

DRB Findings
301 Mentor Drive (APN 071-140-079)
Case No. 18-048-LUP-DRB
New Generators and Screening for Google

Neighborhood Compatibility

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and harmonious relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The configuration, size, bulk and scale of the project will be consistent with the previously approved site plan for 301 Mentor Drive. The proposed improvements would not change site layout, orientation, or location of the building while complying with the Inland Zoning Ordinance.

Total landscaping on the property would be reduced from approximately 50,791 square feet (22.0%) to 48,932 square feet (21.2%). The landscaping provided would continue to exceed the 10% minimum requirement for the PI zone district.

Total parking on the property would be reduced from 213 spaces to 210 spaces, and 9 spaces would be converted from compact to standard. Total parking onsite would exceed the minimum of 209 spaces required by the City of Goleta Inland Zoning Code and would meet the 210 spaces required by the original Development Plan.

The project will not negatively affect the appearance of the site, and the site is well removed from high traffic corridors (e.g., Hollister Ave.). Building height will not be increased so the project will not adversely affect private views or solar access.

Quality of Architectural Design

4. There is harmony of material, color, and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.

8. All visible onsite utility services are appropriate in size and location.
14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting is well-designed, appropriate in size and location, and dark sky compliant.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The proposed improvements are consistent with the existing architectural and site plan. The window material and design would be updated to reflect the new primary occupant (Google) and are otherwise consistent with those used on the existing building.

Quality of Landscape Design

9. The grading will be appropriate to the site.
10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment, and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

The amount of landscaping provided on-site (over 21%) would remain well above the minimum requirement of 10%. Additionally, given the numerous trees on and adjacent to the site, the net loss of 2 trees would not substantially change the character of the property. Additionally, the proposed landscaping would modernize portions of the site and reduce landscaping water requirements.

Zoning

13. The public health, safety and welfare will be protected.
20. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.

Public health, safety and welfare will not be adversely affected by the project. The existing access points are maintained, the intensity of use is not changing, and sufficient parking is provided to support the office use. The on-site landscaping upgrades and preservation of oak trees will provide an aesthetically pleasing setting.