

**Attachment A**  
**DRB Findings for Signage**  
**Yummy Thai Restaurant Signs**  
**Case No. 24-0022-DRB**

**DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)**

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

*The proposed signage is compatible with Old Town Heritage District because it complements the building architectural features and enhances the street front. Further given the placement of the signage and size are in scale with the building and Hollister Avenue.*

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

*. The primary wall sign will be internally illuminated and the under-canopy sign will be non-illuminated. No other development is proposed to the existing structure at this time. The proposed signage will not affect the circulation nor the building layout on the property, site layout, orientation, or location of structures. Further, the changes are appropriate to the architectural style of the building. Lastly, the proposed signage does not affect the size, bulk, or scale of the building.*

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

*The proposed signs will enhance the appearance of the building utilizing the large wall plane on the front façade to place the building mounted signage. The proposed signage is compatible with the Goleta Old Town Heritage District because it complements the building architectural features and enhances the street front. Further the sign maintains the harmonious relationship with the existing building architecture as evidenced by their design and consistency with the Goleta Old Town Heritage Architecture Design Guidelines and applicable development standards of Title 17.*

4. There is harmony of material, color, and composition on all sides of structures.

*This signage is well thought out in terms of material, color, and building scale and complements the architectural characteristics of the building.*

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

*All electrical equipment from the new wall signs along Hollister Avenue will be screened from the public view. No mechanical or electrical equipment is required for the proposed hanging blade sign.*

6. The site grading is minimized, and the finished topography will be appropriate for the site.

*No grading is required as part of the signage.*

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

*No new landscaping is required as part of the project. Further, no specimens, protected trees, and existing native vegetation will be removed as part of the project.*

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

*No new landscaping is required as part of the proposed project.*

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

*The proposed wall sign is internally illuminated halo lit is appropriate in size for the size of the building and comply with lighting standards in the Goleta Heritage District Architecture and Design Guidelines that allows for illuminated signs that enhance and compliment the characteristics of the building and is dark-sky compliant.*

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

*The proposed project will not impact the privacy of adjacent neighbors given the nature of the signs. The illumination from the wall sign facing Hollister will project to the south will not impact adjacent neighboring businesses. No off-site views or solar access will be affected as there is no change to the building proposed.*

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

*The proposed signs are subject to Goleta Heritage District Architecture and Design Building Color guidelines. The Design Review Board will determine consistency*

*with the adopted design standards for the site. For the reasons stated above, the project can be found to be consistent with the applicable design standards.*

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

*The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15311 (a) On-premises sign. The proposed project is limited to having signage that reflects the name of the new restaurant placed on an existing building. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.*

*Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City’s Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project.*

*Moreover, none of State CEQA Guidelines section 15300.2’s exceptions to Categorical Exemptions apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)’s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)’s exception does not apply because there are no “unusual circumstances” that apply to the project; installation of new wall sign/hanging sign to identify a new business on an existing building is not unusual. Section 15300.2(d)’s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)’s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)’s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project’s site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.*