



AGENDA

DESIGN REVIEW COMMITTEE

April 17, 2025

5:00 PM REGULAR MEETING

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

Committee Members:

Esther Jacobsen Bates, Chair

Melissa Bates

Richard Boyd, Vice Chair

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. 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 March 20, 2025 Design Review Committee Meeting.....3
- b. Approve the Minutes of the March 13, 2025 Special Joint Meeting.....6
- c. Receive and file Planning and Building Division Major Projects List April 20259
- d. Approve a sign permit for 1634 Copenhagen Dr. (APN 139-192-001) for proposed signage: two (2) wall signs, 5.25 square feet in size and 1.25 square feet in size. The proposed project is categorically exempt from CEQA..... 12

3. 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.

4. DISCUSSION

- a. Discussion and provide comments for a Pre-Application for an amendment to a conditional use permit for an MRI addition at Santa Ynez Valley Cottage Hospital located at 2050 Viborg Road (APN 139-310-051). The project proposes 2,160 square feet of new building square footage.....18

5. COMMITTEE MEMBER COMMENTS

6. CITY STAFF COMMENTS

7. 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 11th day of April 2025.



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

March 20, 2025
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 5:00 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

ROLL CALL

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

Staff: Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Taylor Foland

PLEDGE OF ALLEGIANCE

Member Johnson led in the Salute to the Flag.

APPROVE ORDER OF AGENDA AS PRESENTED

Motion by Member Goetz, to approve the order of the agenda, as presented, seconded by Member Bates, and carried 5-0.

2. CONSENT ITEMS

- a. **Approve Minutes of February 20, 2025 Design Review Committee Meeting**
- b. **Receive and file Planning and Building Division Major Projects List March 2025**
- 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 one (1) window sign. The proposed project is categorically exempt from CEQA.**
- d. **Discussion and possible action for a sign a permit (PA 25-011) for 1588 Mission Dr. (APN 139- 280-009) for proposed signage: two (2) awning signs, two (2) wall signs, 6.8 square feet in size and 1.4 square feet in size. The proposed project is categorically exempt from CEQA.**

There were no public comments on Consent Items.

Motion by Member Bates, to approve Consent Items as presented, seconded by Member Boyd, and carried 5-0.

3. PUBLIC COMMUNICATIONS – NON AGENDA

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

There were no public comments and Chair Jacobsen Bates closed this portion of the meeting.

4. DISCUSSION

- a. Discussion and possible action for zoning clearances (PA 25-009) and (PA 25-005) to be issued for an exterior paint color modification at 1689 Copenhagen Drive (139-182-010) and 1691 Copenhagen Drive (APN 139-182-009). The proposed project is categorically exempt from CEQA.**

Assistant Planner Scherman narrated a PowerPoint presentation with details of the project.

Discussion followed regarding the storefront accent color and the proposed ceiling color.

Chair Jacobsen Bates invited public comments.

Linda Rasmussen
John Cordero

There were no other public comments.

Discussion followed regarding the proposed color.

Motion by Member Boyd to approve the two project applications, as proposed (cream and brown colors for the door), with an alternative for 1689 Copenhagen to paint the dormer door, "Peppery Red", if the applicant chooses, seconded by Member Johnson, and carried 5-0.

- b. Discussion and possible action for a sign a permit (PA 24-024) for 539 Alisal Rd. (APN 139-143-004) for proposed signage: one (1) wall signs, 7.5 square feet in size. The proposed project is categorically exempt from CEQA.**

Assistant Planner Scherman narrated a PowerPoint presentation with details of the project.

Chair Jacobsen Bates invited public comments.

There were no public comments on this item.

Chair Jacobsen Bates provided a brief history of the item and commended the applicant.

Motion by Member Goetz, to approve sign permit (PA 24-024) for 539 Alisal Rd. (APN 139-143-004) for proposed signage: one (1) wall signs, 7.5 square feet in size, seconded by Member Boyd, and carried 5-0.

5. COMMITTEE MEMBER COMMENTS

Chair Jacobsen Bates commented on the recent joint workshop session with the Planning Commission and on construction taking place downtown.

6. CITY STAFF COMMENTS

Planning Manager Castillo discussed items to be discussed by Council during its next session; spoke about items for discussion at the Planning Commission during its next meeting and future DRC items for discussion.

7. ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager



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

Special Meeting - 6:00 PM

6:00 PM – SPECIAL JOINT MEETING

PLANNING COMMISSION AND DESIGN REVIEW COMMITTEE

CALL TO ORDER

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

ROLL CALL

Design Review Committee
Members Present:

Melissa Bates, Charlene Goetz, Jennifer Johnson,
Vice Chair Richard Boyd and Chair Esther Jacobsen Bates

Planning Commissioners
Present:

Aaron Petersen, Brandon Sparks-Gillis, William Zigler,
Chair Jack Williams

Absent:

Vice Chair Kief Adler

Staff:

Assistant City Attorney David Fleishman,
City Manager, Randy Murphy, Planning Manager Rafael Castillo,
Assistant Planner Lisa Scherman

PLEDGE OF ALLEGIANCE

Planning Commissioner Zigler led in the Salute to the Flag.

1. DISCUSSION

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

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

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

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

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

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

Planning Manager Castillo discussed A-frame signs.

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

There were no other public comments.

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

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

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

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

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

Discussion followed regarding wanting everyone to comply and be successful.

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

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

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

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

Planning Manager Castillo talked about taking an educational approach.

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

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

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

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

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

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

2. ADJOURNMENT: 8:36 p.m.

Respectfully submitted:

Rafael Castillo
Planning Manager



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

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



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

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



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

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



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 2.d

Meeting Date April 17, 2025

SUBJECT: Approve a sign permit for 1634 Copenhagen Dr. (APN 139-192-001) for proposed signage: two (2) wall signs, 5.25 square feet in size and 1.25 square feet in size. The proposed project is categorically exempt from CEQA

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant is opening a retail store located at 1634 Copenhagen Drive (APN 139-192-001) in the Village Mixed Use (VMU) Zoning District. The applicant proposes a total of 6.5 square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8.

Project Information

| | | |
|----------------------------------|-------------------------------------------------------------------|--|
| Property Owner | Dorothy Dury | |
| Applicant: | Pardon My Humor | |
| APN: | 139-192-001 | |
| General Plan Designation: | Tourist Related/Village Commercial | |
| Zoning: | Village Mixed Use (VMU)/ Design District- Village District (DD-1) | |

Project Description

The Applicant requests approval for the following:

- Two (2) Wall Signs, approximately 5.25 and 1.25 square feet in size. They will be affixed to the right of the primary entrance facing Copenhagen Drive, bolted to the wall. The signs are dimensional, made of high density urethane (HDU).

Zoning Ordinance

The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

| Solvang Municipal Code (SMC) Sign Regulations 11-13 | | | |
|-----------------------------------------------------|----------------|-----------|----------------|
| VMU (Village Area) Zoning District Standards | Requirement | Proposed | Meets Standard |
| Wall sign max. size per sign | 7 sf. | 5.25 max. | Yes |
| Max. letter height | 8 in. | 4 in. max | Yes |
| Total Site Signage | Maximum 17 sf. | 6.5 sf. | Yes |

Proposed Wall Sign

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 Copenhagen Drive



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 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:

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 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.

FACT: The proposed signage includes two (2) wall signs which may be utilized 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 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 are compatible with the existing building. The proposed locations provide readily identifiable information for the business. No lighting is proposed.

RECOMMENDATION:

Approve a sign permit for 1634 Copenhagen Dr. (APN 139-192-001) for proposed signage: two (2) wall signs, 5.25 square feet in size and 1.25 square feet in size. The proposed project is categorically exempt from CEQA.

ALTERNATIVES:

1. The Committee could request changes to the proposed signage. Any modifications shall be clearly articulated to the applicant.
2. The Committee could vote to deny the proposed signage. The Committee should make the required findings for denial.

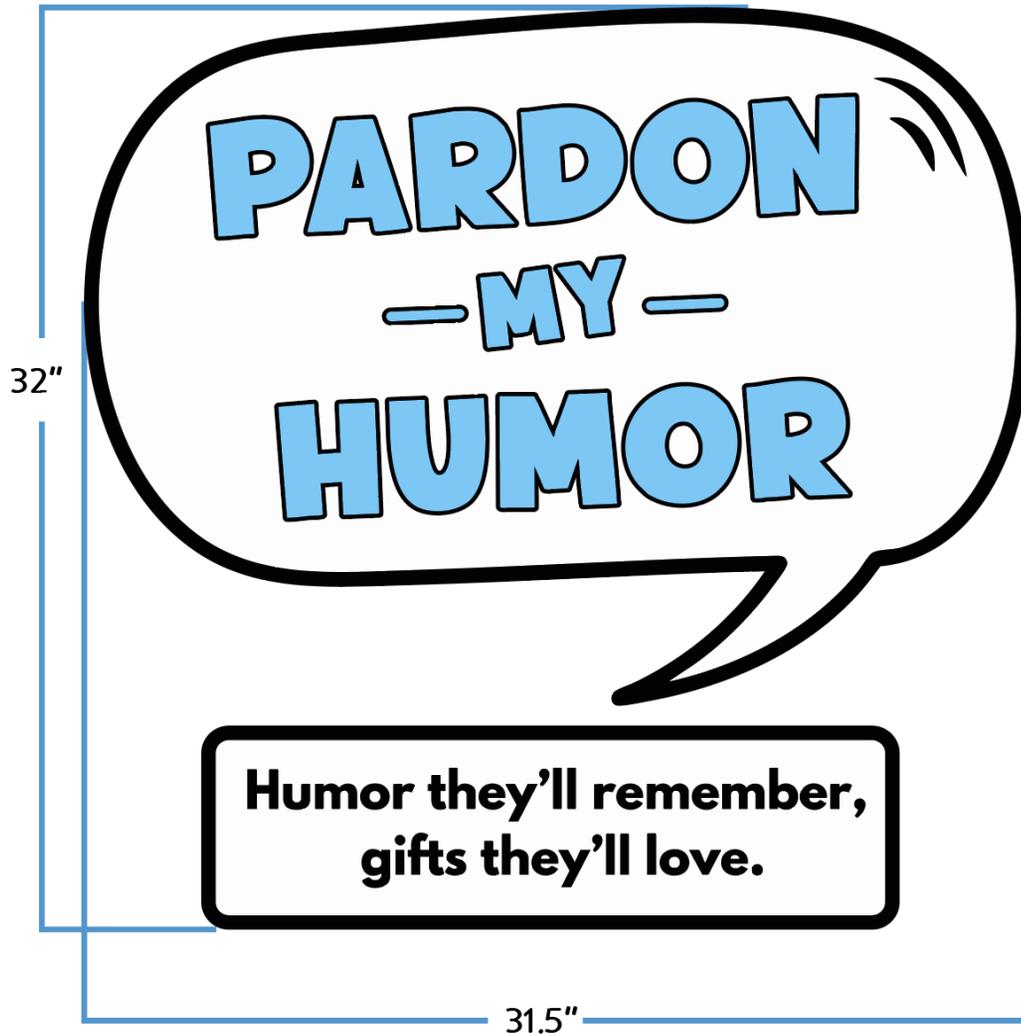
FISCAL IMPACT:

The Applicant paid the Design Review Committee Review fee.

ATTACHMENTS:

A – Applicant package

WALL SIGN



(2) WALL SIGNS

- Two part sign, business name and tag line.
- HDU sign foam, raised letters, recessed background.
- Overall: 32" H x 31.5" W x 1.5" D = 7 SQ FT
- Bolted to wall with 3" decking screws into plastic shields and silicone.

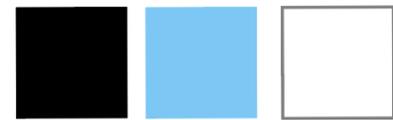
MAIN SIGN

- 24" H x 31.5" W x 1.5" D = 5.25 SQ FT
- Letters = 4" H max

TAGLINE SIGN

- 7.5" H x 24" W x 1.5" D = 1.25 sq. ft.
- Letters = 1.35" H max

SIGNAGE COLORS



SATIN
BLACK

PANTONE
2915C

SATIN
WHITE

805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT:

PARDON MY HUMOR

LOCATION:

1634 COPENHAGEN DR., SOLVANG, CA 93463

SIGNAGE:

(2) WALL SIGN



17ft DOMINANT FRONTAGE

PROPOSED WALL SIGN

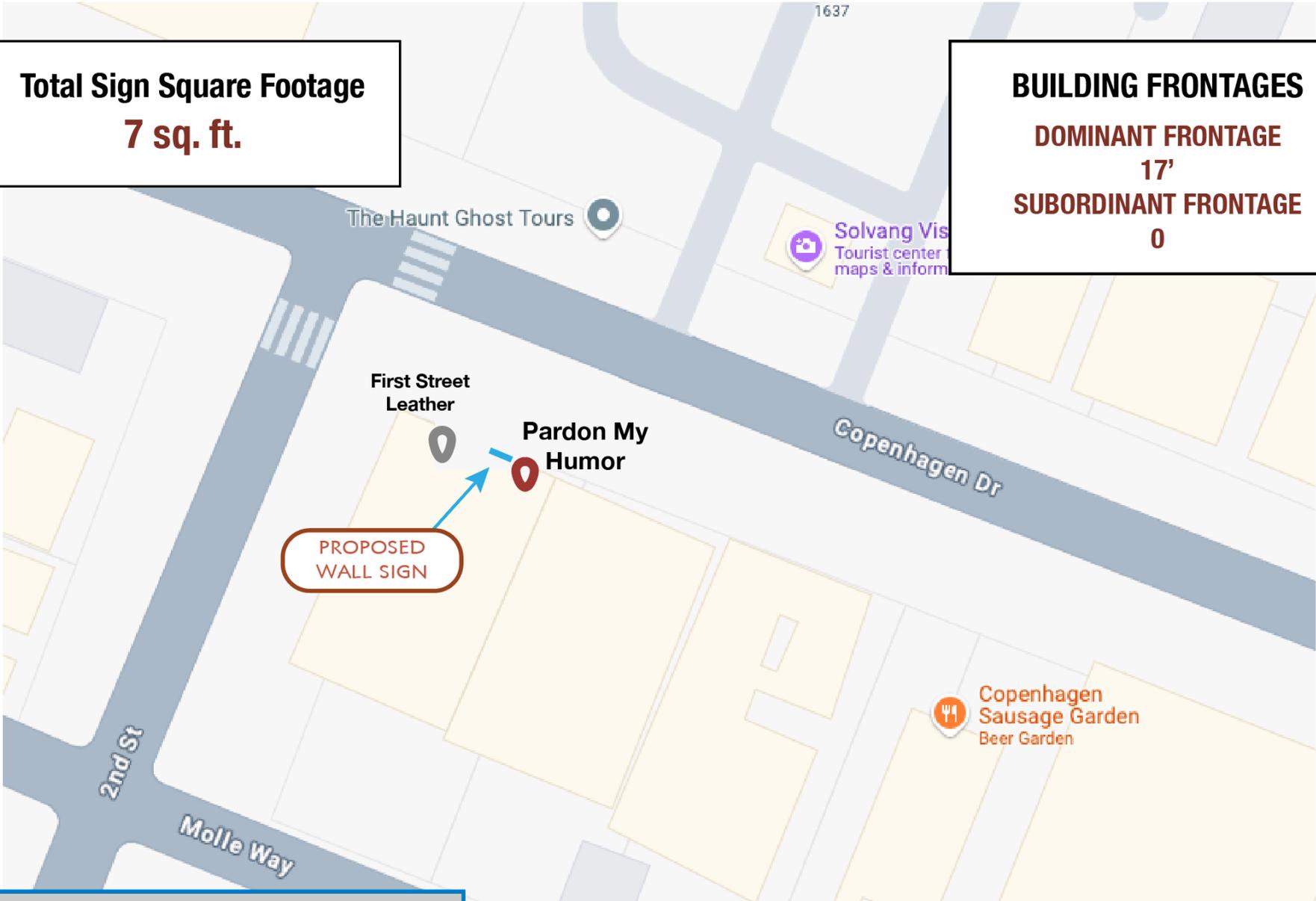
805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT: PARDON MY HUMOR
LOCATION: 1634 COPENHAGEN DR., SOLVANG, CA 93463
SIGNAGE: (2) WALL SIGN

Total Sign Square Footage
7 sq. ft.

BUILDING FRONTAGES
DOMINANT FRONTAGE
17'
SUBORDINANT FRONTAGE
0



805 SIGNS

84 Industrial Way Unit B, Buellton, CA 93427
805-694-8490 | LIC 109189

CLIENT: PARDON MY HUMOR
LOCATION: 1634 COPENHAGEN DR., SOLVANG, CA 93463
SIGNAGE: (2) WALL SIGN



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.a

Meeting Date April 17, 2025

SUBJECT: Discussion and provide comments for a Pre-Application for an amendment to a conditional use permit for an MRI addition at Santa Ynez Valley Cottage Hospital located at 2050 Viborg Road (APN 139-310-051). The project proposes 2,160 square feet of new building square footage.

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant has applied for a “Pre-Application” Review for a potential Conditional Use Permit (CUP) amendment for an MRI addition, associated site improvements to include new landscaping and hardscape. The proposed project is located at 2050 Viborg Road. City staff is utilizing the pre-application process to solicit comments from the DRC and various city departments and divisions.

Project Information

| | | |
|----------------------------------|--------------------------------------------------------------------|--|
| Property Owner | Santa Ynez Valley Cottage Hospital c/o Nick Henderson | |
| Applicant: | Heidi Jones, agent | |
| APN: | 139-310-051 | |
| General Plan Designation: | Public/ Institutional | |
| Zoning: | Public Institution (PI)/ Design District – Mission District (DD-2) | |

Project Description

The applicant has submitted a preliminary application that includes the following in the potential project:

- Construction of an MRI addition. Approximately 2,160 square feet.
- Associated site improvements to include new landscaping and hardscape.

Zoning Ordinance Consistency

The proposed use is an allowable use within the designated public institutional zone. Under the existing zoning, Public Institutional (PI), the existing hospital is allowable with a CUP, the applicant is requesting a change to the existing CUP, consistent with the Solvang Municipal Code.

Proposed MRI Room



City Staff Comments

Based on the potential project, city staff recommends the following:

- A building review will need to be completed by California Department of Health Care Access and Information (HCAI)
- Public utilities requested preliminary grading and drainage plans to include existing and proposed utilities to service the proposed new structure. Any required upgrades shall be shown.
- Public works provided comments to require additional plan sheets to be provided (civil, grading, utilities, and stormwater), and water and wastewater calculations to determine adequacy of existing meter size.

CEQA Determination

The potential project has not been analyzed for compliance with the California Environmental Quality Act. At the time of formal submittal, a determination will be made for compliance with State Law.

DRC Action

The DRC shall provide comments pertaining to the potential design, in addition to the comments provided by city staff above.

ALTERNATIVES:

None

FISCAL IMPACT:

The Applicant paid the pre-application review fee.

ATTACHMENTS:

A – Applicant package

B – City Staff Comment Letter

PROJECT DATA

PROJECT ADDRESS:
SANTA YNEZ VALLEY COTTAGE HOSPITAL
2550 VIBORG ROAD
SOLVANG, CA 93463

APN: 139-310-051

LOT SIZE: ±222,335 SF

EXISTING TOTAL BUILDING AREA: ±34,040 SF
EXISTING TOTAL HARDSCAPE AREA: ±65,275 SF
EXISTING TOTAL LANDSCAPE AREA: ±123,020 SF

BUILDING AREA TO BE REMOVED: ±0 SF
HARDSCAPE AREA TO BE REMOVED: ±710 SF
LANDSCAPE AREA TO BE REMOVED: ±3,910 SF

TOTAL DISTURBED AREA: ±4,620 SF

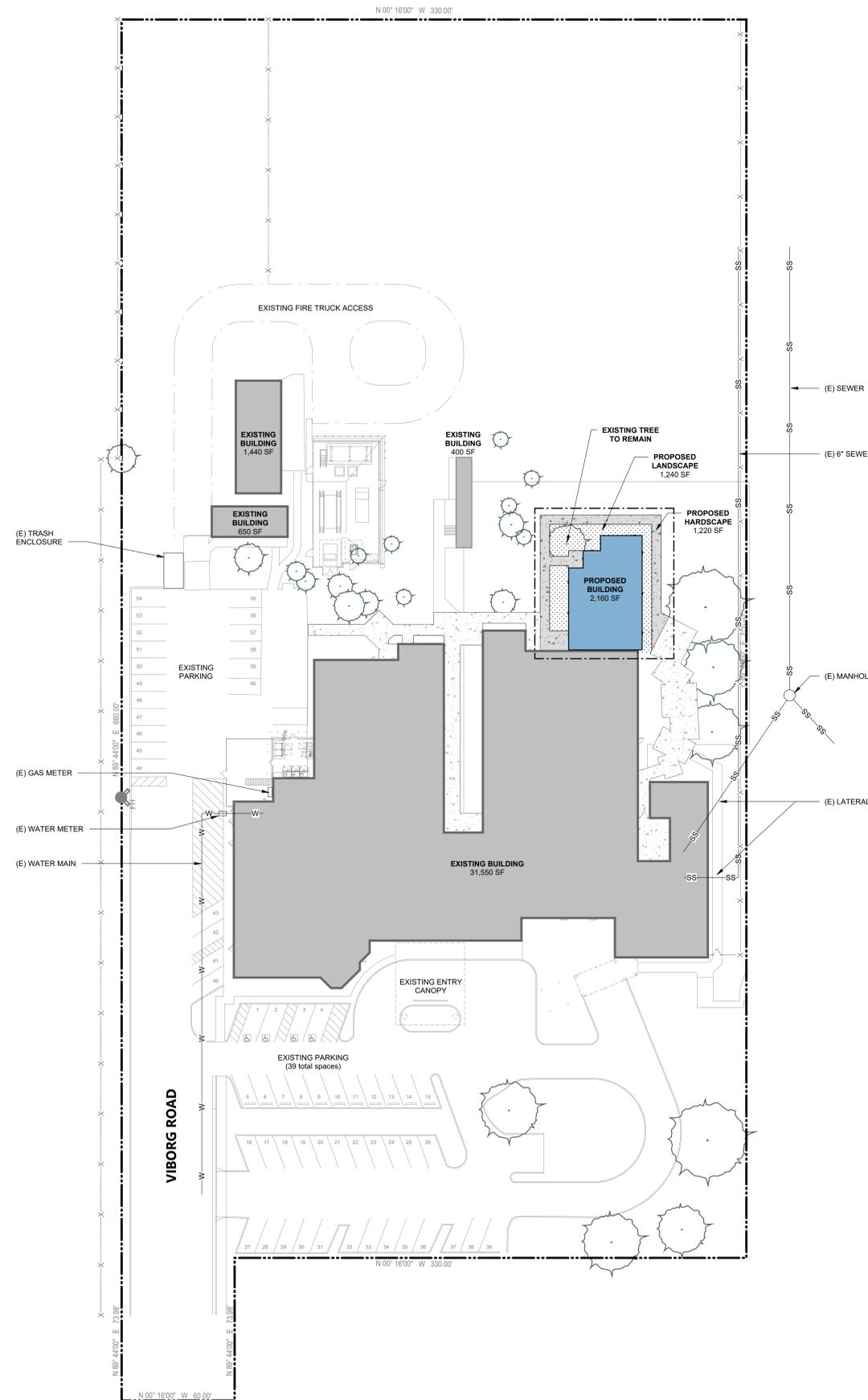
PROPOSED (N) BUILDING AREA: ±2,160 SF
PROPOSED (N) HARDSCAPE AREA: ±1,220 SF
PROPOSED (N) LANDSCAPE AREA: ±1,240 SF

PROPOSED IMPERVIOUS AREA: ±3,380 SF (TIER 1 STORMWATER REQ.)

OCCUPANCY GROUP: I-2
TYPE OF CONSTRUCTION: 1963 & 1971 BLDG: TYPE V 1-HR FIRE RESISTIVE
2007 ADDITION: TYPE II N NON-COMBUSTIBLE

STORIES: 1 STORY
FIRE PROTECTION: AUTOMATIC SPRINKLERS THROUGHOUT
FIRE ALARM DEVICES THROUGHOUT

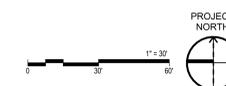
YEARS BUILT: 1963, 1971 AND 2007
EXISTING NUMBER OF BEDS: 11
TOTAL EXISTING PARKING SPACES: 60 (NONE PROPOSED)



OVERALL SITE PLAN LEGEND

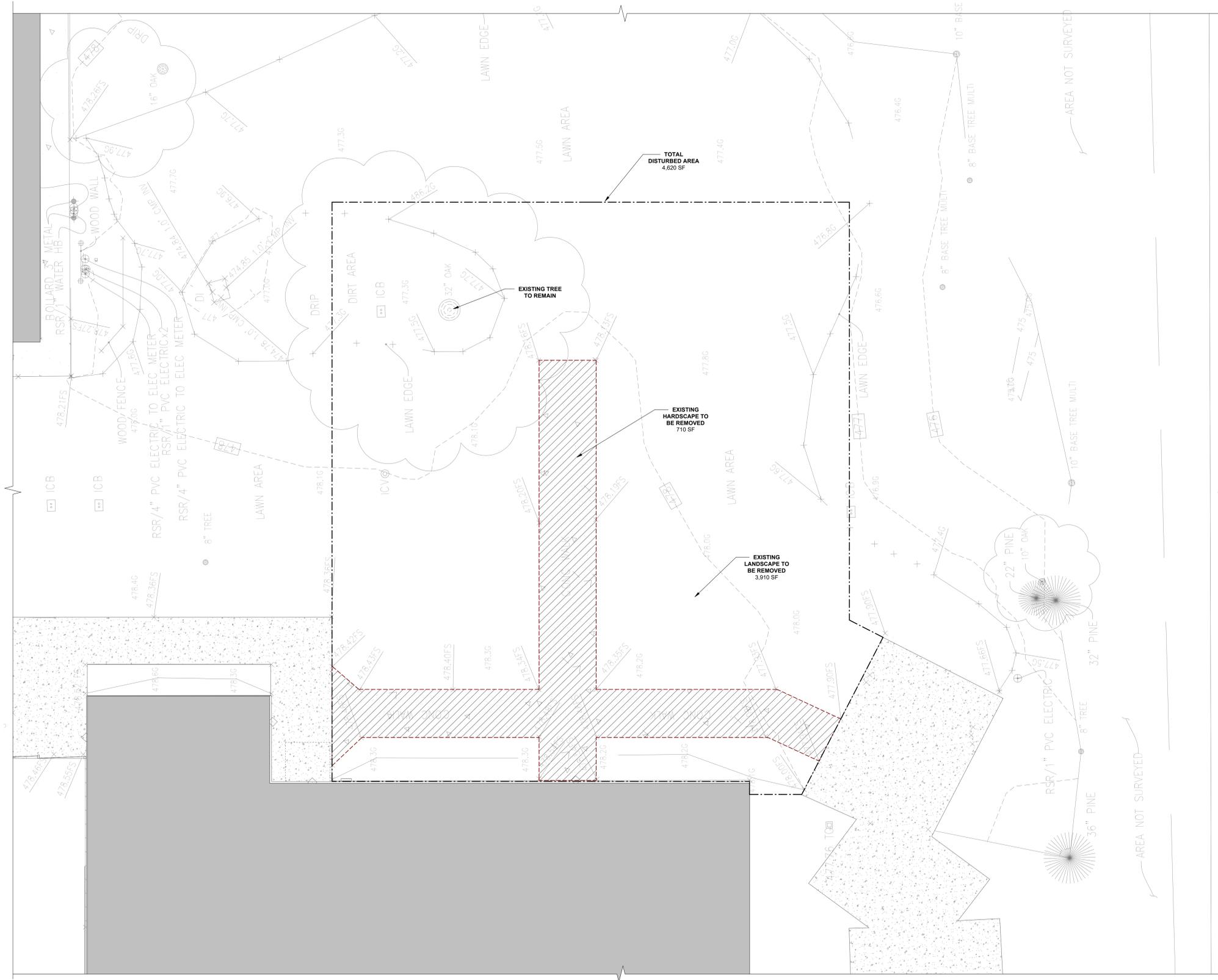
- ASSUMED PROPERTY LINE
- - - AREA OF PROPOSED ADDITION
- [Blue Box] PROJECT BUILDING
- [Stippled Box] (N) CONCRETE PAVING
- [Dotted Box] (E) CONCRETE PAVING
- [Grey Box] (E) BUILDING
- [Patterned Box] (N) LANDSCAPING
- X-X-X- (E) FENCE LINE
- [Fire Hydrant Symbol] (E) FIRE HYDRANT

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955



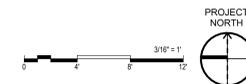


DEMOLITION SITE PLAN LEGEND

- TOTAL DISTURBED AREA
- (E) CONCRETE PAVING
- (E) HARDSCAPE TO BE DEMOLISHED
- (E) BUILDING

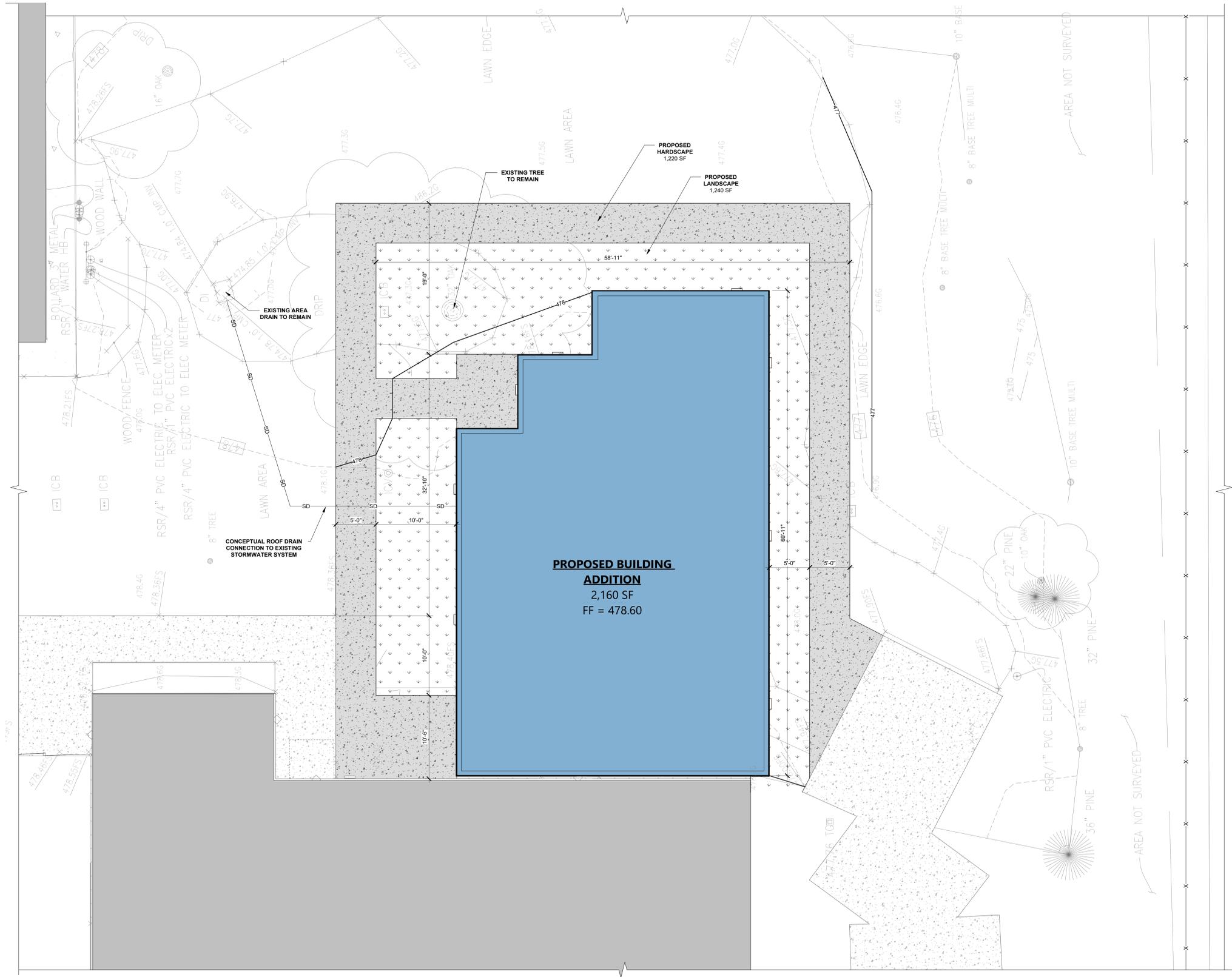
1 ENLARGED SITE DEMOLITION PLAN
3/16" = 1'-0"

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955





EARTHWORK ESTIMATE

| | |
|------------------------------|--------------------------------------|
| ESTIMATED CUT: | \$550 CY |
| ESTIMATED FILL: | \$550 CY (FOUNDATION OVEREXCAVATION) |
| TOTAL DISTURBED AREA: | 4,620 SF |
| PROPOSED (N) BUILDING AREA: | 2,160 SF |
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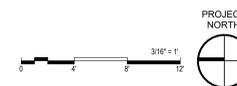
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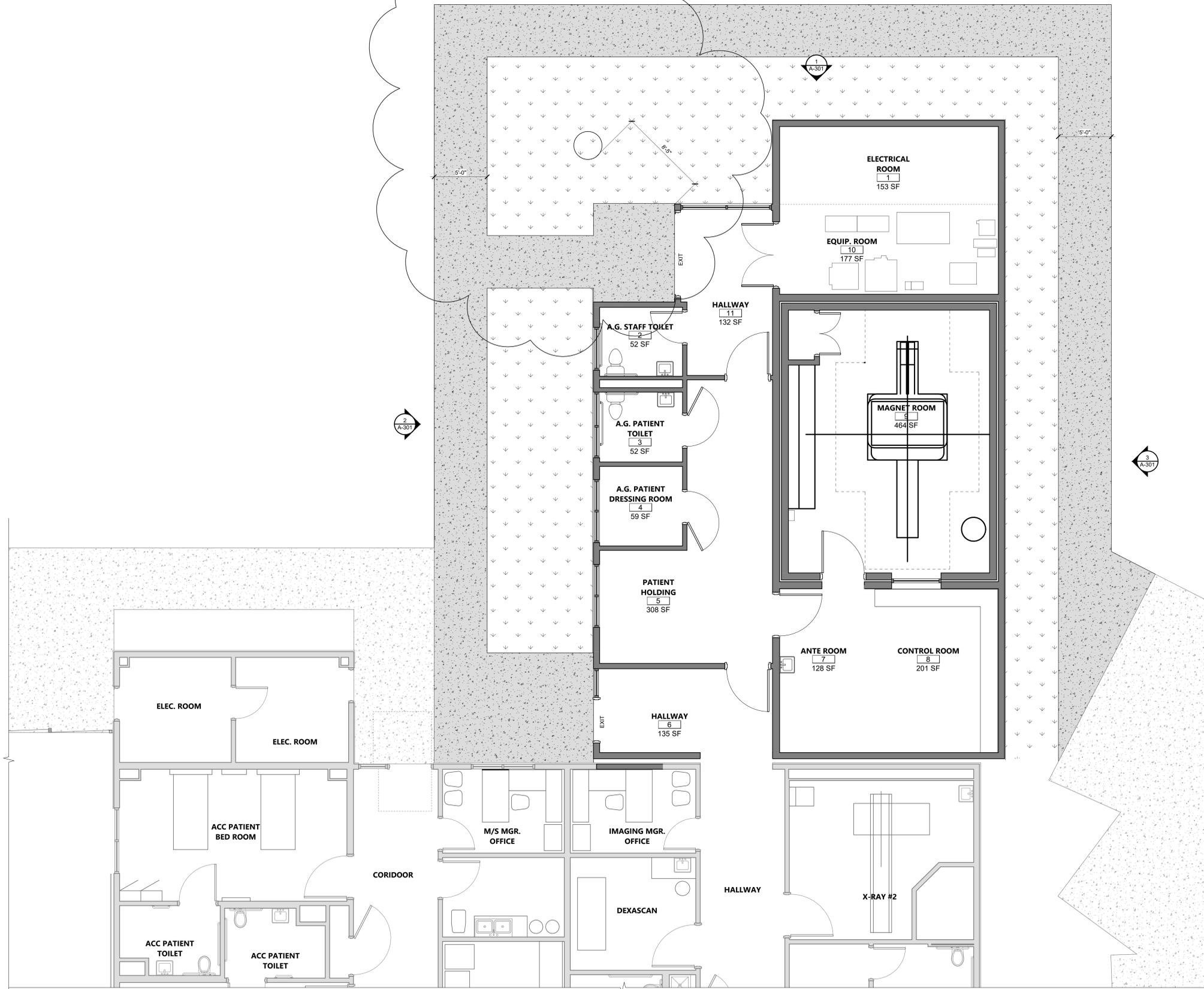
ENLARGED SITE PLAN LEGEND

- ASSUMED PROPERTY LINE
- AREA OF PROPOSED ADDITION
- PROJECT BUILDING
- (N) CONCRETE PAVING
- (E) CONCRETE PAVING
- (E) BUILDING
- (N) LANDSCAPING
- (E) FENCE LINE
- (E) FIRE HYDRANT

1 ENLARGED SITE PLAN (INCLUDING GRADING AND DRAINAGE)

3/16" = 1'-0"





FLOOR PLAN LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING SITE CONCRETE
- PROPOSED SITE CONCRETE
- PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN

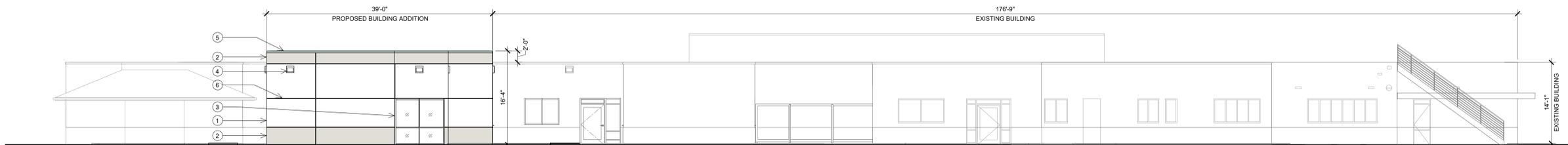
1 FLOOR PLAN
1/4" = 1'-0"

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



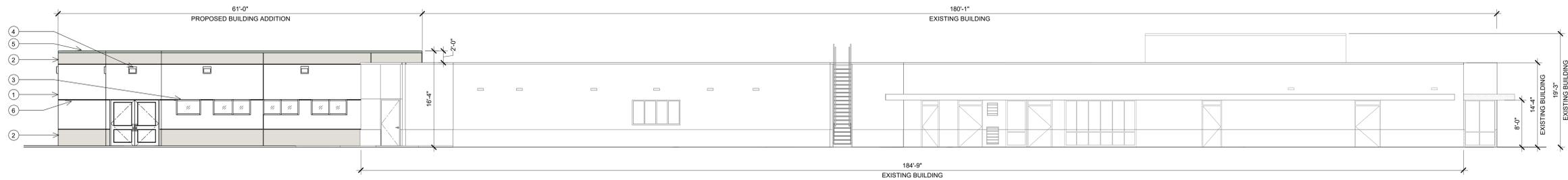
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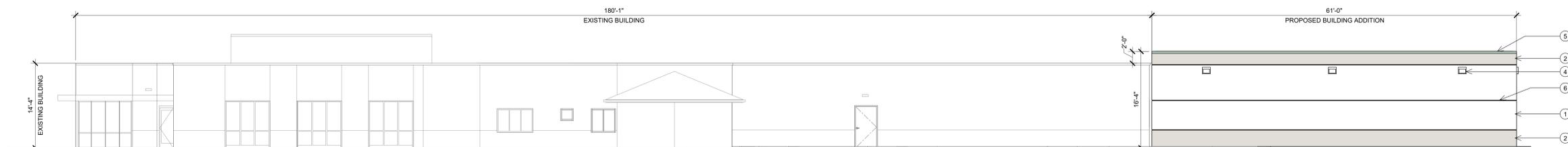
1 EAST ELEVATION

1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"

NUMBERED NOTES

- ① EXTERIOR PLASTER: COLOR 'A' TO MATCH EXISTING
- ② EXTERIOR PLASTER ACCENT: COLOR 'B' TO MATCH EXISTING
- ③ STOREFRONT WINDOW
- ④ EXTERIOR LIGHT FIXTURE: MATCH EXISTING ADJACENT
- ⑤ PARAPET METAL COPING: COLOR 'C' TO MATCH EXISTING
- ⑥ PLASTER CONTROL JOINTS

PAINT COLOR LEGEND:

COLOR 'A' - La Habra x86 SANDSTONE 9356



COLOR 'B' - La Habra x524 ALAMO 9356



COLOR 'C' - Match Existing





NUMBERED NOTES

- ① EXTERIOR PLASTER: COLOR 'A' TO MATCH EXISTING
- ② EXTERIOR PLASTER ACCENT: COLOR 'B' TO MATCH EXISTING
- ③ WINDOWS & STOREFRONT OPENINGS: MATCH EXISTING FINISHES
- ④ EXTERIOR LIGHT FIXTURE: MATCH EXISTING
- ⑤ PARAPET METAL COPING: COLOR 'C' TO MATCH EXISTING
- ⑥ PLASTER CONTROL JOINTS

PAINT COLOR LEGEND

| | |
|-----------------------------------------|--|
| COLOR 'A' - La Habra x86 SANDSTONE 9356 | |
| COLOR 'B' - La Habra x524 ALAMO 9356 | |
| COLOR 'C' - Match Existing | |

CONCEPTUAL PLANT PALETTE

Trees



Cercis occidentalis / Western Redbud

Shrubs and Perennials



Berberis aquifolium / Oregon Grape



Berberis aquifolium 'Repens' / Creeping Barberry



Ceanothus maritimus 'Point Sierra' / Maritime Ceanothus



Cistus x skanbergii / Pink Rockrose



Cordyline australis 'Red-Star' / Red Grass Palm



Correa 'Dusky Bells' / Red Australian Fuchsia



Nanina 'Gulf Stream' / Gulf Stream Heavenly Bamboo

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

| | | | | | | | | | |
|----------------------------------------------------------|--------------------------|--------------------------|-----------------------------------|---------------------|-------------------------------|--------------------|--------------------------------------------|------------|--------------|
| Site Information | | | | | | | | | |
| Project Name → SVCV MRI Addition | | | | | | | | | |
| Project Location → Santa Ynez, CA | | | | | | | | | |
| Site Type → Commercial Allowed ETAF → 0.45 | | | | | | | | | |
| Annual Eto (inches/yr) → 48.7 | | | | | | | | | |
| Hydrozone or Planting Description | | | | | | | | | |
| Hydrozone or Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Hydrozone Area (sqft.) | ETAF x Area | Estimated Total Water Use (gal/yr.) | | |
| Regular Landscape Areas | | | | | | | | | |
| 1 | 0.2 | Low | Tree Drip Ring | 0.81 | 0.2 | 0 | 0 | | |
| 2 | 0.2 | Low | Drip | 0.81 | 0.2 | 798 | 197 | 5,949 | |
| SUBTOTAL | | | | | | | 798 | 197 | 5,949 |
| Special Landscape Areas | | | | | | | | | |
| SUBTOTAL | | | | | | | 0 | 0 | 0 |
| SUBTOTAL | | | | | | | 0 | 0 | 0 |
| Estimated Total Water Use (ETWU) | | | | | | | 5,949 | | |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | 10,843 | | |

| | |
|--------------------------|------|
| ETAF Calculations | |
| Regular Landscape Areas | |
| Total ETAF x Area | 197 |
| Total Area | 798 |
| Average ETAF | 0.25 |
| All Landscape Areas | |
| Total ETAF x Area | 197 |
| Total Area | 798 |
| Site-wide ETAF | 0.25 |

Notes:

*Calculator developed to meet code effective Dec. 1, 2015

*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

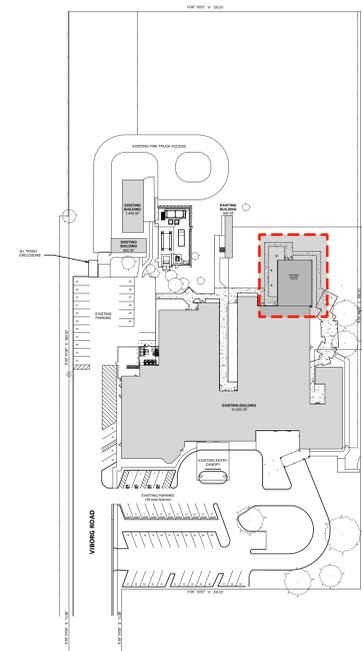
Plans will comply with all the criteria in MWELO and apply them for the efficient use of water in the landscape design plan.



TREE & PLANT LEGEND

| NAME | SIZE | QTY | Water Use |
|---------------------------------------------------------|---------|-----|-----------|
| Cercis occidentalis / Western Redbud | 24" box | 2 | Low |
| Berberis aquifolium / Oregon Grape | 5 Gal | 15 | Low |
| Berberis aquifolium 'Repens' / Creeping Barberry | 1 Gal | 24 | Low |
| Ceanothus maritimus 'Point Sierra' / Maritime Ceanothus | 5 Gal | 3 | Low |
| Cistus x skanbergii / Pink Rockrose | 5 Gal | 48 | Low |
| Cordyline australis 'Red-Star' / Red Grass Palm | 15 Gal | 8 | Low |
| Correa 'Dusky Bells' / Red Australian Fuchsia | 5 Gal | 2 | Low |
| Nandina 'Gulf Stream' / Gulf Stream Heavenly Bamboo | 5 Gal | 15 | Low |

KEY MAP



202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com



SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955







FACP























CITY OF SOLVANG

Planning & Building Department | Planning Division
 411 Second Street | Solvang, CA 93463 | www.cityofsolvang.com
 (805) 688-5575 | planningdept@cityofsolvang.com

March 17, 2025

Heidi Jones
 225 Old ranch Dr.
 Goleta, CA 93117

Via Email

Subject: PA 25-007: 2050 Viborg Rd, Pre-Application MRI Addition

Dear Ms. Jones,

City staff has completed a pre-application review of your submittal for a potential CUP amendment regarding an MRI addition located at 2050 Viborg Road. The following comments are generated based on submitted plans and the existing Solvang Municipal Code section in effect at the time of application submittal. Please note that this review is completed as a courtesy. A formal application is required to process an entitlement, and additional comments may be generated by a formal submittal.

Planning

1. At the time of formal submittal, please submit a new application along with the following checklists. Please ensure all items on the checklist are provided.
<https://www.cityofsolvang.com/DocumentCenter/View/4447/PB-P2-Enviornmental-Information-Form>

<https://www.cityofsolvang.com/DocumentCenter/View/4854/PB-PA-9-Development-Permit-CUP-New-Construction-Submittal-Checklist>
2. Per section 11-11-13(B)(1) of the Solvang Municipal Code (SMC) New buildings. Parking shall be provided in accordance with this section at the time any new building or structure is erected, or any new land use or new residential unit is established. For hospitals, one (1) space per 300 square feet of floor area must be provided. Ensure additional parking is provided for the proposed addition. New parking required shall be 8 spaces.
3. This item is scheduled for review at the April Design Review Committee (DRC) meeting on Thursday, April 17, 2025, at 5:00 p.m. The meeting will be held at City Hall, 1644 Oak Street, Solvang, CA.

Building

4. A building review will need to be completed by the State of California Department of Public Health.

Public Utilities

5. No upgrades in utilities are called out for. If upgrades in utilities will be required, Utility Staff will need to review proposed upgrade requests. At the time of formal submittal, please provide a separate preliminary grading and drainage plan that includes existing and proposed utilities to service the proposed new structure.

Public Works Review

6. At the time of formal submittal, the following plan sheets will be required: Civil, Grading, Utilities, and Stormwater Control Plan (Tier I).

7. Based on the submitted pre-application plans, the proposed new structure will need to conform with Tier I stormwater impacts. See the City's Website for further information: <https://www.cityofsolvang.com/408/New-and-Redevelopment-Projects>. As a part of your formal submittal, please provide existing pervious/impervious surface, proposed pervious/impervious surface calculations, and disturbed areas.
8. Utility Service. Please show the following at formal submittal:
 - On the Utilities Sheet show where the existing and proposed Water, Wastewater, and Fire Lines are.
 - Provide calculations on Water and Wastewater to determine if current sizing is adequate or if upsizing is needed.
9. See attached red-lined plans

We hope the following comments are constructive in creating a formal submittal to the City and in your space planning needs. If you have any questions regarding the items in this letter, please do not hesitate to contact me at (805) 427-9856 or at lscherman@cityofsolvang.com .

Sincerely,

Lisa Scherman

Lisa Scherman
Assistant Planner

PROJECT DATA

PROJECT ADDRESS:
SANTA YNEZ VALLEY COTTAGE HOSPITAL
2550 VIBORG ROAD
SOLVANG, CA 93463

APN: 139-310-051

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EXISTING TOTAL BUILDING AREA: ±34,040 SF

EXISTING TOTAL HARDSCAPE AREA: ±65,275 SF

EXISTING TOTAL LANDSCAPE AREA: ±123,020 SF

BUILDING AREA TO BE REMOVED: ±0 SF

HARDSCAPE AREA TO BE REMOVED: ±710 SF

LANDSCAPE AREA TO BE REMOVED: ±3,910 SF

TOTAL DISTURBED AREA: ±4,620 SF

PROPOSED (N) BUILDING AREA: ±2,160 SF

PROPOSED (N) HARDSCAPE AREA: ±1,220 SF

PROPOSED (N) LANDSCAPE AREA: ±1,240 SF

PROPOSED IMPERVIOUS AREA: ±3,380 SF (TIER 1 STORMWATER REQ.)

OCCUPANCY GROUP: I-2

TYPE OF CONSTRUCTION: 1963 & 1971 BLDG: TYPE V 1-HR FIRE RESISTIVE

2007 ADDITION: TYPE II N NON-COMBUSTIBLE

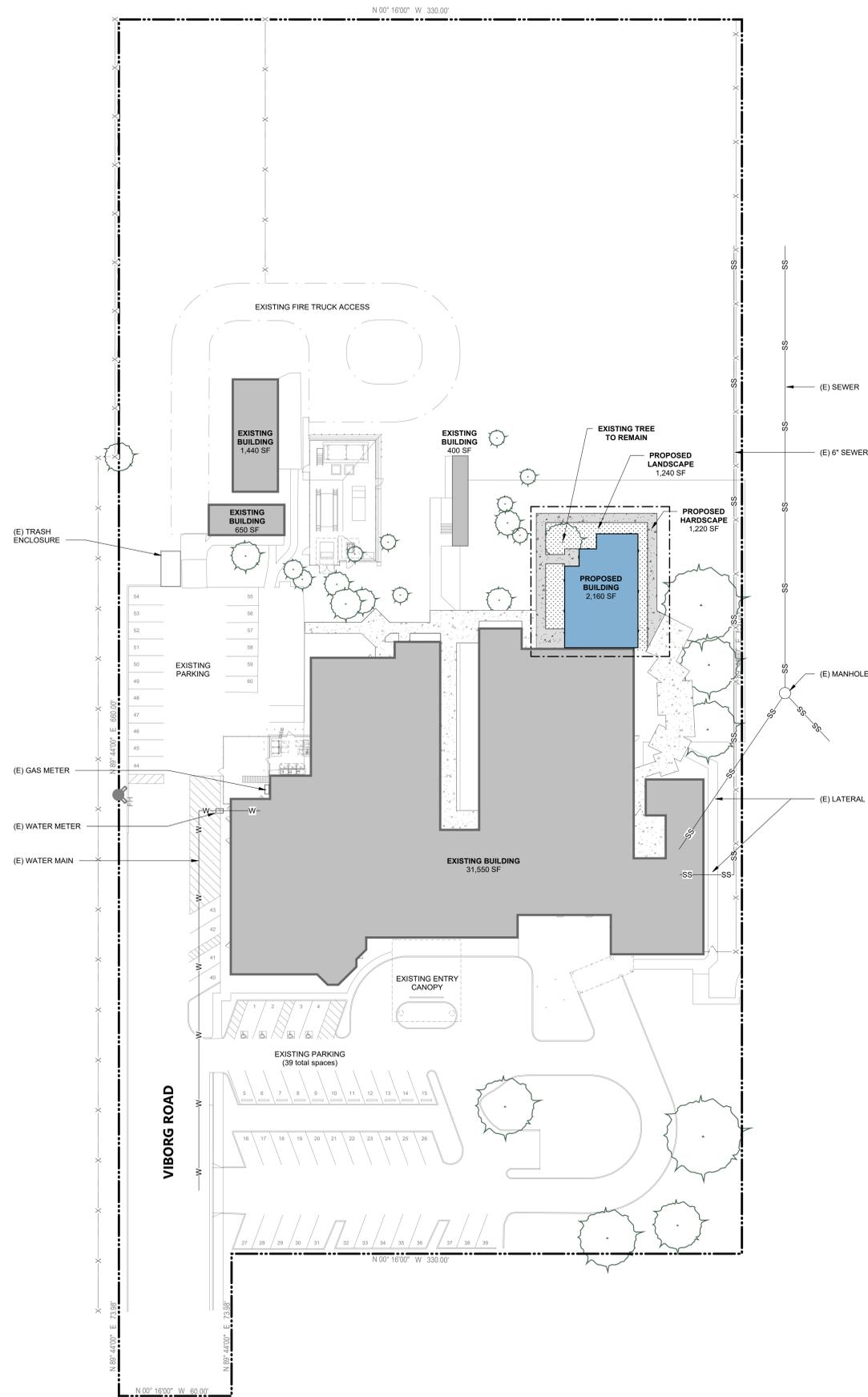
STORIES: 1 STORY

FIRE PROTECTION: AUTOMATIC SPRINKLERS THROUGHOUT

YEARS BUILT: 1963, 1971 AND 2007

EXISTING NUMBER OF BEDS: 11

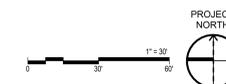
TOTAL EXISTING PARKING SPACES: 60 (NONE PROPOSED)

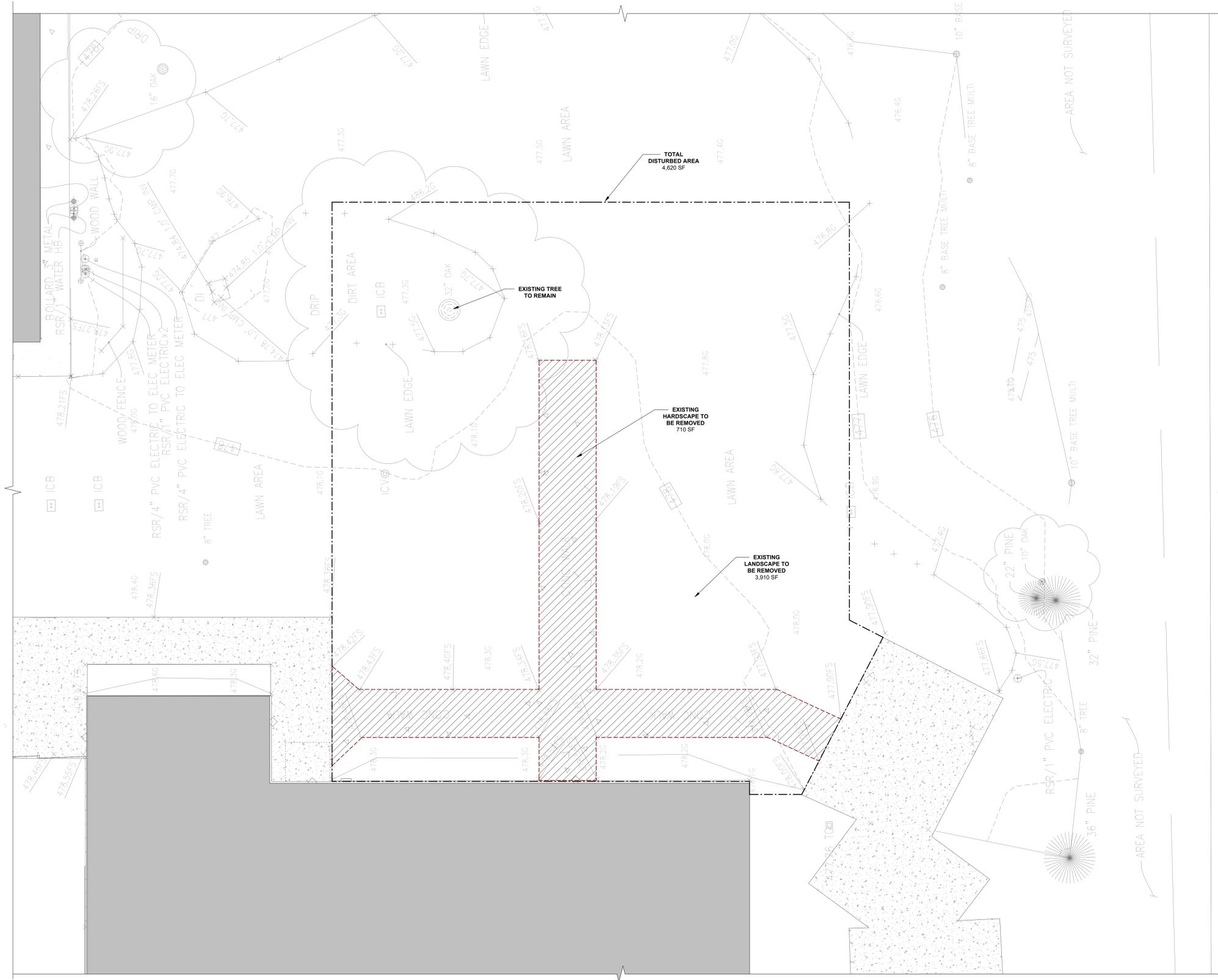


OVERALL SITE PLAN LEGEND

- ASSUMED PROPERTY LINE
- - - AREA OF PROPOSED ADDITION
- [Blue Box] PROJECT BUILDING
- [Stippled Box] (N) CONCRETE PAVING
- [Dotted Box] (E) CONCRETE PAVING
- [Grey Box] (E) BUILDING
- [Patterned Box] (N) LANDSCAPING
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- [Fire Hydrant Symbol] (E) FIRE HYDRANT

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



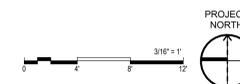


DEMOLITION SITE PLAN LEGEND

-  TOTAL DISTURBED AREA
-  (E) CONCRETE PAVING
-  (E) HARDSCAPE TO BE DEMOLISHED
-  (E) BUILDING

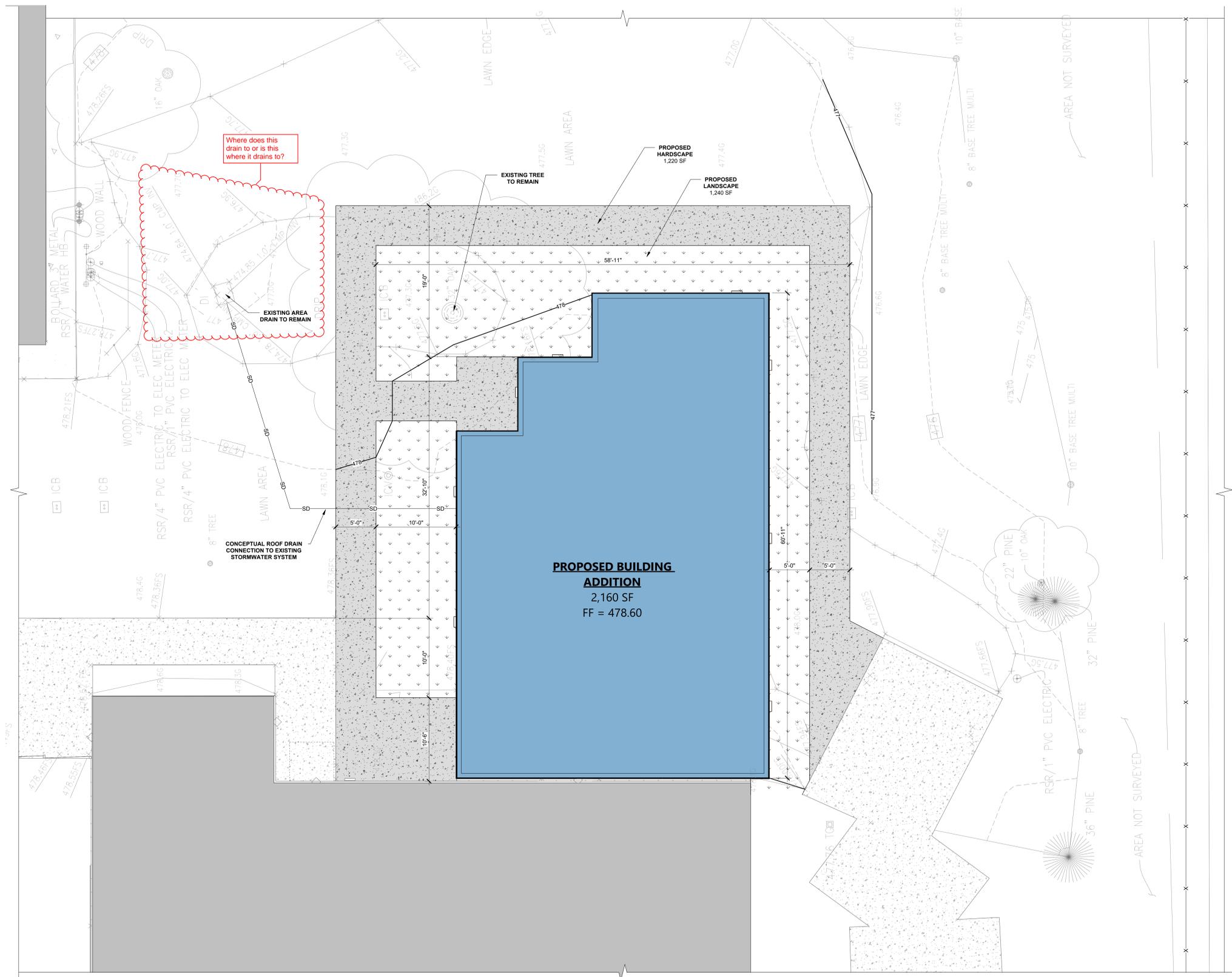
1 ENLARGED SITE DEMOLITION PLAN
3/16" = 1'-0"

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
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EARTHWORK ESTIMATE

| | |
|------------------------------|--------------------------------------|
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| ESTIMATED FILL: | \$550 CY (FOUNDATION OVEREXCAVATION) |
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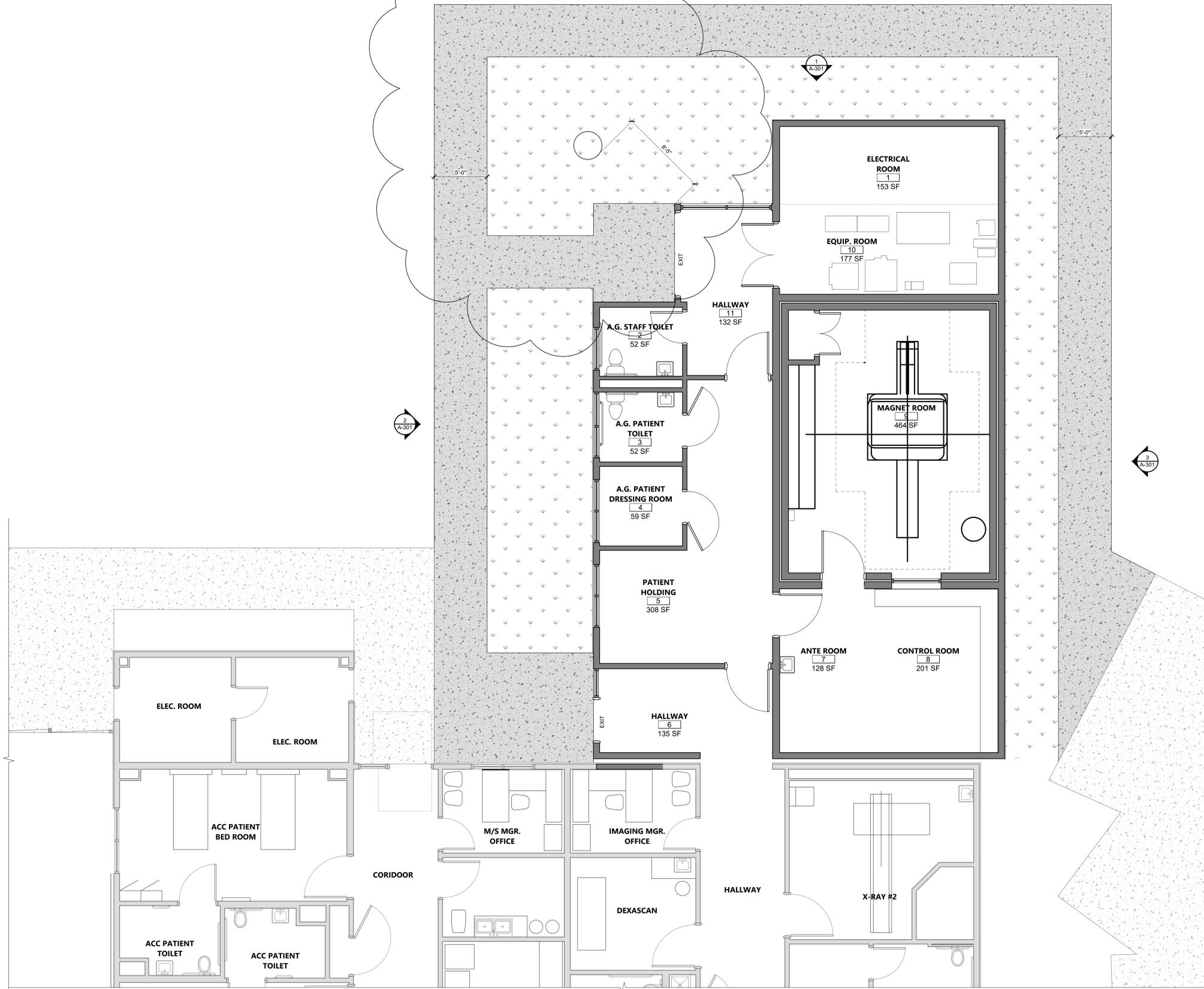
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- AREA OF PROPOSED ADDITION
- PROJECT BUILDING
- (N) CONCRETE PAVING
- (E) CONCRETE PAVING
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- (N) LANDSCAPING
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- (E) FIRE HYDRANT

1 ENLARGED SITE PLAN (INCLUDING GRADING AND DRAINAGE)

3/16" = 1'-0"



FLOOR PLAN LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING SITE CONCRETE
- PROPOSED SITE CONCRETE
- PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN

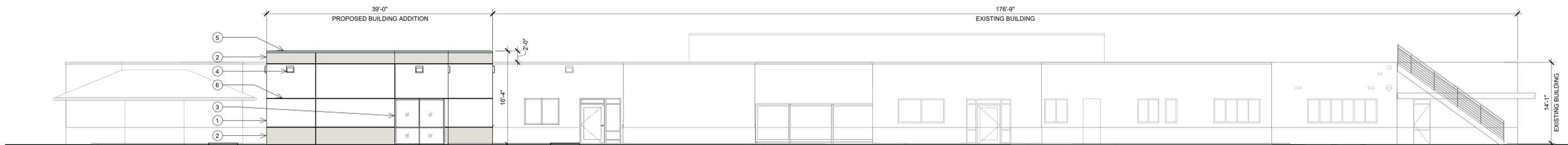
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1/4" = 1'-0"

SANTA YNEZ VALLEY COTTAGE HOSPITAL MRI ADDITION
COTTAGE HEALTH



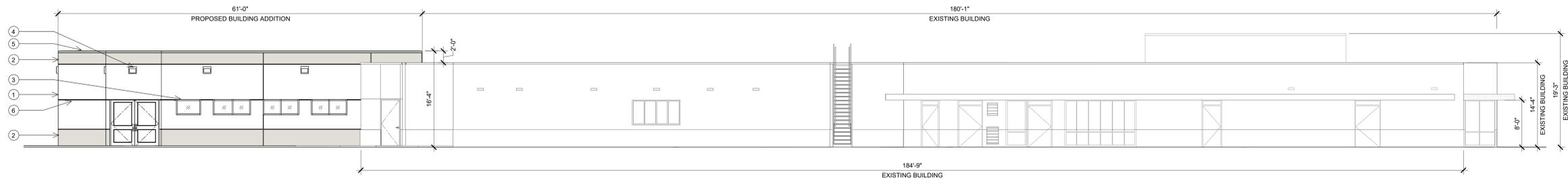
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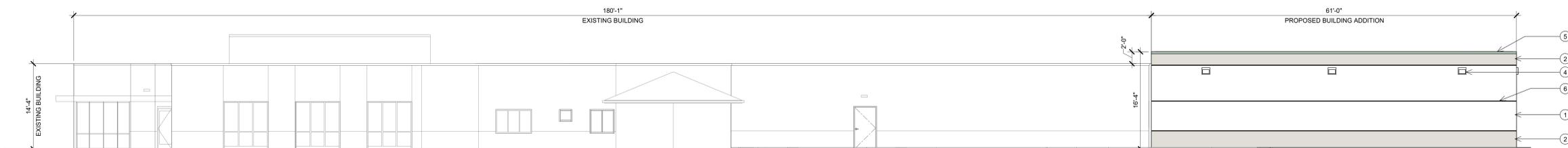
1 EAST ELEVATION

1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"

NUMBERED NOTES

- ① EXTERIOR PLASTER: COLOR 'A' TO MATCH EXISTING
- ② EXTERIOR PLASTER ACCENT: COLOR 'B' TO MATCH EXISTING
- ③ STOREFRONT WINDOW
- ④ EXTERIOR LIGHT FIXTURE: MATCH EXISTING ADJACENT
- ⑤ PARAPET METAL COPING: COLOR 'C' TO MATCH EXISTING
- ⑥ PLASTER CONTROL JOINTS

PAINT COLOR LEGEND:

COLOR 'A' - La Habra x86 SANDSTONE 9356



COLOR 'B' - La Habra x524 ALAMO 9356



COLOR 'C' - Match Existing





NUMBERED NOTES

- ① EXTERIOR PLASTER: COLOR 'A' TO MATCH EXISTING
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PAINT COLOR LEGEND

| | |
|-----------------------------------------|--|
| COLOR 'A' - La Habra x86 SANDSTONE 9356 | |
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CONCEPTUAL PLANT PALETTE

Trees



Cercis occidentalis / Western Redbud

Shrubs and Perennials



Berberis aquifolium / Oregon Grape



Berberis aquifolium 'Repens' / Creeping Barberry



Ceanothus maritimus 'Point Sierra' / Maritime Ceanothus



Cistus x skanbergii / Pink Rockrose



Cordyline australis 'Red-Star' / Red Grass Palm



Correa 'Dusky Bells' / Red Australian Fuchsia



Nanina 'Gulf Stream' / Gulf Stream Heavenly Bamboo

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

| Site Information | | | | | | | | | |
|--------------------------------------------|-------------------|-------------------|----------------------------|--------------|------------------------|-------------|-------------------------------------|-------|-------|
| Project Name → SVVCH MRI Addition | | | | | | | | | |
| Project Location → Santa Ynez, CA | | | | | | | | | |
| Site Type → Commercial Allowed ETAF → 0.45 | | | | | | | | | |
| Annual Eto (inches/yr) → 48.7 | | | | | | | | | |
| Hydrozone or Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Hydrozone Area (sqft.) | ETAF x Area | Estimated Total Water Use (gal/yr.) | | |
| Regular Landscape Areas | | | | | | | | | |
| 1 | 0.2 | Low | Tree Drip Ring | 0.81 | 0.2 | 0 | 0 | 0 | 0 |
| 2 | 0.2 | Low | Drip | 0.81 | 0.2 | 798 | 197 | 5,949 | |
| SUBTOTAL → | | | | | | | 798 | 197 | 5,949 |
| Special Landscape Areas | | | | | | | | | |
| SUBTOTAL → | | | | | | | 0 | 0 | 0 |
| SUBTOTAL → | | | | | | | 0 | 0 | 0 |
| Estimated Total Water Use (ETWU) → | | | | | | | 5,949 | | |
| Maximum Allowed Water Allowance (MAWA) → | | | | | | | 10,843 | | |

| ETAF Calculations | |
|-------------------------|------|
| Regular Landscape Areas | |
| Total ETAF x Area | 197 |
| Total Area | 798 |
| Average ETAF | 0.25 |
| All Landscape Areas | |
| Total ETAF x Area | 197 |
| Total Area | 798 |
| Site-wide ETAF | 0.25 |

Notes:
 *Calculator developed to meet code effective Dec. 1, 2015
 *Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

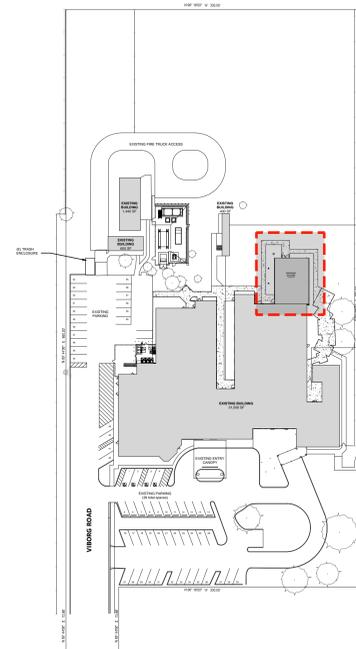
Plans will comply with all the criteria in MWELO and apply them for the efficient use of water in the landscape design plan.



TREE & PLANT LEGEND

| NAME | SIZE | QTY | Water Use |
|---------------------------------------------------------|----------|-----|-----------|
| Cercis occidentalis / Western Redbud | 24\" box | 2 | Low |
| Berberis aquifolium / Oregon Grape | 5 Gal | 15 | Low |
| Berberis aquifolium 'Repens' / Creeping Barberry | 1 Gal | 24 | Low |
| Ceanothus maritimus 'Point Sierra' / Maritime Ceanothus | 5 Gal | 3 | Low |
| Cistus x skanbergii / Pink Rockrose | 5 Gal | 48 | Low |
| Cordyline australis 'Red-Star' / Red Grass Palm | 15 Gal | 8 | Low |
| Correa 'Dusky Bells' / Red Australian Fuchsia | 5 Gal | 2 | Low |
| Nandina 'Gulf Stream' / Gulf Stream Heavenly Bamboo | 5 Gal | 15 | Low |

KEY MAP



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