



## AGENDA

### DESIGN REVIEW COMMITTEE

May 15, 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](mailto: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](mailto: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](http://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 April 17, 2025 Design Review Committee Meeting.....3
- b. Receive and file Planning and Building Division Major Projects List May 2025 .....5

**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 possible action to approve Façade changes at 1693 Mission Drive (APN 139-143-025) .....8
- b. Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1) .....22

**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 8th day of May 2025.



**MINUTES  
SOLVANG DESIGN REVIEW COMMITTEE  
REGULAR MEETING**

April 17, 2025  
Thursday  
Regular Meeting – 5:00 p.m.

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**5:00 PM – REGULAR MEETING**

**1. PRELIMINARY MATTERS**

**CALL TO ORDER**

Chair Jacobsen Bates called the meeting to order at 5:02 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 (arrived at 5:06 p.m.)

Staff: Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney Dave Fleishman

**PLEDGE OF ALLEGIANCE**

Member Melissa Bates led in the Salute to the Flag.

**APPROVE ORDER OF AGENDA AS PRESENTED**

*Motion by Member Boyd, to approve the order of the agenda, as presented, seconded by Member Melissa Bates, and carried 4-0, with Member Johnson, absent.*

**2. CONSENT ITEMS**

- a. **Approve Minutes of March 20, 2025 Design Review Committee Meeting**
- b. **Approve the Minutes of the March 13, 2025 Special Joint Meeting**
- c. **Receive and file Planning and Building Division Major Projects List April 2025**
- 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.**

There were no public comments on Consent Items.

*Motion by Member Bates, to approve Consent Items as presented, seconded by Member Goetz, and carried 4-0, with Member Johnson, absent.*

### **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.

Member Johnson arrived at 5:06 p.m.

### **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.**

Heidi Jones, Project Agent, introduced the item.

Rosa Alvarado, Architect, 196 Architects, narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding potential improvements to the plans and next steps.

Chair Jacobsen Bates invited public comments.

There were no other public comments.

No action was taken on this item.

### **5. COMMITTEE MEMBER COMMENTS**

Chair Jacobsen Bates provided comments on the project at the corner of Alisal and Mission and development at Den Market Square.

Planning Manager Castillo reported that project will be coming to the DRC in an upcoming meeting.

### **6. CITY STAFF COMMENTS**

Planning Manager Castillo provided an update of the Den Market Square application and addressed upcoming items on DRC meeting agendas.

### **7. ADJOURNMENT**

The meeting was adjourned at 5:26 p.m.

Respectfully submitted:

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Rafael Castillo, Planning Manager



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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER CONSTRUCTION</b>								
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.	Permit Extension Applied	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 24-042	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
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026



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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER BUILDING PERMIT REVIEW</b>								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	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	Plan Review	10/22/2025
BP 25-026**	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction required)	Awaiting Re-Submittal	09/29/25
BP 25-044**	Solvang Brewing Company	Minor Tenant Improvement: Kitchen Remodel	1547 Mission Drive	139-132-010	VMU	Commercial kitchen remodel due to fire damage	Plan Review	10/19/2025
BP 25-046	Solvang Senior Center	Solvang Senior Center Plan Revisions	1745 Mission Dr	139-150-024	PI	Revisions to approved building permit LUP 22-282	Plan Review	10/24/2026
<b>APPROVED ENTITLEMENTS</b>								
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 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Proposed additions to the existing structure along the existing drive thru.	Approved	04/07/2027
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	Approved	04/18/2027
<b>PLANNING APPLICATIONS IN PROCESS</b>								
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)



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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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, 1697 Mission Drive	139-143-021,25	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	Incomplete. Awaiting Re-submittal	03/14/2026
PA 25-019	Cottage Hospital	CUP Amendment	2050 Virborg Road	139-310-051	OP	CUP amendment for an addition to the existing hospital – MRI room	Plan Review	04/22/2026
PA 25-020	SIMA Corp	1621 FIR TPM	1621 Fir Street	139-141-004	R-3	Condo Conversion/Tentative Parcel Map to subdivide into 3 air space parcels	Plan Review	04/22/2026
PA 25-021	SBID, LLC	Denmarket Façade	1693 Mission Drive	139-143-025	VMU	Proposed Façade Improvement on structure greater than 500 sf	DRC 5/15/2025	04/14/2026



## DESIGN REVIEW COMMITTEE STAFF REPORT

### Agenda Item 4.a

Meeting Date: May 15, 2025

**SUBJECT:** Discussion and possible action to approve Façade changes at 1693 Mission Drive (APN 139-143-025)

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

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#### **DISCUSSION:**

##### *Background*

The applicant has submitted an application for exterior tenant improvements to the façade of the corner structure located at 1693 Mission Drive. The façade improvements included re-painting like for like, new half-timbers painted dark brown, and adding less than 500 square feet of brick to match the existing façade located on a portion of the façade facing Mission Drive (Chomp). The 2024 Zoning Ordinance update allows city staff to approve façade changes that are less than 500 square feet in size, as long as it meets objective design standards or maintains the same façade and colors with minor improvements. The proposed façade met the following objective standards:

- Solvang Municipal Code Section 11-10A-7.B.2.a – use of bricks as an architectural material;
- Solvang Municipal Code Section 11-10A-7.B.2.b – use of half-timbers meeting minimum width and distance separation.

The applicant applied for a building permit (BP 25-028) based on the zoning clearance provided. The applicant continued with façade improvements beyond the scope of the approval, and was told to apply for façade approval prior to continuing with any upgrades. The applicant is currently processing a development permit for conversion of commercial space to residential units and a new structure over 500 square feet (structure located at 1687 Mission Drive (separate entitlement)). This item will return to the DRC at a later date when the application is deemed complete.

#### **Existing View of 1693 Mission – Mid Façade Improvement**



Project Information

<b>Property Owner</b>	SBID, LLC	
<b>Applicant:</b>	On Design, INC / Lonnie Roy	
<b>APN:</b>	139-143-025	
<b>General Plan Designation:</b>	Tourist Commercial/ Village Commercial	
<b>Zoning:</b>	Village Mixed-Use (VMU)/ Design District- Village District (DD-1)	

Project Description

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

- Exterior paint shown in Attachment A, green onyx, which will be painted on the façade initially on the façade, but will be covered by brick. This color is proposed to be utilized on balconies upon completion;
- Majority brick façade on the structure at 1693 Mission only including facades facing both Mission Drive and Alisal Road, and internal corridors;
- Re-color and adding half-timbers throughout the existing structure. The color is proposed to be changed from blue grey to a darker color (black).

**View from Mission Drive (South Elevation)**



**View from Rear Parking Lot (North Elevation)**



## View from Alisal Road (East Elevation)



## View from First Place (West Elevation)



## Proposed Color, Trim, and Lighting



Sherrin-Williams  
**Green Onyx**  
912B

PROGRESS LIGHTING  
MEDIUM WALL LANTERN



P560053-020-30

Images:

Dimensions:

OLD MILL THIN BRICK, MIDTOWN  
MODEL # TB-270058CS





Sherrin-Williams  
**Tricorn Black**  
6254

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:

- Buildings should demonstrate compatibility in materials and consistency in style throughout all elevations
- 1/2 timbering (bindingsvaerk) or other methods to emulate 1/2 timbering may be required and where used, it shall be demonstrated that the use emulates the authentic appearance and pattern of historic buildings in Europe.
- Buildings shall be designed so that the 1/2 timbering (bindingsvaerk) is darker in color to contrast and resemble the finish of traditional old world buildings. Balance of building color subject to Board Approval. Building details and accessories such as doors and window trims should be in bright lively colors.

The rear parking lot was approved at a staff level and was approved in 2024, including tree removals and new landscaping, therefore, this is not included as a part of this action.

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.

<b>Village Design District Standards Section 11-10A-7 Solvang Municipal Code</b>			
<b>Standards</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Meets Standard</b>
Façade	Wood, Faux wood, stucco smooth finish	Wood/Stucco	Yes
Half-timbering	<ul style="list-style-type: none"> <li>• Wood or synthetic composite</li> <li>• Main Beams - width of 6 in. to 18 in.</li> <li>• Verticals posts evenly spaced, align with main beams; 2 to 8 feet apart from horizontal posts</li> <li>• Diagonal braces added</li> <li>• Dark colors</li> </ul>	<ul style="list-style-type: none"> <li>• 6” inches in width</li> <li>• Vertical spaces have been met consistent with distances apart</li> <li>• Diagonal braces are included</li> <li>• Proposed dark brown color.</li> </ul>	Yes
Window Placement	<ul style="list-style-type: none"> <li>• Spaced a minimum of 12” apart</li> <li>• 24” from corner of building</li> </ul>	18’ spacing on windows with windows located 24” inches from corner.	Yes
Window Proportions	2:1 to 3:2 ratio	Windows meet 3:2 ratio	Yes
Window Trim	Min. Depth of 6” inches.	To match existing depth of 6”	Yes

Village Design District Standards Section 11-10A-7 Solvang Municipal Code			
Standards	Requirement	Proposed	Meets Standard
Lighting	Shielded fixtures limited to 15 feet in height.	Shielded, less than 15 feet in height	Yes

*Proposed Building Color & Materials*

The objective standards contain language regarding “approved color platters contained in the adopted Design Handbook.” This handbook is not complete. 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. The proposed project includes painting the proposed exterior with the greenish hue on some portions of the facade. This hue is outlined in the Community Design Chapter of the 2045 Solvang General Plan. The proposed color of the half-timber is a black color that will likely fade over time. The darker hue is consistent with both the adopted Objective Standards, and Community Design Element. The DRC shall provide a decision based on the applicant’s proposed color scheme.

CEQA Determination

The proposed façade enhancement qualifies for a class 1 exemption for existing facilities as the proposed improvements are considered minor in alteration and does not expand the footprint or uses of the structure.

DRC Action

The DRC shall provide a decision on the proposed color. City staff recommends the DRC approve the proposed brick façade and half-timbers based on the proposed project meeting objective standards and for consistency with the General Plan Community Design Element and that it meets the intent of the adopted design guidelines. Adopted colors and façade improvements are to be shown as a part of Building Permit 25-028 and approved by city staff based on DRC comments.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

Applicant has paid DRC review fee.

**ATTACHMENTS:**

Attachment A – Proposed Project Plans

# ICE CREAM SHOP 1693 MISSION DRIVE SOLVANG, CA 93463



ON DESIGN, LLC  
Architecture  
Planning  
Interior Design

Keith Nolan  
C-22451

## PLANNING APPLICATION REVIEW



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

**RECEIVED**

Apr 25 2025  
CITY OF SOLVANG  
PLANNING & BUILDING

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

### CONTACT INFORMATION

**OWNER:** SBID, LLC  
831 CLIFF DRIVE SUITE 100  
SANTA BARBARA, CA 93109

**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

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

### 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

### PROJECT STATISTICS

EXISTING	NET	GROSS
<b>1ST FLOOR</b>		
1693 MISSION DRIVE	13,455 SF	15,005 SF
<b>SUBTOTAL 1ST FLOOR</b>	<b>13,455 SF</b>	<b>15,005 SF</b>
<b>2ND FLOOR</b>		
1693 MISSION DRIVE	12,855 SF	13,470 SF
1693 MISSION DRIVE - COVERED WALKWAY	0 SF	3,475 SF
<b>SUBTOTAL 2ND FLOOR</b>	<b>12,855 SF</b>	<b>16,945 SF</b>
<b>TOTAL EXISTING</b>	<b>26,310 SF</b>	<b>31,950 SF</b>
<b>DEMO</b>		
<b>1ST FLOOR</b>		
NONE		
<b>2ND FLOOR</b>		
NONE		
<b>PROPOSED</b>		
<b>1ST FLOOR</b>		
NONE		
<b>2ND FLOOR</b>		
NONE		

### PARKING

**REQUIRED**

RESTAURANT (1 SPACE PER 300 SF DEVOTED TO PATRONS + 1 PER 2 EMPLOYEES)

CHOMP - 3,910 SF GROSS (2,604 SF FOR PATRONS + 10 EMPLOYEES)  
14 SPACES REQUIRED

COFFEE SHOP - 1,350 SF GROSS (810 SF FOR PATRONS + 4 EMPLOYEES)  
5 SPACES REQUIRED

ICE CREAM SHOP - 2,075 SF GROSS (860 SF FOR PATRONS + 4 EMPLOYEES)  
5 SPACES REQUIRED

SUBTOTAL REQUIRED RESTAURANT PARKING: 24 SPACES

COMMERCIAL (1 SPACE PER 300 SF)

1ST FLOOR COMMERCIAL - 5,285 SF GROSS  
18 SPACES REQUIRED

2ND FLOOR COMMERCIAL/OFFICE - 13,470 SF GROSS  
45 SPACES REQUIRED

SUBTOTAL REQUIRED COMMERCIAL PARKING: 63 SPACES

1704 MISSION DRIVE (HOTEL)  
10 SPACES REQUIRED

SUBTOTAL REQUIRED HOTEL PARKING: 10 SPACES

TOTAL REQUIRED PARKING: 97 SPACES

TOTAL EXISTING PARKING: 65 SPACES

NOTE:  
PER MUNICIPAL CODE 11-11-13.B.2.b.ii, NO ADDITIONAL PARKING IS REQUIRED AS THE CHANGE OF USE IS A PERMITTED USE.

### PROJECT INFORMATION

APN: 139-143-025

PROJECT ADDRESS: 1693 MISSION DRIVE,  
SOLVANG, CA 93463

EXISTING ZONING: VMU

EXISTING GP LAND USE: TOURIST RELATED / VILLAGE COMMERCIAL

GROSS LOT SIZE: 1.26 ACRE

CONST TYPE: V-B

HIGH FIRE: NO

### VICINITY MAP



### SHEET INDEX

TITLE SHEET	SURVEY
T-1.1	TITLE SHEET
A-1.1	SITE PLAN (BP 24-198)
A-2.1	PLAN - LEVEL 1
A-6.1	ELEVATIONS
A-6.2	ELEVATIONS
A-6.3	ELEVATIONS
A-6.4	ELEVATIONS
A-6.5	MATERIALS

### PROJECT DESCRIPTION

CHANGE OF USE AND BUILDING PARTITION CHANGES TO STREET CORNER UNIT FROM COMMERCIAL TO RESTAURANT (ICE CREAM SHOP). CHANGE PRIMARY FACADE MATERIAL TO BRICK WITH HALF TIMBERS. REVISED TRIM COLORS. MINOR EXTERIOR CHANGES PROPOSED.

NEW COMMON RESTROOMS AT THE REAR OF THE BUILDING.

### WORK IN RIGHT-OF-WAY

A CITY OF SOLVANG ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL FRONTAGE WORK INCLUDING UTILITY CONNECTIONS.

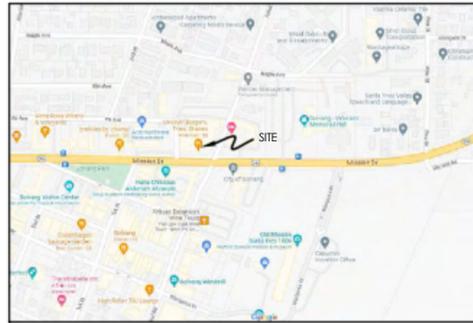
ICE CREAM SHOP  
1693 Mission Drive  
Solvang, CA 93463

TITLE SHEET

Revisions

Project Manager  
KN  
Drawn By  
Scale  
VARIES  
Print Date

T-1.1



VICINITY MAP

NO SCALE

SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED MARCH 1-8, 2023 AT THE REQUEST OF LONNIE ROY AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(1991.35) ZONE V BASED UPON STATIC TIES TO CORS STATION "ORES" AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGE 24 ET SEQ. OF RECORD OF SURVEYS.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 17 AS LISTED HEREON HAVING AN ELEVATION OF 488.07'.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 BASED ON MEASURED TIES TO CITY OF SOLVANG BENCHMARK 91-33 HAVING A PUBLISHED ELEVATION OF 485.65' AS SHOWN ON THE CITY OF SOLVANG BENCHMARK LISTING. ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE IN GRID.

NOTE: ALL RECORD DATA SHOWN HEREON HAS NOT BEEN CONVERTED TO ANY DATUM. PLEASE REFER TO THE RECORD FOR FULL DETAILS.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

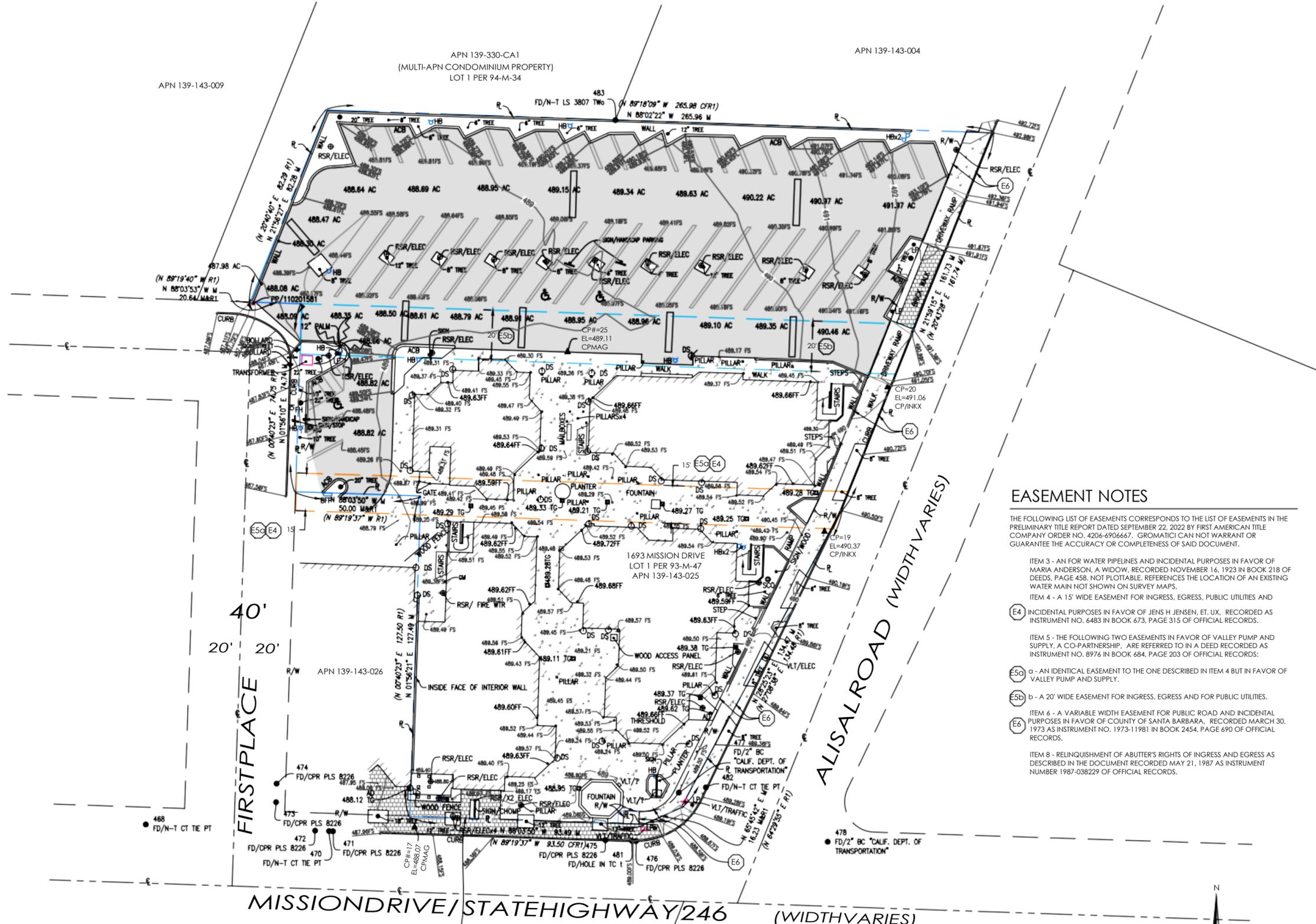
RECORD DATA

R1 = RECORD DATA PER MAP OF TRACT NO. 12,288 FILED IN BOOK 93, PAGES 46-47 OF MAPS.

LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

- LEGAL CENTERLINE
- BOUNDARY LINE
- R/W RIGHT-OF-WAY
- AC ASPHALTIC CONCRETE
- AD AREA DRAIN
- APN ASSESSORS PARCEL NUMBER
- BC BRASS CAP
- BFP BACK FLOW PREVENTER
- BK BOOK
- BW BACK OF WALK
- BLK BLOCK
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- CP CONTROL POINT
- DI DROP INLET
- EBOX ELECTRICAL BOX
- EL ELEVATION
- ELEC ELECTRIC
- FF FINISH SURFACE
- FH FIRE HYDRANT
- FL FLOWLINE
- FNC FENCE
- FS FINISH SURFACE
- GM GAS METER
- GR HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- IP IRON PIPE
- LP LAMP POST
- M MEASURED
- MH MANHOLE
- NG NATURAL GROUND
- PB PULL BOX
- PG PAGE
- PVMT PAVEMENT
- R RECORD DATA
- RR RAILROAD RAIL
- ROW RIGHT OF WAY
- RD ROOF DRAIN
- RSR RISER
- SCO SEWER CLEANOUT
- SMH SEWER MANHOLE
- TG TOP OF AREA DRAIN GRATE
- TRANS TRANSFORMER
- TC TOP OF CURB
- VLT VAULT
- ADJACENT BOUNDARY
- MEASURED BOUNDARY
- SETBACK LINES
- EASEMENT LINES
- RIGHT-OF-WAY
- CENTERLINE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD WIRE
- ASPHALT SURFACE
- BRICK SURFACE
- CONCRETE SURFACE
- BUILDING
- TREE DRIPLINE (ACTUAL SIZE)
- TREE WITH TRUNK DIAMETER
- GAS METER
- WATER METER
- POWER POLE
- DOWN SPOUT
- SPOT ELEVATION TICK
- SPOT ELEVATION TICK
- SPOT ELEVATION LEADER
- SPOT ELEVATION AT DECIMAL
- FOUND MONUMENT AS NOTED
- SEARCHED; NOTHING FOUND OR SET
- SET MONUMENT
- GROMATICI CONTROL ONLY

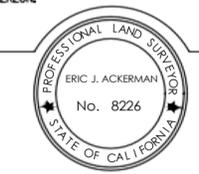


EASEMENT NOTES

- THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 22, 2022 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4206-6906667. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.
- ITEM 3 - AN FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MARIA ANDERSON, A WIDOW, RECORDED NOVEMBER 16, 1923 IN BOOK 218 OF DEEDS, PAGE 458, NOT PLOTTABLE. REFERENCES THE LOCATION OF AN EXISTING WATER MAIN NOT SHOWN ON SURVEY MAPS.
- ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H. JENSEN, ET. UX, RECORDED AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.
- ITEM 5 - THE FOLLOWING TWO EASEMENTS IN FAVOR OF VALLEY PUMP AND SUPPLY, A CO-PARTNERSHIP, ARE REFERRED TO IN A DEED RECORDED AS INSTRUMENT NO. 8976 IN BOOK 684, PAGE 203 OF OFFICIAL RECORDS:
  - E50 a - AN IDENTICAL EASEMENT TO THE ONE DESCRIBED IN ITEM 4 BUT IN FAVOR OF VALLEY PUMP AND SUPPLY.
  - E50 b - A 20' WIDE EASEMENT FOR INGRESS, EGRESS AND FOR PUBLIC UTILITIES.
- ITEM 6 - A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SANTA BARBARA, RECORDED MARCH 30, 1973 AS INSTRUMENT NO. 1973-11981 IN BOOK 2454, PAGE 690 OF OFFICIAL RECORDS.
- ITEM 8 - RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

DATE OF WORK PERFORMED: 2023-03-01 TO 08	TITLE: LAND USE PLANNER, ON DESIGN ARCHITECTS
LAYOUT NAME: 24X36	ADDRESS:
ORIG. DATE: 2023-04-05	CITY:
POINT FILE: 2023-900CP.CRD	PHONE: 805-896-7896
DRAWN BY: ND	EMAIL: lroy@architects-ca.com

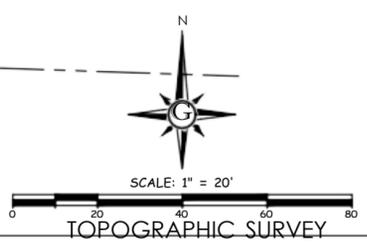
REV. NO.	DESCRIPTION OF CHANGES	DATE



THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



GROMATICI LAND SURVEYING, INC.  
 LOS OLIVOS \* GOLETA  
 2432 RAILWAY AVE., SUITES I & J, LOS OLIVOS, CA 93441  
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OF  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 APN 139-143-025  
 APRIL 5, 2023 SHEET 1 OF 1



SITE PLAN

SCALE: 1/16" = 1'-0"



NORTH



SCALE IN FEET: 1" = 16'

Revisions	
Project Manager	KN
Drawn By	
Scale	
VARIES	
Plot Date	

ICE CREAM SHOP  
 1693 Mission Drive  
 Solvang, CA 93463  
 SITE PLAN

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

ON DESIGN LLC  
 Architecture  
 Planning  
 Interior Design

Keith Nolan  
 C-22451



ON DESIGN, LLC  
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 Interior Design  
 Keith Nolan  
 C-22541

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**ICE CREAM SHOP**  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 PLAN - LEVEL 1



Revision Schedule

Project Manager DSG  
 Scale VARIES  
 PrintDate 11/26/2024

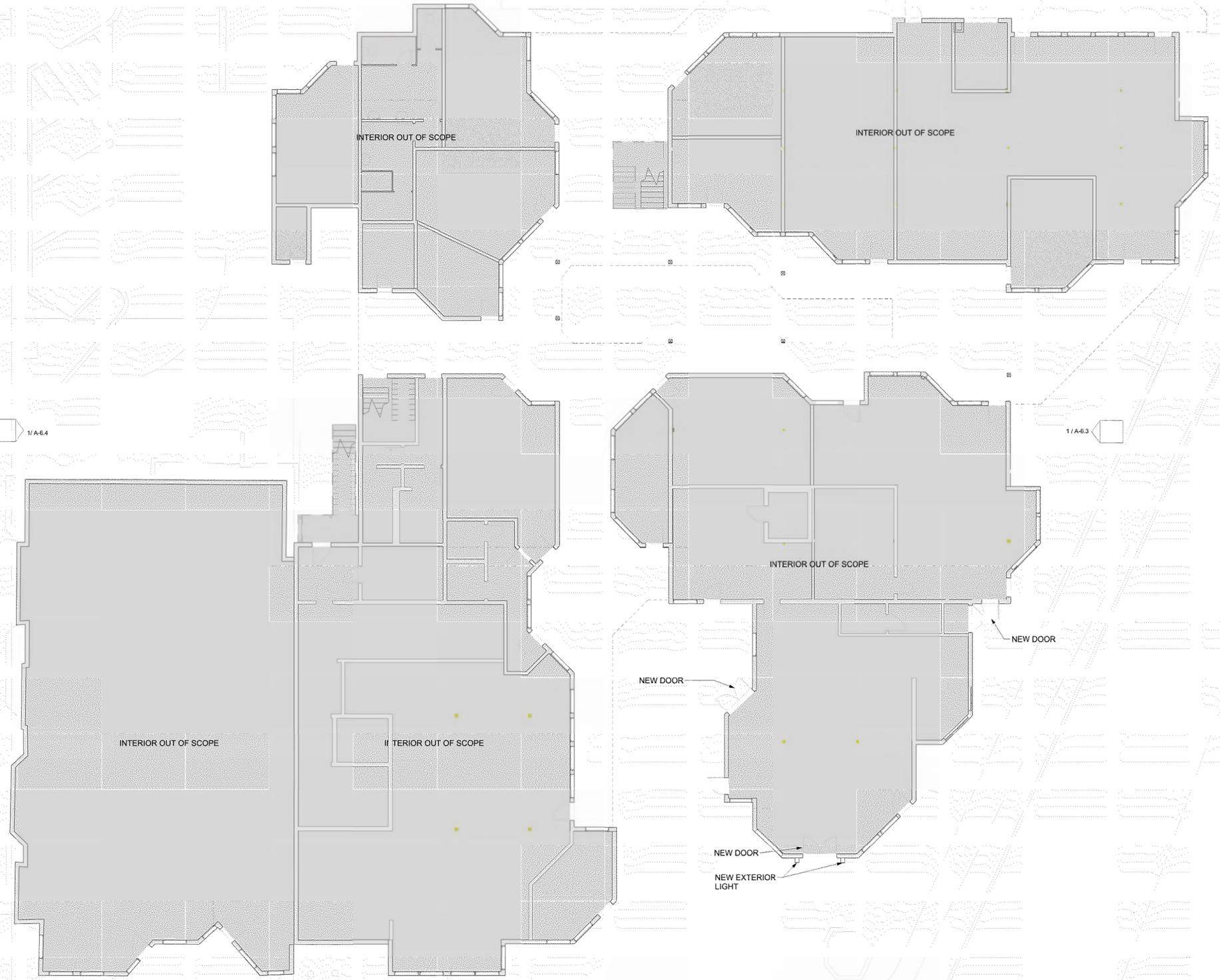
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2. FIRST FLOOR PLAN - EXISTING

SCALE: 1" = 30'-0"



1. FIRST FLOOR PLAN - PROPOSED

SCALE: 1" = 10'-0"

NORTH PROJECT NORTH



2. SOUTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



1. SOUTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



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 Architecture  
 Planning  
 Interior Design  
 Keith Nolan  
 C-22541

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ICE CREAM SHOP  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 ELEVATIONS



Revision Schedule

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 Scale 1/8" = 1'-0"  
 PrintDate 11/26/2024

A-6.1

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ICE CREAM SHOP  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 ELEVATIONS

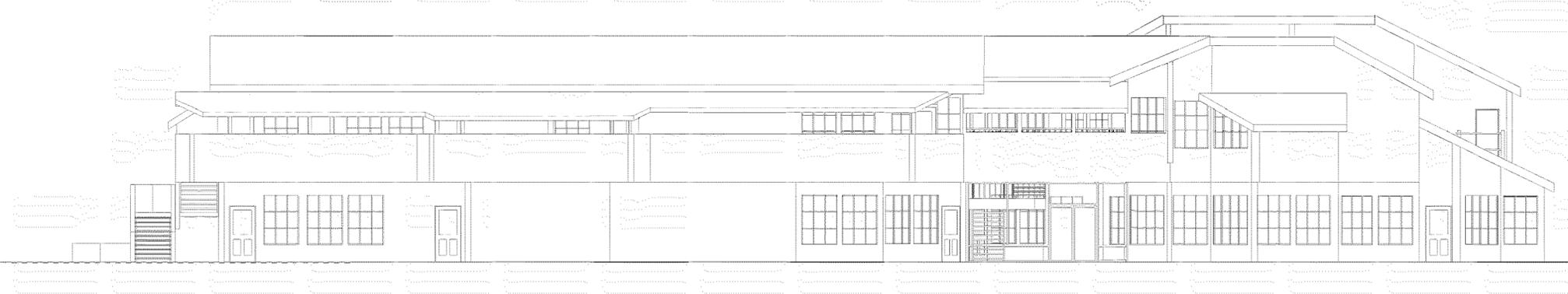


Revision Schedule

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 Scale 1/8" = 1'-0"  
 PrintDate 11/26/2024

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2. NORTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



1. NORTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



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**ICE CREAM SHOP**  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 ELEVATIONS



Revision Schedule

Project Manager DSG  
 Scale 1/8" = 1'-0"  
 PrintDate 11/26/2024

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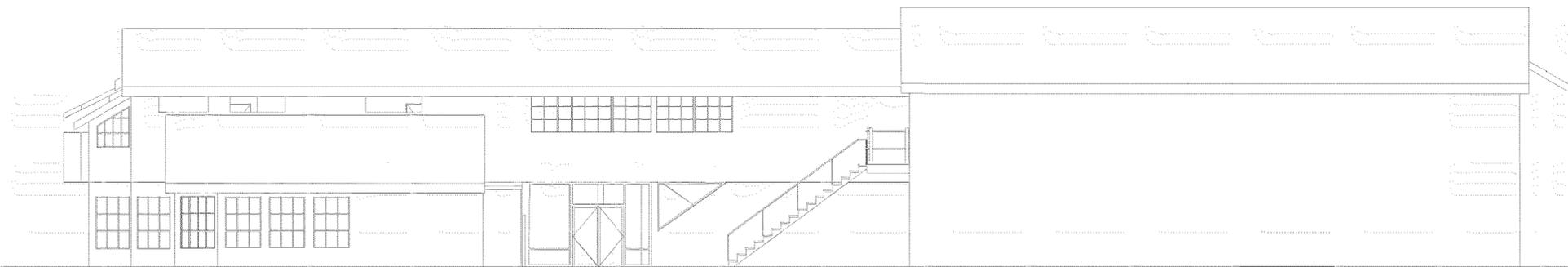
2. EAST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



1. EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



3. WEST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



1. WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



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 ELEVATIONS



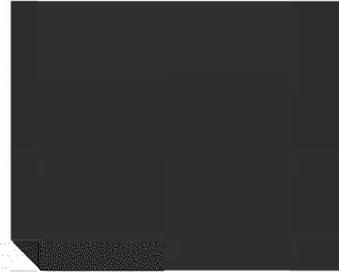
Revision Schedule

Project Manager DSG  
 Scale 1/8" = 1'-0"  
 PrintDate 11/26/2024

A-6.4

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OLD MILL THIN BRICK, MIDTOWN  
MODEL # TB-270058CS



Sherwin-Williams  
**Tricorn Black**  
6258



Sherwin-Williams  
**Green Onyx**  
9128

PROGRESS LIGHTING  
MEDIUM WALL LANTERN



Images:

Dimensions:

P560053-020-30

2. EXTERIOR BRICK

3. PAINT COLORS

4. EXTERIOR LIGHTING

NO SCALE

1. MATERIALS



NO SCALE



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Planning  
Interior Design  
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ICE CREAM SHOP  
1693 MISSION DRIVE  
SOLVANG, CA 93463  
MATERIALS



Revision Schedule

Project Manager DSG  
Scale NTS  
PrintDate 11/26/2024

A-6.5

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## DESIGN REVIEW COMMITTEE STAFF REPORT

### Agenda Item 4.b

Meeting Date: April 4, 2025

**SUBJECT:** Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1)

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

---

#### **DISCUSSION:**

##### *Background*

The City of Solvang adopted Design Guidelines were adopted in December 1987. These guidelines do not have a specified color palette or adopted color schemes for the Village. Under the Exterior Appearance section, the guidelines refer to exterior color with the following:

*Balance of building color subject to Board Approval. Building details and accessories such as doors and window trims should be in bright lively colors.*

The 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.*

*Colors varied from building to building to distinguish between each individual property and prevent monotony. In the 17th and 18th centuries pale colors – such as white, cream, and grey – became popular to mimic stone, which was a scarce and high-quality building material in Denmark (CD Page 22)*

In the Solvang Municipal Code Section 11-10A-7 refers to colors palettes to be adopted by the Design Handbook. The Objective Design Standards do contain color requirements for half-timbers, and bricks:

*Timber colors shall be dark colors to give the appearance of finished wood, such as including dark brown, charcoal grey, or other darker tones.*

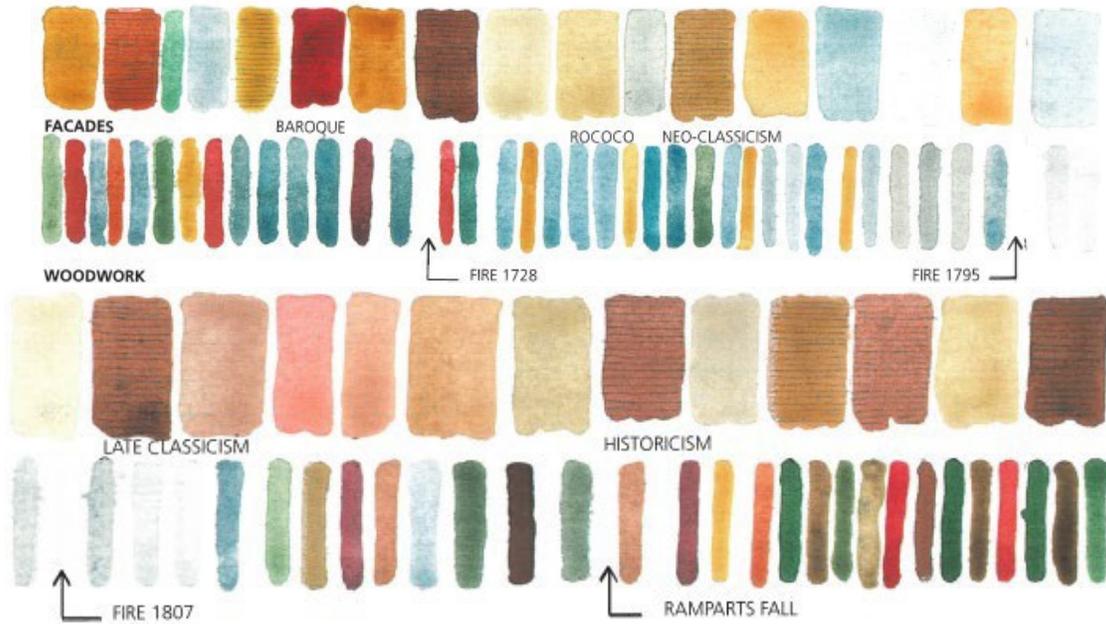
*Red or yellow hue bricks comprised of either clay or faux veneer that mimics red/yellow hue clay bricks.*

To guide color selection, previous iterations of the DRC have referred to other, non-adopted books and color schemes to direct city staff on color application types. While these provide good guides, these have not been formally adopted, nor apply a standard that applicants can readily utilize to make determinations on exterior paint. While some applicants invest in design professionals to determine color, many simply ask city staff “what do you want”. With no clear palette, this leaves property owners with no clear direction.

*References*

*The Colours of Copenhagen* by Bente Lange has often been cited as a good resource for colors to applicants and the DRC. City staff has a copy of this book, however, cannot distribute it.

**Excerpt From *The Colours of Copenhagen* by Bente Lange (Royal Danish Academy of Fine Arts, School of Architecture Publishers)**



Additional reference used is the color book *Huse i Farver* (Houses in Colors) by Søren Vadstrup. This book provides a poster size color scheme that includes digital color tags to replicate colors into swatches (Attachment 1). City staff was provided a color swatch pamphlet from Demark to illustrate additional colors. City staff has attempted to match the company that produced the handout via internet search, but has yet to find a match (Attachment 2).

*DRC Direction*

City staff will be bringing this item over the next few months to create a color palette. City staff would like to accomplish the following:

1. Establish a palate for facades. Group these by colors hues and provide color matches with two major suppliers in the Santa Ynez Valley, Sherwin Williams and Dunn Edwards.
2. Establish a palette for trims. Group these by colors hues and provide color matches with two major suppliers in the Santa Ynez Valley, Sherwin Williams and Dunn Edwards.
3. Establish a palette for half-timbers. Group these by colors hues and provide color matches with two major suppliers in the Santa Ynez Valley, Sherwin Williams and Dunn Edwards.

For this meeting, city staff requests that the DRC focus on facades and color groups, and eliminating colors deemed inappropriate for the village that is not in line with “old world Danish”.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

- Attachment A – Color Poster from *Huse i Farver* (Houses in Colors) by Søren Vadstrup
- Attachment B – Façade Color Handout



# Attachment B Facademaling

Kalkhvid P2202 Stenhvid P2203



Silkegra P2204 Ludgra P2205



Rahvid P3101 Hvidgra P2309



Klagra P2310 Metalgra P3102



Pastelgul P3103 Palregul P3104

Creme P2311 Majsgul P2312



Skagengul P2003 Okker P2101



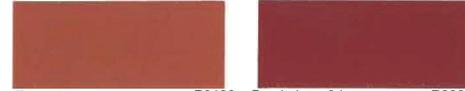
Solskinsgul P3107 M0rk skagengul P2313



Pastelfersken P3105 Mandarin P2315



Siena 2103 fterregArdsrld 3127



Terracotta P3138 Bornholmerr0d P6003



Lys rosa P3133 Rosa P3134



Patricier rosa P3122 Pastel blomme P3112



Skybla P3117 Azurbla P2302



Lotus P2213 Aqua P2301



Horisontbla P3132 Isbla P3130



Palreblil P3116 Almuebla P2214



Lys mintgr0n P3124 Lys jadegr0n P3123



Jadegr0n P2215 Pastelgr0n P3128



Pampasgr0n P3129 Nilgr0n P3136

