



CITY OF SOLVANG
COMMUNITY DEVELOPMENT – CURRENT PROJECT LIST
 February 2026

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION – Building Division								
New Residential Units / Commercial Construction greater than 1,000 square feet								
LUP 22-266	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	R-3	5 Unit multi-family development with 1 ADU	Building Permit Issued / Limited Work – PG&E Undergrounding to occur prior to restart	06/24/2026
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	12/02/2026
LUP 210223/ 210224/210221	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	R-2	3 new SFR from an existing subdivision	Building Permit Issued	04/10/2026
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	Stop work Issued – Applicant needs to submit revisions or advise staff that demo to approved plan set	08/14/2026
LUP 23-215	Romain	New ADU/ SFR addition	1618 Birch #2	139-233-002	R-2	1,031 SF detached ADU with a 691 SF addition to existing SFR with ancillary structures	Building Permit Issued	10/28/2026
BP 24-198	On Design LLC	Parking Lot re-configuration, re-striping, flat work	1693 Mission Drive	139-143-025	VMU	Re-configuration of parking lot, re-striping, and repair of existing flatwork, removal of existing landscaping and replacement of landscaping new trees.	Building Permit Issued	02/04/2026
BP 25-026	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction recorded)	Building Permit Issued	12/26/2026
BP 24-182	Whitey	New SFR plus JADU	2002 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Building Permit Issued	01/06/2027
BP 25-083	Parris	ADU Conversion of Space	290 Fifth Street	139-200-057	R-2	350 square foot ADU converted from existing space.	Building Permit Issued	12/08/2026
BP 25-044	Solvang Brewing Company	Minor Tenant Improvement: Kitchen Remodel	1547 Mission Drive	139-132-010	VMU	Commercial kitchen remodel due to fire damage.	Building Permit Issued	11/18/2026



**CITY OF SOLVANG
COMMUNITY DEVELOPMENT – CURRENT PROJECT LIST
February 2026**

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
BP 25-092	On Design LLC	Minor Tenant Improvement: Dining, manufacturing, bathrooms	1693 Mission Drive	139-143-025	VMU	Interior tenant improvement for A 1,960 SF ice cream parlor including an ice cream production and ADA bathrooms	Building Permit Issued	12/05/2026
BP 25-064	Brower	New SFR	538 Pine Street	139-160-033	R-2	Construction of a new 1,984 s.f. single story residence with 200 s.f entry porch and attached garage.	Building Permit Issued	01/15/2027
PROJECTS UNDER BUILDING PERMIT REVIEW – Development Review Team (Planning, PW, Utilities, SBC FD, Building) **denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code New Residential Units / Commercial Construction greater than 500 square feet								
BP 25-085**	Arris Studios Architects	423 2 nd Adaptive Re-use/Mixed-Use	423 Second Street	139-191-007	VMU	Adaptive re-use conversion of commercial space to 2 new residential units and 500 sf of remodeled commercial	Out for Corrections	05/03/2026
BP 25-179**	Pedersen Family Trust	New ADU	962 Nysted Drive	137-530-011	R-1	Construction of detached ADU on property. 1195 sf living area, 283 sf porch. Total 1478 gross sf	Out for Corrections	06/06/2026
BP 25-187**	Four O Nine First LLC	Interior Hotel Remodel plus car lift	409 First Street	139-192-011	VMU	Interior remodel of an existing 3 story hotel from (12) guest rooms to (16) guest rooms. No new floor area will be added and no exterior modifications proposed. Project includes car lift for parking on-site	Out for Corrections	06/08/2026
BP 25-125**	Mendizza	New ADU	1268 Pistache Ave	137-780-012	PR	Construct new attached ADU 382 square feet	Out for Corrections	04/25/2026
BP 25-097**	Bates	Residential Conversion to ADU	727 Rosklide Rd	137-480-003	R-1	The conversion of the lower floor reducing illegally converted units from 2 to 1 unit.	Ready to Issue	04/21/2026
APPROVED ENTITLEMENTS – Planning Division								
LUP 22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	PO	New 30,000 sf medical/office building	Approved	2/06/2026
LUP 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Proposed additions to the existing structure along the existing drive thru.	Approved	04/07/2027



CITY OF SOLVANG
COMMUNITY DEVELOPMENT – CURRENT PROJECT LIST
 February 2026

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PLANNING APPLICATIONS IN PROCESS – Planning Division								
LUP 23-242	Lots on Alamo Pintado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	R-3/R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	Applicant request project to be on hold	extended by applicant/city
PA 25-013	Alvarez	Alisal Cellars Night Club-CUP	448 Alisal Road	139-240-063	VMU	Conditional Use Permit (CUP) for proposed night club with indoor amplified music, no new construction.	Incomplete. Awaiting Re-submittal	03/14/2026
PA 25-019	Cottage Hospital	CUP Amendment	2050 Virborg Road	139-310-051	OP	CUP amendment for an addition to the existing hospital – MRI room	Application Review	01/12/2027
PA 25-020	SIMA Corp	1621 FIR TPM	1621 Fir Street	139-141-004	R-3	Condo Conversion/Tentative Parcel Map to subdivide into 3 air space parcels	Incomplete. Awaiting Re-submittal	04/22/2026
PA 25-042	On Design Architects	1697 Copenhagen Drive Adaptive Re-Use	1697 Copenhagen Drive	139-182-021	VMU	Conversion of 2nd. floor office spaces to four one bedroom/ bath residential units. One unit is proposed as an ADU. Replace 1st. floor windows of tenant spaces D & E and fill with walls.4 units total	Incomplete. Awaiting Re-submittal	12/04/2026
PA 25-055	Alisal Guest Ranch	CUP/DP for proposed meeting facility	1054 Alisal Road	137-310-010	AT	Conditional Use Permit / Development Permit for proposed meeting facilities at Alisal Ranch.	Incomplete. Awaiting Re-submittal	10/30/2026
PA 25-062	On Design Architects	Exterior Façade Modification to Standards – Founders Square	1687 Mission Drive	139-143-026	VMU	Exterior facade change. Application for modification to standards. Proposed brick as primary facade material.	PC 02/02/2026	12/03/2026
PA 25-064	Marchi	Fredrick Square Adaptive Re-Use 6 new apartments / Lot Merger	485 Alisal	139-182-027	VMU	Convert existing office and restaurant/ restaurant patio dining area space to (3) studio and (3) 1 bedroom apartments on the second floor of an existing mixed use building	Incomplete. Awaiting Re-submittal	12/16/2026