

# MISSION DRIVE MIXED-USE

## 1783 & 1793 MISSION DRIVE, 533 PINE STREET

### DEVELOPMENT PLAN



ON DESIGN, LLC  
Architecture  
Planning  
Interior Design

Keith Nolan  
C-22451

#### CONTACT INFORMATION

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#### 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.

- 2019 CALIFORNIA BUILDING CODE (C.B.C.)
- 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- CALIFORNIA ADMINISTRATIVE CODE 2019 (TITLES 24 & 25)
- 2019 CALIFORNIA MECHANICAL CODE (2019 C.M.C.)
- 2019 CALIFORNIA PLUMBING CODE (2019 C.P.C.)
- 2019 CALIFORNIA ELECTRICAL CODE (2019 C.E.C.)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY ORDINANCES
- FEDERAL OSHA
- COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

#### PROJECT STATISTICS

EXISTING	NET	GROSS
1793 MISSION DRIVE - SINGLE FAMILY HOME	±1,700 SF	±1,800 SF
1793 MISSION DRIVE - GARAGE	±565 SF	±615 SF
1783 MISSION DRIVE - MISC. BUILDINGS	±10,855 SF	±11,425 SF
533 PINE STREET - SINGLE FAMILY HOME	±915 SF	±980 SF
533 PINE STREET - GARAGE	±325 SF	±370 SF
<b>TOTAL EXISTING</b>	<b>±14,360 SF</b>	<b>±15,190 SF</b>
DEMOLISHED	NET	GROSS
1793 MISSION DRIVE - GARAGE	±565 SF	±615 SF
1783 MISSION DRIVE - MISC. BUILDINGS	±10,855 SF	±11,425 SF
533 PINE STREET - SINGLE FAMILY HOME	±915 SF	±980 SF
533 PINE STREET - GARAGE	±325 SF	±370 SF
<b>TOTAL DEMOLISHED</b>	<b>±12,660 SF</b>	<b>±13,390 SF</b>
RELOCATED	NET	GROSS
1793 MISSION DRIVE - SINGLE FAMILY HOME	±1,700 SF	±1,800 SF
<b>TOTAL RELOCATED</b>	<b>±1,700 SF</b>	<b>±1,800 SF</b>
PROPOSED	NET	GROSS
<b>BUILDING A - 33 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	9,090 SF	11,105 SF
SECOND FLOOR	9,090 SF	11,105 SF
<b>BUILDING A SUBTOTAL</b>	<b>18,180 SF</b>	<b>22,210 SF</b>
<b>BUILDING B - 12 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	3,515 SF	5,215 SF
SECOND FLOOR	3,515 SF	5,215 SF
<b>BUILDING B SUBTOTAL</b>	<b>7,030 SF</b>	<b>10,430 SF</b>
<b>BUILDING C - LOBBY, HOTEL AMENITY, &amp; MECHANICAL CAR PARKER</b>		
FIRST FLOOR	7,930 SF	11,090 SF
SECOND FLOOR	1,080 SF	4,500 SF
<b>BUILDING C SUBTOTAL</b>	<b>9,010 SF</b>	<b>15,590 SF</b>
<b>BUILDING D - 1 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,220 SF	1,285 SF
<b>BUILDING D SUBTOTAL</b>	<b>1,220 SF</b>	<b>1,285 SF</b>
<b>BUILDING E - 2 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,155 SF	1,580 SF
SECOND FLOOR	1,155 SF	1,580 SF
<b>BUILDING E SUBTOTAL</b>	<b>2,310 SF</b>	<b>3,160 SF</b>
<b>BUILDING F - 2 ROOM HOTEL BUILDING</b>		
FIRST FLOOR	1,155 SF	1,580 SF
SECOND FLOOR	1,155 SF	1,580 SF
<b>BUILDING F SUBTOTAL</b>	<b>2,310 SF</b>	<b>3,160 SF</b>
<b>BUILDING G - 51 STUDIO APARTMENT BUILDING</b>		
FIRST FLOOR	10,350 SF	10,565 SF
SECOND FLOOR	10,350 SF	10,565 SF
SECOND FLOOR	10,350 SF	10,565 SF
<b>BUILDING G SUBTOTAL</b>	<b>31,050 SF</b>	<b>31,695 SF</b>
<b>TOTAL PROPOSED</b>	<b>71,110 SF</b>	<b>87,530 SF</b>



#### PARKING

REQUIRED	
STUDIO APARTMENTS (1 PER UNIT, 51 UNITS)	51 SPACES
STANDARD HOTEL ROOM (1 PER ROOM, 50 ROOMS)	50 SPACES
HOTEL EMPLOYEES (1 PER 5 EMPLOYEES, 15 EMPLOYEES)	3 SPACES
<b>TOTAL REQUIRED PARKING</b>	<b>104 SPACES</b>
PROVIDED	
ADA SPACES	6 SPACES
MECHANICAL CAR PARKER (APTS & EMPLOYEE PARKING)	51 SPACES
STANDARD SPACES	35 SPACES
COMPACT SPACES	15 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>107 SPACES</b>

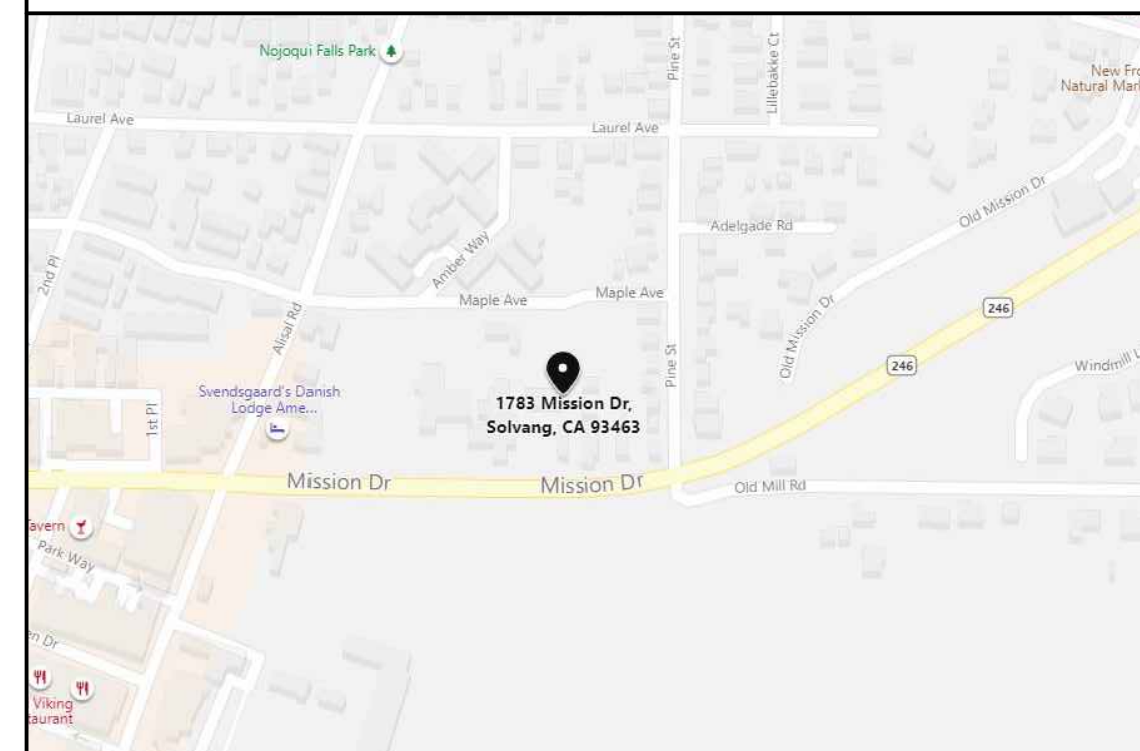
#### SITE COVERAGE

#### DEVELOPMENT STANDARDS

ALLOWED BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	35' FT, 50' FOR ARCHITECTURAL FEATURES
REQUIRED SETBACKS	
FRONT (PINE STREET & MAPLE AVE)	30' FT FROM STREET CENTER LINE
FRONT (MISSION DRIVE)	42' FT FROM STREET CENTER LINE
SIDE	NONE
REAR	10% LOT DEPTH, NO GREATER THAN 10'; 25' WHEN ADJACENT TO RESIDENTIAL.

#### SOLID WASTE CALCULATION

#### VICINITY MAP



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C2	PRELIMINARY UTILITY
C3	PRELIMINARY EROSION CONTROL PLAN
C4	PRELIMINARY EROSION CONTROL PLAN NOTES
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C-A-6.1	BUILDING C - EXTERIOR ELEVATIONS
C-A-6.2	BUILDING C - EXTERIOR ELEVATIONS
D-A-2.1	BUILDINGS D & E - FLOOR PLAN
D-A-6.1	BUILDINGS D & E - EXTERIOR ELEVATIONS
L-1	PRELIMINARY LANDSCAPE PLAN

#### PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO REDEVELOP 1783, 1793 MISSION DRIVE, AND 533 PINE STREET WITH A MIXED-USE HOTEL AND RESIDENTIAL DEVELOPMENT. ALL EXISTING IMPROVEMENTS ON THE PARCELS ARE PROPOSED TO BE REMOVED AND THE SITE CLEARED WITH THE EXCEPTION OF THE EXISTING SINGLE-FAMILY HOME ON 1793, WHICH WILL BE RELOCATED TO A DIFFERENT LOCATION WITHIN THE CITY. THREE TWO-STORY HOTEL BUILDINGS CONNECTED BY EXTERIOR WALKWAYS IS PROPOSED ALONG MISSION DRIVE AND WILL INCLUDE 45 HOTEL ROOMS. A SINGLE THREE-STORY MULTIFAMILY BUILDING IS PROPOSED ALONG MAPLE AVENUE WHICH INCLUDES 51 MICRO STUDIO APARTMENTS. TWO TWO-STORY, TWO-ROOM HOTEL BUILDINGS & ONE ONE-STORY, ONE-ROOM HOTEL BUILDING IS PROPOSED ALONG PINE STREET. IN TOTAL, 50 HOTEL ROOMS ARE PROPOSED. A MECHANICAL CAR PARKER BUILDING IS PROPOSED IN THE MIDDLE OF THE SITE. ALL BUILDINGS ARE DESIGNED IN A CALIFORNIA RANCHO ADOBE ARCHITECTURAL STYLE TO COMPLEMENT THE SANTA YNEZ MISSION. THE REMAINDER OF THE SITE IS DEVELOPED WITH PARKING, DRIVE AISLES AND LANDSCAPE. THE THREE PARCELS ARE PROPOSED TO BE MERGED INTO A SINGLE LOT. A STATE DENSITY BONUS IS REQUESTED TO ALLOW CONSTRUCTION OF THREE RESIDENTIAL UNITS ABOVE THE BASE DENSITY. THREE UNITS WILL BE RESTRICTED TO VERY LOW INCOME UNITS TO ALLOW A 20% DENSITY BONUS. REQUIRED RESIDENTIAL PARKING IS PROPOSED PURSUANT TO STATE DENSITY BONUS.

#### PROJECT INFORMATION

APN	139-150-012, 017, & 027
PROJECT ADDRESS:	1783 & 1793 MISSION DRIVE, 533 PINE STREET SOLVANG, CA 93463
EXISTING ZONING:	DR-20, 7-R-1
PROPOSED ZONING:	TRC
EXISTING GP LAND USE:	HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RES
PROPOSED GP LAND USE:	TOURIST COMMERCIAL
GROSS LOT SIZE:	± 106,420 SF / 2.44 ACRE
STORIES:	3 MAX (ABOVE GRADE PLANE)
LOT SLOPE:	5%
CONST TYPE:	V-B
OCCUPANCY:	R-1, R-2, S-2, A-2
HIGH FIRE:	NO
FLOOD HAZARD:	ZONE X

MISSION DRIVE  
1783 Mission Drive  
Solvang, CA 93463  
TITLE SHEET

Revisions

Project Manager  
KN  
Drawn By  
Scale  
VARIES  
Print Date

T-1.1







# HOUSING AT ALAMO PINTADO

APPLICANT'S ALTERNATIVE

SOLVANG, CALIFORNIA



	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	<b>COVER SHEET</b>	Scale: 11x17: NTS 24x36: NTS
		Sheet: <b>A0.0</b>

# HOUSING AT ALAMO PINTADO

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE REZONING AND CONSTRUCTION OF THREE NEW MULTI-FAMILY BUILDINGS ON A LOT LOCATED AT THE CORNER OF OLD MISSION DRIVE AND ALAMO PINTADO ROAD IN SOLVANG, CALIFORNIA. THE EXISTING LOT IS CURRENTLY ZONED AS 20-R-1. THE APPLICANT PROPOSES A REZONE TO DR-20.

BUILDING A WILL CONSIST OF ALL APARTMENTS. BUILDINGS B AND C WILL CONSIST OF A MIX OF PARKING GARAGES AND APARTMENTS ON THE GROUND FLOOR, AND APARTMENTS ON THE SECOND AND THIRD FLOORS. BUILDING B WILL ALSO CONTAIN A RESIDENTIAL AMENITY SPACE FOR RESIDENTS TO ENJOY. THE PROJECT IS PRIVATELY FUNDED.

THE PROJECT IS DESIGNED TO COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE AND WILL INCORPORATE SEVERAL GREEN BUILDING MEASURES. THESE MEASURES INCLUDE LOW FLOW PLUMBING FIXTURES, LED LIGHT FIXTURES, AMPLE INSULATION, ENERGY EFFICIENT WINDOWS AND DOORS, PROVISION FOR FUTURE SOLAR PANELS AND DROUGHT TOLERANT LANDSCAPING.

## PROJECT DATA

**ADDRESS:** ALAMO PINTADO ROAD,  
SOLVANG, CA  
**APN:** 139-530-002  
**SITE AREA:** 237,380 SF / 5.48 ACRES  
**CURRENT ZONING:** 20-R-1  
**PROPOSED ZONING:** DR-20  
**PROPOSED USE:** MULTIFAMILY RESIDENTIAL

**ALLOWABLE DENSITY:** 109 UNITS (5.48 ACRES x 20 UNITS/ACRE)

### BUILDING AREA:

#### BUILDING A

1 BEDROOM (13 X 672 SF)	8,736 SF
2 BEDROOM (12 X 980 SF)	11,760 SF
CIRCULATION	5,895 SF
<b>TOTAL</b>	<b>26,391 SF</b>

#### BUILDING B

1 BEDROOM (27 X 672 SF)	18,144 SF
2 BEDROOM (11 X 980 SF)	10,780 SF
CIRCULATION	5,137 SF
AMENITY	2,750 SF
<b>TOTAL</b>	<b>36,811 SF</b>

#### BUILDING C

1 BEDROOM (29 X 672 SF)	19,488 SF
2 BEDROOM (17 X 980 SF)	16,660 SF
CIRCULATION	6,304 SF
<b>TOTAL</b>	<b>42,452 SF</b>

**OVERALL BUILDING AREA:** 105,654 SF

### BUILDING A (3 STORIES)

1 BEDROOM APARTMENTS:	13 UNITS
2 BEDROOM APARTMENTS:	12 UNITS
<b>TOTAL APARTMENTS:</b>	<b>25 UNITS</b>

### BUILDING B (3 STORIES)

1 BEDROOM APARTMENTS:	27 UNITS
2 BEDROOM APARTMENTS:	11 UNITS
<b>TOTAL APARTMENTS:</b>	<b>38 UNITS</b>

### BUILDING C (3 STORIES)

1 BEDROOM APARTMENTS:	29 UNITS
2 BEDROOM APARTMENTS:	17 UNITS
<b>TOTAL APARTMENTS:</b>	<b>46 UNITS</b>

### OVERALL

1 BEDROOM APARTMENTS:	69 UNITS
2 BEDROOM APARTMENTS:	40 UNITS
<b>TOTAL APARTMENTS:</b>	<b>109 UNITS</b>

## PROJECT DIRECTORY

### PROJECT APPLICANT

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### CIVIL ENGINEER

BETHEL ENGINEERING  
2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
ATTN: RUSS GARRISON  
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EMAIL: RUSS@DBAENGINEERS.COM

## SHEET INDEX

### ARCHITECTURAL

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A2.0	EXISTING SITE PLAN
A2.1	PROPOSED SITE PLAN
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A3.1	PERSPECTIVES
A3.2	PERSPECTIVES
A3.3	PERSPECTIVES
A4.0	BLDG A CONCEPTUAL ELEVATIONS
A4.1	BLDG B CONCEPTUAL ELEVATIONS
A4.2	BLDG C CONCEPTUAL ELEVATIONS

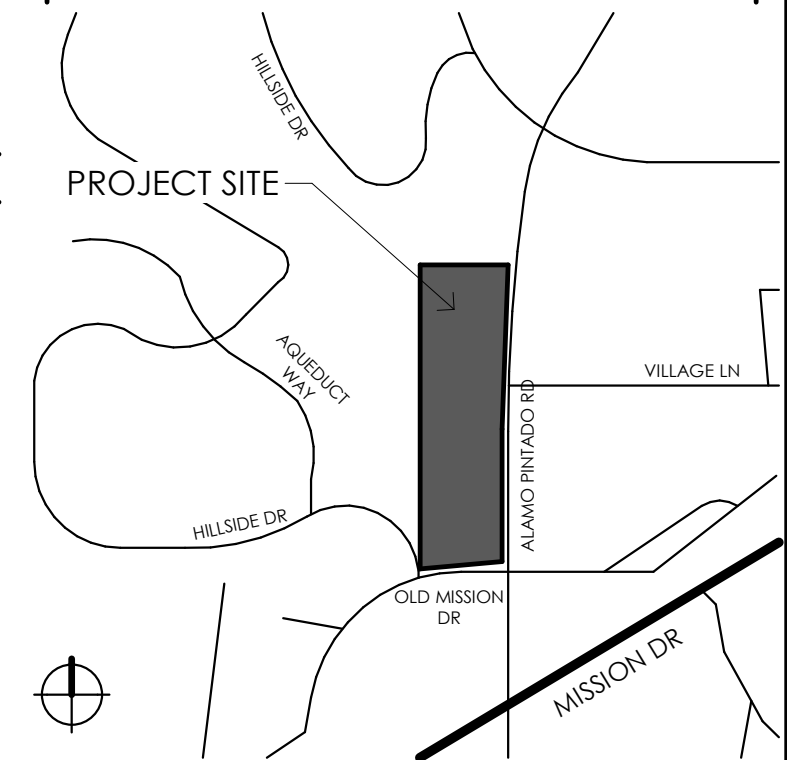
### CIVIL

C1.0	PRELIMINARY GRADING PLAN
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## PARKING

PRIVATE GARAGE SPACES:	24 SPACES
STANDARD SURFACE SPACES:	81 SPACES
TANDEM SURFACE SPACES:	38 SPACES
<b>TOTAL PROVIDED:</b>	<b>143 SPACES</b>

## VICINITY MAP



## ALAMO PINTADO

SOLVANG, CA

PROJECT DATA

Date: 05/31/23

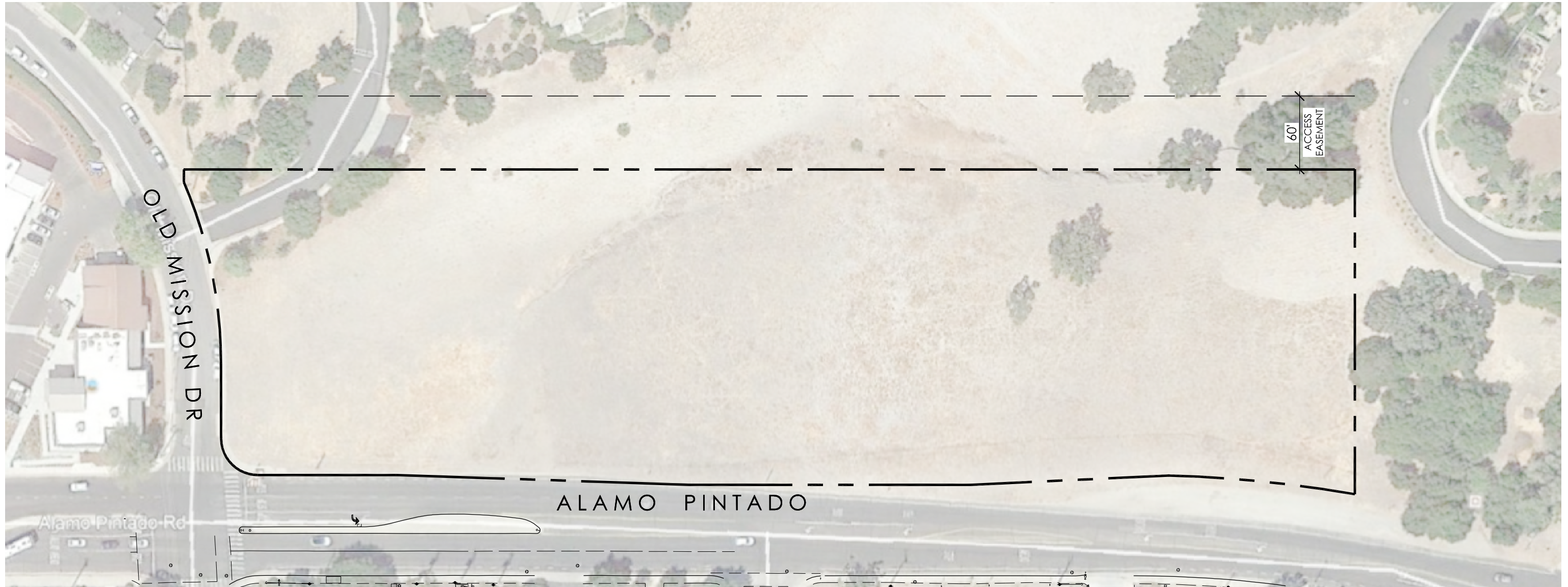
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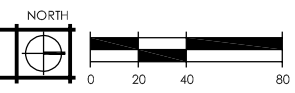
24x36: NTS

Sheet: **A1.0**





**EXISTING SITE PLAN**



**Arris**  
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ADDRESS  
1227 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 93401

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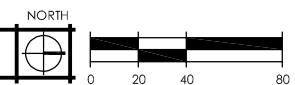
**PROPOSED HOUSING**  
SOLVANG, CA

Date: 4/10/2023  
Scale:  
1" = 80' @ 11x17  
1" = 40' @ 24x36  
Sheet: **A2.0**





**PROPOSED SITE PLAN**



**Arris**  
STUDIO ARCHITECTS

ADDRESS  
1227 ARCHER STREET, STE. 220  
SAN LUIS OBISPO, CA 93401

CONTACT  
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THOMAS E. JESS  
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ARCHITECT (CA) #C33672

**PROPOSED HOUSING**  
SOLVANG, CA

Date: 4/10/2023  
Scale: 1" = 80' @ 11x17  
1" = 40' @ 24x36  
Sheet: **A2.1**





EXISTING PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE



**ALAMO PINTADO**  
SOLVANG, CA  
PERSPECTIVES

Date	05/31/23
Project #	A20092
Scale	1/4" = 1'-0"
Sheet	24x36
<b>A3.0</b>	





APPLICANT'S ALTERNATIVE PROPOSED PERSPECTIVE AT CORNER OF ALAMO PINTADO ROAD & OLD MISSION DRIVE

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	PERSPECTIVES	Scale: 1/8"=1'-0"
		Sheet: 24x36

**A3.1**





EXISTING PERSPECTIVE UP NORTH ALONG ALAMO PINTADO ROAD



**ALAMO PINTADO**  
SOLVANG, CA  
PERSPECTIVES

Date	05/31/23
Project #	A20092
Scale	11x17: 24x36:
Sheet	<b>A3.2</b>





APPLICANT'S ALTERNATIVE PROPOSED PERSPECTIVE UP NORTH ALONG ALAMO PINTADO ROAD

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	PERSPECTIVES	Scale: 1/8"=1'-0"
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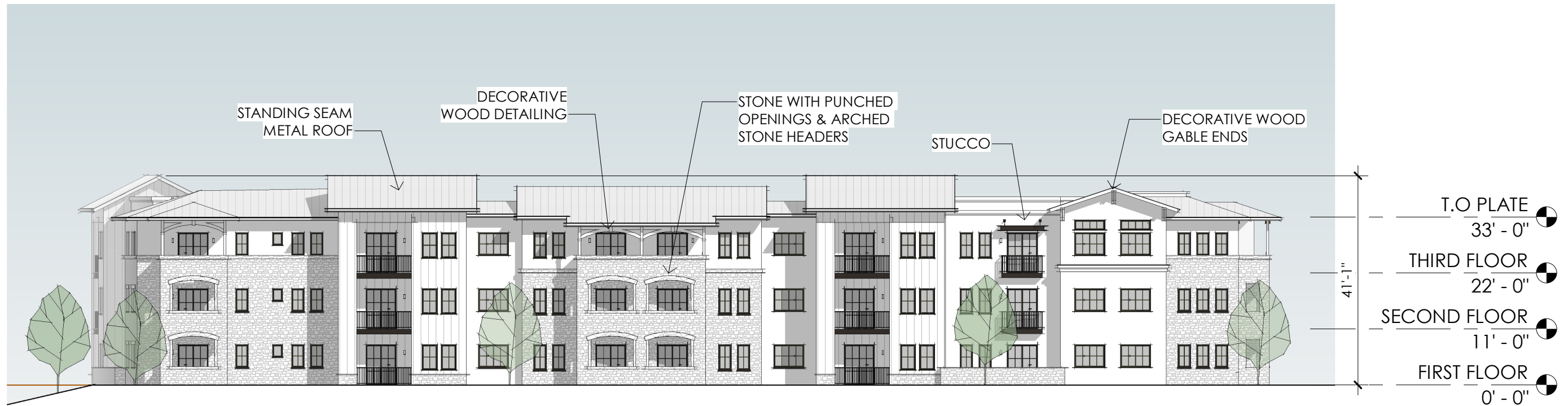
**BUILDING A: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**



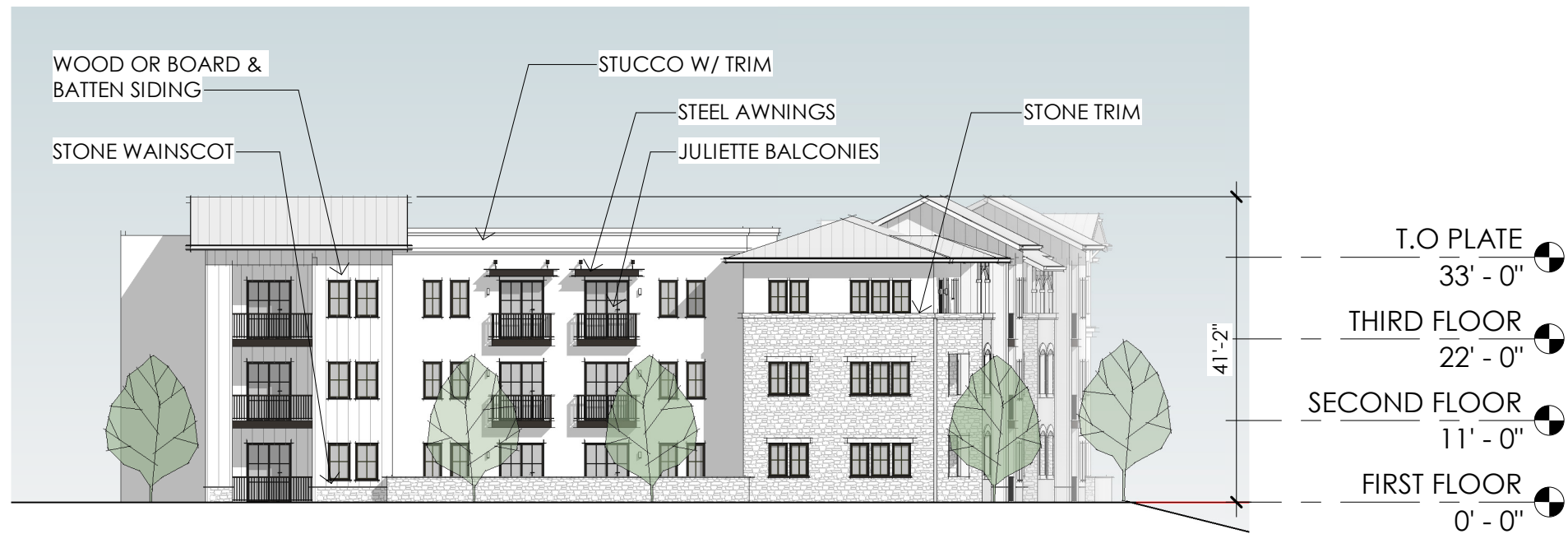
**BUILDING A: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	BLDG A CONCEPTUAL ELEVATIONS	Scale: 1/8" = 1'-0"
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		<b>A4.0</b>





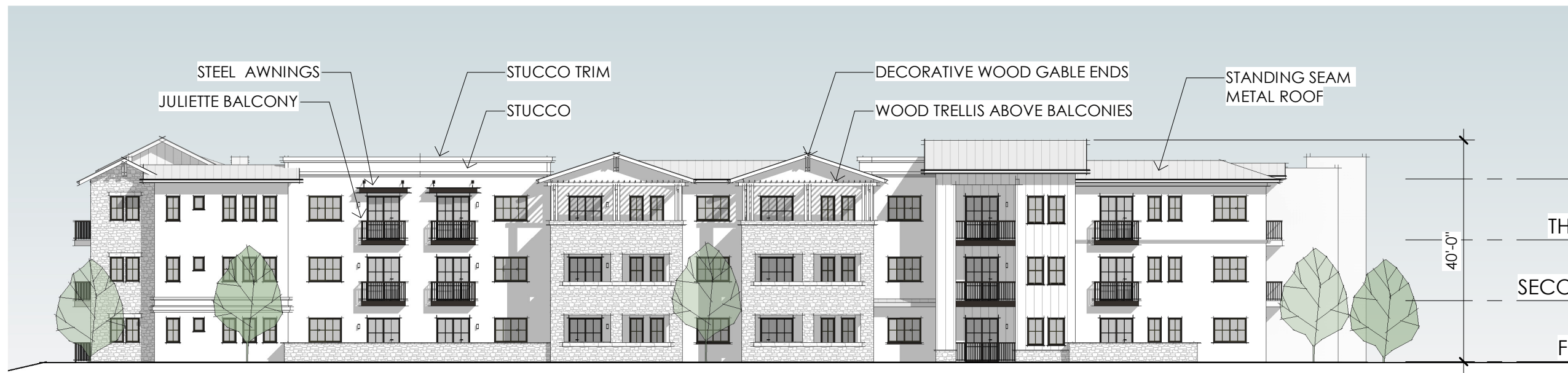
**BUILDING B: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**



**BUILDING B: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**

	<b>ALAMO PINTADO</b>	Date: 05/31/23
	SOLVANG, CA	Project #: A20092
	BLDG B CONCEPTUAL ELEVATIONS	Scale: 1/8" = 1'-0"
		Sheet: 24x36:
<b>A4.1</b>		





T.O PLATE 33' - 0"  
 THIRD FLOOR 22' - 0"  
 SECOND FLOOR 11' - 0"  
 FIRST FLOOR 0' - 0"

**BUILDING C: WEST ELEVATION (FACING ALAMO PINTADO ROAD)**



T.O PLATE 33' - 0"  
 THIRD FLOOR 22' - 0"  
 SECOND FLOOR 11' - 0"  
 FIRST FLOOR 0' - 0"

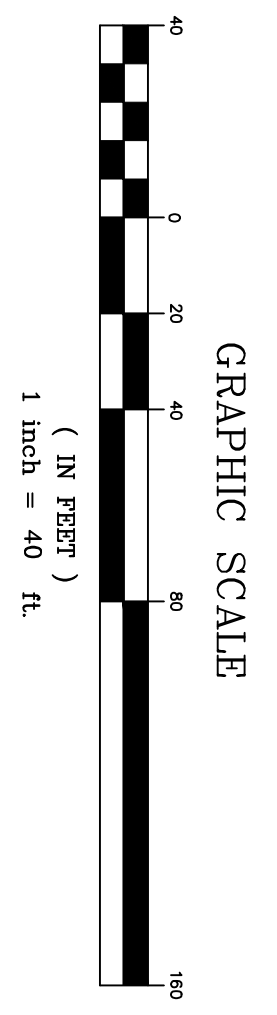
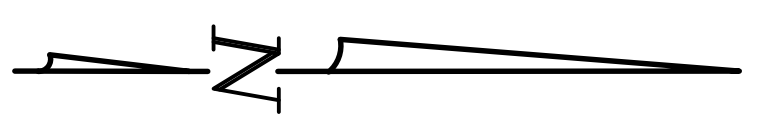
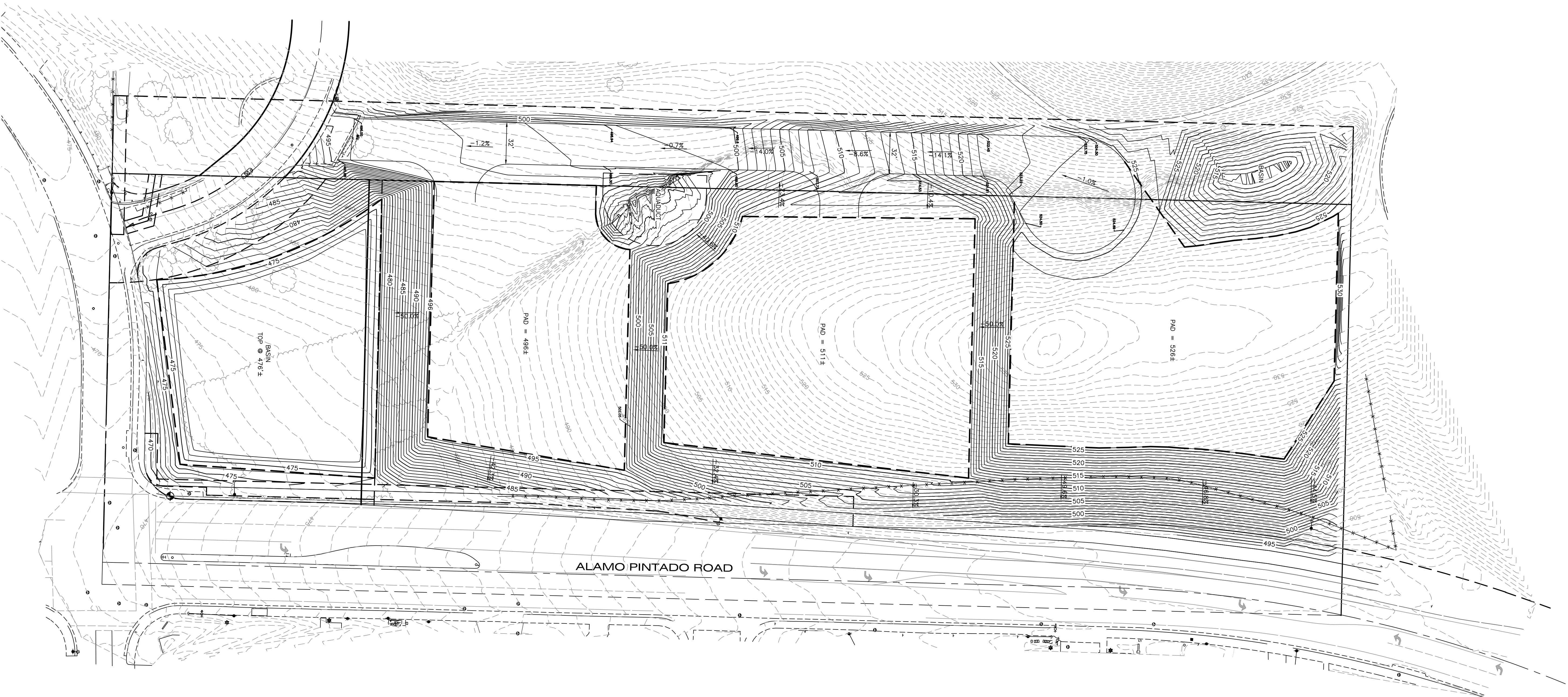
**BUILDING C: SOUTH ELEVATION (FACING OLD MISSION DRIVE)**



**ALAMO PINTADO**  
 SOLVANG, CA  
 BLDG C CONCEPTUAL ELEVATIONS

Date: 05/31/23  
 Project #: A20092  
 Scale: 1/8" = 1'-0"  
 Sheet: **A4.2**





ALAMO PINTADO ROAD

ALAMO PINTADO RD.  
@ OLD MISSION DR.

MARCH 17, 2023