

**DRB Findings**  
**Toyota Building and Parking Lot Lighting Replacement Plan**  
**Case No. 18-087-DRB**

**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 well-designated 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 changes to the site lighting will not result in detrimental impacts to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The improved lighting will be well integrated into the existing design of the shopping center development.

**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 are well-designed and appropriate in size and location.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

There will be no changes to the architecture of the site. The proposed lighting will be in the same location as the existing lighting onsite as previously approved. The lighting will remain appropriate to the site.

**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 proposed project will not impact site landscaping.

### **Zoning**

18. 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.

The lighting upgrades do not affect zoning consistency. The lighting upgrades will not impact the aesthetics of the site.