

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
Balboa Addition; 274 Daytona Drive
Case No. 21-0017-LUP

Neighborhood Compatibility

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

To be determined at the DRB meeting.

- C. *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.*

To be determined at the DRB meeting

Quality of Architectural Design

- B. *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 project will not alter the site layout or circulation. Aside from the 41-square foot first floor addition, the orientation, building footprint and location of the structure on the site will remain unchanged. The single-unit dwelling will be the only structure on the property. Therefore, 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.

- D. *There is harmony of material, color, and composition on all sides of structures.*

The project additions will match the existing single unit dwelling in color, materials, and composition. Therefore, there is harmony of material, color, and composition on all sides of structures.

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

The project does not include any outdoor mechanical or electrical equipment. Therefore, this finding is not applicable to this project.

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

The proposed exterior lighting is dark-sky compliant. The appropriateness of the design, size and location of the exterior lighting will be determined at the DRB meeting.

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

To be determined at the DRB meeting.

Quality of Landscape Design

- F. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No site grading is required for the project.

- G. *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 additional landscaping is proposed for this project, nor is any proposed to be removed.

- H. *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 landscaping proposed.

Zoning

- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The project exceedance of the Maximum Floor Area standards (41 square feet) will be considered at the DRB meeting. The City Council has not adopted any additional design standards applicable to this type of use or the RS zone district, besides what is found in Title 17 of the Goleta Municipal Code, Zoning.