

DRB Findings
Section 17.58.080 of the Goleta Municipal Code
351 S. Patterson Ave. – Goleta Valley Cottage Hospital New Rehabilitation Center
Case No. 20-0002-DP

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.*

The proposed project improvements are designed in keeping with current site characteristics and surrounding neighborhood with appropriate building colors, materials, landscaping, lighting and general site design features. The location of the proposed rehabilitation center can be accommodated on site and is of an appropriate form, shape, size, configuration and height. The proposed color, material and landscape palette is complementary to the existing adjacent GVCH building and is at a scale beneficial to meet the goals of project and consistent with adjacent and surrounding buildings, landscaping and infrastructure.

The changes to the site are minor and will remain compatible with the existing surrounding and adjacent buildings and considered 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.*

The proposed new rehabilitation center and aquatic facilities are complimentary to the adjacent and surrounding buildings and development. The parking lot improvements and added landscaping are appropriate and consistent with the existing site design layout and neighboring buildings. The proposed architecture creates a harmonious relationship by providing a design that is not repetitive of the adjacent GVCH building, while providing a visual relationship between the two uses with a balance of similarity and relationship through design, use, colors and materials. The project further includes improved pedestrian access to each use

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.*

The project will not change the site layout of existing buildings and orientation, and location of structures. The location of the aquatic center does not detract from the hospital campus and is placed in such a manner and location to fully utilize the site. In addition, the proposed landscaping and pedestrian circulation to the aquatic center harmonizes with the hospital building and the public sidewalk along Patterson Avenue.

Therefore, the project will have a beneficial effect on the appearance of the GVCH site with new compatible buildings, pathways, landscaping and improved pedestrian circulation.

- D. *There is harmony of material, color, and composition on all sides of structures.*

The proposed structures and site improvements (lighting, landscaping, and parking features) are harmonious with the adjacent buildings on the site with colors, materials, landscaping and general site design. The form, shape and siting of the aquatics center and associated equipment fit well into its location on site, the wall curving created interest while the color palette of the structures and landscape palette are visually enhancing the existing site, incorporate plants and trees already utilized on site and the configuration of the rehabilitation center flows nicely internally and externally, providing a secure, enclosed aquatics center appropriate for the site.

- 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.*

The proposed rooftop mechanical equipment is screened and integrated into the new aquatics center structure. The proposed equipment will not be visible from Patterson Avenue, the GVCH, or other public vantage points.

- I. *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

The facility will be used in the evening and therefore includes pool deck lights for night use, which are located interior of the aquatic center, located on the inward facing walls and are downward facing and low wattage. However, there are bollard light fixtures proposed around the facility and along the pedestrian path(s) leading between the parking spaces and the hospital. The bollard lights are dark sky compliant and match existing GVCH site lighting. The lighting will enhance the project area with low wattage, downward facing light for added safety security and aesthetics. One existing light pole fixture will be relocated on site in an appropriate location. The proposed lighting will be in compliance with Title 17, Chapter 17.35 Lighting.

- J. *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site*

The project architecture is designed to not affect the privacy of adjacent uses while simultaneously protecting the privacy of the users. The proposed structures maximum height is 15'6", nearly half the height of the adjacent GVCH (which has a height of 31'6"). The rehabilitation center aquatics use is intended to be available on Monday - Saturday from 8:30 a.m. to 7:30 p.m. The proposed aquatics center use has an obvious medical use relationship with GVCH.

The project will not adversely affect privacy, private views, and solar access. The project orientation and layout will not hinder off site solar access.

Quality of Landscape Design

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

The required grading quantities for the project requires 400 cubic yards of cut and 400 cubic yards of fill and is minimized to the maximum extent feasible. The finished topography will be contoured with excess fill material from the pool excavation and small area of the therapy garden in a manner that creates an attractive, enhanced and natural

setting. Resulting in a soft aesthetically pleasing open space that creates interest and form while efficiently minimizing export material for the project.

- 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.*

The proposed landscaping plan exceeds the requirements of the Office Institutional zoning district. As proposed, the parking lot will have approximately 2,992 sq. ft. or 29% lot coverage which exceeds the minimum amount of 10%. Further, no specimen trees or native vegetation will be removed and a total of 11 trees are proposed to be planted throughout the parking lot.

- 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.*

The plant materials chosen for the new landscaping areas are Mediterranean climate adapted species that are drought tolerant and non-invasive (e.g., Angophora costata / Sydney Red Gum, Olea "Swan Hill" / Fruitless Olive, Agave 'Blue Flame' / Foxtail Agave, Pittosporum 'Silver Sheen' / Kohuhu, Callistemon 'Little John' / Dwarf Bottlebrush, Chondropetalum / Cape Rush, and Dietes 'Gray Ghost' / Fortnight Lily). Further, the plant palette consists of numerous native hybrid plants well adapted to the Central Coast region (i.e.: Ceanothus Joyce Coulter / California Lilac, Heteromeles arbutifolia / Toyon, Rhamnus 'Mound San Bruno' / Coffeeberry, Arctostaphylos 'Howard McMinn' / Manzanita and Mahonia 'Golden Abundance' / California Barberry). All are considered native and non-invasive and all are drought-tolerant. Within the walled area of the pool are Sansevieria trifasciata / Mother in Law Tongue which is non native, drought tolerant and non invasive. Groundcovers are non-invasive, drought tolerant, and non native and include, Agapanthus / Lily of the Nile, Hemerocallis / Daylily, and Muhlenbergia reverchonii / Dauntless Muhley', Cotoneaster dammerii / Bearberry Cotoneaster, Dianella caerulea / Cassa Blue Flax Lily, Lomandra longifolia 'Breeze' / Dwarf Mat Rush, and Carex praegracilis / California Field Sedge

Zoning

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

The improvements to the project site are consistent with the Goleta Architecture and Design Standards for Commercial Projects, and pertinent zoning and design standards in Title 17.58.070. Further, the City Council has not adopted any additional design standards applicable to this type of use or the OI zone district.