

RESOLUTION NO. 23-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLVANG CALIFORNIA TO APPROVE A DEVELOPMENT PLAN TO CONSTRUCT A NINE (9) UNIT BOUTIQUE HOTEL LOCATED AT 1704 MISSION DRIVE (APN 139-240-033) AND ADOPT AN EXEMPTION TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the Planning Commission for the City of Solvang has received for its review and consideration a staff report requesting approval of a Development Plan, located at 1704 Mission Drive (APN 139-240-033) in the Tourist Related Commercial (TRC) Zone; and

WHEREAS, the Planning Commission of the City of Solvang considered the recommendation of approval from the Design Review Committee; and

WHEREAS, the notice of public hearing was sent to adjoining property owners and advertised in the manner required by law.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Solvang finds this project exempt under Section 15332 In-fill Development Projects of the California Environmental Quality Act (CEQA) as follows:

1. The project is Categorical Exempt (Class 32) 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.) Section 15332, In-fill Development Projects, as the project meets the conditions described and analyzed.
2. The proposed project is not located in an environmentally sensitive area, or impacts an environmental resource as analyzed by city staff.
3. The proposed project will not have a cumulative impact considering all sources of related impact from other, closely related past, present and future projects. The proposed project is located within the Tourist Related Commercial (TRC) zone with similar types of uses of similar magnitude adjacent to the project site. The TRC zone, as indicated in the staff report, contains a wide variety of uses that are primarily visitor serving uses.
4. The proposed project will not have a significant effect on the environment based on the project record, which is on file at the City of Solvang Planning and Building Department and analyzed by city staff.
5. The proposed project is not located on a designated scenic highway or scenic resource.
6. The proposed project is not located on any hazardous list pursuant to Section 65962.5 of the Government Code.
7. The proposed project is not a designated historical resource.

SECTION 2. The Planning Commission of the City of Solvang hereby makes the following findings for approval for a Development Plan consistent with Solvang Municipal Code (SMC) Section 11-16-F4:

1. That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the density and intensity development proposed.

Fact. The Tourist Related Commercial (TRC) Zone District does not have a minimum lot size requirement. The project meets the height limitation of 35-feet. The project meets setbacks and landscaping requirements.

2. That adverse impacts are mitigated to the maximum extent feasible.

Fact. No significant adverse impacts are anticipated with this project. The property is within City limits, and the project site is less than one acre net in size. The project would not result in any significant effects relating to traffic, noise, air quality or water quality as analyzed by city staff through submittal of support documentation that is located in the project file. The property would be served by City water and wastewater systems. The property is in an urbanized area and there are no known environmentally sensitive conditions present.

3. That streets and highways are adequate and properly designed.

Fact. Both Alisal Road and Mission Drive are fully dedicated and improved with existing curb and brick sidewalks except in areas that were formerly driveways. These driveways are to be removed and then replaced with city bricks.

4. That there are adequate public services, including, but not limited to, fire protection, water supply, sewage disposal and police protection to serve the project.

Fact. The Fire and Public Works Departments reviewed this project request and are able to provide the necessary public services. The design of the building with two major street frontages provides adequate fire access.

5. That the project will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood and will not be incompatible with the surrounding areas.

Fact. This project is currently zoned for commercial uses, and will not be detrimental to the health, safety, or general welfare of the community. Neighboring parcels within the block are fully developed with commercial buildings.

6. That the project is in conformance with the applicable provisions of law, including this title and is consistent with the general plan.

Fact. This project is consistent with the Design Guidelines for the TRC Zone and is consistent with all Zoning Regulations, Municipal Code, and the General Plan.

7. That the development will not materially or adversely aggravate the parking and traffic conditions in the area.

Fact. This project is located on a small in-fill property. The nine (9) hotel units will not impact existing streets. Removal of the two curb cuts and replacement with new sidewalks will benefit the pedestrians in the area. The 10 required parking spaces will be located in a nearby project and visitors will walk to this hotel.

8. That the project will not conflict with any easements required for public access through, or public use of, a portion of the property.

Fact. This project will not conflict with any easements required for public use.

SECTION 3. That the Recitals set forth above are true and correct and are adopted as findings in support of this Resolution.

SECTION 4. That the Planning Commission of the City of Solvang approves the Development Plan for the project, subject to the conditions of approval attached as Exhibit A and Project Plans as Exhibit B.

SECTION 5. That this Resolution is effective immediately upon adoption.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this 4th day of December 2023

DocuSigned by:

048D75271602457...

Jack Williams, Chair

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:

8CACE76DAD12485...

Dave Fleishman, City Attorney

DocuSigned by:

2EFC6CE62C12406...

Annamarie Porter, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)ss
CITY OF SOLVANG)

I, Annamarie Porter, City Clerk of the City of Solvang, California do hereby certify that Planning Commission Resolution No. 23-14 was passed and adopted by the Planning Commission of the City of Solvang at a regular meeting of said Planning Commission held on the 4th day of December, 2023, and thereafter signed and approved by the Chair and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES: ADLER, GOLD, WILLIAMS

NOES: NONE

ABSTAIN: NONE

ABSENT: JAMIESON, PETERSEN

DocuSigned by:

Annamarie Porter

2EFC6CE62C12406...

Annamarie Porter, City Clerk



Exhibit A
Conditions of Approval
City of Solvang

Development Plan
 Applicant: Mr. Edward St. George
 1704 Mission Drive
 APN: 139-240-033

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped by department and include the timing of required compliance. Additional language within a condition may further define the timing of the required compliance.

General Conditions

Condition:

GC-1

Project Description: The Development Plan consists of the following as shown in Exhibit B:

- 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

Timing:

Land Use Permit

GC-2

The Development Plan shall expire on **December 4, 2026** unless building permits are issued and construction has commenced, or a time extension application has been submitted on or before that date, consistent with previously approved time extensions.

Prior to Expiration Date

GC-3

The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof.

On-going

Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of

Attachment A

Development Plan – Construction of Nine (9) Hotel Units and Ancillary Improvements
 Applicant: Edward St. George, 1704 Mission Drive, APN: 139-240-033



Exhibit A Conditions of Approval City of Solvang

Condition:

the obligations of this condition. Applicant's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.

Timing:

GC-4

Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use and Building, and/or Grading Permits(s) from the Solvang City Planning and Building Department. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission.

*Building
Permit
Submittal*

GC-5

All Conditions of Approval shall be provided on a full-size drawing sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail.

*Building
Permit
Submittal*

The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.

GC-6

Before the City issues any Permit, the applicant must obtain written clearance from all departments having conditions, such clearance shall indicate that the applicant has satisfied all pre-construction conditions. For any subsequent permit or application, the Applicant shall comply with Solvang Municipal Code Section 11-16-6, if applicable.

*Prior to
issuance of
Building
Permit*



Exhibit A

Conditions of Approval

City of Solvang

Condition:

GC-7

The applicant shall hold a pre-construction conference. The conference shall include representatives from the Public Works Department, Building Department, Planning Department, the applicant, and contractor(s). The following shall be finalized and specified prior to the start of construction:

- a. Hours of construction shall be limited to 7:30 am to 5:30 pm weekdays. No construction shall be allowed on Saturday, Sunday or State holidays except as approved in writing by the Public Works Director, or his designee. Indoor activities can occur on the weekends along as there is no outdoor noise.
- b. Construction related truck-trips are to be scheduled during non-peak hours to help reduce truck traffic on adjacent streets and roadways.
- c. The route of construction related traffic is to be established to minimize trips through surrounding residential neighborhoods.
- d. Regular water sprinkling shall occur during site grading and the transportation of fill materials.
- e. Trucks are covered when hauling grading material.
- f. Maintain and clean public streets and sidewalks during grading and construction.

The street, whether public or private, shall not be used for storage of equipment or materials.

Timing:

Prior to building or grading permit issuance

GC-8

Construction Equipment Noise. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.

During Construction

GC-9

The Owner/Applicant shall designate a washout area(s) for the washing of concrete, stucco, paint, equipment, tools, etc., to prevent wash water from discharging to the storm drains, streets, drainages, or creeks. Polluted water and materials from the washout area(s) shall be contained within this area and removed from the site at least once a week or more often as needed to prevent spillage. The construction wash-out area shall be depicted on project plans submitted for land use clearances and grading permits.

Building Permit submittal

GC-10

Construction equipment staging and storage areas shall not be located beyond the boundaries of the property unless the applicant obtains an agreement for staging on an adjacent property. The staging and storage areas for construction vehicles shall be depicted on project plans submitted for land use clearances and grading permits.

Prior to Building Permit



Exhibit A

Conditions of Approval

City of Solvang

Condition:**GC-12**

Prior to the issuance of any Building Permits, the Applicant shall pay the following fees to the City in the amounts in effect at the time of Building Permit application: These fees shall acknowledge the difference between the existing building versus the new proposed building and the fees will be calculated proportionally.

- a. Traffic Mitigation fee to be determined by the City Engineer, if applicable.
- b. Water connection fee as set forth in the Municipal Code, if applicable.
- c. Sewer connection fee as set forth in the Municipal Code, if applicable.
- d. Drainage Impact fees as set forth in the Municipal Code, if applicable.
- e. Other fees, e.g., school fees, addressing, and fire protection certificates.
- f. All applicable processing review fees.

Timing:

*Prior to
Building
Permit*

GC-13

The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.

All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

*During
grading*

GC-14

Consistent with General Order 95, of the California Public Utilities Commission, a note shall be included in the cover sheet and utility plan that includes the following language: "Minimum clearances are to be maintained under or around overhead high voltage power including 12 feet vertically from any walkable surface, including rooftops, and 6 feet horizontally from any walkable surface, including roof tops, balconies, stairwells, scaffolding, etc. The applicant shall verify these clearances at all times. Applicant shall notify PG&E if these clearances cannot be met prior to commencing construction"

*During
Construction*

Santa Barbara County APCD

Condition:**APCD-1**

Santa Barabra County APCD Grading Conditions as follows:

Timing:

*Grading
Permit*



Exhibit A

Conditions of Approval

City of Solvang

Condition:

All dirt stock pile areas shall be sprayed daily and covered with tarps or other dust barriers as needed;

Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating, noninvasive, grass seed and watered until vegetation is established;

All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;

Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;

Wheel washers and/or rumble strips shall be installed where vehicles enter and exit unpaved roads onto streets; and
The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period.

The name and telephone number of such persons shall be provided to APCD Engineering & Compliance Division prior to the start of any grading, earthwork or demolition.

APCD-2

Asphalt paving activities shall comply *with* APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*. This condition shall be noted on public improvement plans and grading plan.

FIRE DEPARTMENT**Condition:****SBCFD-1**

Prior to the issuance of any Land Use Permit, the Applicant shall implement conditions provided by the County of Santa Barbara Fire Department. (Letter dated 3/5/23 Project Number 22FDR-00028)

Timing:

During
Construction

Timing:

Building
Permit



Exhibit A
Conditions of Approval
City of Solvang

Condition:

1. All standard fire department conditions and current codes shall apply at time of development.
2. Recorded addressing is required prior to building permit issuance.
3. Fire Protection Certificate (FPC's) shall be required.
4. An automatic fire sprinkler system shall be installed.
 - a. Fire sprinkler plans shall be approved by the fire department prior to installation.
5. An automatic fire or emergency alarm system shall be installed.
6. Address numbers shall be a minimum height of 6 inches.
7. Address numbers shall be as required by the fire department.
 - a. Address number locations shall be approved by the fire department.
 - b. Address numbers shall be a color contrasting to the background color.
 - c. The address numbers shall be elevated at least three feet for the ground for clear visibility and easy directional identification.
 - d. The numbers shall be visible for the access road when traveling in either direction.
 - e. If the driveway is over 150 feet in length or the building is obstructed from view at the access road and /or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
8. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
 - a. Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

i. Nonresidential-Retail/Commercial	\$0.77
per square foot	

Timing:
Prior to issuance of Certificate of Occupancy

PUBLIC WORKS

Condition:

PW-1

The following items are required by the Public Works Department for frontage improvements.

1. Upon completion of the project, the frontages along Alisal Road and Mission Drive will include full frontage improvements meeting current City and ADA standards. All remaining concrete flatwork, unutilized tree wells, or other such inconsistencies along the frontage must be filled-in to provide a newly improved project frontage. Existing unbroken brick pavers will be accepted.

Timing:
Prior to issuance of certificate of occupancy



Exhibit A

Conditions of Approval

City of Solvang

Condition:

2. Install two (2) new decorative streetlights along the Alisal Road Project frontage. Spacing, style, and installation shall be consistent with the Solvang Village/Downtown. Spacing across the street indicated approximately 100-ft spacing between lights.
3. Remove the existing unutilized driveway ramps on Alisal Road and Mission Drive including the depressed curb. Install new full-height curb and gutter and new brick sidewalk per City standard.
4. Upgrade the wheelchair ramp at the intersection of Alisal Road and Mission Drive to current ADA standards. Since this is within a State facility, Caltrans Standard Plans apply.
5. A Caltrans Encroachment Permit will be required for any improvement to the State right-of-way.
6. A City of Solvang encroachment permit will be required for all frontage work including utility connections.
7. No permanent hardscape beyond brick flatwork along the Mission Drive (State) right-of-way will be allowed.
8. The project abuts the City Parking Lot 1 on the south side which shares a 3'-4' block wall. If any additional proposed screening, fencing, wall or landscaping is proposed by the applicant, this request will be reviewed by the Planning Manager and Public Works Director for consideration and approval.
9. The applicant or contractor shall clean and repair any damaged public or private improvements (curbs, gutters, sidewalks, water value fire hydrants, manholes, etc.) subject to review and approval of the city engineer.
10. The developer shall clear the project site of all construction fencing, debris, weeds, dead plants, and other waste. This requirement shall be noted on the final building plans.

Timing:

UTILITIES DEPARTMENT

Condition:

UTI-1 At building permit submittal, the applicant shall apply to the Utilities Department for review of the water and sewer service lines for the cottages. Any new meters and connections shall be reviewed and approved by the Utilities Department.

Timing:

Building permit submittal

PLANNING DEPARTMENT:

Condition:

PLN-1 Prior to the issuance of any Land Use Permits, the planning division will review the elevations, colors, materials, lighting, sign plans and landscaping plans to confirm that they are consistent to the plans reviewed and approved by both the Design Review Commission and the Planning Commission.

Timing:

Building Permit submittal



Exhibit A

Conditions of Approval

City of Solvang

<i>Condition:</i>		<i>Timing:</i>
PLN-2	Prior to Land Use Permit, the applicant shall provide a parking agreement to the city attorney for review. This parking agreement shall detail the location of the 10 parking spaces for this project. These designated parking spaces shall be located within 500 feet of the project. Upon approval by the city attorney, the applicant shall record the final document and submit recorded document to the planning division.	Prior to Land Use Permit
PLN-3	Prior to issuance of a land use permit or building permit, the applicant shall provide a trash enclosure use agreement and any associated easements for ingress/egress to access the shared trash enclosure between property owners. Applicant shall also provide a shared maintenance agreement for the trash enclosure.	Prior to Land Use Permit
PLN-4	The applicant and hotel operator are not allowed to use any parking spaces or drive aisles within the City Lot 1 for dropping off hotel visitors, luggage, supplies, or any other operation of the cottages.	On-going
PLN-5	Landscaping plan shall be submitted for review and installed by pursuant to approved plans and inspected and approved by the City prior to final Occupancy Clearance.	Building permit issuance
PLN-6	Prior to the issuance of any Land Use Permit, performance securities in amounts to be determined by the planning manager and in a form acceptable to the City, to guarantee the proper installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for two (2) years following the issuance of a certificate of occupancy shall be filed with the City Clerk. The performance security portion of the installation will be released at a time the planning manager approves the installation. The remaining maintenance performance security portion shall be released at the end of two (2) years following the date the certificate of occupancy is issued by the City, provided the planting has been adequately maintained (SMC 11-11-5(C)(3)).	Building permit issuance
PLN-7	The Applicant must complete and submit the Certificate of Completion for the Model Water Efficiency Local Ordinance (MWELO). The Certificate of Completion should be submitted after the project is complete and irrigation audit performed but before the final inspection, if separate from the audit.	Prior to final Occupancy
PLN-8	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:	



Exhibit A Conditions of Approval City of Solvang

Condition:

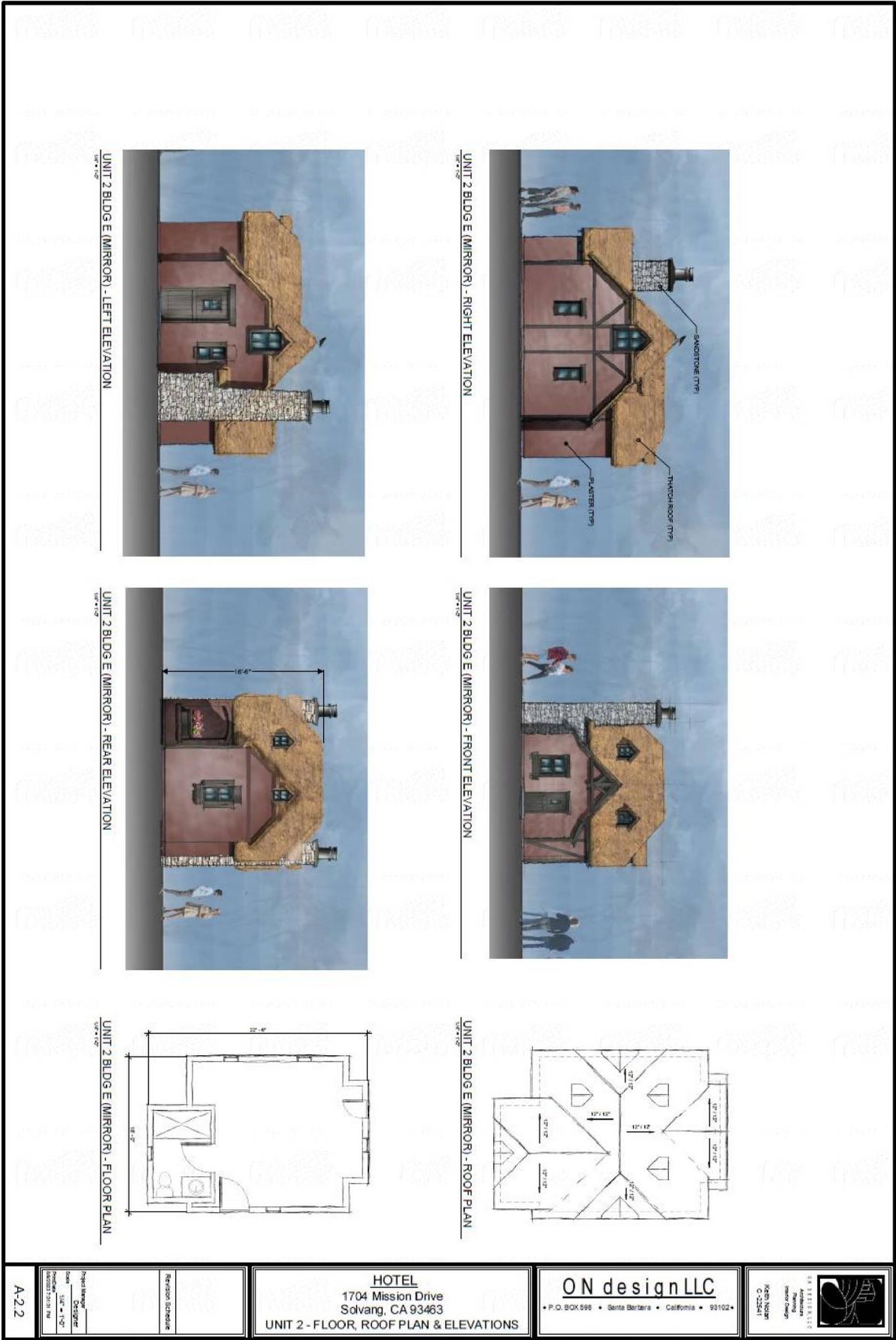
- A basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the development;
 - A basis for conditions of approval for the development;
- and

A specific consideration by the Review Authority (e.g., the Planning Manager, Commission, or Council) in approving the plan or permit.

Timing:

END CONDITIONS

Exhibit B
Project Plans Reduced



<p>Project Name: _____ Date: 1/27/17 Designer: _____ Project Location: _____</p>	<p>Revision Schedule</p>	<p>HOTEL 1704 Mission Drive Solvang, CA 93463 UNIT 2 - FLOOR, ROOF PLAN & ELEVATIONS</p>	<p>ON design LLC • P.O. BOX 596 • Santa Barbara • California • 93102 •</p>	<p>ON design LLC Planning Design Construction KAREN MOORE C-22541</p> 
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UNIT 4 BLDG D - LEFT ELEVATION

UNIT 4 BLDG D - RIGHT ELEVATION

UNIT 4 BLDG D - FRONT ELEVATION

UNIT 4 BLDG D - FRONT ELEVATION

UNIT 4 BLDG D - REAR ELEVATION

UNIT 4 BLDG D - FLOOR PLAN

UNIT 4 BLDG D - ROOF PLAN

A-2.4

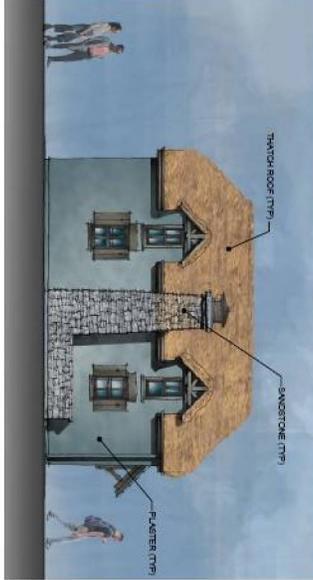
HOTEL
1704 Mission Drive
Solvang, CA 93463
UNIT 4 - FLOOR, ROOF PLAN & ELEVATIONS

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

UNIT 5 BLDG B - RIGHT ELEVATION
1/8" = 1'-0"



UNIT 5 BLDG B - LEFT ELEVATION
1/8" = 1'-0"



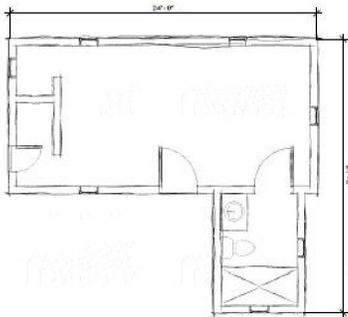
UNIT 5 BLDG B - REAR ELEVATION
1/8" = 1'-0"



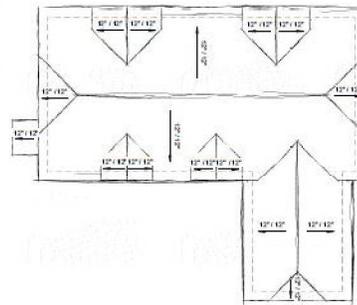
UNIT 5 BLDG B - FRONT ELEVATION
1/8" = 1'-0"



UNIT 5 BLDG B - FLOOR PLAN
1/8" = 1'-0"



UNIT 5 BLDG B - ROOF PLAN
1/8" = 1'-0"



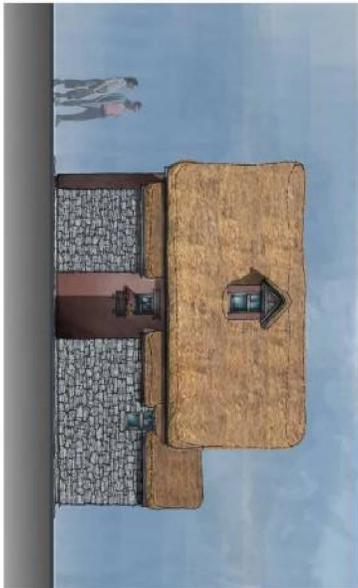
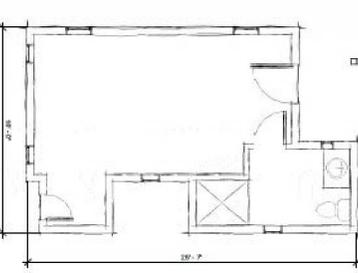
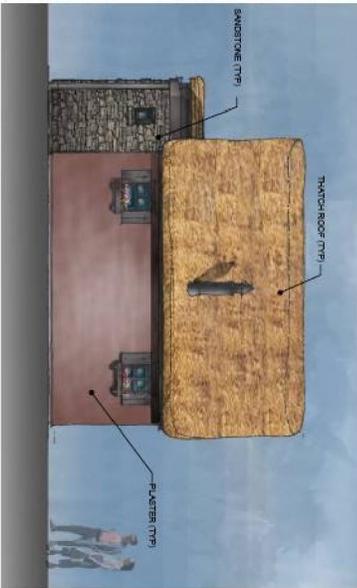
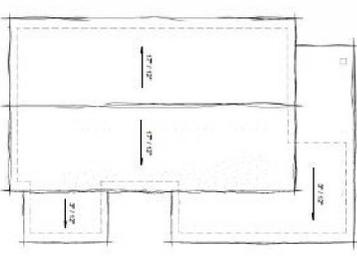
Project Name Hotel
Scale 1/8" = 1'-0"
Revision Schedule

HOTEL
 1704 Mission Drive
 Solvang, CA 93463
UNIT 5 - FLOOR, ROOF PLAN & ELEVATIONS

ON design LLC
 • P.O. BOX 588 • Santa Barbara • California • 93102 •

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 www.ondesignllc.com

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<p>UNIT 6 BLDG C - RIGHT ELEVATION 1/4" = 1'-0"</p> 	<p>UNIT 6 BLDG C - REAR ELEVATION 1/4" = 1'-0"</p> 	<p>UNIT 6 BLDG C - FLOOR PLAN 1/4" = 1'-0"</p> 	<p>UNIT 6 BLDG C - LEFT ELEVATION 1/4" = 1'-0"</p> 	<p>UNIT 6 BLDG C - FRONT ELEVATION 1/4" = 1'-0"</p> 	<p>UNIT 6 BLDG C - ROOF PLAN 1/4" = 1'-0"</p> 
<p>Project Manager Date: 02/27/2018 Project: UNIT 6 - 1007 02/27/2018 10:59 AM</p> <p>Revision Schedule</p>	<p>HOTEL 1704 Mission Drive Solvang, CA 93463</p> <p>UNIT 6 - FLOOR, ROOF PLAN & ELEVATIONS</p>	<p>ON design LLC • P.O. BOX 598 • Santa Barbara • California • 93102 •</p>	<p>ON DESIGN LLC 11281 KAREN MOORE C-22541</p> 		



Project Name: Unit: Revision: Date:	Revision Schedule: 10/15/2023
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HOTEL
 1704 Mission Drive
 Solvang, CA 93463
UNIT 7 - FLOOR, ROOF PLAN & ELEVATIONS

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



<p>UNIT 8 BLDG C (MIRROR) - LEFT ELEVATION</p>	<p>UNIT 8 BLDG C (MIRROR) - RIGHT ELEVATION</p>
<p>UNIT 8 BLDG C (MIRROR) - REAR ELEVATION</p>	<p>UNIT 8 BLDG C (MIRROR) - FRONT ELEVATION</p>
<p>UNIT 8 BLDG C (MIRROR) - FLOOR PLAN</p>	<p>UNIT 8 BLDG C (MIRROR) - ROOF PLAN</p>

<p>A-2.8</p>	<p>Project Name: ON design LLC Address: 1704 Mission Drive Solvang, CA 93463 Phone: (805) 798-1794</p>	<p>HOTEL 1704 Mission Drive Solvang, CA 93463 UNIT 8 - FLOOR, ROOF PLAN & ELEVATIONS</p>	<p>ON design LLC • P.O. BOX 598 • Santa Barbara • California • 93102 •</p>	<p>ON design LLC 1704 Mission Drive Solvang, CA 93463 (805) 798-1794 © 2024</p>
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UNIT 9 BLDG E - LEFT ELEVATION
1/4" = 1'-0"

UNIT 9 BLDG E - RIGHT ELEVATION
1/4" = 1'-0"

UNIT 9 BLDG E - REAR ELEVATION
1/4" = 1'-0"

UNIT 9 BLDG E - FRONT ELEVATION
1/4" = 1'-0"

UNIT 9 BLDG E - FLOOR PLAN
1/4" = 1'-0"

UNIT 9 BLDG E ROOF PLAN
1/4" = 1'-0"

A-2.9

HOTEL
1704 Mission Drive
Solvang, CA 93463
UNIT 9 - FLOOR, ROOF PLAN & ELEVATIONS

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ON design LLC
Architectural
Interior Design
Kitchen Cabinet
& Bath

BLDG F - RIGHT ELEVATION

BLDG F - LEFT ELEVATION

BLDG F - REAR ELEVATION

BLDG F - FRONT ELEVATION

BLDG F - FLOOR PLAN

BLDG F - ROOF PLAN

<p>Physical Name: _____ Date: 1/27/17 Designer: _____ Designer License No: _____</p>	<p>Revision Schedule</p>	<p>HOTEL 1704 Mission Drive Solvang, CA 93463 BLDG F - FLOOR, ROOF PLAN & ELEVATIONS</p>	<p>ON design LLC • P.O. BOX 598 • Santa Barbara • California • 93102 •</p>	<p>ON design LLC 1704 Mission Drive Solvang, CA 93463 Ken Noren C-22541</p>
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BODY COLOR PALETTE

TRIM COLOR PALETTE

SIDING PALETTE

Smooth Trowel Plaster Finish

BUILDING STONE
Manufacturer: Sandstone
Manufacturer: Eldorado Stone
Model: Rough Cut
Color: Vineyard Trail

WALL STONE
Manufacturer: Sandstone
Manufacturer: Eldorado Stone
Model: River Rock
Color: Colorado

Synthetic Shake
Manufacturer: James Handle
Model: Handle Single Staggered Edge

ROOFING PALETTE

Synthetic Teak
Manufacturer: Endured
Model: Somerset

Synthetic Slate
Manufacturer: Brava
Color: Light Avalanche

LIGHTING PALETTE

Ballard Light
Manufacturer: Nightscaping
Model: 444 by Design 377 High

Manufacturer: Steven Handelman Studios
Model: Misc.

PAVEMENT MATERIALS

Permeable Pavers
Manufacturer: Pacific Interlock Pavers
Model: Hydro-Rio Rustic Cobble Pavers
Color: Painted Desert

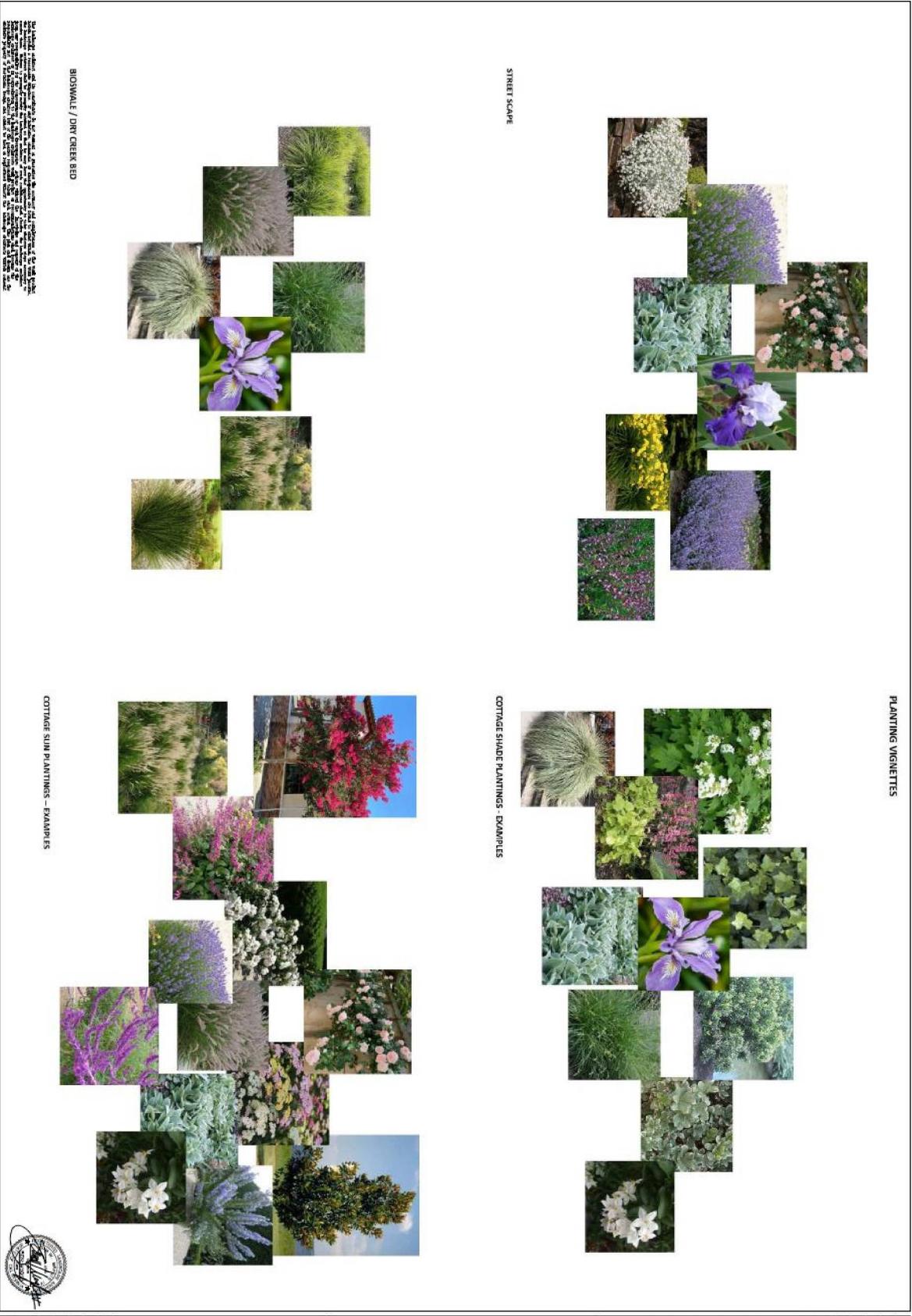
B4 Painted Desert
(sand/charcoal)

Canyon
160

A-9.1	HOTEL 1704 Mission Drive Solvang, CA 93463 PRELIMINARY COLORS AND MATERIALS	ON design LLC. • P.O. BOX 598 • Santa Barbara • California • 93102 •	
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Attachment B
 Development Plan – Construction of Nine (9) Hotel Units and Ancillary Improvements
 Applicant: Edward St. George, 1704 Mission Drive, APN: 139-240-033



	HOTEL 1704 MISSION DRIVE SOLVANG, CALIFORNIA	PLANTING VIGNETTES		DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:
	1704 MISSION DRIVE SOLVANG, CALIFORNIA			DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:

