

**DRB Findings**  
**Section 17.58.080 of the Goleta Municipal Code**  
**341 S. Patterson Ave. – Goleta Valley Cottage Hospital Hollipat Parking Lot**  
**Case No. 19-080-DPAM**

***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 site improvements are designed to be compatible with current site characteristics and the surrounding neighborhood with appropriate materials, landscaping, lighting and general site design features. The proposed site improvements and public improvements are minimal and comprised of landscaping and lighting enhancements appropriate for the size of the parcel and at a scale fitting of the surrounding neighborhood.

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 on and off-site improvements are complimentary to the adjacent and surrounding buildings and development. The parking lot improvements and added landscaping are harmonious with the general site design layout and neighboring buildings. The project materials and plant palette supplement the existing, adjoining apartment buildings, medical office buildings and Hospital by proposing improvements that are consistent with the existing style and scale of buildings and landscaping. These components repeat street tree plantings along Hollister & Patterson Avenue and site trees are consistent with others in the vicinity while balancing zoning requirements to bring the parking lot into compliance with the required ESHA and interior setbacks, parking lot design standards, accessible parking space requisites, landscape site coverage, parking lot landscape coverage, heat island reduction requirements and lighting standards.

In addition, Public Improvements that include installation of City standard sidewalks, parkways, curb and cutter, streetlights and landscaping, compliment the surrounding uses. With approval of the requested adjustment to the parking lot design standard to allow retention of 46 parking spaces in the front yard setback along Patterson Avenue (a 5' setback is provided instead of 10') the project complies with Title 17 requirements.

***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.*

No structural development is proposed and the project will not change the site layout of existing buildings and orientation, and location of structures. The project has been designed so that the permanent parking site layout will conform to the requirements of Title 17 such as landscaping, lighting, ADA access and setbacks with the approval of the setback modification. The improved landscaping and vehicular and pedestrian circulation

proposed for the permanent parking lot provides a harmonious connection with accessible routes to the adjacent streets of Patterson and Hollister.

The project will have a beneficial effect on the appearance of the site with all of the proposed permanent improvements.

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

The project does not involve the construction of a new building. However, the proposed on and off site improvements (lighting, landscaping, and parking features) are harmonious with the adjacent site development. The lighting (pole, lamp head and material) is consistent with the fixture type utilized at the GVCH and GVCH Medical Office Building (MOB) across Patterson and compatible with the existing light fixtures at the adjacent Apartment and MOB on-site. The landscaping is of a similar palette and complementary of the existing landscaping on-site and of the adjacent MOB and Hospital. The upgrades proposed for the Hollipat parking lot will visually tie the GVCH campus and on-site uses together with the Hollipat parking lot.

*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.*

No mechanical or electrical equipment is proposed as part of the project.

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

The proposed parking lot light poles and fixtures consist of sleek minimized pole mounted full cut-off area luminaires mounted on 17-foot poles (plus a 3' raised concrete base). The fixtures will be full cutoff, 175\_watts, with a single arm distribution pattern to optimize the lighting distribution. The proposed lighting will be in compliance with Title 17, Chapter 17.35 Lighting.

Further, the proposed parking lot lighting is adequate, to provide for safety and security of the users in the evening while limiting impacts to the night sky.

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

No structural development is proposed. The project will not adversely affect privacy, private views, and solar access. consideration of private views given the nature of the proposed improvements (lighting, landscaping, storm water etc.) and the proximity to other uses. The closest use is the apartment complex approximately 125 southwest from the project site boundary. The GVCH MOB and Cavelleto MOB are located approximately 137 feet west and 190 feet south of the project site. The design of the permanent parking lot will not hinder solar access to adjacent off site uses/buildings.

***Quality of Landscape Design***

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

The overall shape and layout of the parking lot exists and no substantial grading will be required to facilitate the permanent parking spaces. However, minimal grading will be

needed to add the landscaping, stormwater improvements, and access improvements within the parking lot and in the public right of way. The amount grading needed for the parking conversion has been minimized to the maximum extent feasible and is estimated to involve about will 1,600 Cubic Yards of cut and 0 cubic yards of fill. The grade of the finished site will not be changing from what is existing presently.

- 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 31,000 sq. ft. or 28% lot coverage which exceeds the minimum amount of 10%. Further, no specimen trees or native vegetation will be removed and a total of 83 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 (e.g., Western Rosebud, Arbutus, Brisbane Box, Bottlebrush, and Toyon). Further, the plant palette consists of numerous plants native to the Center Coast region (i.e.: Western Rosebud, California Sycamore, Manzanita, Catalina Cherry, California Coffeeberry) and non-invasive drought tolerant considered low maintenance plantings include Lemonade Berry, Yeddo Hawthorn, California Field Sedge, Dymondia, Gazania, and Trailing Myoporum.

### **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.