AGENDA

DESIGN REVIEW COMMITTEE
February 20, 2025

5:00 PM REGULAR MEETING

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

Committee Members:
Esther Jacobsen Bates
Melissa Bates
Richard Boyd
Charlene Goetz
Jennifer Johnson

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 – Design Review Committee meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City's website, Vimeo, and YouTube.

- To join by Zoom, visit https://zoom.us/j/3066529195. If you wish to speak, please use the "raised hand" symbol.
- To join by phone, call **(888) 788-0099** and enter Meeting ID: **306 652 9195#**. The phone line will be open starting at 4 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE ORDER OF AGENDA AS PRESENTED

2. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Consistent with Solvang Municipal Code Section 2-4-3.A.1, the design review committee shall elect chairperson and Vice Chairperson among its members

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

a. Approve Minutes of December 19, 2024 Design Review Committee Meeting……..…4

b. Receive and file Planning and Building Division Major Projects List February 2025 ….....8

4. PUBLIC COMMUNICATIONS – NON-AGENDA

This section is intended to provide members of the public with the opportunity to address the Committee on items not on the agenda. This section is limited to 30 minutes. Each speaker will be afforded three minutes and may speak only once. State law does not allow the Committee to discuss or act on issues not on the agenda, except to briefly respond or to ask Staff to follow up on such items.

5. DISCUSSION

a. Discussion and possible action for a sign a permit (PA 25-004) for 485 Alisal Rd. #105 (APN 139-182-027) for proposed signage: one (1) awning sign, two (2) wall signs, 2.6 square feet in size, and a request for an exception to the maximum allowable size of two (2) wall signs, 9 square feet in size, and an exception to the permitted number of projecting signs. The applicant requests two (2) projecting signs, 6.75 square feet in size. The proposed project is categorically exempt from CEQA ……...…….11

b. Discussion and possible action for a Zoning Clearance (PA 25-005) to be issued for an exterior paint color modification at 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA ……..27

c. Discussion and recommendation for Land Use Permit 23-302 amending a previously approved Development Plan for proposed exterior and interior tenant improvements, and a proposed 5,906 square foot addition for a proposed 10,734 square foot a market and restaurant located at 1714 Mission Drive (APN 139-240-034). The proposed project is categorically exempt from CEQA ……..……33

d. Oral Presentation regarding Brown Act, Levine Act, and Public Record.....63

6. COMMITTEE MEMBER COMMENTS

7. CITY STAFF COMMENTS

8. 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 14th day of February 2025.

MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING

December 19, 2024
Thursday
Regular Meeting – 5:00 p.m.

5:00 PM – REGULAR MEETING

1. PRELIMINARY MATTERS

CALL TO ORDER

Chair Jacobsen Bates called the meeting to order at 5:06 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

Present: Committee Members: Christopher Lapp, Patrick Cavanaugh, Maryvonne Laparliere Martin (arrived at 5:15 p.m.), Chair Esther Jacobsen Bates

Absent: Committee Member: Vice Chair Jennifer Dryden Hess

Staff: City Manager Randy Murphy, Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Dave Fleischman, via Zoom

PLEDGE OF ALLEGIANCE

Member Cavanaugh led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

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

2. CONSENT ITEMS

a. Approve Minutes of November 21, 2024 Design Review Committee Meeting

b. This item was pulled from Consent by Chair Jacobsen Bates for separate discussion.

c. This item was pulled from Consent by Member Cavanaugh for separate discussion.

d. Approve a land use permit for 484 1st. Street (APN 139-182-030) for proposed signage totaling eight (8) square feet in size including: one (1) wall sign and one (1) projecting sign. The proposed project is categorically exempt from CEQA.

e. Approve a land use permit for 1697 Copenhagen Drive (APN 139-182-021) for proposed signage totaling 3.17 square feet in size. The proposed project is categorically exempt from CEQA.

f. Approve a land use permit for 1683 Copenhagen Dr. Suite A (APN 139-182-012) for proposed signage totaling 17 square feet in size including: one (1) wall sign, two (2) hanging signs, and one (1) projecting sign. The proposed project is categorically exempt from CEQA.

Chair Jacobsen Bates pulled Item No. 2.b from Consent for separate discussion.

Member Cavanaugh pulled Item No. 2.c from Consent for separate discussion.

Chair Jacobsen Bates invited public comments.

Brian Schneider
Dennis Beebe

There were no other public comments on this item.

Motion by Member Cavanaugh to approve Consent Items, as amended, pulling Items No. 2.b and 2.c from Consent for separate discussion, seconded by Member Lapp, carried 3-0. Member Martin and Vice Chair Dryden Hess were absent.

Member Martin arrived at 5:15 p.m.

EXCLUDED FROM CONSENT

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

Chair Jacobsen Bates invited public comments.

Dennis Beebe

There were no other public comments on this item.

c. Approve a land use permit for 485 Alisal Road Suite 152 (APN 139-182-027) for proposed signage totaling seven (7) square feet including one (1) projecting sign, and three (3) window signs. The proposed project is categorically exempt from CEQA.

Discussion followed on Member Cavanaugh's concerns regarding font types

Planning Manager Castillo referenced Reed vs. the Town of Gilbert (2014) limiting municipalities and ability to interpret signage only as it relates to time, place and manner.

Member Cavanaugh wanted confirmation by the City Attorney, that font is considered content.

Chair Jacobsen Bates invited public comments.

Brian from 805 Signs responded to Committee concerns regarding the font being part of the brand, increased costs of carving out the sign for dimensionality.

Assistant City Attorney Fleischman clarified the legality of regulating fonts is content based.

Motion by Member Lapp to approve Item 2.c, on the conditions that the front hanging sign has dimensionality and the elimination of the left French, seconded by Member Martin, and failed 2-2, by roll call vote. Members Cavanaugh and Martin were opposed, and Vice Chair Dryden Hess was absent.

Planning Manager Castillo reported the applicant may appeal to City Council.

Motion by Member Cavanaugh to approve Consent Item No. 2.b, seconded by Member Lapp, carried 4-0. Vice Chair Dryden Hess was absent.

3. PUBLIC COMMUNICATIONS – NON AGENDA

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

Mayor Dave Brown

Chair Jacobsen Bates closed public communications on non-agenda items.

4. DISCUSSION

a. Discussion and possible action for a land use permit located 293 Alisal Road (APN 139-234-2) for proposed exterior landscaping improvements, exterior paint color, and modification of an existing non-conforming pole sign. The proposed project is categorically exempt from CEQA

Assistant Planner Lisa Scherman narrated a PowerPoint presentation with details of 293 Alisal Road Exterior Landscaping Improvements.

Discussion followed

Chair Jacobsen Bates invited public comments.

Anthony from the Marlo Project responded to Committee questions.

Discussion followed regarding the project approval.

Motion by Member Lapp to approve the proposed exterior landscaping improvements, exterior paint color, and modification of an existing non-conforming pole sign with the exception that only the letter L is 12.5 inches, and the rest of the letters are 8 inches, seconded by Member Cavanaugh and carried 4-0. Vice Chair Dryden Hess was absent.

b. Discussion and possible action for a land use permit for exterior paint color at 1697 Copenhagen Drive and 1693 Alisal Road (APN 139-182-021). The proposed project is categorically exempt from CEQA.

Assistant Planner Scherman narrated a PowerPoint presentation regarding 1697 Copenhagen Drive Exterior Tenant Improvements.

Discussion followed regarding the location of the property lines and color.

Chair Jacobsen Bates invited public comments.

Mr. St. George, applicant described the proposed color scheme.

There were no other public comments and Chair Jacobsen Bates closed public comments.

Motion by Member Cavanaugh to approve the land use permit for exterior paint color at 1697 Copenhagen Drive and 1693 Alisal Road (APN 139-182-021), seconded by Member Lapp, and carried

3-1. Chair Jacobsen Bates was opposed, and Vice Chair Dryden Hess was absent.

c. Discussion and provide comments for a Pre-Application for the potential construction of two event spaces, one entry portal, construction of one bridal/corporate suite, remodel for an existing hay barn, site improvements including new landscaping, courtyard and other frontage improvements located at 1054 Alisal Road (APN 137-310-010). The project proposes 10,677 square feet of new building square footage.

Assistant Planner Scherman narrated a presentation on a Pre-Application for potential construction at 1054 Alisal Road.

Steve Fort, Applicant and Tony Shonehart spoke on behalf of the applicant and made a presentation.

Chair Jacobsen Bates invited public comments.

Dennis Beebe

Seeing no other public comments, Chair Jacobsen Bates closed this section of the meeting.

Members of the Committee commented on various aspects of the design including having a more historic feel, eaves, gutters, the proposed fountain, troughs, lighting, breaking up the massing, the water feature, etc.

City staff thank the applicant for their presentation and noted all comments from the DRC would be provided to the applicant.

5. COMMITTEE MEMBER COMMENTS

Chair Jacobsen Bates thanked her colleagues and Staff for their work over the last two years and encouraged the public to apply for the DRC and Planning Commission. Additionally, she supported Mr. Beebe's comment about making links regarding major projects available for the public and requested that Staff and the Committee follow up on abandoned signs.

6. CITY STAFF COMMENTS

Planning Manger Castillo reported City Council passed the Zoning Ordinance, and it will go into effect on January 8, 2025; noted that Staff is reviewing the Wildwood Site C project, that a new project at 1693 Mission was submitted today for future review, that construction has commenced on 1704 Mission Road, a project at 1714 Mission Road will come before the DRC and announced a workshop will be held to discuss objective designing standards in February or March 2025.

7. ADJOURNMENT

The meeting was adjourned at 7:12 p.m.

Respectfully submitted:

_____

Rafael Castillo, Planning Manager

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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
PROJECTS UNDER CONSTRUCTION								
LUP 22-130, 131,132	1621 Fir Street, LLC	New SFR Fir Street	1621, 1623, 1625 Fir Street	139-141-004	R-3	3 New detached SFR	Finaled – Occupancy Issued	
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	Building Permit Issued	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	Applicant requesting refund / project on hold	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

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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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
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	Plan Review	08/07/2025
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Plan Review	08/06/2025
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 200233	Maz Y.	Water Wheel Building	425 First Street	139-192-024	VMU	Existing commercial building renovation with parking waiver	Approved	3/01/2025
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	Approved	12/04/2026
PLANNING APPLICATIONS IN PROCESS								
LUP 23-242	Lots on Alamo Pintoado 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 unless extended by applicant

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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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.	DRC 2/20/2025	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	Awaiting Re-submittal	01/13/2026
PA 25-001	SBID, LLC	1693 Mission Minor TI	1639 Mission	139-143-025	VMU	Minor Tenant Improvement, new windows/doors for 1693 Mission Ice Crean Shop. No expansion of building, like for like improvement of color and façade. Under 500 square feet of total scope of work.	Under Review – Zoning Clearance	01/13/2026
PA 25-002	Hygge Boba Tea	Wall Signs	1665 Copenhagen Dr	139-182-016	VMU	Two (2) new walls signs	Awaiting Re-submittal	06/24/2025
PA 25-004	Hoppe	Signage	485 Alisal	139-182-027	VMU	Two (2) wall signs, two (2) projecting signs	DRC 2/20/2025	04/23/2025
PA 25-005	Rasmussen Trust	Rasmussen Trust	1691 Copenhagen Dr	139-182-009	VMU	Exterior Paint	DRC 2/20/2025	01/24/2026
PA 25-006	Alisal Guest Ranch	Temporary Use Permit – Temp Kitchen Facilities	1054 Alisal Road	137-310-010	AT	Temporary Use permit under new Municipal Code to allow for temporary kitchen facilities within temporary trailers during construction / remodel of commercial kitchen (BP 24-110).	Approved	06/28/2025
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	Plan Review	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

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 5.a

Meeting Date February 20, 2025

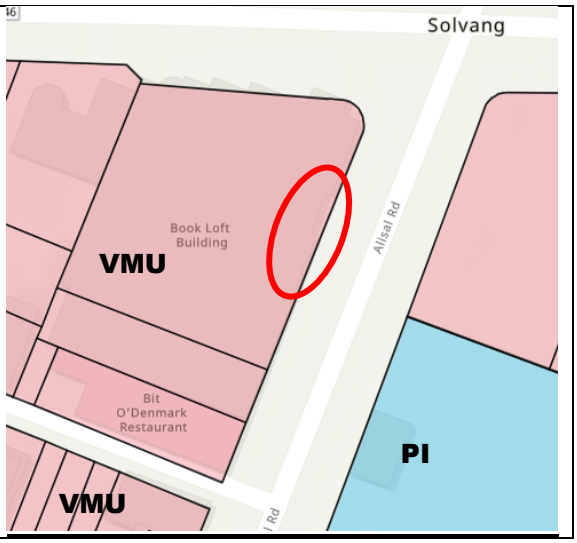
SUBJECT: **Discussion and possible action for a sign a permit (PA 25-004) for 485 Alisal Rd. #105 (APN 139-182-027) for proposed signage: one (1) awning sign, two (2) wall signs, 2.6 square feet in size, and a request for an exception to the maximum allowable size of two (2) wall signs, 9 square feet in size, and an exception to the permitted number of projecting signs. The applicant requests two (2) projecting signs, 6.75 square feet in size. The proposed project is categorically exempt from CEQA**

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:
The applicant will be opening a new retail store located at 485 Alisal Rd. #105 (APN 139-182-027) in the Village Mixed Use (VMU) Zoning District. The applicant is requesting two exceptions: the maximum allowable size of two wall signs and an exception for the permitted number of projecting signs. All other proposed signage meets the standards of section 11-3-8 of the Solvang Municipal Code (SMC). The applicant proposes 36.7 square feet of total signage.

Project Information

Property Owner	Harmony Real Estate II, LLC
Applicant:	Only in California General Store
Address	485 Alisal Road #5
APN:	139-182-027
General Plan Designation:	Tourist Commercial/ Village Commercial
Zoning:	Village Mixed Use (VMU)/ Design District- Village District (DD-1)



Project Description
The applicant requests approval of 36.7 square feet of signage for the following:

- One (1) awning sign. The awning is existing and faces Alisal Rd. The applicant proposes painted lettering on the front and sides of valance.
- Two (2) wall signs, 2.6 square feet in size which will be affixed to the wall between two different sets of doors facing Alisal Road. The wall signs are made of medium density overlay (MDO) wood panels with an overlay printed logo. The sign is dimensional.
- The applicant requests an exception to the maximum allowable size for wall signs per 11-13-8 of the Solvang Municipal Code (SMC). The applicant is proposing two (2) wall signs 9 square feet in size. The signs are dimensional and will be affixed to wall above two separate entries facing Alisal Road.
- The applicant requests an exception to the permitted number of projecting signs per 11-13-10(B)(1) of the SMC. The applicant requests two projecting signs, 6.75 square feet in size. The signs are dimensional and will be mounted to existing brackets facing Alisal Road.

Zoning Ordinance

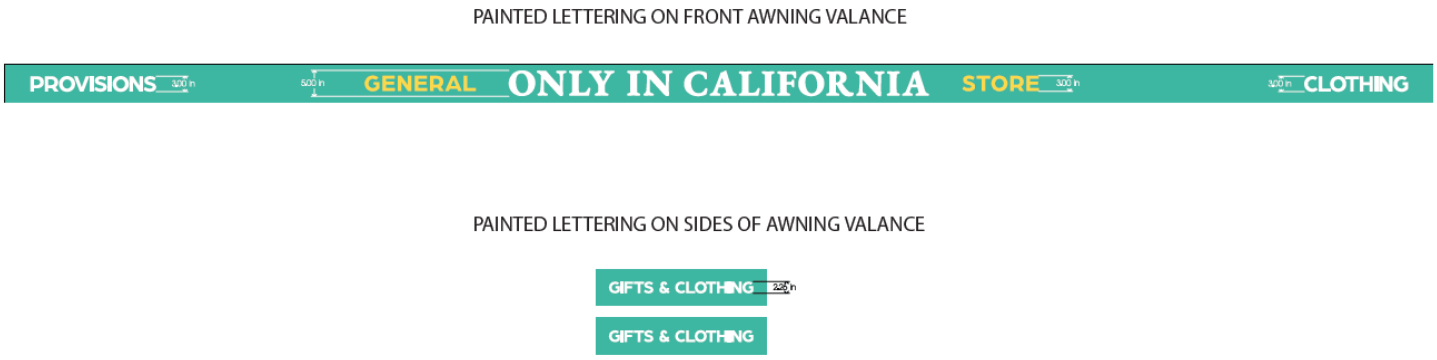
The applicant is requesting a modification for two (2) proposed wall signs for the maximum allowable size and two (2) proposed projecting signs for the permitted number. The remaining signs requested by the applicant are consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

Solvang Municipal Code (SMC) Sign Regulations 11-13			
TRC (Village Area) Zoning District Standards	**Requirement**	**Proposed**	**Meets Standard**
Awning sign max. letter height	5 in.	5 in. max	Yes
Awning sign max. descriptive words	2 per side	2 per side	Yes
Awning sign max. letter height for descriptive words	3 in.	3 in. max	Yes
Wall sign max. size	7 sf.	2.6 sf.	Yes
Max. letter height	8 in.	1.46 in.	Yes
Exceptions Requested			
Wall sign max. size	7 sf.	9 sf.	Exception required
Max. letter height	8 in.	5.07 in. max.	Yes
Projecting sign max. size	7 sf.	6.75 sf.	Yes
Max. letter height	8 in.	2.4 in. max.	Yes
Minimum clearance from sidewalk	7 ft.	7.8 ft.	Yes
Max. number permitted	One sign	Two signs	Exception required
Maximum signage allowed per site	95 sf.	37 sf.	Yes

Proposed Awning Sign

An Awning sign is defined as "Any sign or graphic attached to, painted on, or applied to the valance of a canvas awning. Awning signs shall include the name of the business on the front valance, not to exceed five inches in height. Two additional words of business specific information may be used per awning side (front, left, right, etc.) for a maximum of six descriptive words total. Descriptions shall not exceed three inches in height" (11-13-10(D)).

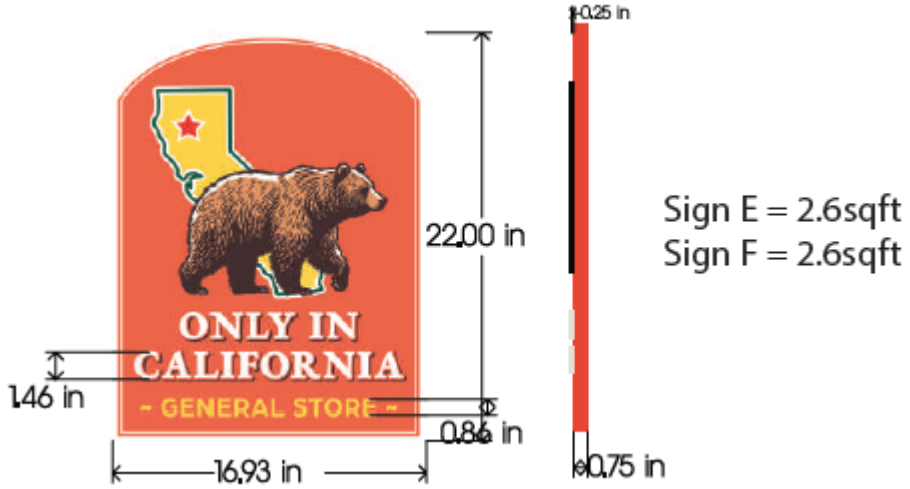
Front Awning sign, facing Alisal Rd.



Proposed Wall Signs

The applicant proposes two identical Wall signs. A Wall Sign is defined as, “A sign affixed in any manner to any exterior wall of a building or structure, and which is parallel to and projects not more than six inches at all points from the building on which it is located.” (11-13-10(A)).

Proposed Wall Signs facing Alisal Rd.



Proposed Wall Sign Exception

The applicant is requesting an exception to the maximum allowable size for two (2) Wall signs. The two signs are identical. The placement of the applicant’s logo creates the square footage to exceed the maximum allowable size per sign. Per 11-13-7(C)(1.d) of the SMC *“If the sign is irregularly shaped, a box shall be drawn around the sign and used to calculate the square footage of the proposed sign”.*

Proposed Wall signs, facing Alisal Rd.

Proposed Projecting Sign Exception

The applicant is requesting an exception to the maximum number permitted for projecting signs per frontage. The applicant is requesting two identical projecting signs along the same frontage (Alisal). Per 11-13-10(B) of the SMC *"Location and Number Permitted. One projecting sign per building frontage, as allowed in accordance with square footage limits."*

Proposed Projecting signs, facing Alisal Rd.

CEQA Determination

The proposed signage is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed signage is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

Findings Required for Approval by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision. Based on the review the proposed application, city staff recommends the committee make the following facts and findings for signs that do not require an exception:

Section 11-13-12(D)(1) Sign Review Criteria

a. The sign is in proportion to and visually consistent with the architectural character of the building.

   FACT: The proposed signage (not inclusive of the exception requests) is visually consistent and proportional to the existing building design. The proposed signage conforms to all pertinent sign regulations as established by the Solvang Municipal Code.

b. There is no needless repetition, redundancy, or proliferation of signage as the proposed signage meets all objective standards and does not exceed the maximum amount of signage. Each sign is developed for its specific purpose, as the wall signs are geared towards motorists, the projecting sign is geared towards pedestrians.

FACT: The proposed signage (not inclusive of the exception requests) includes one awning sign and four wall signs, which may be utilized to identify the business from the roadway, one projecting sign which is used to identify the business from a pedestrian level. The signs do not obscure from view or unduly detract from existing signage.

c. The sign does not obscure from view or unduly detract from existing signage.

FACT: Proposed sign locations (not inclusive of exception requests) do not obscure nor detract from existing signage on the premise.

d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the areas in which it will be located.

FACT: The size and shape of the signs (not inclusive of exception requests) are compatible with the existing building. The proposed locations provide readily identifiable information for the business. No lighting is proposed.

<u>Findings Required for Exception to Sign Standards</u>
Consistent with Solvang Municipal Code section 11-13-14(F), the following are findings for Approval of an Exception. Granting an exception must be based on at least one of the following findings:

1. There are exceptional or unusual circumstances applying to the property involved which do not apply generally to properties in the vicinity with the same zoning, such as, but not limited to:
    a. The presence of a legal, nonconforming use;
    b. Visual obstructions;
    c. Unusual building location or setback;
    d. Unusual building design, architectural style, or historic significance.

2. The sign for which an exception is requested is a nonconforming sign that acts as a neighborhood landmark or focal point while not disrupting views of prominent community landscape features. When granting an exception, the design review committee shall require that as many nonconforming elements of the sign as possible be eliminated while allowing its basic form and character to remain.

3. The exception is consistent with the intent and purpose of the sign regulations (see section 11-13-2 of this chapter) and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.

4. The sign exception is for superior design and will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

The applicant is requesting an exception to the maximum allowable size for two (2) wall signs, and an exception to the permitted number of projecting signs. The DRC will need to make the above findings to grant a sign exception

RECOMMENDATION:

1. Approve a sign permit for 485 Alisal Rd. #105 (APN 139-182-027) for proposed signage: one (1) awning sign, two (2) wall signs, each 2.6 square feet in size, and one (1) projecting sign, 6.75 square feet in size for a total of 11.95 square feet of total on-site signage and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

2. The Design Review Committee may approve a sign permit exception for an exceedance of maximum square footage for two (2) wall signs and an exception to permitted number of projecting signs based on affirmative of the findings consistent with Solvang Municipal Code Section 11-13-14.F.

3. The Design Review Committee may approve a sign permit but direct the applicant to modify the proposed signage. The DRC should be specific in their direction to city staff and the applicant regarding modifications. It is recommended that the DRC direct approval of modifications by the Planning Manager or their designees.

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

ATTACHMENTS:
A – Applicant package
B- Applicant exception request

Attachment A

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-16-25

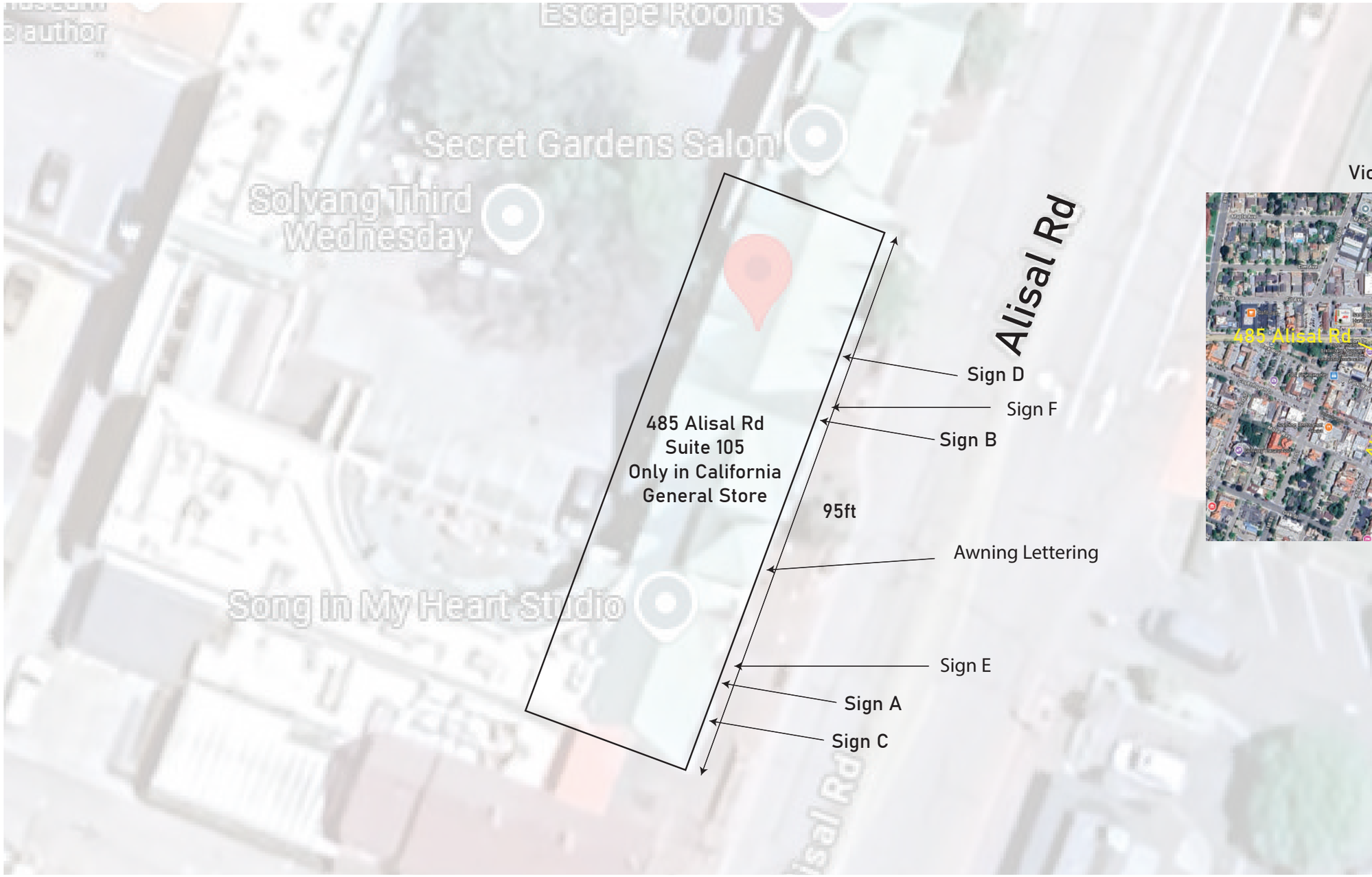
1. Cover
2. Site Plan
3. Signs to Scale
4. Front Elevation
5. Side Elevation
6. Photosims
7. Surroundings
8. Hardware/Colors

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-16-25

Site Plan



Vicinity Map

N

Scale - 1":20'

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

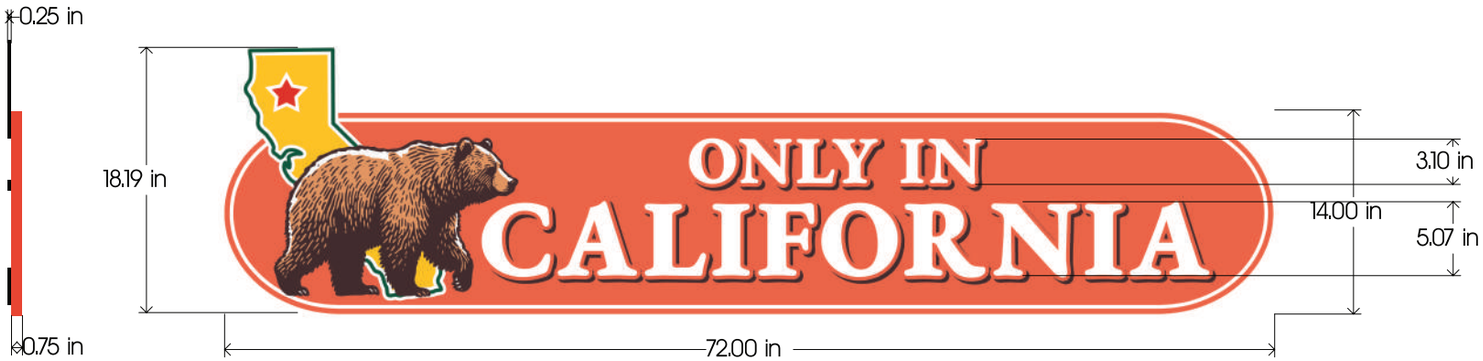
Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

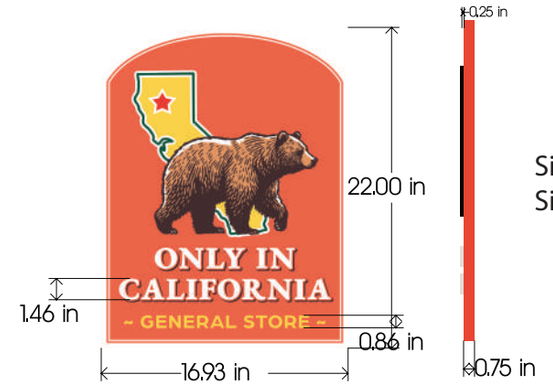
Date - 1-26-25

Signs to Scale

x2 Wall Signs (Signs A & B) mounted above doors
in same locations as previous tenant signage
3/4" MDO (WOOD) panels with 1/4" overlay printed logo + white lettering
general store + white pin stripe border aand orange background = painted

x2 Wall Signs (Signs E&F) mounted next to doors
under lanterns
3/4" MDO (WOOD) panels with 1/4" overlay printed logo + white lettering
general store + white pin stripe border aand orange background = painted





Sign E = 2.6sqft
Sign F = 2.6sqft

Sign A = 7sqft
Sign B = 7sqft

72"x14"= 7 sqft

x2 Blade Signs (Signs C & D) mounted on existing brackets
in same locations as previous tenant signage
3/4" MDO (WOOD) panels with 1/4" acrylic overaly printed logo + white lettering
general store + white pin stripe border aand orange background = painted

Sign C = 6.75sqft
Sign D = 6.75sqft

Total sign area = 32.7sqft

Scale - 1":1'

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

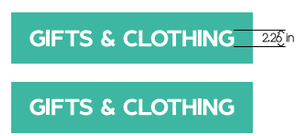
Date - 1-24-25

Signs to Scale

Awning valance lettering

PAINTED LETTERING ON FRONT AWNING VALANCE

PAINTED LETTERING ON SIDES OF AWNING VALANCE



Scale - 1/2":1'

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-24-25

Front Elevation

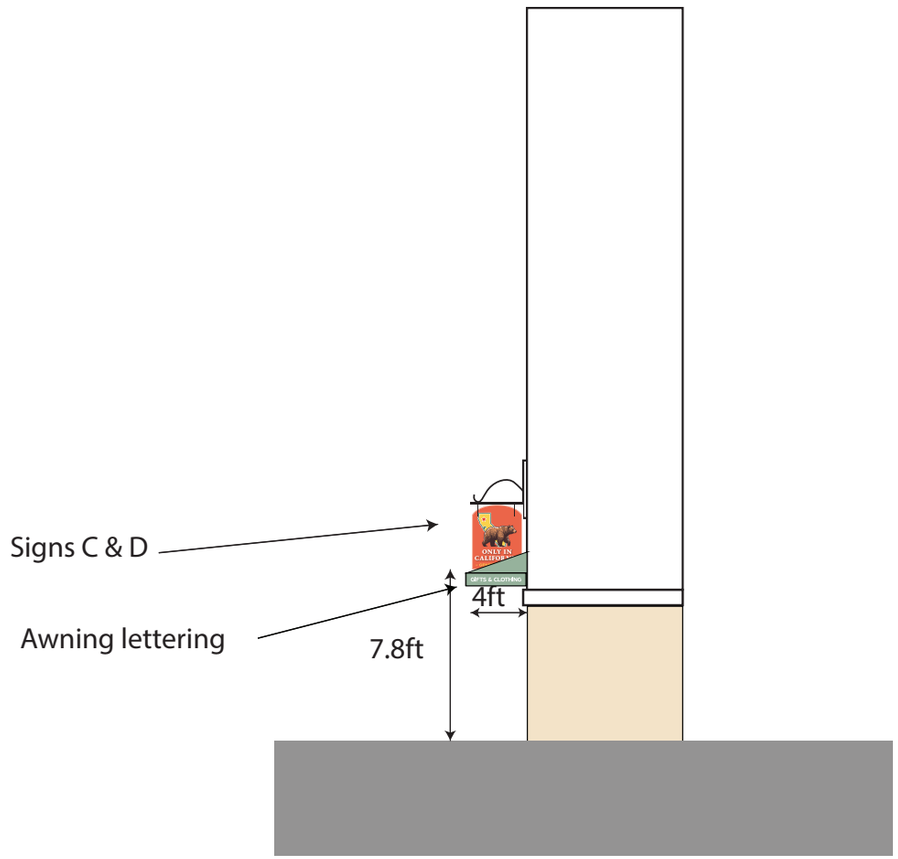
Scale -1/8":1'

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-24-25

Side Elevation



Scale -1/8":1'

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-26-25

Photosims

Building frontage sim showing wall and blade signs in place

doorway sim showing wall sign in place

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-16-25

View of property looking South down Alisal Rd.

View of property looking North up Alisal Rd.

*all previous tenant signage to be removed

Project : ONLY IN CALIFORNIA GENERAL STORE Address : 485 Alisal Road, Solvang APN :

Freedom Signs
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 1-16-25

background color

PANTONE®
166 C

letter color

PANTONE®
116 C

letter color

PANTONE®
11-0601 TCX
Bright White

Wall sign hardware

min 3/8" lag screws + wall wall anchors
heads painted to match background color

Blade sign hardware

Alpha brite hardware and s hooks
min 3/16" chain where necessary
all visible hardware painted matte black

February 13, 2025

City of Solvang – Planning Division

411 Second St

Solvang, CA 93463

Via.Email

Subject: PA 25-004: 485 Alisal Rd. Suite #105, Only In California General Store Permanent Signage

Dear Planning & DRC,

We would like to request two minor variances for our exterior signage due to the exceptional size of the frontage and eight entrance doors of our store on which the nonconforming signs would be located.

The first is to ask for a 9 square feet maximum size limit of a wall sign if we are to draw a box around the sign. With the amount of frontage this store has (95 feet) and all seven doors being double doors with elaborate trim, the 7sf limit will make the sign look disproportionately small above any of the doorways on this façade. The oval size of the sign is 7 square feet, but the tip of the California state graphic is what makes our sign exceed the 7 square feet. Our store name is also quite long, and it won't be very readable for customers if the signs are so small.

The second request is for one additional blade sign than the single blade sign allotted per business. As you may notice in the picture, the storefront extends 95 ft and has 8 entrance doors (the eighth is on the back corner). It is confusing to the customer where our single store might start and end, and where the unlocked entry doors are (when closed on a cold day). We kindly request two blade signs. It will be proportionate to the storefront and provide visual balance to have one on either side of the awning that runs through the middle of the frontage.

Thank you for considering our request for this exception.

Best,

Taryn Hoppe

Taryn Hoppe

Owner, Only In California General Store – Solvang

496 Jefferson St, San Francsico CA 94109

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 5.b
Meeting Date February 20, 2025

SUBJECT: **Discussion and possible action for a Zoning Clearance (PA 25-005) to be issued for an exterior paint color modification at 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA**

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:
The applicant proposes a change in exterior paint color at 1691 Copenhagen Drive (APN 139-182-009). The property is located in the Village Mixed Use (VMU) Zoning District. All changes proposed are for the building frontage facing Copenhagen Drive.

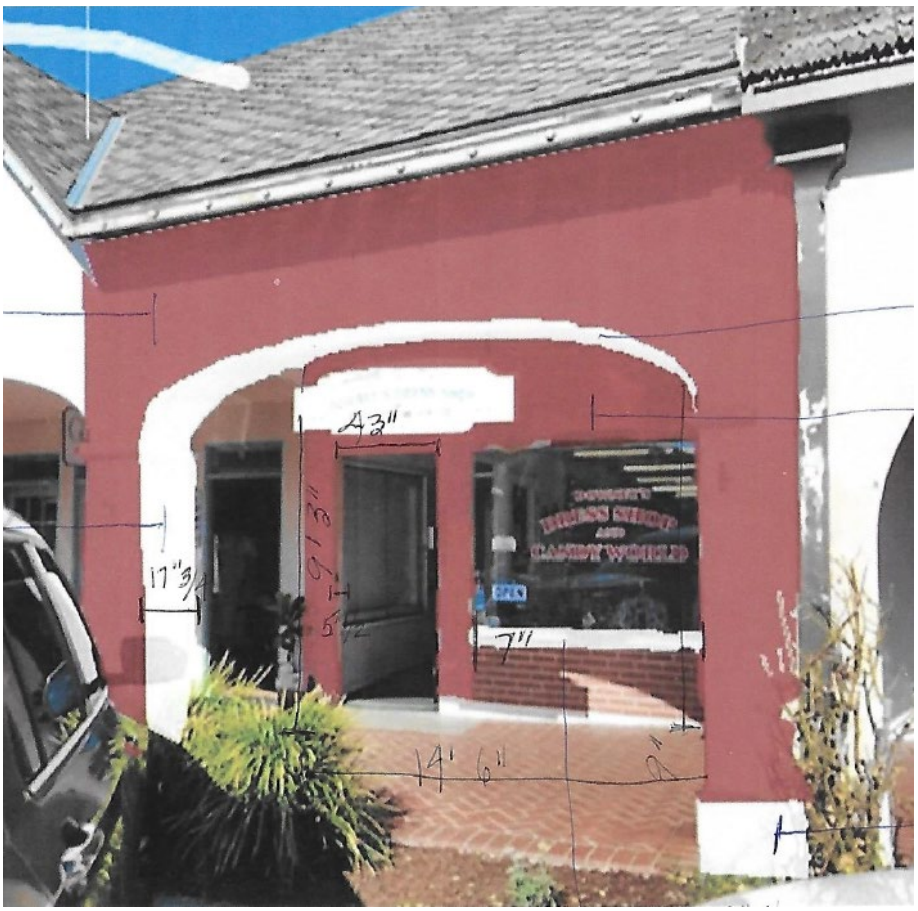
Project Information

Property Owner	Dagny Rasmussen
Applicant:	Linda Rasmussen
APN:	139-182-009
General Plan Designation:	Tourist Commercial/ Village Commercial
Zoning:	Village Mixed-Use (VMU)/ Design District- Village District (DD-1)

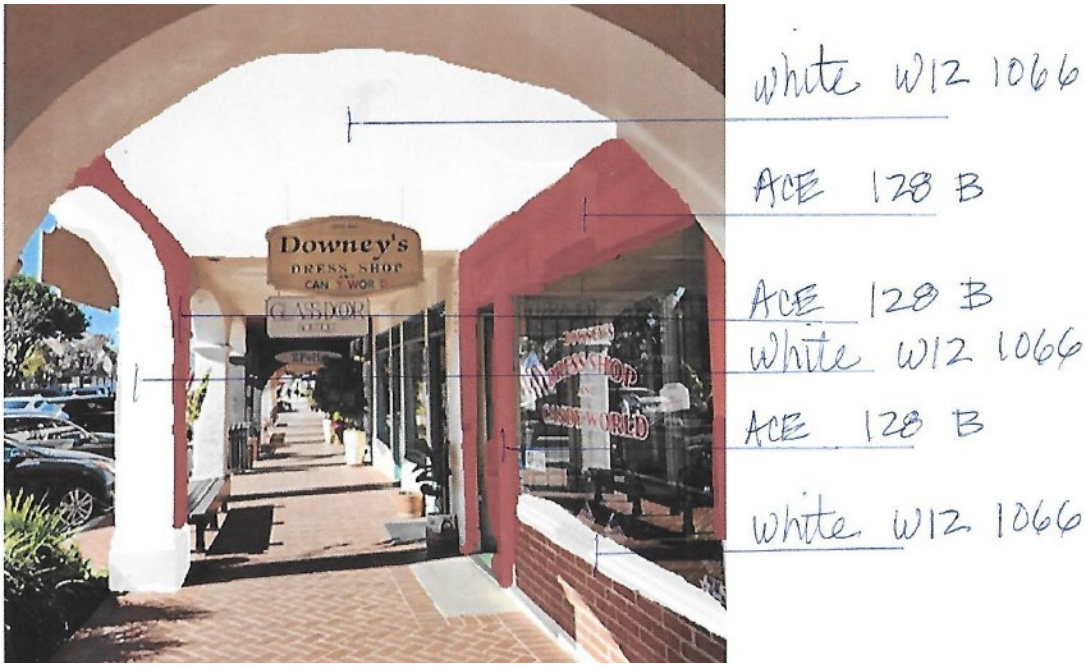
Project Description
The Applicant requests (DRC) review and approval for the following:

- Exterior paint. The body of the building will be painted a custom red “Ace 128 B” similar to a Pompeiian Red. The applicant is also painting the interior walkway. Designer White will be used as an accent color for the interior portion of the arches, lower portion of the shop window, and the ceiling of the walkway.
- The applicant has added a swatch to the building for the Design Review Committee to view. It is located above the shop window facing Copenhagen.

Proposed exterior paint color. Front elevation facing Copenhagen Drive



Interior walkway facing Copenhagen Drive



Location of paint swatch on the building

Consistency with Adopted Design Guidelines and General Plan

The objective standards contains language regarding "approved color platters contained in the adopted Design Handbook." This handbook is not complete, awaiting decisions from the City Council and outcomes from a public workshop to be held in late February/Early March. The adopted Design Guidelines do not have a specified color palette or adopted color schemes for the Village. The newly adopted Community Design Element of the 2045 Solvang General Plan does contain language regarding color that includes the following:

> *Old World Danish style buildings are often known for their rich vibrant hues of paint colors alongside dark wood framing and half timbers. Buildings were painted to protect the materials from weather, and colors were a stylistic choice and a sign of wealth, social status, and the overall style of the time.*
>
> *The most common paint colors used throughout Denmark in the Renaissance were red and dark ochre (a dark earth tone yellow) because these were the cheapest and most accessible pigments in the region and held up the most against the elements. (CD Page 22)*

The DRC has referred to other, non-adopted books and color schemes to direct city staff on color application types. While these provide a good guide, these have not been formally adopted, nor readily accessible to applicants outside of either purchase of the materials or drop by the counter to review.

Based on the language in the adopted Community Design Element and Design Guidelines, the DRC may make consistency findings that the proposed exterior colors are consistent with the intent of the adopted documents in absence of adopted color swatches or palettes.

Findings Required for Approval or Denial by the Design Review Committee

The following are pertinent standards from the Solvang Municipal Code that the committee must consider when making their decision (Solvang Municipal Code Section 2-4-4.C).

1. There shall be harmony of material, color and composition of all sides of a structure or building.

2. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

3. The project shall be in substantial conformance with the design review committee guidelines.

CEQA Determination
The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to Section 15301, because the proposed exterior paint is considered a minor alteration of an existing structure that features no expansion of the existing or proposed use.

RECOMMENDATION:

1. The Committee may approve a Zoning Clearance for exterior paint modification as presented by the applicant for the property 1691 Copenhagen Drive (APN 139-182-009);

   or

2. The Committee may request color modification for the property located at1691 Copenhagen Drive (APN 139-182-009). The applicant may appeal this decision to the City Council within 10 days of the DRC's decision, consistent with Solvang Municipal Code section 2-4-3. C or may adjust the proposed façade colors and return to the DRC for further consideration and approval.

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

ATTACHMENTS:
A – Applicant package

white W12 1066

ACE 128 B

ACE 128 B

white W12 1066

ACE 128 B

white W12 1066

ACE
128 B
white
W12 1066
W12 1066
white
paint
ACE
128 B
43"
9' 3"
17" 3/4
5' 1/2
7"
10' 10"
14' 6"
9"
white
paint
W12 1066
17" 3/4
9" 3/4
13' 6"
white Paint
W12 1066

DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 5.c

Meeting Date February 20, 2025

SUBJECT: **Discussion and recommendation for Land Use Permit 23-302 amending a previously approved Development Plan for proposed exterior and interior tenant improvements, and a proposed 5,906 square foot addition for a proposed 10,734 square foot a market and restaurant located at 1714 Mission Drive (APN 139-240-034). The proposed project is categorically exempt from CEQA**

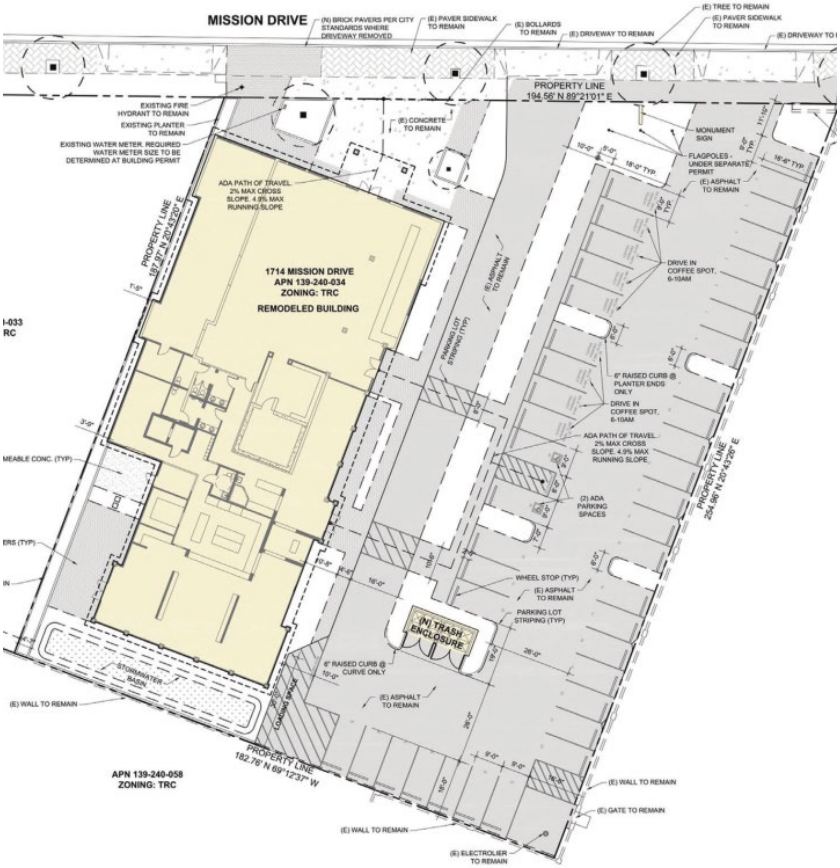
PREPARED BY: Rafael Castillo, AICP, Planning and Building Manager

---

DISCUSSION:

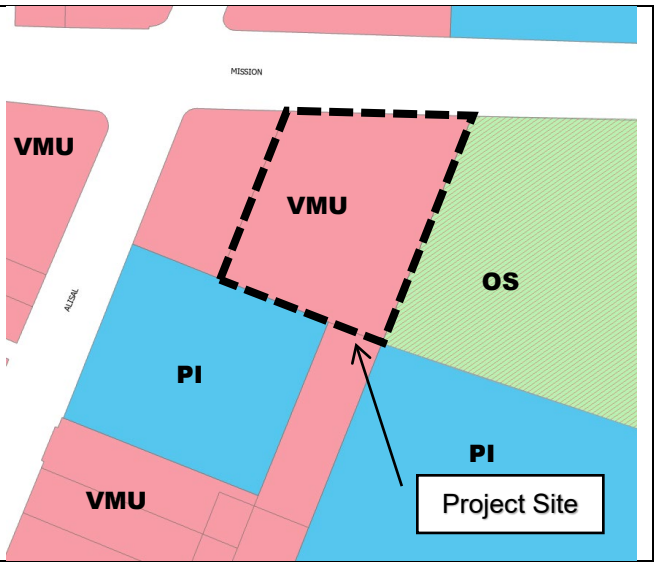
On August 1, 2022, the Planning Comission approved a “Development Plan” for a commerical tenant improvement to convert a previous bank into a market, deli, and restruant. Along with the proposed conversion, the applicant proposed an addition of 5,713 square feet (sf) to the existing structure for a total of 10,734 sf. The proposed addition included restaurant seating and an outdoor patio. In preliminary assement 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 probhitive. The applicant requests an amendment to the approved development plan revising the proposed addition to a larger structure in order to avoid costly structural upgrades to the existing building.

Previously Approved Site Plan



Project Information

Property Owner	Yook Ming Man & Mabel Man Revocable Trust
Applicant:	SBID, LLC
Address	1714 Mission Drive
APN:	139-240-034
General Plan Designation:	Tourist Related/Village Commercial
Zoning:	Village Mixed-Use (VMU) / Design District – Village District (DD-1)



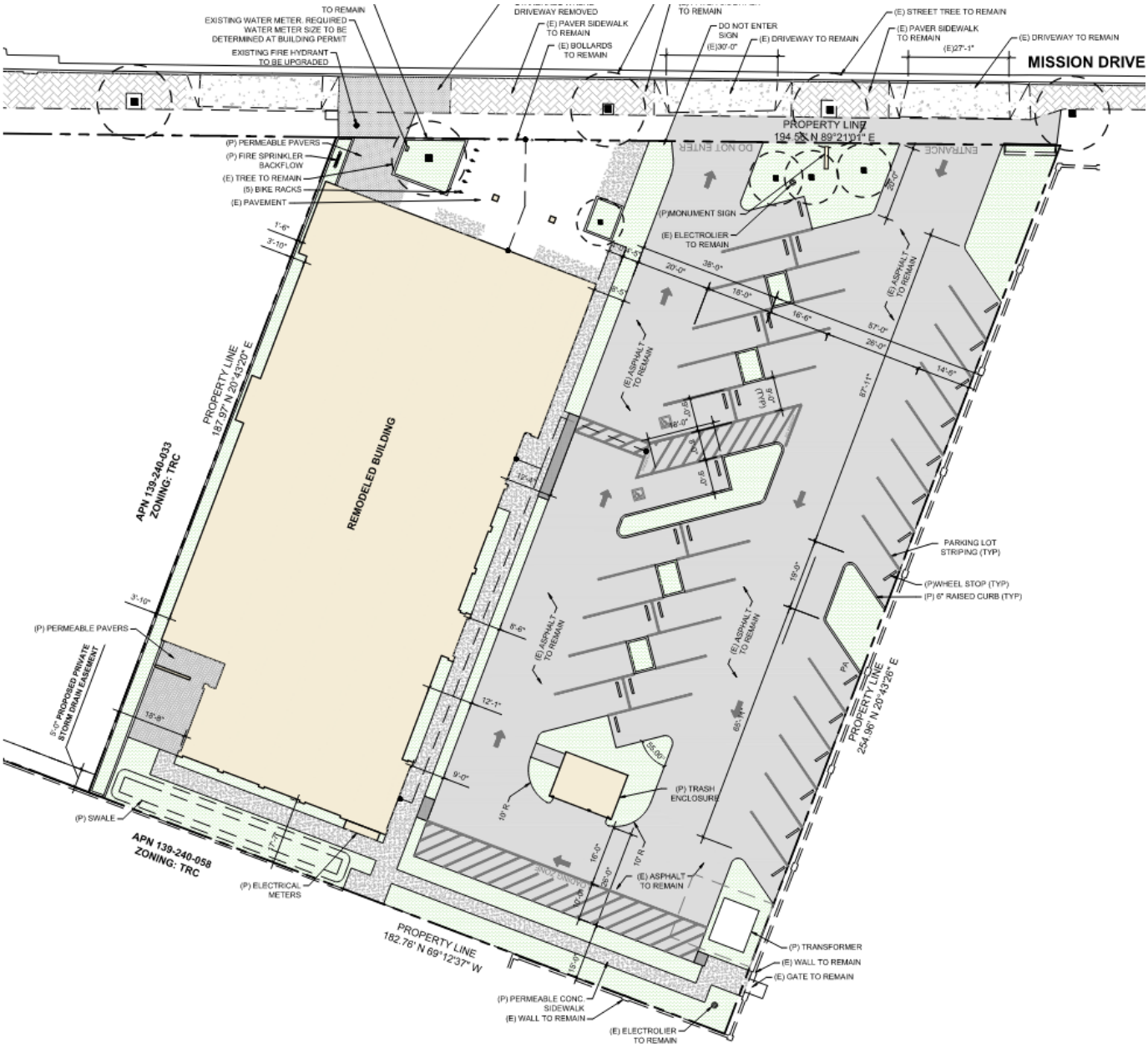
Project Description

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 proposed the following amendments to the approved development plan:

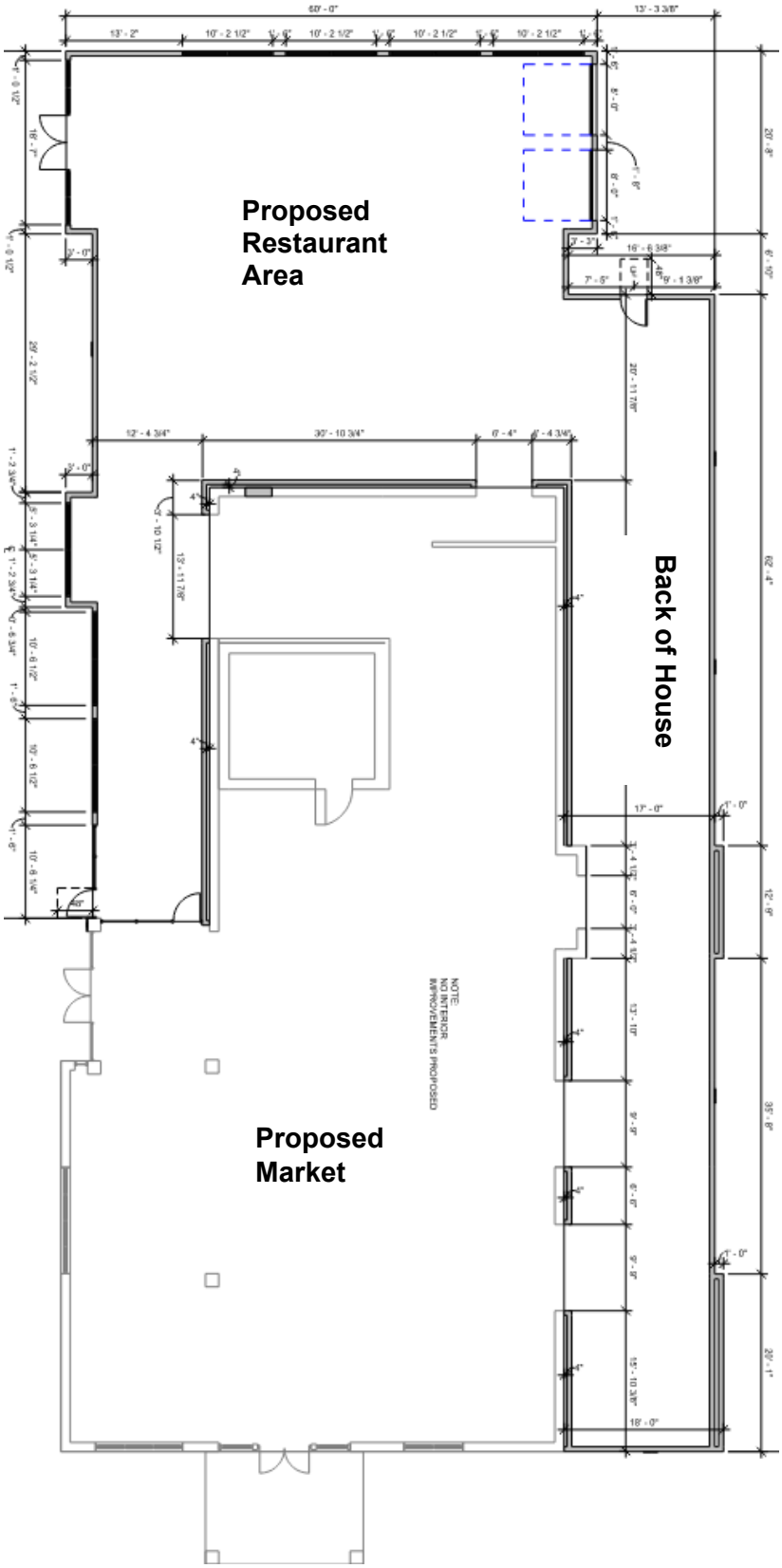
- Eliminate the deli portion of the proposed project and create a market and restaurant.
- Reconfigure the proposed addition to fit the proposed new operations to avoid costly structural upgrades to the existing building.
- Proposed increase of the proposed addition from 5,713 sf to approximately 5,900 sf, a 187 square foot increase in size which includes proposed 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-cohere, entryway, which is revised in the proposed amendment.
- Revise the approved exterior brick/stucco mix that is existing with all stucco and replace brick with stucco and half timbering utilizing a lighter “red” hue for the exterior paint and brown hue for the existing and proposed half-timbers.
- Revising the approved landscaping plan to include landscaping along the southern property boundary (city parking lot) and additional landscaping in the parking lot versus the previously approved project.

Existing Site Photos

Proposed Site Plan Amendment



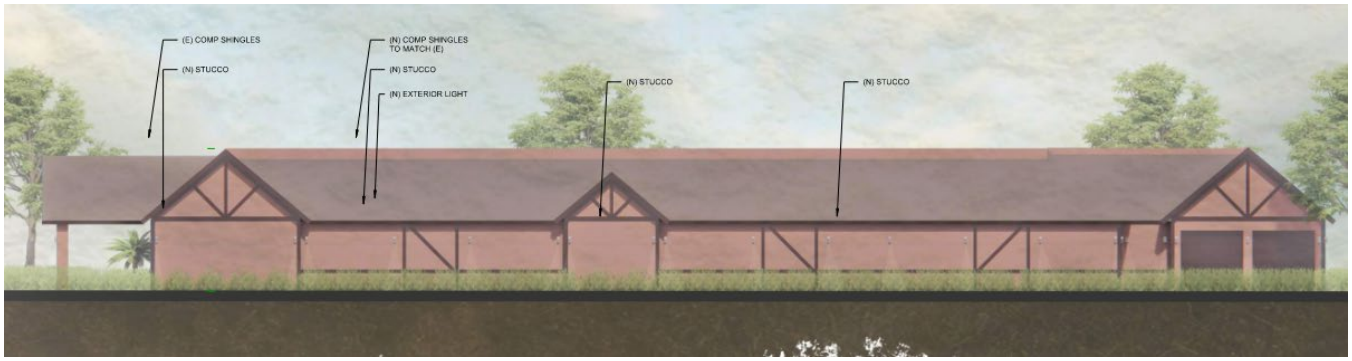
Proposed Floor Plan Amendment



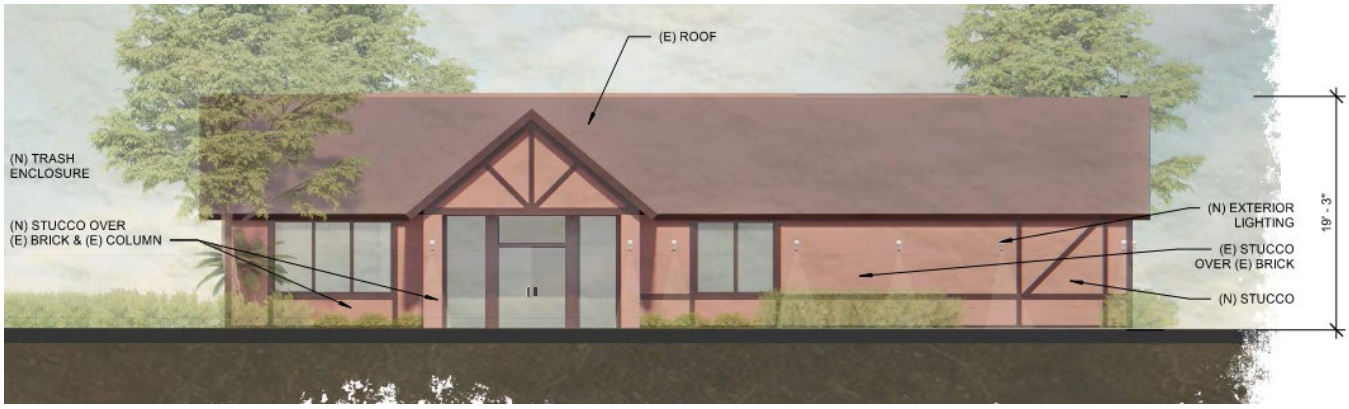
Proposed Elevation Amendments

East Elevation (Facing Mission Santa Ines)

West Elevation (Facing Proposed Lilisod Cottage Hotel)



North Elevation (Facing Mission Drive)



South Elevation (Facing City Parking Lot)

Community Design Element Consistency

The Following are pertinent policies that the proposed amendment is consistent with from the adopted Community Design Element in the 2045 Solvang General Plan. Many of the policies of the Community Design Element pertain to "new buildings" versus stating the policies should be applied to new construction or additions of a certain size. Based on this, the following are pertinent to the proposed amendment, as the proposed project includes re-use of an existing structure.

- *CD 1.14* Street Trees and Tree Canopy. The City shall require street trees citywide, including in medians, to create an expanded tree canopy and to reduce the urban heat island effect.
- *CD 2.4. Village Area Structure Orientation: The city should encourage orientation of shops to pedestrian traffic rather than automobile traffic in the Village area.*
- *CD 2.21* Landscaping. The City shall encourage landscaping to be used to relieve the appearance of solid unbroken elevations.

Additionally, the Community Design Element policy 2.6 states the following:

> *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*.

Based on this policy, along with the adopted objective standards, city staff recommends a condition be added for planning commission consideration that proposed outdoor and building lighting meet this standard (see objective standards discussion).

Design Guidelines Consistency

Although the City Council has recently adopted Objective Design Standards in the village, the 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 adopted design guidelines state that "windows must be divided into panes, with horizontal and vertical painted mullions, and 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 look of no panes. The 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.

Zoning Ordinance Consistency

The proposed project is located in the Village Mixed-Use Zone (VMU) which was formerly known as the TRC zone. The following matrix includes the standards within the VMU zone and the minimum or maximum requirements.

Zoning Ordinance Consistency – Village Mixed-Use (VMU) Section 11-7-4 Solvang Municipal Code			
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.

Objective Design Standards

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. Additional discussion regarding some of the items are below the table.

Village Design District Standards Section 11-10A-6 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; Public art.	Partially meets standard.	See discussion
Half-timbering	Wood or synthetic composite Main Beams- width 6 in – 18 in. Verticals spaces	6” inches in width, vertical spaces have been met.	Yes

Village Design District Standards Section 11-10A-6 Solvang Municipal Code			
Standards	**Requirement**	**Proposed**	**Meets Standard**
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'	Yes
Window Proportions	2:1 to 3:2 ration	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
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. Based on the new standards, previously approved elevations including the north, which faces a public street, would not meet façade articulation requirements. The proposed east does not meet the following standard, consistent with 11-10A-6.B.1.b of the Solvang Municipal Code:

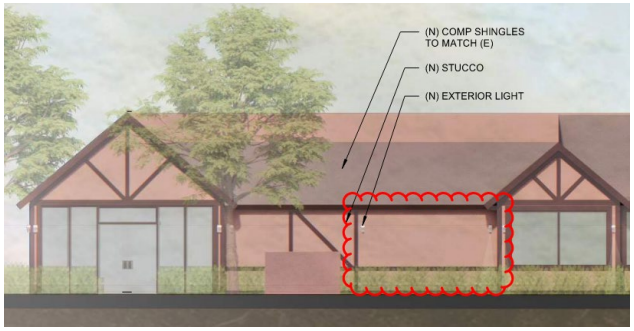
Solvang Municipal Code Section 11-10A-6.B.1.b

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.

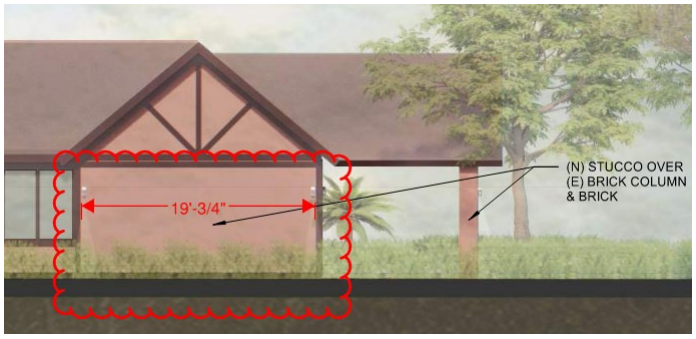
On the east elevation, the applicant proposes half-timbers on the addition portion (new construction), which provides some façade relief, therefore a blank wall does not exist but does not meet the standard. On the east elevation closer to Mission Drive, a blank wall with no half-timbers is proposed. Because the applicant had submitted during the change over, and has not been explicit on using the new standards, City staff recommends the following be conditioned as a part of any recommendation from the DRC:

- 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.
- Either use of a window, or 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.

East Elevation – Near City Parking Lot



East Elevation – Near Mission



The west elevation is now consisted mostly blank under the new objective design standards. However, this elevation is not considered “facing a public street”, as it is an interior lot line, and a proposed cottage hotel had initially started construction but has been halted by the applicant. The applicant has indicated that many “back of house” functions would take place along this elevation, and the proposed additions would create a structure within 6-feet of the property line, which may prohibit the use of windows and other treatments for consistency with the 2022 California Building Code. the existing elevation contains windows near the center of the building, along with drive-up windows for previous bank cashiering uses. The previously approved elevation included pop-out brick with a mix of plaster along this elevation. The proposed amendment includes half-timbering patterns. The DRC may request additional articulation on this elevation, however, may be limited due to building code issues.

It is recommended that city staff recommendations, or other DRC recommendations be completed either through the form of project conditions, which will be reviewed by city staff at the time of building permit submittal, and approved by the Planning Commission, or direct the applicant to make changes prior to Planning Commission public hearing.

Proposed Lighting

In the applicant package, the applicant included light fixtures that does not meet the objective standards consistent with SMC section 11-10A-6.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 (See Attachment A). On the proposed project elevations, these show lights on the building that do direct light downward. For compliance with this

section, city staff proposes a condition that lighting fixtures be shielded and direct light downward, as approved by city staff.

Proposed Building Color & Materials
The objective standards contain language regarding "approved color platters contained in the adopted Design Handbook." This handbook is not complete, awaiting decisions from the City Council and outcomes from a public workshop to be held in late early March. The adopted Design Guidelines does not have a specified color palette or adopted color schemes for the Village. The newly adopted Community Design Element of the 2045 Solvang General Plan does contain language regarding color that includes the following:

> *Old World Danish style buildings are often known for their rich vibrant hues of paint colors alongside dark wood framing and half timbers. Buildings were painted to protect the materials from weather, and colors were a stylistic choice and a sign of wealth, social status, and the overall style of the time.*
>
> *The most common paint colors used throughout Denmark in the Renaissance were red and dark ochre (a dark earth tone yellow) because these were the cheapest and most accessible pigments in the region and held up the most against the elements. Buildings painted blue or green were often a sign of wealth and high social status as these pigments were expensive and rare (CD Page 22)*

The DRC has referred to other, non-adopted books and color schemes to direct city staff on color application types. While these provide a good guide, these have not been formally adopted, nor readily accessible to applicants outside of either purchase of the materials or drop by the counter to review.

The proposed project includes painting the proposed stucco exterior with the reddish brown hue, that mimics the existing brick. The existing brick will be removed. This hue is outlined in the Community Design Chapter of the 2045 Solvang General Plan. The proposed color of the half-timber is a dark brown, consistent with both the adopted Objective Standards, and Community Design Element, however, the selected color may warrant to be darker if paired with the proposed reddish façade. The DRC should make a recommendation based on the applicant's proposed color scheme.

<u>CEQA Determination</u>
The previous approved project qualified for a Class 32 exemption, as the proposed addition was greater than 7,500 square feet. The proposed addition additional 717 square feet from the previous approved project, or less than 10% of the previous approved square footage. The proposed amendments will require a revision to the Class 32 exemption, however, the proposed project still meets the requirements outlaid in this exemption. The exemption will be provided to the Planning Commission for approval.

<u>DRC Action</u>
The DRC shall provide a recommendation to the Planning Commission.

ALTERNATIVES:
None

FISCAL IMPACT:
The Applicant paid the pre-application review few.

ATTACHMENTS:
A – Applicant package

Attachment A

LUCCA MARKET & DELI
1714 MISSION DRIVE
SOLVANG, CA 93463

RECEIVED
Dec 13 2024
CITY OF SOLVANG
PLANNING & BUILDING

REVISION TO DEVELOPMENT PLAN

CONTACT INFORMATION

OWNER: YOOK MING MAN & MABEL MAN REVOCABLE TRUST
1200 QUEEN EMMA STREET, #1408
HONOLULU, HI 96813
ATT: ALICE CHAN
PHONE: 808-368-1923

LESSEE/TENANT: SBID, LLC
831 CLIFF DRIVE #100
SANTA BARBARA, CA 93109
PHONE: 805-456-5910

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

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

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

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

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

CIVIL ENGINEER: RRM DESIGN GROUP
10 E FIGUEROA ST, STE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-6283

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.

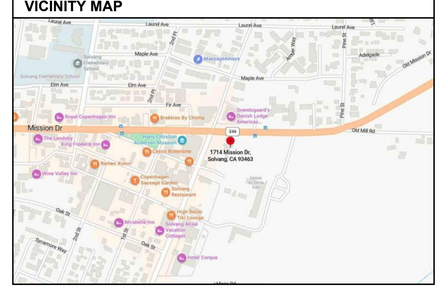
Enclosure 1

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
A-6.2	PROPOSED ELEVATIONS
A-6.3	PROPOSED ELEVATIONS
A-6.5	PROPOSED ELEVATIONS
A-6.6	PROPOSED ELEVATIONS
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 •

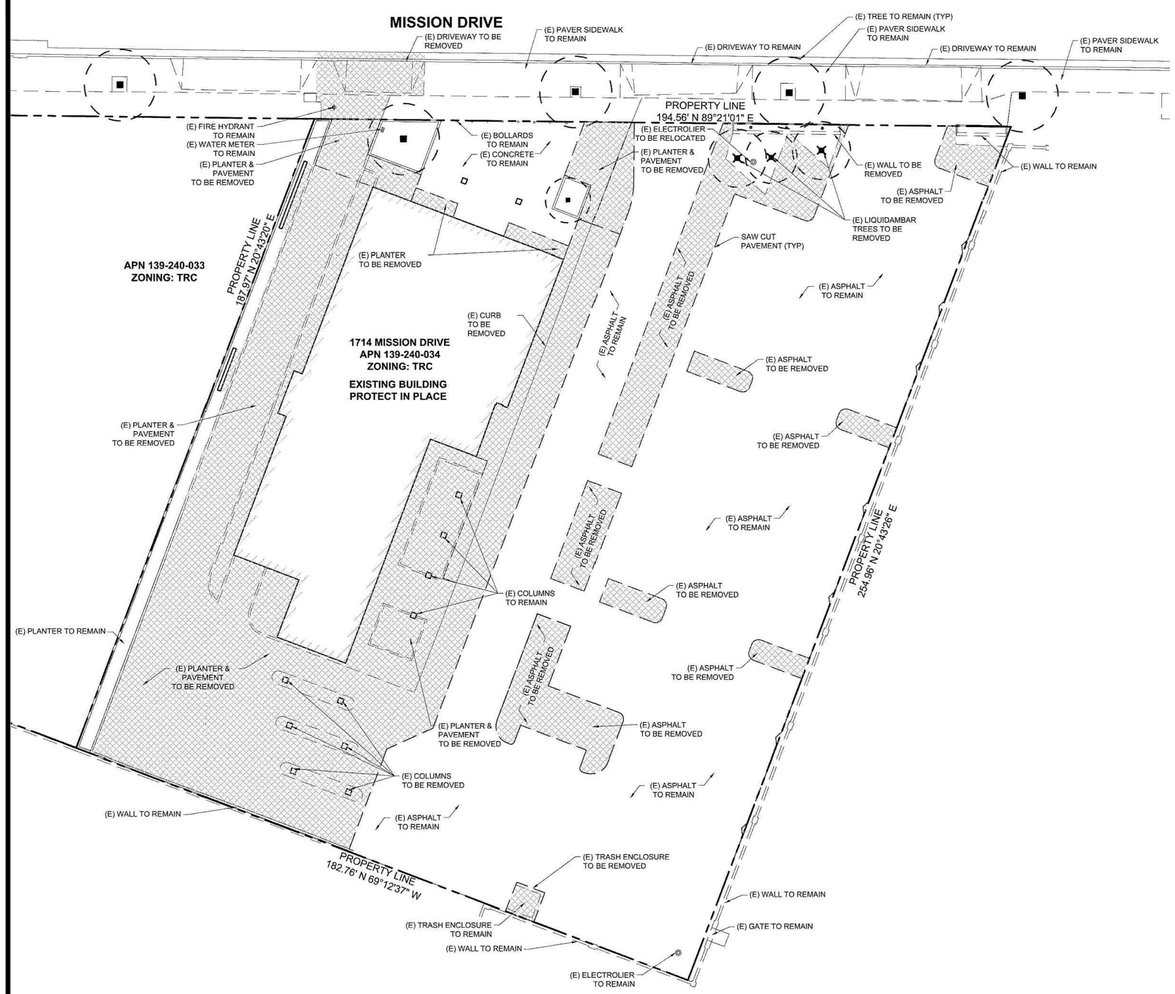
LUCCA MARKET & DELI
1714 Mission Drive
Solvang, CA 93463
TITLE SHEET

Revisions

Project Manager
KN
Drawn By
Scale
VARIES
Print Date

T-1.1

© Copyright 2023, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



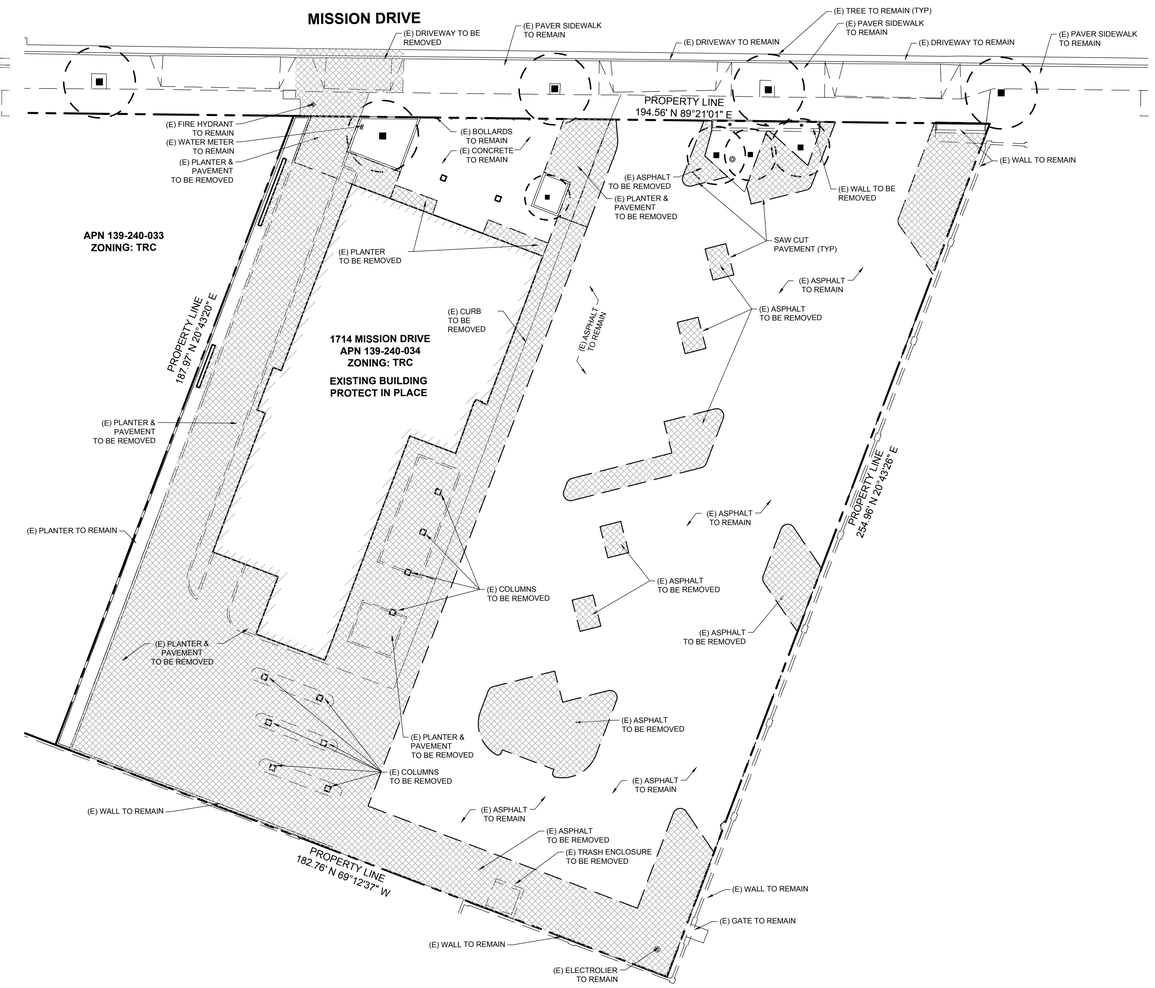
APPROVED DEMO PLAN

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
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

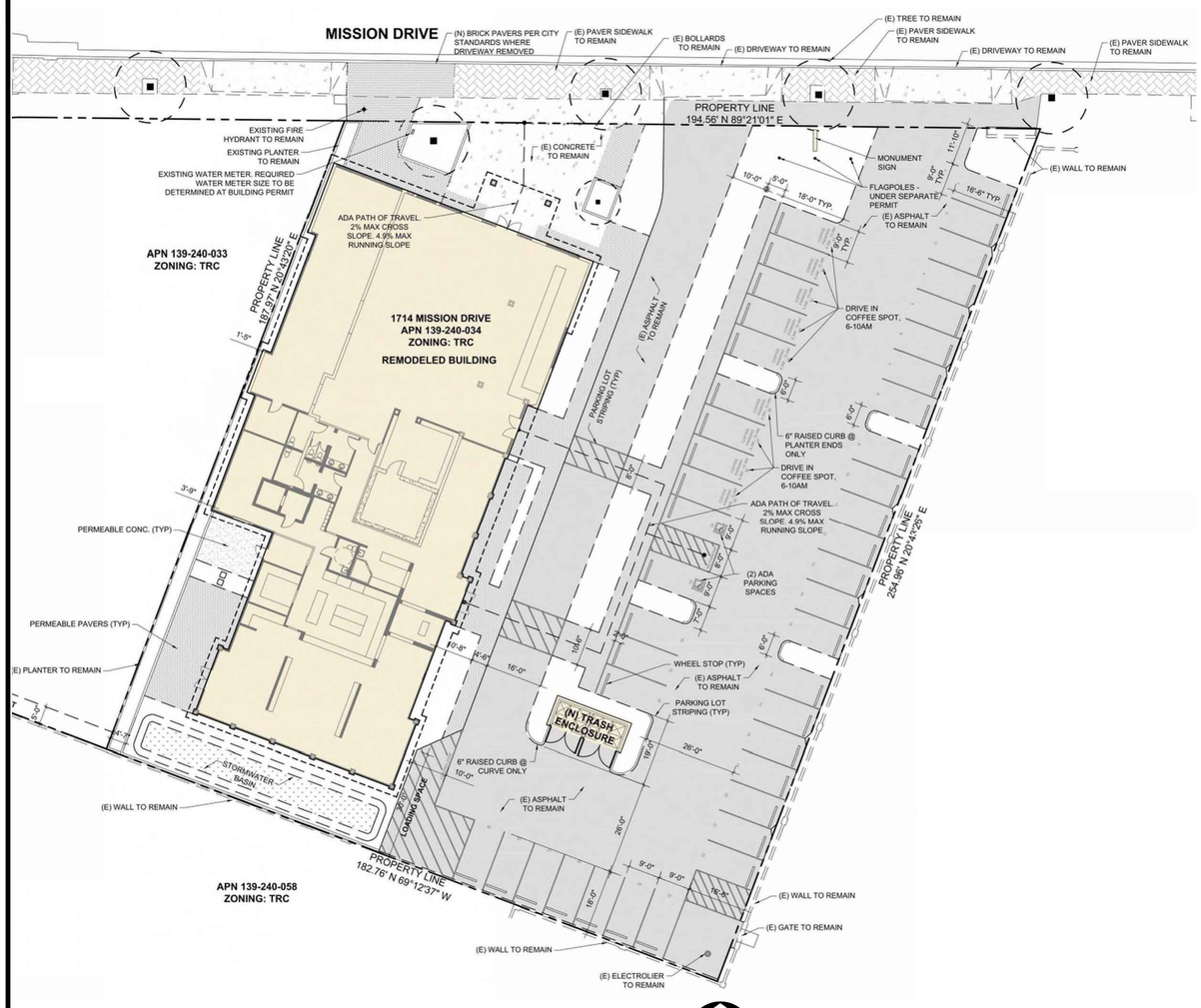
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
SITE DEMOLITION PLAN

Revision Schedule

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

A-1.0

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



APPROVED SITE PLAN

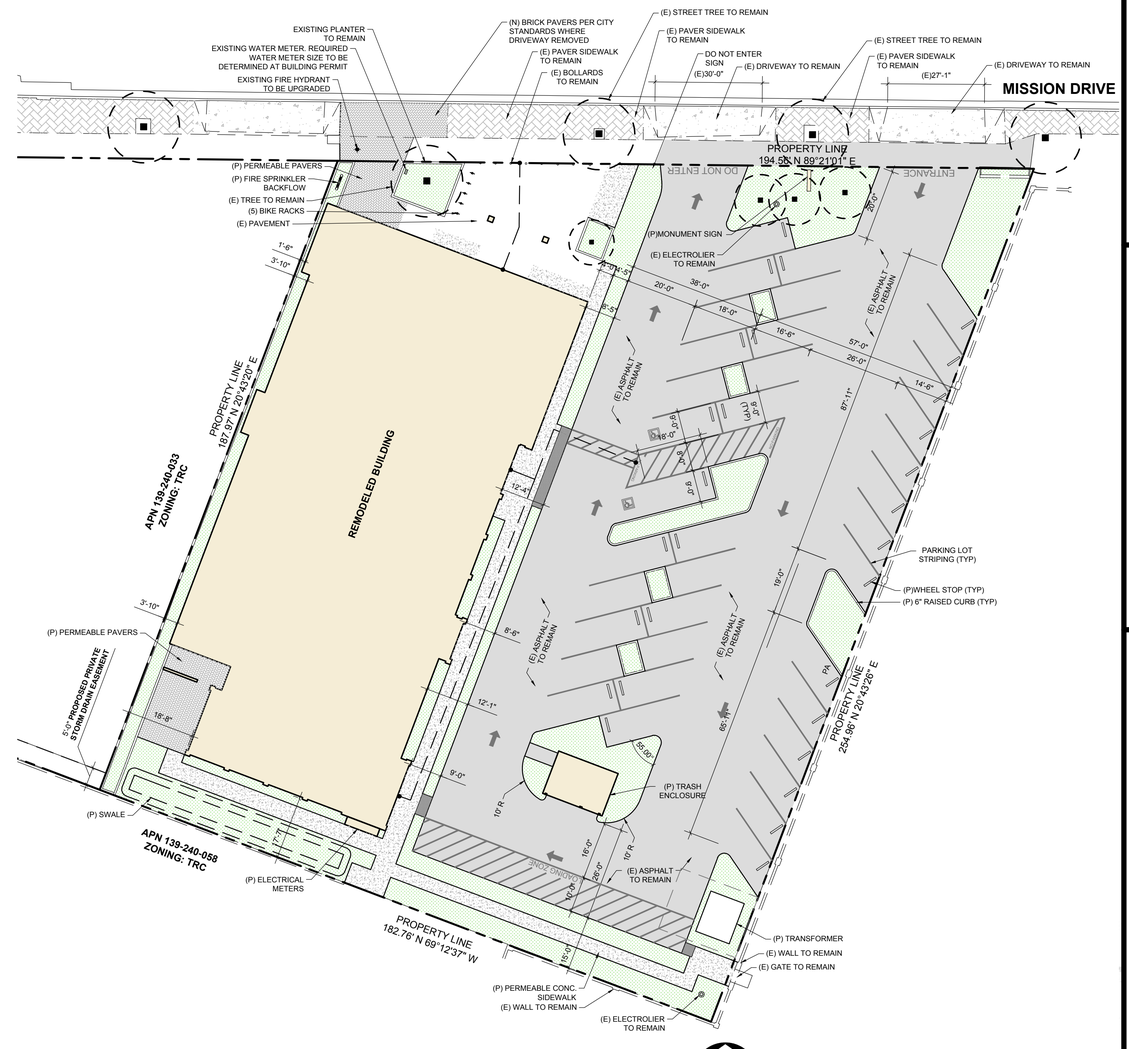
SCALE: 1" = 20'

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

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'

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).

ON DESIGN LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

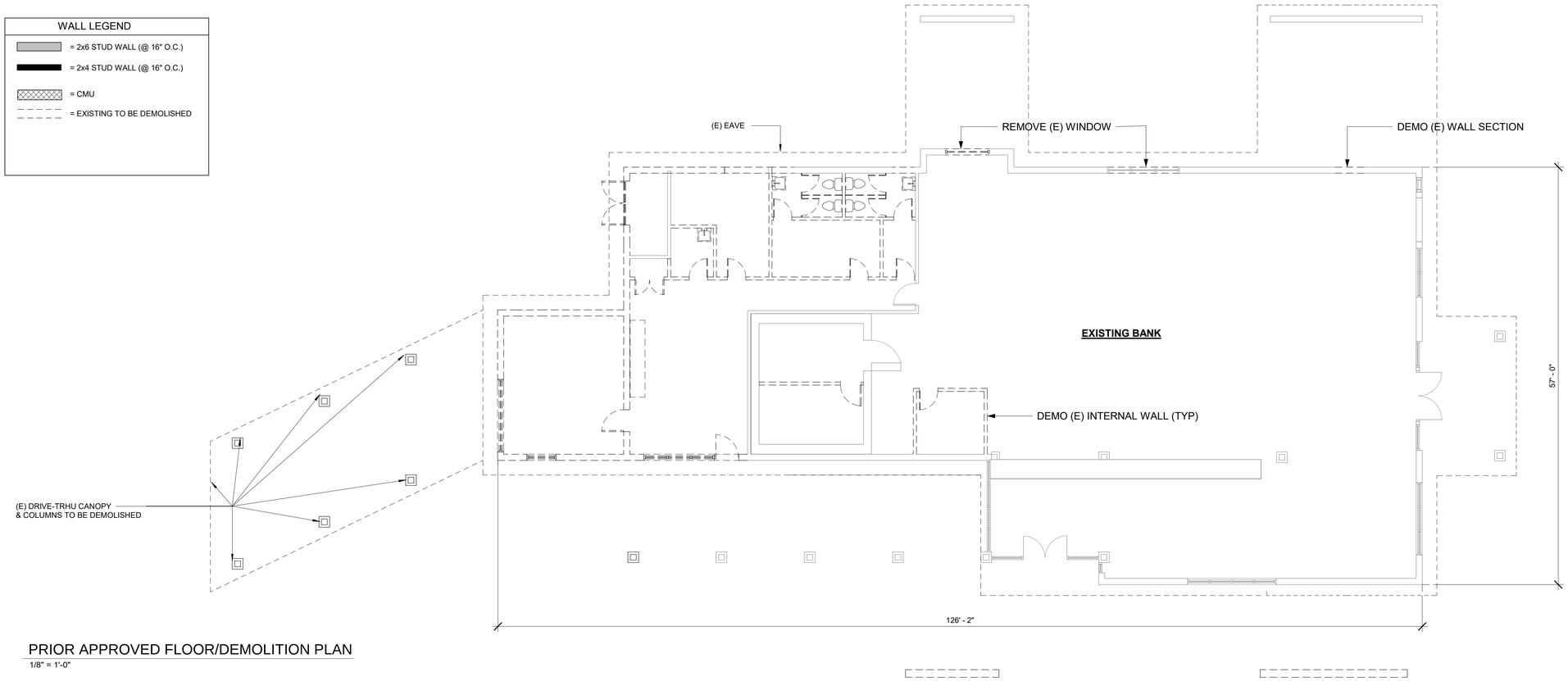
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY SITE PLAN

Revision Schedule

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

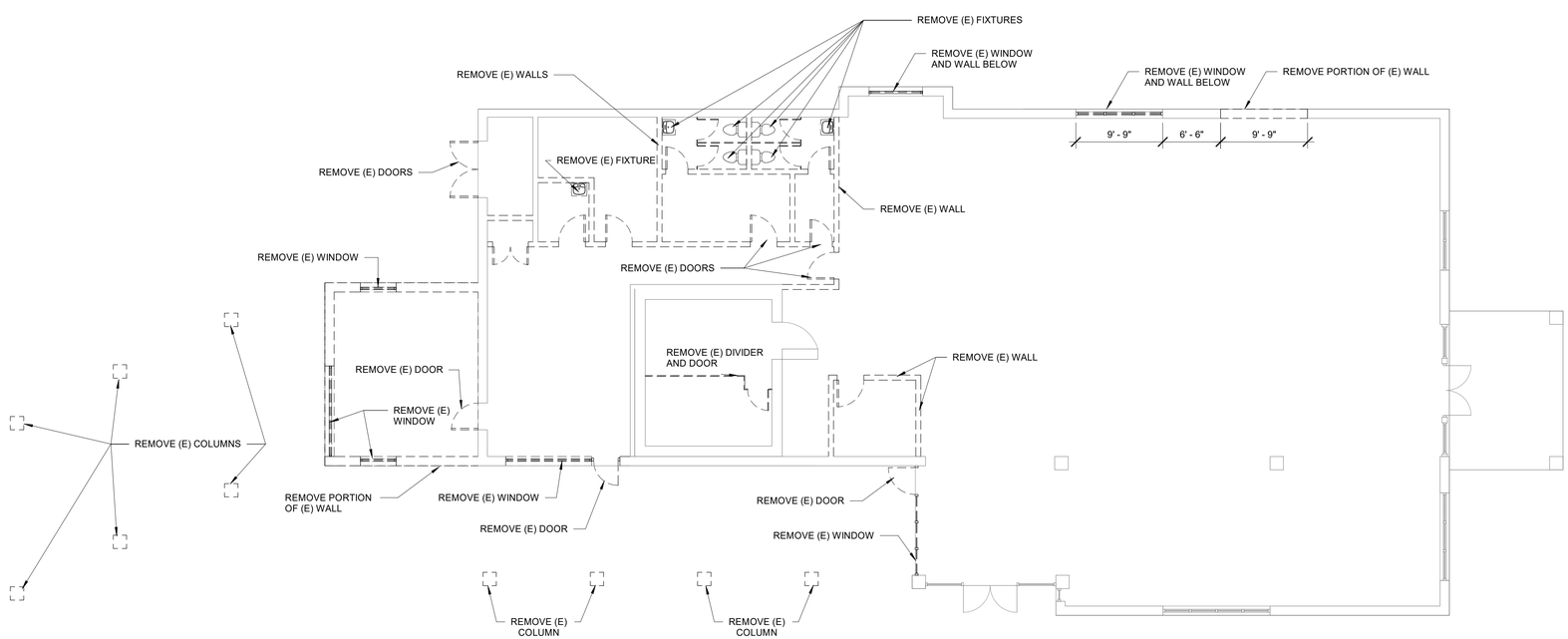
A-1.1

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



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

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

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"

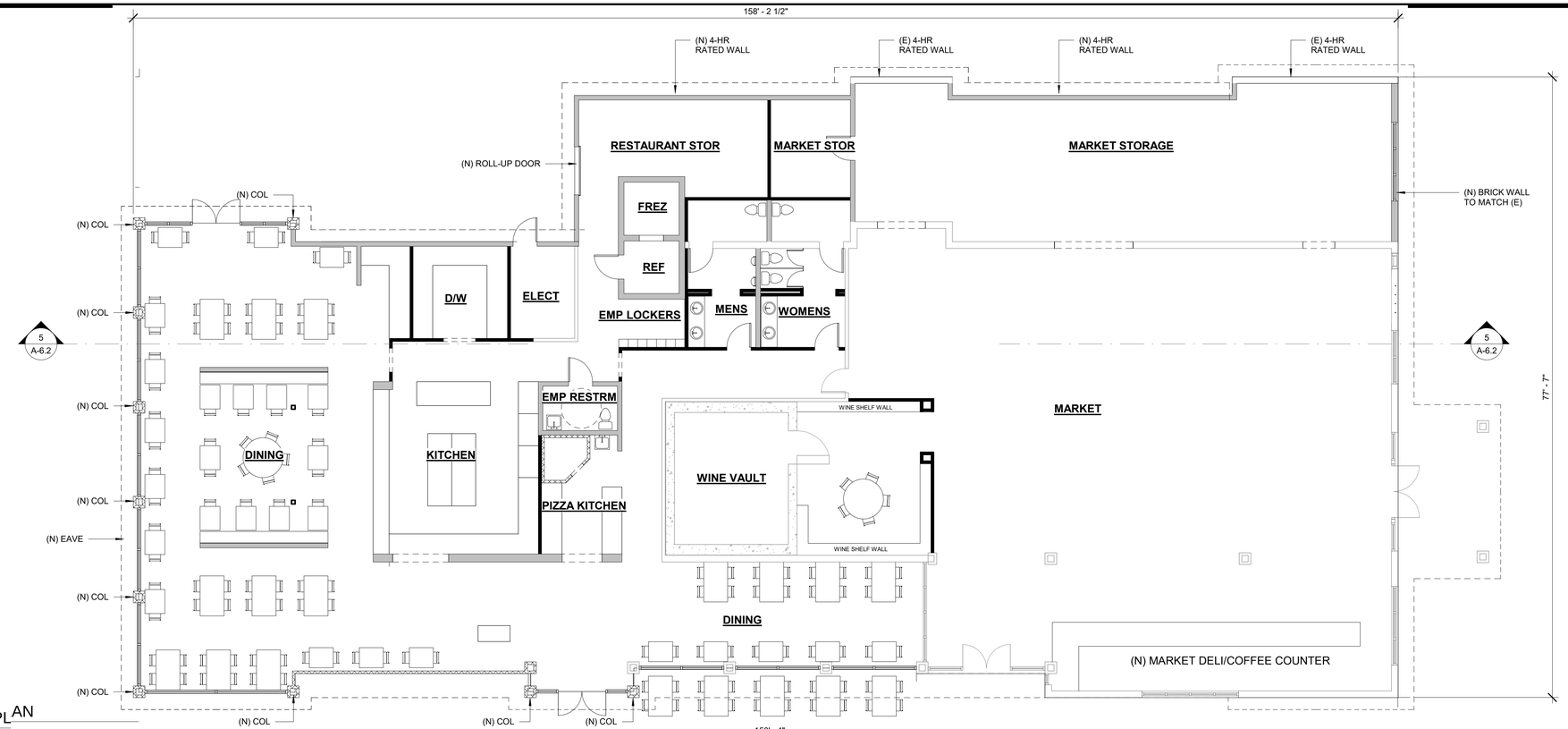
PrintDate
12/11/2024 11:26:10 AM

A-2.1

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.

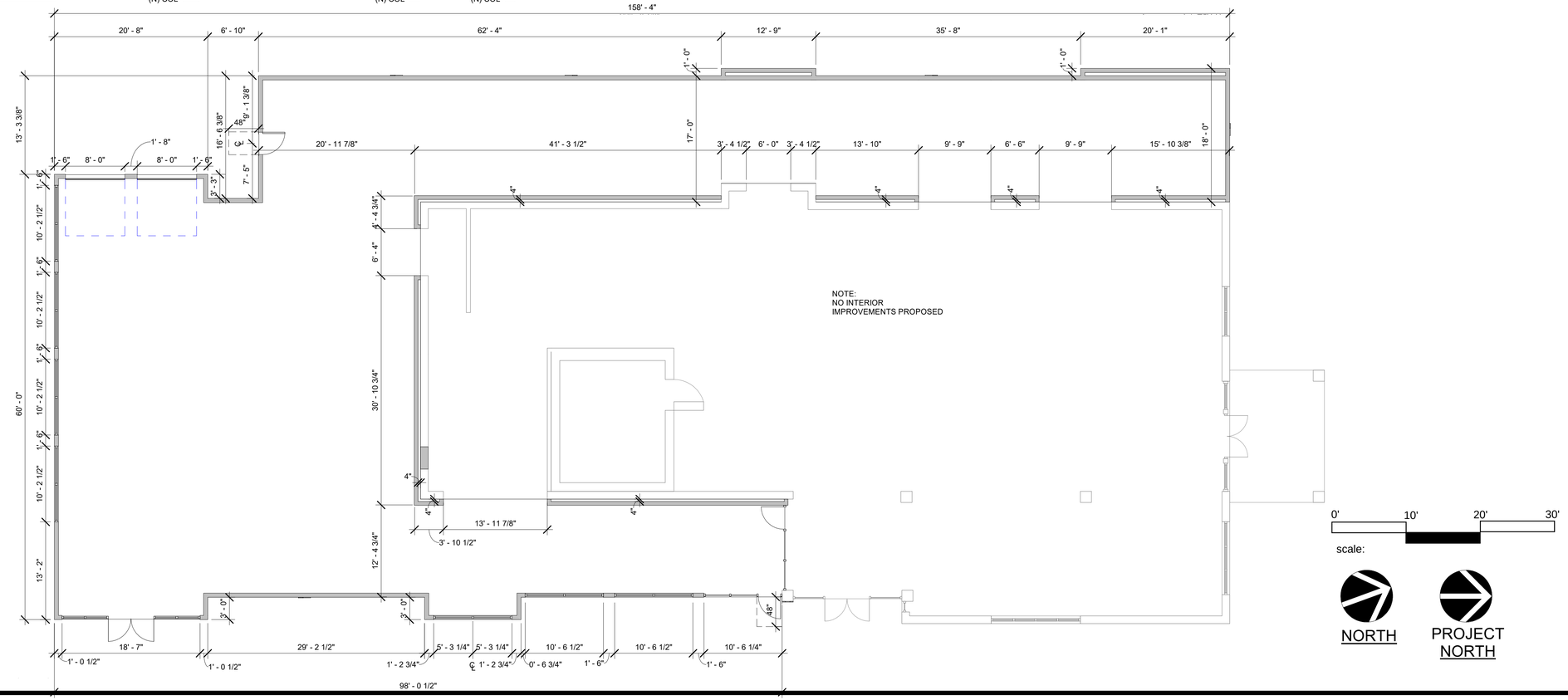
WALL LEGEND

- = 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

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

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

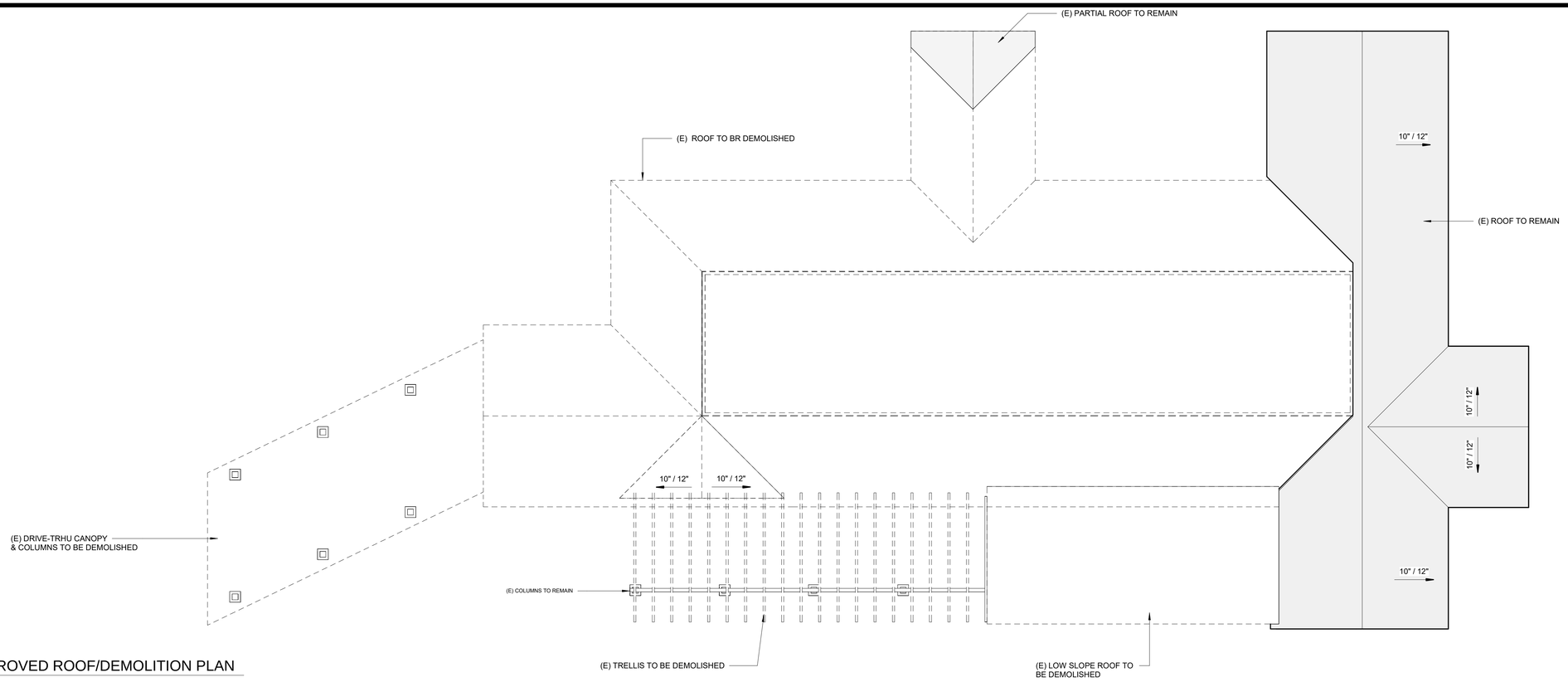
KEITH SAMUEL NOLAN
C-22541
STATE OF CALIFORNIA

Revision Schedule

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

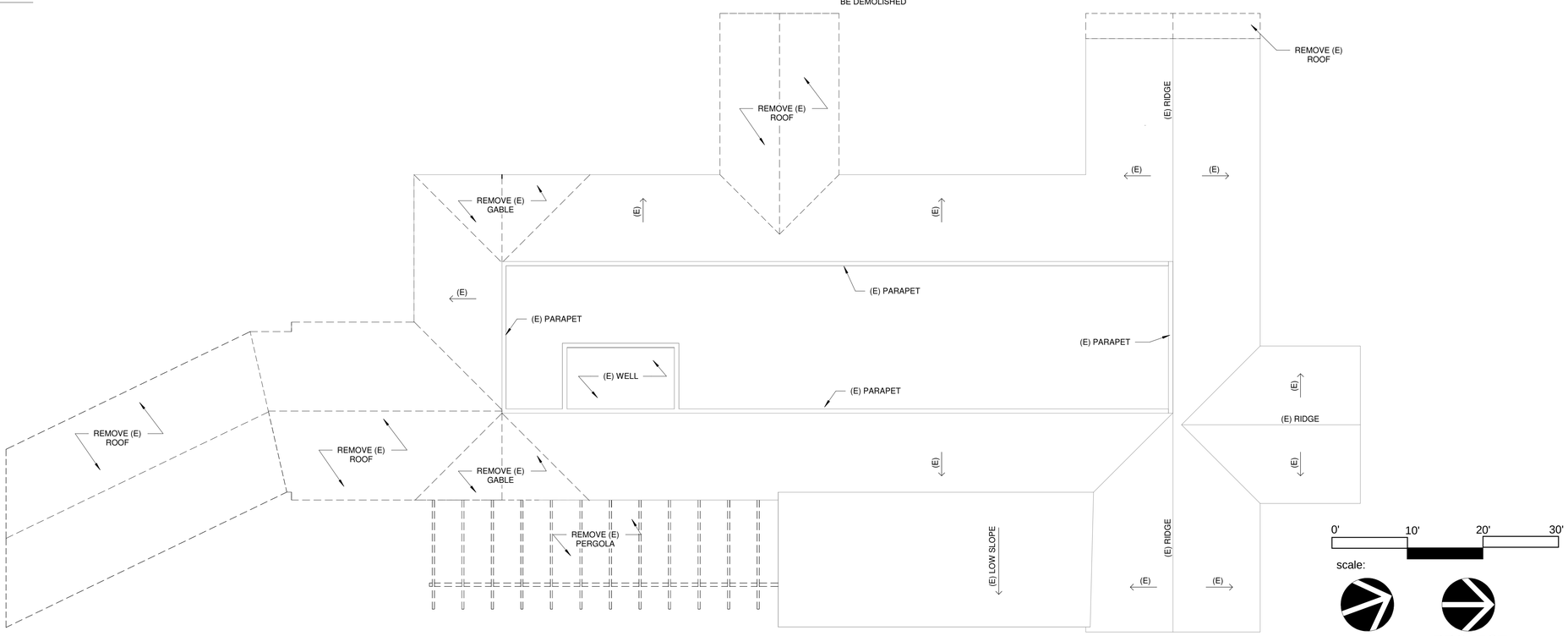
A-2.2

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



PRIOR APPROVED ROOF/DEMOLITION PLAN

1/8" = 1'-0"



PROPOSED ROOF/DEMOLITION PLAN

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

SHELL BUILDING (FUTURE MARKET/RESTAURANT)

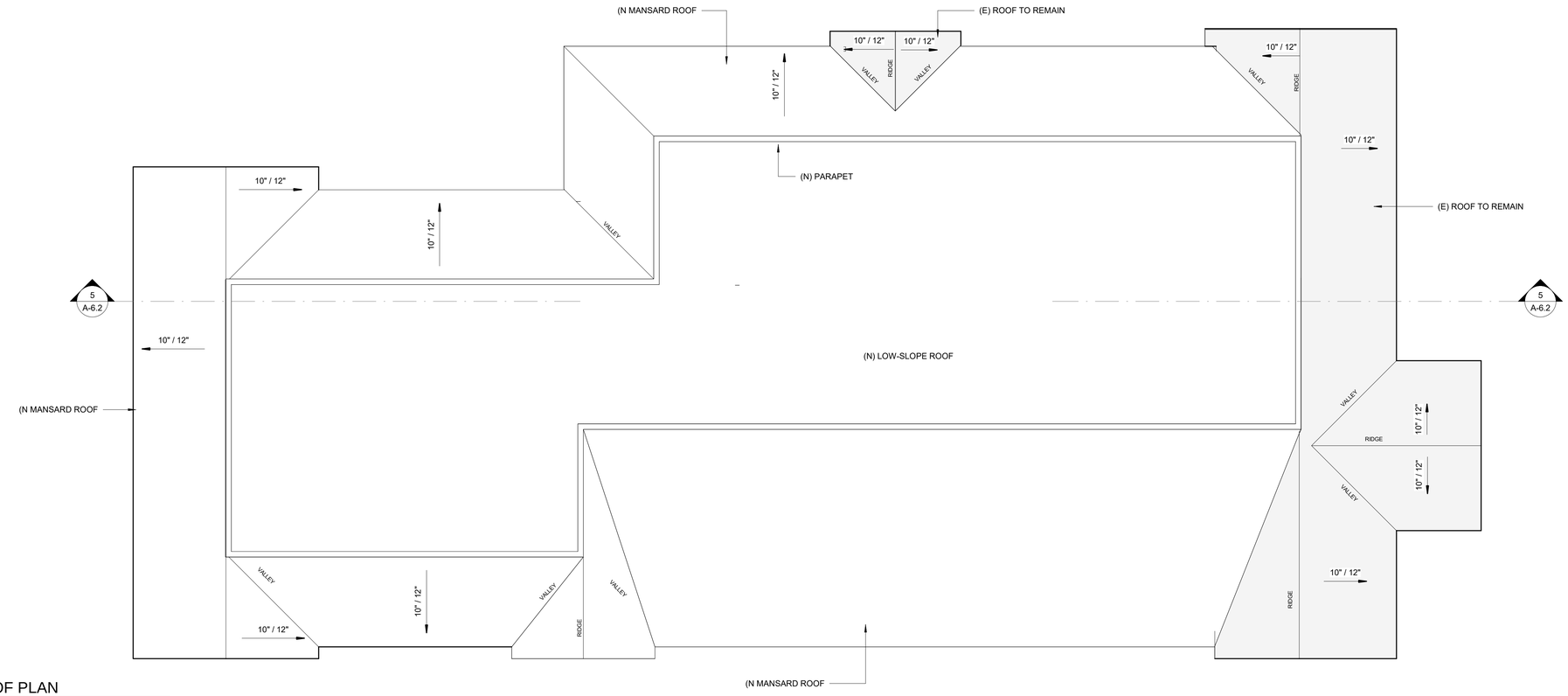
1714 Mission Drive
Solvang, CA 93463
EXISTING ROOF PLAN

Revision Schedule

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

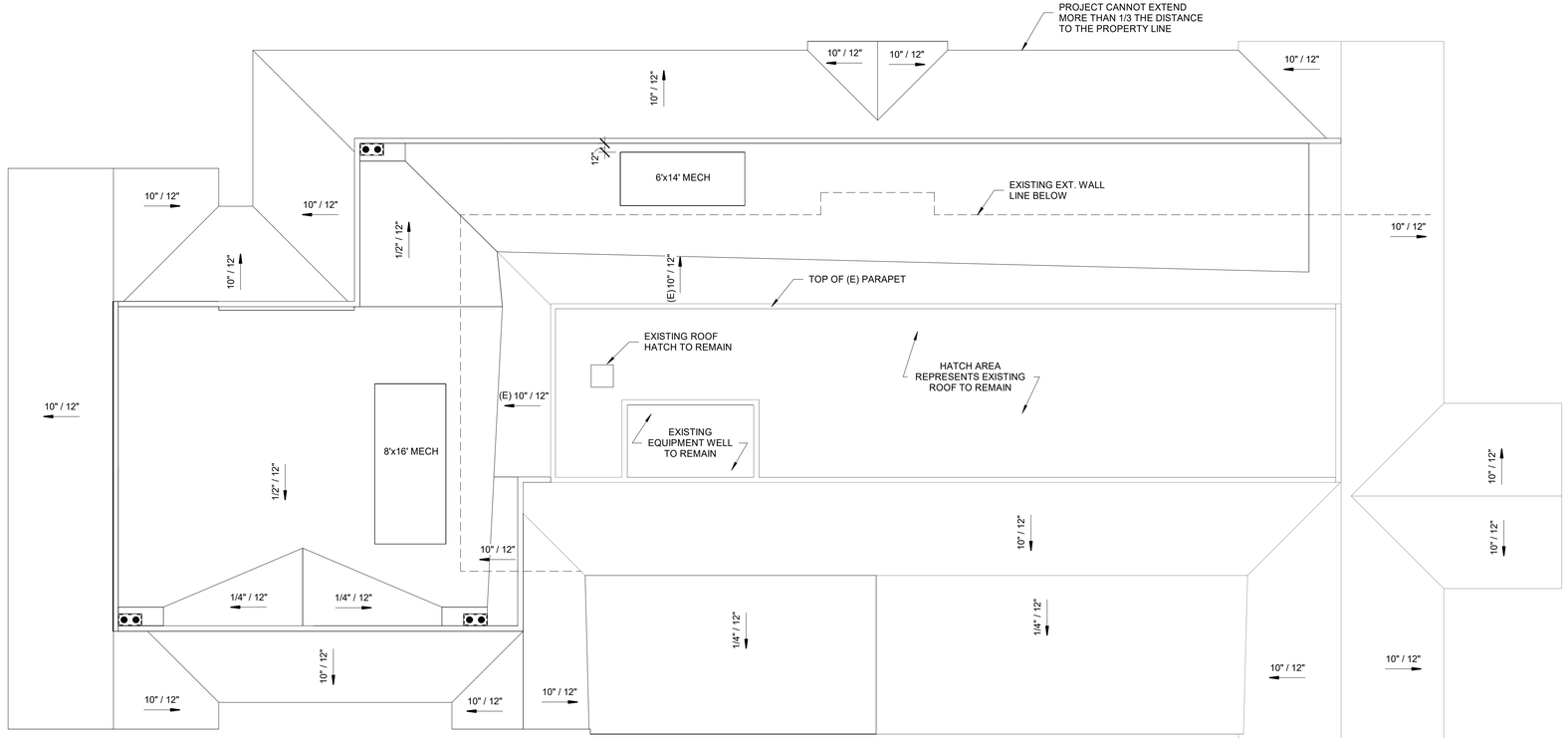
A-4.1

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



PRIOR APPROVED ROOF PLAN

1/8" = 1'-0"



PROPOSED ROOF 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

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

SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED ROOF PLAN

Revision Schedule

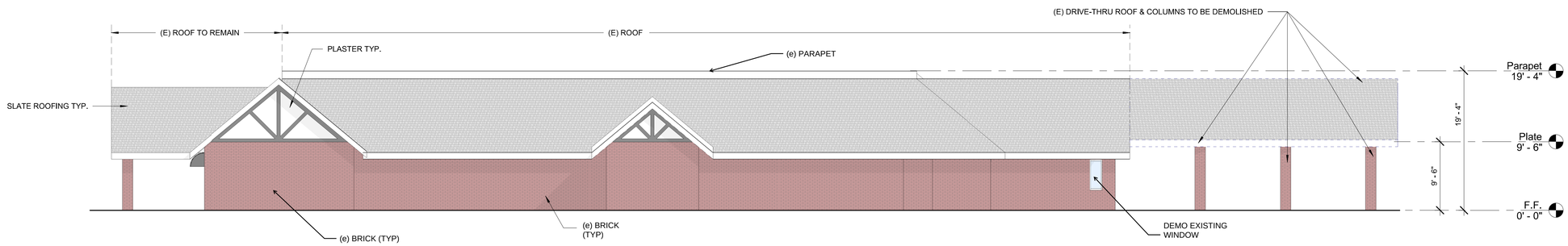
Project Manager
Designer

Scale
1/8" = 1'-0"

PrintDate
12/11/2024 11:26:10 AM

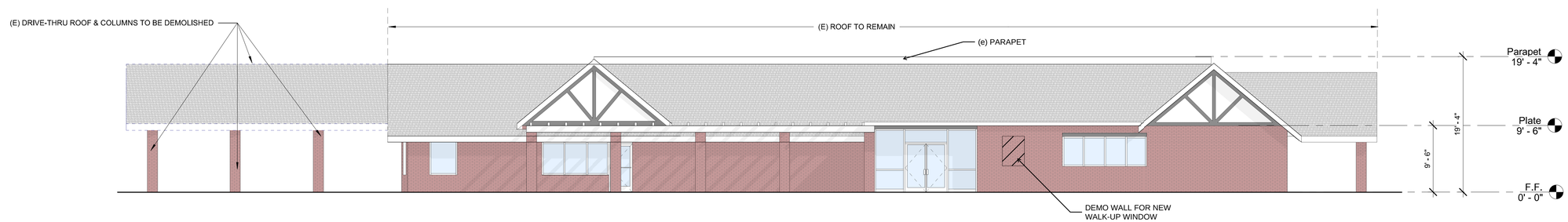
A-4.2

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



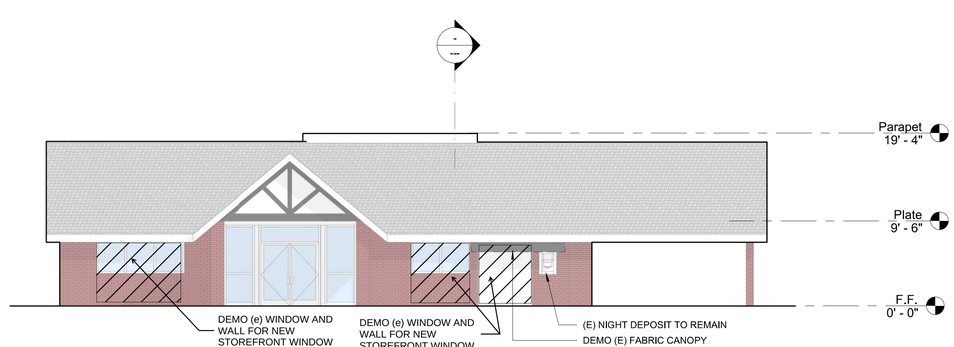
EXISTING WEST ELEVATION

1/8" = 1'-0"



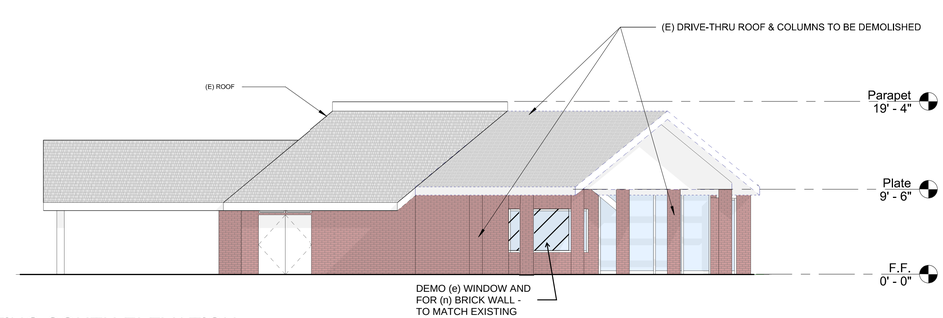
EXISTING EAST ELEVATION

1/8" = 1'-0"



EXISTING NORTH ELEVATION

1/8" = 1'-0"



EXISTING SOUTH ELEVATION

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

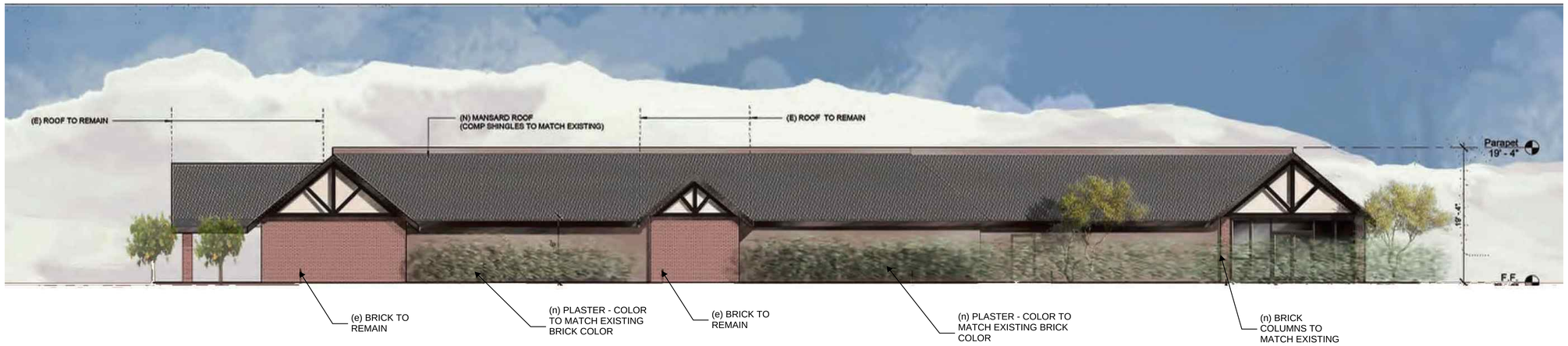
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
EXISTING ELEVATIONS

Revision Schedule

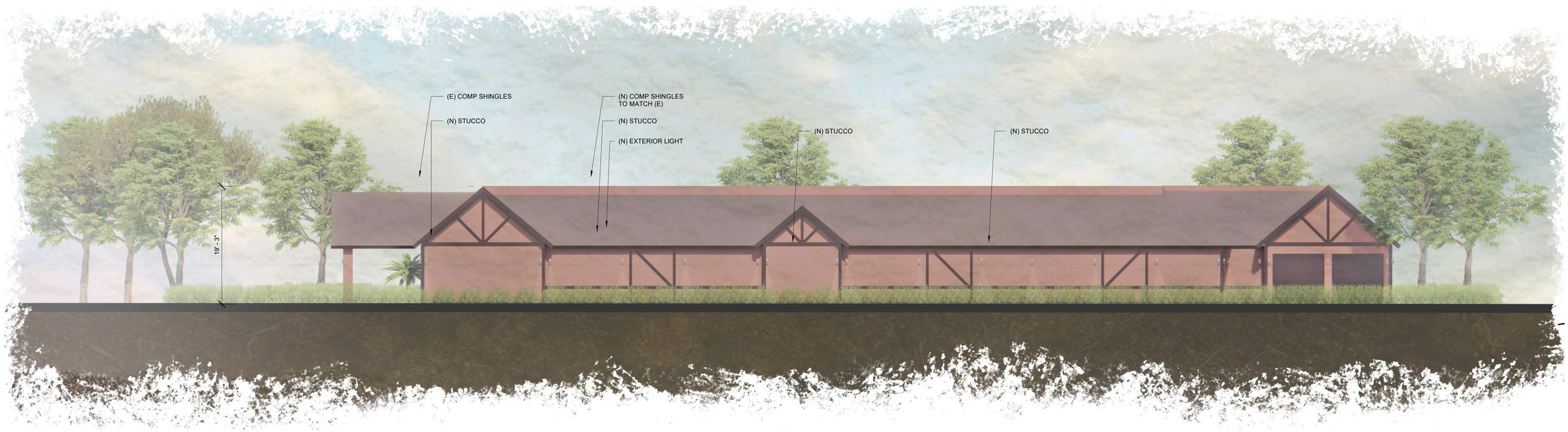
Project Manager
Designer
Scale
1/8" = 1'-0"
PrintDate
12/11/2024 11:26:10 AM

A-6.1

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



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



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

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

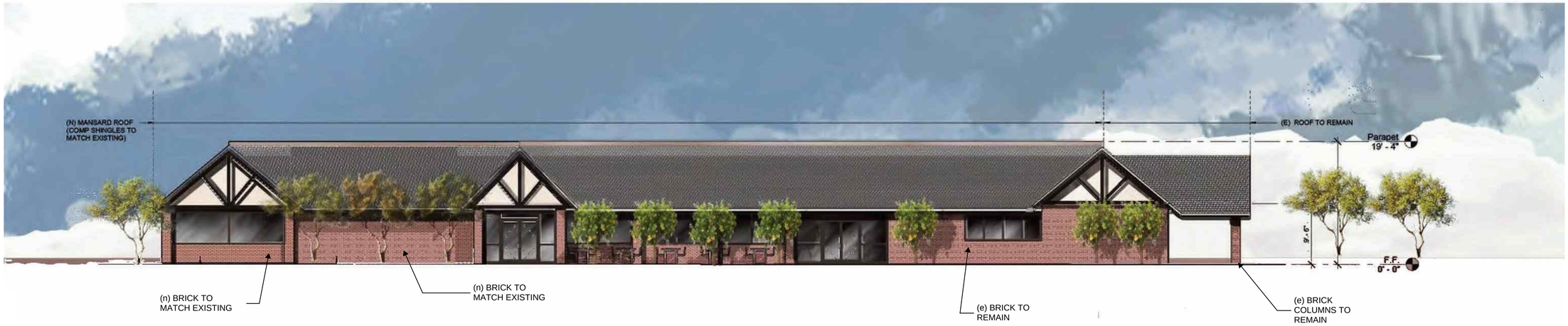
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

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

A-6.2

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



PRIOR APPROVED EAST ELEVATION

1/8" = 1'-0"

PROPOSED EAST ELEVATION

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

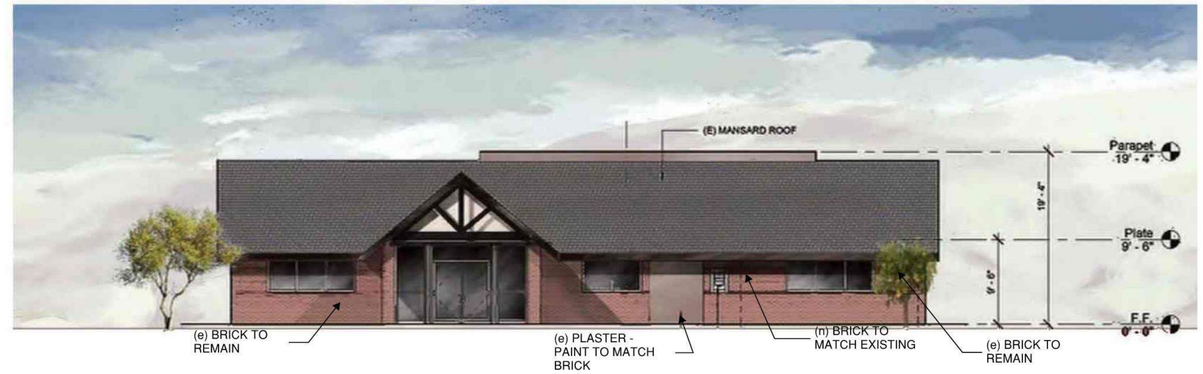
Project Manager
Designer

Scale
1/8" = 1'-0"

PrintDate
12/11/2024 11:26:10 AM

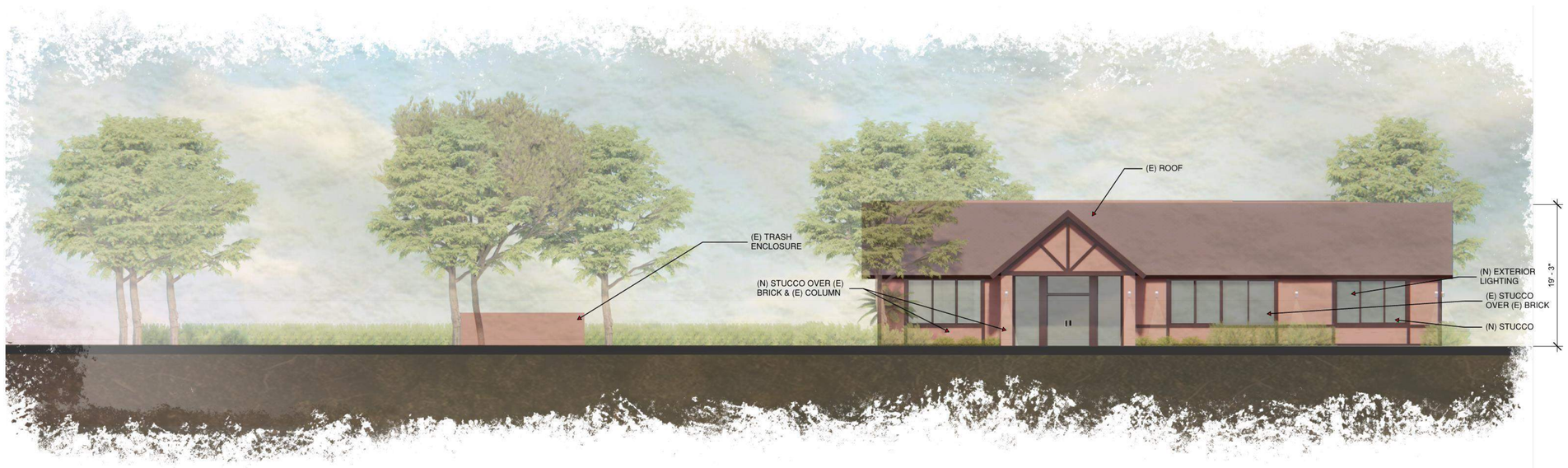
A-6.3

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



PRIOR APPROVED NORTH ELEVATION

1/8" = 1'-0"



PROPOSED NORTH ELEVATION

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

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
12/11/2024 11:26:10 AM

A-6.5

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.

PRIOR APPROVED SOUTH ELEVATION

1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

SHELL BUILDING (FUTURE MARKET/RESTAURANT)

1714 Mission Drive
Solvang, CA 93463
PROPOSED EXT ELEVATIONS

Revision Schedule

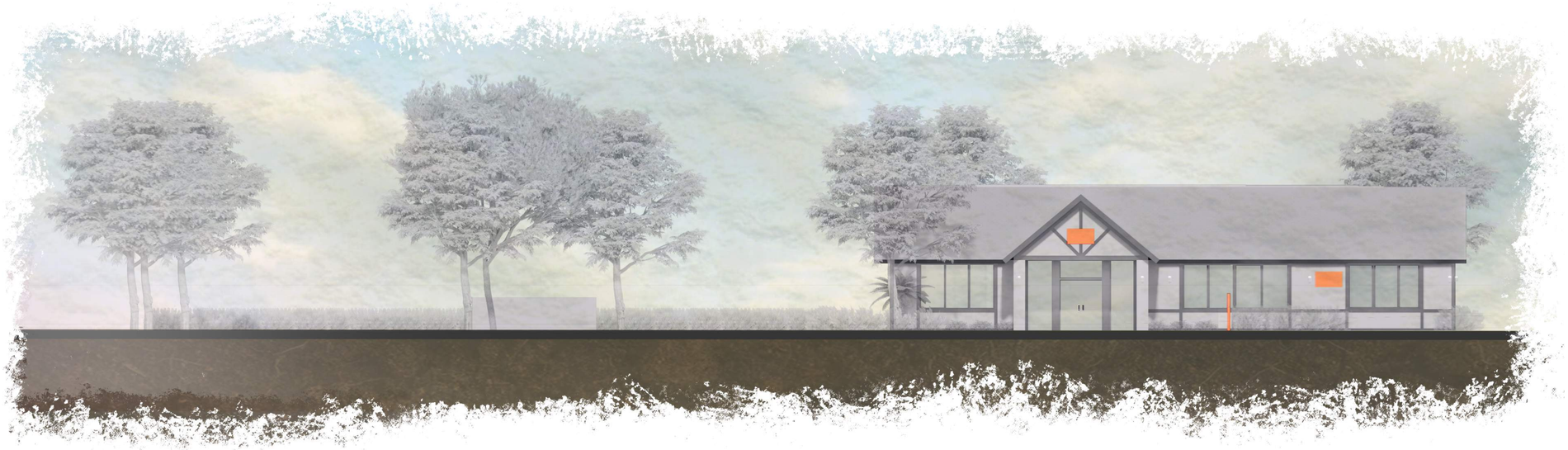
Project Manager
Designer

Scale
1/8" = 1'-0"

PrintDate
12/11/2024 11:26:10 AM

A-6.6

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



Planning - North Elevation_Sign

1/8" = 1'-0"

Planning - East Elevation_Sign

1/8" = 1'-0"

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

SHELL BUILDING (FUTURE MARKET/RESTAURANT)

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

Revision Schedule

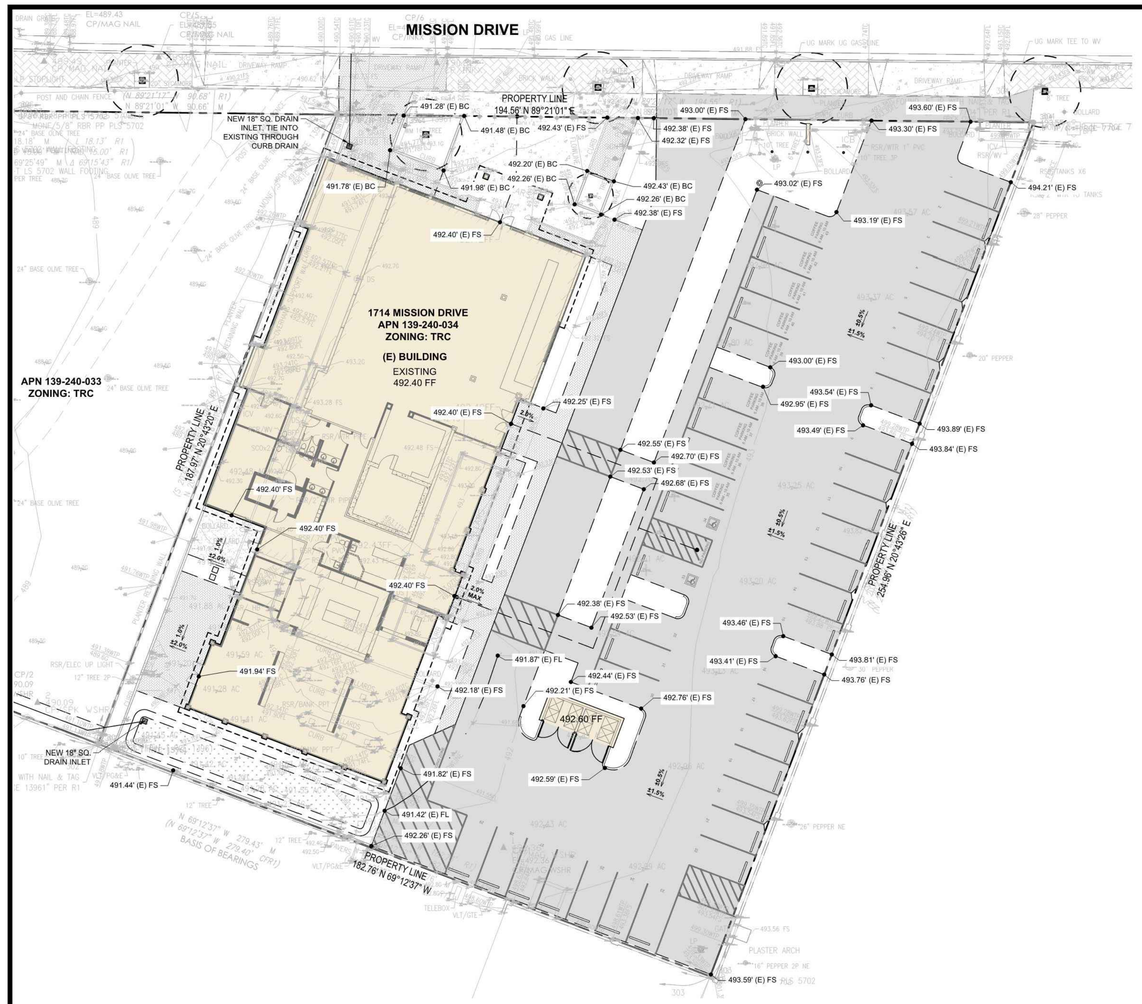
Project Manager
Designer

Scale
1/8" = 1'-0"

PrintDate
12/11/2024 11:26:10 AM

A-6.7

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



APPROVED GRADING PLAN

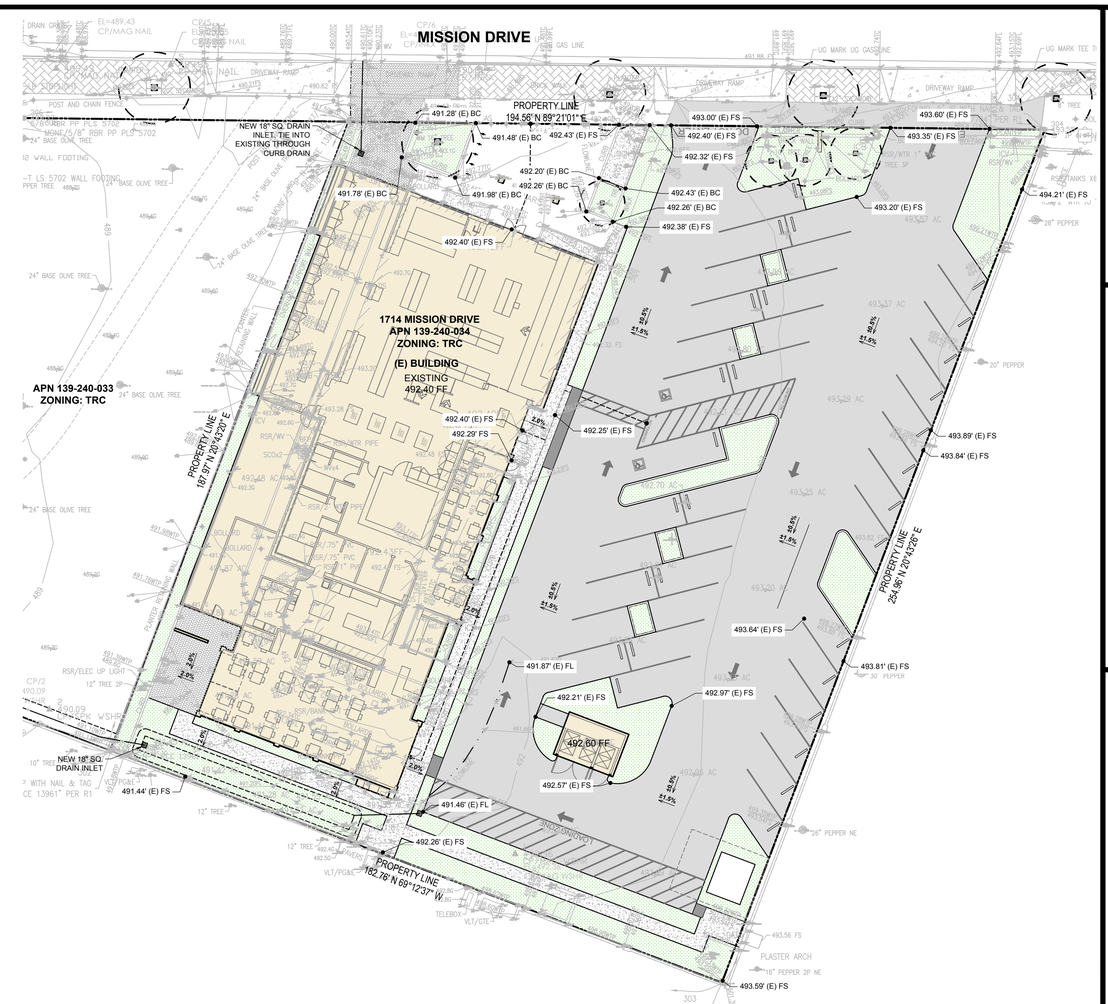
SCALE: 1" = 20'

NORTH

EARTHWORK

335 CY CUT
335 CY FILL
0 CY NET EXPORT

NOTE: EARTHWORK UNDER ADDITIONS



REVISED GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

NORTH

EARTHWORK

335 CY CUT
335 CY FILL
0 CY NET EXPORT

NOTE: EARTHWORK UNDER ADDITIONS

ON DESIGN, LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

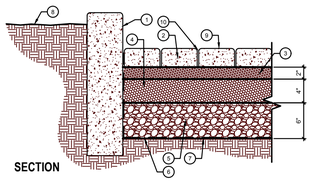
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
GRADING & DRAINAGE PLAN

Revision Schedule

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

L-1.0

© Copyright 2024, ON Design, LLC, all rights reserved, ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



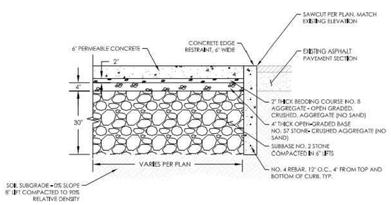
LEGEND

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

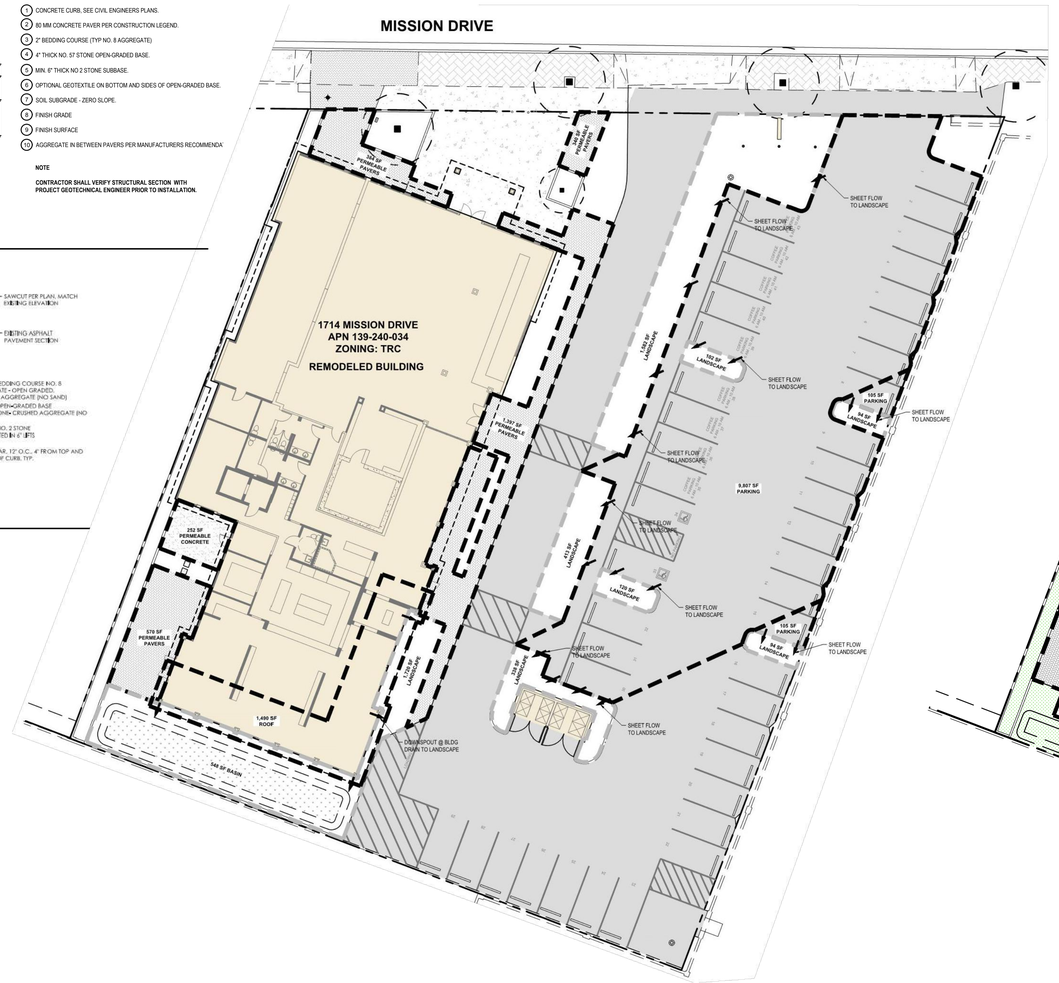
NOTE

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

B PERMEABLE PAVERS
SCALE: N.T.S.

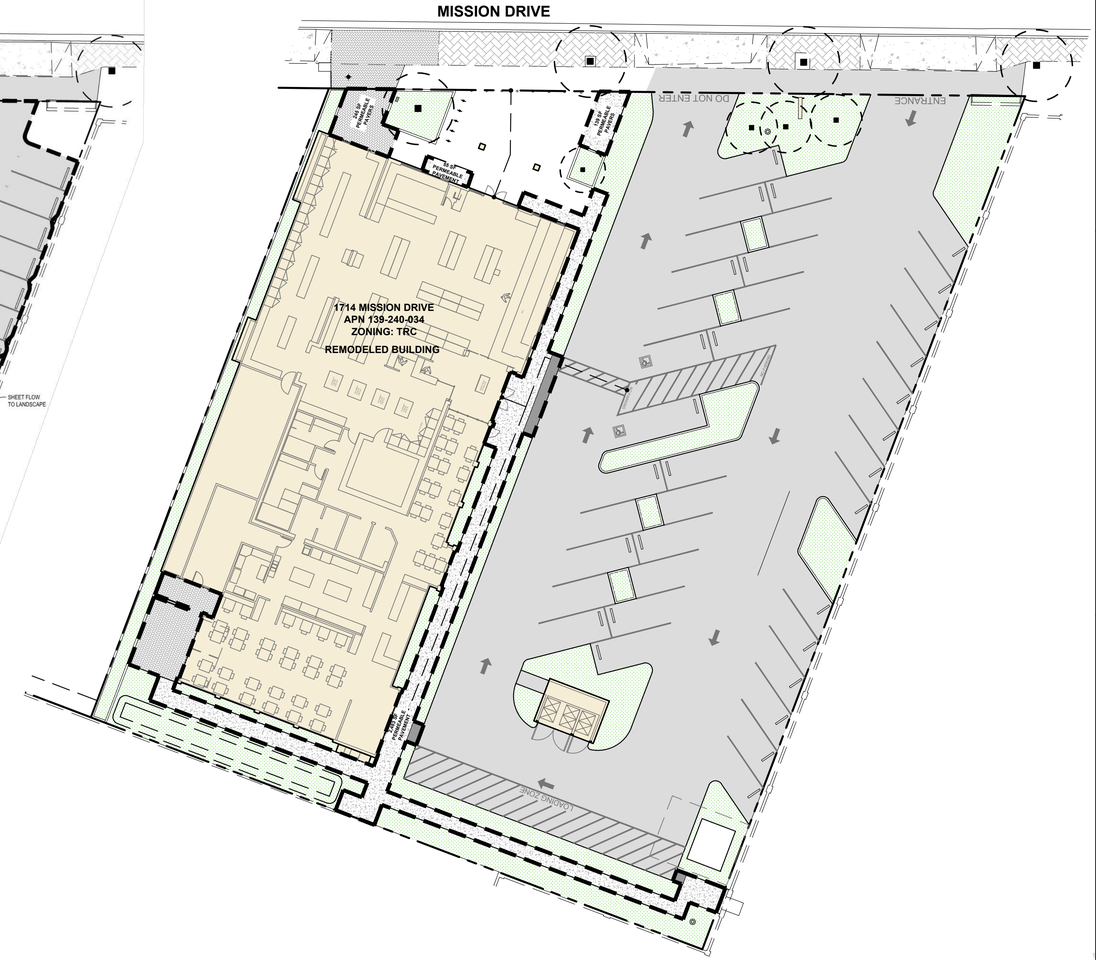


C PERMEABLE CONCRETE
SCALE: N.T.S.



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.

On the site plan, show:

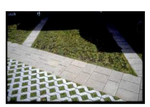
- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

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.

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 (5" 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.

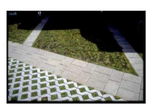
A APPROVED STORMWATER CONTROL PLAN
SCALE: N.T.S.

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 (5" 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 REVISED STORMWATER CONTROL PLAN
SCALE: N.T.S.

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)`

ON DESIGN LLC
Architecture
Planning
Interior Design

Keith Nolan
C -22541

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

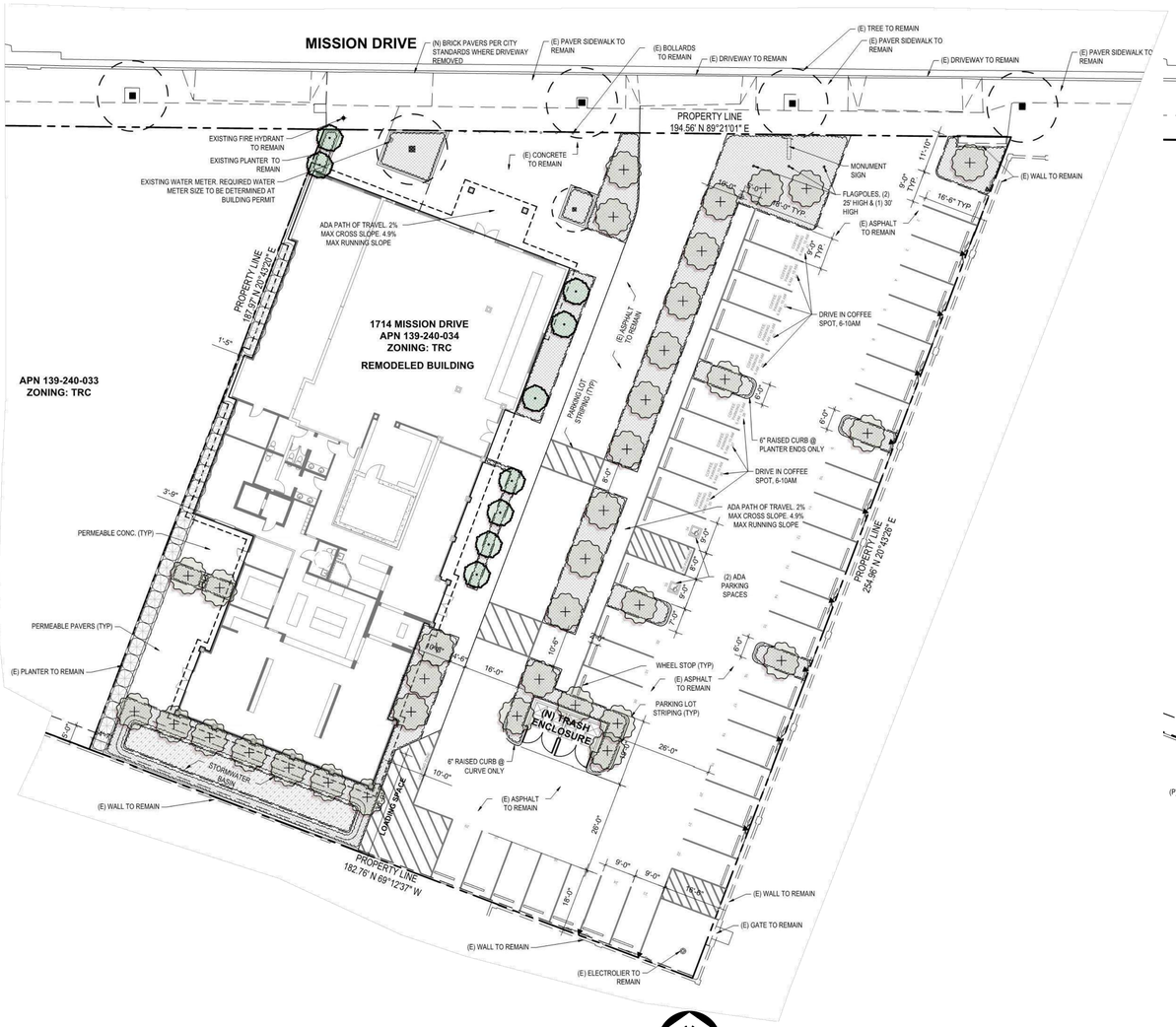
SHELL BUILDING (FUTURE MARKET/RESTAURANT)
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY STORMWATER CONTROL PLAN

Revision Schedule

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

L-2.0

© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



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

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

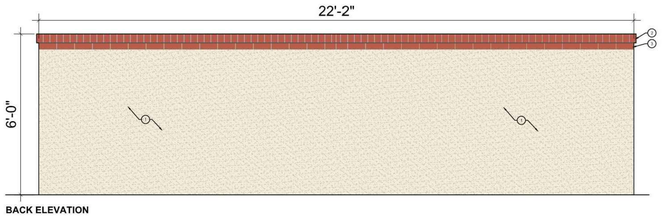
KEITH SAMUEL NOLAN
C-22 451
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

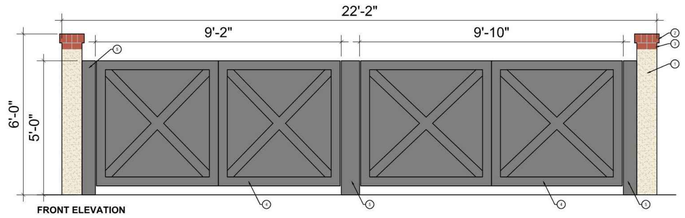
Revision Schedule

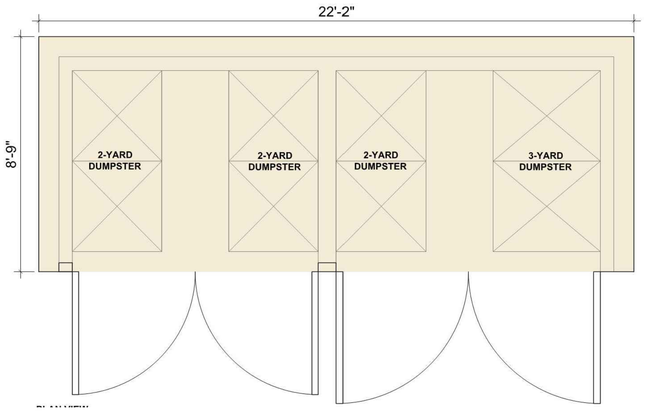
Project Manager
Designer
Scale
1/8" = 1'-0"
PrintDate
12/11/2024 11:26:10 AM

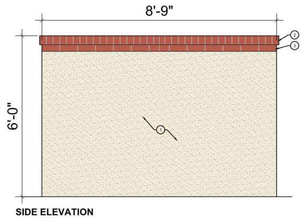
L-3.0

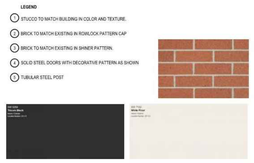
© Copyright 2024, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.



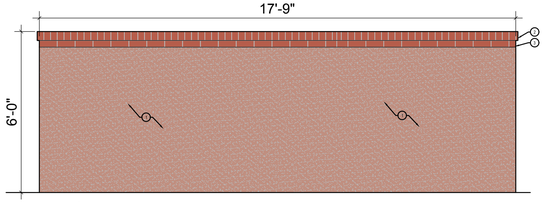


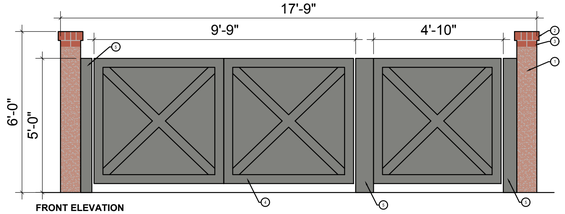


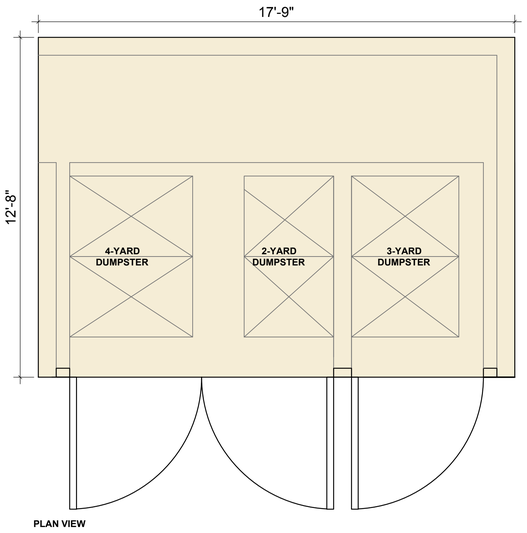


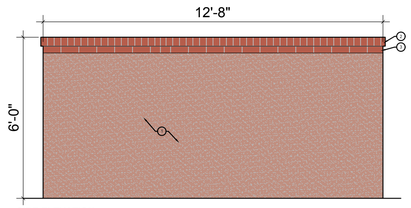


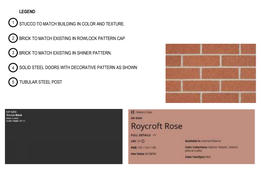
(B) APPROVED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



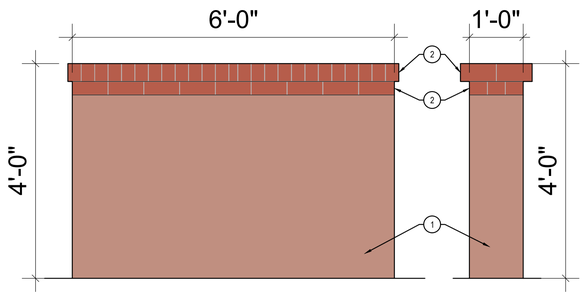






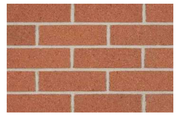


(B) REVISED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



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

LUCCA MARKET & DELI
1714 Mission Drive
Solvang, CA 93463
PRELIMINARY DETAILS

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

Revisions

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

L-4.0

© Copyright 2023, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohibited & shall be prosecuted to the fullest extent of the law.

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

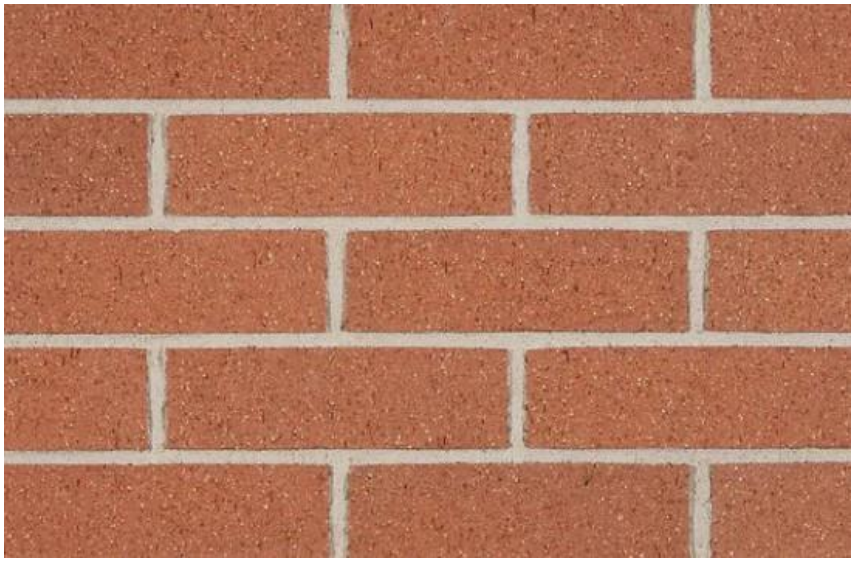
Trim Color

Model: SW 6055, Fiery Brown

Manufacturer: Sherwin-Williams (or equal)

ON DESIGN ARCHITECTS, LLC

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



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

Brown Act, Conflicts of Interest, Due Process, and Public Record Act – What You Need to Know

February 20, 2025

Presented by: David Fleishman – Richards, Watson & Gershon

Open Government

"The people have the right of access to information concerning the conduct of the people's business, and, therefore, the meetings of public bodies and the writings of public officials and agencies shall be open to public scrutiny."

- California Constitution, Art. I, §3(b)(1)

RWG LAW

The Ralph M. Brown Act

Purposes of the Brown Act

- Public Access to Decision-Making Process
- Public Oversight of Decision-Making Process
- Protection of legitimate Privacy Concerns of Public Agencies

RWG LAW

Open Meeting Rule

"All meetings of the legislative body of a local agency shall be *open and public*, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter."

Gov. Code § 54953(a)

RWG LAW

Applies to "Legislative Bodies"

- **What is a "legislative body?"**
  - Governing body of the local agency
  - Subordinate boards & commissions created by formal action of the governing body
  - Standing committees with a regular meeting schedule and continuing subject matter jurisdiction
- **What is not a "legislative body?"**
  - Advisory committees, composed solely of the members of the legislative body that are less than a quorum of the legislative body

RWG LAW

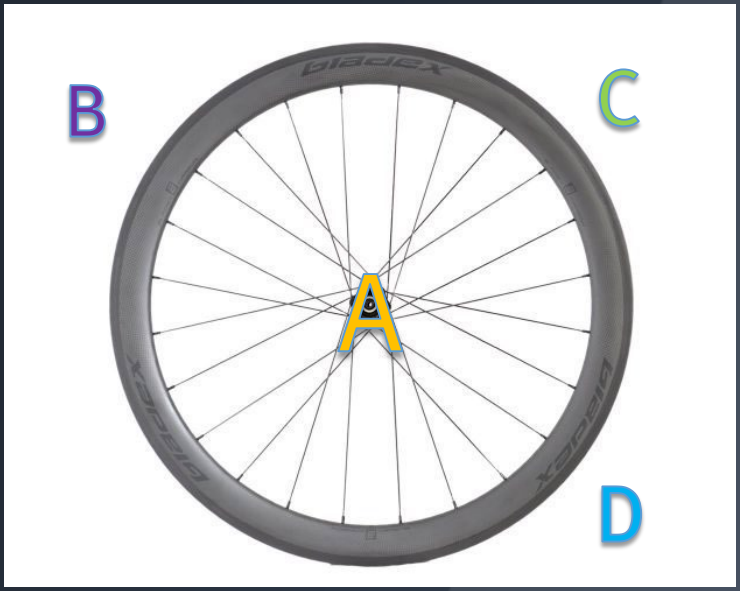
What is a "Meeting"?

Elements

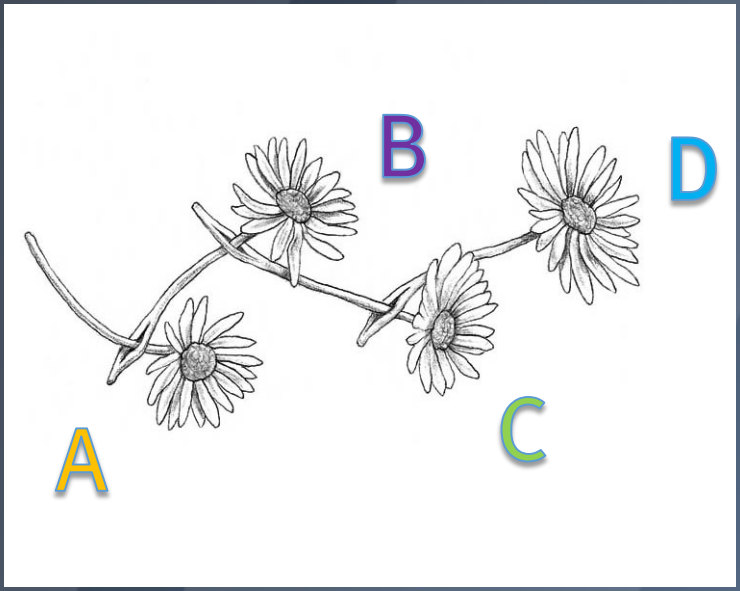
- Majority of members of body present
- Same time and location (including teleconference location)
- To hear, discuss, deliberate, or take action on any item
- Within subject matter jurisdiction

2 Types of Illegal Serial Meetings

Hub & Spoke



Chain



Unintentional Serial Meetings

Serial meetings in the digital age

- **Group e-mails and texts**
- **Comment sections**
- **Social Media**

  Twitter, Instagram, Facebook, etc. can result in inadvertent violations

RWG LAW

Tips for Electronic Communication

DO NOT:

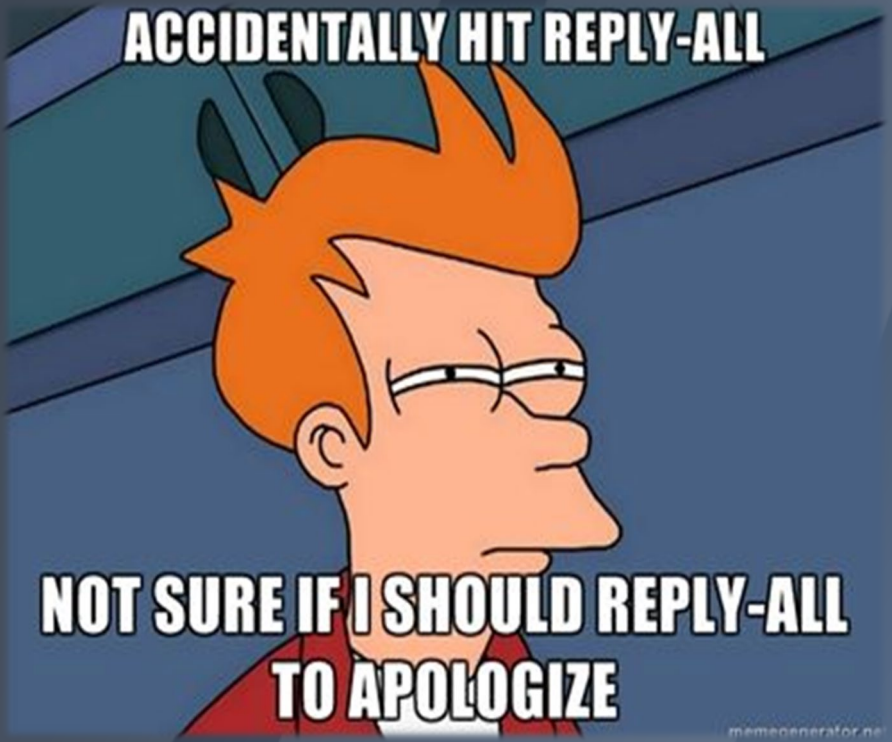
- Communicate your position on a pending matter to a majority of members
- Solicit responses from other members when forwarding information you receive
- REPLY ALL

RWG LAW

Tips for Electronic Communication

DO: Use caution ("bcc"!) when emailing other members

Deliberations must occur publicly in a meeting. Not by text or on social media!



RWG LAW

Internet-Based Social Media Platforms (Gov't Code 54952.2)

OKAY TO:

- Answer questions from the public
- Provide information to the public
- Solicit information from the public

Internet-Based Social Media Platforms (Gov't Code 54952.2)

DO NOT:

- Make, post or share comments between members of a legislative body
- "Like" or use Emojis to react communications made by other members of the legislative body
- Applies to TWO members – majority not required

RWG LAW

Serial Meeting Takeaways

- Avoid discussing City business with more than one other member outside a public meeting
- Avoid soliciting or communicating the view of other member outside a public meeting
- Avoid interacting with other members on social media

Teleconference Meetings

- **Traditional Rules:**
  - Quorum participates from within the agency's jurisdiction (e.g., the regular location)
  - Teleconference location is identified on the agenda
  - Notice is posted at the teleconference site
  - Teleconference location provides for public participation

Teleconference Meetings – AB 361 – State of Emergency

- May use teleconference to conduct a meeting without a majority of the members in person, teleconference locations agenized and accessible to public, notice posted at each location…
- If the meeting is during a proclaimed state of emergency and meeting in person would present imminent risks to the health or safety of attendees
- Procedural requirements

RWG LAW

Teleconference Meetings – AB 2449

Provides complex <u>alternative</u> teleconference procedures to allow legislative body members to participate remotely. Effective January 1, 2023 until January 1, 2026.

- **To use AB 2449:**
  - A quorum of legislative body members must be in person at the same site.
  - Only if the physical attendance quorum requirement is met
  - A legislative body member may request virtual attendance because of "just cause" or as a result of "emergency circumstances."

RWG LAW

Teleconference Meetings – AB 2449

If a legislative body member participates remotely:

- **They must publically disclose if individuals 18 years of age or older are present in the room, and the relationship with them.**
- **Must participate through both audio and visual technology.**
- **Cannot teleconference for more than:**
  - 2 meetings per year if meet 1x per month
  - 5 meetings per year if meet 2x per month
  - 7 meetings per year if meet 3+x per month

RWG LAW

Meeting Exceptions

When is a meeting not a "meeting" subject to the Brown Act?

- Individual contacts (unless serial)
- Conferences and seminars
- Community meetings that are open and publicized
- Another body of the Agency when it is an open and noticed meeting of that body
- Social or ceremonial events
- Ad hoc committee meetings
- Observation of standing committee meetings

RWG LAW

Regular Meeting

Day, time, & location set by resolution or ordinance

Agenda must be posted 72 hours in advance

General, brief description of items of business

RWG LAW

Special Meeting: Special Rules

Called by presiding officer or majority of the board

- Notice must be posted 24 hours in advance, stating the time, place, and agenda
- Notice must be received by each member and press unless waived
- Consider only items on the agenda

RWG LAW

Agenda Requirements

Agendas must be publicly accessible and distributed in advance to those who request copies

Agenda must be posted on Agency's website

Teleconference location, if any, must be included on the agenda*

Agenda Requirements

No discussion or action on items not on the posted agenda

- Absolute rule for special meetings
- Limited exceptions for regular meetings

Agenda Requirements

Items not on the posted agenda can be discussed and acted upon if:

- Item came to the Agency's attention after the agenda was posted **<u>and</u>**
- There is an immediate need to take action before the next meeting
- Two-thirds vote required

RWG LAW

Agenda Requirements

Exceptions

- Brief response to public comments
- Questions for clarification / refer to staff
- Brief announcement or report on activities
- Request for future report
- Agree to place item on future agenda
- Emergency situation exists – requires a majority vote

RWG LAW

Public Participation

The public has a right to speak on:

- Any item within the subject matter jurisdiction of the body (regular meetings only)
- A specific item of business on the agenda (any meeting)

Public Participation

- **Public agencies <u>may not prohibit</u> public criticism of the agency or the legislative body**
- **Reasonable regulations of public comments allowed:**
  - Time limits
  - Speaker cards
  - Rules of decorum
  - Recording permitted

RWG LAW

Documents at Meetings

- Documents distributed at meeting by staff or Member of the Council must be made available to public at meeting

  - Gov't Code §54957.5(c)

- If distributed by someone else, must be made available to the public at or after the meeting

RWG LAW

Enforcement & Consequences

Types of enforcement actions:

- **<u>CIVIL</u> action to invalidate a decision or action**
  - District attorney or any interested person
  - Notice and opportunity to cure, with commitment to refrain from alleged violation
  - If not cured and there is subsequent court action, challenger can recover attorneys' fees and costs
- **<u>CRIMINAL</u> prosecution**
  - Brought by the district attorney
  - There must have been an ***action taken at a meeting*** in violation of the Brown Act, ***with intent*** to deprive public of information
  - Misdemeanor

RWG LAW

Conflicts of Interest

- **Sources of Law on Conflicts**
  - Political Reform Act (financial conflicts)
  - Common Law Rules (bias or prejudice)
  - Government Code Section 1090 (contractual conflict)

- **Intent: law aimed not just at <u>actual</u> misconduct, but also at the <u>perception of</u> misconduct and <u>temptation</u>**

RWG LAW

Conflicts of Interest

Important to Remember:

- If an official has a conflict of interest, they have done nothing wrong.
- The official just shouldn't participate in making the decision.

RWG LAW

The Political Reform Act: Recusal (Abstention) Requirements

- Prohibits public officials from making, participating in, or influencing a decision in which they have a reason to know they have a material financial interest

RWG LAW

How Do You Know if You Have a Conflict?

Is it reasonably foreseeable that…

- A governmental decision
- Will have a material financial effect
- On any of your financial interests
- Distinguishable from the public generally

RWG LAW

Materiality Standards: Real Property Interests

- **500 Foot Rule**
  - **No longer a bright line but still very relevant.**
- **New Rules:**
  - Would affect the real property value of property within 500 feet of the official's property
  - Property between 500 and 1000 feet of the official's property that changes: See next slide
  - Property 1,000 feet or more from official's property, rebuttable presumption of no interest

RWG LAW

Property Between 500 and 1,000 Feet From a Proposed Decision

- **An official has a conflict if the decision materially affects the following aspects of the official's property:**
  - Development potential
  - Income producing potential
  - Highest and best use
  - Market value
  - Character, including:
    - Traffic level and parking
    - Intensity of use
    - Privacy
    - View
    - Noise
    - Air quality

RWG LAW

Examples

City action on pedestrian path that passed within 500 feet of Mayor's residence

NO CONFLICT

Very large residential development more than 1,000 feet from Councilmember's residence

CONFLICT

RWG LAW

Exceptions to Materiality Standards: Real Property Interests

- **Exceptions**
  1. There is no material financial effect if a decision solely concerns **repairs, replacement or maintenance** of **existing streets, water, sewer, storm drainage** or similar facilities
  2. There is no material financial effect if a decision solely concerns **general plan policy decisions**, unless the decision is initiated by the public official
  3. **Common areas in common interest developments** are now **excluded from the definition of "real property"** for the purpose of conducting a conflict of interest analysis

RWG LAW

Exceptions to Materiality Standards: Real Property Interests

- **Public Generally Exception**
  - A significant segment of the public will be affected in the same manner
- **Legally Required Participation Exception – Rule of Necessity**
  - Not enough members to participate because of conflicts of interest
  - Random selection process
  - Explanation in minutes as to why exception must be used

RWG LAW

Identifying a Conflict

- **4-Step Test for Conflicts of Interest:**
  1. Will the governmental decision result in a "reasonably foreseeable" financial effect on one of your financial interests?
  2. If yes, is the effect on that interest "material"?
  3. If the effect is material, is the effect the same as effects on the "public generally"?
  4. If the effect is material and no exceptions apply, then you may not make, participate in, or use your official position to influence that governmental decision

RWG LAW

Identifying a Conflict

Bottom line:

If you are considering a "materiality" question, it is time to ask for legal assistance

RWG LAW

If You Are Disqualified

1. Don't discuss with or influence staff or colleagues
2. Identify the nature of your conflict at the meeting
3. Leave chambers after stating abstention (except for items on consent calendar)

Note: You cannot avoid disclosure by leaving chambers

Participation as a Member of the Public

- **Recuse yourself from participating in your official capacity**
- **May only speak as a member of the public to represent your "Personal" interests**
  - Owned property
  - Owned / controlled business

The Political Reform Act: Filing Obligations

- **Form 700 Statement of Economic Interests (SEI)**
  - Report your interests accurately
  - Penalties for late filing / failure to file
  - Accurate reporting prevents conflicts & increases public confidence
  - Failure to report an interest will almost always make the FPPC, public, and press more suspicious

RWG LAW

The Political Reform Act: Filing Obligations

- **Other obligations**
  - Ethics Training (AB 1234) – available online
    - DUE: within 1 year of state date and every 2 years thereafter
    - **This presentation is not an AB 1234 training**
  - Sexual Harassment Prevention Training (AB 1661) – live sessions only
    - DUE: within 6 months of start date and every 2 years thereafter

RWG LAW

Political Reform Act Penalties

- **Invalidation of decision**
- **Misdemeanor**
  - could result in loss of office
- **Fines**
  - $5,000 to $10,000 per violation
- **Attorney's fees**
  - yours and others
- **Embarrassment**
  - personal / political

RWG LAW

Getting Help

- **Talk to your legal counsel**
- **Seek advice from the FPPC**
  - 1-866-ASK-FPPC
  - Request a formal advice letter, if time permits
- **"If in doubt, sit it out."**

RWG LAW

Levine Act: Campaign Contributions

- Local elected & appointed officials subject to disqualification
- Decisions on licenses, permits, or other entitlements
- Contributions greater than $500 in the prior 12 months (effective 1/1/25, previously $250)

RWG LAW

Disclosure of Contributions (Gov. Code § 84308)

- **Local appointed & elected officials must:**
  - Disclose campaign contribution greater than $500
  - Received from a party or participant in a proceeding involving a license, permit, or other entitlement
  - In the 12 months before a final decision in the proceeding

RWG LAW

Prohibited Contributions (Gov. Code § 84308)

- **Local appointed & elected officials must not:**
  - Accept, solicit, or direct a contribution greater than $500
  - On behalf of themselves or another official, candidate, or committee
  - During a proceeding involving a license, permit, or other entitlement and for 12 months thereafter
  - From a party, a participant, or their agents
  - Who the official knows, or has reason to know, has a financial interest in the proceeding
- **Opportunity to Cure**
  - Returns the contribution within 30 days from the latter of: (i) the time the officer makes any decision, or (ii) knows, or should have known, about the contribution and the proceeding.

RWG LAW

Other Conflict Issues

- **Common Law Conflicts**

Prohibits your participation in a decision when there is reasonable doubt about your ability to make a fair decision

Can be implicated by: nonfinancial or personal interests or biases (positive or negative) about the facts or the parties

- **Government Code Section 1090**

Prohibits making a contract where you or a member of your family would have an interest (direct or indirect) in a contract with the City

RWG LAW

Getting Help

Talk to Staff and the City Attorney

Seek advice from the FPPC

- 1-866-ASK-FPPC
- Request a formal advice letter, if time permits

"If in doubt, sit it out."

RWG LAW

Fair Process Laws

The Due Process Clause

- "No person shall be … deprived of life, liberty, or property, without due process of law…"

U.S. Constitution, Amendment V

RWG LAW

What does "Due Process" Mean?

- **Before government may constitutionally take an action that affects a protected interest, the holder of that interest is entitled to:**
  - Reasonable ***notice***
  - A reasonable ***opportunity to be heard***
  - An ***impartial*** decision-maker

RWG LAW

Due Process in Local Government

- **The Due Process Clause is implicated whenever a local agency conducts a hearing**
  - Land use entitlements (Conditional Use Permits)
  - License revocations
  - Terminating or disciplining certain employees

- **But it's also implicated when adopting ordinances, internal policies, General Plans, etc.**

RWG LAW

Local Government Actions

Legislative Decisions	Quasi-judicial Decisions
• Impact numerous people • City-wide policies • Department policies • Ordinances and laws • Use of City property • Public works projects • General Plan and Specific Plans • New zoning	• Impact one person or a few people • Apply existing laws/policies to a specific situation • Impact a person's property, license, permit, entitlement, or vested interest in employment

RWG LAW

"Reasonable Opportunity to be Heard"

- Allow a reasonable amount of time for the interested party to present his or her case
- Interested parties may be invited to submit their comments to the body *in writing*
- Allow for rebuttal from the interested party

RWG LAW

"Reasonable Opportunity to be Heard"

- **The hearing creates "the record"**
  - "substantial evidence in the record of the proceeding…."
- **Follow the script**
  - Staff report
  - Questions of staff
  - Open the public hearing
  - Applicant presentation
  - Questions of the Applicant
  - Public comment / testimony
  - Rebuttal
  - Close the public hearing
  - Deliberation

RWG LAW

"Reasonable Opportunity to be Heard"

- **The substance of the hearing *cannot* occur outside of the hearing**

- ***Ex Parte Contacts***
  - Not prohibited but discouraged
  - Must be disclosed

RWG LAW

An "Impartial Decisionmaker"

Disqualifying bias requires:

- Concrete proof of a <u>specific prejudice</u> against a person affected by the decision
- Bias which is <u>sufficient to impair the decision-maker's ability</u> to decide the matter on appropriate grounds

Bias: *Fairfield v. Superior Court*

- Campaign statements do not disqualify a councilmember from voting
- The courts *expect* local elected officials to express their views to their constituents on issues of policy and public controversy

Tips for Decisionmakers

Tips for Decisionmakers

The Public Records Act

- PRA affords any "person" the right to inspect and be provided a copy of any identifiable public record
- "Person" includes an individual or corporation and elected members of local agencies
- "Public record" is defined broadly

RWG LAW

What is a Public Record?

- **"Writing" includes**
  - Handwritten or printed documents
  - Photos and videos
  - Voicemails
  - Drawings, plans, maps
  - **Emails, text messages, tweets, etc.**

Avoid Combining Public & Private

- **Personal or political business?**
  - Don't tack it onto an email about public agency's business
- **Email Threads**
  - Changing Topics? Create new email

Common Statutory Exemptions

- Preliminary drafts, notes or interagency or intra-agency memoranda not kept in ordinary course of business (balancing test)
- Personnel, medical or similar records
- Documents created in anticipation of, or during, litigation
- Personal information like SS#s, home address and telephone #
- Salary information *IS* subject to disclosure

RWG LAW

Catch-All Exemption – Balancing Test

- **"[O]n the facts of the particular case, the public interest served by not making the record public clearly outweighs the public interest served by disclosure of the record"**

  - Government Code Section 7922.000

RWG LAW

Thank you!

Dave Fleishman
dfleishman@rwglaw.com