

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

***Neighborhood Compatibility***

- A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
- 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.
- J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

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***

- 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.
- D. There is harmony of material, color, and composition on all sides of structures.
- 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.
- I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The exterior improvements are in keeping with the existing design of the building and maintains the eclectic architectural style of Old Town. The design is in keeping with the historic architectural styles and exterior materials that exist in Goleta and are also referenced in the Goleta Heritage District Architecture and Design Guidelines.

***Quality of Landscape Design***

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

There are no proposed changes to the existing landscaping.

***Zoning***

- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The project is consistent with applicable zoning and design standards.