

DRB Findings Worksheet
8301 Hollister Avenue
Case No. 16-002-DRB
Bacara Beach House Replacement Project

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 new single-story 325 SF restroom is much smaller than the existing restroom/snack bar building, and its placement is compatible with the surrounding hotel property setting. The building has been designed and sited in such a manner to have the least impact on the sensitive resources in the area while providing required beachside amenities. The location of the new building will not affect public views and the project is far away from the hotel buildings and neighboring residents. Therefore, the project would not be incompatible with surrounding uses.

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.

The design of the new restroom building is harmonious and compatible with the hotel architectural style, colors and materials. No mechanical or utility equipment, signage or lighting is being proposed.

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 area of the existing beach house to be demolished, and the adjacent picnic area will be restored with native plantings. Any trees to be removed will be replaced with similar size and species and other vegetation to be removed will be replaced with native plantings. Therefore, adequate landscaping will be provided in the area of the project.

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 parking lot will continue to serve the public and all parking spaces will remain.