

**Attachment A
DRB Findings for
Captain Fatty's Signage
21-0054-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 signs conform to all applicable development standards of Title 17 and the approved Overall Sign Plan for the Los Carneros Business Center and applicable signage-related General Plan Policies. Therefore, the proposed wall sign is compatible with the neighborhood, and its size, bulk and scale will be appropriate.

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 sign is centered on the building frontage for Captain Fatty's above the entrance as stipulated in the Overall Sign Plan for the Los Carneros Business Center. The sign location will not affect circulation or the building layout on the property. Therefore, the sign layout, orientation, and location are appropriate.

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 sign is similar to and is harmonious with other signs approved within the existing development. The sign is consistent with the Overall Sign Plan for the Los Carneros Business Center. Therefore, the sign demonstrates a harmonious relationship with existing adjoining signage in the center.

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

The material, color, and composition of the sign is similar to the previously approved signs in the Los Carneros Business Center. Therefore, there is harmony of material, color, and composition for the sign.

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 internal to the sign and screened from public view. Therefore, electrical equipment is well integrated into the total design and screened from public view to the maximum extent practicable.

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 sign.

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 sign and no specimen, protected trees, and existing native vegetation will be removed as part of the project. All existing landscaping will remain and will not be affected by the sign.

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 sign.

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

The proposed signage includes reverse halo lit illumination within the letters that meet exterior lighting criteria in Title 17 Zoning and will limit outward light spillage. Therefore, the sign illumination is well designed, appropriate in size and location, and dark-sky compliant.

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 does not face any direct neighbors and, therefore, 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 sign is consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.13. and the Los Carneros Business Center Overall Sign Plan.