

**Attachment A
DRB Findings for
Panda Express Signage
22-0014-ZC**

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

The proposed replacement wall and projecting sign are compatible with the commercial neighborhood. The signs conform to all applicable development standards of Title 17 and the approved Overall Sign Plan for Fairview Shopping Center and applicable signage related General Plan Policies.

2. 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 proposed signs are located in approximately the same location as the previously approved signage, the business has changed their logo and the new replacement signs will have the same orientation. The sign locations will not affect circulation or the building layout on the property.

3. 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 signs are very similar to the previously approved signs and are harmonious with existing development.

4. There is harmony of material, color, and composition on all sides of structures.

The material, color, and composition of the signs are similar to the previously approved signs.

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

All electrical connections associated with the illumination of the wall sign are screened from public view.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

No grading is proposed as part of the proposed signs.

7. 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 new landscaping is proposed as part of the proposed signs and no specimen, protected trees, and existing native vegetation will be removed as part of the project.

8. 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 new landscaping is proposed as part of the proposed signs.

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

The proposed signage meets the exterior lighting criteria.

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

The proposed signage will not impede privacy of neighbors, impact existing views, and will not result in obstruction of solar access to other adjacent properties.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The proposed wall and monument signs are consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.13. and the Fairview Shopping Center Overall Sign Plan.