

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
Ellwood RV/Boat/Contractor Storage Use; 35 Ellwood Station Road
Case No. 20-0003-CUP

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 project does not involve any new structural development and only includes the remodeling of an existing storage/bathroom building to a new bathroom. Additionally, the project will be screened by new walls/fencing and landscaping. Therefore, the project's size, bulk and scale will be appropriate to the site and compatible with 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 project includes no new structural development that would detract from any existing adjoining development. The project includes new landscaping and other screening that would allow a harmonious relationship with other landscaping in the surrounding area. Therefore, the project can be found to have a harmonious relationship with existing adjoining development.

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 does not include any new structural development and no signage is proposed. The existing storage/bathroom building that will be remodeled into a bathroom is located near the front entrance to the property and does not negatively affect the site layout as there is sufficient room on either side of the structure for vehicle circulation and it does not impede the proposed wall and landscaping improvements at the site frontage. Therefore, site layout, orientation, and location of structures are in 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 does not include any new structural development and the existing storage/bathroom building to be remodeled into a bathroom will use like-for-like exterior materials. 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 security lighting is downward facing and will be dark-sky compliant and is only intended to illuminate the outdoor storage areas for security purposes. Therefore, the proposed exterior lighting design, size and location is appropriate and will be dark-sky compliant.

- 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 does not include any new structural development and, therefore, does not affect the privacy or solar access of the neighbors. The outdoor storage use will be screened by a combination of walls, fencing and landscaping and, therefore, will not negatively affect any private views.

Quality of Landscape Design

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

Grading associated with the project includes 1,000 cu. yds of cut and 1,600 cu. yds. of fill utilizing crushed base material from on-site. No export or import of fill is proposed. The site topography will remain as existing and will be sloped slightly to the southern portion of the site for drainage. Therefore, site grading is minimized, and the finished topography will be appropriate for the site.

- 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.*

The project will include landscaping improvements on either side of the entrance driveway and around the perimeter of the site using native, drought tolerant plant and tree species. The existing site is largely void of landscaping and no specimen or protected trees exist and there is no native vegetation. Therefore, adequate landscaping is provided in proportion to the project and the site.

- 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.*

The project will include landscaping improvements on either side of the entrance driveway and around the perimeter of the site using native, drought tolerant plant and tree species. The project will be conditioned with the requirement for a landscaping installation and maintenance securities to ensure proper installation and long-term maintenance of the landscaping. Therefore, the selection of plant materials is appropriate to the project and its environment, and adequate provisions will be made for long-term maintenance of the plant materials.

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 CG zone district, besides what is found in Title 17 of the Goleta Municipal Code, Zoning.