

Attachment A
DRB Findings for Development
Storke Medical Center
21-0005-DP/21-0002-SP/22-0002-ORD/23-0001-DPAM

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

Geographically, the proposed development is in the following sequence of properties along South Storke Road: Camino Real Marketplace (specifically The Home Depot), the proposed development site, Ice in Paradise, Santa Barbara County Fire Station 11, and the hotel Courtyard by Marriott Santa Barbara Goleta. The proposed development is designed to fit into that sequence of properties, with a size, bulk, and scale similar to those businesses (the fire station is naturally different since its use is so different from all the others). The proposed development's buildings are smaller in size (18,600 sq. ft. each) and less than or approximately equal to height of the nearest adjacent buildings (mostly 33' in height with roof peaks reaching 36-9" in height) as compared to Ice in Paradise (46,479 square feet and 36' in height) and Home Depot (107,237 square feet plus outdoor garden area of approximately 22,000 square feet and 36' (parapet) and 42' [gabled roof elements]). Thus, the proposed development fits in well with the site and the "commercial" neighborhood. Additionally, a Height Adjustment to Development Standards is proposed for the roof to exceed the 35' maximum height in the CC zone. On each building the gable roof exceeds the maximum height by 1'9", while the two towers also exceed the height by 2'. However, the height of the tower elements are permissible as they house elevator and stair towers per Section 17.24.080. of the Goleta Municipal Code. Based on the size, bulk and scale of the adjoining commercial buildings, the proposed buildings will be compatible and appropriate for the area.

- 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 proposed development's two buildings are mirror images, and they are located symmetrically. Additionally, their locations within the proposed development's parking lot minimizes the distances that patients (or visitors, or staff) to have walk from parking places to the buildings. Also, the vast majority of the parking places (which are south of the two buildings) are such that people will not have to walk across the main traffic area, which will be at the property's driveway between the two buildings. The site layout is well thought out and will link to the adjacent Ice in Paradise circulation as well. Thus, these aspects of the proposed development

are appropriate and harmonious. Signage will be proposed and reviewed at a later time.

- 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 proposed development's architectural style is similar to the style of the existing adjoining development at the Camino Real Marketplace (e.g. Spanish style architectural design references, smooth stucco, rounded openings/arches, tile roof materials), which is harmonious with other existing adjoining development. Since the proposed development is not identical to the buildings at Camino Real Marketplace (nor other buildings at existing adjoining developments), the proposed development avoids monotonous repetition.

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

The materials and colors for this project are proposed to match and complement each other as the whole of the project was considered in the exterior design including roof, windows, doors, and exterior finishes. All sides of the structure have been considered and addressed in the design of the proposed development.

- 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 outdoor mechanical and electrical equipment is screened from public view. It is quite explicitly well integrated in the total design.

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

The finished topography will be the same as it is currently, and the grading will be the minimum required to construct the project. Approximately 1,000 cubic yards of grading is proposed with 1,900 cubic yards of fill.

- 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 proposed development contains an appropriate amount of landscaping, around most of the edges of the proposed development as well as in the parking lot's islands. There is no significant existing native vegetation, in particular no trees so preservation of such is unnecessary.

- 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 trees, shrubs, groundcovers, and perennials that are proposed are low-water species, and adequate irrigation is proposed to keep the plants healthy. Further the project has been designed to meet Water Efficient Landscape Ordinance (WELO).

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

Exterior lighting is designed for safety of the patients, public, and staff of the facility, and the use of fully cut off LED fixtures meets the lighting standards of the City's dark sky lighting standards. No pathway or walkway lighting is proposed. Exterior building lighting to meet code requirements at building entrances and exits will be dark sky compliant and angled downward. The photometric grid showing foot-candle readings every 10 feet show that the lighting is compliance with the Light Trespass requirement in that lighting does not exceed 0.1 foot-candles. The project complies with the City's Lighting Ordinance and Signage will be proposed and reviewed at a later date.

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

The proposed project is in a commercial neighborhood. The proposed development's buildings are 155 feet away from the closest fire station's buildings and 52 feet away and shorter than Ice in Paradise. As such, the proposed development is considerate of privacy and private views and protective of solar access off site and will not affect solar access.

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

The project is consistent with the Architectural standards for commercial projects.