

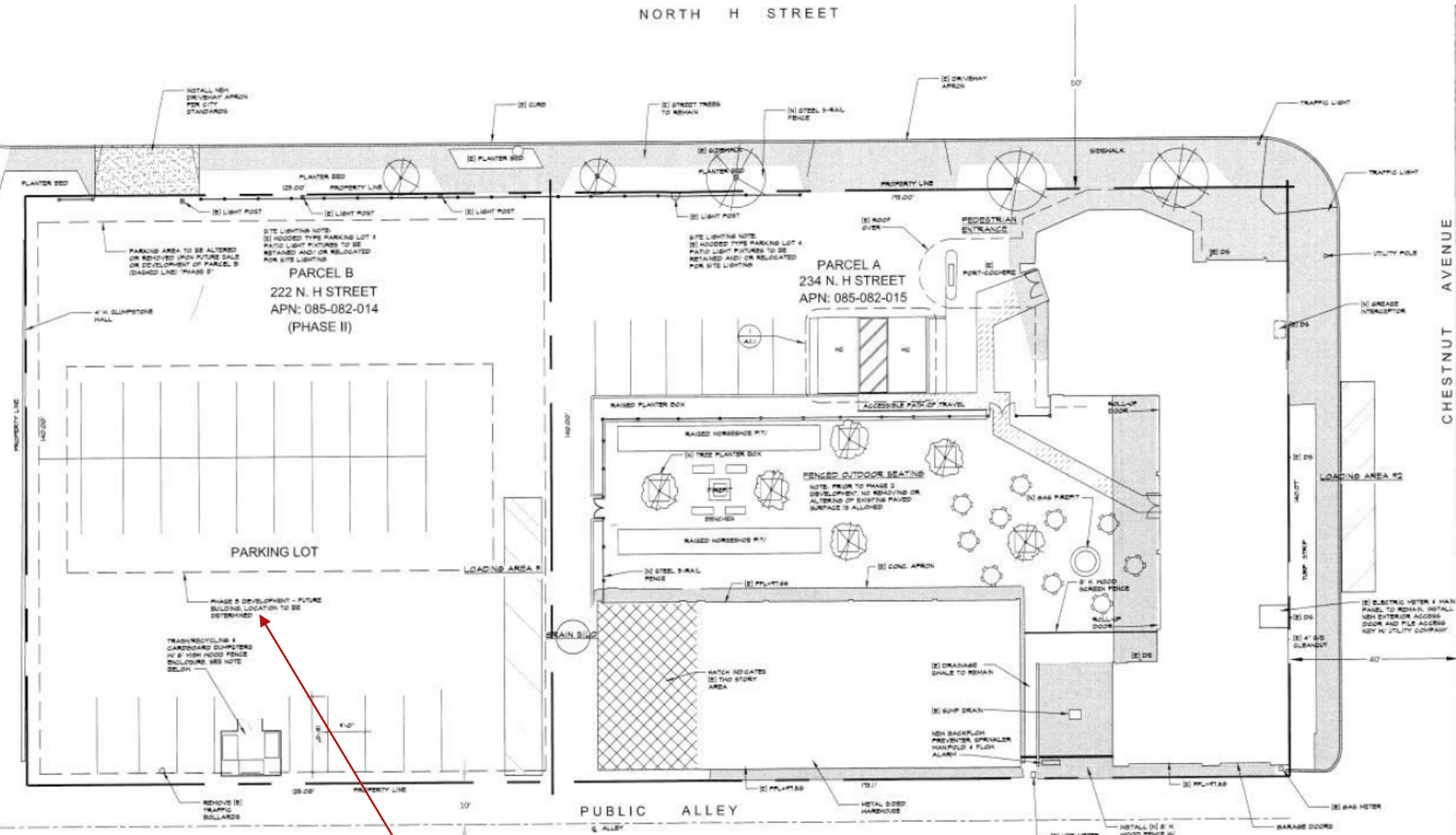
Item 1
DR 21-04
Solvang Brewing Bottling
Facility

Planning Commission Meeting
August 9, 2023

Background

- Solvang Brewing Company originally received approval for a Conditional Use Permit (CUP 14-05) from the Planning Commission on January 28, 2015.
- CUP approved modification of existing buildings for brewery, taproom, restaurant, outdoor dining / game area.
- Future development was to be determined

CUP Approved Site Plan



Phase 3 Development – Future Building, Location to be determined

Project Description

- Construction of a 4,950 sq.ft. bottling facility
- Addition of 85 sq.ft. for a cooler addition
- trash enclosure, on-site parking, lighting, and landscaping

Project Location

222 & 234 North H Street



Existing Conditions



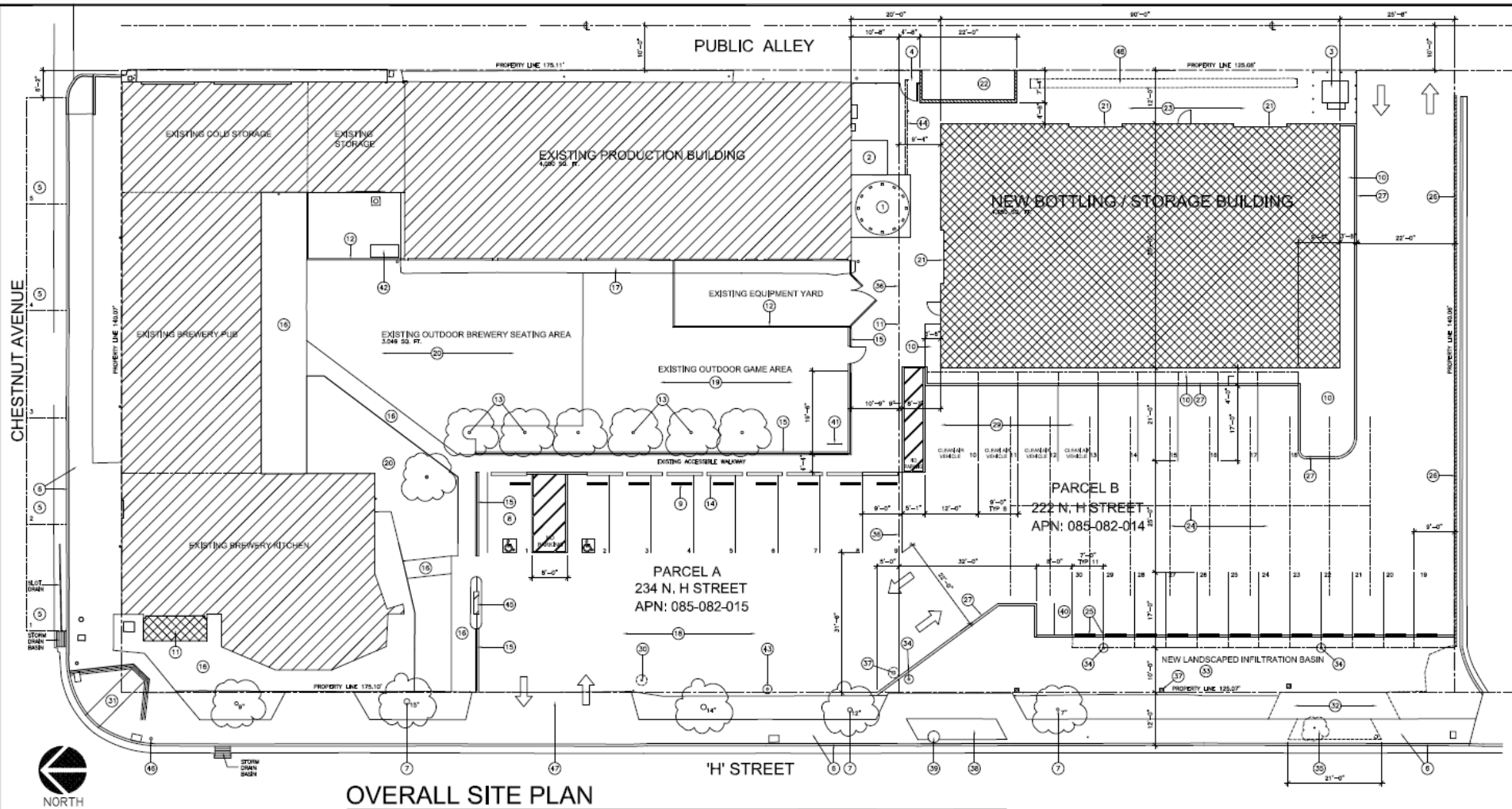
Existing Conditions



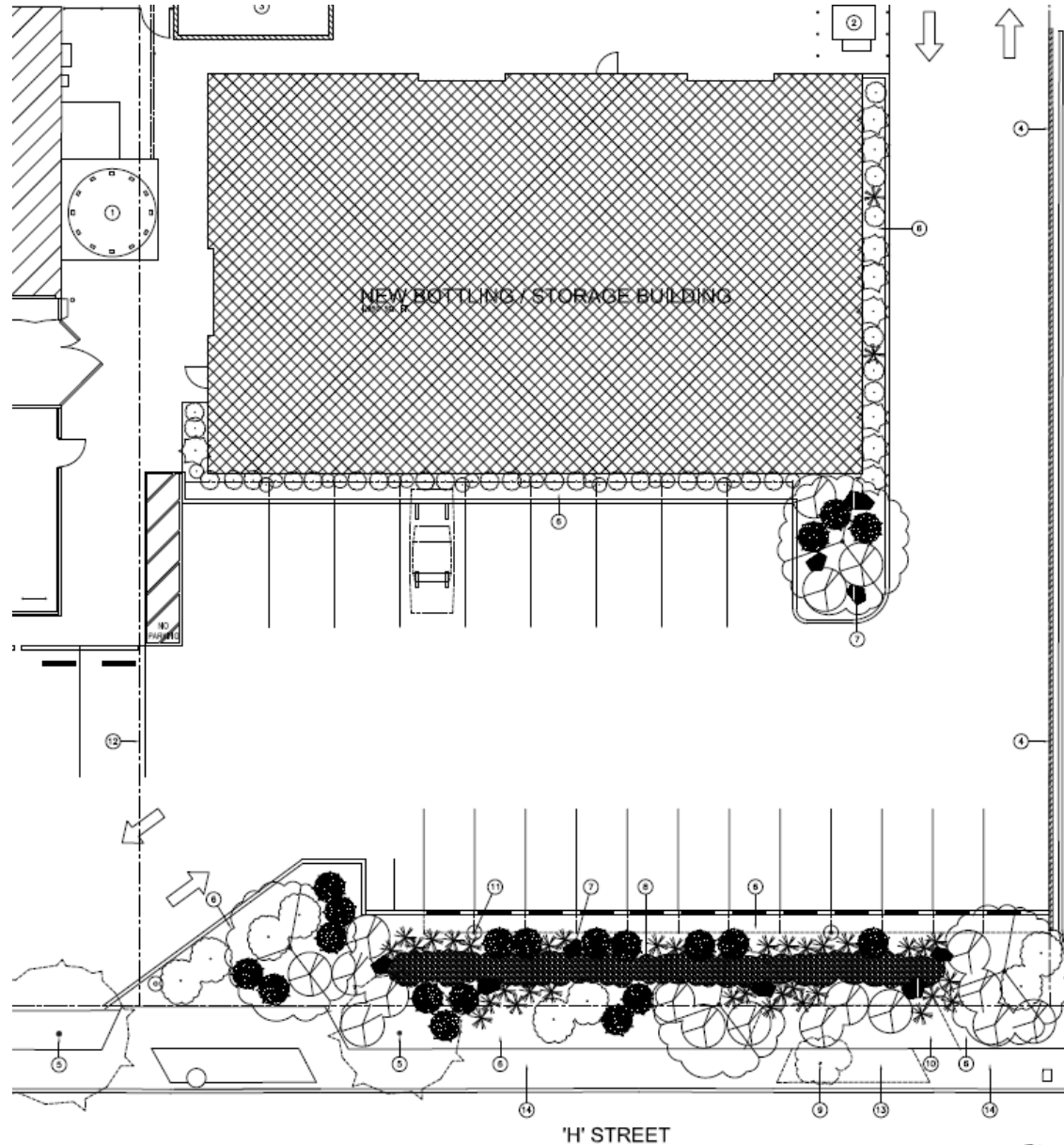
Existing Conditions



Proposed Site Plan



Proposed Landscape Plan



PRELIMINARY LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



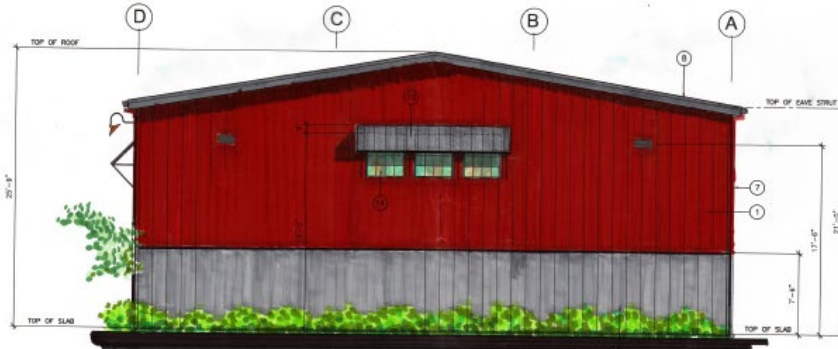
Proposed Building Elevations



WEST ELEVATION

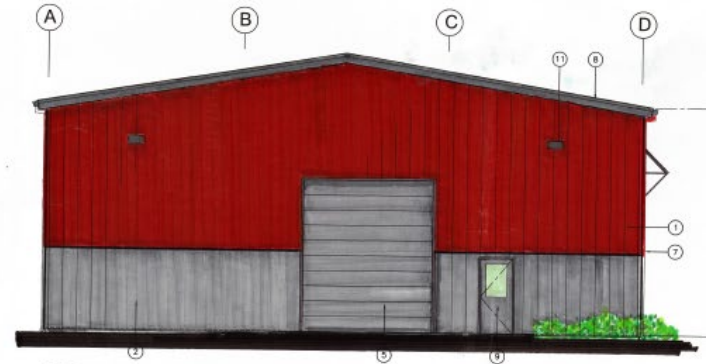
SCALE: 3/16" = 1'-0"

- 1. PRIMARY COLOR: "CLASSIC RED"
- 2. PRE-ENGINEERED 26 GAUGE ROLL-FORMED STEEL WITH FINISH: S05 FINISH; A. SECONDARY COLOR: "SLATE GREY"
- 3. PRE-ENGINEERED 26 GAUGE GALVANIZED ROLL-FORM STEEL ROOF SYSTEM WITH FINISH: S05 (OR EQUAL); A. S05 ROOF SYSTEM AS MANUFACTURED BY CMF; COLOR: "SALVAGE GRAY"
- 4. ALL ROOF TRIMS AND FLASHING SHALL BE S05 SYSTEM MANUFACTURED; COLOR SHALL MATCH ROOF
- 5. PRE-ENGINEERED STEEL PANDA WITH FINISH: HUNG; MANUFACTURED BY EMPIRE STEEL BUILDINGS; COLOR: "SLATE GREY"
- 6. 12'-0" X 14'-0" STEEL ROLL-UP SERVICE DOOR; SLATE GREY WALL PANELS
- 7. 4" (DIAMETER) X 4'-0" CONCRETE FILLED STANDARD POSTS; PAINTED "SAFETY YELLOW"
- 8. DOWNSPOUT BY PRE-ENGINEERED METAL BUILDING; COLOR TO MATCH ADJACENT METAL WALL PANEL
- 9. PRE-ENGINEERED METAL BUILDING NAME EXTENSION; A. COLOR: "SLATE GREY"
- 10. 3'-0" X 7'-0" INSULATED STEEL DOOR AND FRAME STEEL WALL PANELS
- 11. PRE-ENGINEERED STEEL SURSHADE WITH EXPOSED A. SURSHADE COLOR: "SLATE GREY"; B. FRAME BRACKETS: "CLASSIC RED"; C. FRAME UNDERSIDE OF PANELS: WHITE
- 12. WALL MOUNTED LED LIGHT FIXTURES; A. LIGHT FIXTURES SHALL BE CUTOFF TYPE; LUMEN: 1000; RIGHT SIDE LIGHT POLLUTION AND STRAY LIGHT FROM FIXTURE SHALL BE MINIMUM 90-DIGIT; ASSOCIATED LIGHTING SHALL BE EXTERNALLY ILLUMINATED
- 13. SIGN/ACCENT LIGHTING; A. SIGN (SIGN AREA) SHALL BE EXTERNALLY ILLUMINATED; B. SIGN SHALL BE EXTERNALLY ILLUMINATED; C. SIGN SHALL BE EXTERNALLY ILLUMINATED
- 14. BROWN VINYL FRAME STATIONARY WINDOW WITH LEAD GLAZED INSULATED GLASS: (3'-5 1/4" AND 3'-5 3/8")



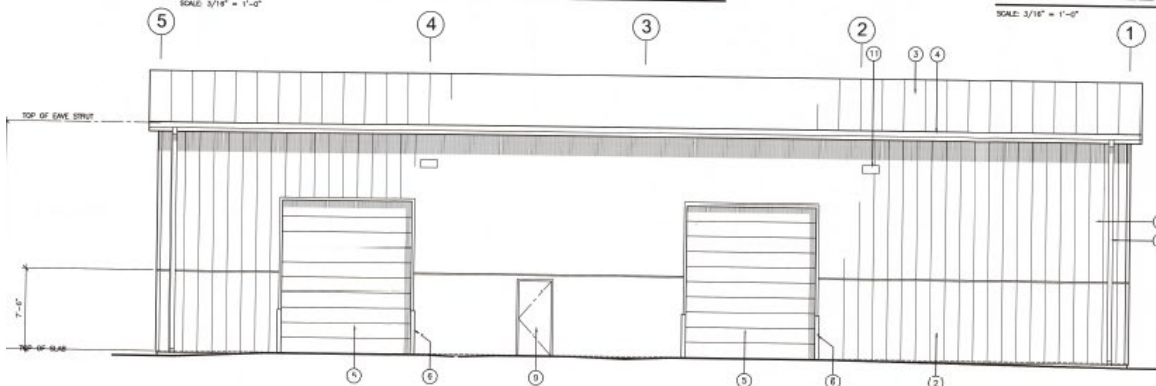
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

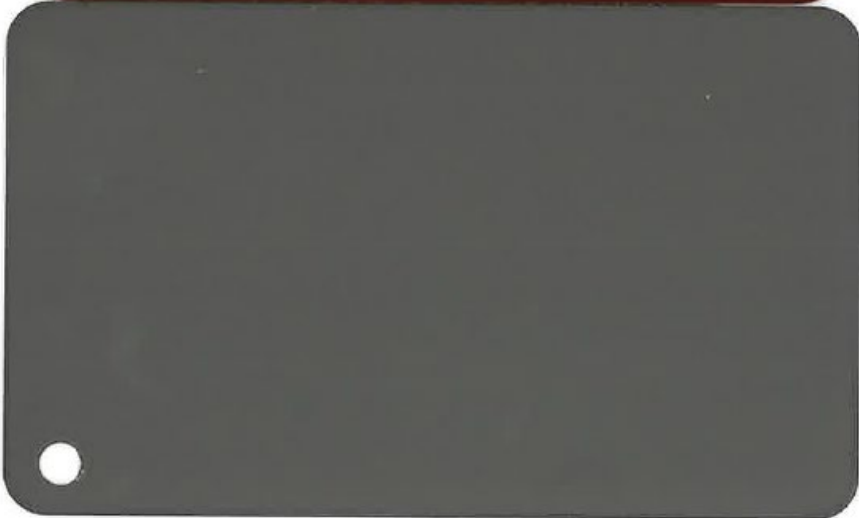
SCALE: 3/16" = 1'-0"

Colors & Material Board

SOLVANG BREWING COMPANY

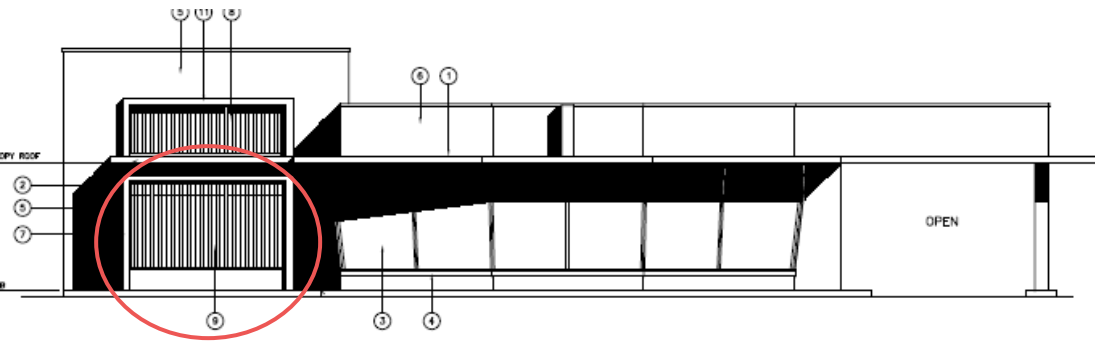


**PBR WALL PANEL
'RUSTIC RED'**



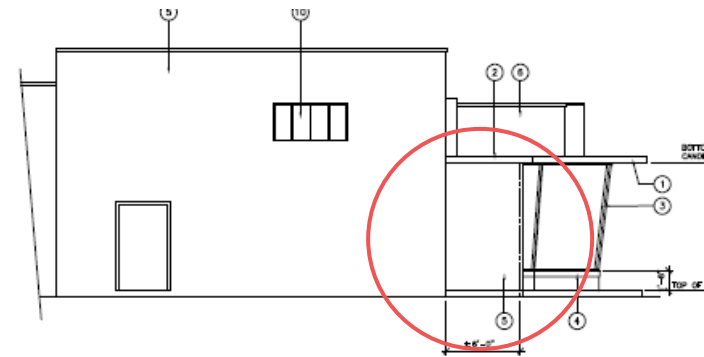
**PBR WALL PANEL
'SLATE GREY'**

Proposed Building Elevations



WEST ELEVATION

SCALE: 3/16" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE: 3/16" = 1'-0"

OTC Code Requirements

- Build-to-Requirement - building be located within 10 feet of the front property line and that the building occupy 60% of the street frontage
- Parking Orientation - vehicle parking be located behind or to the side of the building
- Building Transparency - exterior walls facing and within 20 feet of a street include windows, doors, or other openings for at least 60% of the building wall area

Example: build-to



Example: build-to

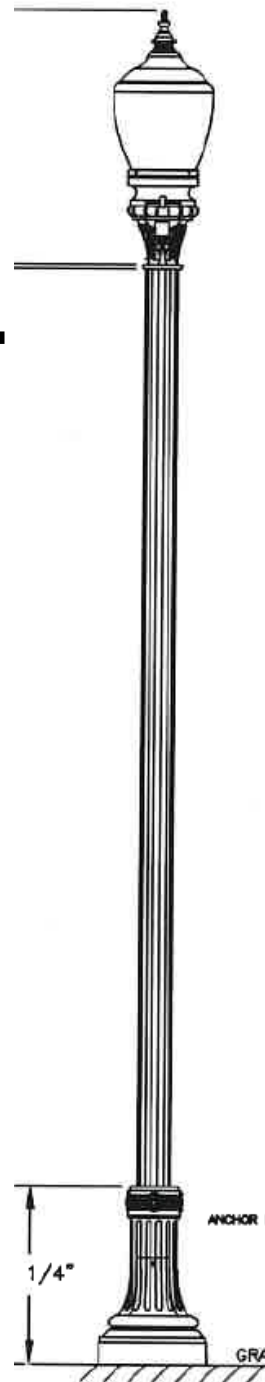


Example: build-to



Conditions to meet OTC Code Requirements

- The project is proposing new landscaping (as shown on the preliminary landscape plans).
- Staff recommending 3 trees (instead of 4 due to spacing).
- Condition P54- Provide a minimum of two (2) decorative street pole lighting



Conditions to meet OTC Code Requirements

Condition P57- Director recommends that another alternative provides a desired outcome along the street by requiring:

- the building wall (west elevation) to include window or other openings of at least 297 square feet,
- enhanced architectural detail (i.e. – decorative wall lights, decorative pole lights, wainscot, trim or similar feature) on the west elevation;
- and decorative entrance light on the north elevation

Example: Trash Enclosure



Staff Recommendation

- Adopt Resolution No. 984 (23) approving DR 21-04
- OR
- Provide other direction

End of Presentation