



City of Solvang Temporary Use Permit

Application	No: 25-049	
Applicant:	City of Solvang Parks and Recreation Dept.	
Property Owner:	City of Solvang	
Property Address/Location:	N/A End of Alisal Mesa Drive	
APN:	139-490-072	
General Plan Designation:	Open Space/Recreation	Zoning: OS
Proposed Use:	Temporary Parking Facility	
Date & Time:	November 24, 2025 through January 4, 2026	
Staff Recommends:		
<input type="checkbox"/> Denied		
<input type="checkbox"/> Approved, no conditions		
<input checked="" type="checkbox"/> Approved Subject to the Following Conditions:		
Conditions for <input checked="" type="checkbox"/> Approval or <input type="checkbox"/> Denial of Temporary Use: The Community Development Director has determined that the above temporary use, temporary parking facility, is an accessory use to the primary use of open space as permitted in Solvang Municipal Code Section 11-9-2 which allows for a temporary parking facility with issuance of a TUP. The following conditions have been added to ensure the parking facility is temporary in nature.		
<ol style="list-style-type: none">1. Applicant shall be issued a grading permit prior to any ground disturbance.2. Upon issuance of a grading permit, all Best Management Practices (BPMs) shall be installed to ensure conformance with the City's Construction and Post Construction Stormwater Quality regulations.3. No construction equipment shall be parked under any canopies of existing trees.4. Barriers shall be placed in the area indicated as "no build" to ensure preservation of areas set aside for historical preservation. These barriers shall be in place during and post construction of the parking area, as shown in Exhibit A.5. Trash receptacles shall be placed on-site with daily pick-ups to ensure no overflow of trash and debris.6. Lights utilized for the temporary parking area shall be placed in a manner to not disturb existing residents and be turned off no later than 10:00 p.m.7. Parking stalls shall meet minimum parking stall design requirements consistent with chapter 11-11 of Title 11 of the Solvang Municipal Code.8. ADA parking spaces shall be provided in conformance with the 2023 California Building Code.9. Temporary parking area is required to be closed and locked by 10:00 p.m. and shall be signed as such at the entry.		

10. All temporary fencing, lighting, trash receptacles, etc. shall be removed from the site no later than January 16, 2026

****END CONDITIONS****

Findings:

The Community Development Director 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.

Community Development Director Decision:

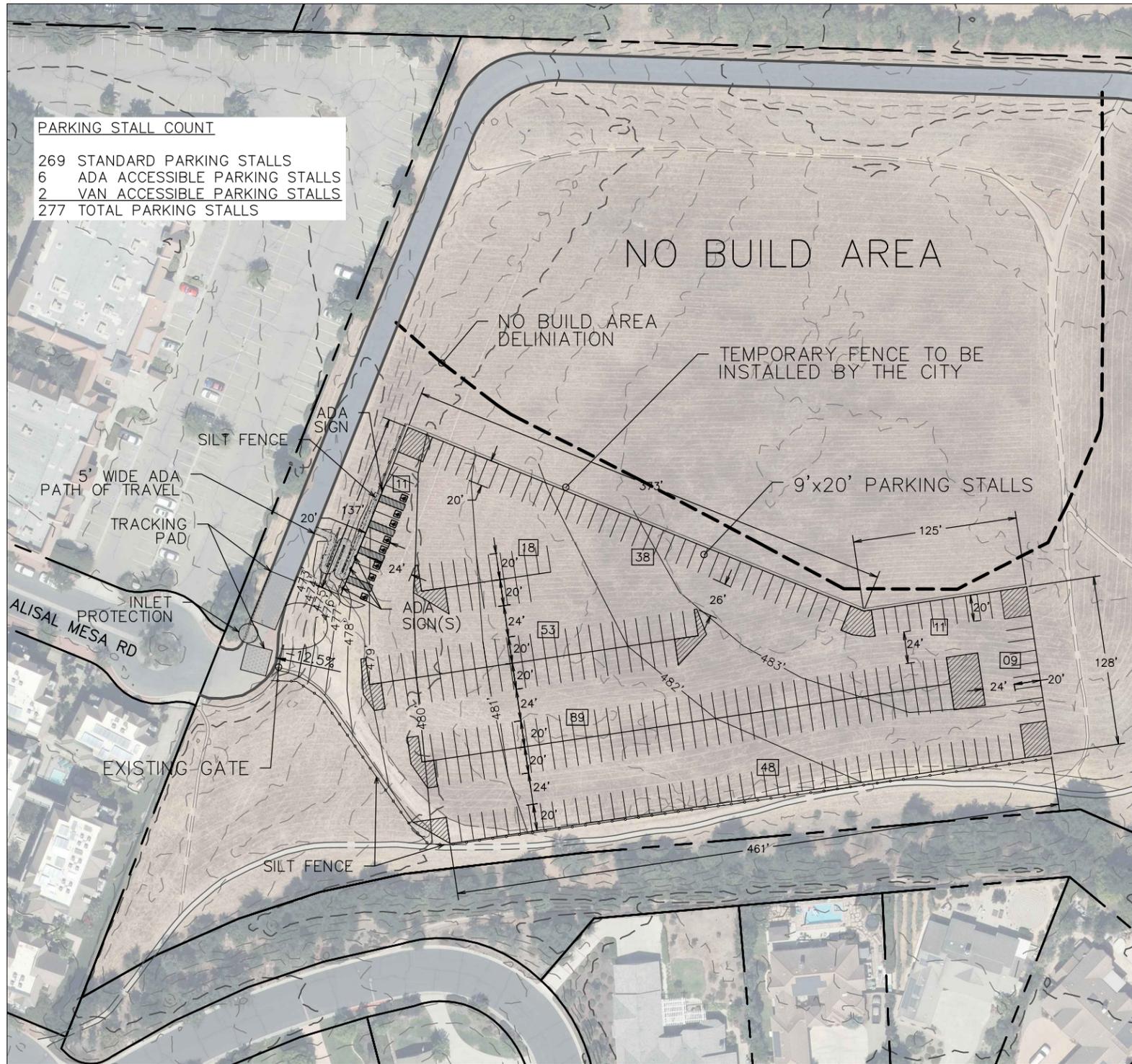
Based on the above, the Community Development director or their designee as directed by the Community Development Director approves / denies the proposed temporary use. An appeal to the Planning Manager's decision may be made consistent with Solvang Municipal Code section 11-17-3.



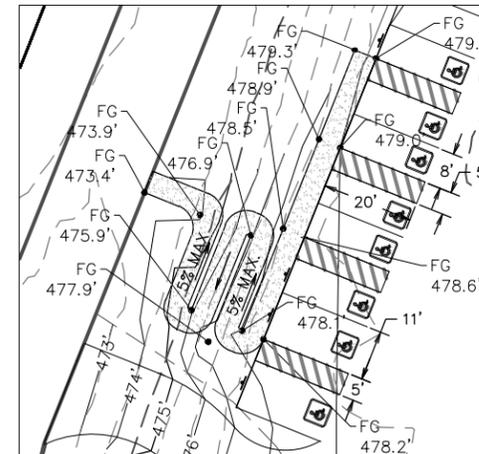
10/1/2025

Signature

Date



PARKING STALL COUNT	
269	STANDARD PARKING STALLS
6	ADA ACCESSIBLE PARKING STALLS
2	VAN ACCESSIBLE PARKING STALLS
277	TOTAL PARKING STALLS



PROPOSED ADA PATH OF TRAVEL
SCALE 1" = 40'



EXISTING 16.5' WIDE GATE WITH PARTIAL FENCE
(ROUND METAL PIPE).

CONSTRUCTION NOTES

1. A CHUMASH TRIBAL MONITOR SHALL BE PRESENT DURING ALL GROUND-DISTURBING ACTIVITIES.
2. ALL WORK SHALL CONFORM TO THE APPROVED GRADING PLAN, CITY STANDARDS, AND THE PROJECT'S STORMWATER REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING GRADING. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
4. LIMITS OF GRADING SHALL BE STAKED AND CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFINE OPERATIONS TO WITHIN THESE LIMITS.
5. TEMPORARY PARKING LOT IS NOT INTENDED AS A PERMANENT FACILITY. SURFACE TREATMENT (AGGREGATE BASE) SHALL BE GRADED AND COMPACTED TO PROVIDE A SMOOTH, DRIVABLE SURFACE WITH POSITIVE DRAINAGE.
6. CLEAR AND GRUB. REMOVE VEGETATION, ORGANIC MATTER, AND UNSUITABLE SOILS FROM WITHIN THE PARKING LOT FOOTPRINT.
7. SUBGRADE PREPARATION. SCARIFY, MOISTURE-CONDITION, AND COMPACT THE SUBGRADE TO 90% RELATIVE COMPACTION (PER ASTM D1557).
8. PLACE AND COMPACT CLASS II AGGREGATE BASE TO A DEPTH OF 6-INCHES AS SHOWN ON PLANS. COMPACT TO 95% RELATIVE COMPACTION.
9. DRAINAGE TO MIMIC EXISTING CROSS SLOPE. GRADE LOT AT A MINIMUM OF 1% SLOPE TO DRAIN OUT TOWARD OPEN SPACE AND IN SUCH A WAY TO PREVENT PONDING WITHIN THE PARKING AREA. TIE-IN TO EXISTING GRADE ALONG EDGE OF PARKING AREA.
10. INSTALL TEMPORARY PARKING STALL STRIPING PER PLAN WITH WATER-BORNE PAINT OR EQUAL.
11. ADA PATH OF TRAVEL WALKING SURFACE SHALL BE 4-INCH COMPACTED DECOMPOSED GRANITE MINIMUM CLEAR WIDTH 36-INCHES, RUNNING SLOPE < 5% (1:20), CROSS SLOPE SHALL NOT EXCEED 2% (1:48) ON PATH AND AT LANDINGS.
12. INSTALL FOUR (4) ADA SIGNS ON 8-FOOT LONG T-POST(S). PROVIDE A MINIMUM 5' CLEARANCE BETWEEN SIGN AND FINISHED GRADE. POST TWO (2) ADA "ACCESSIBLE PARKING" SIGN WITH LEFT AND RIGHT ARROW(S). INSTALL TWO (2) "VAN ACCESSIBLE PARKING" SIGNS.

EROSION AND SEDIMENT CONTROL NOTES

1. PROVIDE PERIMETER CONTROLS (SILT FENCE, FIBER ROLLS, GRAVEL BAGS, ETC.) PER SWPPP AND LOCAL STORMWATER REQUIREMENTS.
2. STABILIZE SITE ENTRANCES/EXITS TO MINIMIZE TRACK-OUT.
3. DUST CONTROL, CONTRACTOR SHALL WATER GRADED SURFACES AS NECESSARY TO CONTROL DUST AND COMPLY WITH AIR QUALITY REGULATIONS.

UTILITY NOTES

CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO GRADING. CALL 811 (UNDERGROUND SERVICE ALERT) BEFORE DIGGING.

REVISIONS		
Number	Date	Description

Sheet Title: **TEMPORARY PARKING SITE PLAN**

Owner: CITY OF SOLVANG
1644 OAK STREET
SOLVANG, CALIFORNIA 93463

Project Numbers: **LOT 72 EXHIBIT MP 25-02**

Project Location: CITY OF SOLVANG
(APN 139-490-072)



Drawn By:	B.P.	Date:	09/29/2025
Proofed By:	R.M.	Sheet:	1 of 1
Sheet Tab:	11x17		
Drawing No:			
Scale:	1' = 100'		