

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
5385 & 5383 Hollister Avenue
Patterson Associates
Case No. 20-0003-DP et al.

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 new buildings (new Lot C and new Lot D) configuration, size, bulk and scale are very similar to other nearby buildings that accommodate similar uses and will continue the campus-like configuration of buildings within the project area. The facades will feature colors and materials consistent with nearby buildings and will avoid monotonous repetition utilizing architectural projections and cladding to emphasize prominent building corners and entrances while minimizing large expanses of blank walls. 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 new buildings (new Lot C and new Lot D) are harmonious and offer compatible architectural style, colors, and materials on all sides of the structures and are compatible with similar adjacent architectural styles. Colors and materials include faux steel cladding, gray concrete tilt-up walls, masonry block walls, plaster, aluminum storefront and stairwells, and dual glazed exterior windows. The building's color, materials, and massing avoid both excessive variety as well as a monotonous repetition but allowing similarity of style.

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 new buildings will be located directly south of the existing buildings and will maintain a similar layout, orientation, as well as continue the campus like configuration within the project area. Circulation will continue to be accessed via Patterson Avenue and Mentor Drive. A reciprocal access and parking agreement will provide a continuous harmonious connection between all properties. No new signage is proposed at this time.

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

The new buildings (new Lot C and new Lot D) are harmonious and offer compatible architectural style, colors, and materials on all sides of the structures and are compatible with similar adjacent buildings and the new building architectural styles. Colors and materials include faux steel cladding, gray concrete tilt-up walls, masonry block walls,

plaster, aluminum storefront and stairwells, and dual glazed exterior windows. Other improvement includes landscaping and parking lot improvements, veridical lattices, metal trellises, metal canopies, sunshades and awnings, and a new trash enclosure. 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.*

Mechanical and utility equipment are on the roofs and screened from the public right-of-way by roof parapets.

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

The proposed exterior lighting is downward facing and will be dark-sky compliant and is only intended to illuminate the parking lot areas and entry ways to buildings 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*

Privacy of neighbors will not be affected as the new buildings are located substantially adjacent to other similar buildings geared towards professional and business services. The proposed project, will not affect public views or increase impacts to neighboring properties, nor will it adversely affect private views or solar access. Therefore, the project would be compatible with the surrounding neighborhood.

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 4,400 cu. yds of cut and 4,400 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 new landscaping substantially improves the landscaping on the properties, preserves existing large trees on-site, is abundant, and includes a variety of strata with a clear emphasis on native and/or drought-tolerant species. Therefore, the landscaping is adequate to implement the campus like configuration of the buildings and sites.

- 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 adjacent on either side of the Patterson Avenue 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 plan 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.

As well as the City of Goleta Zoning Ordinance, the City of Goleta Architecture and Design Standards for Commercial Projects document, adopted on April 7, 2003, is applicable for this project. The project conforms to the applicable standards related to building colors and materials, landscaping, access and circulation, and location of buildings, as identified in the document.