



## City of Solvang Temporary Use Permit

<b>Application No:</b>	PA 25-061		
<b>Applicant:</b>	Wissam Hamad		
<b>Property Owner:</b>	Brian Mcinerney		
<b>Property Address/Location:</b>	475 First St.		
<b>APN:</b>	139-181-013		
<b>General Plan Designation:</b>	Tourist Related/ Village Commercial	<b>Zoning:</b>	VMU
<b>Proposed Use:</b>	Short term sale of goods outside		
<b>Date &amp; Time:</b>	12/06/2025-12/31/2025 service hours; 6:00pm-8:00pm. Setup at 4:00pm, breakdown through 10:00pm.		
<b>Staff Recommends:</b>			
<input type="checkbox"/> Denied			
<input type="checkbox"/> Approved, no conditions			
<input checked="" type="checkbox"/> Approved Subject to the Following Conditions:			
Conditions for <input checked="" type="checkbox"/> Approval or <input type="checkbox"/> Denial of Temporary Use:			
<p>The Community Development Director has determined that the above temporary use, food service outside of the primary service area is an accessory use to the primary use. The following conditions shall be applicable.</p> <ol style="list-style-type: none"><li>1. Location of food service shall be consistent with floor plan as shown in Exhibit A and shall not be located in the public right of way.</li><li>2. As an ancillary use, the proposed business shall not charge a fee or entry.</li><li>3. Proposed food service shall not create any adverse impacts other than those normally associated with the permitted use.</li><li>4. Applicant shall be responsible to clean the area after use and ensure cleanly walkways.</li><li>5. Operations shall be limited to the approved hours and days of operation, and no activity shall occur outside of these specified timeframes.</li><li>6. All food preparation must be conducted within the permitted on-site kitchen. Only the service and distribution of food items may take place outside of this designated area</li><li>7. This permit is valid effective December 6, 2025 and expires December 31, 2025.</li><li>8. Hawking and barking is prohibited consistent with section 8-3-6 of the Solvang Municipal Code.</li></ol>			
<b>**END CONDITIONS**</b>			

**Findings:**

The Community Development Director of the City of Solvang makes the following findings for the above temporary use consistent with Solvang Municipal Code Section 11-16-8.H:

1. The location, operation and time period of the proposed temporary use will not constitute a hazard to the public interest, health, safety, or general welfare.
2. The proposed operation of the temporary use will not be detrimental to adjoining properties through the creation of excessive dust, light, noise, odor, or other objectionable characteristics;
3. The proposed lot of the temporary use is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject lot.
4. The proposed lot of the temporary use is adequately and safely served by streets having sufficient capacity and improvements to accommodate the quantity of traffic that the temporary use will or could reasonably be expected to generate.
5. The proposed temporary use will provide adequate parking to accommodate vehicular traffic to be generated by the temporary use which will be available either on-site or at an acceptable off-site location.

**Community Development Director Decision:**

Based on the above, the Community Development Director or their designee as directed

approves /  denies the proposed temporary use. An appeal to the Planning Manager's decision may be made consistent with Solvang Municipal Code section 11-17-3.



Signature

12/12/2025

Date

Park

street

table  
coffee  
Barlow's

Courtyard

Barlow's  
coffee  
table

cafe dolce

cafe dolce entrance

