

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
Giesy Addition; 200 Cannon Green Drive
Case No. 21-0020-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.*

The neighborhood is a mix of single and two-story development. The size, bulk and scale is 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 development is matching the current style of the neighborhood.

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. 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 is proposing to match existing material and composition of the existing dwelling unit. The color will be reviewed by the DRB.

- 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*

The project is located on a corner lot with neighbors on the East and South side of the property. The East elevation is set back approximately 26 feet from the neighbors and approximately 26 feet from the South neighboring property.

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, one lemon and one peach tree are 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 City Council has not adopted any additional design standards applicable to this type of use or the RP zone district, besides what is found in Title 17 of the Goleta Municipal Code, Zoning.