

**DRB Findings Worksheet**  
**5724 Hollister Avenue**  
**Case No. 20-0005-LUP**  
**Wendy's Exterior Improvements**

***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 configuration, size, bulk and scale of the existing building is not proposed to change. Site layout, orientation, and location of structures and buildings will remain as existing. The project will enhance the appearance of the neighborhood by continuing the eclectic architecture of Old Town and referring historic architectural styles that exist in Goleta (board and batten). Privacy of the neighbors will not be altered as no new square footage or changes to existing landscaping are proposed. The perimeter of the property is surrounded by hedges, trees and other landscaping. Building height will not be increased so the project will not adversely affect private views and 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 and appropriate in size and location.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

DRB WILL MAKE FINDING UPON REVIEW AT MEETING.

### ***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.

There are no proposed changes to the existing landscaping.

### ***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. Interaction with the Public Right-of-Way will require review and approval by Public Works and the Building Division. There are no changes proposed to the existing parking layout.