

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
IHOP Restaurant; 7127 Hollister Ave. #30
Case No. 21-0003-SCD

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.*

The improvements related to the enclosure of the existing 186 SF patio fits in with the existing building in colors/materials and adding equipment behind an existing screen wall are all in keeping with current site characteristics and are compatible to the University Village Plaza design.

The changes to the site are minor and will remain compatible with the existing surrounding shopping center, with its size, and bulk and scale remaining similar to the existing structures and considered appropriate to the site and the neighborhood.

- 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.*

The windows and exterior color will match what is used on the existing University Village Plaza's buildings. The addition will harmonize with the existing site improvements.

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 slightly alter the circulation by adding a door allowing customers to enter and exit the restaurant in the newly enclosed area that was previously an unenclosed outdoor seating area. This project will not change the site layout, orientation, location of structures or general circulation within the parking lot and the proposed alterations are appropriate and harmonious with the site and surrounding properties.

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

The enclosure will be painted to match the existing building and will be consistent with the materials and colors of the other University Village Shopping Center buildings

- 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 Walk in Freezer and mechanical equipment will be screened behind an existing CMU wall and existing landscaping. As a result, the new equipment will not be visible to the public.

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

New exterior signage will be processed separately per Title 17.40 and is not part of this proposal. In the future, the signage will either comply with the Overall Sign Program for the shopping center or require Design Review Board approval.

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

The project proposes no alterations to the existing building that would affect the privacy of adjacent uses. The project will not adversely affect privacy, private views, and solar access.

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 upgrades to the project site are consistent with the Goleta Architecture and Design Standards for Commercial Projects; and pertinent zoning and design standards in Title 17.58.070. Further, the City Council has not adopted any additional design standards applicable to this type of use or the CC zone district.