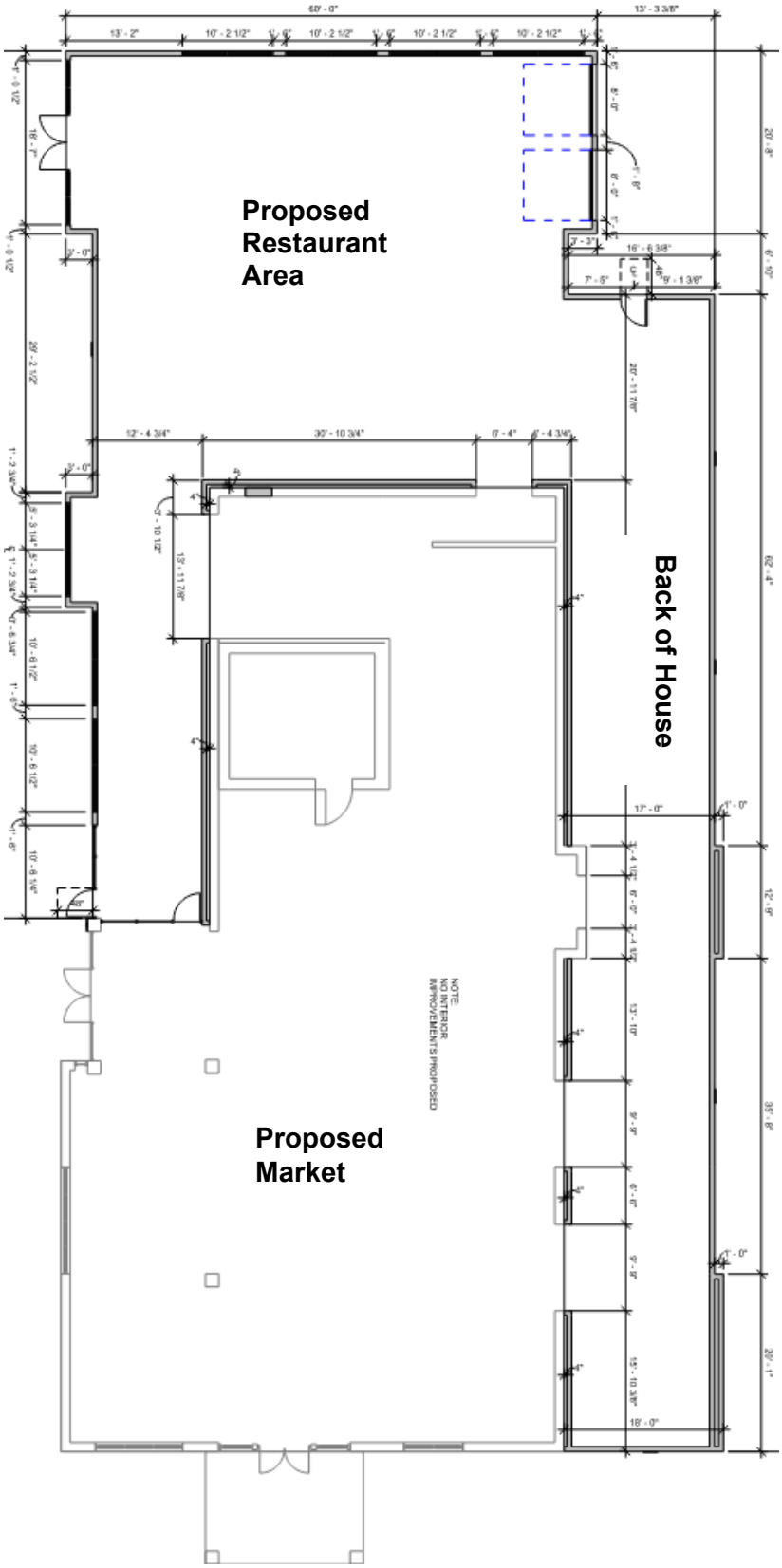


Proposed Landscaping Plan

REVISED LANDSCAPE PLAN

SCALE: 1" = 20'

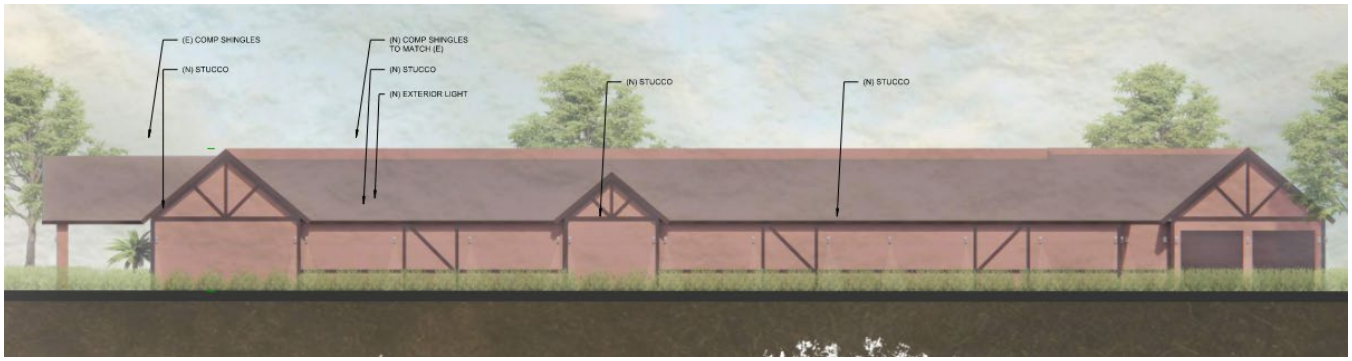
Proposed Floor Plan Amendment



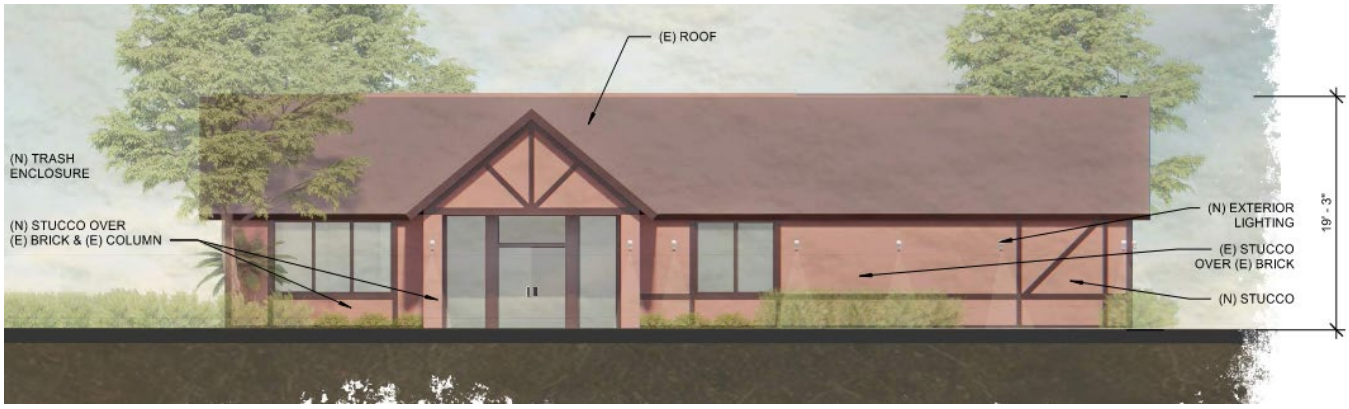
Proposed Elevation Amendments

East Elevation (Facing Mission Santa Ines)

West Elevation (Facing Proposed Lilisod Cottage Hotel)



North Elevation (Facing Mission Drive)



South Elevation (Facing City Parking Lot)

<u>General Plan Consistency</u>

The proposed project - an infill project with a proposed addition to an existing commercial building and re-use of a commercial space into a restaurant/retail space - is consistent with the uses and intent of the Tourist Related/Village Commercial land use designation, and the adopted 2045 Solvang General Plan, specifically the following policies:

- LU-1.2- Infill Development. The City shall support and promote infill development that is compact, mixed-use, and pedestrian-friendly.
- LU-1.5 - The City shall continue to encourage a mix of uses in close proximity to each other in the Village Area (including both the Village Core Area and Mission Design Districts), including governmental services and facilities, cultural and recreational activities, a broad range of retail activities, business offices, entertainment, transit services, and housing.
- LU-3.2 High-quality Building Design. The City shall require distinctive and high-quality commercial building design, construction, and site planning that respects the character of Solvang and does not allow the use of "franchise architecture".
- CD-1.34 – Developments in High Visibility Areas. The City shall ensure that new development on sites with high visibility, such as on hillsides or in the highway corridors, is designed to minimize adverse visual impact.
- CD-2.6 Village Area Lighting. The City shall require street and structure lighting using Dark Skies standards to minimize visual and ecological impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky (as conditioned).
- CD-2.13 Roof Styles. The City shall prohibit the use of blank walls fronting a primary or secondary street.
- CD-2.16 Parking Location. The City shall require that parking is not located or oriented at the front of the building.

CD Policy 2.6 requires that the lighting be down shielded. City staff has added a condition of approval requiring the down shield of lights, and requiring any additional parking lot light fixtures be in conformity with the adopted objective design standards, specifically Solvang Municipal Code section 11-10A-7.C (Condition PLN-8). The other pertinent policies are consistent based on the design of the proposed addition and other aspects of the proposed project.

<u>Consistency with City of Solvang Design Guidelines</u>
Although the City Council recently adopted Objective Design Standards in the Village with its comprehensive Zoning Code Update (Solvang Municipal Code section 11-10A-7), the adopted City of Solvang Design Guidelines ("Design Guidelines") remain in place. The proposed project meets the following pertinent Guidelines:

- The applicant proposes to continue the use of half timbers and adds timbers to the building façade.
- The proposed half-timbers are darker in color to provide contrast.
- Parking is oriented to the side of the building.
- The proposed roof remains composite roofing material which is consistent with the majority of the existing building.

The Design Guidelines state that "windows must be divided into panes, with horizontal and vertical painted mullions, not anodized. Windows shall be deep set to maintain the appearance of thick walls." The existing building does not contain any of these elements. The applicant proposes to maintain the existing building's look of no panes. The existing building pre-dates the approval of the City's Design Guidelines. The proposed addition does not include the divided window panes, therefore carrying consistency of window types and sizes throughout the proposed addition. The Design Review Committee at its February meeting discussed the proposed addition design and requested that the project return to the DRC to review windows prior to building permit issuance to ensure consistency with these guidelines. City staff has added a condition of approval requiring the project return to the DRC prior to issuance of a building permit (Condition PLN-3).

<u>Zoning Ordinance Consistency</u>

The proposed project is located in the Village Mixed-Use Zone (VMU) which was formerly known as the TRC zone, and is further located within the new Village Area Design District Overlay Zone (DD-1 zone). The following matrix includes the standards within the DD-1 zone and the minimum or maximum requirements.

Zoning Ordinance Consistency – Village Area Design District (DD-1) Overlay Zone Solvang Municipal Code Section 11-10A-7			
Standards	**Requirement**	**Proposed**	**Meets Standard**
Lot Size (square feet)	0 sf	40,514 sf	Yes
Lot Width (feet)	50’	182’	Yes
Front Setback (feet)	0’	12.58’	Yes
Side Setback (feet)	0’	1.5’/48’	Yes
Rear Setback (feet)	0’	18’	Yes
Building Coverage(percentage)	100 %	28%	Yes
Height (feet)	35’	19.4’	Yes
Floor Area Ratio (FAR)	3.0	0.28	Yes
Min. Landscaping (percentage)	0%	15%	Yes
Parking	*1 space per 300 sf (33 total)*	37	*Yes*

The proposed project meets all underlying standards of the VMU zoning district.

<u>Objective Design Standards</u>
The City Council enacted objective design standards within the Design District Overlay (DD-1) for the Village. The objective design standards are a starting point for new development, as well as additions over 500 square feet. These standards allow city staff to review projects based on measurable standards before deeming a project complete. The following are standards applicable to this project. Some items are discussed in more detail below the table.

Village Design District Standards Section 11-10A-7 Solvang Municipal Code			
Standards	**Requirement**	**Proposed**	**Meets Standard**
Façade	Wood, Faux wood, stucco smooth finish	Wood/Stucco	Yes
Unarticulated or blank walls adjacent to public right-of-way shall not run in a continuous plane of more than fifteen (15) feet.	• An opening with transparent glazing providing views into work areas, display areas, patios, outdoor spaces, sales areas, lobbies, or similar spaces; • A working door for ingress/egress; or • Public art.	Partially meets standard.	See discussion

Village Design District Standards Section 11-10A-7 Solvang Municipal Code			
Standards	**Requirement**	**Proposed**	**Meets Standard**
Half-timbering	• Wood or synthetic composite • Main Beams - width of 6 in. to 18 in. • Verticals posts evenly spaced, align with main beams; 2 to 8 feet apart from horizontal posts • Diagonal braces added • Dark colors	• 6” inches in width • Vertical spaces have been met consistent with distances apart • Diagonal braces are included • Proposed dark brown color.	Yes
Roof Form and Structure	Pitch of 30 to 60 degrees	Proposed roof pitch 45 for addition	Yes
Roofing Materials	Architectural grade asphalt composition that mimics the appearance of traditional roofing materials that contain dimensionality and color variation.	Utilizing existing architectural grade asphalt that has color/white and has dimensionality	Yes
Window Placement	• Spaced a minimum of 12” apart • 24” from corner of building	18’ spacing on windows with windows located 24” inches from corner.	Yes
Window Proportions	2:1 to 3:2 ratio	Windows meet 3:2 ratio	Yes
Window Trim	Min. Depth of 6” inches.	To match existing depth of 6”	Yes
Lighting	Shielded fixtures limited to 15 feet in height.	Non-shielded	No, see discussion
Parking and Vehicle Access	• vehicle access on alleys and side streets • no off-street parking, off-street vehicle loading, or vehicular circulation areas between building and primary street frontage • decorative materials 5 feet deep from back of sidewalk in drive aisle	• Proposed project maintains side access from mission. • No proposed off street parking between building and primary frontage.	Yes
Primary Pedestrian Entrance	One primary entrance facing the primary street frontage	Primar entrance located on street	Yes

Village Design District Standards Section 11-10A-7 Solvang Municipal Code			
Standards	**Requirement**	**Proposed**	**Meets Standard**
Pedestrian Connections	Internal pedestrian walkways to provide direct access connections to and between: • Entrances to each primary structure; • Off-street parking areas or parking structures; • All site amenities or public gathering spaces; and • Public sidewalk system along perimeter of development	Direct access provided on southern property boundary to parking lot.	Yes
Walkway Width	Min. 4 feet wide	4-feet proposed	Yes
Trash Enclosures	Consistent with building architecture, and screened from public right of way.	Trash enclosures located rear portion of the building, screened and consistent with proposed architecture.	Yes

Proposed Facade

The proposed project was previously approved prior to the adoption of objective design standards. The proposed amendments were submitted prior to the adoption of these objective standards, and were submitted in late 2023 with various re-submittals in 2024. City staff completed project review during the time period when the standards were put into place. The proposed east does not meet the following standard, consistent with 11-10A-7.B.1.b of the Solvang Municipal Code:

Solvang Municipal Code Section 11-10A-7.B.1.b

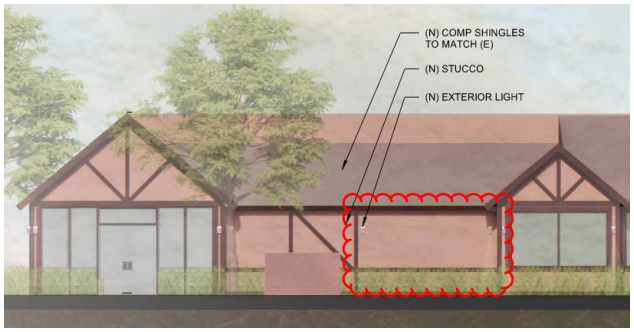
B. Building Form and Design.
   1. Façade.
      a. All sides of new structures shall include the following façade materials. These materials may be utilized as a stand-alone, or in combination.
         i. Wood
         ii. Faux wood material that mimics wood grain texture and colors including but not limited to trex, panels, siding, and other similar architectural grade materials.
         iii. Stucco with smooth finish.
      b. Unarticulated or blank walls adjacent to public right-of-way shall not run in a continuous plane of more than fifteen (15) feet without incorporating at one or more of the following:
         i. An opening with transparent glazing providing views into work areas, display areas, patios, outdoor spaces, sales areas, lobbies, or similar spaces.
         ii. A working door for ingress/egress.
         iii. Public art.

On the east elevation, the applicant proposes half-timbers on the addition portion (new construction), which provides some façade relief, therefore a blank wall does not exist. However, the project does not meet the standard because the project proposes a blank wall with no half timbers on the east elevation closer to Mission Drive. The DRC reviewed this proposal and recommended the project be conditioned as follows if approved:

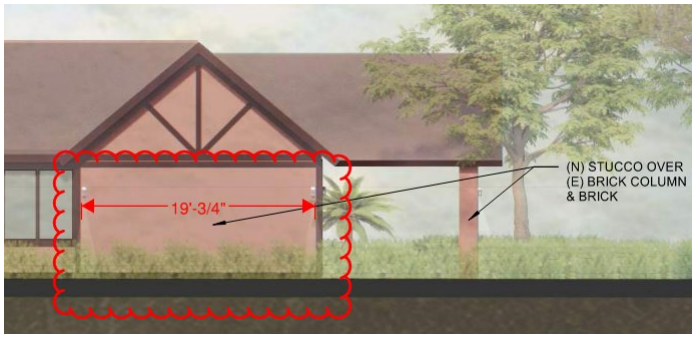
- Additional half-timber design on the east elevation near the southern portion of the site (proposed addition area) as a comprise since the proposed project has been mostly reviewed under the previous zoning ordinance.
- Additional half-timbering on the east elevation closest to Mission Drive as a comprise since the proposed project has been mostly reviewed under the previous zoning ordinance.

Condition of Approval PLN-3 currently requires the DRC's approval of all windows and half timbers on the east and west elevations prior to issuance of a Zoning Clearance or Building Permit. City staff has included this condition of approval to align with the DRC's recommendation of approval. The Planning Commission may add additional items to this list if it so choses to.

East Elevation – Near City Parking Lot



East Elevation – Near Mission



Proposed Lighting
In the applicant package, the applicant included light fixtures that do not meet the objective standards consistent with SMC section 11-10A-7.C, which states the following:

C. 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. Fixtures on buildings. Light fixtures shall be limited to a maximum height of fifteen (15) feet or the height of the building, whichever is less.
   4. Lighting Type. 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. Height. Outdoor lighting affixed to poles shall not exceed fifteen (15) feet in height, or meet minimum height for consistency with the Building Code, whichever is less.

The proposed lighting does not direct light downward. For compliance with this section, city staff proposes a condition that lighting fixtures be shielded and direct light downward (Condition of Approval PLN-8). Light fixtures, along with window placement will be reviewed by the DRC prior to building permit issuance (Condition of Approval PLN-3).

<u>Public Works</u>
The public works department reviewed the proposed amendments and has provided conditions of approval including improvements along the project frontage.

Utilities
The utilities department reviewed the proposed amendments and has provided conditions of approval including requirements for the applicant to pay required development impact fees for increased water and sewer fees, as well as for the applicant to be responsible for on-site upgrades of existing infrastructure.

Santa Barbara County Fire Department
The Santa Barbara County Fire Department reviewed the previous entitlement and has no changes in the conditions of approval.

Design Review Committee
The Design Review Committee met on February 20, 2025 to discuss the proposed project. The DRC has recommended the Planning Commission approve the proposed project with the following conditions:

- DRC review all windows and half timbers on the east and west elevations, lighting, and the landscape plan prior to issuance of a zoning clearance.

This has been included as a part of the conditions of approval (Condition of Approval PLN-3).

CEQA Determination
A previous Class 32 infill exemption was adopted by the Planning Commission as a part of the original project approval. The proposed project amendment includes a larger addition than previously proposed. The proposed project qualifies for both a Class 32 infill exemption (CEQA Guidelines section 15332), as well as, a Class 3 new construction exemption (CEQA Guidelines section 15303(c)). In accordance with the Class 32 exemption, the proposed project amendment is consistent with the applicable general plan land use designation, general plan policies, and zoning regulations, as conditioned, occurs on a site of no more than 5 acres substantially surrounded by urban uses that has no value for endangered, rare or threatened species, project approval would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services. In addition, the proposed project qualifies for a Class 3 exemption because it includes construction of a new commercial structure less than 10,000 square feet in floor area in an urbanized area on a site zoned for commercial use, where all the necessary public services are available, and the surrounding area is not environmentally sensitive.

Recommendation
The proposed project is consistent with the adopted General Plan and Zoning Ordinance as conditioned. City staff and the DRC recommend the Planning Commission adopt Resolution 25-02 for an amendment to a previously approved Development Plan for a proposed exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant located at 1714 Mission Drive (APN 139-240-034) with a finding that the proposed amendment is in conformance with the adopted Class 32 exemption to the California Environmental Quality Act (CEQA), and qualifies for a Class 3 CEQA exemption.

ALTERNATIVES:

1. The Planning Commission may request changes to the proposed amendment to the adopted development plan and/or the conditions of approval. The Commission should be specific on the proposed changes.

2. The Planning Commission may deny the proposed development plan amendments. The originally approved plan would still be able to be constructed.

FISCAL IMPACT:
Amendment fees have been paid.

ATTACHMENTS:
A – Project Plans
B – Previous Class 32 Exemption
C – Class 3 CEQA Exemption
D – Planning Commission Resolution 25-02

LUCCA MARKET & DELI
1714 MISSION DRIVE
SOLVANG, CA 93463

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Dec 13 2024
CITY OF SOLVANG
PLANNING & BUILDING

Attachment A

REVISION TO DEVELOPMENT PLAN

PLANNING
APPLICATION REVIEW

This plans are under review by City Staff of Solvang. Plans are not approved and are subject to change.

CONTACT INFORMATION

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STRUCTURAL ENGINEER: ASHLEY & VANCE ENGINEERING
210 E COTA STREET,
SANTA BARBARA, CA 93101
ATT: PAUL BELMONT
PHONEI 805-962-9966

PROJECT STATISTICS

EXISTING	NET	GROSS
1ST FLOOR	5,400 SF	5,700 SF
REAR PORTE-COCHERE	0 SF	830 SF
FRONT SIDE PORTE-COCHERE	0 SF	428 SF
REAR SIDE PORTE-COCHERE	0 SF	231 SF
COVERED ENTRY	0 SF	201 SF
TOTAL EXISTING	**5,400 SF**	**7,390 SF**

DEMOLITION	NET	GROSS
REAR PORTE-COCHERE	0 SF	830 SF
1ST FLOOR	325 SF	356 SF
TOTAL DEMOLITION	**325 SF**	**1,186 SF**

PROPOSED	NET	GROSS
EXISTING 1ST FLOOR	5,075 SF	5,344 SF
(E) COVERED ENTRY	0 SF	201 SF
ADDITION	5,822 SF	5,906 SF
TOTAL PROPOSED	**10,897 SF**	**11,451 SF**
APPROVED PROPOSED	**10,362 SF**	**10,734 SF**
DIFFERENCE	**+535 SF**	**+717 SF**

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

PARKING

REQUIRED 1 SPACE PER 500 SF GROSS (MARKET)
-6,485 SF = 13 SPACES
1 SPACE PER 300 SF PATRON AREA + 1 PER 2 EMPLOYEES (RESTAURANT)
-3,250 SF = 11 SPACE + 5 SPACES FOR EMPLOYEES

29 SPACES REQUIRED

PROVIDED 37 SPACES

43 SPACES PREVIOUSLY PROPOSED/APPROVED

LOADING

REQUIRED 1 SPACE PER 3,000 SF GROSS

1 SPACE REQUIRED

1 SPACE PREVIOUSLY REQUIRED

PROVIDED 2 SPACES

1 SPACE PREVIOUSLY PROPOSED/APPROVED

COVERAGE

EXISTING

BUILDING 8,223 SF / 20%
HARDSCAPE 30,161 SF / 75%
LANDSCAPE 2,090 SF / 5%

PROPOSED

BUILDING 11,451 SF / 26%
HARDSCAPE 25,719 SF / 59%
LANDSCAPE 6,390 SF / 15%

APPROVED PROPOSED

BUILDING 10,734 SF / 27%
HARDSCAPE 23,990 SF / 59%
LANDSCAPE 5,750 SF / 14%

NEW/REPLACED IMPERVIOUS SURFACE: 3,950 SF
STORMWATER TIER: TIER 1

FIRE SPRINKLERS

THE EXISTING BUILDING DOES NOT HAVE FIRE SPRINKLERS AND WILL BE REQUIRED UNDER SEPARATE PERMIT

PROJECT INFORMATION

APN	139-240-034
PROJECT ADDRESS:	1714 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:	43,560 SF / 1 ACRES
NET LOT SIZE:	43,560 SF / 1 ACRES
CONST TYPE:	V-B
OCCUPANCY:	M & B

SOLID WASTE CALCULATION

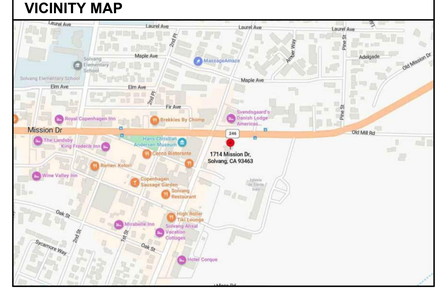
Step 1: List each business type in the enclosure. Input business size based on the units that appear when you choose a business type. See Business Type Definitions tab to ensure you choose the correct business type.

Enclosure 1	Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
	Grocery Store	6485	gross ft2	2.98	0.00	4.47	7.46
	Restaurant, full service	4966	gross ft2	3.58	0.00	7.15	7.15

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

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	6.6	0.0	11.6	14.6
	(gallons)	1325	0	2347	2951
Container Size		2 yd3 dumpster		3 yd3 dumpster	4 yd3 dumpster
Quantity		1	0	1	1
Frequency (pickups per week)		3		4	4

VICINITY MAP



SHEET INDEX

T-1.1	TITLE SHEET
T-1.2	CAL GREEN NON-RESIDENTIAL BLDG STANDARDS
T-1.3	CAL GREEN NON-RESIDENTIAL BLDG STANDARDS
T-1.4	CAL GREEN NON-RESIDENTIAL BLDG STANDARDS
T-1.5	SOILS REPORT
T-1.6	SOILS REPORT
A-1.0	APPROVED/PROPOSED SITE DEMO PLAN
A-1.1	APPROVED/PROPOSED PRELIMINARY SITE PLAN
A-2.1	APPROVED/PROPOSED FLOOR DEMOLITION PLAN
A-2.2	APPROVED/PROPOSED FLOOR PLAN
A-4.1	APPROVED/PROPOSED ROOF DEMOLITION PLAN
A-4.2	APPROVED/PROPOSED ROOF PLAN
A-6.1	EXISTING ELEVATIONS
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A-6.3	PROPOSED ELEVATIONS
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A-6.7	PROPOSED EXT ELEVATIONS - SIGNS
L-1.0	PRELIMINARY GRADING PLAN
L-2.0	PRELIMINARY STORMWATER CONTROL PLAN
L-3.0	PRELIMINARY LANDSCAPE PLAN
L-4.0	PRELIMINARY DETAILS

PROJECT DESCRIPTION

A DEVELOPMENT PLAN (RESOLUTION NO 22-07) WAS APPROVED BY PLANNING COMMISSION AT THE AUGUST 1, 2022 HEARING. THE APPROVED DEVELOPMENT PLAN WAS FOR THE CHANGE OF USE OF AN EXISTING BANK BUILDING TO MARKET WITH DRIVE IN COFFEE OPERATIONS AND RESTAURANT WITH ADDITIONS AND SITE IMPROVEMENTS. THE PROPOSED BUILDING SIZE WAS 10,734 SF WITH 43 PROVIDED PARKING SPACES, 1 LOADING SPACES, TRASH ENCLOSURE, AND SITE IMPROVEMENTS.

THESE PLANS ARE FOR A MODIFICATION TO THE AFOREMENTIONED DEVELOPMENT PLAN. THE BUILDING IS PROPOSED TO BE ENLARGED SLIGHTLY TO 11,451 SF WITH 37 PARKING SPACES, 2 LOADING SPACES, TRASH ENCLOSURE, AND SITE IMPROVEMENTS. CHANGES TO BUILDING AND SITE ARE SUBSTANTIALLY CONSISTENT WITH THAT OF THE ORIGINAL APPROVAL.

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

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

LUCCA MARKET & DELI
1714 Mission Drive
Solvang, CA 93463
TITLE SHEET

Revisions

Project Manager
KN
Drawn By
Scale
VARIES
Print Date

T-1.1

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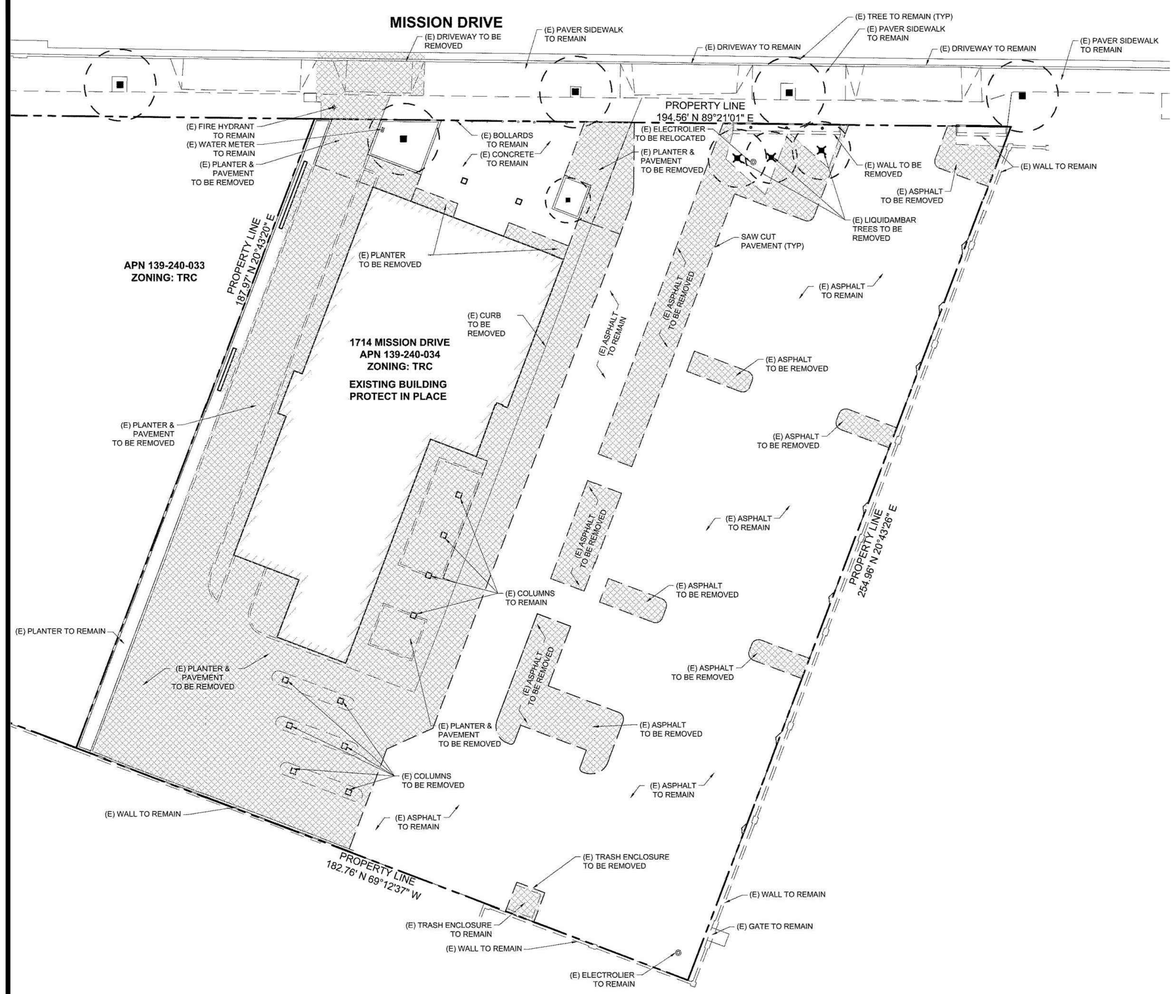


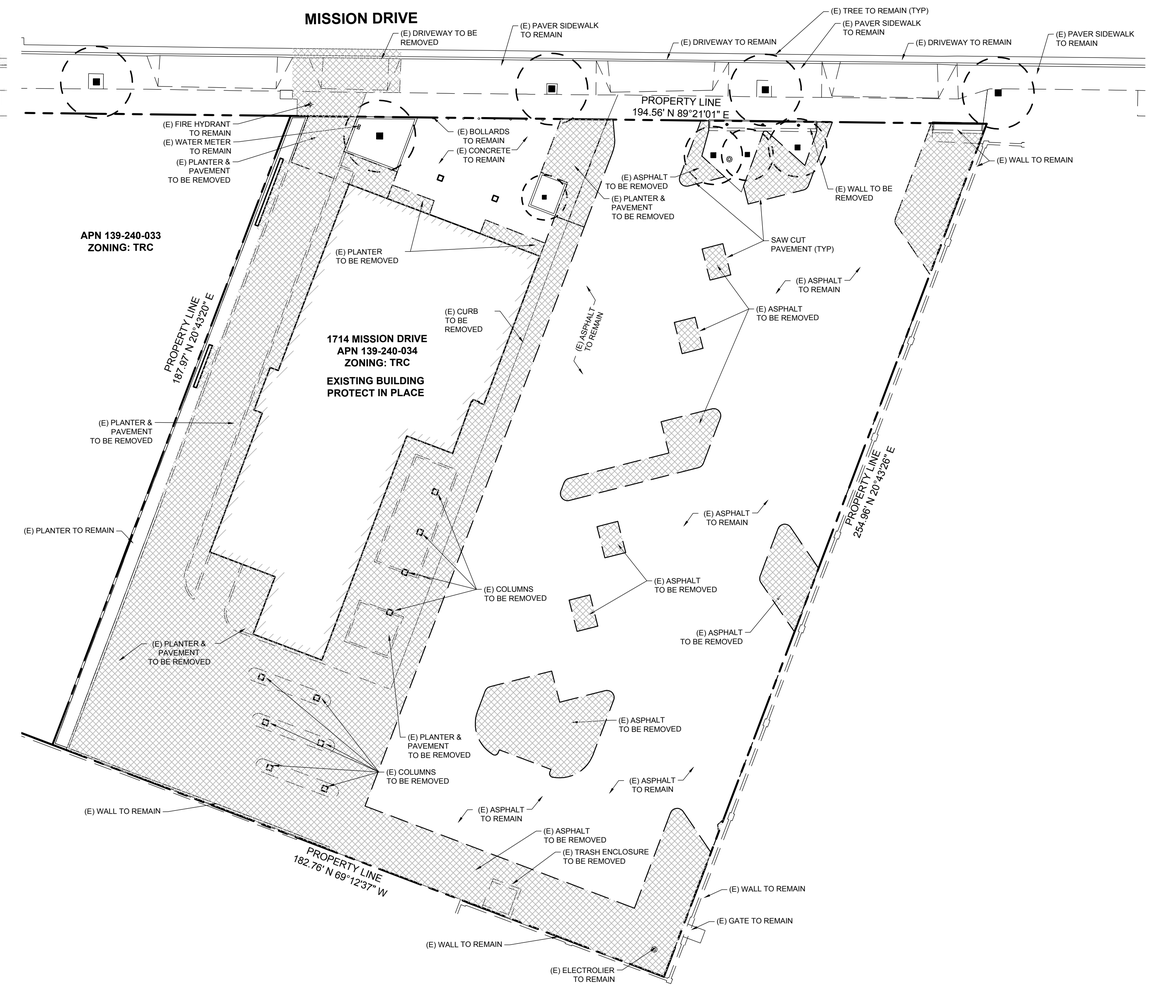
APPROVED DEMO PLAN

SCALE: 1" = 20'

NORTH

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- SAW CUT LINE
- IMPROVEMENTS REMOVED



REVISED DEMO PLAN

SCALE: 1" = 20'

NORTH

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- SAW CUT LINE
- IMPROVEMENTS REMOVED

ON DESIGN LLC
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Planning
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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
SITE DEMOLITION PLAN

Revision Schedule

Project Manager: Designer
Scale: 1/8" = 1'-0"
PrintDate: 12/11/2024 11:26:10 AM

A-1.0

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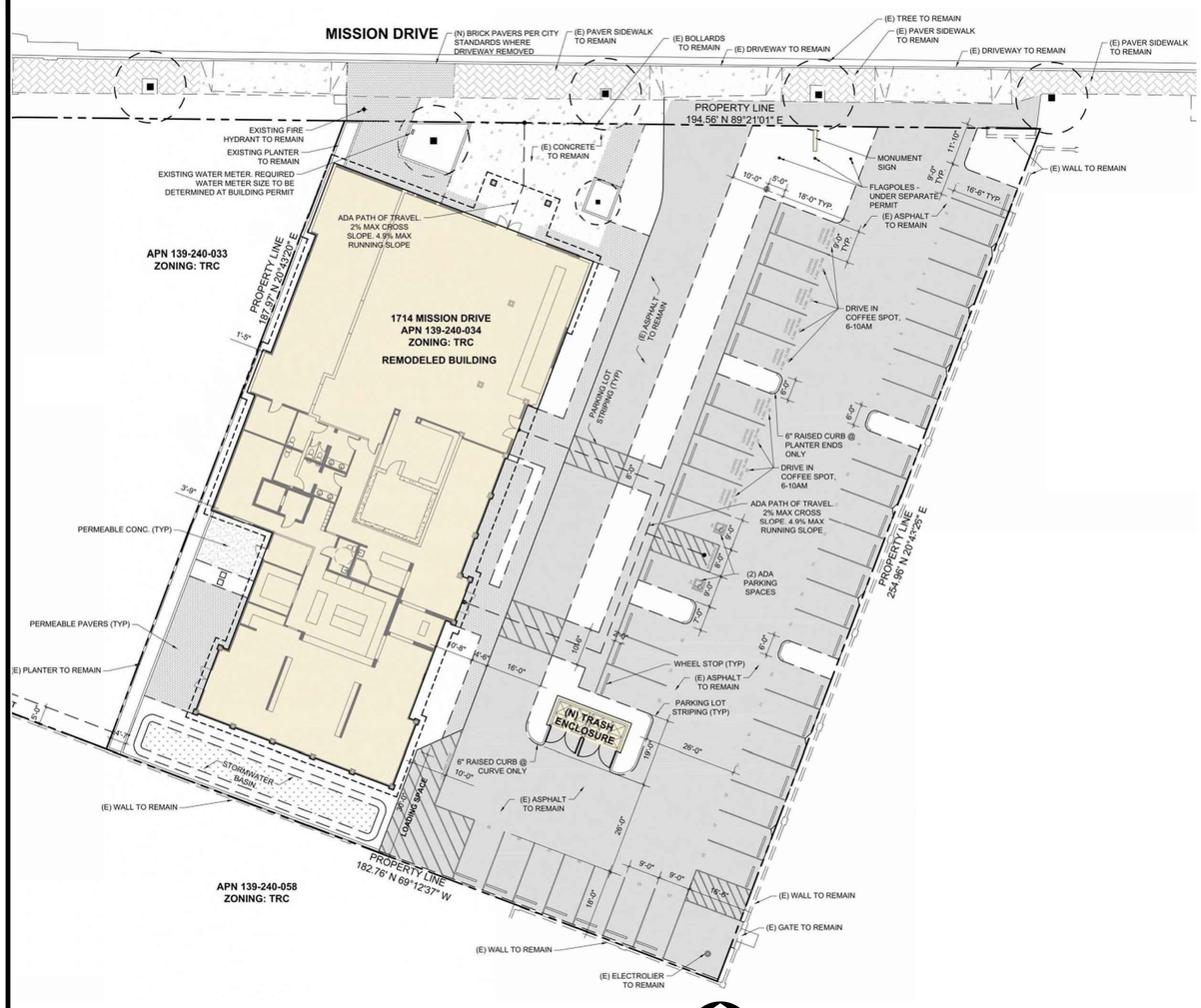


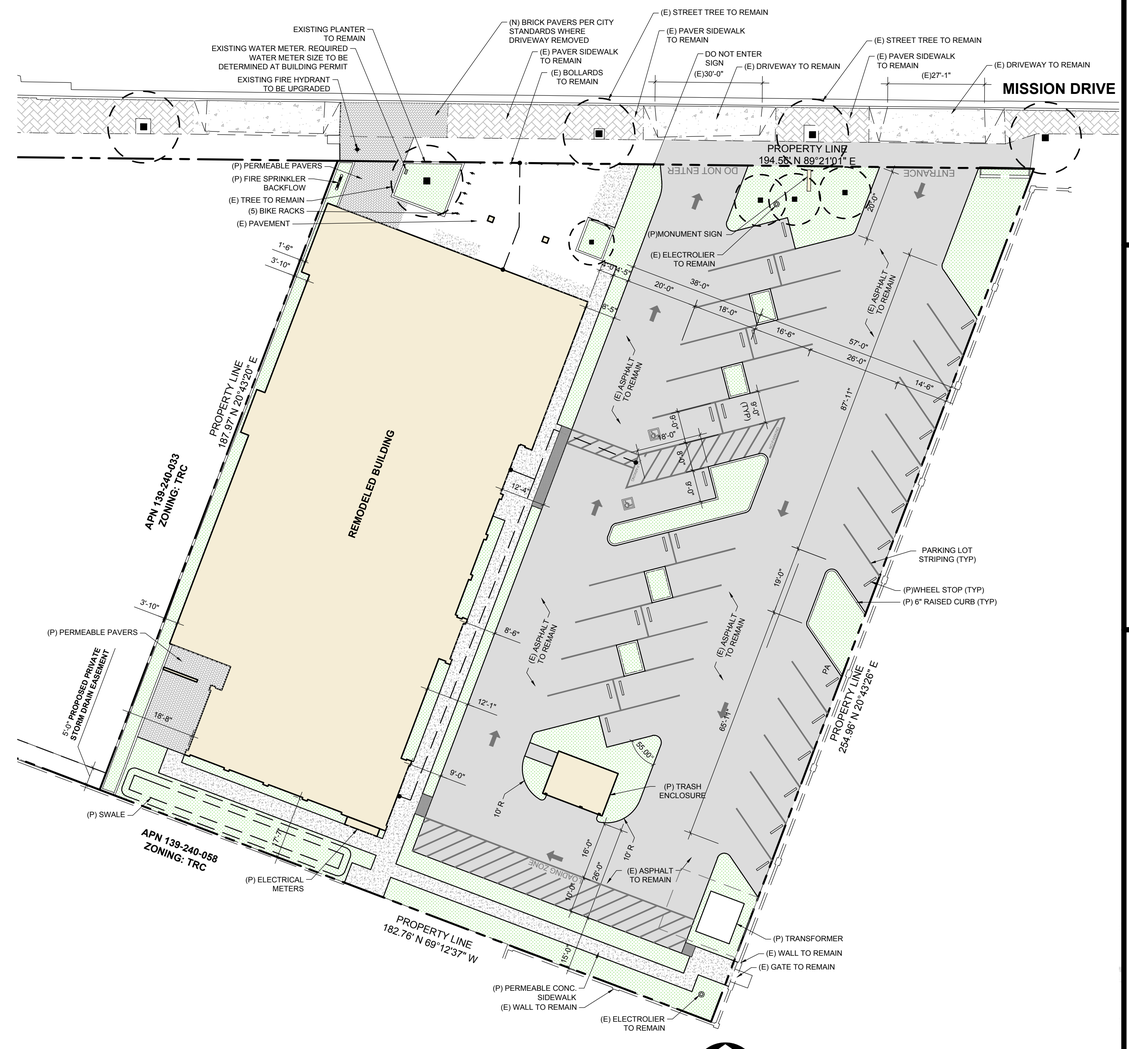
APPROVED SITE PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- EXISTING TREE
- PROPOSED STRIPING
- PROPOSED CURB
- EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVERS
- PERMEABLE CONCRETE PAVEMENT
- PERMEABLE PAVERS
- CITY BRICK PAVERS

SEWER CLEANOUT NOTE:
WHERE A CLEANOUT AT THE FRONT PROPERTY LINE DOES NOT EXIST, INSTALL A NEW CLEANOUT AT THE FRONT PROPERTY LINE (STREET RIGHT OF WAY).



REVISED SITE PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- EXISTING TREE
- PROPOSED STRIPING
- PROPOSED CURB
- EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVERS
- PERMEABLE CONCRETE PAVEMENT
- PERMEABLE PAVERS
- CITY BRICK PAVERS
- PLANTER AREA

SEWER CLEANOUT NOTE:
WHERE A CLEANOUT AT THE FRONT PROPERTY LINE DOES NOT EXIST, INSTALL A NEW CLEANOUT AT THE FRONT PROPERTY LINE (STREET RIGHT OF WAY).

ON DESIGN, LLC
Architecture
Planning
Interior Design

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY SITE PLAN

Revision Schedule

Project Manager: Designer
Scale: 1/8" = 1'-0"
PrintDate: 12/11/2024 11:26:10 AM

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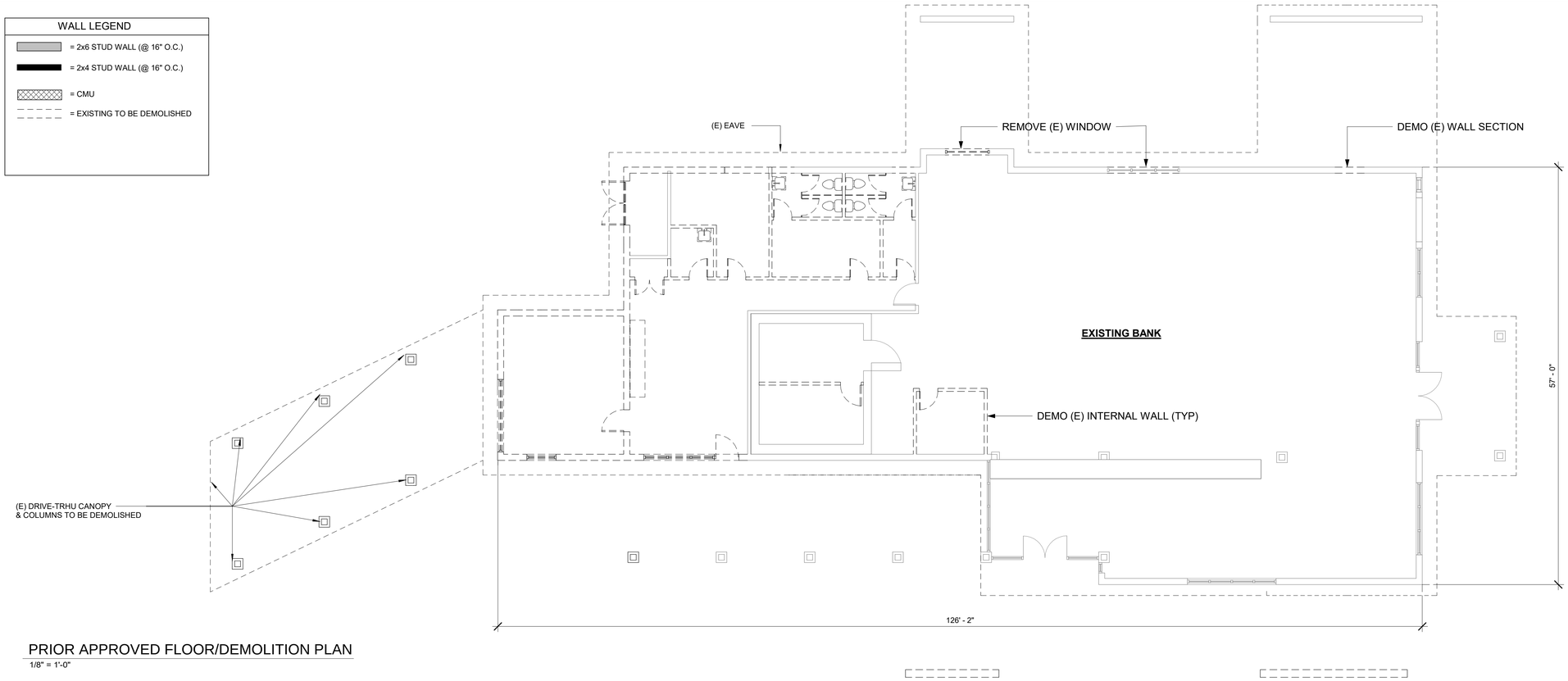
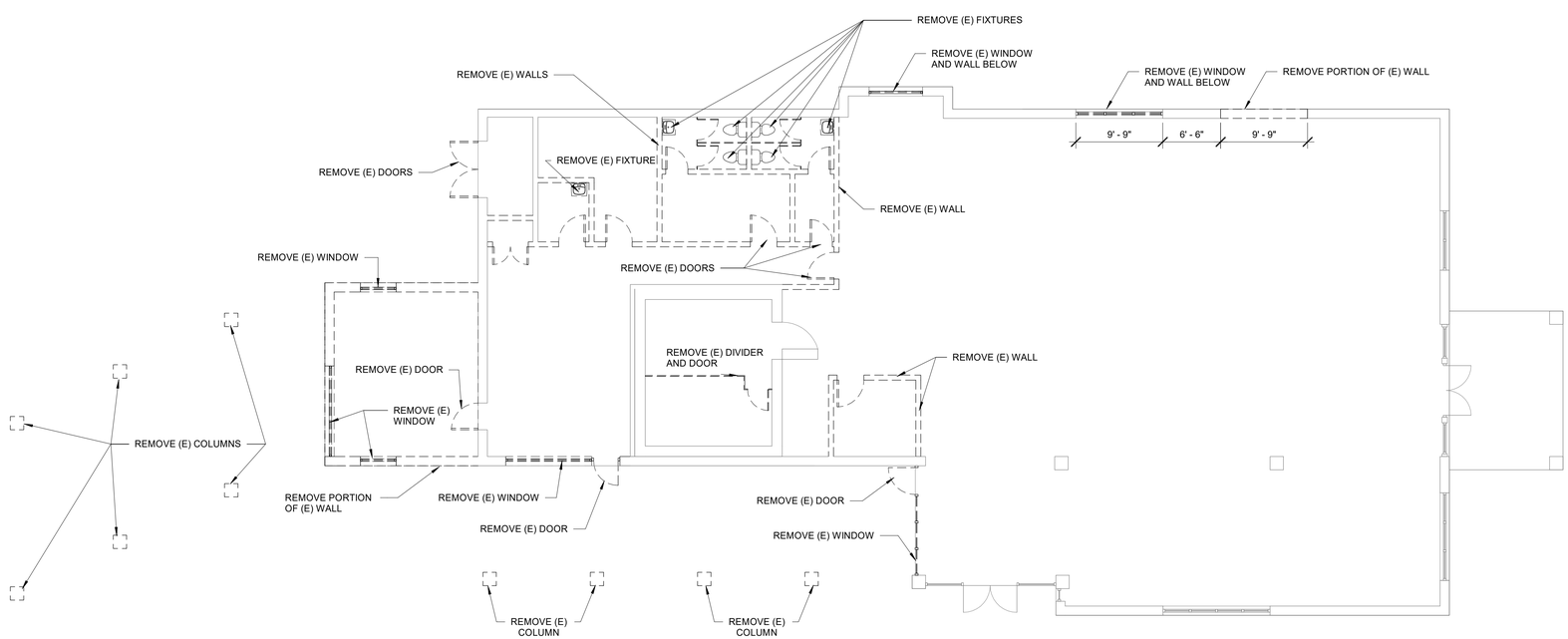


PRIOR APPROVED FLOOR/DEMOLITION PLAN

1/8" = 1'-0"



PROPOSED FLOOR/DEMOLITION PLAN

1/8" = 1'-0"

0' 10' 20' 30'

scale:

NORTH

PROJECT NORTH

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PROPOSED EXISTING FLOOR/DEMOLITION PLAN

Revision Schedule

Project Manager
Designer
Scale
1/8" = 1'-0"
PrintDate
12/11/2024 11:26:10 AM

A-2.1

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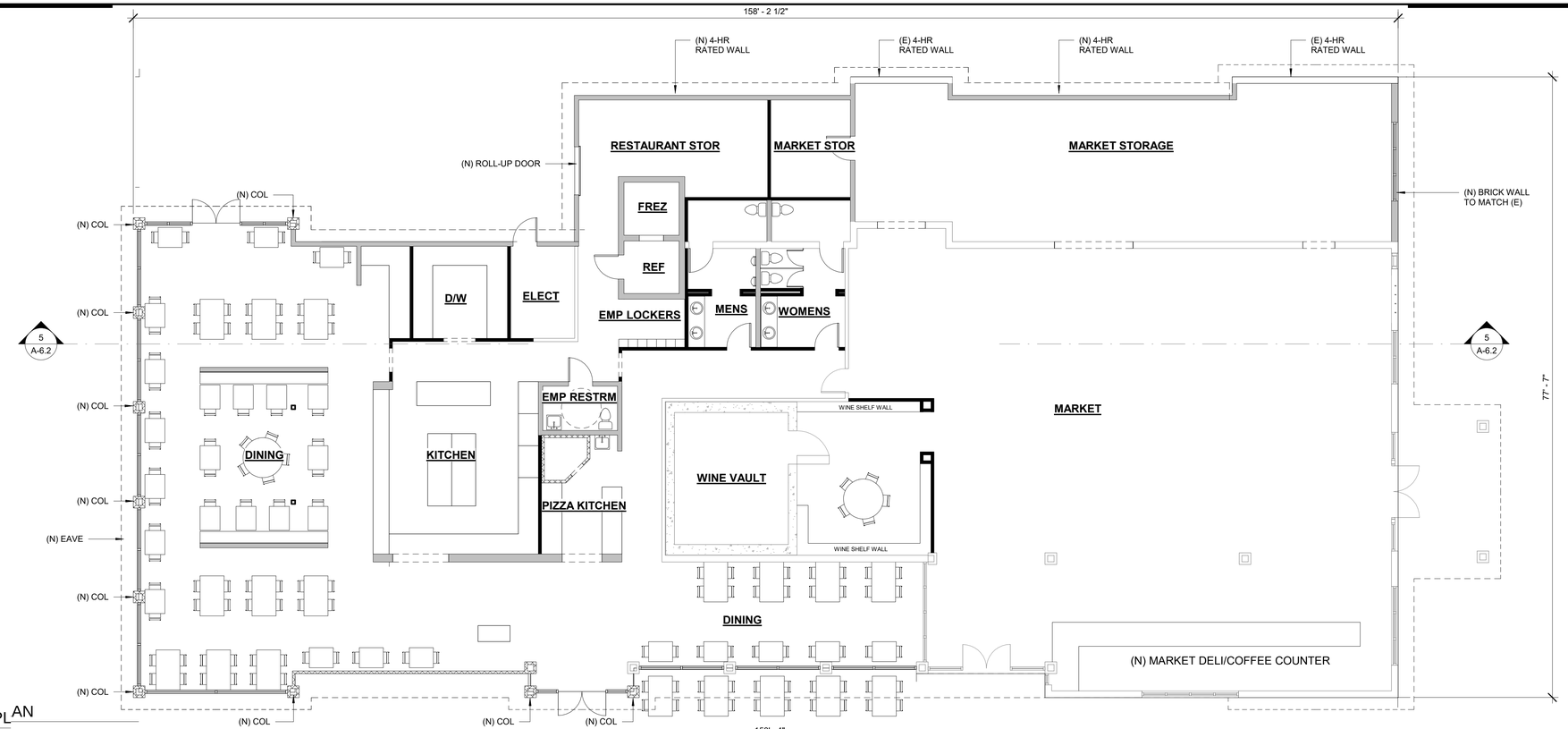
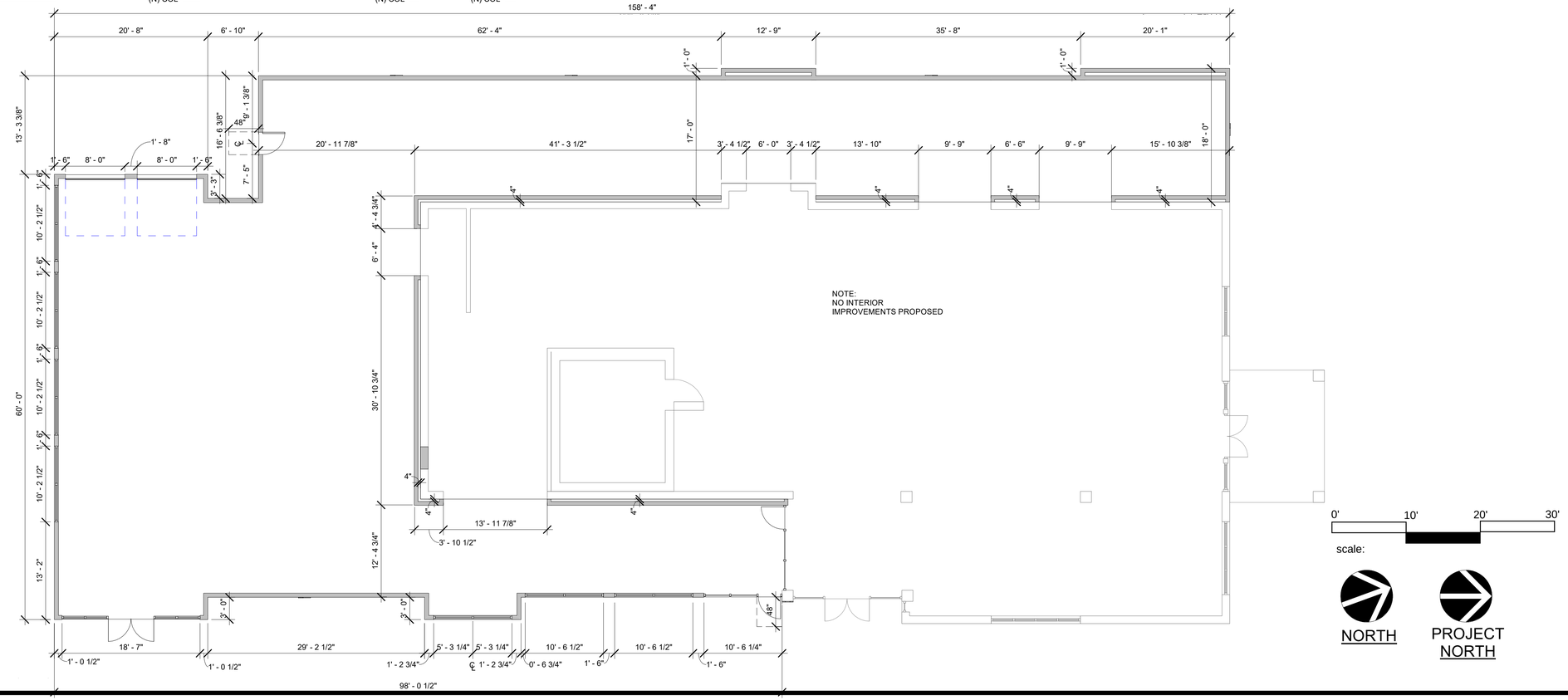
WALL LEGEND

- = 2x6 STUD WALL (@ 16" O.C.)
- = 2x4 STUD WALL (@ 16" O.C.)
- = CMU
- = EXISTING TO BE DEMOLISHED



PRIOR APPROVED FLOOR PLAN

1/8" = 1'-0"



PROPOSED FLOOR PLAN

1/8" = 1'-0"

0' 10' 20' 30'

scale:

NORTH

PROJECT NORTH

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PROPOSED FLOOR PLAN

Revision Schedule

Project Manager: Designer
Scale: 1/8" = 1'-0"
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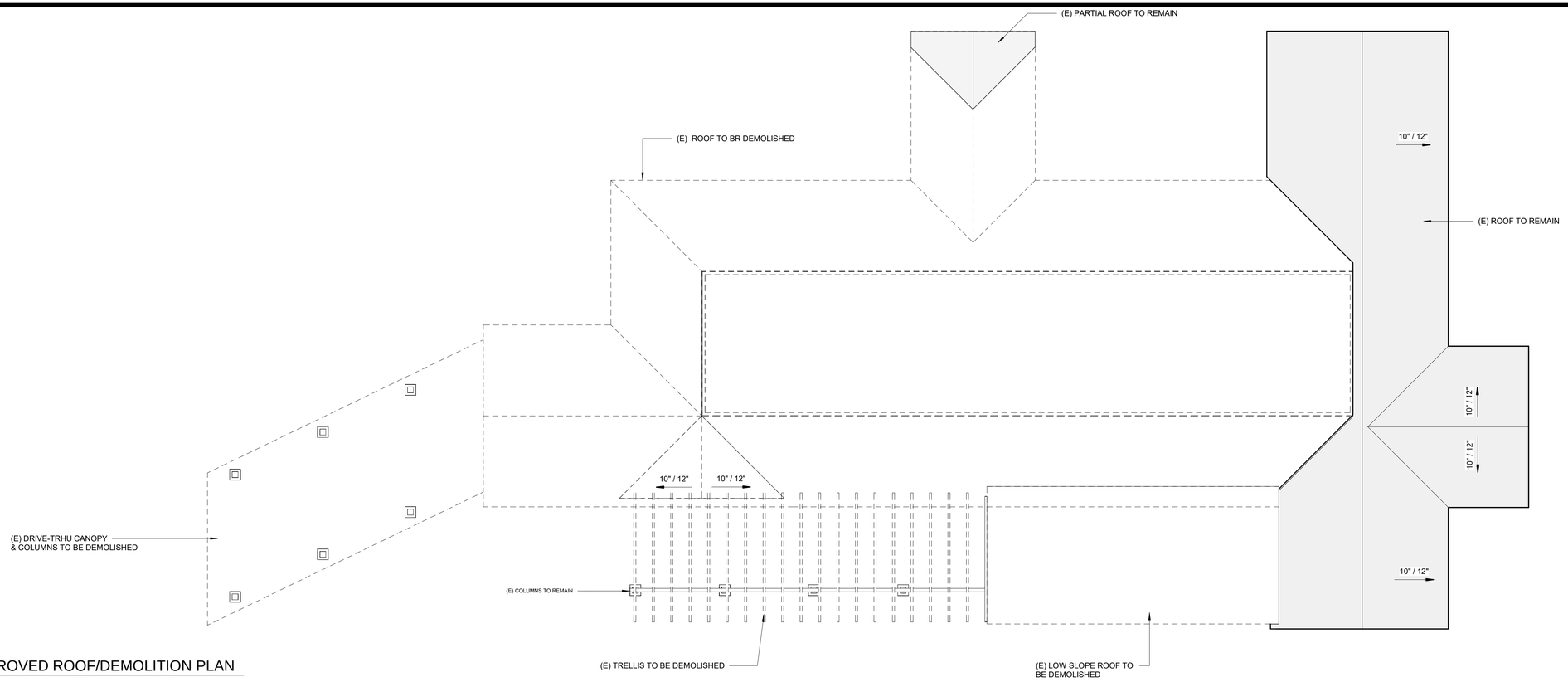
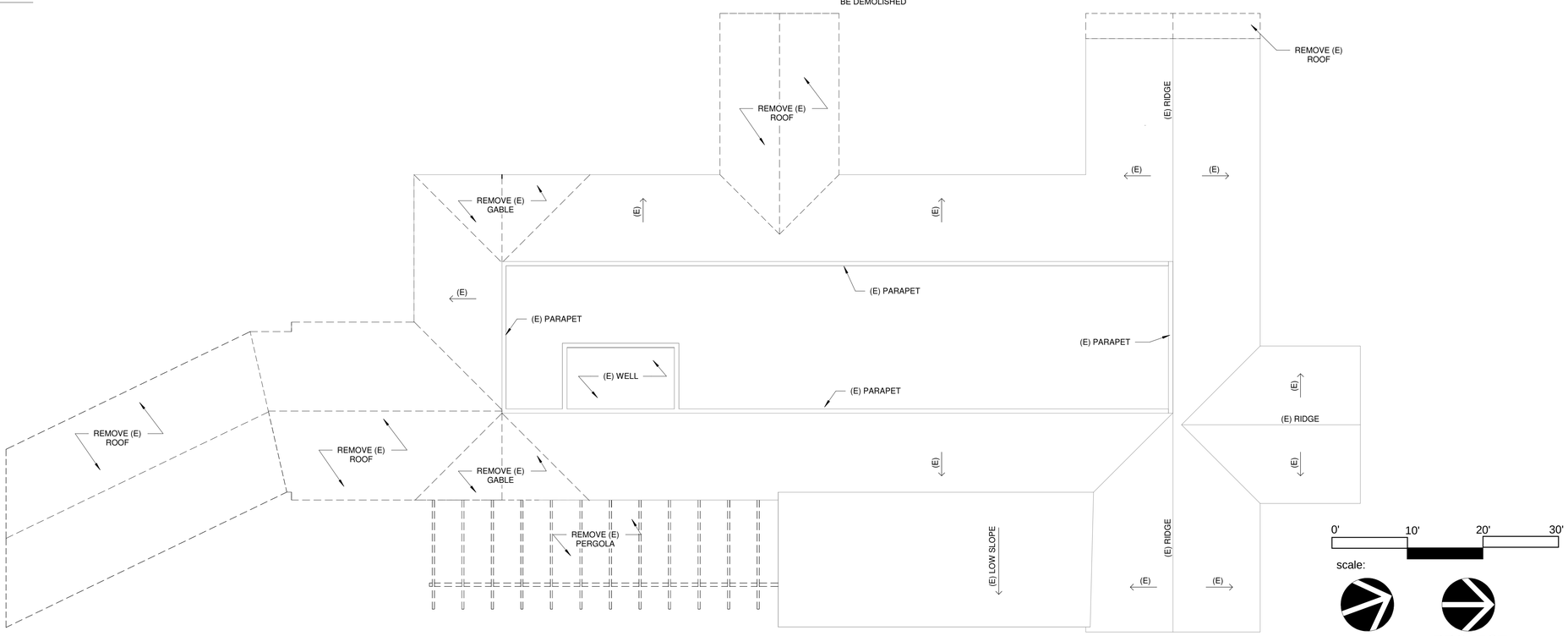


PRIOR APPROVED ROOF/DEMOLITION PLAN

1/8" = 1'-0"



PROPOSED ROOF/DEMOLITION PLAN

1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
EXISTING ROOF PLAN

Revision Schedule

Project Manager	Designer
Scale	1/8" = 1'-0"
PrintDate	12/11/2024 11:26:10 AM

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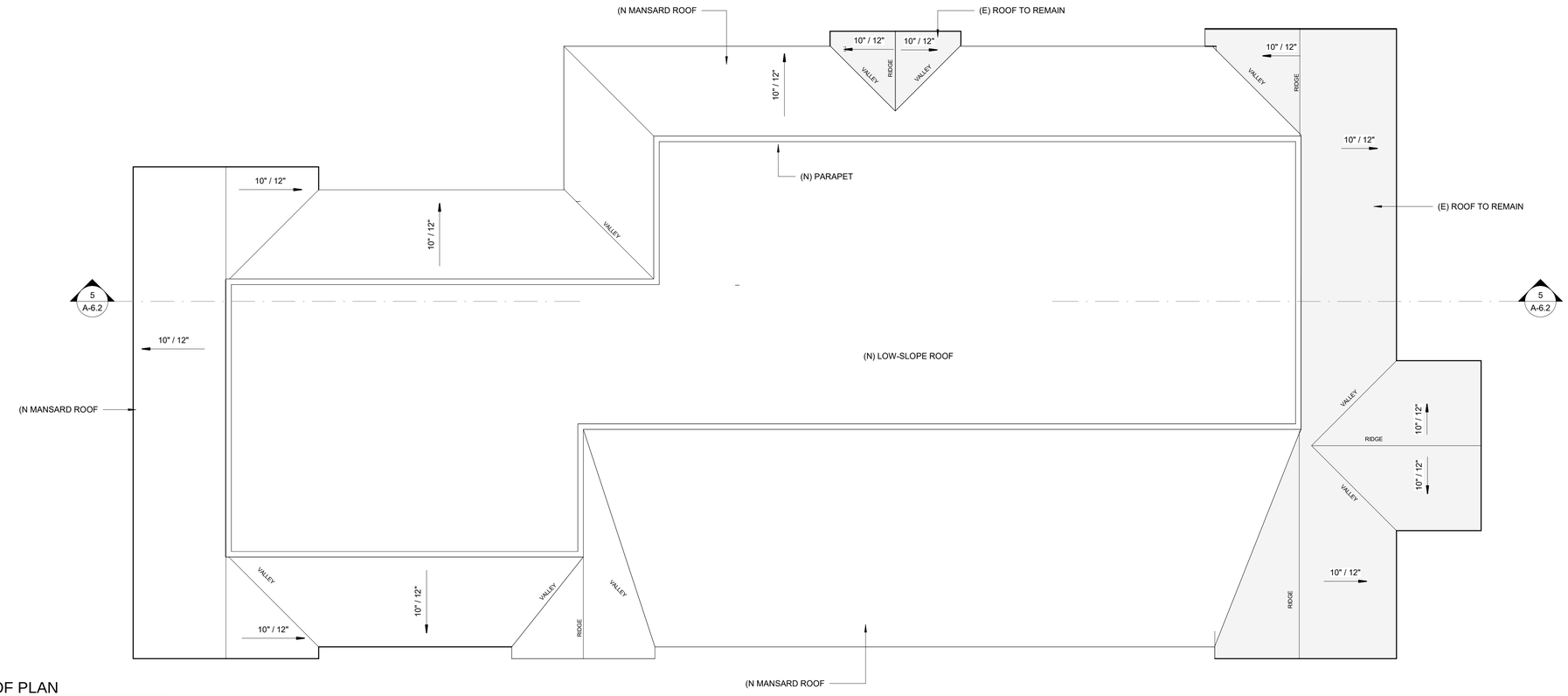
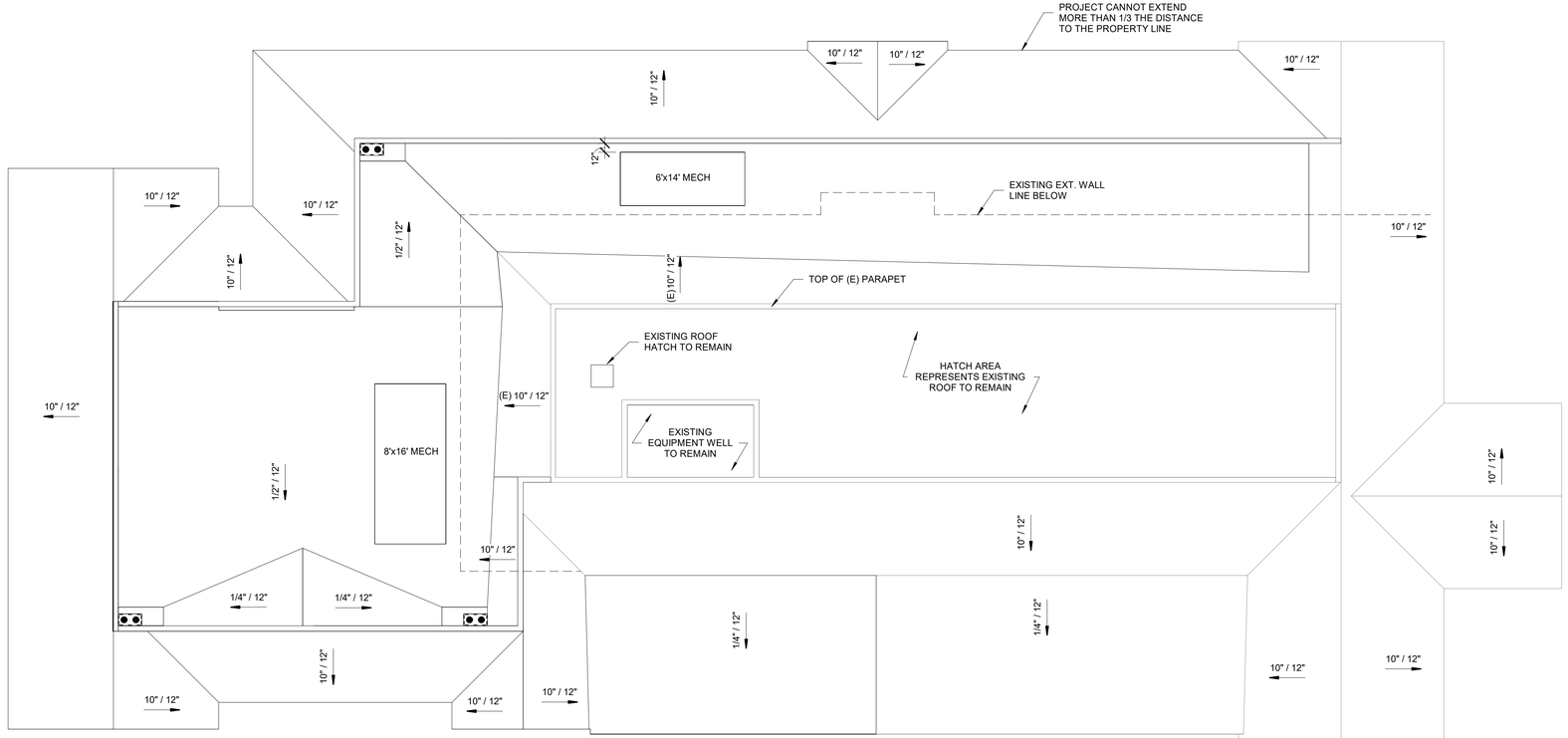


PRIOR APPROVED ROOF PLAN

1/8" = 1'-0"



PROPOSED ROOF PLAN

1/8" = 1'-0"

0' 10' 20' 30'

scale:

NORTH

PROJECT NORTH

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Architecture
Planning
Interior Design

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C -22541

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED ROOF PLAN

Revision Schedule

Project Manager
Designer

Scale
1/8" = 1'-0"

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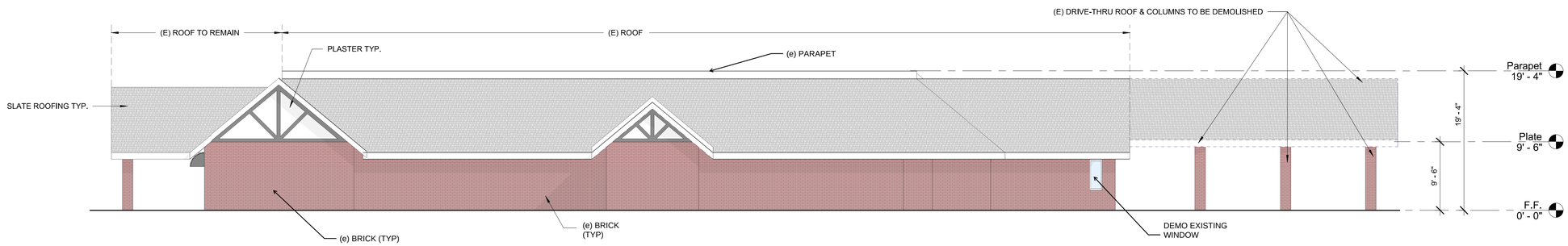
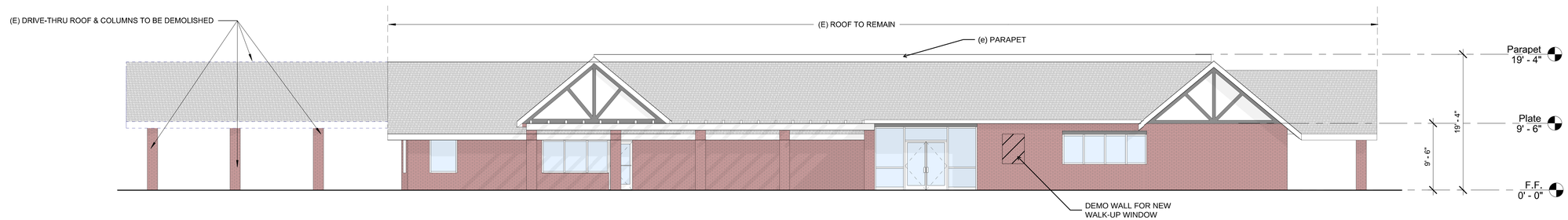


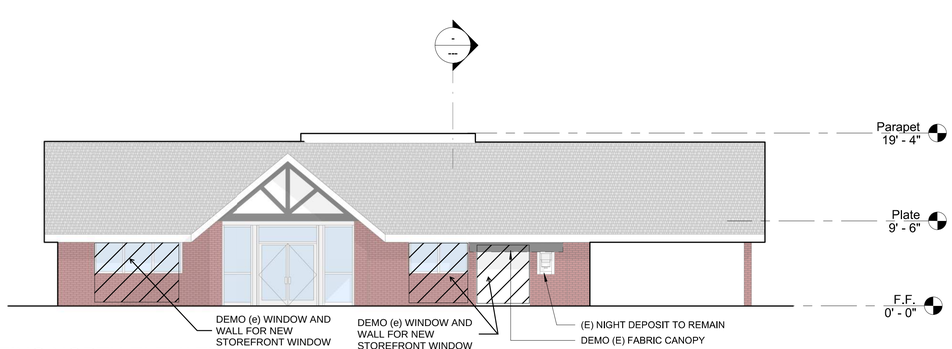
EXISTING WEST ELEVATION

1/8" = 1'-0"



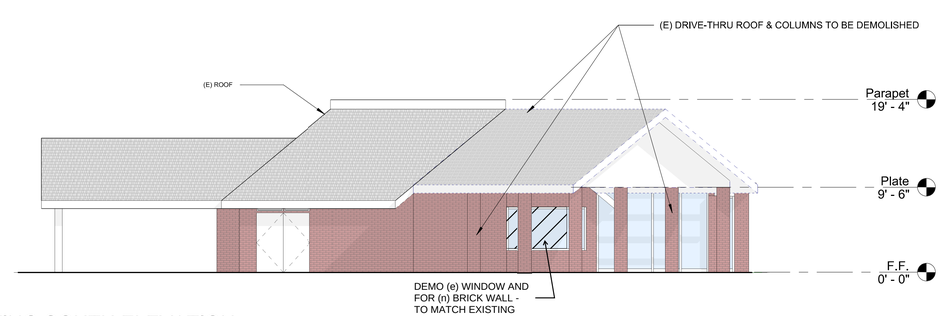
EXISTING EAST ELEVATION

1/8" = 1'-0"



EXISTING NORTH ELEVATION

1/8" = 1'-0"



EXISTING SOUTH ELEVATION

1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
EXISTING ELEVATIONS

Revision Schedule

Project Manager
Designer
Scale
1/8" = 1'-0"
PrintDate
12/11/2024 11:26:10 AM

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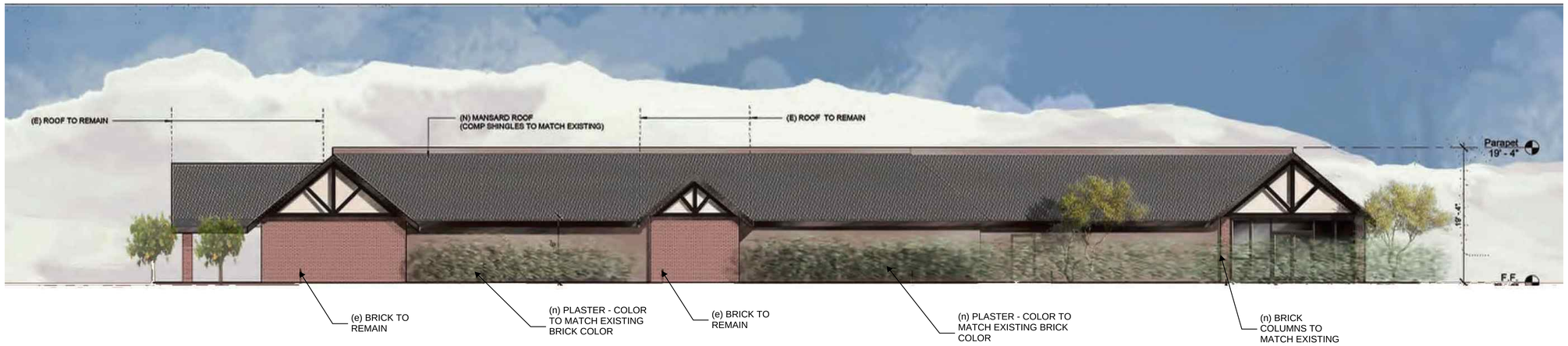
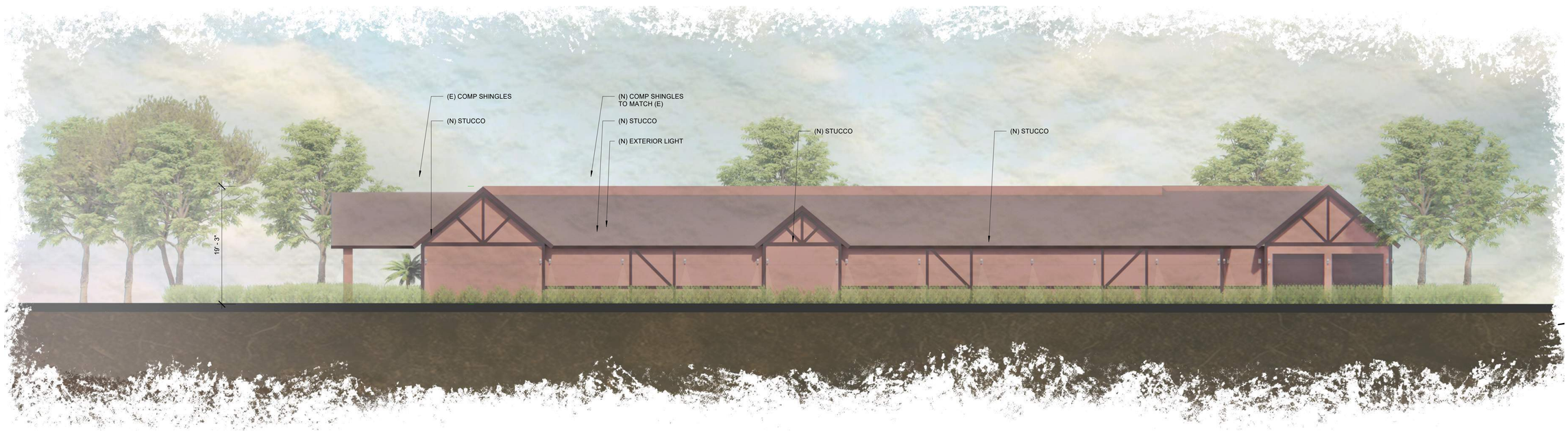


PRIOR APPROVED WEST ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

Project Manager
Designer
Scale
1/8" = 1'-0"
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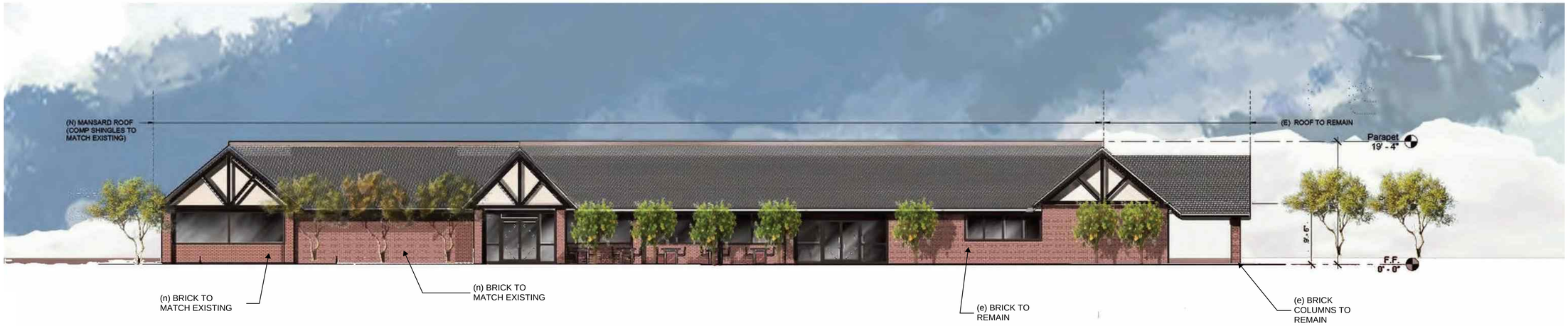

PRIOR APPROVED EAST ELEVATION

1/8" = 1'-0"

PROPOSED EAST ELEVATION

1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

Project Manager
Designer

Scale
1/8" = 1'-0"

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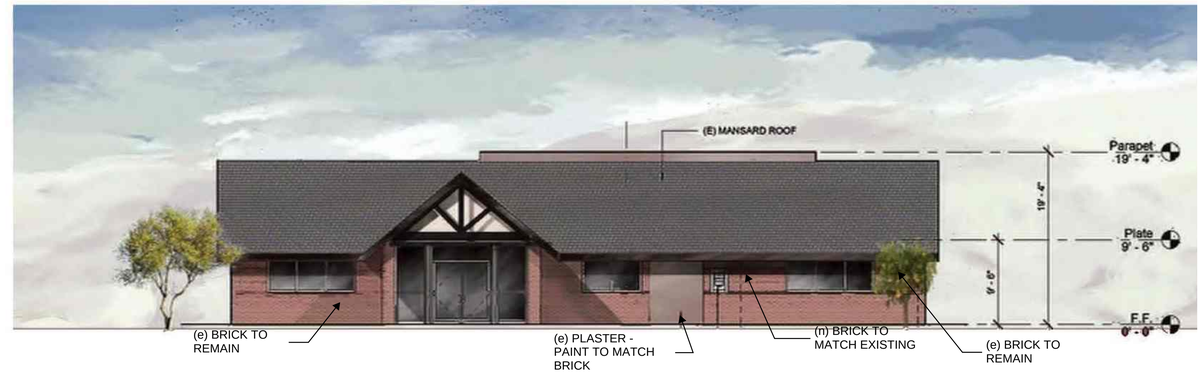

PRIOR APPROVED NORTH ELEVATION

1/8" = 1'-0"

PROPOSED NORTH ELEVATION

1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

Project Manager
Designer

Scale
1/8" = 1'-0"

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PRIOR APPROVED SOUTH ELEVATION

1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

Project Manager
Designer

Scale
1/8" = 1'-0"

PrintDate
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A-6.6

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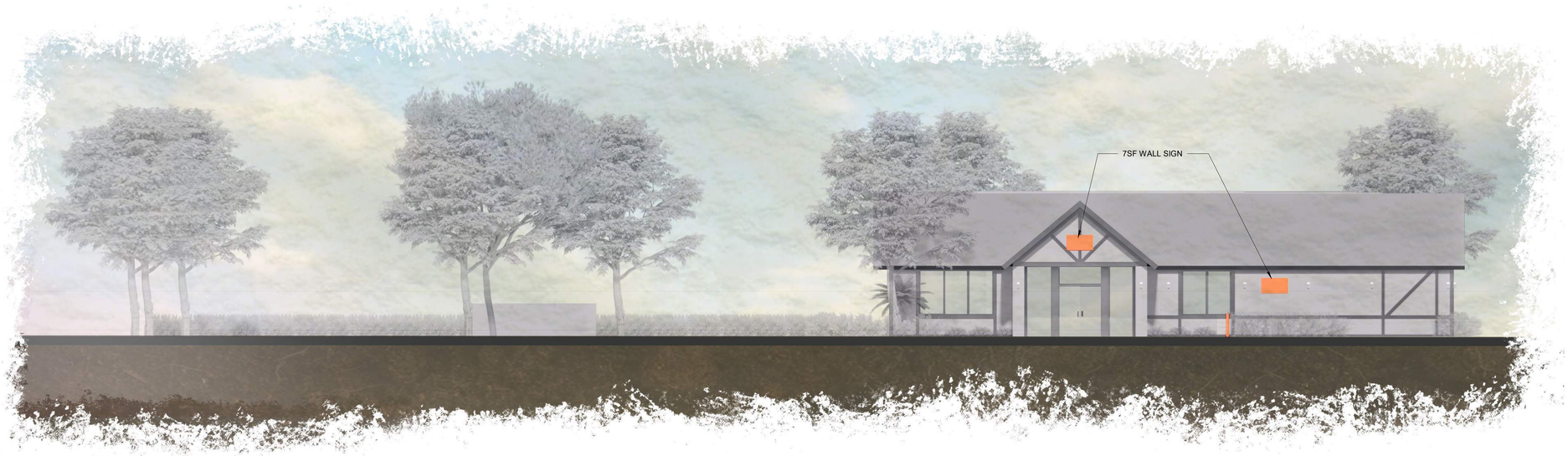

Planning - North Elevation_Sign

1/8" = 1'-0"

Planning - East Elevation_Sign

1/8" = 1'-0"

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Interior Design

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS - SIGNS

Revision Schedule

Project Manager
Designer

Scale
1/8" = 1'-0"

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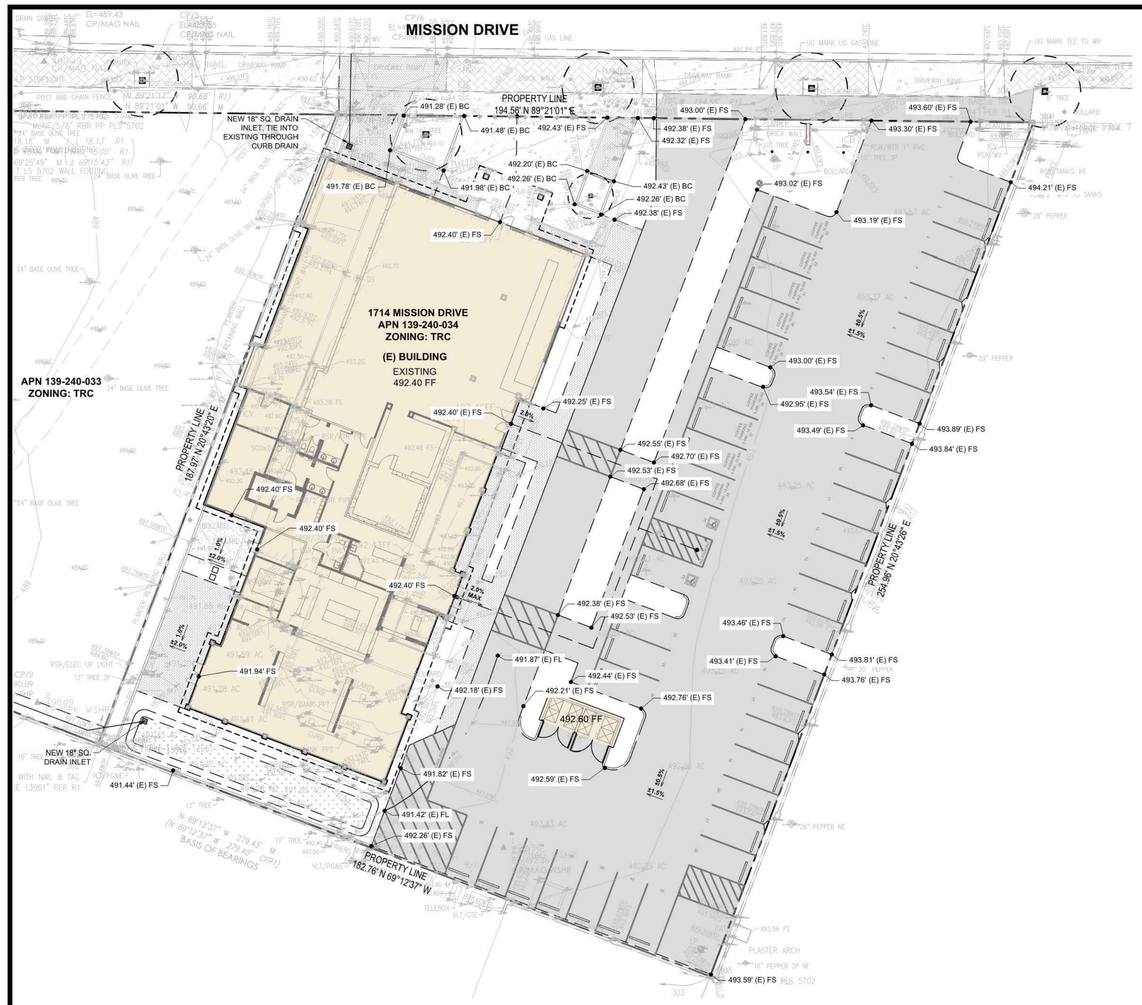


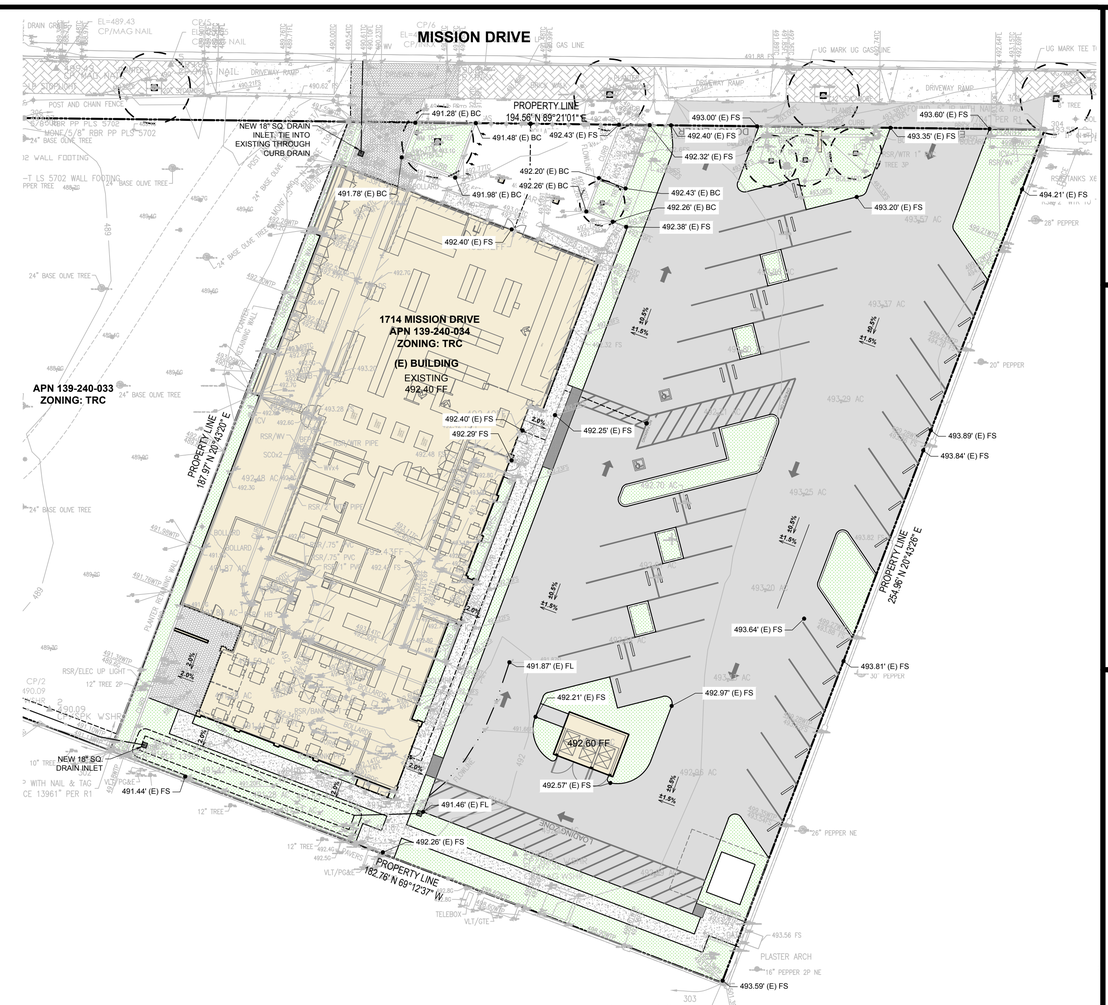
APPROVED GRADING PLAN

SCALE: 1" = 20'

EARTHWORK

335 CY CUT
335 CY FILL
0 CY NET EXPORT

NOTE: EARTHWORK UNDER ADDITIONS



REVISED GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

EARTHWORK

335 CY CUT
335 CY FILL
0 CY NET EXPORT

NOTE: EARTHWORK UNDER ADDITIONS

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Architecture
Planning
Interior Design

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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
GRADING & DRAINAGE PLAN

Revision Schedule

Project Manager	Designer
Scale	1/8" = 1'-0"
PrintDate	12/11/2024 11:26:10 AM

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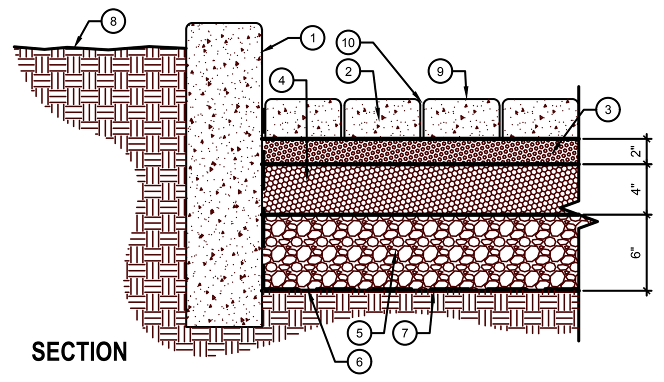


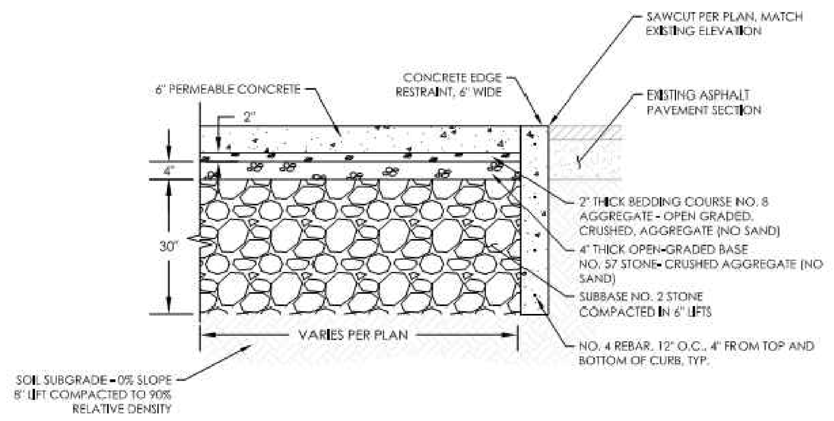
LEGEND

1. CONCRETE CURB, SEE CIVIL ENGINEERS PLANS.
2. 80 MM CONCRETE PAVER PER CONSTRUCTION LEGEND.
3. 2" BEDDING COURSE (TYP NO. 8 AGGREGATE)
4. 4" THICK NO. 57 STONE OPEN-GRADED BASE.
5. MIN. 6" THICK NO 2 STONE SUBBASE.
6. OPTIONAL GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE.
7. SOIL SUBGRADE - ZERO SLOPE.
8. FINISH GRADE
9. FINISH SURFACE
10. AGGREGATE IN BETWEEN PAVERS PER MANUFACTURERS RECOMMENDA

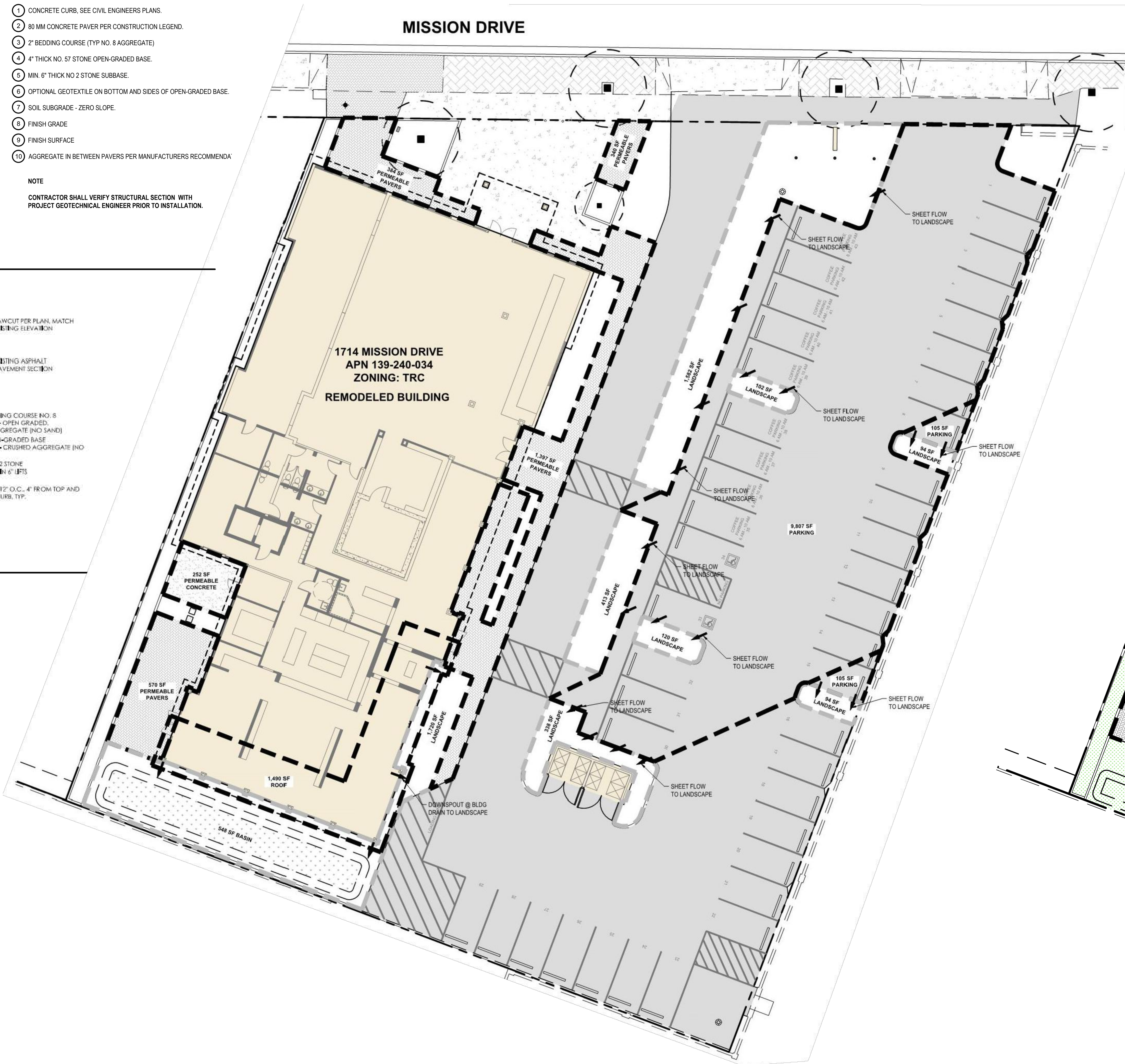
NOTE

CONTRACTOR SHALL VERIFY STRUCTURAL SECTION WITH PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.

B PERMEABLE PAVERS
SCALE: N.T.S.



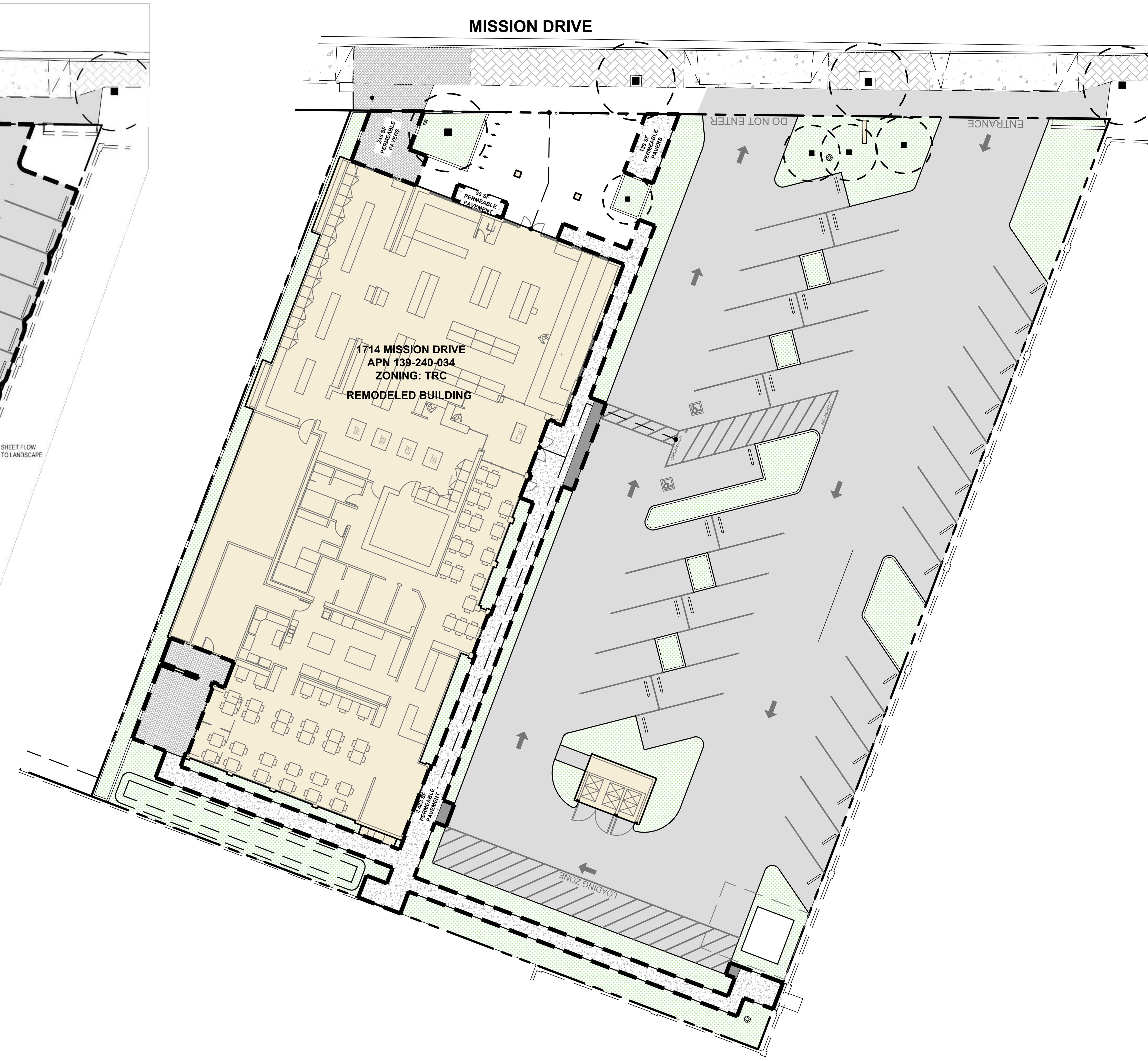
C PERMEABLE CONCRETE
SCALE: N.T.S.



APPROVED STORMWATER CONTROL PLAN

SCALE: 1" = 20'-0"

NORTH



REVISED STORMWATER CONTROL PLAN

SCALE: 1" = 20'-0"

NORTH

Tier 1 Stormwater Control Plan Project Data

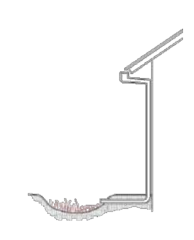
[Complete all fields]

Project Name / Case File Number	Lucca Italian Market & Deli
Project Location [Street Address if available, or intersection and/or APN]	1714 Mission Dr,Solvang, CA 93463 APN: 139-240-034
Name of Owner or Developer	Tenant/Developer: Ed St George
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Commercial Additions
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	590 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	3,950 SF
Total Pre-Project Impervious Surface Area	38,384 SF
Total Post-Project Impervious Surface Area	31,027 SF
Runoff Reduction Measure(s) Selected (Check one or more)	☒ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

Stormwater Control Plan Runoff Reduction Measures Design Standards Checklist

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to flat or concave vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standards are met:

- ☒ Pervious areas must be relatively flat and if graded, the surface should be slightly concave. Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade.
- ☐ Additional comments:________________

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

- ☒ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

- ☒ No erodible areas drain on to permeable pavement.
- ☒ Subgrade compaction is minimal.
- ☒ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).
- ☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ☒ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.
- ☒ Rigid edge is provided to retain granular pavements and unit pavers.
- ☒ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ☒ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ☒ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.
- ☐ Additional comments:________________

Check with local Fire Department for applicability criteria using permeable pavement.

A APPROVED STORMWATER CONTROL PLAN
SCALE: N.T.S.

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	Lucca Italian Market & Deli
Project Location [Street Address if available, or intersection and/or APN]	1714 Mission Dr,Solvang, CA 93463 APN: 139-240-034
Name of Owner or Developer	Tenant/Developer: Ed St George
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Commercial Additions
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	440 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	4510 SF
Total Pre-Project Impervious Surface Area	38,384 SF
Total Post-Project Impervious Surface Area	30,413 SF
Runoff Reduction Measure(s) Selected (Check one or more)	☐ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

- ☒ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

- ☒ No erodible areas drain on to permeable pavement.
- ☒ Subgrade compaction is minimal.
- ☒ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).
- ☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ☒ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.
- ☒ Rigid edge is provided to retain granular pavements and unit pavers.
- ☒ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ☒ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ☒ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.
- ☐ Additional comments:________________

Check with local Fire Department for applicability criteria using permeable pavement.

PAVER SPECIFICATION NOTE:

Pavers to be Hydro-flo Pavers by Pacific Interlock Pavers Inc. Model: Holland 60 MM. Color: B4 Painted Desert. Pattern: Herringbone w/ edge soldier course

B4 Painted Desert (red/tan/charcoal)

A REVISED STORMWATER CONTROL PLAN
SCALE: N.T.S.

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON designLLC
• P.O. BOX 598 • Santa Barbara • California • 93102 •

SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY STORMWATER CONTROL PLAN

LICENSED ARCHITECT KEITH SAMUEL NOLAN C-22451 REN. 03-25 STATE OF CALIFORNIA

Revision Schedule

Project Manager
Designer
Scale
1/8" = 1'-0"
PrintDate
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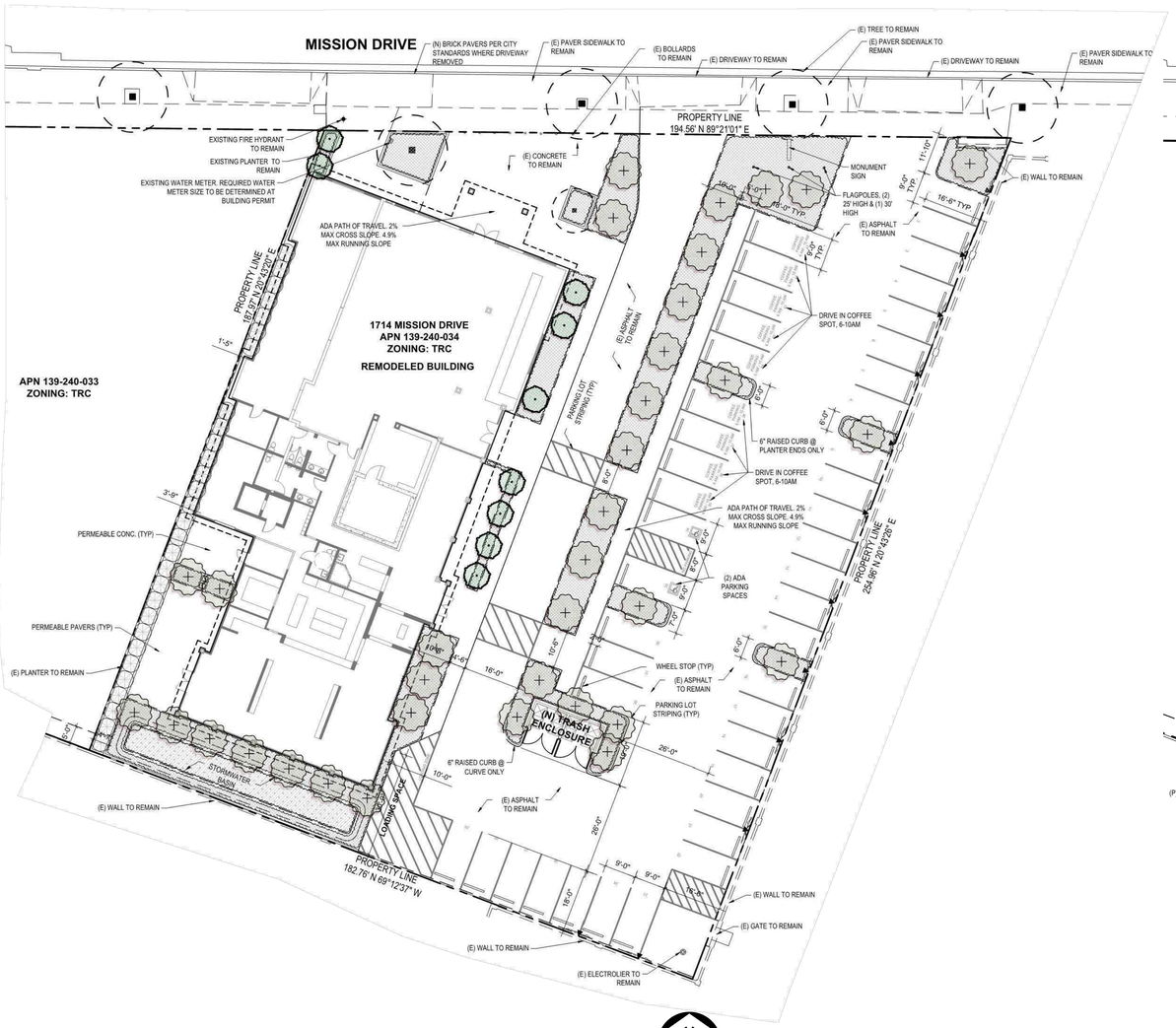

APPROVED LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

REVISED LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	MIN SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
	Existing tree to be protected in place						
	Punica granatum 'Nana'	Dwarf Pomegranate	15 Gal	As Shown	-	L	9
	Citrus cultivars	Dwarf Citrus	15 Gal	As Shown	-	M/L	
	Olea europaea 'Fruitless'	Wilson Fruitless Olive	24" Box	As Shown	-	L	35
SHRUBS							
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	As Shown	-	L	29
	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	1 Gal.	36" O.C.	-	M/L	-
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	-	L	-
	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	-
	Cistus x purpureus	Orchid Rockrose	1 Gal.	48" O.C.	-	L	-
	Rosmarinus officinalis	Rosemary	1 Gal.	48" O.C.	-	L	-
	Salvia sp.	Sage Species	1 Gal	36" O.C.	-	L	-
	Myrtus communis 'Compacta'	True Myrtle	1 Gal	48" O.C.	-	L	-
	Ficus pumila	Creeping Fig	1 Gal	-	-	L	-
	Juncus patens	Common Rush	1 Gal.	24" O.C.	-	L	-
VINES							
	Rhoicissus capensis	Evergreen Grape	1 Gal	As Shown	-	L	12

Landscape Water Use Calculations

Project Information
Total square footage of Landscape Area (including Special Landscape Area) **LA=** 5,750
Total square footage of Special Landscape Area **SLA=** 0
Hist. ETo for the area **ETo=** 45.6

Maximum Annual Water Allocation (MAWA)
MAWA is calculated using the following formula: (Eto) (.62) [(0.45 x LA) + (1.0 - 0.45) x SLA)]

MAWA = 73,154 gallons / yr

Estimated Total Water Use (ETWU)
ETWU is calculated using the following formula: (Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1: Low Shrubs, Drip
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 5,750 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 60,209 gallons / yr

Hydrozone # 2: Mod. Trees Drip
Plant Factor **PF=** 0.5
square footage of hydrozone **HA=** 252 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#2 ETWU = 4,398 gallons / yr

Total ETWU = 64,607 gallons / yr

MAWA - ETWU = 8,547 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

NOTE:
PLANT PALETTE IS PRELIMINARY AND ADDITIONAL PLANTS NOT LISTED MAY BE USED.

PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	MIN SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
	Existing tree to be protected in place						
	Punica granatum 'Nana'	Dwarf Pomegranate	15 Gal	As Shown	-	L	4
	Citrus cultivars	Dwarf Citrus	15 Gal	As Shown	-	M/L	
	Olea europaea 'Fruitless'	Wilson Fruitless Olive	24" Box	As Shown	-	L	31
SHRUBS							
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	As Shown	-	L	26
	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	1 Gal.	36" O.C.	-	M/L	-
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	-	L	-
	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	-
	Cistus x purpureus	Orchid Rockrose	1 Gal.	48" O.C.	-	L	-
	Rosmarinus officinalis	Rosemary	1 Gal.	48" O.C.	-	L	-
	Salvia sp.	Sage Species	1 Gal	36" O.C.	-	L	-
	Myrtus communis 'Compacta'	True Myrtle	1 Gal	48" O.C.	-	L	-
	Ficus pumila	Creeping Fig	1 Gal	-	-	L	-
	Juncus patens	Common Rush	1 Gal.	24" O.C.	-	L	-
VINES							
	Rhoicissus capensis	Evergreen Grape	1 Gal	As Shown	-	L	11

Landscape Water Use Calculations

Project Information
Total square footage of Landscape Area (including Special Landscape Area) **LA=** 6,390
Total square footage of Special Landscape Area **SLA=** 0
Hist. ETo for the area **ETo=** 45.6

Maximum Annual Water Allocation (MAWA)
MAWA is calculated using the following formula: (Eto) (.62) [(0.45 x LA) + (1.0 - 0.45) x SLA)]

MAWA = 81,296 gallons / yr

Estimated Total Water Use (ETWU)
ETWU is calculated using the following formula: (Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1: Low Shrubs, Drip
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 6,390 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 66,910 gallons / yr

Hydrozone # 2: Mod. Trees Drip
Plant Factor **PF=** 0.5
square footage of hydrozone **HA=** 210 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#2 ETWU = 3,665 gallons / yr

Total ETWU = 70,575 gallons / yr

MAWA - ETWU = 10,721 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

NOTE:
PLANT PALETTE IS PRELIMINARY AND ADDITIONAL PLANTS NOT LISTED MAY BE USED.

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

ON design LLC
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SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY LANDSCAPE PLAN

KEITH SAMUEL NOLAN
C-22 LICENSED LANDSCAPE ARCHITECT
CALIFORNIA

Revision Schedule

Project Manager
Designer
Scale
1/8" = 1'-0"
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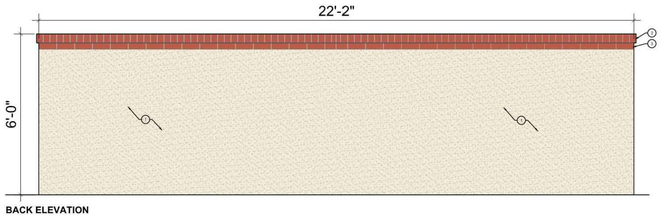
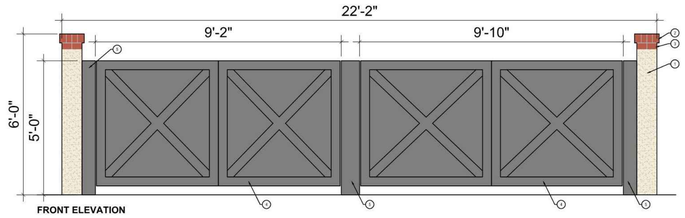
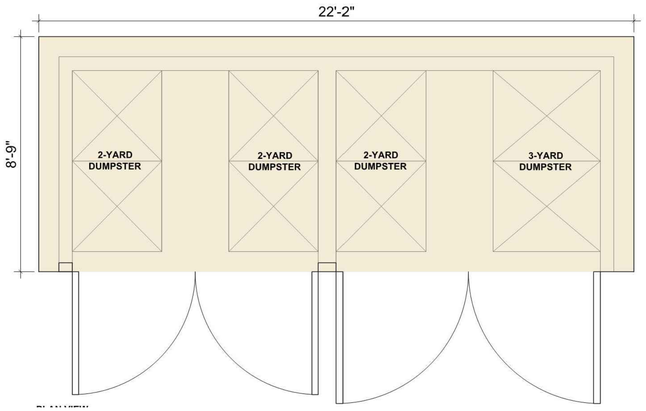
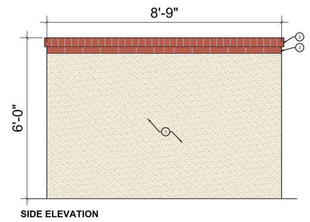
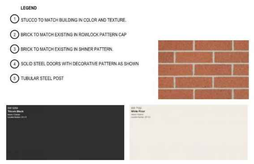


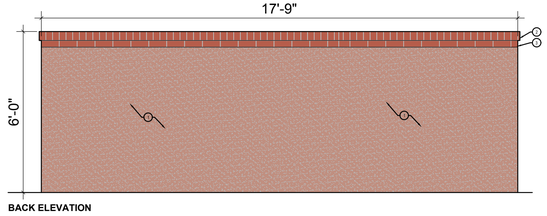


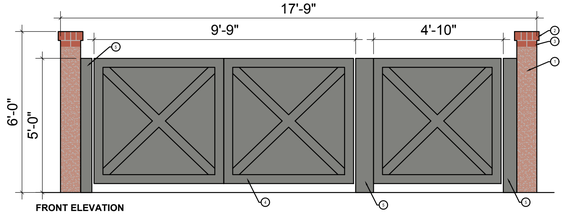


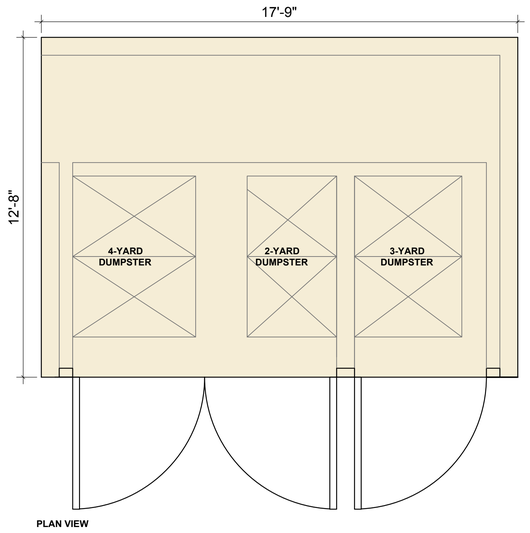


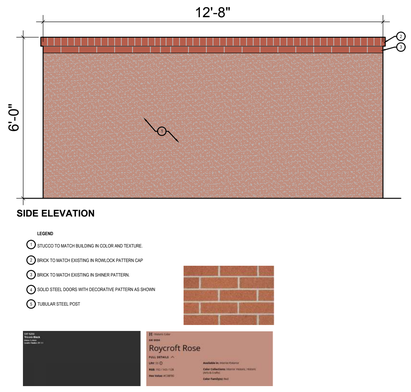


(B) APPROVED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

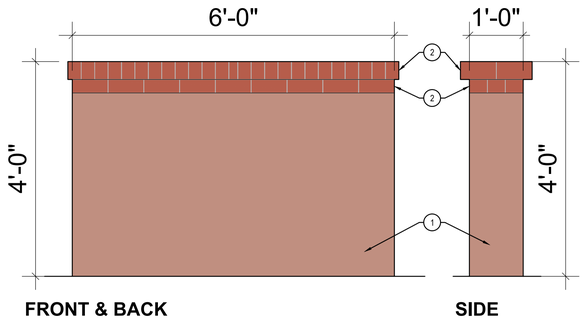






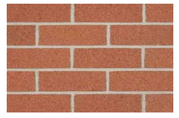


(B) REVISED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



LEGEND

1. STUCCO TO MATCH BUILDING IN COLOR AND TEXTURE.
2. BRICK TO MATCH EXISTING IN ROWLOCK PATTERN CAP
3. BRICK TO MATCH EXISTING IN SHINER PATTERN.



(A) MONUMENT SIGN (SAME)
SCALE: 3/4" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C-22451

•ON design LLC•
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LUCCA MARKET & DELI
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY DETAILS

LICENSED LANDSCAPE ARCHITECT
LAWRENCE R. ROY 6243
Signature
12/31/22
Renewal Date
Date
STATE OF CALIFORNIA

Revisions

Project Manager
KN
Drawn By
LRR
Scale
VARIES
Print Date
2022-03-25

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ON DESIGN ARCHITECTS, LLC

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

RECEIVED
Dec 13 2024
CITY OF SOLVANG
PLANNING & BUILDING

1714 Mission Drive

Solvang, CA 93463

Color & Material Book

H Historic Color

SW 0034

Roycroft Rose

FULL DETAILS

LRV: 33

RGB: 192 / 143 / 128

Hex Value: #C08F80

Available in: Interior/Exterior

Color Collections: Interior Historic, Historic (Arts & Crafts)

Color Family(s): Red

Stucco Body Color

Color: SW 0034, Roycroft Rose

Manufacturer: Sherwin-Williams (or equal)

SW 6055

Fiery Brown

FULL DETAILS

LRV: 5

RGB: 93 / 56 / 49

Hex Value: #5D3831

Location Number: 194-C7

Available in: Interior/Exterior

Color Family(s): Red

Trim Color

Model: SW 6055, Fiery Brown

Manufacturer: Sherwin-Williams (or equal)

ON DESIGN ARCHITECTS, LLC

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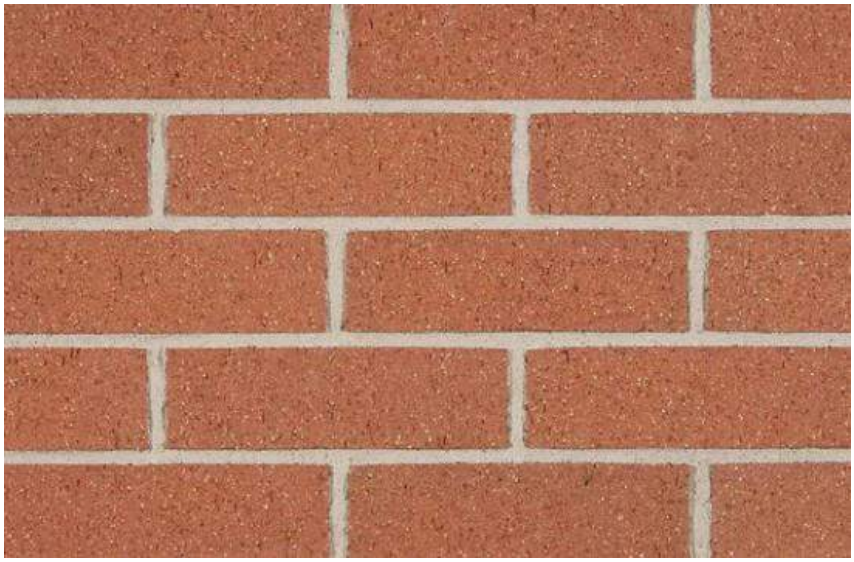


Brick to Match Existing

Model: Sunglo Velour

Manufacturer: Belden Brick (or equal)

Permeable Pavers

Model: Hydroflo, B4 Painted Desert

Manufacturer: Pacific Interlock Pavers (or equal)

ON DESIGN ARCHITECTS, LLC

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

Building Lights

Model: Strickland9in 1-Light Vintage Pewter Outdoor Hardwired Wall Lantern Sconce

Manufacturer: Aviance Lighting

NOTICE OF EXEMPTION

TO: County Clerk (Fax No. 568-2249)
County of Santa Barbara
105 East Anapamu St., Room 407
Santa Barbara, CA 93101

FROM: City of Solvang, Laurie Tamura, Planning Consultant

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN(s): 139-240-034

Specific Location: 1714 Mission Drive, Solvang, CA 93440

Project Title: Lucca Italian Market and Deli

Project Description: Development plan for the change of use from a bank to a deli, market, and restaurant

Name of Public Agency Approving Project: City of Solvang

Exempt Status: (Check one)

___ Ministerial
___ Statutory
_X_ Categorical Exemption
___ Emergency Project
___ No Possibility of Significant Effect [§15061(b,3)]

Cite specific CEQA Guideline Section:
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Reasons to support exemption findings: (attach additional material, if necessary)
The Applicant is changing the use to deli, market, and restaurant of a currently vacant building that was used as bank and adding 5,021 square feet to an existing 5,713 square foot building. This project is consistent with applicable general plan designation and all applicable general plan policies. The parcel is zoned for the proposed use. The front and rear setbacks adhere to applicable zoning designations. This proposed development is within city limits on a project site of 1 acre substantially surrounded by urban uses. There are no known environmentally sensitive conditions present. This project will not result in any significant effects relating to traffic, noise, air quality, and water quality. No new streets are being proposed for this development plan proposal, and the existing roads are properly designed to accommodate the existing project. Access to the project site is from Mission Drive (Highway 246). There will be construction related impacts to the street and sidewalks and will need to be addressed in the construction management plans. This property is currently served by existing City water and wastewater systems.

Lead Agency Contact Person: Laurie Tamura Telephone: (805) 427-9856
Signature: _____
Date: _____
Acceptance Date: _____

City of Solvang
Notice of Exemption

TO:

☐ Clerk-Recorder
County of Santa Barabra
1100 Anacapa Street
Santa Barabra, CA 93101

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☐ Project File

FROM: City of Solvang, 411 Second Street, Solvang, CA 93463

PROJECT TITLE: Exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant at 1714 Mission Drive

PROJECT ADDRESS: 1714 Mission Drive **ASSESSOR'S PARCEL NO**.:139-240-034

PROJECT LOCATION: City of Solvang **COUNTY OF:** Santa Barabra

PROJECT DESCRIPTION:
The applicant seeks an amendment to a previously approved development plan. The approved development plan included a market, deli, and restaurant with a proposed addition of 5,713 square feet. The applicant proposes the following amendments to the approved development plan:

- Eliminate the deli portion of the proposed project and create a market and restaurant.
- Reconfigure the proposed addition to fit the proposed new operations to avoid costly structural upgrades to the existing building.
- Increase the proposed addition from 5,713 sf to approximately 5,900 sf, a 187 square foot increase in size, which would include a building addition on the western portion of the existing building, as well as an addition on the rear converting the former drive through lanes into commercial space.
- Other previously approved improvements include demolition of side Porte-cochere and entryway.
- Revise the approved exterior brick/stucco mix with all stucco. half timbering. Utilize a lighter "red" hue for the exterior paint and a brown hue for the existing and proposed half-timbers.
- Revise the approved landscaping plan to include landscaping along the southern property boundary (city parking lot) and additional landscaping in the parking lot.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SBID, LLC

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Solvang

EXEMPT STATUS: (check one)

- ☐ Ministerial Project (Section 2180(b)(1); 15268)
- ☒ Categorical Exemption (Section 15303)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption (Code / Section_____)
- ☐ The project clearly will not have a significant effect on the environment (15061(b)(3))

REASONS WHY PROJECT IS EXEMPT: CEQA provides several "categorical exemptions" which are applicable to categories of projects and activities that the Lead Agency (the City of Grover Beach) has determined generally do not pose a risk of significant impacts on the environment. [insert brief project description]. The project is exempt under Section 15303 of the Sate CEQA Guidelines (Class 3, New Construction). The project meets the conditions for the new Construction Exemption, as it is a proposed addition to an existing building less than 10,000 square feet, with all services located on-site in the urban area of the City of Solvang. The proposed project included a traffic study that concluded that the proposed addition will not generate additional Vehicle Miles Traveled (VMT), and therefore would not generate significant CEQA impacts.

The City further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines section 15300.2. This section prohibits the use of a categorical exemption under the following circumstances:

a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The proposed project does not include any impacts identified in a through f, therefore qualifies for a CEQA exemption.

LEAD AGENCY CONTACT PERSON: Name

PHONE: (805) 688-5575

DEPARTMENT: Planning & Building Department

ADDRESS: 411 Second Street
Solvang, CA 93463

SIGNATURE: _____

Date: _____

Title: Rafael Castillo, AICP, Planning Manager

☒ Signed by Lead Agency

Project Location

RESOLUTION NO. 25-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLVANG CALIFORNIA APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR A PROPOSED EXTERIOR AND INTERIOR TENANT IMPROVEMENT AND PROPOSED 5,906 SQUARE FOOT ADDITION FOR A PROPOSED MARKET AND RESTAURANT LOCATED AT 1714 MISSION DRIVE (APN 139-240-034) WITH A FINDING THAT THE PROPOSED AMENDMENT IS IN CONFORMANCE WITH THE ADOPTED CLASS 32 EXEMPTION TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND QUALIFIES FOR A CLASS 3 CEQA EXEMPTION.

WHEREAS, on August 1, 2022, the Planning Commission of the City of Solvang approved Resolution 22-07 at a duly noticed regular public hearing approving a development plan for a proposed commercial addition and change of use from bank to retail commercial, and restaurant uses located at 1714 Mission Drive (APN 139-240-034) ("Development Plan"); and

WHEREAS, Applicant, SBID, LLC, requests an amendment to the previously approved Development Plan to increase the proposed addition to allow for a market and restaurant located at the Property and make other revisions to the Development Plan ("Project"); and

WHEREAS, on February 20, 2025, the Design Review Committee of the City of Solvang reviewed and considered the Project at its regular Design Review meeting and recommended approval with certain conditions;

WHEREAS, the Planning Commission for the City of Solvang received for its review and consideration the Applicant's request to amend the previously approved Development Plan; and

WHEREAS, a notice of public hearing regarding the Project was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the Planning Commission of the City of Solvang reviewed and considered the Project at its duly noticed regular Planning Commission meeting on April 7, 2025.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Solvang hereby finds the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 because the Project is consistent with the applicable general plan land use designation, general plan policies, and zoning regulations, as conditioned, occurs on a site of no more than 5 acres substantially surrounded by urban uses that has no value for endangered, rare or threatened species, project approval would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services. In addition, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(c) because the Project includes construction of a new commercial structure less than 10,000 square feet in floor area in an urbanized area on a site zoned for commercial use, where all the necessary public services are available, and the surrounding area is not environmentally sensitive.

SECTION 2. The Planning Commission of the City of Solvang, consistent with Solvang Municipal Code (SMC) Section 11-16-5.F, hereby finds:

1. The proposed development is consistent with the general plan, this zoning code, and other city goals, policies, and standards, as applicable.

   Fact. The Project is consistent with the pertinent goals, and policies for this type of development as set forth in the corresponding staff report. The proposed project is consistent with the underlying land use designation Tourist Related /Village Commercial land use designation that will serve tourist and provide commercial revenue. The Project meets all required zoning code requirements, including objective design standards as conditioned and is consistent with the uses established in the Village Mixed-Use (VMU) zone. The proposed amendment is not in conflict with adopted city policies or standards.

2. For nonresidential development, the subject site is physically suitable for the proposed development in terms of design, operating characteristics, shape, size, and topography.

   Fact. The Project is considered a non-residential development that will re-use a structure that was previously a bank for restaurant and retail use, consistent with the adopted Zoning Ordinance. The proposed design is consistent with the adopted objective design standards within the Design District (DD-1) overlay district. The proposed use is consistent with tourist commercial uses envisioned by the Solvang 2045 General Plan. The site is considered an infill, adaptive re-use site and is suitable for this type of development, as conditioned.

3. The proposed development will not constitute a hazard to the public, health, safety, or welfare.

   Fact. The Project will not constitute a hazard to the public health, safety, and welfare of the residents and visitors to the City of Solvang.

SECTION 3. The Recitals set forth above are true and correct and are adopted as findings in support of this Resolution.

SECTION 4. The Planning Commission of the City of Solvang hereby approves the Project, subject to the conditions of approval attached as Exhibit A and project plans in Exhibit B, attached hereto and incorporated herein by reference.

SECTION 5. This Resolution is effective immediately upon adoption.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2025

_____

Jack Willams, Chair

APPROVED AS TO FORM:

_____

Taylor Foland, Assistant City Attorney

ATTEST:

_____

Annamarie Porter, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)ss
CITY OF SOLVANG)

I, Annamarie Porter, City Clerk of the City of Solvang, California do hereby certify that Resolution No. 25-02 was _____ and _____ by the Planning Commission of the City of Solvang at a regular meeting of said Planning Commission held on the 7th day of April, 2025, and thereafter signed and approved by the Chair and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Annamarie Porter, City Clerk

Exhibit A
Conditions of Approval – Development Permit
City of Solvang

Land Use Permit (LUP) 23-302
Applicant: SBID, LLC
Property Owner: Yook Ming Man & Mabel Man Revocable Trust
1714 Mission Drive
APN: 139-240-034

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped by department and include the timing of required compliance. Additional language within a condition may further define the timing of the required compliance.

Condition:		*Timing:*
General Conditions:		
GC-1	All Development Plan conditions contained in Planning Commission Resolution 22-07, Exhibit A, and department conditional letters shall be superseded by this resolution, PC Resolution 25-02.	*On-Going*
GC-2	Development Permit for LUP 23-302 shall expire on April 6, 2027.	*On-Going*
GC-3	The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.	*On-Going*

Condition:		*Timing:*
GC-4	Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance, Building, and Grading Permits(s) from the Solvang City. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission.	*Prior to Permit Issuance*
	All Conditions of Approval shall be provided on a full-size drawing sheet as part of the construction plan set submitted for building permits. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.	
GC-5	Consistent with General Order 95, of the California Public Utilities Commission, a note shall be included in the cover sheet and utility plan that includes the following language: “Minimum clearances are to be maintained under or around overhead high voltage power including 12 feet vertically from any walkable surface, including rooftops, and 6 feet horizontally from any walkable surface, including roof tops, balconies, stairwells, scaffolding, etc.” The applicant shall verify these clearances at all times. Applicant shall notify PG&E if these clearances cannot be met prior to commencing construction	*During Construction*
GC-6	All construction plans shall note the rules and regulations of the Santa Barbara County Air Pollution Control District regarding site preparation activities that are applicable to the Property, which must be always followed.	*During Construction*
GC-7	Prior to the issuance of any Building Permits, the Applicant shall obtain a permit from the Santa Barbara County Air Pollution Control District, if applicable.	*During Construction*
GC-8	Construction equipment staging and storage areas shall not be located beyond the boundaries of the property. The staging and storage areas for construction vehicles shall be depicted on project plans submitted for building permits.	*Prior to Building Permit Issuance*
GC-9	Excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. This requirement shall be printed on the grading and construction plan. Applicant shall provide Planning & Community Development with receipts for recycled materials	*Prior to Building Permit Issuance*

Condition:		*Timing:*
	or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. Public Works shall review receipts prior to occupancy clearance.	
GC-11	Applicant shall clear the project site of all construction debris, weeds, dead plants, and other waste. All construction fencing shall be removed. This requirement shall be noted on final building plans.	*Prior to Issuance of Final Occupancy*
Planning		
PLN-1	The Planning Manager may authorize minor changes to Exhibit B not to exceed 10 percent of objective standards or other approval, only if the changes are consistent with all applicable provisions of the Solvang Municipal Code, and the spirit and intent of the original approval and do not involve the following: • A basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the development; • A basis for conditions of approval for the development; and • A specific consideration by the Review Authority (e.g., the Planning Manager, Commission, or Council) in approving the plan or permit. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.	*On-Going*
PLN-2	The applicant may modify the proposed one way entry and exit as shown on site plan in Exhibit B in accordance with all of the following: • Entryway located in the driveway closest to the intersection of Alisal Road/Mission Drive; • Exit located in the driveway furthest from the intersection of Alisal Road and Mission Drive. Proper signage and striping shall be shown on improvement plans and approved by the City Engineer.	*Prior to permit issuance*
PLN-3	Prior to the issuance of a zoning clearance/building permit, applicant shall receive approval of the following from the Design Review Committee: • All windows and half timbers on the east and west elevations; • Location and details of proposed lighting; • Refined landscape plan	*Prior to Zoning Clearnce or Building Permit Issuance*

Condition:		*Timing:*
PLN-4	Hours of construction shall be limited to 7:00 am to 7:00 pm Monday through Saturday. No construction is allowed on Sunday or Federal holidays, except as approved in writing by the Planning Manager, or his designee, or in the case of an emergency for the immediate preservation of life, health, or property. Street and sidewalk closures shall be minimized from November 12 to January 10 of each year to facilitate pedestrian and vehicular traffic. The City Engineer and Planning Manager may further limit construction hours during this time period.	*During Construction*
PLN-5	Prior to commencing construction, the Applicant and the contractor shall implement procedures to be followed in the event that cultural or historical resources are discovered on the Property during construction. Such procedures, which shall be reviewed and approved by the Planning Division prior to the issuance of a grading permit, shall include compliance with all applicable laws and, at a minimum, provisions to immediately stop work in the event cultural or historic resources are discovered, and to contact the City and appropriate monitors and representatives for further direction regarding collection, avoidance, or relocation prior to re-starting work	*During Construction*
PLN-6	During any construction activity on the Project site, the Applicant and/or contractors shall not make any loud or unreasonable noise, music, percussion, or other sound broadcast outside of any parcel by means of any amplified musical instrument, drum, or similar device, or by means of any radio, loudspeaker, sound amplifier, or phonograph, or by means of or employing any similar device which amplifies and produces, reproduces, or broadcasts sound from seven thirty (7:30) a.m. to five thirty (5:30) p.m. Within such time periods, and for the purposes of this condition, a loud and unreasonable sound shall include any sound created by means prohibited above which is clearly discernible at a distance of one hundred (100) feet from the property line of the property upon which it is broadcast or which is at any level of sound in excess of sixty (60) decibels at the edge of the property line property upon which the sound is broadcast, as such sound would be measured on a sound measuring instrument meeting American National Standard Institute's standard SI.4-1971 (or more recent revision thereof) for type 1 or type 2 sound level meters or an instrument and the associated recording and analyzing equipment which provide equivalent data. Enforcement of a violation under this	*During Construction*

Condition:		*Timing:*
	Condition shall not require the use of a sound level meter. This condition shall be a part of any construction contract or subcontract for the Project.	
PLN-7	Prior to the issuance of any Building Permits, the Applicant shall pay the following fees to the City in the amounts in effect at the time of Building Permit application for the proposed addition: • Traffic Mitigation fee to be determined by the City Engineer, if applicable. • Water connection fee as set forth in the Municipal Code, if applicable. • Sewer connection fee as set forth in the Municipal Code, if applicable. • Drainage Impact fees as set forth in the Municipal Code, if applicable. • All other applicable fees, e.g., school fees, etc. • All applicable processing review fees.	*Prior to Building Permit Issuance*
PLN-8	All exterior lighting shall be consistent with Solvang Municipal Code section 11-10A-7.C.	*Prior to Building Permit Issuance*
PLN-9	In accordance with Section 8-8-5 of the Solvang Municipal Code, trees planted on private property shall be maintained by the property owner. Relocation, removal, or replacement of required trees shall not be allowed without a written permit from the Planning Manager. Unauthorized removal or failure to maintain these trees is subject to the provisions of Title 5, Chapter 1 of the Solvang Municipal Code in addition to any other civil or criminal remedies available to the City necessary to enforce the conditions of approval. The City Council may establish by resolution development conditions and/or guidelines relating to and necessary for the provision and maintenance of trees on private property.	*On-Going*
PLN-10	Landscaping shall be installed by the applicant and inspected by the City per an approved landscape plan submitted to the City and consistent with Title 10, chapter 6 of the Solvang Municipal Code.	*Prior to Issuance of Final Occupancy*
PLN-11	Signage shall be consistent with locations as approved in Exhibit B. Signage lettering, size, etc shall be consistent with sign standards as specified in Chapter 13, sign standards in title 11, Zoning Ordinance of the Solvang Municipal Code. Signage consistent with locations as approved in Exhibit B may be approved by city staff.	

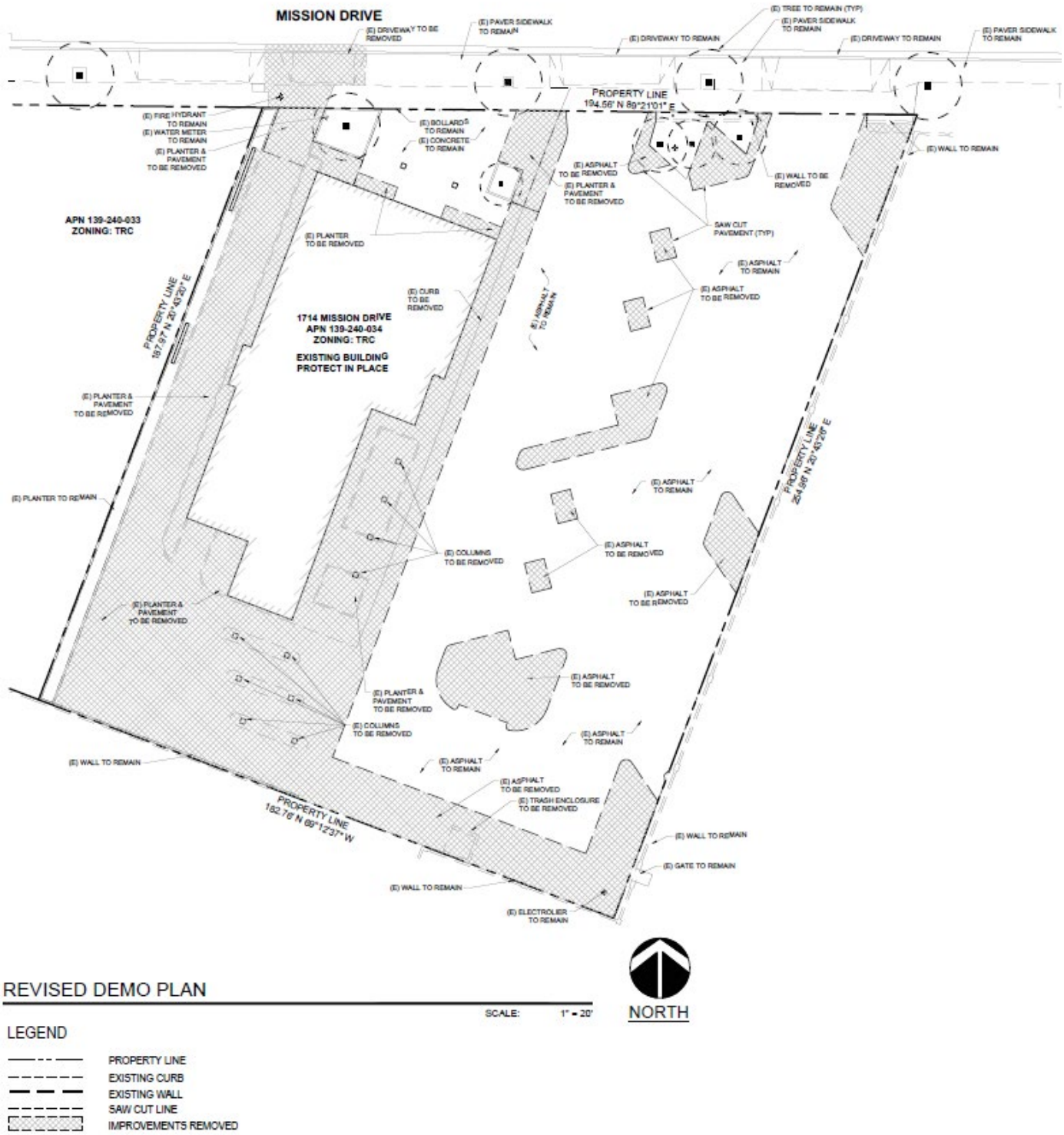
Condition:		*Timing:*
Public Works		
PW-1	Applicant is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner, which will preclude any hazard to life, health, or damage to the Real Property or adjoining property. All construction shall be in conformance with the City of Solvang Storm Water Management Program. Project will require a Tier 1 Stormwater Permit. This will require the submittal of the documents listed below for review and approval, prior to Building Permit issuance. The applicant can refer to the City website for direction on the reference document templates. (https://www.cityofsolvang.com/408/New-and-Redevelopment-Projects) • Tier 1 Stormwater Control Plan • All site drainage and roof drainage should be directed to landscaped areas prior to leaving the project site per Tier 1 guidelines.	*At Building Permit Submittal*
PW-2	PG&E vault is located within the proposed drainage basin as shown in Exhibit B will require a relocation and applicant expense. Applicant, at their expense, shall be relocated as approved by PG&E	*At Building Permit Submittal*
PW-3	Applicant, at their expense, shall complete the following improvements to frontage along Mission Drive in accordance with current City and ADA standards prior to issuance of final occupancy: • Remove the existing unutilized driveway ramp along Mission Drive including the depressed curb and replace with full height raised curb and gutter per the most recent Caltrans Standard plans and brick paver sidewalk per City Standards. • Remove and replace damaged and uplifted concrete sidewalk behind mortared brick sidewalk within the public right of way. • Provide a 48-inch wide accessible path behind the existing driveways to remain. This pathway must not exceed 2-percent cross-slope and must be free of any lips or changes in elevation that could cause someone to trip. • No permanent raised hardscape beyond brick flatwork along the Mission Drive (State) right-of-way will be approved. This conflicts with future plans for a multi-purpose trail development along Mission Drive in this area.	*Prior to issuance of Final Occupancy*

Condition:		*Timing:*
	All remaining concrete flatwork, unutilized tree wells, or other such inconsistencies along the frontage must be filled-in to provide a newly improved project frontage.	
PW-4	Applicant shall obtain a Caltrans Encroachment Permit for any improvement to the State right-of-way along Mission Drive.	*At Building Permit Issuance*
PW-5	Applicant shall obtain a City of Solvang Encroachment Permit for any work to City facilities, including water and sewer connections, street trees, and any modifications to the shared property wall along the south side of the property.	*At Building Permit Issuance*
PW-6	Prior to issuance of final occupancy, Applicant shall obtain the City's Engineer's approval of, and record, an easement for any stormwater received from the adjacent property (APN 139-240-033) to the property of the proposed project, 1714 Mission Drive (APN 139-240-034).	*Prior to issuance of Final Occupancy*
PW-7	Applicant shall include in construction documents at the time of building permit submittal a grease and oil separator onto the existing or proposed new lateral. Applicant shall also submit plan details and any required supporting documentation demonstrating compliance with all applicable conditions, laws and regulations.	*At Building Permit Submittal*
PW-8	City shall approve plans for temporary runoff collection/retention to be in effect during construction.	*Prior to Building Permit*
Utilities		
Utl-1	Applicant shall submit water flow calculations at the time of building permit submittal. Based on this analysis, applicant, at their sole expense, may be required to install a new fire hydrant that meets current City Standard.	*At Building Permit Submittal*
Utl-2	Applicant, at their sole expense, shall install a separate landscape meter.	*Prior to issuance of Final Occupancy*
Utl-3	Applicant shall, at their sole expense, install additional private sewer laterals on-site, as approved by the Utilities at the time of building permit submittal. Applicant shall submit supporting documents to the [Utilities Department to determine the proper sizing to receive approval.	*At Building Permit Submittal*
Santa Barbara County Fire Department		
FD-1	Outdoor eating area and the Garden, and areas with occupant loads of 50 or higher shall have two exits provided per the California Building Code (CBC) and California Fire Code (CFC).	*At Building Permit Submittal*
FD-2	All access ways shall be maintained for the life of the project. • Driveway shall have a minimum width of 20 feet.	*On-Going*

Condition:		*Timing:*
	• Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building. • A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.	
FD-3	Applicant shall obtain a fire protection certificate prior to issuance of Building/Grading Permit.	*At Building permit issuance*
FD-4	Applicant shall install an automatic fire sprinkler system. • Fire sprinkler plans shall be approved by the fire department prior to installation. • Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval. • No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.	*Prior to issuance of Final Occupancy*
FD-5	Applicant shall install an automatic fire or emergency alarm system . • Fire alarm system shall meet Santa Barbara County Fire Department requirements. • Automatic fire or emergency alarm system plans shall be approved by the fire department. • Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.	*Prior to issuance of Final Occupancy*
FD-6	Address numbers shall be a minimum height of 6 inches.	*Prior to issuance of Final Occupancy*
FD-7	A Knox Box entry system shall be installed for the building.	*Prior to issuance of Final Occupancy*
FD-8	Applicant shall pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.	*Prior to issuance of Final Occupancy*

****END CONDITIONS****

EXHIBIT B
PROJECT PLANS
****Approved Plan Set Full Size Plans In Project File****

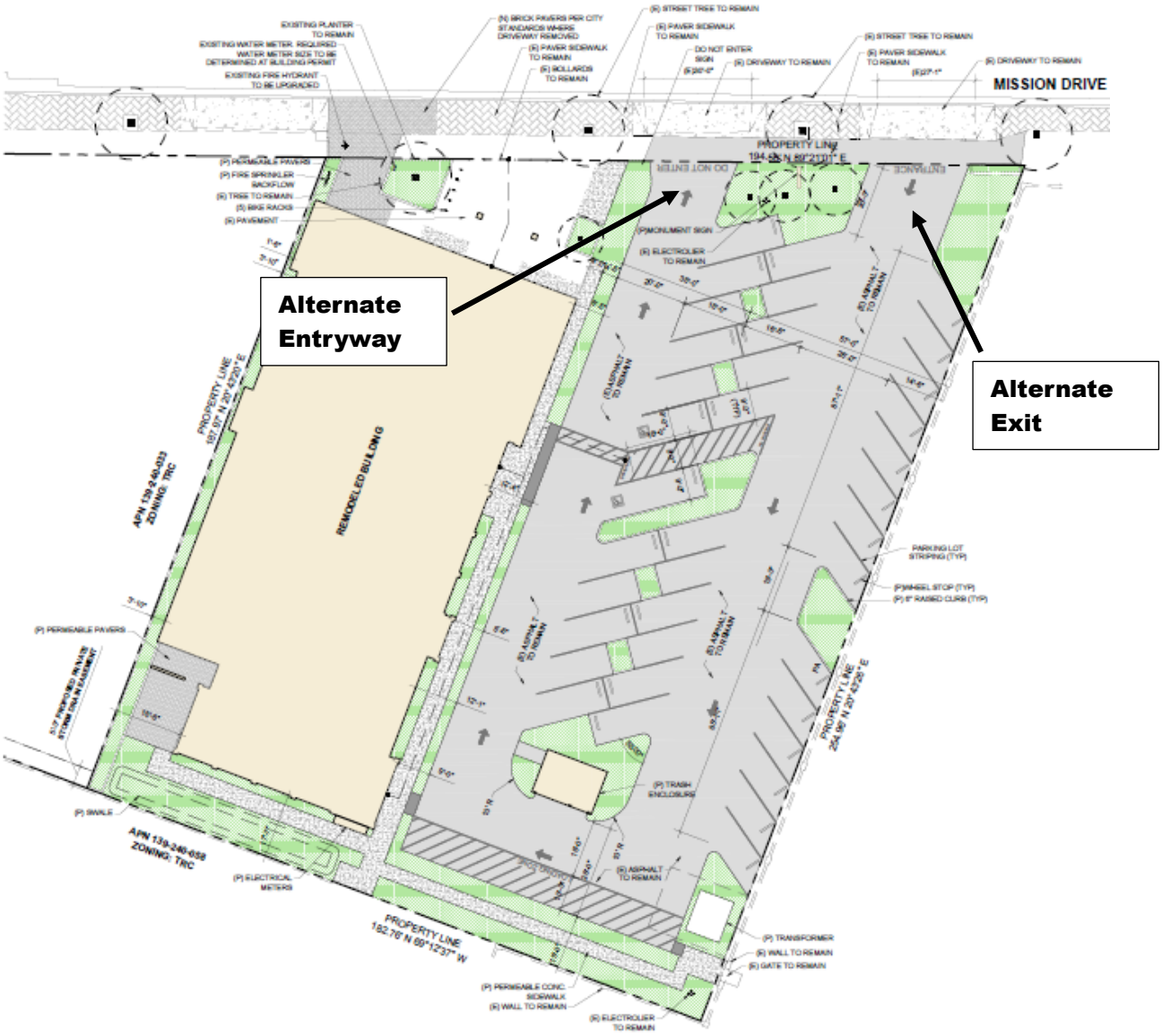


REVISED DEMO PLAN

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- SAW CUT LINE
- IMPROVEMENTS REMOVED



REVISED SITE PLAN

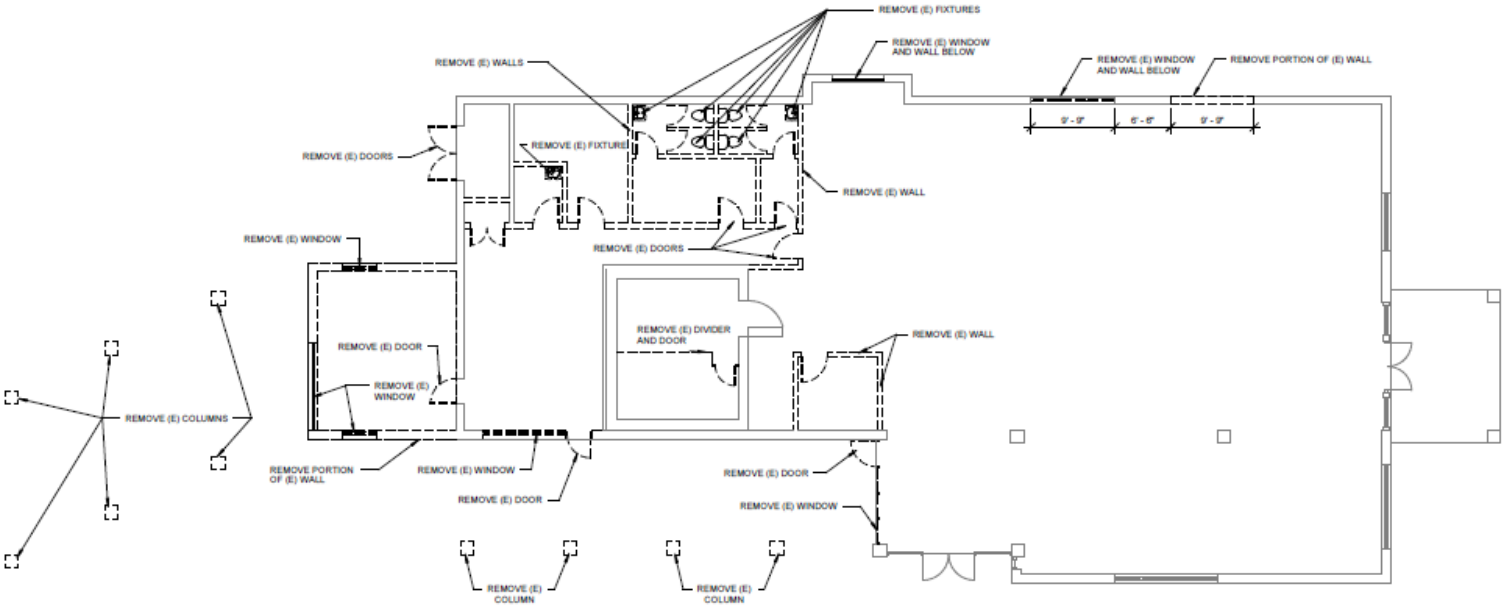
SCALE: 1" = 20'

NORTH

LEGEND

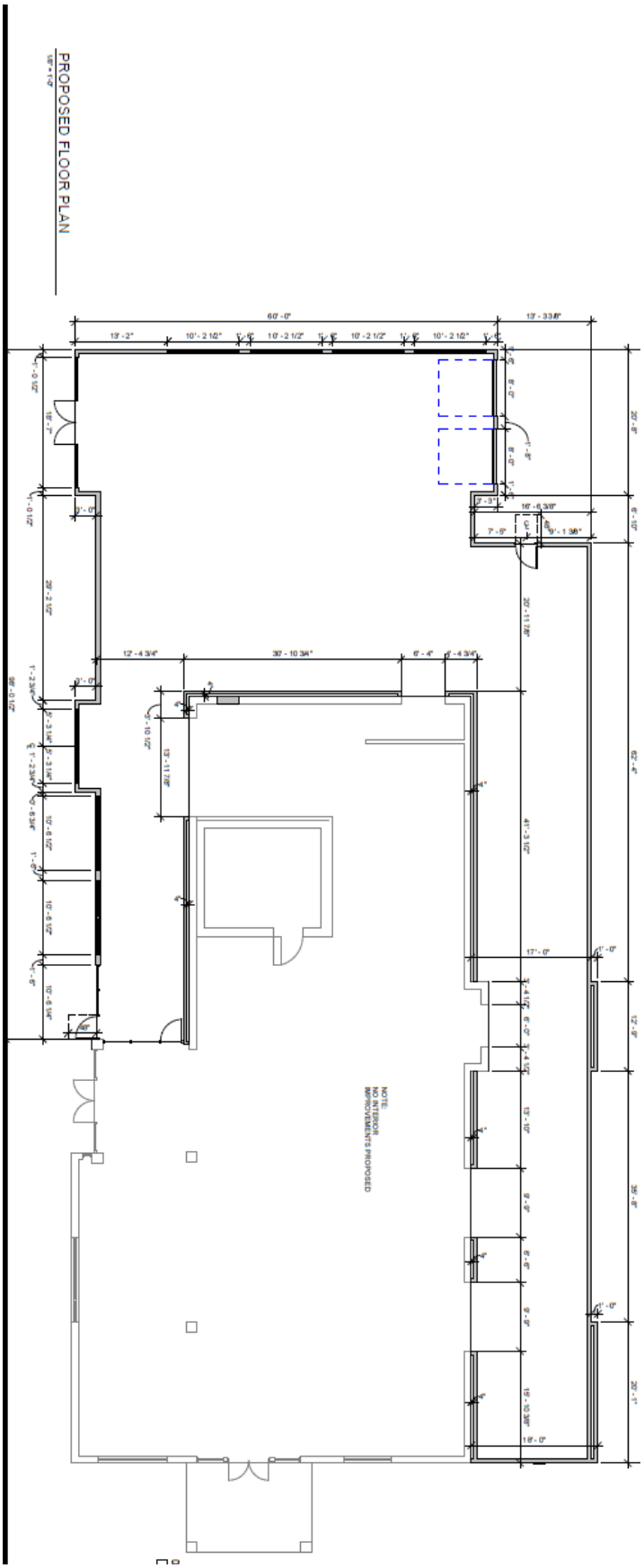
- PROPERTY LINE
- EXISTING CURB
- EXISTING WALL
- EXISTING TREE
- PROPOSED STRIPING
- PROPOSED CURB
- EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVERS
- PERMEABLE CONCRETE PAVEMENT
- PERMEABLE PAVERS
- CITY BRICK PAVERS
- PLANTER AREA

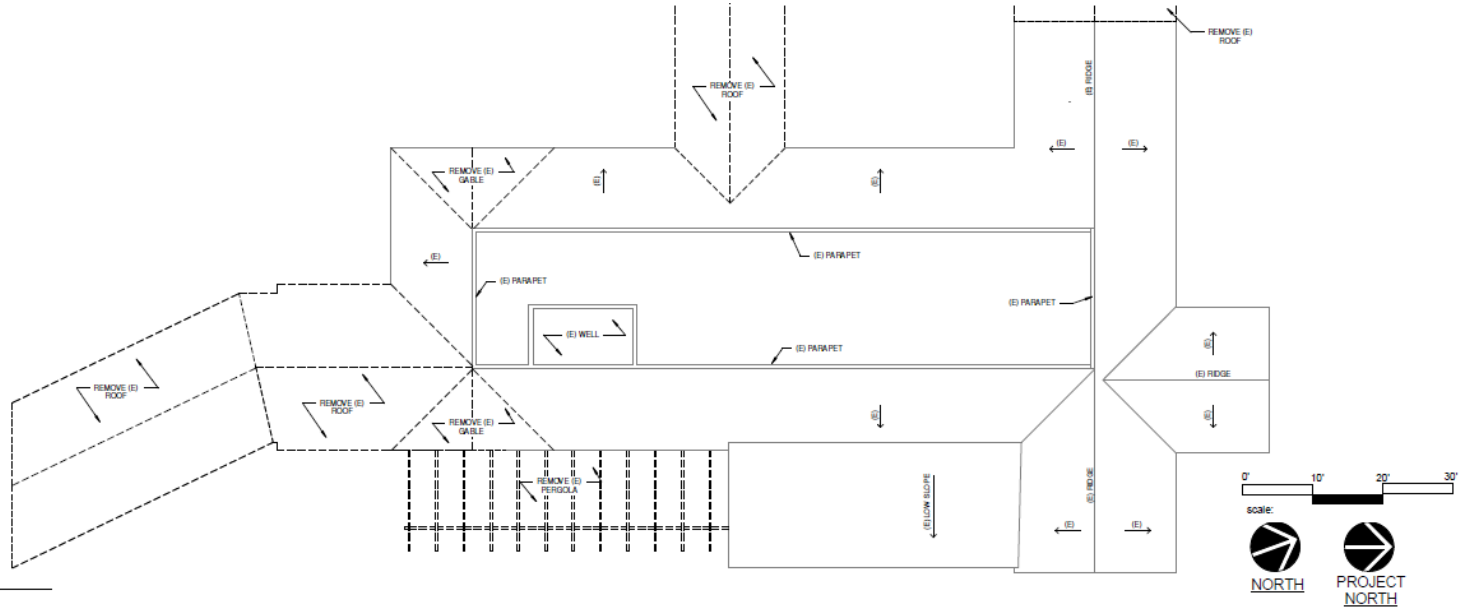
SEWER CLEANOUT NOTE:
WHERE A CLEANOUT AT THE FRONT PROPERTY LINE DOES NOT EXIST, INSTALL A NEW CLEANOUT AT THE FRONT PROPERTY LINE (STREET RIGHT OF WAY).



PROPOSED FLOOR/DEMOLITION PLAN

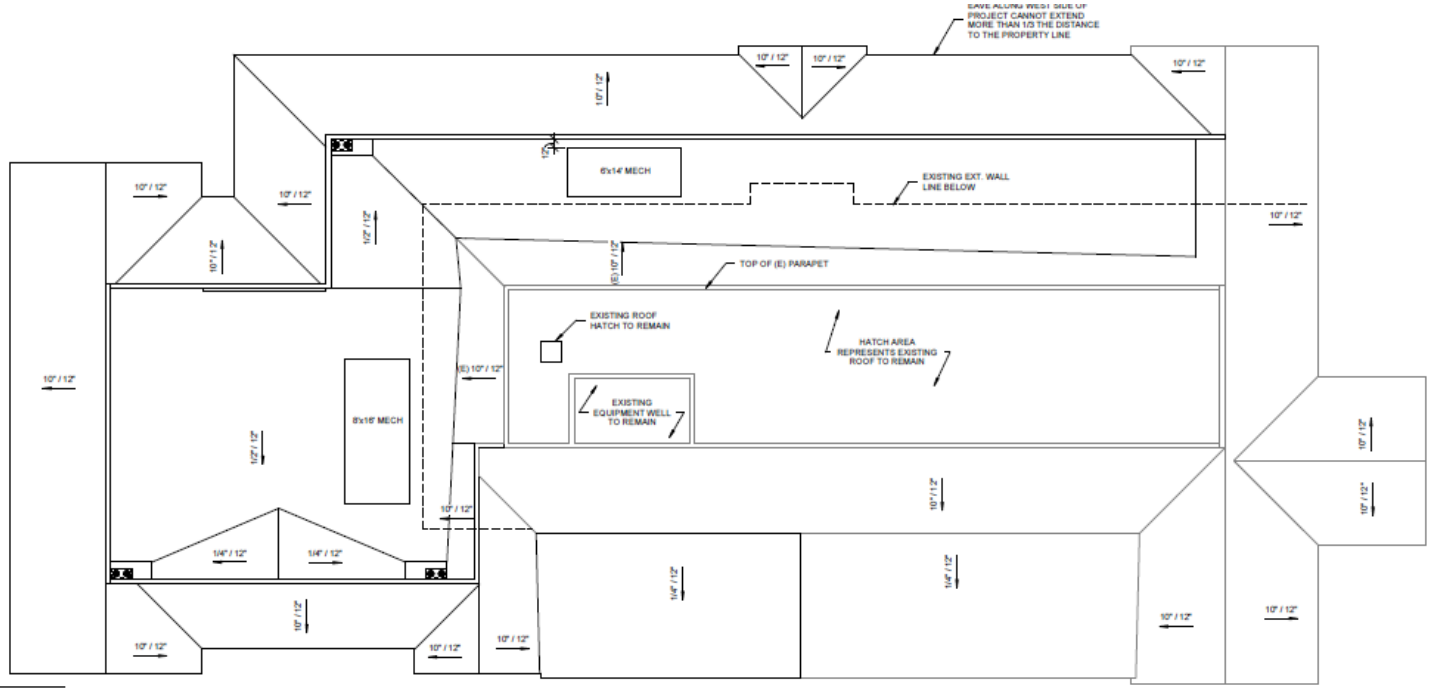
1/8" = 1'-0"


PROPOSED FLOOR PLAN
NOTE:
NO INTERIOR
IMPROVEMENTS PROPOSED



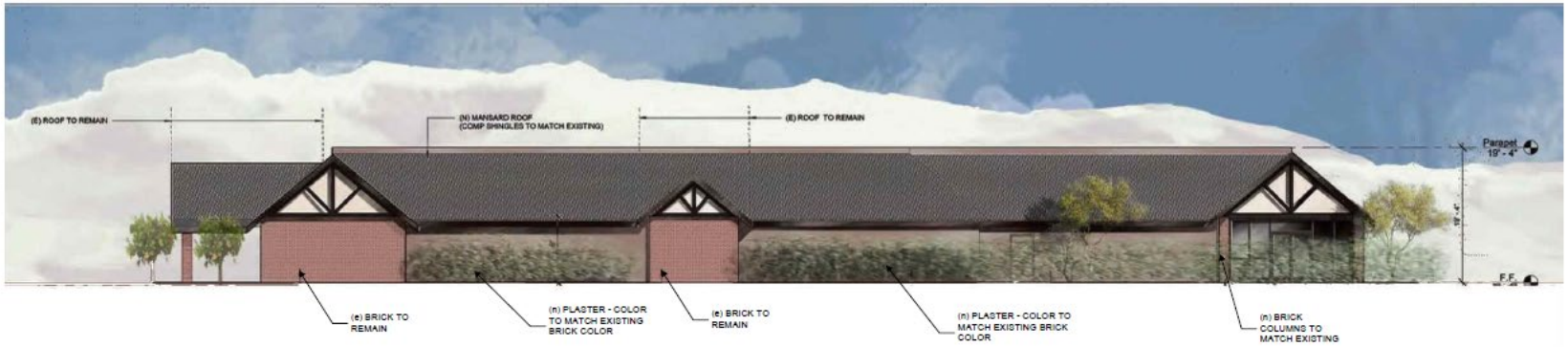
PROPOSED ROOF/DEMOLITION PLAN

1/8" = 1'-0"

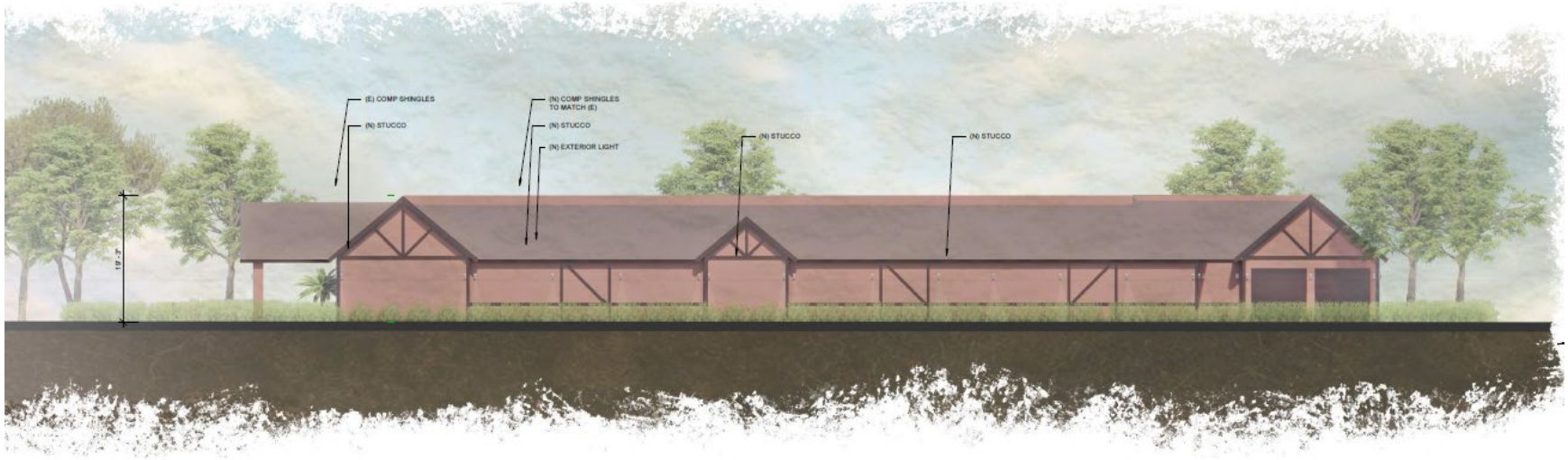


PROPOSED ROOF PLAN

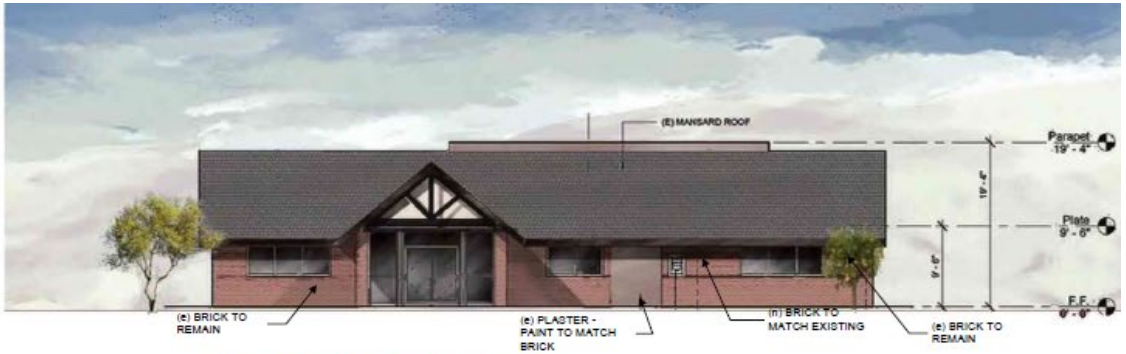
1/8" = 1'-0"



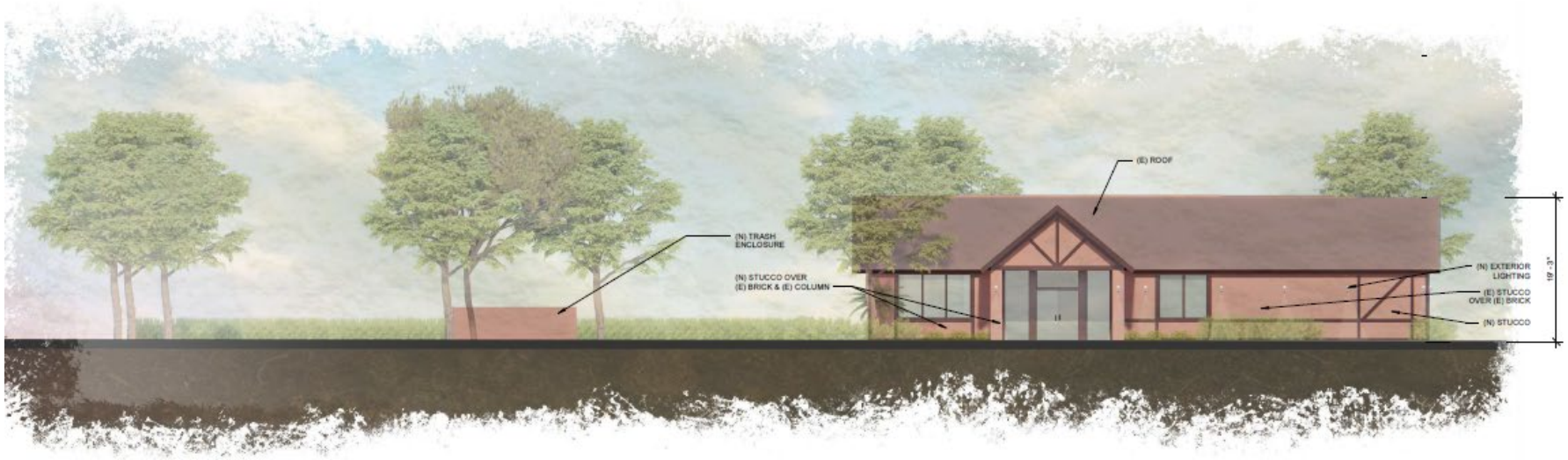
PRIOR APPROVED WEST ELEVATION
1/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8" = 1'-0"



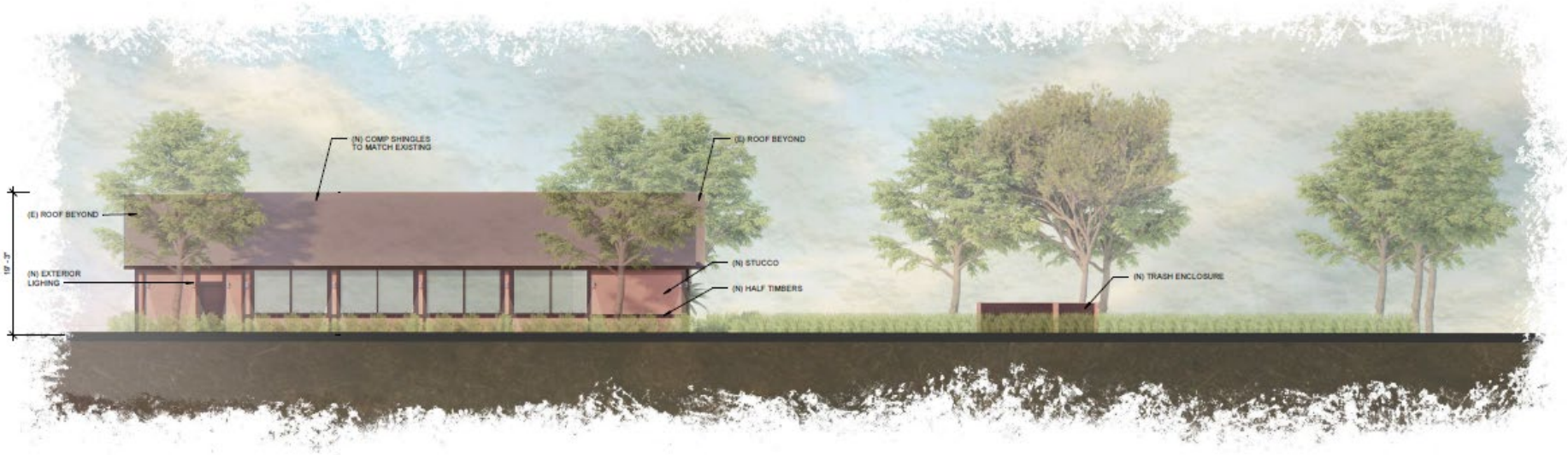
PRIOR APPROVED NORTH ELEVATION
1/8" = 1'-0"



PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PRIOR APPROVED SOUTH ELEVATION

1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

Planning - North Elevation_Sign

1/8" = 1'-0"

Planning - East Elevation_Sign

1/8" = 1'-0"

REVISED GRADING & DRAINAGE PLAN

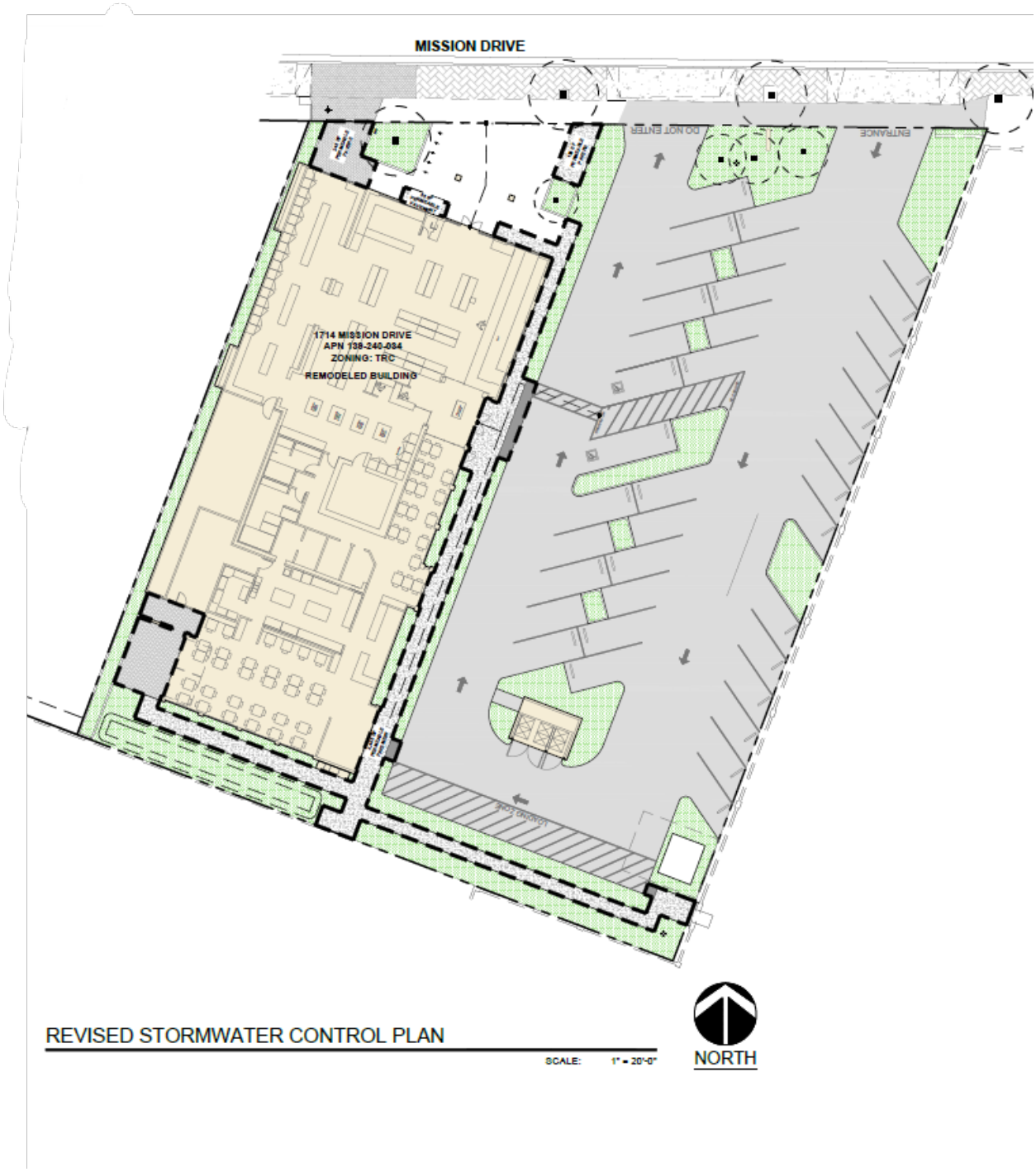
SCALE: 1" = 20'

NORTH

EARTHWORK

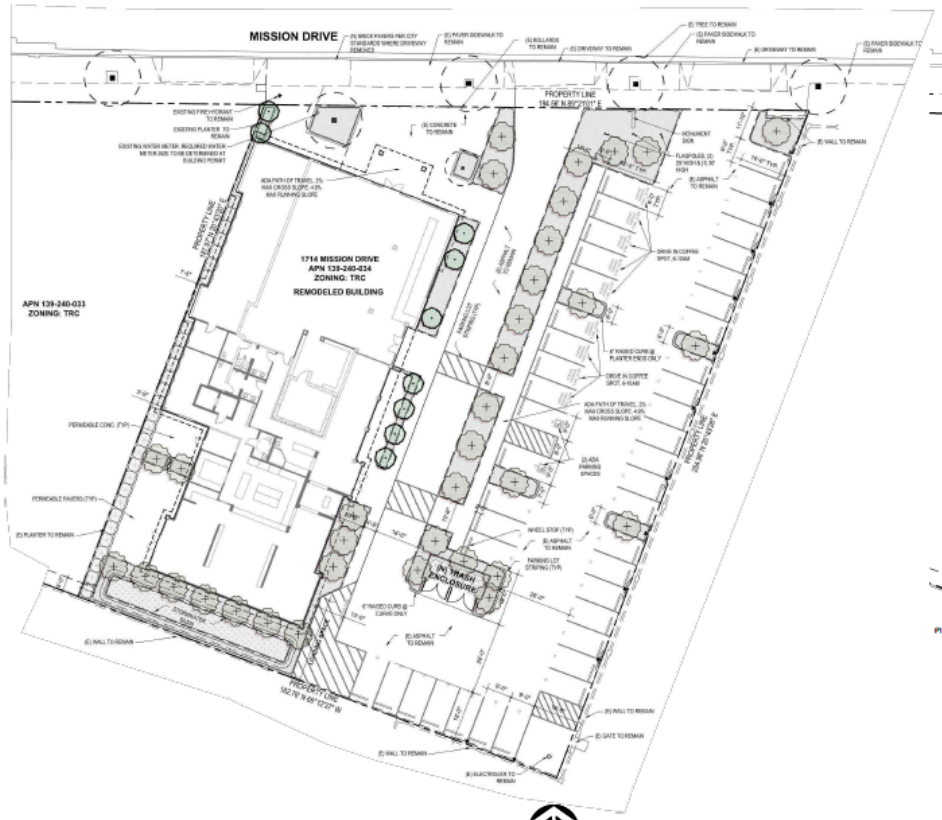
335 CY CUT
335 CY FILL
0 CY NET EXPORT

NOTE: EARTHWORK UNDER ADDITIONS



REVISED STORMWATER CONTROL PLAN

SCALE: 1" = 20'-0"



APPROVED LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	MIN SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
	Existing tree to be protected in place						
	Punica granatum 'Nana'	Dwarf Pomegranate	15 Gal	As Shown	-	L	9
	Citrus cultivars	Dwarf Citrus	15 Gal	As Shown	-	M/L	
	Olea europaea 'Fruitless'	Wilson Fruitless Olive	24" Box	As Shown	-	L	35
SHRUBS							
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	As Shown	-	L	29
	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	1 Gal.	36" O.C.	-	M/L	-
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	-	L	-
	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	-
	Cistus x purpureus	Orchid Rockrose	1 Gal.	48" O.C.	-	L	-
	Rosmarinus officinalis	Rosemary	1 Gal.	48" O.C.	-	L	-
	Salvia sp.	Sage Species	1 Gal	36" O.C.	-	L	-
	Myrtus communis 'Compacta'	True Myrtle	1 Gal	48" O.C.	-	L	-
	Ficus pumila	Creeping Fig	1 Gal	-	-	L	-
	Juncus patens	Common Rush	1 Gal.	24" O.C.	-	L	-
VINES							
	Rhoicissus capensis	Evergreen Grape	1 Gal	As Shown	-	L	12

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) LA= 8,700

Total square footage of Special Landscape Area SLA= 0

Hist. ETo for the area ETo= 45.6

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (ETo) (.62) [(0.45 x LA) + (1.0 - 0.45) x SLA]

MAWA = 73,154 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (ETo) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1: Low Shrubs, Drip — Plant Factor PF= 0.3; square footage of hydrozone HA= 2,900 (SLA=0); hydrozone irrigation efficiency IE= 0.81; #1 ETWU = 60,239 gallons / yr

Hydrozone # 2: Med. Trees, Drip — Plant Factor PF= 0.3; square footage of hydrozone HA= 292 (SLA=0); hydrozone irrigation efficiency IE= 0.81; #2 ETWU = 4,308 gallons / yr

Total ETWU = 64,667 gallons / yr

MAWA - ETWU = 8,547 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

NOTE:

PLANT PALETTE IS PRELIMINARY AND ADDITIONAL PLANTS NOT LISTED MAY BE USED.

REVISED LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	MIN SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
	Existing tree to be protected in place						
	Punica granatum 'Nana'	Dwarf Pomegranate	15 Gal	As Shown	-	L	4
	Citrus cultivars	Dwarf Citrus	15 Gal	As Shown	-	M/L	
	Olea europaea 'Fruitless'	Wilson Fruitless Olive	24" Box	As Shown	-	L	31
SHRUBS							
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	As Shown	-	L	26
	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	1 Gal.	36" O.C.	-	M/L	-
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	-	L	-
	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	-
	Cistus x purpureus	Orchid Rockrose	1 Gal.	48" O.C.	-	L	-
	Rosmarinus officinalis	Rosemary	1 Gal.	48" O.C.	-	L	-
	Salvia sp.	Sage Species	1 Gal	36" O.C.	-	L	-
	Myrtus communis 'Compacta'	True Myrtle	1 Gal	48" O.C.	-	L	-
	Ficus pumila	Creeping Fig	1 Gal	-	-	L	-
	Juncus patens	Common Rush	1 Gal.	24" O.C.	-	L	-
VINES							
	Rhoicissus capensis	Evergreen Grape	1 Gal	As Shown	-	L	11

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) LA= 8,700

Total square footage of Special Landscape Area SLA= 0

Hist. ETo for the area ETo= 45.6

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (ETo) (.62) [(0.45 x LA) + (1.0 - 0.45) x SLA]

MAWA = 81,206 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (ETo) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1: Low Shrubs, Drip — Plant Factor PF= 0.3; square footage of hydrozone HA= 2,900 (SLA=0); hydrozone irrigation efficiency IE= 0.81; #1 ETWU = 66,910 gallons / yr

Hydrozone # 2: Med. Trees, Drip — Plant Factor PF= 0.3; square footage of hydrozone HA= 292 (SLA=0); hydrozone irrigation efficiency IE= 0.81; #2 ETWU = 4,785 gallons / yr

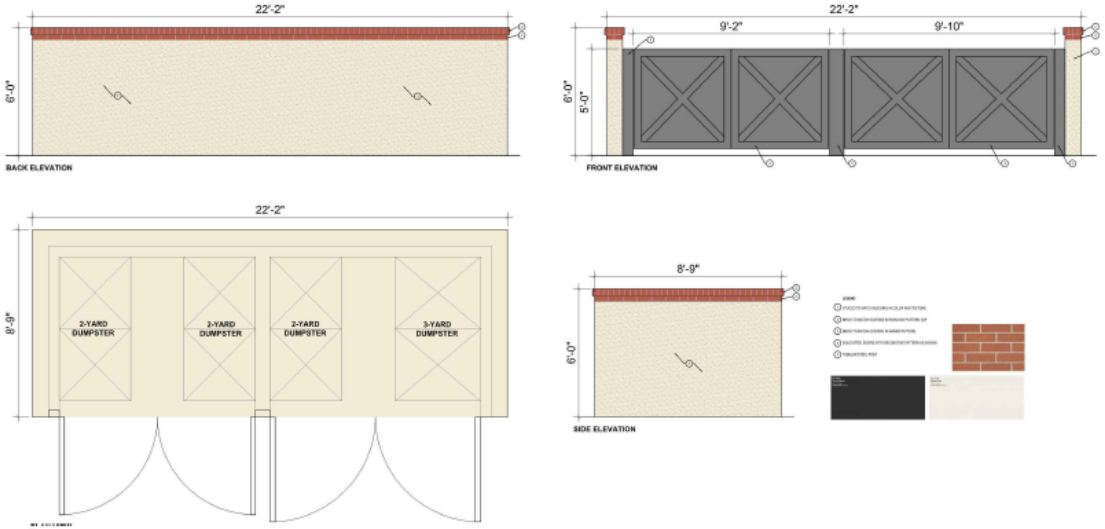
Total ETWU = 71,675 gallons / yr

MAWA - ETWU = 10,721 gallons / yr

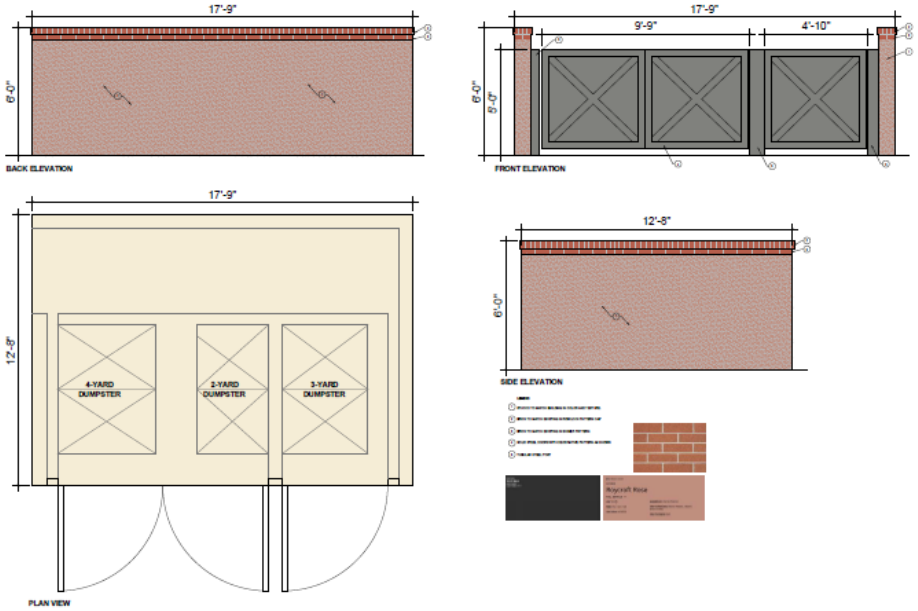
Estimated Total Water Use must be less than the Maximum Annual Water Allocation

NOTE:

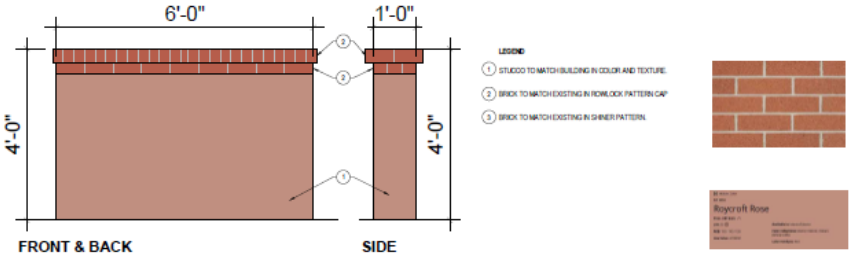
PLANT PALETTE IS PRELIMINARY AND ADDITIONAL PLANTS NOT LISTED MAY BE USED.



B APPROVED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



B REVISED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



A MONUMENT SIGN (SAME)
SCALE: 3/4" = 1'-0"

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RECEIVED
Dec 13 2024
CITY OF SOLVANG
PLANNING & BUILDING

1714 Mission Drive

Solvang, CA 93463

Color & Material Book

H Historic Color

SW 0034

Roycroft Rose

FULL DETAILS

LRV: 33

RGB: 192 / 143 / 128

Hex Value: #C08F80

Available in: Interior/Exterior

Color Collections: Interior Historic, Historic (Arts & Crafts)

Color Family(s): Red

Stucco Body Color

Color: SW 0034, Roycroft Rose

Manufacturer: Sherwin-Williams (or equal)

SW 6055

Fiery Brown

FULL DETAILS

LRV: 5

RGB: 93 / 56 / 49

Hex Value: #5D3831

Location Number: 194-C7

Available in: Interior/Exterior

Color Family(s): Red

Trim Color

Model: SW 6055, Fiery Brown

Manufacturer: Sherwin-Williams (or equal)