



AGENDA

DESIGN REVIEW COMMITTEE July 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 June 18, 2025 Design Review Committee Meeting.....4
- b. Receive and file Planning and Building Division Major Projects List July 20257
- c. Approve a sign permit for 1659 Copenhagen Dr. (APN 139-181-012) for proposed signage: one (1) hanging sign, 3.67 square feet in size. The proposed project is categorically exempt from CEQA.....10

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 input on proposed Planning Manager/Director determination on minor modifications to façade and material changes to Land Use Permit located at 1704 Mission Drive (APN 139-240-033).15

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 July 2025.



**MINUTES
SOLVANG DESIGN REVIEW COMMITTEE
REGULAR MEETING**

June 18, 2025
Wednesday
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 (left at 7:11 p.m.), Charlene Goetz (left at 6:00 p.m.), Jennifer Johnson

Staff: Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman, Assistant City Attorney David Fleishman (via Zoom)

PLEDGE OF ALLEGIANCE

Member Goetz 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 Johnson, and carried 5-0.

2. CONSENT ITEMS

- a. **Approve Minutes of May 15, 2025, Design Review Committee Meeting**
- b. **Receive and file Planning and Building Division Major Projects List June 2025**
- c. **Approve a sign permit for 1673 Fir Ave. (APN 139-143-009) for proposed signage: one (1) hanging sign, six square feet in size. The proposed project is categorically exempt from CEQA.**
- d. **Approve sign permit for 1660 Copenhagen Dr. (APN 139-192-004), for proposed signage: one (1) menu sign, twenty-four inches by eighteen inches in size. The proposed project is categorically exempt from CEQA.**

There were no public comments on Consent Items.

Discussion was had regarding Item No. 2.d.

Motion by Member Goetz, to approve Consent Items as presented, seconded by Member Bates, 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 to approve a sign permit and proposed modifications to an approved sign plan for 1623 Mission Dr. (APN 139-142-003). The proposed project is categorically exempt from CEQA.

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

There were no public comments on this item.

Discussion followed regarding the display cases

Motion by Member Goetz, to approve a sign permit and proposed modifications to an approved sign plan for 1623 Mission Dr. (APN 139-142-003), seconded by Member Boyd, and carried 5-0.

b. Discussion and direction on Color Palette for Design Handbook for the Village Design District (DD-1)

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

Discussion followed regarding item 4.b and continuing this matter until the DRC can review the paint chips and the need to consider different colors for the half-timbers.

Chair Jacobsen-Bates invited public comments.

Lynn Petersen

There were no other public comments.

Discussion followed to continue the matter to the next meeting for further discussion.

c. Discussion and direction on Title 11, Chapter 13 Sign Ordinance Amendments

Planning Manager Castillo narrated a PowerPoint presentation with details on Title 11, Chapter 13 Sign Ordinance Amendments.

Charlene Goetz left the meeting at 6:00 p.m.

Discussion followed regarding item 4.c.

Chair Jacobsen-Bates invited public comments.

Stephanie Statom

There were no other public comments.

Discussion followed, continuing with item 4.c.

5. COMMITTEE MEMBER COMMENTS

Chair Jacobsen-Bates commented on the inclusion of current projects on the City's website; asked about the American Legion building with temporary fencing around and asked how long temporary fencing is allowed to remain up. No other committee member comments.

Planning Manager Castillo announced that the work is finished, and the fencing is there to ensure the site is secure.

6. CITY STAFF COMMENTS

Planning Manager Castillo reported the DRC will meet in July, as scheduled and spoke about putting a pause for signs and colors until the August meeting.

The DRC agreed to the postponing colors and signs until August, noting that Member Boyd and Chair Jacobsen-Bates will not be available in July.

Discussion followed regarding opportunities for soliciting feedback and including illustrations with samples of colors.

7. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted:

Rafael Castillo, Planning Manager



**CITY OF SOLVANG
PLANNING & BUILDING – MAJOR PROJECT LIST
July 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	10/28/2025
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/Revision Awaiting Re-submittal	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, extension granted.	Building Permit Issued	01/23/2026
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
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								
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Approved	08/07/2025



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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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	Awaiting Re-Submittal	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
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 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
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	project on hold via applicant request	extended by applicant
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	CC 07/14/2025	
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



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

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
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	Incomplete. Awaiting Re-submittal	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	Incomplete. Awaiting Re-submittal	04/22/2026
PA 25-035	On Design Architects	1704 Mission Hotel – Director Determination	1704 Mission Drive	139-240-030	VMU	Director determination for proposed façade revisions and consistency with previously approved plans	DRC Discussion – 07/17/2025	



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 2.c

Meeting Date July 17, 2025

SUBJECT: Approve a sign permit for 1659 Copenhagen Dr. (APN 139-181-012) for proposed signage: one (1) hanging sign, 3.67 square feet in size. The proposed project is categorically exempt from CEQA

PREPARED BY: Lisa Scherman, Assistant Planner

DISCUSSION:

The applicant operates a wine tasting room located at 1659 Copenhagen Dr. (APN 139-181-012) in the Village Mixed Use (VMU) Zoning District. The applicant proposes a total of 3.67 square feet of signage. The proposed signage is consistent with Solvang Municipal Code section 11-13-8.

Project Information

Property Owner	John/ Suzanne Petersen	
Applicant:	Jalopy Wine Company	
APN:	139-181-012	
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:

- One (1) Hanging Sign, approximately 3.67 square feet in size. It will be affixed above the primary entrance facing Copenhagen Drive. The sign is dimensional, the letters will be raised 1/8 inch. The sign is made of wood.
- Will be affixed to existing hardware.

Zoning Ordinance

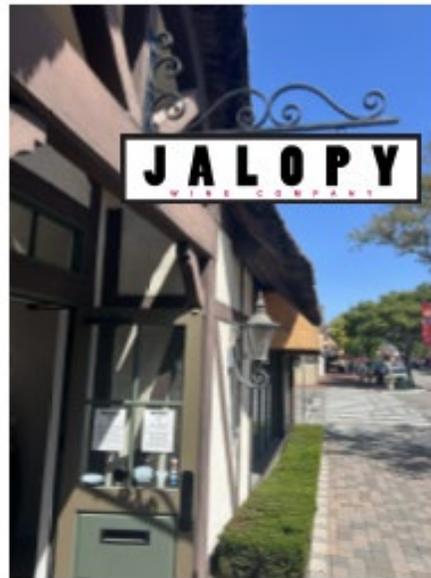
The proposed signage is consistent with the purpose and intent of the City's Zoning Ordinance based on the table.

Solvang Municipal Code (SMC) Sign Regulations 11-13			
VMU (Village Area) Zoning District Standards	Requirement	Proposed	Meets Standard
Hanging sign max. size per sign	7 sf.	3.67 sf max.	Yes
Max. letter height	8 in.	7.5 in. max	Yes
Minimum Clearance from Sidewalk	7 ft.	8.5 ft.	Yes
Total Site Signage	Maximum 24 sf.	3.67 sf.	Yes

Proposed Hanging Sign

A Hanging Sign is defined as, “A sign attached to and located below any eave, roof, canopy, awning or arcade.” (11-13-10(C)).

Proposed Hanging sign 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 one (1) hanging sign which may be utilized to identify the business from the roadway. The sign does 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 sign is compatible with the existing building. The proposed location provides readily identifiable information for the business. No lighting is proposed.

RECOMMENDATION:

Approve a sign permit for 1659 Copenhagen Dr. (APN 139-181-012) for proposed signage: one (1) hanging sign, 3.67 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

Address and Assessor parcel number: **1659 Copenhagen Dr Ste. A Solvang CA 93463**
parcel #: 139-181-012

Total number of signs proposed: **1**

Square footage of signs: **3.67 sq ft**

Measurement of largest letter height: **7.5 inches**

Provide Specification for each sign proposed including the following:

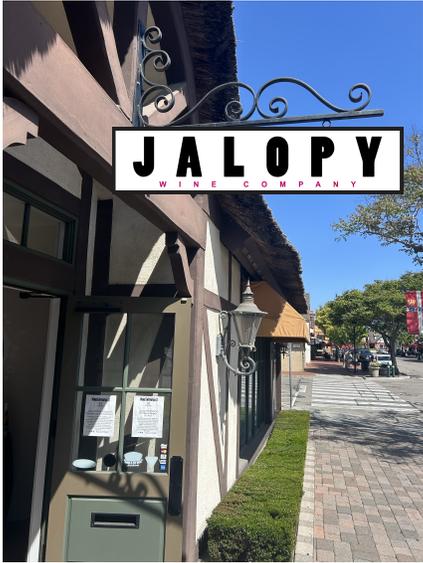
- Height and length of sign (in feet) **4 ft X 11 inches**
- Depth of sign measure (in feet) **3/8 inches**
- Measurement of the largest letter height if letters are on the sign **7.5 inches**
- Identify the type of material to be utilized for proposed signage **Wood**
- Provide ground clearance for all project and hanging signs (in feet) measured from finished grade (ground level) to the bottom of proposed sign. **8.5 ft**
- For projecting signs, provide the distance the sign projects from the building measured (in feet), measured from the edge of the sign closest to the building. **N/A**
- Provide information on hardware utilized to secure the sign. **Hooks on existing hanger**
- For signs that are illuminated, provide specifications on total watts per square foot, and illumination type (LED, CFL, etc.) **N/A**

Provide Color Photographic Renderings

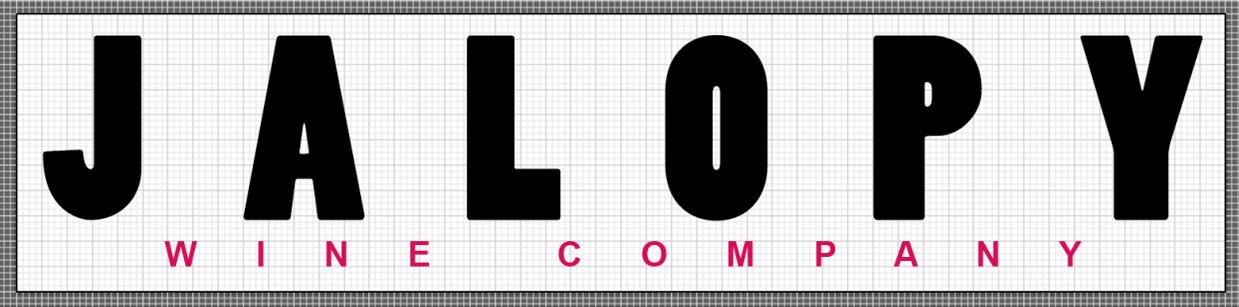
- Provide a mockup of the proposed signs:



- Provide a simulated depiction of the proposed sign on the building/location



- Provide a graphic scale if possible



Frame and all lettering raised by 1/8 inch



DESIGN REVIEW COMMITTEE STAFF REPORT

AGENDA ITEM 4.a

Meeting Date July 17, 2025

SUBJECT: Discussion and input on proposed Planning Manager/Director determination on minor modifications to façade and material changes to Land Use Permit located at 1704 Mission Drive (APN 139-240-033).

PREPARED BY: Rafael Castillo, AICP, Community Development Director

DISCUSSION:

On December 4, 2023, the Planning Commission approved a “Development Plan” for a proposed development that included the following:

- Construction of nine (9) separate cottages ranging in size from 250 to 390 square feet (sf) that will serve as one-bedroom hotel rooms covering approximately 3,575 sf of the site (21.9%)
- An on-site ancillary building approximately 400 sf serving as a gathering area.
- A separate supply room is attached to one of the cottages, as shown in the proposed project plans.
- Courtyard and perimeter landscaping approximately 8,250 sf or 50% of the net site area.
- Perimeter stone wall

The applicant was issued a building permit (BP 24-042) and a grading permit (BP 24-129) for this project in December 2024. The applicant commenced construction in late December, however stopped construction for a brief period before resuming construction in Spring 2025. The applicant commenced façade finishes however deviated from the approved building permit/entitlements. City staff informed the applicant in late May 2025 of the deviation and the requirement to receive an amendment to the entitlement. The applicant applied in June for an amendment to the approved plans, requesting a “minor change” to the facades consistent with Condition PLN-8 of PC Resolution 23-14 which states:

The Planning Manager may authorize minor changes to Exhibit B not to exceed 10 percent of objective standards or other approval, only if the changes are consistent with all applicable provisions of the Solvang Municipal Code, and the spirit and intent of the original approval and does not involve the following:

- *A basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the development;*
- *A basis for conditions of approval for the development; and*
- *A specific consideration by the Review Authority (eg. the Planning Manager, Commission, or Council) in approving the plan or permit.*



Project Information

Property Owner	Archdiocese of Los Angeles c/o of Santa Ines Mission	
Applicant:	SBID, LLC	
Address	1704 Mission Drive	
APN:	139-240-033	
General Plan Designation:	Tourist Related/Village Commercial	
Zoning:	Village Mixed-Use (VMU) / Design District – Village District (DD-1)	

This report will detail the proposed changes and make a recommendation based on the Municipal Code, General Plan, and Design Guidelines in effect at the time of entitlement issuance because the project has been substantially constructed, therefore, the entitlement has vested.

Community Design Element Policies/Objectives

The Following are pertinent policies that the proposed modifications will need to meet that were contained in the 1989 Community Design Element.

- Policy 5.c – The city shall establish guidelines for the entrances to the Village theme area to establish and reflect appropriate Danish/Northern European architecture.
- 4.3.1 Village Area: All new construction and remodels within the Village Area shall be within the traditional and historic Danish theme or design vernaculars which are found in Denmark or neighboring northern European countries. Eighteenth century, half-timbered buildings commonly found in Denmark are encouraged.
- 4.3.1 Village Area: Real slate or thatched roof materials are acceptable. Tile roofs may be clay or concrete. Color is to be red or red mix and consistent with Danish roof tile designs. Metal roofs must have a standing seam and appear to have been oxidized from copper to green, giving a patina of age.
- Lighting fixtures, gates, exterior window treatments, use of materials, color and the use of potted plants must be considered relative to traditional authenticity and detail.

2008 Land Use Element Policies/Objectives

The Following are pertinent policies that the proposed modifications will need to meet that were contained in the Land Use Element.

- Goal 2 - Ensure that development in the city is consistent with the overall community character and contributes positively towards the city's image.
- Policy 2.2 - Ensure that commercial development is located conveniently and is consistent with the Community Design Element of the General Plan.
- Goal 3 - Promote and beautify the city as a tourist destination and provide a pleasant atmosphere for residents.
- Policy 3.1 - Encourage tourism and civic pride by creating entry points to the City.

Design Guidelines

The following are parenting policies that the proposed modifications will need to meet that are adopted:

1. New construction within the Village area shall be within the traditional and historic Danish theme or design vernaculars of eighteenth century, half timbered buildings which are found in Denmark or neighboring northern European countries.
2. All exterior elevations shall be integral to the traditional design theme stated in number 1, above. Buildings should demonstrate compatibility in materials and consistency in style throughout all elevations.
3. Real slate or thatched roof materials are acceptable. Tile roofs may be clay or concrete. The tile color is to be approved by the B.A.R. The roof tile designs must be consistent with Danish roof tile designs consisting of larger flat pans with a small barrel. Metal roofs must be constructed with panels with a standing seam and appear to have been oxidized from copper to green, giving a patina of age.
4. 1/2 timbering (bindingsværk) 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.
5. Buildings shall be designed so that the 1/2 timbering (bindingsværk) is darker in color to contrast and resemble the finish of traditional old world buildings.

The adopted Design Guidelines does not have a specified color palette or adopted color schemes for the Village.



Proposed Façade Amendments

The applicant has applied for minor changes to the facades for units 2-9 and the proposed meeting hall which is designed as a chapel.

The proposed interior sizes of the units have not changed, proposed heights, setbacks, lot coverage, landscaping, and other materials in connection with the surface of the proposed project. The proposed minor modifications are connected to facades. The analysis is based on adopted documents at the time of Development Plan approval:

- 1989 community Design Element of the General Plan
- 2008 Land Use Element of the General Plan
- Adopted Solvang Design Guidelines

The next page describes the approved facades, proposed modifications, and an analysis based on the above documents. A recommendation from the Community Development Director is included.

Approved Façade

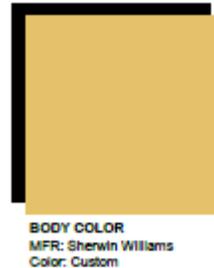
Proposed Modifications

Director Recommendation

Unit 2



- Stucco wall
- Stone chimney
- Thatch roof
- Half-timbers.
- Proposed Color, "peppery" darker red hue



- Proposed use of additional brick on west and north elevation
- Additional half-timbering on east, west elevation
- Use of half "logs" under the gable area.
- Proposed custom color of dark yellow hue.

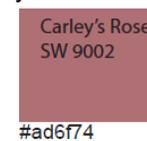
The approved elevation included a mix of stone, half-timbers, stucco, and a faux thatch roof. The applicant has modified the approved elevation, and with use of half-timbers on elevations that is consistent with the "old world Danish/ northern European Design". The applicant has included half-logs under the gable. The use of half-logs is not typical with Tudor, or Baroque design schemes of "Old World Danish", however it is "Old World Northern European design, specifically farmhouses, cabins, and saunas found in Norway, Sweeden, and Finland.

Some of the half-timbers are out of scale of the building and inconsistent with the design that was approved. The mix of brick and stucco does not lend to the color selection that the applicant proposes.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following are recommended:

- All bricks be utilized on the west elevation (Alisal Road).
- Half-logs to be eliminated and replaced with bricks, for consistency with traditional "Old World" Danish Design.
- Reduce the number of half-timbers to bring the structure back to scale on the north/east elevation shown in red circles.
- Maintain the originally proposed color of dark/reddish hue to match bricks either Carley's Rose or Cajun Red.



#ad6f74



#85442a

Approved Façade



- Stucco wall
- Stone chimney
- Thatch roof
- Half-timbers located near the edge of the gable.
- Vintage Vessel Green to be utilized as primary color

Proposed Modifications

Unit 3



- Relocation of proposed windows and modification to use of full dormer.
- Half-timbers located near the bottom half and proportionally throughout the structure.
- Blue hue utilized instead of the green.
- Use of stone on north elevation
- Elimination of stone chimney.

Director Recommendation

The applicant has modified the approved elevation, with additional timbers that are to scale and utilized on all elevations. The applicant added a full dormer on the west elevation which provides a variation along the roofline, consistent with the adopted design guidelines. While not typically utilized as an “Old World Danish” its use is more in-line with “Old World Northern Europe” particularly in farmhouses and chalets. The applicable adopted documents do not define elements of northern European design, therefore, it is considered consistent with the intent of the Community Design Element from 1989.

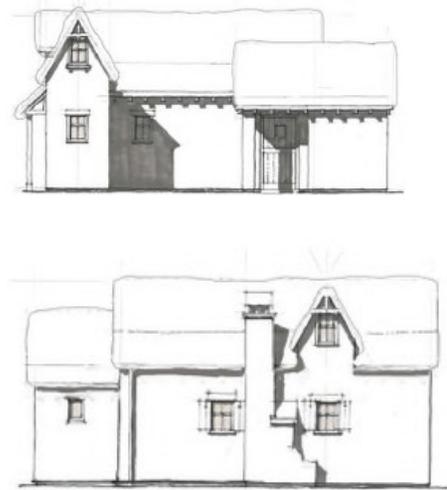
The applicant has added additional details of wood work along the windows and eaves. This is consistent with pertinent policies of the Design Guidelines.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Applicant’s proposed modifications, including the use of stone and half-timbers, is consistent with adopted documents at the time of entitlement approval. Proposed modifications can move forward.

Approved Façade



- Stucco wall
- Stone chimney
- Thatch roof
- Half-timbers located near the edge of the gable.
- Vintage Vessel Green to be utilized as primary color

Proposed Modifications

Unit 4



BODY COLOR
MFR: Sherwin Williams
Color: Custom

- Stucco wall
- Thatch roof
- Additional half-timbers near the gables, and elimination of proposed patterns
- Elimination of proposed front door portico
- Custom muted yellow color

Director Recommendation

The applicant has modified the approved elevation with additional half-timbers. However, these half-timbers, particularly above the entry door where the portico was eliminated, do not emulate the authentic appearance and pattern of historic buildings, as outlined in the adopted Design Guidelines. These half-timbers should be eliminated. The applicant has completed additional wood detail utilizing log construction that is typical of "Old World Northern European" which does provide additional detail.

The window on the North Elevation was moved and relocated more centered with the two windows closer to ground level. This provides additional natural light and is symmetrical with the elevation. Additional detailing along the eaves has been removed, but replaced with detailing in other portions of the structure.

The proposed color change from a lighter yellow to a darker yellow, mute the darker half-timbers that are present, as well as the additional portico structure in the rear.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Applicant remove half-timbers on north/entry elevation where it is circled in red.
- Applicant utilize the custom color proposed for unit 2, on this unit, or the following:



BODY COLOR
MFR: Sherwin Williams
Color: Custom



#ffdb68



#fdb824

Approved Façade

Proposed Modifications

Director Recommendation

Unit 5



- Stucco wall
- Stone chimney
- Thatch roof
- Half-timbers located on vertical west elevation.
- Bracing Blue to be utilized as primary color
- Shutters and other details



- Elimination of shutter details
- Elimination of Portico on South elevation
- Elimination of Stone Chimney
- Half-timbers utilized throughout all elevations.
- Reddish color for primary façade

The applicant has modified the approved elevation, with additional half-timbers that are to scale and utilized on all elevations. While some of the patterns are close together, these patterns are symmetrical and consistent with patterns completed that simulate “authentic” design. The applicable adopted documents do not define elements of Northern European design, therefore, it is considered consistent with the intent of the Community Design Element from 1989.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Applicant proposed modifications, including the additional half-timbers which are consistent with adopted documents at the time of entitlement approval. Proposed modifications can move forward.

Approved Façade



- Stucco wall
- Thatch roof
- Stone utilized on portions of the facades
- Shutters/faux flue detail
- Peppery to be utilized as primary color

Proposed Modifications

Unit 6



- Stucco wall
- Thatch roof
- Addition of Stone on west elevation
- Use of half-timbers
- Elimination of shutters and faux flue
- Addition of half "logs" on north elevation
- Change of color to "natural" finish

Director Recommendation

The approved elevation included a mix of stone, half-timbers, stucco, and a faux thatch roof. The applicant has modified the approved elevation with the use of half-timbers on elevations that is consistent with the "Old World Danish/ Northern European Design". The applicant has included half-logs on the entire elevation. The use of half-logs is not typical with Tudor, or Baroque design schemes of "Old World Danish", however it is "Old World Northern European" design. Specifically; farmhouses, cabins, and saunas found in Norway, Sweeden, and Finland.

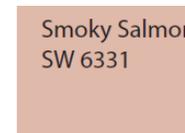
Stone is not typical of "Old World Danish", however it is considered "Old World Northern European", therefore it is consistent with the previous General Plan, Community Design Guidelines, and adopted Design Guidelines.

The elimination of the shutters and faux flue are mitigated with the addition of the half-timbers and other details. The proposed color "natural finish" is a color inconsistent with the "Old World Danish" color, and it is recommended to utilize a different color shade in the orange, reds, or brown hues.

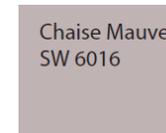
Director Recommendation

Based on the above analysis and pertinent goals and policies, the following are recommended:

- Half-logs to be eliminated and replaced with bricks, for consistency with traditional "Old World" Danish Design.
- Proposed new colors from the following below:



#dfb9a9



#bfb3b3



#ae6d51

Approved Façade



- Stucco wall
- Thatch roof
- Stone utilized on chimney
- Shutters
- Vintage Vessel to be utilized as primary color

Proposed Modifications

Unit 7



- Elimination of the portico on the primary entities.
- Elimination of the use of half-timbers
- Addition of eave details with the use of logs
- Elimination of shutters
- Change of color to a custom, lighter green.
- Addition of detailing for windows and doors

Director Recommendation

The applicant has modified the approved elevation, with elimination of half-timbers, shutters, and the stone. The proposed structure maintains the roofline and pitches, alongside dormers consistent with the previous approval. The applicant has added additional detailing within the windows, casings, and the doors. The façade differs from the other existing structures. The applicant has included log eaves which is found in “Old World Northern Europe”, but not the traditional Danish design. The applicable adopted documents do not define elements of northern European design or elements, but does allow them, therefore, it is considered consistent with the intent of the Community Design Element from 1989.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Applicant’s proposed modifications are consistent with adopted documents at the time of entitlement approval. Proposed modifications can move forward.

Approved Façade



- Stucco wall
- Thatch roof
- Stone utilized on chimney
- Shutters/faux flue
- Bracing Blue to be utilized as primary color

Proposed Modifications

Unit 8



BODY COLOR
MFR: Sherwin Williams
Color: Custom

- Elimination of proposed stucco wall
- Elimination of stone chimney
- Elimination of shutters /faux flue
- Addition of brick throughout all elevations
- Change of façade color to match darker reddish hue bricks
- Addition of half-timbering

Director Recommendation

Brick facades were utilized in “Old World Danish” design, along with half-timbers. The half-timbers are painted in a dark hue. These design elements are consistent with adopted design documents in effect at the time of entitlement.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Applicant’s proposed modifications, including the additional use of half-timbers and brick is consistent with adopted documents at the time of entitlement approval. Proposed modifications can move forward.

Approved Façade



- Stucco wall
- Thatch roof
- Stone utilized on chimney
- Use of half-timbers near gable
- Use of Sunrise, light yellow color

Proposed Modifications

Unit 9



- Additional use of half-timbering on all elevations
- Change of façade color to darker yellow
- Elimination of dormers
- Elimination of upper windows

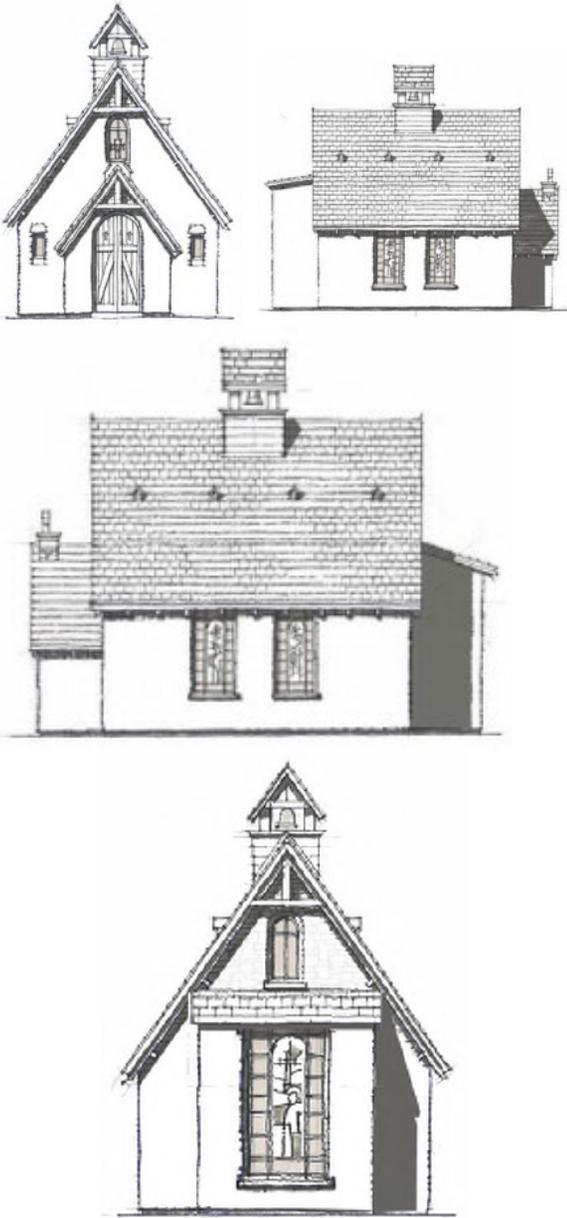
Director Recommendation

The applicant has modified the approved elevation, with additional half-timbers, however, these timbers do not emulate the authentic appearance and pattern of historic buildings as these patterns contains curves and other design elements that do not mimic natural wood. These timbers should be eliminated as they create too many patterns and curvature. The applicant has eliminated dormers and windows. With the recommended elimination of half-timbers, use of window planter boxes are recommended to be brought forth from the original design.

Director Recommendation

Based on the above analysis and pertinent goals and policies, the following is recommended:

- Half-timbers circled in red and any other elevations that create too many patterns and curvature should be eliminated.
- Addition of planter boxes under windows to enhance the façade.

Approved Façade	Proposed Modifications Chapel	Director Recommendation
	 <p data-bbox="1197 1347 1344 1404"> BODY COLOR MFR: Sherwin Williams Color: Custom </p>	<p data-bbox="1428 211 2026 974"> The applicant has modified the approved elevation, with additional stone, which is typically utilized in “Old World Northern European” design. The chapel building is one of the more prominent buildings in the development. Therefore, the use of stone should be completed on the entirety of the public view shed, which is the north and west elevation. The applicant has only completed stone on the east elevation. The remaining south elevation should be painted an appropriate color, consistent with “Old World Danish” design motif as called for in the adopted documents. Chapels built in Old World Danish style during the 1700s and 1800s typically followed architectural traditions rooted in medieval forms but adapted with regional materials and influences, not necessarily the typical architectural forms seen throughout the City. Colors utilized were white colors, achieved through limewash (calcium hydroxide and water) applied to stone, brick, or other materials. This color evoked qualities symbolic of purity and light. The Limewash helped maintain the color. The proposed color should emulate this old-world Danish style as it is the prominent structure on the site. </p> <p data-bbox="1428 1006 2026 1128"> Keeping with the “Old World Danish” theme, the slate roof, as proposed, should remain one solid color, with the red and white eliminated and maintain the black/charcoal color roof. </p> <p data-bbox="1428 1161 1774 1193"> Director Recommendation </p> <p data-bbox="1428 1193 2026 1250"> Based on the above analysis and pertinent goals and policies, the following is recommended: </p> <ul data-bbox="1449 1250 2026 1437" style="list-style-type: none"> • Include the use of stone throughout the entire elevations of the north/west sides as visible from the public right of way. • Continued use of stained-glass windows obtained by the applicant that provides character of the structure.

Approved Façade	Proposed Modifications	Director Recommendation
<ul style="list-style-type: none"> • Stucco wall • Slate roof • Bell Tower • Window and door details • No color proposed, to be selected in the field 	<ul style="list-style-type: none"> • Stucco wall remains • Proposed use of stained-glass on all elevations • Slate roof with color slate variant of red and white versus the approved black • Elimination of Bell Tower • Use of stone on east elevation and portions of west, south and north, limited to base only. • Use of sandstone color 	<ul style="list-style-type: none"> • Elimination of the existing color banding on the roof that includes the red and white Danish flag colors. Roof color shall remain charcoal grey/black • Revised proposed chapel structure color to the colors below. The colors include either a green or grey tint to evoke the limestone color finish of prominent religious structures. An alternative color may be proposed by the applicant and approved by the Community Development Director upon consultation. <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 20px;"> <div style="text-align: center;"> <div style="background-color: #e5e7e2; padding: 5px; border: 1px solid #ccc;">Green Glimpse SW 9676</div> <div style="background-color: #e5e7e2; width: 40px; height: 20px; margin: 5px auto;"></div> <div>#e5e7e2</div> </div> <div style="text-align: center;"> <div style="background-color: #f5f7ef; padding: 5px; border: 1px solid #ccc;">High Reflective White SW 7757</div> <div style="background-color: #f5f7ef; width: 40px; height: 20px; margin: 5px auto;"></div> <div>#f5f7ef</div> </div> <div style="text-align: center;"> <div style="background-color: #f1efeb; padding: 5px; border: 1px solid #ccc;">White Snow SW 9541</div> <div style="background-color: #f1efeb; width: 40px; height: 20px; margin: 5px auto;"></div> <div>#f1efeb</div> </div> </div>

DRC Action

The applicant offered each DRC member an opportunity to tour the site and for the applicant to discuss in detail their vision for the proposed project. The Planning Director has also reviewed the project and discussed the applicant's vision. The DRC is to provide input on the Director's recommendation. Based on this input, the Director will formulate a final decision on the proposed modifications and issue a letter either affirming the proposed modifications or affirming the proposed changes to the modifications. The applicant will have an opportunity to appeal the Community Development Director's decision if the applicant is not satisfied with the decision made. The Planning Commission will be the appeal body for this appeal.

ALTERNATIVES:

None

FISCAL IMPACT:

The Applicant paid the application review fee.

ATTACHMENTS:

A – Applicant package

RECEIVED
 Jun 16 2025
 CITY OF SOLVANG
 PLANNING & BUILDING

HOTEL

1704 MISSION DRIVE

SOLVANG, CA 93463



ON DESIGN, LLC
 Architecture
 Planning
 Interior Design

Keith Nolan
 C-22451

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

1704 MISSION HOTEL
 1704 Mission Drive
 Solvang, CA 93463
 TITLE SHEET



Project Manager
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 Drawn By
 Scale
 VARIES
 Print Date

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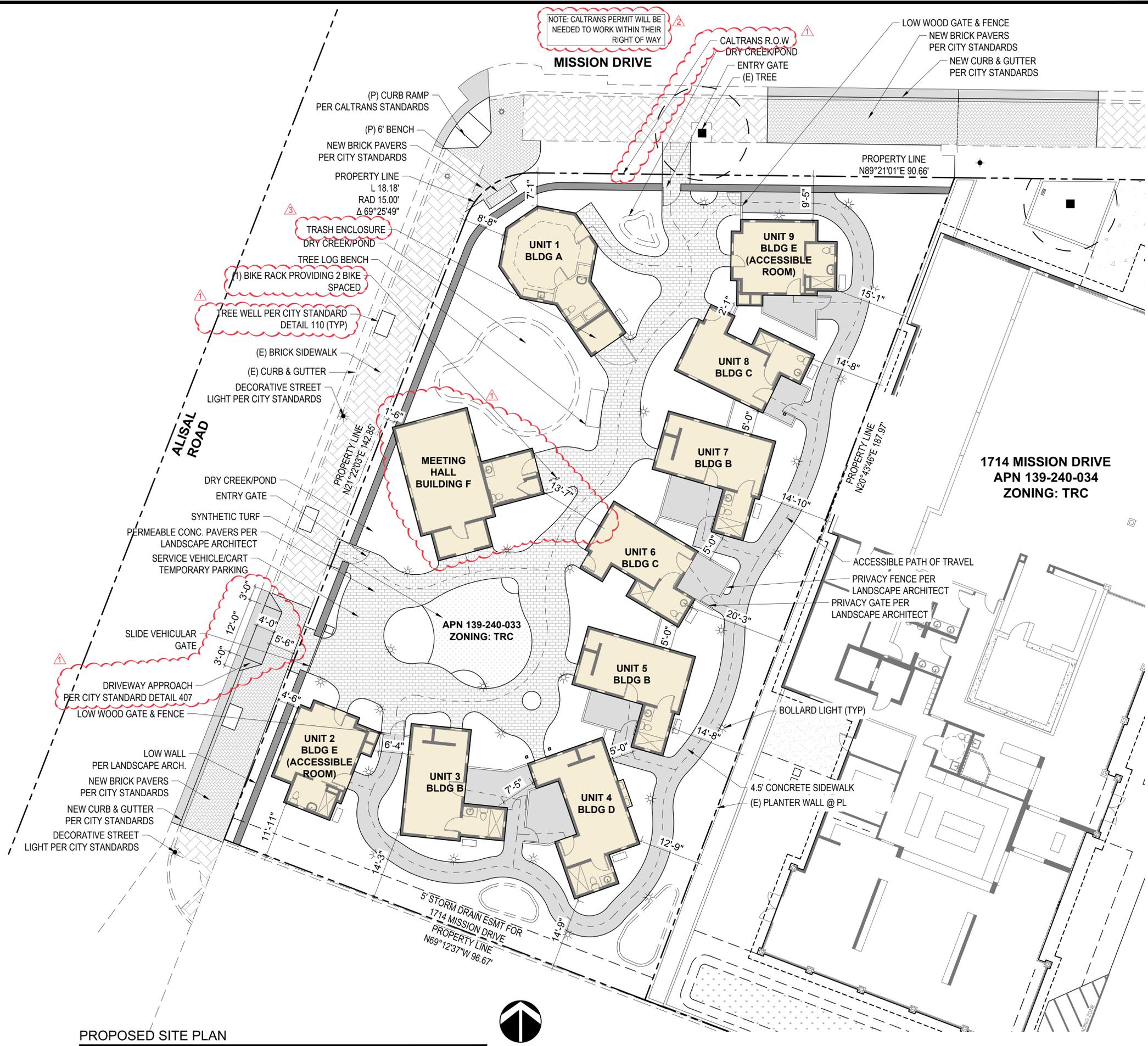
CONTACT INFORMATION	
OWNER:	ARCHDIOCESE OF LOS ANGELES 1780 MISSION DRIVE SOLVANG, CA 93463 PHONE: (805) 688-4815 EMAIL: brbarbato@yahoo.com
LESSEE / TENANT:	EDWARD ST GEORGE 831 CLIFF DR, STE 100 SANTA BARBARA, CA 93109 PHONE: (805) 456-5910
ARCHITECT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: KEITH NOLAN, AIA #C-22451 PHONE: (805) 896-8374 EMAIL: knolan@architects-ca.com
AGENT:	ON DESIGN ARCHITECTS P.O. BOX 598 SANTA BARBARA, CA 93102 ATT: LONNIE ROY PHONE: (805) 896-7896 EMAIL: lroy@architects-ca.com
LANDSCAPE ARCHITECT:	EARTHFORM DESIGN 1227 DE LA VINA ST SANTA BARBARA, CA 93101 ATT: SAM MAPHIS PHONE: (805) 963-2006 EMAIL: sam@earthform.com
GEOTECHNICAL ENGINEER:	BEACON GEOTECHNICAL PO BOX 4814 PASO ROBLES, CA 93447 PHONE: (805) 239-9457 EMAIL: beacongetechnical@gmail.com
CIVIL ENGINEER:	RRM DESIGN GROUP 10 E FIGUEROA ST #200 SANTA BARBARA, CA 93101 PHONE: (805) 963-8283 EMAIL: MCHamilton@rrmdesign.com
STRUCTURAL ENGINEER:	ASHLEY & VANCE ENGINEERING 210 E. COTA STREET SANTA BARBARA, CA 93101 ATT: PAUL BELMONT PHONE: (805) 962-9966
ELECTRICAL ENGINEER:	JIMPE 627 OLIVE STREET SANTA BARBARA, CA 93102 ATT: JOHN MALONEY PHONE: (805) 569-9216
TRUSS MANUFACTURER:	TRUSPRO INC. 695 OBISPO STREET GUADALUPE, CA 93434 ATT: MARK HERRING PHONE: (805) 343-2555
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.) 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.) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE COUNTY 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			
HOTEL ROOMS (R-1 OCCUPANCY)			
<u>PROPOSED</u>	<u>NET</u>	<u>GROSS</u>	
UNIT 1 (BLDG A)	358 SF	394 SF	
UNIT 2 (BLDG E)	292 SF	329 SF	
UNIT 3 (BLDG B)	330 SF	372 SF	
UNIT 4 (BLDG D)	366 SF	414 SF	
UNIT 5 (BLDG B)	330 SF	372 SF	
UNIT 6 (BLDG C)	299 SF	340 SF	
UNIT 7 (BLDG B)	330 SF	372 SF	
UNIT 8 (BLDG C)	299 SF	340 SF	
UNIT 9 (BLDG E)	292 SF	329 SF	
SUBTOTAL:	2,896 SF	3,262 SF	
MEETING (B OCCUPANCY)			
<u>PROPOSED</u>	<u>NET</u>	<u>GROSS</u>	
MEETING (BLDG F)	442 SF	509 SF	
SUBTOTAL:	442 SF	509 SF	
TOTAL:	3,338 SF	3,771 SF	
OCCUPANT LOAD (MEETING)			
336 SF (B OCCUPANCY PER 303.1.1) / 7 SF PER OCCUPANT (ASSEMBLY WITHOUT FIXED SEATS) = 48 OCCUPANTS			
MINIMUM PLUMBING FIXTURES (MEETING)			
OCCUPANT LOAD PER CPC TABLE 4-1 = ASSEMBLY - CONFERENCE 30 SF			
336 SF / 30SF = 12 OCCUPANTS			
REQUIRED FIXTURES PER CPC TABLE 422.1 FOR B OCCUPANCY: 1 MALE & FEMALE WATER CLOSET, 1 MALE & FEMALE LAVATORY, 1 URINAL AND 1 DRINKING FOUNTAIN			
PER CPC 422.2 IN BUSINESS OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME SHALL BE PERMITTED FOR USE BY BOTH SEXES.			
PER CPC 415.2 DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.			
PROVIDED: 1 WATER CLOSET, 1 LAVATORY			
ACCESSIBILITY			
THIS PROJECT IS DESIGNED TO COMPLY WITH CBC 11B, TRANSIENT LODGING. ACCESSIBLE PARKING IS ACCOMMODATED AT 1693 MISSION.			
DRAINAGE FIXTURE UNIT VALUES			
PLUMBING FIXTURE TYPE	DFU	NUMBER OF FIXTURES	TOTAL DFU
BATH / SHOWER	2.0	9	18.0
LAVATORY	1.0	10	10.0
BAR SINK	1.0	1	1.0
WATER CLOSET	3.0	10	30.0
TOTAL BUILDING DFU			59.0

DEVELOPMENT STANDARDS			
ALLOWED BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT	35 FT	50 FT FOR ARCHITECTURAL FEATURES	
REQUIRED SETBACKS			
FRONT	42 FT FROM MISSION DRIVE CENTERLINE	30 FT FROM STREET CENTERLINE	
SIDE	0 FT		
REAR	10% LOT DEPTH, NOT TO EXCEED 10 FT		
ALLOWABLE AREA			
R-1 OCCUPANCY (S13R)	ALLOWED	7,000 SF	
	ACTUAL	2,896 SF	
B OCCUPANCY (S13R)	ALLOWED	7,000 SF	
	ACTUAL	442 SF	
NOTES: 1. BUILDINGS ON SITE ARE CONSIDERED AS PORTIONS OF ONE BUILDING. 2. NO AREA INCREASES ARE CONSIDERED.			
INTERIOR FINISHES			
BASED UPON B & R-1 OCCUPANCIES. INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH CBC TABLE 803.13, WHICH REQUIRE A MINIMUM CLASS "C", IN CONFORMANCE WITH NFPA 286.			
FIRE SPRINKLERS			
THIS PROJECT IS DESIGNED TO COMPLY WITH NFPA 13-R. SPRINKLERS & ALARM SYSTEM UNDER A SEPARATE PERMIT.			
PARKING			
REQUIRED:		# OF SPACES	
HOTEL GUEST (1 SPACE PER ROOM)		9	
HOTEL EMPLOYEE (1 SPACE PER 5 EMPLOYEES)		1	
TOTAL REQUIRED		10	
PROVIDED:		# OF SPACES	
ON SITE PARKING		0	
HOTEL GUEST (1693 MISSION DRIVE)		9	
HOTEL EMPLOYEE (1693 MISSION DRIVE)		1	
TOTAL PROVIDED		10	
NOTE			
1. THIS HOTEL WILL BE MANAGED BY HOTEL STAFF AT THE PROPOSED HOTEL AT 1693 MISSION DRIVE.			

PROJECT DESCRIPTION	
AS-BUILT REVISIONS TO THE APPROVED DEVELOPMENT PLAN, PLANNING COMMISSION RESOLUTION NO 23-14	
PROJECT INFORMATION	
APN	139-240-033
PROJECT ADDRESS:	1704 MISSION DRIVE SOLVANG, CA 93463
ZONE:	TRC
GENERAL PLAN:	TOURIST COMMERCIAL
GROSS LOT SIZE:	16,309 SQ FT / 0.37 ACRES
LOT SLOPE:	1%
CONST TYPE:	V-B
OCCUPANCY:	R-1, B
FLOOD ZONE:	X
GRADING CY:	60 CY CUT / 260 CY FILL
SITE COVERAGE	
EXISTING	
BUILDING	0 SF / 0.0%
HARDSCAPE	0 SF / 0.0%
LANDSCAPE	16,309 SF / 100%
TOTAL	16,309 SF / 100%
PROPOSED	
BUILDING	3,997 SF / 24.5%
HARDSCAPE	2,388 SF / 14.6%
PERMEABLE PAVERS	2,182 SF / 13.4%
LANDSCAPE	7,742 SF / 47.5%
TOTAL	16,309 SF / 100%
VICINITY MAP	

SHEET INDEX	
T-1.1	TITLE SHEET
A-1.1	SITE PLAN (APPROVED, PROVIDED FOR REFERENCE)
A-6.1	EXTERIOR PHOTOS
A-6.2	EXTERIOR PHOTOS
A-6.3	EXTERIOR PHOTOS
A-6.4	EXTERIOR PHOTOS
A-6.5	EXTERIOR PHOTOS
A-6.6	EXTERIOR PHOTOS
A-6.7	EXTERIOR PHOTOS
A-6.8	EXTERIOR PHOTOS
A-6.9	EXTERIOR PHOTOS



SCALE: 1" = 10' **NORTH**



ON DESIGN, LLC
 Architecture
 Planning
 Interior Design

Keith Nolan
 C-22451

ON design LLC.
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1704 MISSION HOTEL
 1704 Mission Drive
 Solvang, CA 93463
PRELIMINARY SITE PLAN



Revisions

▲	PLAN CHECK #1	08-19-24
▲	PLAN CHECK #2	08-19-24
▲	PLAN CHECK #3	08-19-24

Project Manager
KN
 Drawn By
 Scale
VARIES
 Print Date

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COTTAGE 2E AS-BUILT NORTH ELEVATION



COTTAGE 2E AS-BUILT EAST ELEVATION



COTTAGE 2E AS-BUILT NORTH ELEVATION



COTTAGE 2E AS-BUILT HALF TIMBER DETAIL



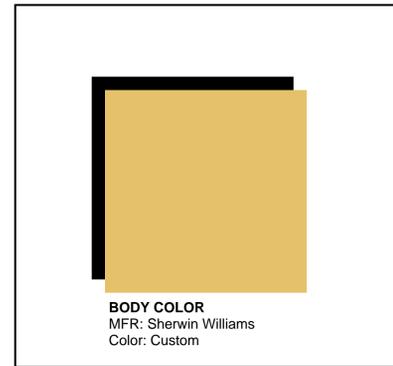
COTTAGE 2E AS-BUILT EAST ELEVATION



COTTAGE 2E AS-BUILT SOUTH ELEVATION



COTTAGE 2E AS-BUILT WEST ELEVATION



COLORS & MATERIALS

BODY COLOR
MFR: Sherwin Williams
Color: Custom



COTTAGE 2E APPROVED NORTH ELEVATION



COTTAGE 2E AS-BUILT EAST ELEVATION



COTTAGE 2E APPROVED WEST ELEVATION



COTTAGE 2E APPROVED SOUTH ELEVATION



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Interior Design

Keith Nolan
C-22541

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1704 MISSION HOTEL

1704 Mission Drive
Solvang, CA 93463

EXTERIOR PHOTOS



Revision Schedule

Project Manager
Designer

Scale

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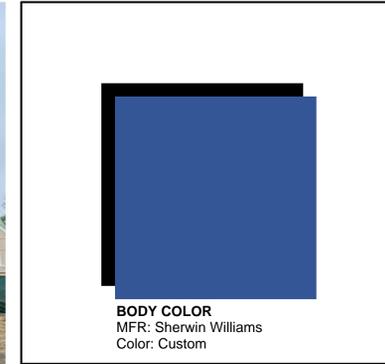
COTTAGE 3B AS-BUILT NORTH ELEVATION



COTTAGE 3B AS-BUILT EAST ELEVATION



COTTAGE 3B AS-BUILT EAST ELEVATION



COLORS & MATERIALS



COTTAGE 3B AS-BUILT WEST ELEVATION



COTTAGE 3B AS-BUILT SOUTH ELEVATION



COTTAGE 3B AS-BUILT EAVE
BEAM TAIL DETAIL



COTTAGE 3B AS-BUILT WINDOW &
HALF TIMBER DETAIL



COTTAGE 3B APPROVED NORTH ELEVATION



COTTAGE 3B APPROVED EAST ELEVATION



COTTAGE 3B APPROVED WEST ELEVATION



COTTAGE 3B APPROVED SOUTH ELEVATION



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Interior Design

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1704 MISSION HOTEL

1704 Mission Drive
Solvang, CA 93463

EXTERIOR PHOTOS



Revision Schedule

Project Manager
Designer

Scale

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COTTAGE 4D AS-BUILT NORTH WEST ELEVATION



COTTAGE 4D AS-BUILT SOUTH WEST ELEVATION



COTTAGE 4D AS-BUILT SOUTH EAST ELEVATION



COTTAGE 4D AS-BUILT EAVE
BEAM TAIL DETAIL



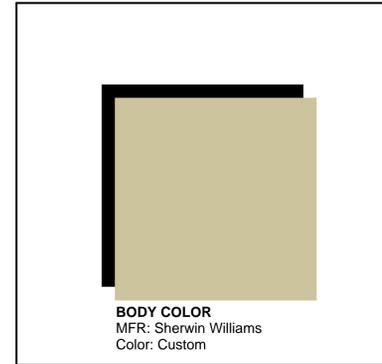
COTTAGE 4D AS-BUILT SOUTH WEST ELEVATION



COTTAGE 4D AS-BUILT ENTRY DETAIL



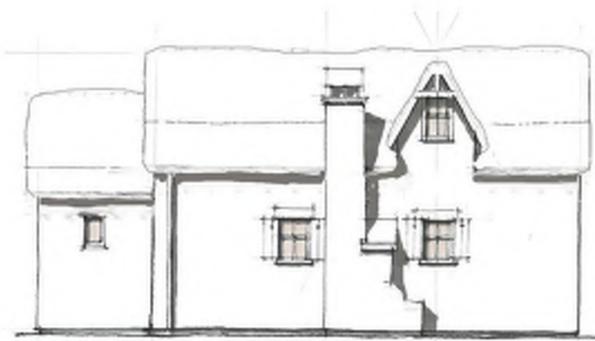
COTTAGE 4D AS-BUILT WINDOW
DETAIL



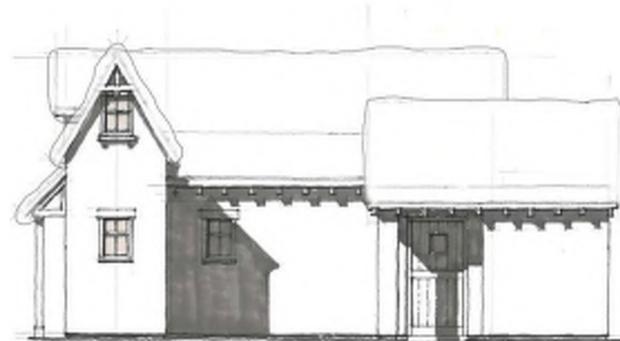
COLORS & MATERIALS



COTTAGE 4D APPROVED NORTH WEST ELEVATION



COTTAGE 4D APPROVED NORTH EAST ELEVATION



COTTAGE 4D APPROVED SOUTH WEST ELEVATION



COTTAGE 4D APPROVED SOUTH EAST ELEVATION



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EXTERIOR PHOTOS



Revision Schedule

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Scale

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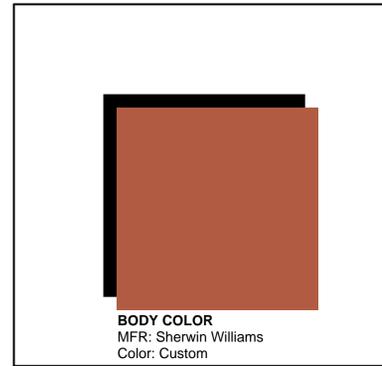
COTTAGE 5B AS-BUILT WEST ELEVATION



COTTAGE 5B AS-BUILT NORTH ELEVATION



COTTAGE 5B AS-BUILT EAST ELEVATION



COLORS & MATERIALS

BODY COLOR
MFR: Sherwin Williams
Color: Custom



COTTAGE 5B AS-BUILT SOUTH ELEVATION



COTTAGE 5B AS-BUILT SOUTH ELEVATION



COTTAGE 5B AS-BUILT EAVE & ROOF DETAIL



COTTAGE 5B APPROVED WEST ELEVATION



COTTAGE 5B APPROVED EAST ELEVATION



COTTAGE 5B APPROVED SOUTH ELEVATION



COTTAGE 5B APPROVED NORTH ELEVATION



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COTTAGE 6C AS-BUILT WEST ELEVATION



COTTAGE 6C AS-BUILT SOUTH & WEST ELEVATION



COTTAGE 6C AS-BUILT SOUTH ELEVATION



COTTAGE 6C AS-BUILT EAST ELEVATION



COTTAGE 6C AS-BUILT NORTH & WEST ELEVATION



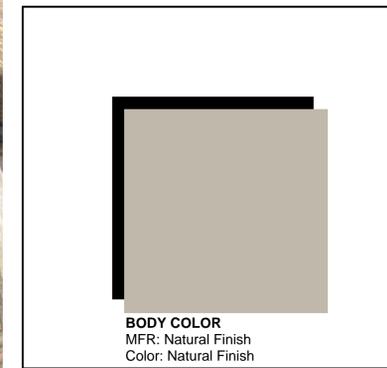
COTTAGE 6C AS-BUILT EAVE
BEAM TAIL DETAIL



COTTAGE 6C AS-BUILT FRONT
ELEVATION WINDOW DETAIL



COTTAGE 6C AS-BUILT NORTH ELEVATION WALL & WINDOW
DETAIL



COLORS & MATERIALS



COTTAGE 6C APPROVED WEST ELEVATION



COTTAGE 6C APPROVED EAST ELEVATION



COTTAGE 6C APPROVED NORTH ELEVATION



COTTAGE 6C APPROVED SOUTH ELEVATION



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COTTAGE 7B AS-BUILT WEST ELEVATION



COTTAGE 7B AS-BUILT NORTH & WEST ELEVATION



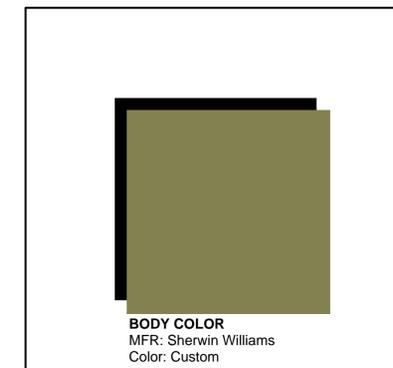
COTTAGE 7B AS-BUILT SOUTH ELEVATION



COTTAGE 7B AS-BUILT WINDOW DETAIL



COTTAGE 7B AS BUILD EAVE BEAM TAIL DETAIL



COLORS & MATERIALS

BODY COLOR
MFR: Sherwin Williams
Color: Custom



COTTAGE 7B APPROVED WEST ELEVATION



COTTAGE 7B APPROVED EAST ELEVATION



COTTAGE 7B APPROVED SOUTH ELEVATION



COTTAGE 7B APPROVED NORTH ELEVATION



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COTTAGE 8C AS-BUILT WEST ELEVATION



COTTAGE 8C AS-BUILT SOUTH ELEVATION



COTTAGE 8C AS-BUILT NORTH ELEVATION



COTTAGE 8C AS-BUILT EAST ELEVATION



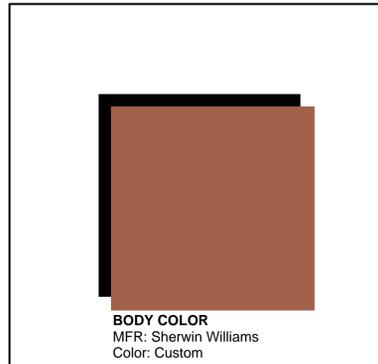
COTTAGE 8C AS-BUILT WINDOW DETAIL



COTTAGE 8C AS-BUILT EAVE & ROOF DETAIL



COTTAGE 8C AS-BUILT NORTH ELEVATION



COLORS & MATERIALS

BODY COLOR
MFR: Sherwin Williams
Color: Custom



COTTAGE 8C APPROVED EAST ELEVATION



COTTAGE 8C APPROVED WEST ELEVATION



COTTAGE 8C APPROVED SOUTH ELEVATION



COTTAGE 8C APPROVED NORTH ELEVATION



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COTTAGE 9 AS-BUILT WEST & NORTH ELEVATION



COTTAGE 9E AS-BUILT WEST ELEVATION



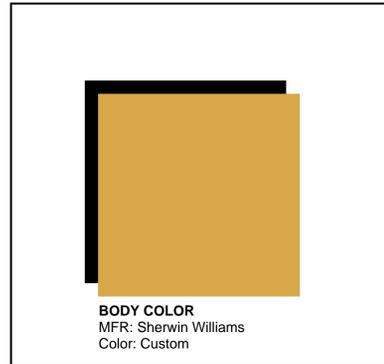
COTTAGE 9E AS-BUILT SOUTH ELEVATION



COTTAGE 9E AS-BUILT NORTH ELEVATION



COTTAGE 9E AS-BUILT EAST ELEVATION



COLORS & MATERIALS

BODY COLOR
MFR: Sherwin Williams
Color: Custom



COTTAGE 9E APPROVED NORTH ELEVATION



COTTAGE 9E APPROVED EAST ELEVATION



COTTAGE 9E APPROVED SOUTH ELEVATION



COTTAGE 9E APPROVED WEST ELEVATION



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CHAPEL AS-BUILT WEST ELEVATION



CHAPEL AS-BUILT EAST ELEVATION



CHAPEL AS-BUILT SOUTH ELEVATION

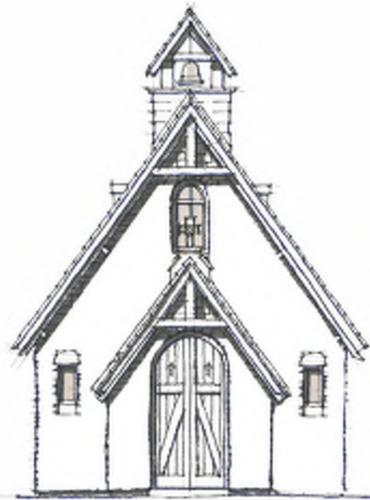


CHAPEL AS-BUILT NORTH ELEVATION

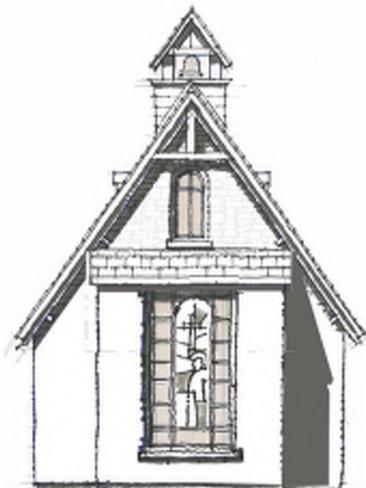


BODY COLOR
MFR: Sherwin Williams
Color: Custom

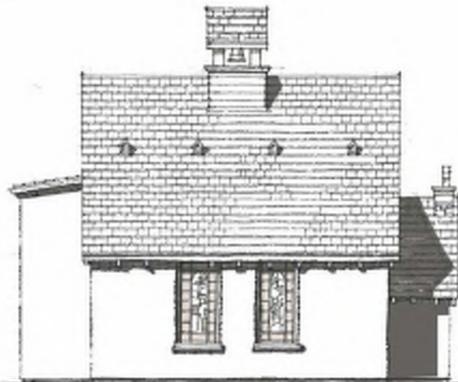
COLORS & MATERIALS



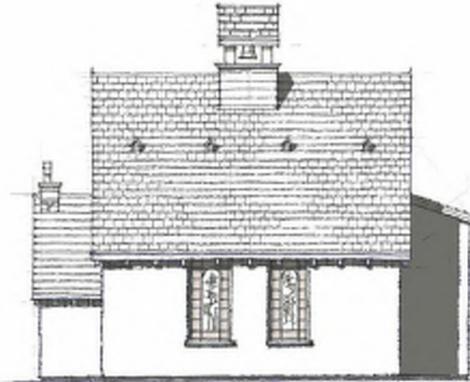
CHAPEL APPROVED SOUTH ELEVATION



CHAPEL APPROVED NORTH ELEVATION



CHAPEL APPROVED EAST ELEVATION



CHAPEL APPROVED WEST ELEVATION



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BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

Design Review Committee Meeting

July 17, 2025

Item 4.a

Discussion and input on proposed Planning Manager/Director determination on minor modifications to façade and material changes to Land Use Permit located at 1704 Mission Drive (APN 139-240-033).

COMMITTEE MEMBER COMMENT RECEIVED AFTER POSTING OF THE AGENDA

Esther Bates [REDACTED]

7/17/2025 10:10 AM

DRC Comments

To [REDACTED]

Hi Rich,

Thank you for all your work. Wishing you a successful, and not too stressful, meeting. Comments are here and attached.

Esther

Comments for the Design Review Committee from DRC Chair Esther Jacobsen Bates

While I wish I could be there in person tonight to join this important discussion, I wanted to take a moment to share some history and context about the Lillesød project and the Design Review Committee.

A bit of background: The Lillesød plans were approved by the DRC back in 2023 and moved forward to the Planning Commission with a clear condition — that the applicant return to the DRC with finalized specifications for façade materials and colors. That did not happen. Due to staff errors and procedural oversights, the project bypassed this crucial step and was ultimately approved without input from the DRC on these highly visible and defining elements. That breakdown in process should never have occurred.

Like many in the community, I'm excited to see this long-vacant corner finally developed. Ed St. George brings creative energy to the project, and we all want to see it succeed. But true success requires adherence to Solvang's design standards and to the approved plan. This is not just any project; it occupies one of the most prominent and visible corners in downtown Solvang, and what gets built here will shape our town's image for decades to come.

I appreciate that Planning Director Rafael has brought the project back to the DRC with substantial recommendations. This is an essential course correction. I urge the committee to support many of his recommendations — and to go further. Take a hard look at the color palette and materials. There is real opportunity here to expand upon and refine those elements to ensure they fully align with Solvang's Danish design guidelines, especially when it comes to key façade elements.

The project is intended to evoke a Danish farming village from 200 years ago. To honor that vision, colors and finishes should reflect the organic, natural hues of the period, as shown in the approved plans. Blue paint was rare and expensive, typically reserved for wealthier homes. Stone was scarce and generally used only in foundations. Consistency in the type of brick would give the project a more authentic and less manufactured look.

Half-timbering should reflect its structural origins, not just serve as decoration. Rafael has already noted areas that need adjustment, and there are more on units 2 and 5. The thatch roofing should appear authentic: thick, with blunt-cut edges and not rolled at the edges of rooflines. It may also be worth considering cross timbers at the ridge lines to echo how traditional thatch was secured, as seen on the authentic thatched roof at Copenhagen Drive and First Street.

Ultimately, significant deviations from Solvang's established design standards — and bypassing the DRC — should not have occurred. Our city's identity is more than aesthetic; it's the foundation of our local economy and community character.

A development that truly honors Solvang's roots will benefit the entire community — and better serve the applicant's business in the long run.

-
- EJB Lillesod comments DRC 7.17.25 meeting.docx (24 KB)
 - image.png (176 Byte)