

PLANNING  
APPLICATION REVIEW



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

# WILDWOOD

SOLVANG, CALIFORNIA

RECEIVED

NOV 28 2024

CITY OF SOLVANG  
PLANNING & BUILDING



**WILDWOOD**  
SOLVANG, CA

COVER SHEET

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0" NTS  
Sheet: 24x36: NTS  
**A0.0**

# WILDWOOD

## PROJECT DESCRIPTION

WILDWOOD PROPOSES CONSTRUCTION OF 100 MULTI-FAMILY RESIDENTIAL UNITS ON A 5.45-ACRE SITE AT THE CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE.

THE SITE PROVIDES CLOSE PEDESTRIAN ACCESS TO NEARBY COMMERCIAL BUSINESSES, PUBLIC TRANSIT STOPS, AND IS A SHORT WALK TO DOWNTOWN SOLVANG. THE BUILDINGS ARE DESIGNED IN A MODERN AGRARIAN AESTHETIC AND ARE COMPATIBLE WITH ADJACENT COMMERCIAL AND RESIDENTIAL BUILDINGS. THE LANDSCAPE DESIGN PROPOSES SIGNIFICANT PLANTINGS OF NATIVE OAKS AND SYCAMORES AS WELL AS SMALLER TREES AND SHRUBS.

ALL BUILDINGS ON THE SITE ARE PROPOSED TO BE TWO-STORIES WITH ONE EXCEPTION BEING A PORTION OF ONE BUILDING ON PAD A THAT IS PROPOSED TO BE THREE-STORIES. A BUILDING HEIGHT CONCESSION IS REQUESTED FOR THE THREE-STORY BUILDING. A REDUCED FRONT SETBACK CONCESSION IS BEING REQUESTED ALONG OLD MISSION DRIVE.

APPLICANT SEEKS A TENTATIVE MAP FOR CONDOMINIUMS AS PART OF ITS PROJECT APPLICATION.

## SETBACKS

LOT REQ'D	FRONT 20 FT	SIDE 10 FT	SIDE 10 FT	REAR 10 FT
PARCEL A	10 FT* (SOUTH)	40 FT (WEST)	21 FT (EAST)	10 FT (NORTH)
PARCEL B	53 FT (EAST)	16 FT (NORTH)	37 FT (SOUTH)	10 FT (WEST)

## PROJECT DATA

ADDRESS	TBD
ASSESSOR PARCEL NUMBER	
PARCEL A	139-530-001
PARCEL B	139-530-002
CURRENT SITE AREA	
PARCEL A - FEE SIMPLE	1.0 ACRES (43,670 SF)
PARCEL B - FEE SIMPLE	4.45 ACRES (193,814 SF)
TOTAL SITE AREA	5.45 ACRES (237,484 SF)
PROPOSED SITE AREA	
PARCEL A - FEE SIMPLE	1.95 ACRES (84,914 SF)
PARCEL B - FEE SIMPLE	3.50 ACRES (152,570 SF)
TOTAL SITE	5.45 ACRES (237,484 SF)
APPURTENANT EASEMENT	1.32 ACRES (57,420 SF)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
UNITS PROPOSED	
1-BED UNITS	24 UNITS
2-BED UNITS	66 UNITS
3-BED UNITS	10 UNITS
TOTAL UNITS	100 UNITS
BUILDING AREA:	
RESIDENTIAL FLOOR AREA	99,800 SF
AMENITY FLOOR AREA	3,600 SF
CIRCULATION FLOOR AREA	2,000 SF
TOTAL BUILDING AREA	105,400 SF
PRIVATE PATIO FLOOR AREA	11,024 SF**
DENSITY PROPOSED	
MARKET-RATE UNITS	87 UNITS
LOW-INCOME UNITS	13 UNITS
TOTAL PROPOSED UNITS	100 UNITS
BUILDING HEIGHT ALLOWABLE	35'
BUILDING HEIGHT PROPOSED	40*
NUMBER OF STORIES	1, 2, & 3 STORIES
BUILDING COVERAGE ALLOWED	30% OF FEE SIMPLE SITE AREA
BUILDING COVERAGE PROPOSED	
PARCEL A	20.7% (17,600 SF / 84,914 SF)
PARCEL B	20.5% (31,415 SF / 152,570 SF)
OPEN SPACE REQUIRED	40% OF FEE SIMPLE SITE AREA
OPEN SPACE PROPOSED	
PARCEL A	52.2% (46,034 SF / 84,914 SF)
PARCEL B	46.5% (71,015 SF / 152,570 SF)

## NOTES

\*PURSUANT TO SB-330, AB 1893, and GOV. CODE § 65915(d)(2)(B), THIS PROJECT IS ELIGIBLE FOR TWO INCENTIVES OR CONCESSIONS SINCE 13% OF THE UNITS WILL BE DEED-RESTRICTED FOR LOW INCOME HOUSEHOLDS. APPLICANT REQUESTS A REDUCED FRONT SETBACK AND AN INCREASE IN THE ALLOWABLE BUILDING HEIGHT FOR A PORTION OF ONE OF THE BUILDINGS ON PAD A. THE REDUCED SETBACK AND INCREASED BUILDING HEIGHT RESULTS IN ACTUAL COST SAVINGS TO THE PROJECT, DO NOT CREATE A SPECIFIC, ADVERSE IMPACT UPON HEALTH, SAFETY, OR THE PHYSICAL ENVIRONMENT AND ARE NOT CONTRARY TO STATE OR FEDERAL LAW.

\*\*SMC 11-6B-5C. PROVIDES A LIST OF FIVE REQUIREMENTS THAT MAY, BUT ARE NOT REQUIRED TO, BE IMPOSED ON CONDOMINIUMS. WAIVER OF SEPARATE SITE STORAGE AND WAIVER OF THE SIZE OF PRIVATE PATIOS/BALCONIES AS DESCRIBED IN SMC 11-6B-5C IS REQUESTED PURSUANT TO SB-330 AND GOV. CODE § 65915(e). STORAGE WILL BE PROVIDED IN-UNIT AND EACH UNIT INCLUDES A PRIVATE PATIO OR PRIVATE BALCONY.

PARKING: SEE SHEET A2.1. PURSUANT TO SB-330 AND GOV. CODE § 65915(p)(1), APPLICANT REQUESTS THAT THE PARKING RATIOS, INCLUSIVE OF PARKING FOR PERSONS WITH A DISABILITY AND GUESTS BE AS FOLLOWS:  
 - ONE BEDROOMS: 1 ON-SITE PARKING SPACE  
 - TWO & THREE BEDROOMS: 1.5 ON-SITE PARKING SPACES

## PROJECT DIRECTORY

**PROJECT APPLICANT**  
 LOTS ON ALAMO PINTADO, LLC  
 PHONE: 805-350-1791  
 EMAIL: JJRICHMAN@GMAIL.COM

**ARCHITECT**  
 ARRIS STUDIO ARCHITECTS  
 1327 ARCHER ST. SUITE 220  
 SAN LUIS OBISPO, CA 93401  
 ATTN: THOM JESS  
 PHONE: (805) 547-2240  
 EMAIL: TJESS@ARRIS-STUDIO.COM

**ELECTRICAL ENGINEER**  
 JMPE  
 627 OLIVE STREET  
 SANTA BARBARA, CA 93101  
 ATTN: JOHN MALONEY  
 PHONE: (805) 569-9216  
 EMAIL: MALONEY@JMPE.NET

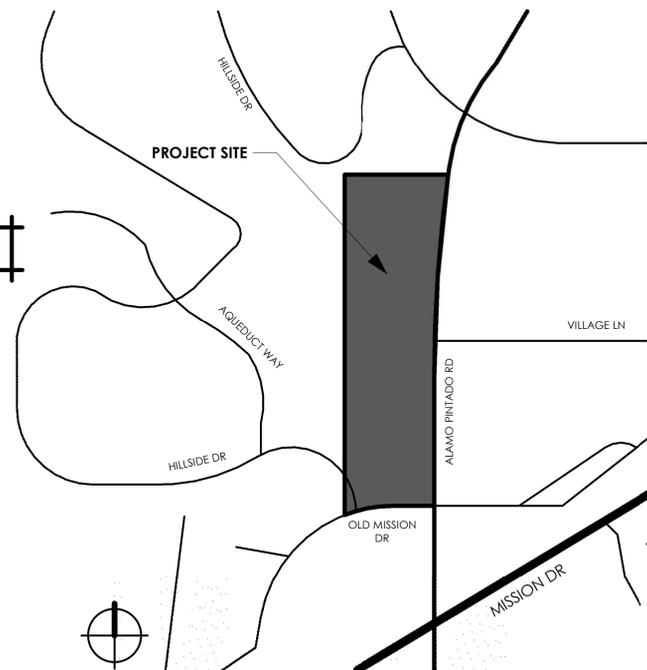
**CIVIL ENGINEER**  
 BETHEL ENGINEERING  
 2624 AIRPARK DRIVE  
 SANTA MARIA, CA 93455  
 ATTN: RUSS GARRISON  
 PHONE: (805) 934-5767  
 EMAIL: RUSS@DBAENGINEERS.COM

**LANDSCAPE ARCHITECT**  
 AGUA DULCE GARDENS  
 DENISE JOHNS LANDSCAPE ARCHITECTURE  
 PO BOX 1453  
 SANTA YNEZ, CALIFORNIA 93460  
 ATTN: DENISE JOHNS  
 PHONE: (805) 693-4592  
 EMAIL: DENISE@AGUADULCEGARDENS.COM

## SHEET INDEX

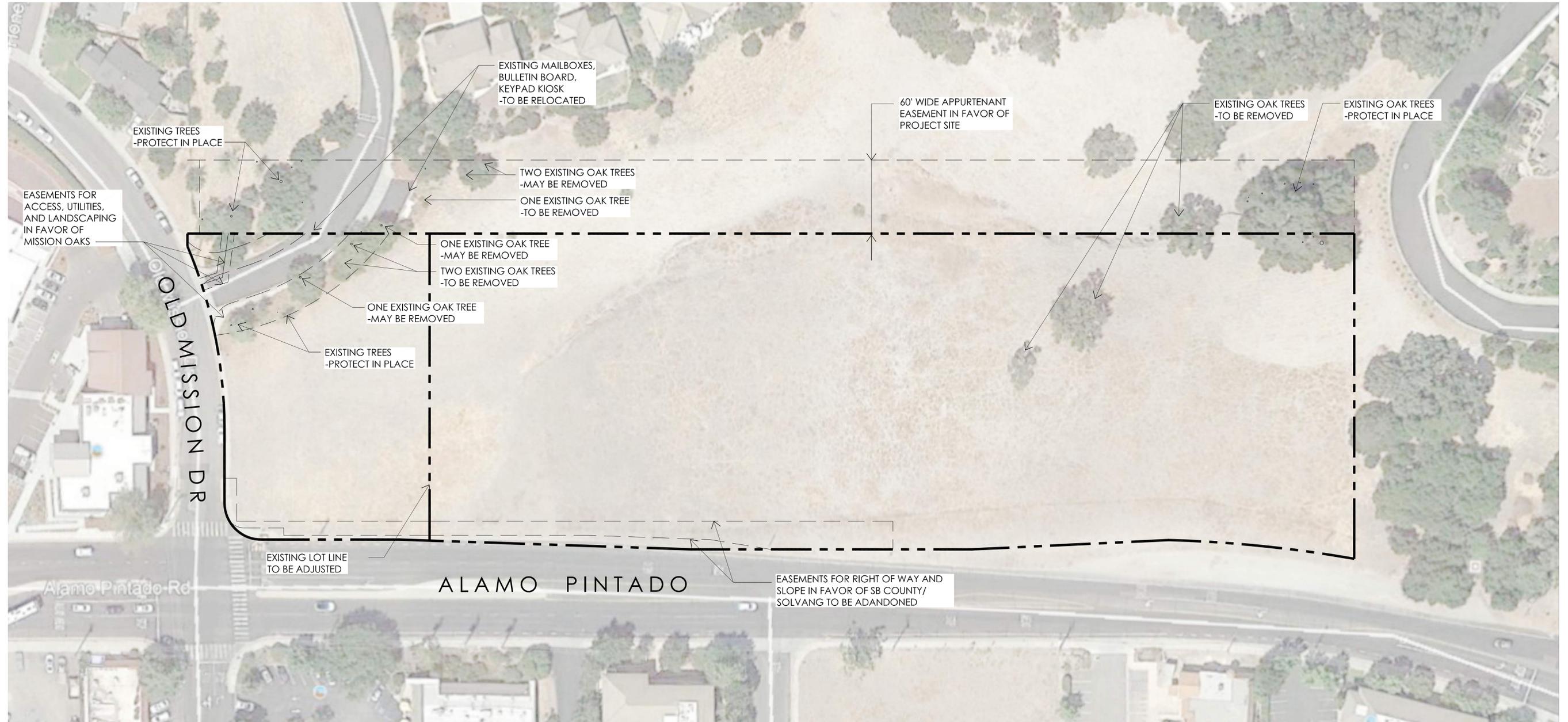
ARCHITECTURAL	
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TOTAL: 31	

## VICINITY MAP

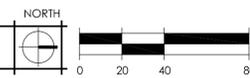


**WILDWOOD**  
 SOLVANG, CA  
 PROJECT DATA

Date: 11/26/2024  
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 Scale: 1/8"=1'-0" NTS  
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**A1.0**



EXISTING SITE



ADDRESS  
1327 ARCHER STREET, STE. 200  
SAN LUIS OBISPO, CA 95031  
CONTACT  
805.547.2240  
ARRISSTUDIO.COM  
THOMAS E. JESS  
ARCHITECT (CA) #C27068  
STEPHEN A. RIGOR  
ARCHITECT (CA) #C33672

**WILDWOOD**  
SOLVANG, CA

Date 11/26/2024  
Scale 1" = 80' @ 11x17  
1" = 40' @ 24x36  
Sheet

**A2.0**

### BIKE PARKING

**BIKE PARKING PER CALGREEN A4.106.9**

- SHORT-TERM: PROVIDE 5% OF VEHICLE SPACES WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK
- LONG-TERM: PROVIDE ON-SITE BICYCLE PARKING FOR AT LEAST ONE BICYCLE FOR EVERY TWO DWELLING UNITS

REQUIRED SHORT-TERM (154 SPACES X 5%) 8 SPACES  
 PROVIDED SHORT-TERM 8 SPACES

REQUIRED LONG-TERM (100 UNITS/2) 50 SPACES  
 PROVIDED LONG-TERM 50 SPACES

### PAD A

**UNIT MIX**

1-BEDROOM FLATS: 18 UNITS  
 2-BEDROOM FLATS: 26 UNITS  
 3-BEDROOM FLATS: 0 UNITS  
**TOTAL UNITS: 44 UNITS**

**PARKING**

**PARKING REQUIRED**

(18) 1-BEDROOM UNITS @ 1 SPACE/UNIT: 18 SPACES  
 (26) 2-BEDROOM UNITS @ 1.5 SPACES/UNIT 39 SPACES  
 (0) 3-BEDROOM UNITS @ 1.5 SPACES/UNIT 0 SPACES  
 GUESTS 0 SPACES  
**TOTAL PARKING REQUIRED 57 SPACES**

**PARKING PROVIDED 65 SPACES**

### PAD B

**UNIT MIX**

1-BEDROOM FLATS: 6 UNITS  
 2-BEDROOM FLATS: 24 UNITS  
 3-BEDROOM FLATS: 2 UNITS  
**TOTAL UNITS: 32 UNITS**

**PARKING**

**PARKING REQUIRED**

(6) 1-BEDROOM UNITS @ 1 SPACE/UNIT: 6 SPACES  
 (24) 2-BEDROOM UNITS @ 1.5 SPACES/UNIT 36 SPACES  
 (2) 3-BEDROOM UNITS @ 1.5 SPACES/UNIT 3 SPACES  
 GUESTS 0 SPACES  
**TOTAL PARKING REQUIRED 45 SPACES**

**PARKING PROVIDED 51 SPACES**

### PAD C

**UNIT MIX**

1-BEDROOM FLATS: 0 UNITS  
 2-BEDROOM FLATS: 16 UNITS  
 3-BEDROOM FLATS: 8 UNITS  
**TOTAL UNITS: 24 UNITS**

**PARKING**

**PARKING REQUIRED**

(0) 1-BEDROOM UNITS @ 1 SPACE/UNIT: 0 SPACES  
 (16) 2-BEDROOM UNITS @ 1.5 SPACES/UNIT 24 SPACES  
 (8) 3-BEDROOM UNITS @ 1.5 SPACES/UNIT 12 SPACES  
 GUESTS 0 SPACES  
**TOTAL PARKING REQUIRED 36 SPACES**

**PARKING PROVIDED 38 SPACES**

### OVERALL

**UNIT MIX**

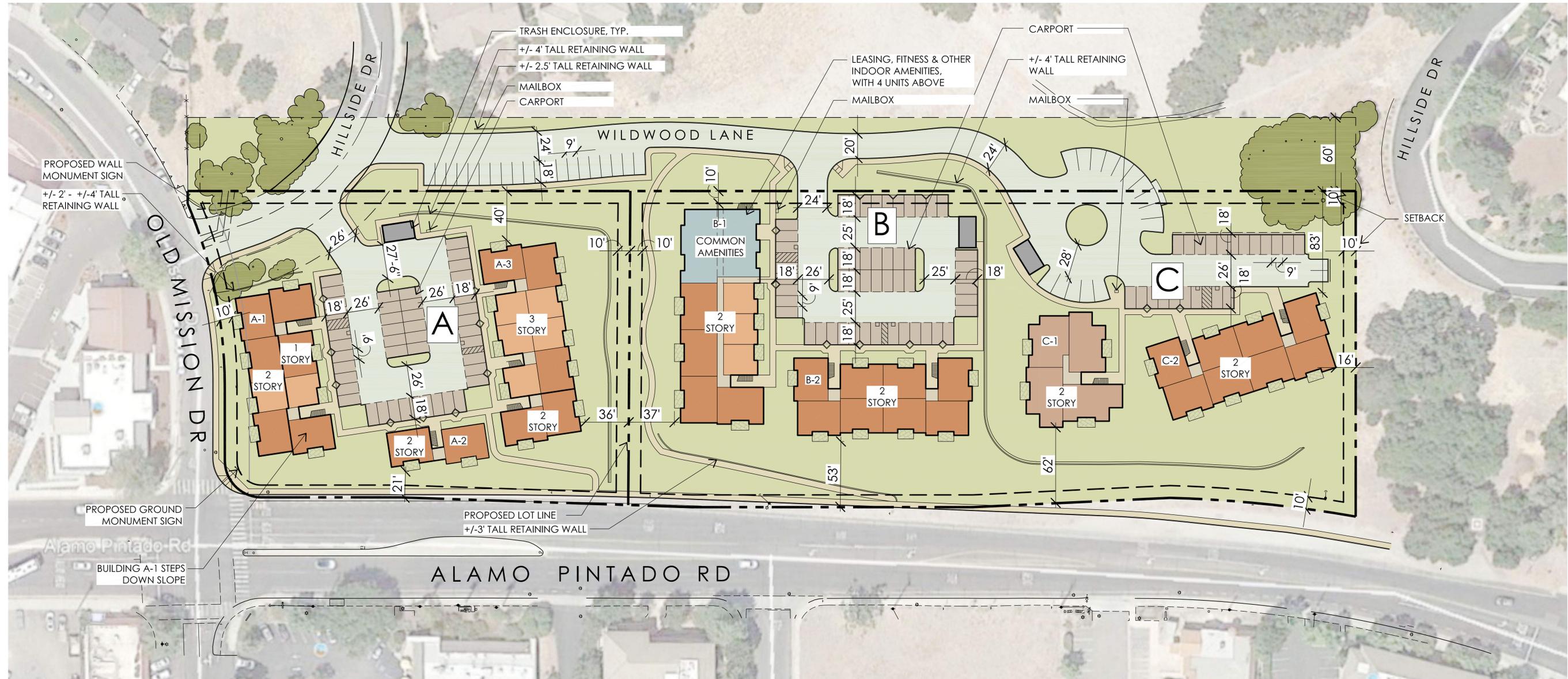
1-BEDROOM FLATS: 24 UNITS  
 2-BEDROOM FLATS: 66 UNITS  
 3-BEDROOM FLATS: 10 UNITS  
**TOTAL UNITS: 100 UNITS**

**PARKING**

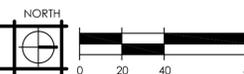
**PARKING REQUIRED**

(24) 1-BEDROOM UNITS @ 1 SPACE/UNIT: 24 SPACES  
 (66) 2-BEDROOM UNITS @ 1.5 SPACES/UNIT 99 SPACES  
 (10) 3-BEDROOM UNITS @ 1.5 SPACES/UNIT 15 SPACES  
 GUESTS 0 SPACES  
**TOTAL PARKING REQUIRED 138 SPACES**

**PARKING PROVIDED 154 SPACES**



## PROPOSED SITE PLAN



**ARRIS**  
 STUDIO ARCHITECTS

ADDRESS  
 1327 ARCHER STREET, STE. 200  
 SAN LUIS OBISPO, CA 95061

CONTACT  
 805.547.2240  
 ARRISSTUDIO.COM

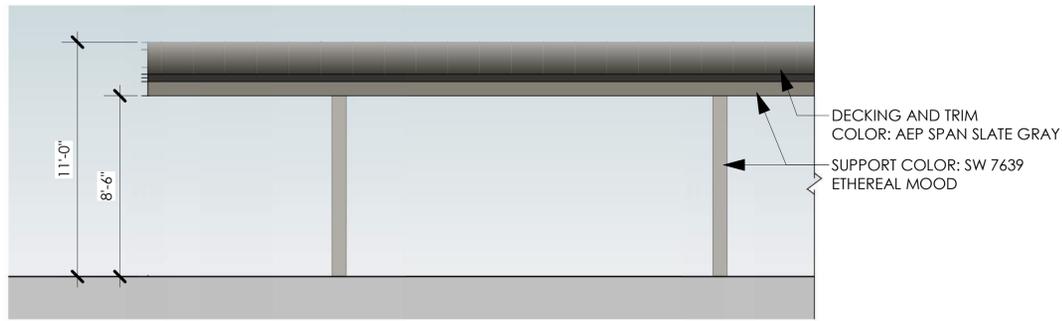
THOMAS E. JESS  
 ARCHITECT (CA) #C27068

STEPHEN A. RIGOR  
 ARCHITECT (CA) #C33672

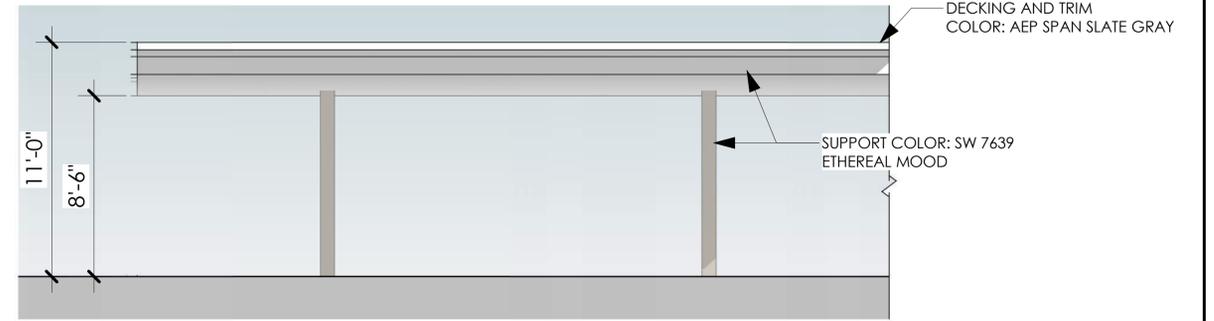
**WILDWOOD**  
 SOLVANG, CA

Date 11/26/2024  
 Scale 1" = 80' @ 11x17  
 1" = 40' @ 24x36  
 Sheet

**A2.1**

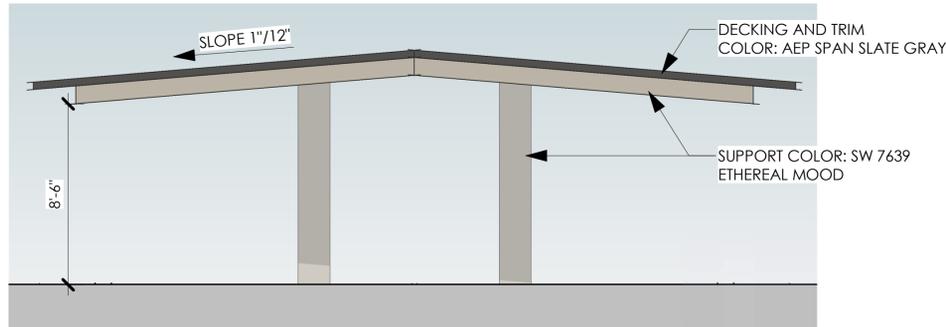


**FRONT ELEVATION - PADS A & B**

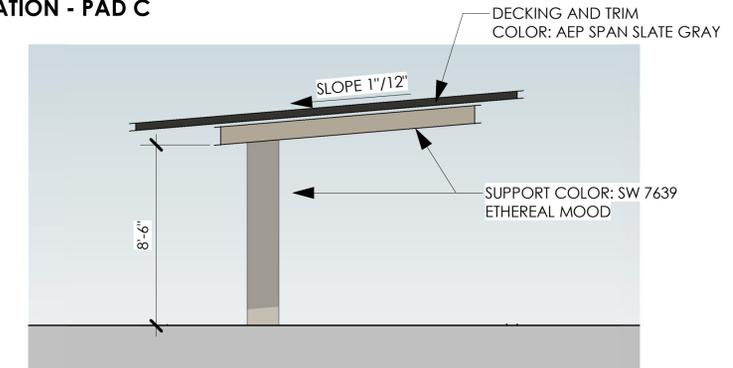


**FRONT ELEVATION - PAD C**

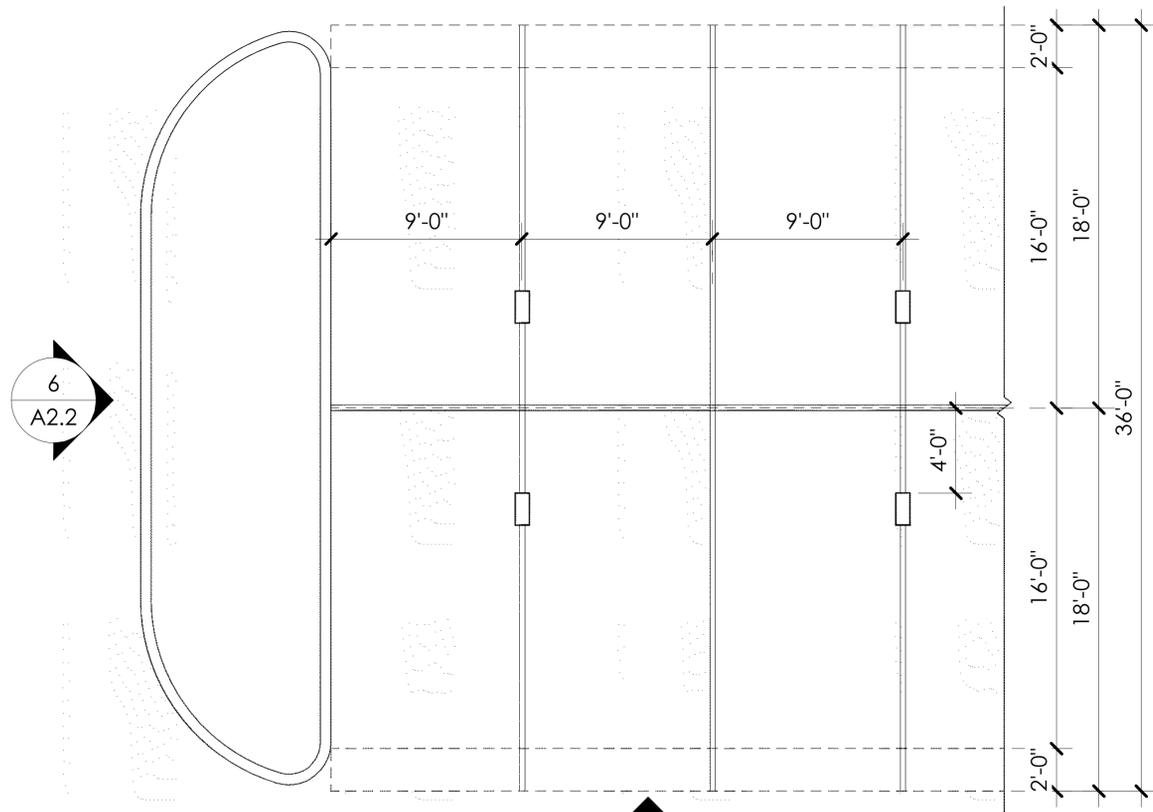
- NOTE:
1. CARPORTS DIMS TYPICAL FOR ALL - REFER TO SITE PLAN FOR NUMBER OF STALLS
  2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
  3. ALL DECKING TO BE AEP SPAN
  4. ALL SUPPORTS TO BE GALVANIZED STEEL, PAINTED



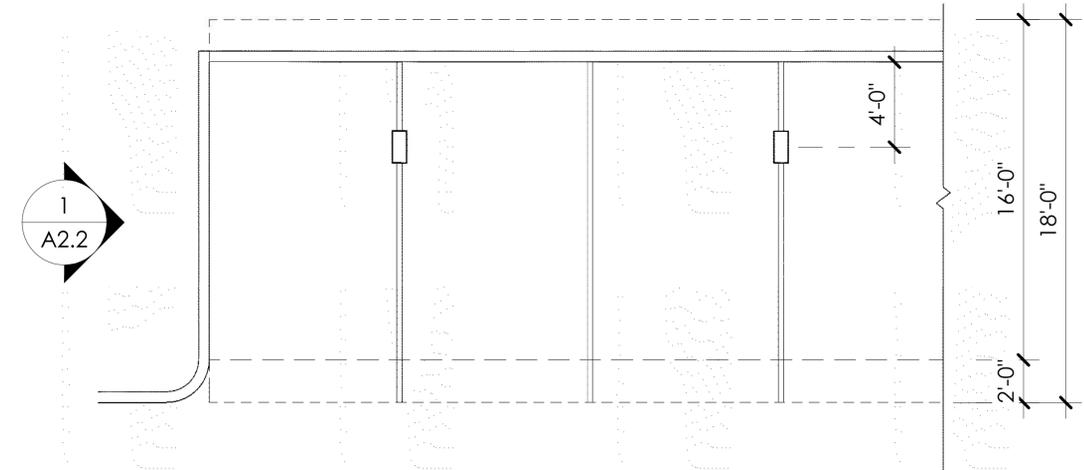
**SIDE ELEVATION - PADS A & B**



**SIDE ELEVATION - PAD C**



**PLAN VIEW - PADS A & B**



**PLAN VIEW - PAD C**

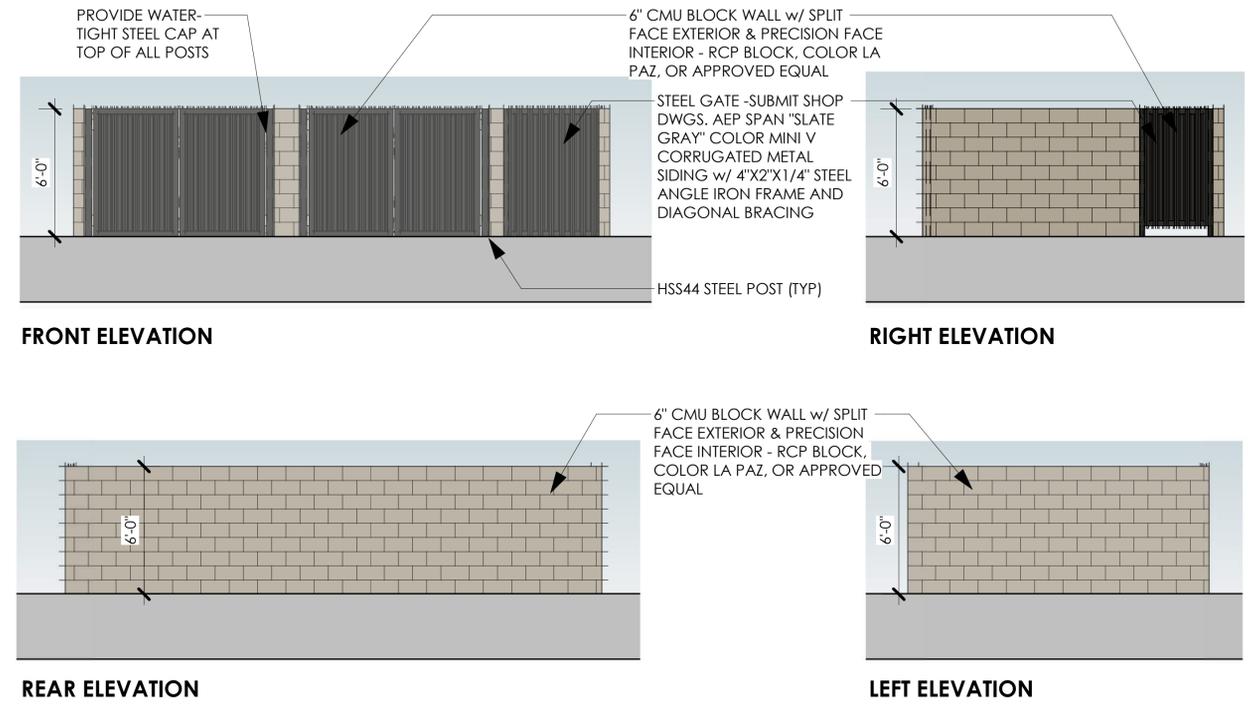
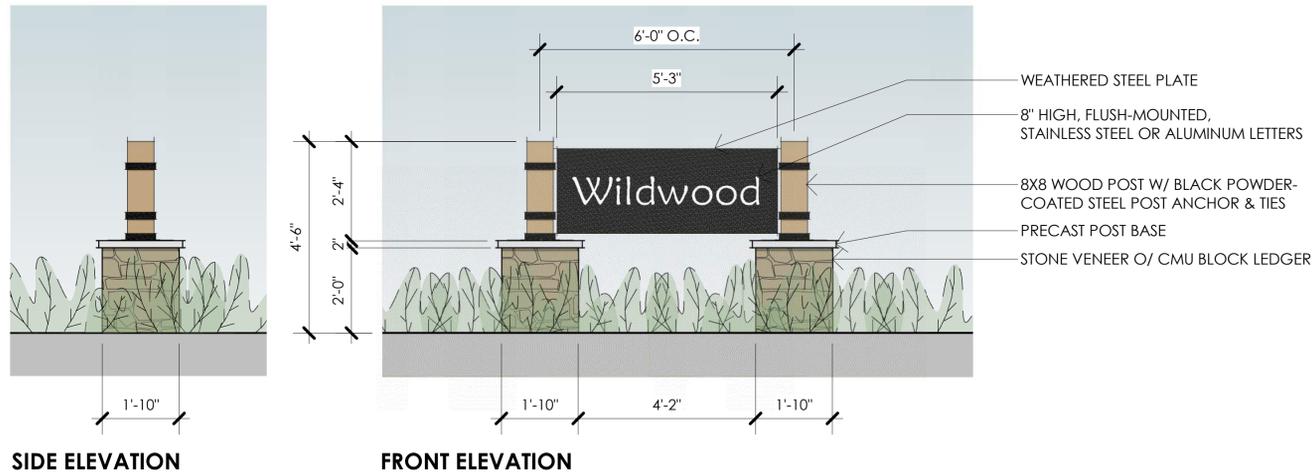
**CARPONENTS**

	<p><b>WILDWOOD</b> SOLVANG, CA</p> <p><b>SITE PLAN DETAILS</b></p>	Date: 11/26/2024
		Project #: A20092
		Scale: 1/8" = 1'-0"
		Sheet: 24x36: 1/4" = 1'-0"
<b>A2.2</b>		

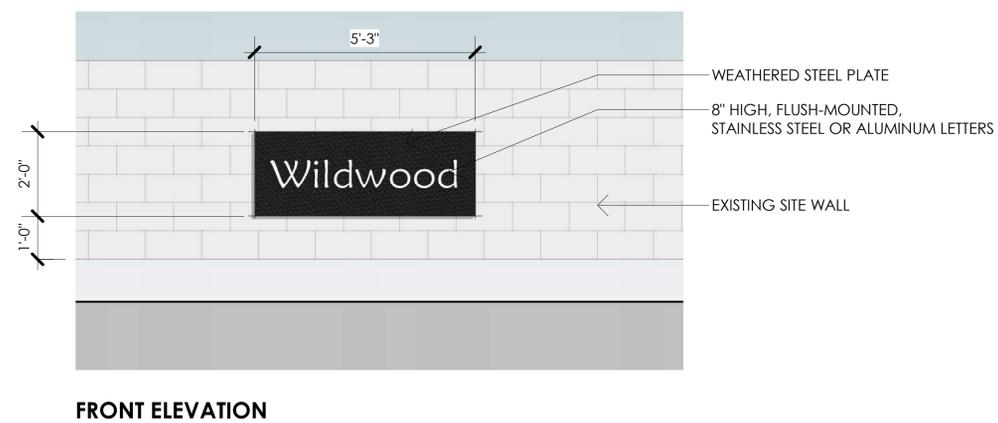
**SIGN STANDARDS (SMC SECTION 11-13-8)**  
**ALLOWED: GROUND SIGN**

MAXIMUM SIGN AREA: 30 SF  
 MAXIMUM HEIGHT: 6'-6"  
 MAXIMUM LETTER HEIGHT: 8"

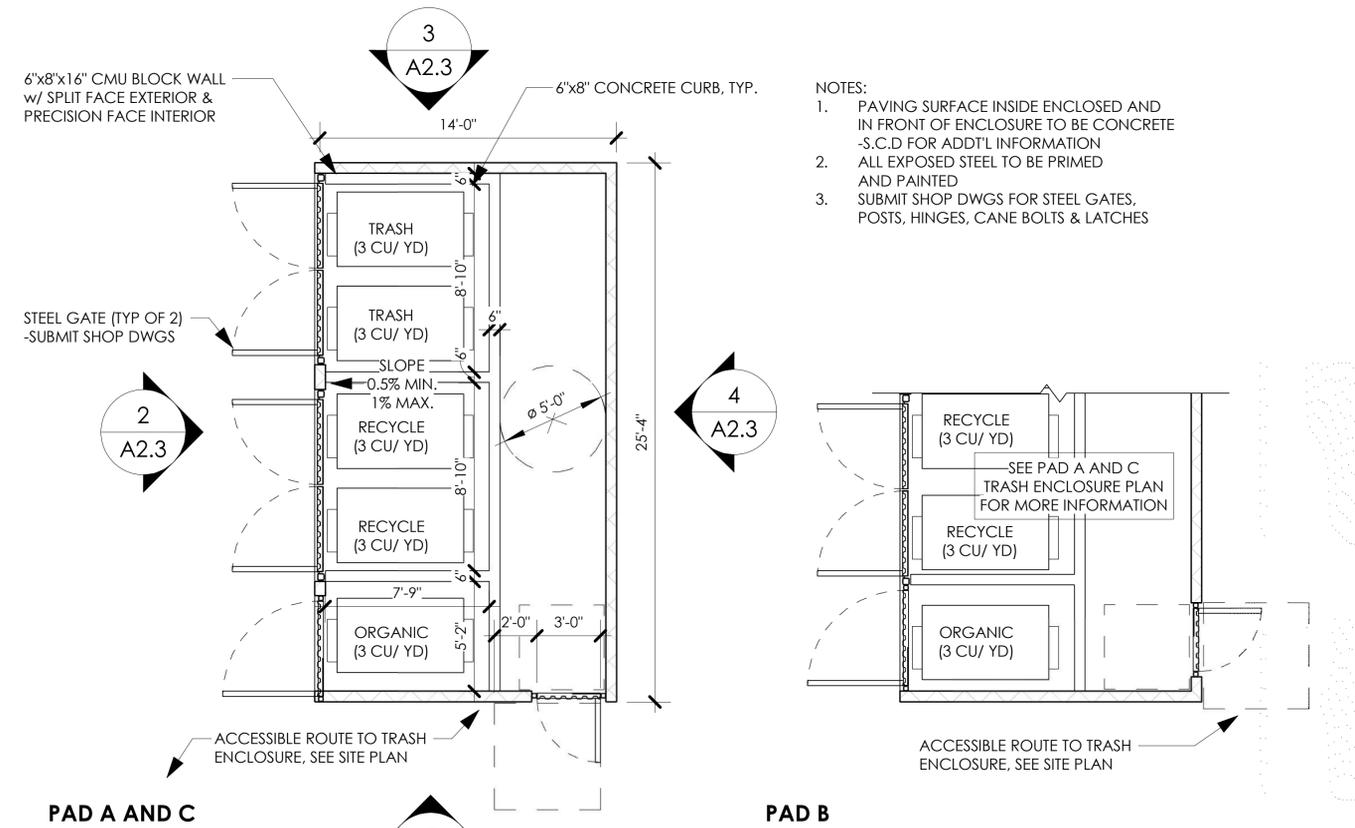
**PROPOSED:**  
 SIGNAGE AREA: 10.5 SF < 30 SF (OKAY)  
 HEIGHT: 4'-6" < 6'-6" (OKAY)  
 LETTER HEIGHT: 8" (OKAY)



**PROPOSED GROUND MONUMENT SIGN = 10.5 SF**



**PROPOSED WALL MONUMENT SIGN = 10.5 SF**



**PAD A AND C**

**PAD B**

**TRASH ENCLOSURE**

	<p><b>WILDWOOD</b> SOLVANG, CA</p> <p><b>SITE PLAN DETAILS</b></p>	Date: 11/26/2024
		Project #: A20092
		Scale: 1/16" = 1', 24x36: 1/4" = 1'
		Sheet: <b>A2.3</b>



EXISTING PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.0**



PROPOSED PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.1**



EXISTING PERSPECTIVE ALONG OLD MISSION DR.



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4" = 1'-0"  
Sheet: **A3.2**



PROPOSED PERSPECTIVE ALONG OLD MISSION DR.



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.3**



EXISTING PERSPECTIVE ALONG ALAMO PINTADO ROAD



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.4**



PROPOSED PERSPECTIVE ALONG ALAMO PINTADO ROAD



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.5**



PROPOSED OVERALL PERSPECTIVE ALONG ALAMO PINTADO ROAD



**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4"=1'-0"  
Sheet: **A3.6**



PROPOSED OVERALL ELEVATION ALONG ALAMO PINTADO ROAD

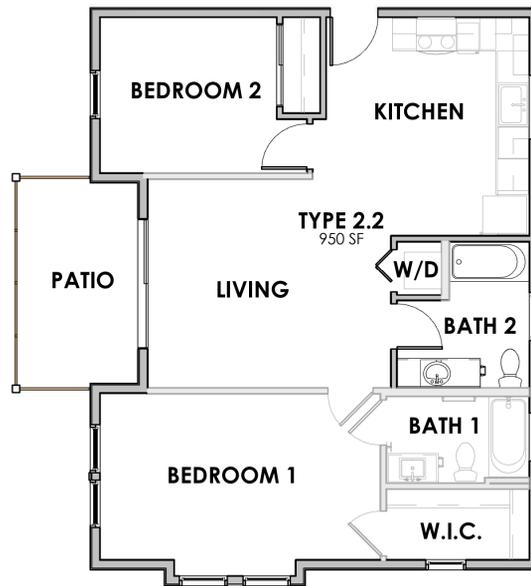


**WILDWOOD**  
SOLVANG, CA  
PERSPECTIVES

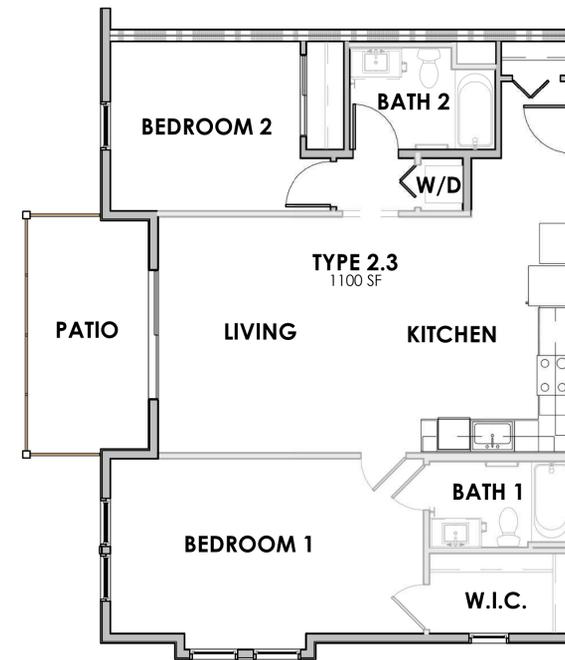
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UNIT TYPE 2.1



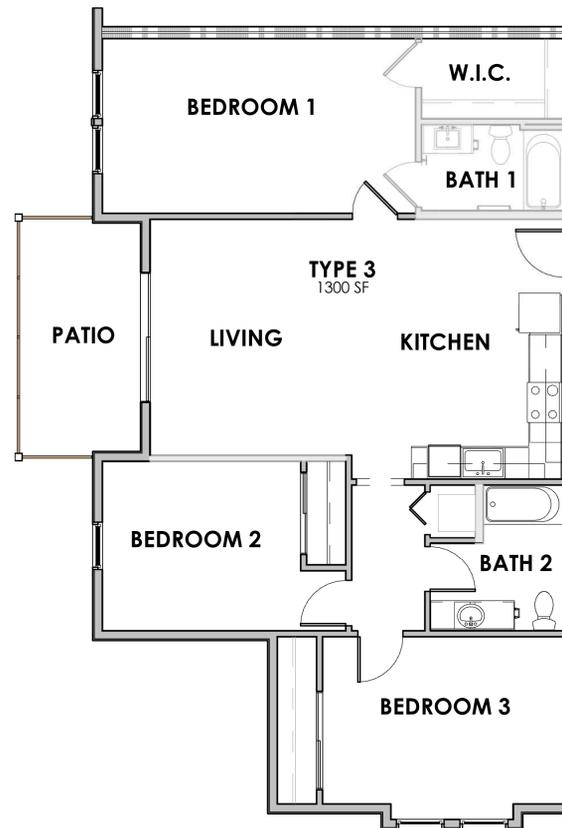
UNIT TYPE 2.2



UNIT TYPE 2.3



UNIT TYPE 1



UNIT TYPE 3



**WILDWOOD**  
SOLVANG, CA  
UNIT FLOOR PLANS

Date: 11/26/2024  
Project #: A20092  
Scale: 1/16" = 1'-0"  
24x36" = 3/16" = 1'-0"  
Sheet: **A4.0**



**PAD A: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**



**PAD A: EAST ELEVATION (FACING ALAMO PINTADO ROAD)**



**PAD A: NORTH ELEVATION (FACING PAD B)**



**PAD A: WEST ELEVATION (FACING MISSION OAKS)**



**WILDWOOD**  
SOLVANG, CA  
PAD A CONCEPTUAL ELEVATIONS

Date: 11/26/2024  
Project #: A20092  
Scale: 11x17: 1/32" = 1'-0"  
24x36: 1/16" = 1'-0"  
Sheet: **A5.1**



**PAD B: SOUTH ELEVATION (FACING PAD A)**



**PAD B: EAST ELEVATION (FACING ALAMO PINTADO ROAD)**



**PAD B: NORTH ELEVATION (FACING PAD C)**



**PAD B: WEST ELEVATION (FACING MISSION OAKS)**



**WILDWOOD**  
SOLVANG, CA

PAD B CONCEPTUAL ELEVATIONS

Date: 11/26/2024  
Project #: A20092  
Scale: 1/16" = 1'-0"  
24x36: 1/16" = 1'-0"  
Sheet: **A5.2**



**PAD C: SOUTH ELEVATION (FACING PAD B)**



**PAD C: EAST ELEVATION (FACING ALAMO PINTADO ROAD)**



**PAD C: NORTH ELEVATION (FACING MISSION OAKS)**



**PAD C: WEST ELEVATION (FACING MISSION OAKS)**

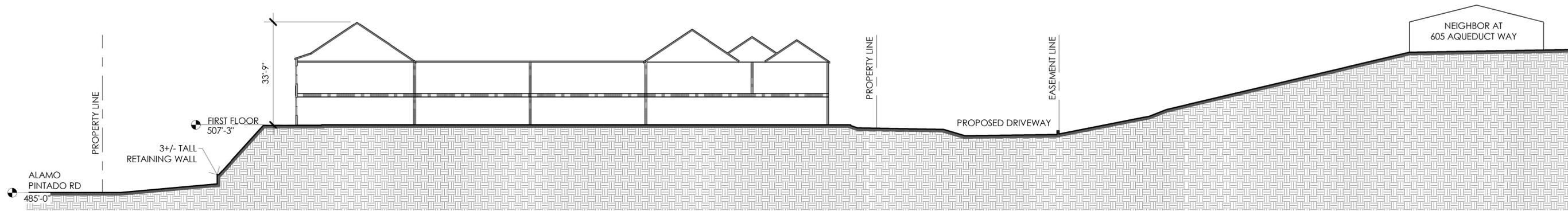


**WILDWOOD**  
SOLVANG, CA  
PAD C CONCEPTUAL ELEVATIONS

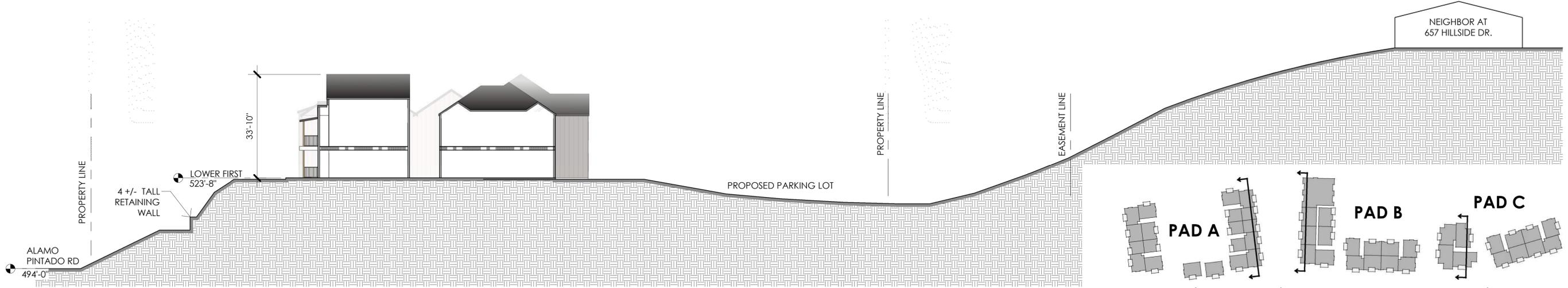
Date: 11/26/2024  
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Scale: 1/16" = 1'-0"  
24x36: 1/16" = 1'-0"  
Sheet: **A5.3**



**PAD A: SITE SECTION**



**PAD B: SITE SECTION**



**PAD C: SITE SECTION**

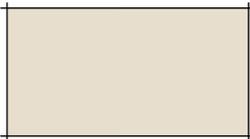
	<p><b>WILDWOOD</b> SOLVANG, CA</p> <p>SITE SECTIONS</p>	<p>Date: 11/26/2024</p>
		<p>Project #: A20092</p>
		<p>Scale: 1/16" = 1'-0"</p>
		<p>Sheet: 1/16" = 1'-0"</p>
<p><b>A6.1</b></p>		



STONE LIGHTER  
ELDORADO LIMESTONE  
SAN MARINO



SIDING  
SW 9180 AGED WHITE



TRIMS & RAILINGS  
SW 3521 CROSSROADS



STONE DARKER  
ELDORADO LIMESTONE  
YORK



SIDING ACCENT COLORS



PAD A  
SW 7639 ETHEREAL MOOD



PAD B  
SW 6198 SENSIBLE HUE



PAD C  
SW 6003 PROPER GRAY

ASPHALT SHINGLE ROOF  
GAF TIMBERLINE  
CHARCOAL



COLOR & MATERIAL BOARD



**WILDWOOD**  
SOLVANG, CA  
COLOR & MATERIALS BOARD

Date: 11/26/2024  
Project #: A20092  
Scale: 1/4" = 1'-0"  
2 1/4" = 3'-0"  
Sheet: **A7.0**





