



City of Solvang Temporary Use Permit

Application No:	PA 25-25-040	
Applicant:	Alma Rosa Winery and Vineyards	
Property Owner:	1623 Mission Dr. LLC/ Sima	
Property Address/Location:	1623 Mission Dr. Suite M, Solvang, CA 93463	
APN:	139-142-003	
General Plan Designation:	Tourist Related/ Village Commercial	Zoning: VMU
Proposed Use:	Live Music	
Date & Time:	Sunday August 31, 2025 2:00 pm-5:00 pm Temporary Use Permit is valid effective 08/31/2025 and shall expire on 08/31/2025 at 5:00 pm	

Staff Recommends:

- Denied
- Approved, no conditions
- Approved Subject to the Following Conditions:

Conditions for Approval or Denial of Temporary Use:

The Planning Manager has determined that the above temporary use, amplified music is an accessory use to the primary use. The following conditions shall be applicable.

1. Location of amplified music shall be consistent with floor plan as shown in Exhibit A.
2. Proposed live music shall not create any adverse impacts other than those normally associated with the permitted use.
3. The proposed live music shall be in compliance with the City's noise standards, consistent with Solvang Municipal Code (SMC) Section.6-2-7
<https://ecode360.com/43828898#43828898>
4. As an ancillary use, the proposed live music shall not charge a fee or entry.
5. Amplified music shall be limited to the hours of 12:00 p.m. to 8:00 p.m. and shall not exceed 80 decibels (dB) on Friday, Saturday, and Sunday, as measured from the edge of the property line, and 70 dB Monday through Thursday.
6. It is the applicant's responsibility to ensure all performers whom are paid shall obtain a business certificate from the City, as performers are doing work within city limits.
7. Applicant shall abide by all ABC regulations including areas that are approved for serving alcohol.

****END CONDITIONS****

Findings:

The Planning Manager of the City of Solvang makes the following findings for the above temporary use consistent with Solvang Municipal Code Section 11-16-8.H:

1. The location, operation and time period of the proposed temporary use will not constitute a hazard to the public interest, health, safety, or general welfare.
2. The proposed operation of the temporary use will not be detrimental to adjoining properties through the creation of excessive dust, light, noise, odor, or other objectionable characteristics;
3. The proposed lot of the temporary use is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject lot.
4. The proposed lot of the temporary use is adequately and safely served by streets having sufficient capacity and improvements to accommodate the quantity of traffic that the temporary use will or could reasonably be expected to generate.
5. The proposed temporary use will provide adequate parking to accommodate vehicular traffic to be generated by the temporary use which will be available either on-site or at an acceptable off-site location.

Planning Manager Decision:

Based on the above, the planning manager or their designee as directed by the Planning Manager

approves / denies the proposed temporary use. An appeal to the Planning Manager's decision may be made consistent with Solvang Municipal Code section 11-17-3.



Signature

08/07/2025

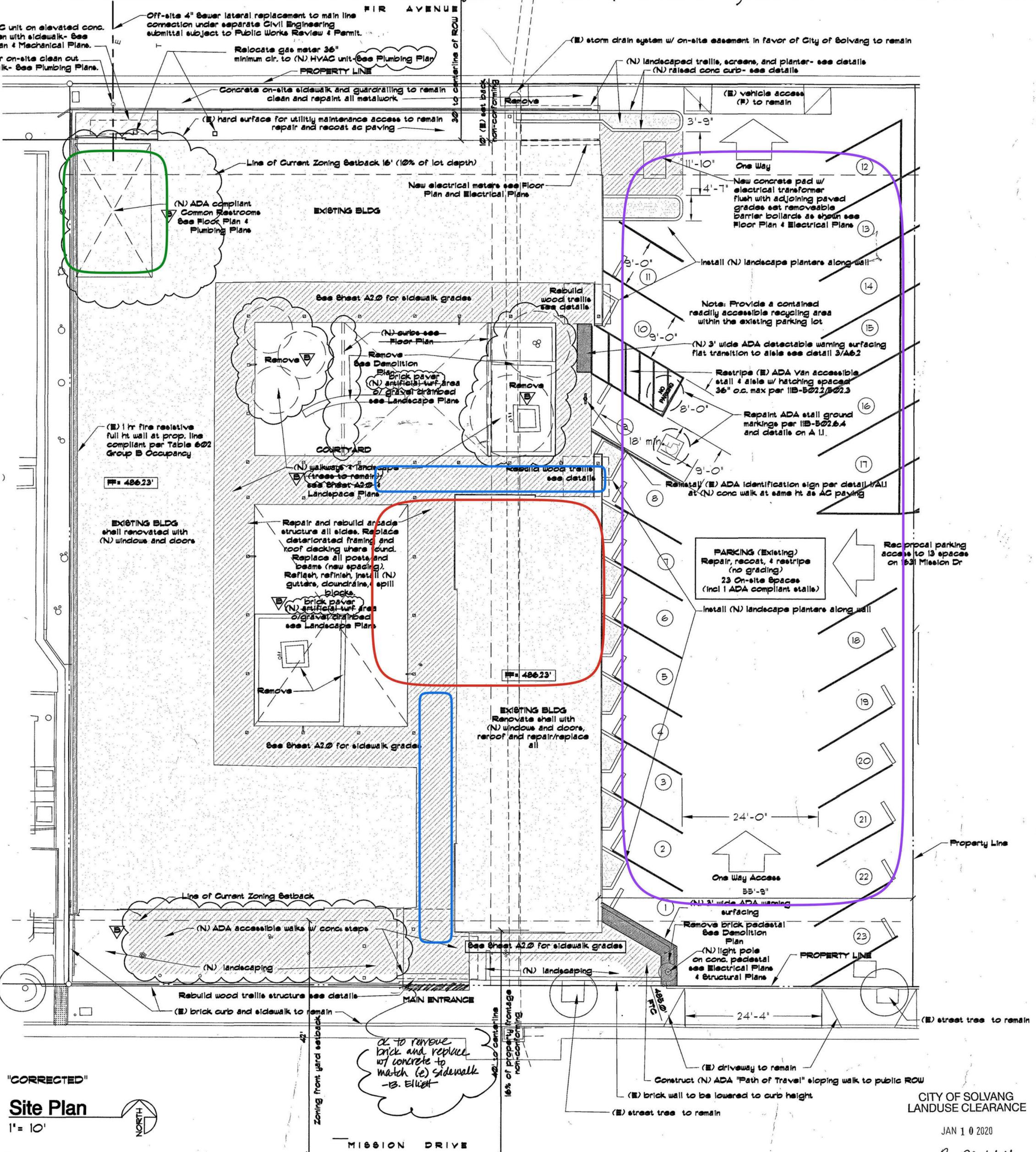
Date

01/10/2020 Encroachment Permit # 190-009 Not Signed or Paid as of date specified & R24 due

(N) HVAC unit on elevated conc. pad even with sidewalk- See Floor Plan & Mechanical Plans.
 (N) sewer on-site clean out in sidewalk- See Plumbing Plans.

Off-site 4" sewer lateral replacement to main line connection under separate Civil Engineering submittal subject to Public Works Review & Permit.
 Relocate gas meter 36" minimum clr. to (N) HVAC unit- See Plumbing Plan

(E) storm drain system w/ on-site easement in favor of City of Solvang to remain



(E) 1 hr fire resistive full ht wall at prop. line compliant per Table 602 Group B Occupancy

FF= 48623'

EXISTING BLDG shell renovated with (N) windows and doors

See Sheet A2.0 for sidewalk grades

Remove (E) brick paver (N) artificial turf area w/ gravel drainage see Landscape Plans

Remove (E) brick paver (N) artificial turf area w/ gravel drainage see Landscape Plans

(N) walkways & landscape (E) trees to remain see Sheet A2.0 & Landscape Plans

Repair and rebuild arcade structure all sides. Replace deteriorated framing and roof decking where cond. Replace all posts and beams (new spacing). Reflash, refinish, install (N) gutters, downspouts, spill blocks

brick paver (N) artificial turf area w/ gravel drainage see Landscape Plans

Remove

See Sheet A2.0 for sidewalk grades

EXISTING BLDG Renovate shell with (N) windows and doors, reroof and repair/replace all

FF= 48623'

See Sheet A2.0 for sidewalk grades

(N) landscaping

(E) driveway to remain

Construct (N) ADA "Path of Travel" sloping walk to public ROW

(E) brick wall to be lowered to curb height

(E) street tree to remain

PARKING (Existing) Repair, recoat, & restripe (no grading) 23 On-site Spaces (incl 1 ADA compliant stalls)

Install (N) landscape planters along wall

Reciprocal parking access to 13 spaces on 1531 Mission Dr

"CORRECTED"

Site Plan

1" = 10'



OK to remove brick and replace w/ concrete to match (e) sidewalk - B. Elwell

16% of property frontage non-conforming

CITY OF SOLVANG LANDUSE CLEARANCE

JAN 10 2020

BY: B. Messer

FOR PLUMBING DETAILS THIS AREA
SEE ENLARGED PLAN THIS SHEET

