



Agenda Item B.1
CONCEPTUAL/PRELIMINARY/FINAL
Meeting Date: April 22, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Samantha Bailey, Current Planning Intern

SUBJECT: 167 N Fairview Ave (APN 077-170-042) T-Mobile Fairview Shopping Center Signs and California Environmental Quality Act Notice of Exemption Case Nos. 25-0002-DRB; 25-0001-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311 (a) on-premise signs (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

PROJECT DESCRIPTION:

This is a request for a **Conceptual/Preliminary/Final** review for the refacing of three existing signs for the retailer T-Mobile. The proposal includes the refacing of two existing illuminated wall signs and one existing blade sign. The two illuminated channel letter wall signs will have two lines of copy. The first line of copy will be 18" tall Face-Lit channel letters that will read "T Mobile" and will be painted in the shade 3M 7725-10 Opaque White with 3" deep returns painted in pre-finished white. The second line of copy will be 4'-7/8" tall nonilluminated channel lettering that will read "AUTHORIZED RETAILER" and will be painted in the shade 3M 7725-10 Opaque White. The channel letters will be on a 1" backer with the portion behind the first line of copy painted in the shade Matthews Magenta and the portion behind the second line of copy painted in Black *Satin Finish*. The total height of each sign will be 3'-1/4", the total length of each sign will be 7'-6 1/2", and each sign will have a total sign area of 25.5 square feet.

The proposed blade sign will be white painted wood with painted wood lettering and will have two lines of copy. The first line of copy will read "T Mobile" in 8" tall Magenta painted lettering. The second line of copy will read "AUTHORIZED RETAILER" in 2-1/8" black painted lettering. The total height of the sign will be 1'-3", the total length will be 3'-9", and the total sign area will be 4.7 square feet.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Community Commercial (CC). The project was filed by Kasey Clark of AKC Permit Inc, on behalf of T-Mobile, the tenant.

DISCUSSION:

The scope of this proposal is to reface two existing illuminated wall signs and one nonilluminated blade signs. The focus of the Design Review Board is to evaluate the new signs. The DRB has review authority for this project and may grant Approval if the project meets the Required Findings in Goleta Municipal Code §17.58.080. If the DRB cannot make the findings for the project, then the project must be redesigned.

The project is located in the Fairview Shopping Center which has an associated Overall Sign Plan (OSP). The Fairview Shopping Center OSP requires the obtainment of DRB approval for the proposed signage. Each proposed sign complies with all OSP standards in sign type, illumination method, overall sign length, total sign area, number of rows of copy per sign, maximum letter height, total sign height, and materials utilized.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15311 (a) (On-premise signs) as it is proposal for signs for an established business on an existing building. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The signs will be added on the existing commercial building and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts and the proposal is limited to signage. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the addition of business signs in an commercial district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the installation of signage on an existing non-historic commercial building. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) a 10-day (DRB) appeal period; (2) ministerial issuance of a Zoning Clearance following (Case No. 25-0002-ZC) if no appeal is submitted; and (3) Building Permits as needed.

If the DRB action is appealed and the appeal is upheld, DRB's action will be rescinded and the DRB process will start over.

ATTACHMENTS:

- A – Findings
- B – Notice of Exemption
- C – Project Plans
- D – Calle Real Shopping Center OSP

ATTACHMENT A

FINDINGS

Attachment A
DRB Findings for Signage and California Environmental Quality Finding
T-Mobile Fairview Shopping Center Signs
167 N Fairview Avenue
Case No. 25-0002-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. 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 signs are compatible with the neighborhood and conform to the Overall Sign Plan for the Fairview Shopping Center.

2. 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 proposed signs' locations are on an existing approved building in generally the same location as the previous signs, are appropriate as the sign areas are similar, and in line with the size of the other nearby tenant signage. Further, the orientation of the signage is appropriate for the street frontage that borders the property. The location will not affect circulation or the building layout on the property. The new signs are located in the same locations as the previous signs.

3. 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 signs are harmonious with signs at nearby businesses as the materials are similar to the neighboring businesses. The proposed wall signs have some similarities to existing nearby ones but also has variety to reflect the individual business. The proposed signs avoid both excessive variety as well as monotonous repetition.

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

The building on which the signs will be placed remains harmonious in terms of materials and colors on all sides of the building.

5. 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 electrical equipment needed to illuminate the signage is hidden behind the wall of each proposed wall sign and not visible on the front side of the signs.

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

No grading is proposed as part of the proposed signage.

7. 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.

No new landscaping is proposed as part of the proposed signage and no specimen trees, protected trees, and existing native vegetation will be removed as part of the project.

8. 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.

No new landscaping is proposed as part of the proposed signage.

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

The proposed wall signs have LED illumination to light up the white lettering which is appropriate for its location in the Fairview Shopping Center where it is surrounded by other businesses.

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

The proposed signage will not affect privacy of neighbors, impact existing views, and will not result in obstruction of solar access to other adjacent properties. The signage is proposed to be oriented toward the adjacent commercial streets, and the proposed sign sizes are not obtrusive.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The project is located in the Fairview Shopping Center which has an associated Overall Sign Plan (OSP). The Fairview Shopping Center OSP requires the obtainment of DRB approval for the proposed signage. Each proposed sign complies with all OSP standards in sign type, illumination method, overall sign length, total sign area, number of rows of copy per sign, maximum letter height, total sign height, and materials utilized.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15311 (a) (On-premise signs) as it is proposal for signs for an established business on an existing building. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The signs will be added on the existing commercial building and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts and the proposal is limited to signage. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the addition of business signs in an commercial district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the installation of signage on an existing non-historic commercial building. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117



Subject: Filing of Notice of Exemption

Project Title:

T-Mobile Fairview Shopping Center Signs
Case No. 25-0002-DRB; 25-0001-ZC

Project Applicant:

Kasey Clark, of AKC Permit Inc
On behalf of T-Mobile, Business Owner

Project Location (Address and APN):

167 N Fairview Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 077-170-042

Description of Nature, Purpose and Beneficiaries of Project:

This is a request to reface two existing illuminated wall signs and one existing blade sign. Each of the wall signs will have a total sign area of 25.5 square feet and the blade sign will be 4.7 square feet in the area.

The purpose of the proposal is to identify the business and the beneficiary of the project is the business.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Kasey Clark, of AKC Permit Inc., on behalf of T-Mobile, Business Owner

Exempt Status:

☒ Categorical Exemption: § 15311 (a) (On-premise signs)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15311 (a) (On-premise signs) as it is proposal for signs for an established business on an existing building. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

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City of Goleta Contact Person, Telephone Number, and Email:

Mary Chang, Supervising Senior Planner
(805) 961-7567
mchang@cityofgoleta.org

Signature	Title	Date
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If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐Yes ☐No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS



Site Information:

APN: 077-170-042

Lot Area: 18.94 ac


AKC Permit, Inc.
15197 Lighthouse Lane
Lake Elsinore, CA 92530
951-471-8419 - Office
info@akcservices.net

Drawing File: 116680

Date: 12/22/2024

Revisions:

Designer: CPK

Disclaimer:

All ideas, plans, or arrangements indicated on this drawing are copyrighted and owned by AKC Permit Company and or its subsidiaries and shall not be reproduced, used by or disclosed to any persons, firm or corporation for any purpose whatsoever without written permission of AKC.

Contractor:

Coast Sign Incorporated
1500 West Embassy St
Anaheim CA 92802
Phone 714-520-9144
654238 / C45

Property Owner:

Financial Management Group
345 N Maple Dr #284
Beverly Hills, CA 90210

Site:

T Mobile
167 N Fairview Ave
Goleta, CA 93117-2304

Page: of



T Mobile

AUTHORIZED RETAILER

Delivery Destination:

Site ID# 136F
167 N Fairview Ave,
Goleta, CA



COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

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T Mobile

ADDRESS

167 N Fairview Ave,
Goleta, CA

PAGE #

CLIENT SIGNATURE

DATE

12-09-2024

PM

Young R.

APPROVAL DATE

DESIGN

Irmiss A.

FILE NAME

PRJ-TMBL-192365-R3

REVISIONS

DATE:

DESCRIPTION:

12/13/24

Sign A and B increase to 16"

12/16/24

Sign A and B increase to 18" Sign C to be painted wood

12/30/24

Revised per BB Request

03-17-25

Change size for Sign C

Site Plan

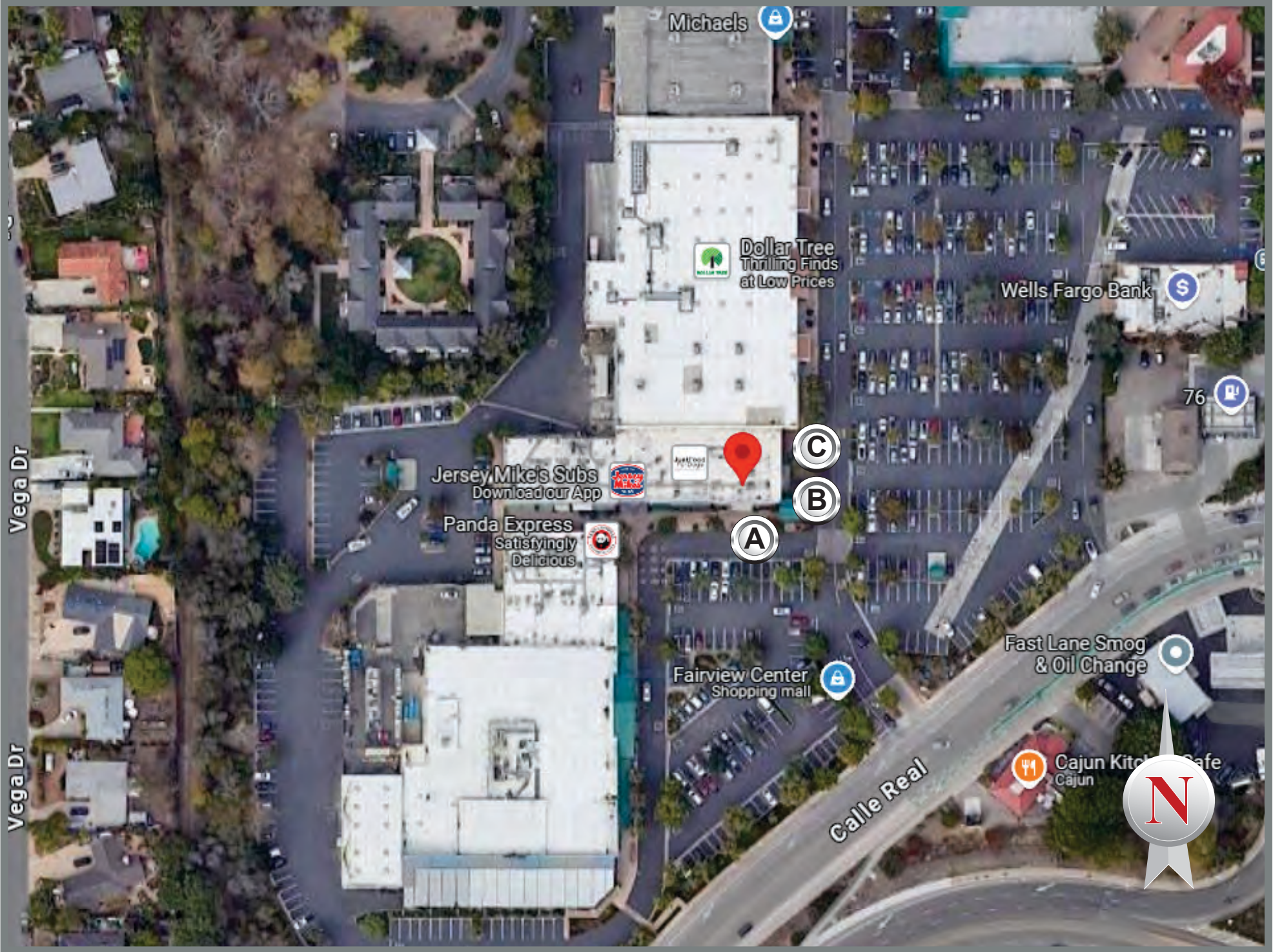
Signage Inventory

- A

 Face Lit Channel Letters on Backer Panel
TMOAR-18W-1B
- B

 Face Lit Channel Letters on Backer Panel
TMOAR-18W-1B
- C

 Custom Blade Sign



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PAGE #

CLIENT SIGNATURE

APPROVAL DATE

DATE

12-09-2024

PM

Young R.

DESIGN

Irmiss A.

FILE NAME

PRJ-TMBL-192365-R3

REVISIONS

DATE:

DESCRIPTION:

12/13/24

Sign A and B increase to 16"

12/16/24

Sign A and B increase to 18" Sign C to be painted wood

12/30/24

Revised per BB Request

03-17-25

Change size for Sign C

Signage Detail

Proposed: TMOAR-W-1B
Face-Lit Channel Letters on 1" Backer

- FACES: 3/16" thick #2447 White autoglas or equal
- TRIMCAP: 1" White Jewellite trimcap
- RETURNS: 3" deep - .040" alum.; pre-finished White
- BACKS: .063" Alum. - pre-finished white
- ILLUMINATION: Principal (≥20") SF Mini 6500K: (<20") Qwik Mod 3 6500K White LEDs; REMOTE POWER SUPPLIES
- BACKER : 1" deep fab'd aluminum backer cabinet w/ internal angle stringers; .063" alum. skin; painted TMO Magenta w/ White base coat specified & Black (per color palette) returns painted to match face
- SEAMS ARE TYPICALLY REQUIRED IN ALL PANELS OVER 10 FT LENGTHS. ALL PERMANENT SEAMS TO BE FILLED & GROUND SMOOTH FOR SEAMLESS APPEARANCE. DRAWING MAY NOT SHOW PERMANENT SEAM PLACEMENT. If no seams are shown on drawing – sign to be shipped in one piece.
- TAGLINE : Surface applied White die cut vinyl graphics to match color shown
- WALL MATL.: To be verified w/ survey
- INSTALL: Backer thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking

COLOR PALETTE

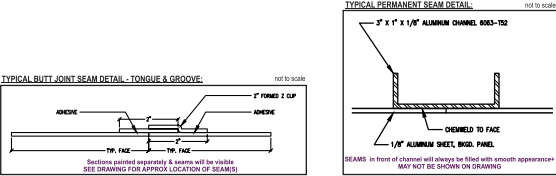
Matthews Magenta
MP86055 R155445
N Semi-glo V1.0
over MP55898 White Basecoat

3M 7725-10
Opaque White

#2447 White Autoglas or Equal

Black Satin Finish

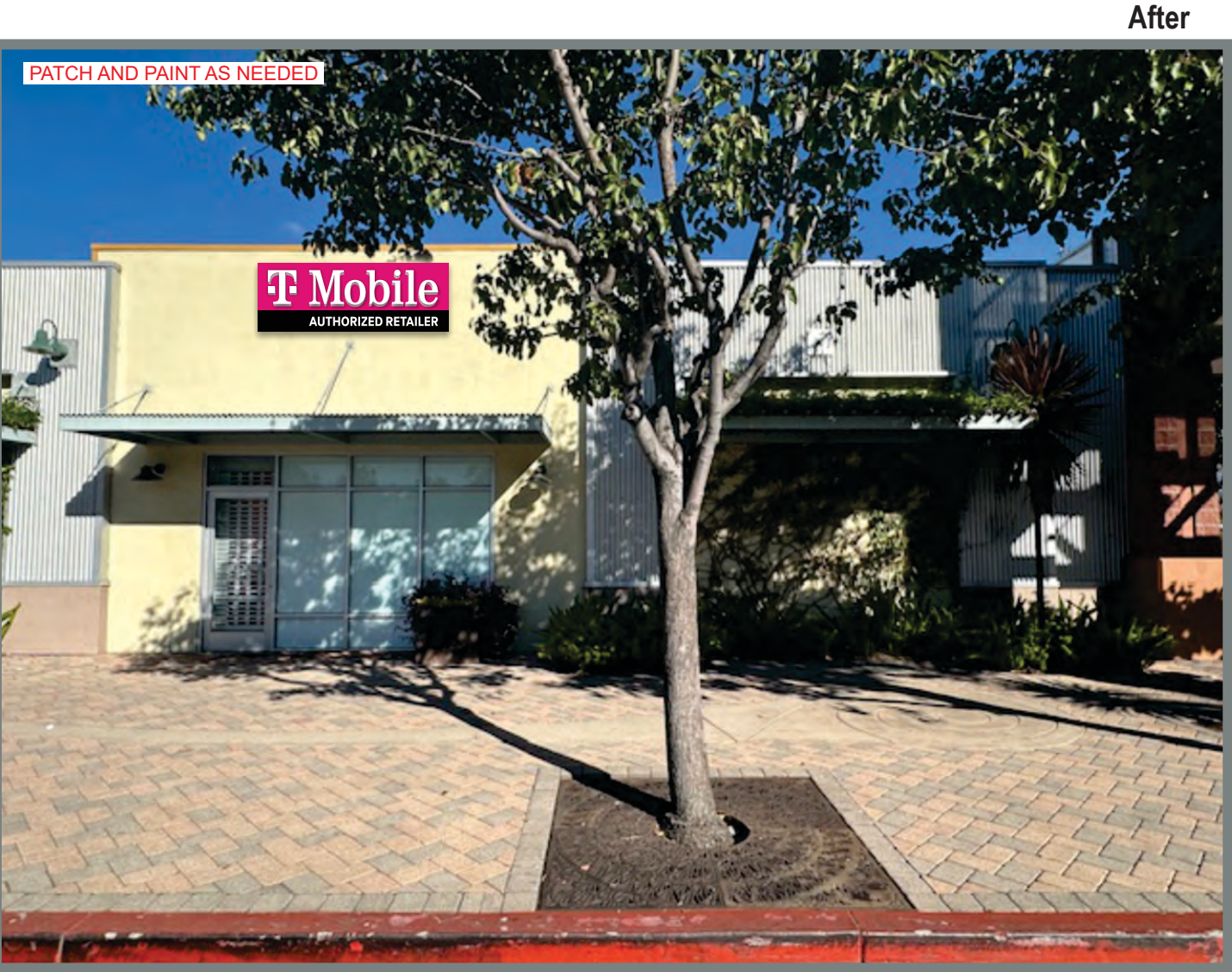
All paint finishes to be Satin unless otherwise specified



SIMULATED ILLUMINATION VIEW



SEAM LOCATION MAY VARY WITH SIZE OF SIGNAGE;
SEAMS MAY NOT BE REQUIRED ON SMALLER SETS



NOTE :MAXIMUM ALLOWED IS 18" LETTERS AND 75% OF STOREFRONT LENGTH

LED CHANNEL on 1" BACKER - FLUSH MOUNTED

Angle Iron Stringer or Wood Blocking as needed

3/8" Non-corrosive All thread fastener

Power supply housing

Electronic power supply

Listed disconnect switch

Greenfield conduit 1/2" minimum

Primary electrical source

Aluminum Backer

Aluminum Returns

Trim cap

Riv-nut

Acrylic Face

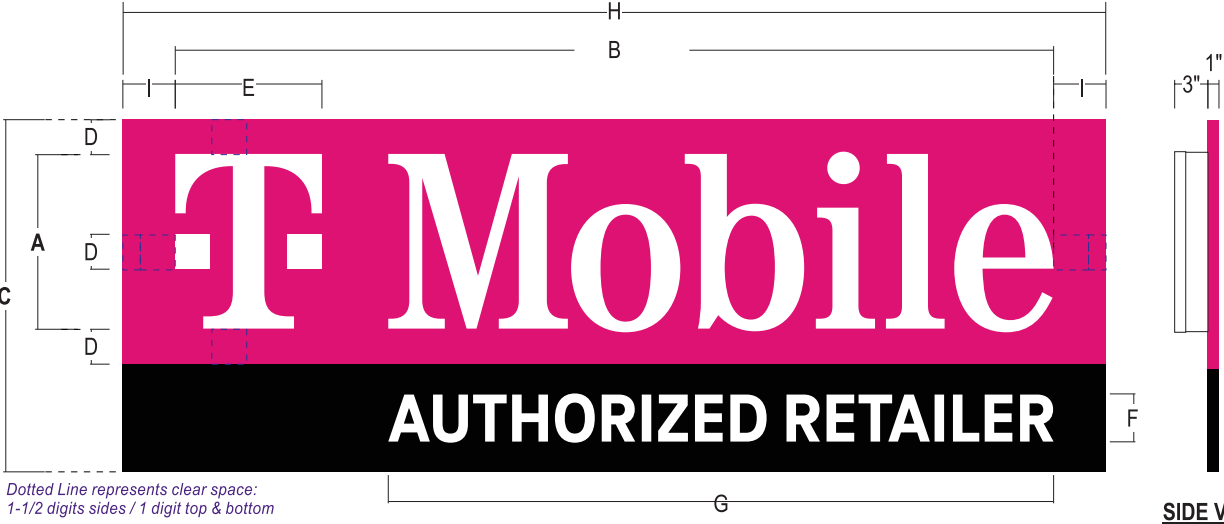
Aluminum Backs

LED Illumination

Low voltage Jacketed Cable

Weep holes 1/4" dia. w/ light baffle exterior locations only

PART NO.	A	B	C	D	E	F	G	H	I	SQ FT
TMOAR-15W-1B	1'-3"	6'-3-3/8"	2'-6-1/4"	3"	1'-5/8"	4	4'-9-1/8"	7'-3/8"	4-1/2"	17.7
TMOAR-16W-1B	1'-4"	6'-8-1/2"	2'-8-1/4"	3-1/4"	1'-1-1/2"	4-1/4"	5'-1"	7'-6"	4-3/4"	20.2
TMOAR-17W-1B	1'-5"	7'-1-1/2"	2'-10-1/4"	3-3/8"	1'-2-1/4"	4-5/8"	5'-4-3/4"	7'-11-5/8"	4-5/8"	22.8
TMOAR-18W-1B	1'-6"	7'-6-1/2"	3'-1-1/4"	3-5/8"	1'-3-1/8"	4-7/8"	5'-8-5/8"	8'-5-3/8"	4-7/8"	25.5
TMOAR-19W-1B	1'-7"	7'-11-1/2"	3'-2-1/4"	3-3/4"	1'-4"	5-1/8"	6'-3/8"	8'-11"	5-3/4"	28.5
TMOAR-20W-1B	1'-8"	8'-4-5/8"	3'-4-3/8"	4"	1'-4-3/4"	5-3/8"	6'-4-1/8"	9'-4-5/8"	6"	31.5
TMOAR-21W-1B	1'-9"	8'-9-5/8"	3'-6-3/8"	4-1/4"	1'-5-5/8"	5-5/8"	6'-8"	9'-10-1/4"	6-1/4"	34.8
TMOAR-22W-1B	1'-10"	9'-2-5/8"	3'-8-3/8"	4-3/8"	1'-6-1/2"	5-7/8"	6'-11-3/4"	10'-3-7/8"	6-5/8"	38.2
TMOAR-23W-1B	1'-11"	9'-7-5/8"	3'-10-3/8"	4-5/8"	1'-7-3/8"	6-1/4"	7'-3-5/8"	10'-9-1/2"	6-7/8"	41.7
TMOAR-24W-1B	2'-0"	10'-5/8"	4'-3/8"	4-3/4"	1'-8-1/8"	6-1/2"	7'-7-3/8"	11'-3-1/8"	7-1/4"	45.4
TMOAR-25W-1B	2'-1"	10'-5-3/4"	4'-2-3/8"	5"	1'-9"	6-3/4"	7'-11-1/4"	11'-8-3/4"	7-1/2"	49.3
TMOAR-26W-1B	2'-2"	10'-10-3/4"	4'-4-3/8"	5-1/4"	1'-9-7/8"	7"	8'-3"	12'-2-3/8"	7-3/4"	53.3
TMOAR-27W-1B	2'-3"	11'-3-3/4"	4'-6-1/2"	5-3/8"	1'-10-5/8"	7-1/4"	8'-6-7/8"	12'-8"	8-1/8"	57.5
TMOAR-28W-1B	2'-4"	11'-8-3/4"	4'-8-1/2"	5-5/8"	1'-11-1/2"	7-1/2"	8'-10-5/8"	13'-1-5/8"	8-3/8"	61.8
TMOAR-29W-1B	2'-5"	12'-1-7/8"	4'-10-1/2"	5-3/4"	2'-3/8"	7-3/4"	9'-2-1/2"	13'-7-1/4"	8-3/4"	66.3
TMOAR-30W-1B	2'-6"	12'-6-7/8"	5'-1/2"	6"	2'-1-1/4"	8-1/8"	9'-6-1/4"	14'-7/8"	9"	70.9
TMOAR-31W-1B	2'-7"	12'-11-7/8"	5'-2-1/2"	6-1/4"	2'-2"	8-3/8"	9'-10-1/8"	14'-6-1/2"	9-1/4"	75.8
TMOAR-32W-1B	2'-8"	13'-4-7/8"	5'-4-1/2"	6-3/8"	2'-2-7/8"	8-5/8"	10'-1-7/8"	15'-1/8"	9-5/8"	80.7
TMOAR-33W-1B	2'-9"	13'-10"	5'-6-1/2"	6-5/8"	2'-3-3/4"	8-7/8"	10'-5-3/4"	15'-5-3/4"	9-7/8"	85.8
TMOAR-34W-1B	2'-10"	14'-3"	5'-8-1/2"	6-3/4"	2'-4-1/2"	9-1/8"	10'-9-1/2"	15'-11-3/8"	10-1/4"	91.1
TMOAR-35W-1B	2'-11"	14'-8"	5'-10-5/8"	7"	2'-5-3/8"	9-3/8"	11'-1-3/8"	16'-5"	10-1/2"	96.6
TMOAR-36W-1B	3'-0"	15'-1"	6'-5/8"	7-1/4"	2'-6-1/4"	9-3/4"	11'-5-1/8"	16'-10-5/8"	10-3/4"	102.2



COAST SIGN

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T Mobile

ADDRESS

167 N Fairview Ave,
Goleta, CA

PAGE #

CLIENT SIGNATURE

DATE

12-09-2024

PM

Young R.

APPROVAL DATE

DESIGN

Imniss A.

FILE NAME

PRJ-TMBL-192365-R3

REVISIONS

DATE:

12/13/24

12/16/24

12/30/24

03-17-25

DESCRIPTION:

Sign A and B increase to 16"

Sign A and B increase to 18" Sign C to be painted wood

Revised per BB Request

Change size for Sign C

SIDE VIEW

Signage Detail

Proposed: TMOAR-W-1B
Face-Lit Channel Letters on 1" Backer

- FACES: 3/16" thick #2447 White autoglas or equal
- TRIMCAP: 1" White Jewellite trimcap
- RETURNS: 3" deep - .040" alum.; pre-finished White
- BACKS: .063" Alum. - pre-finished white
- ILLUMINATION: Principal (≥20") SF Mini 6500K: (<20") Qwik Mod 3 6500K White LEDs; REMOTE POWER SUPPLIES
- BACKER : 1" deep fab'd aluminum backer cabinet w/ internal angle stringers; .063" alum. skin; painted TMO Magenta w/ White base coat specified & Black (per color palette) returns painted to match face
- SEAMS ARE TYPICALLY REQUIRED IN ALL PANELS OVER 10 FT LENGTHS; ALL PERMANENT SEAMS TO BE FILLED & GROUND SMOOTH FOR SEAMLESS APPEARANCE; DRAWING MAY NOT SHOW PERMANENT SEAM PLACEMENT; If no seams are shown on drawing – sign to be shipped in one piece.
- TAGLINE : Surface applied White die cut vinyl graphics to match color shown
- WALL MATL.: To be verified w/ survey
- INSTALL: Backer thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking

COLOR PALETTE

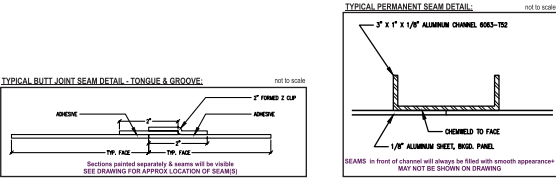
Matthews Magenta
MP86055 R155445
N Semi-glo V1.0
over MP55898 White Basecoat

3M 7725-10
Opaque White

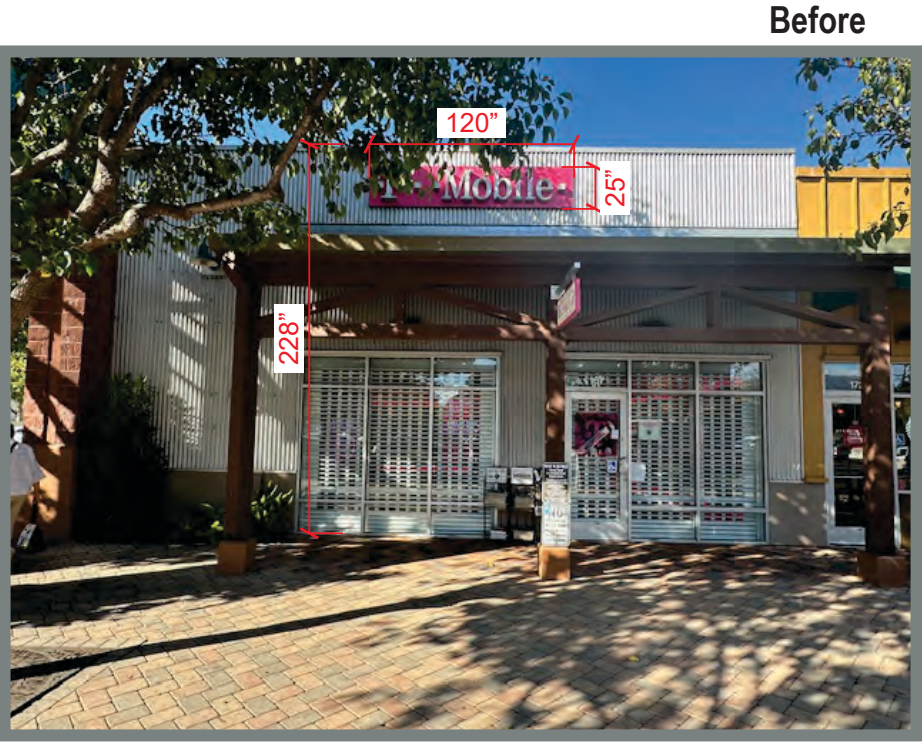
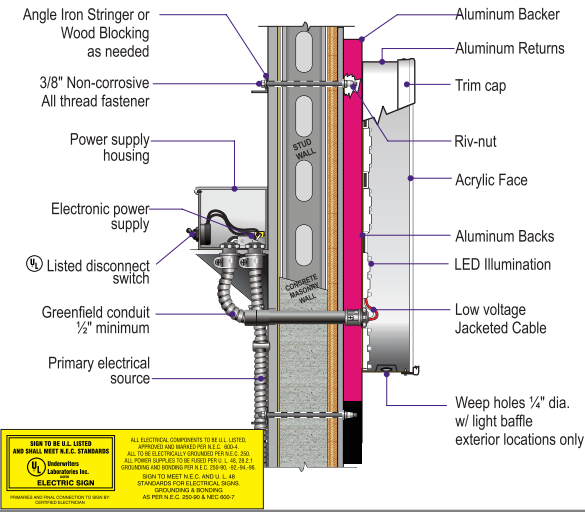
#2447 White Autoglas or Equal

Black Satin Finish

All paint finishes to be Satin unless otherwise specified



LED CHANNEL on 1" BACKER - FLUSH MOUNTED

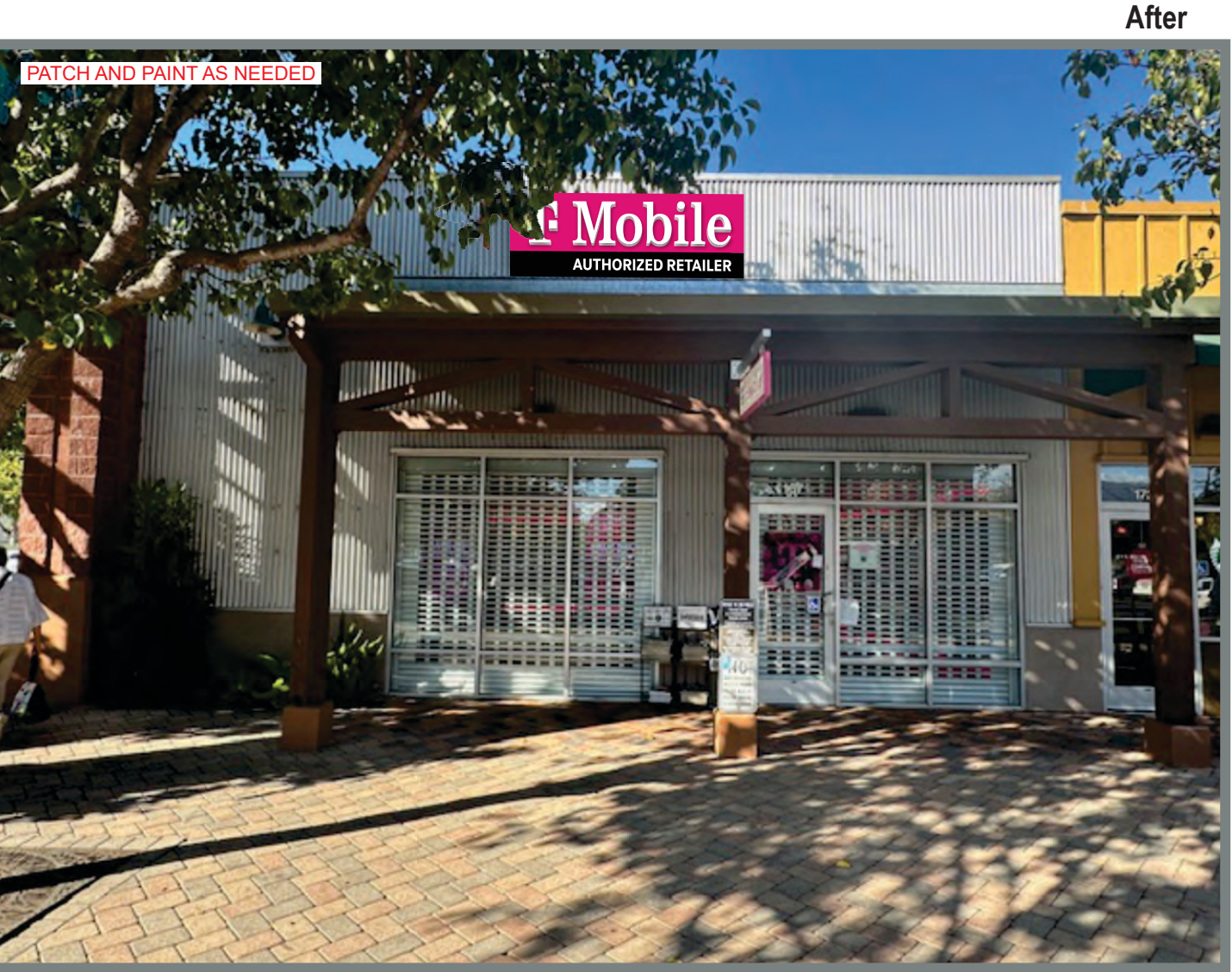


SIMULATED ILLUMINATION VIEW

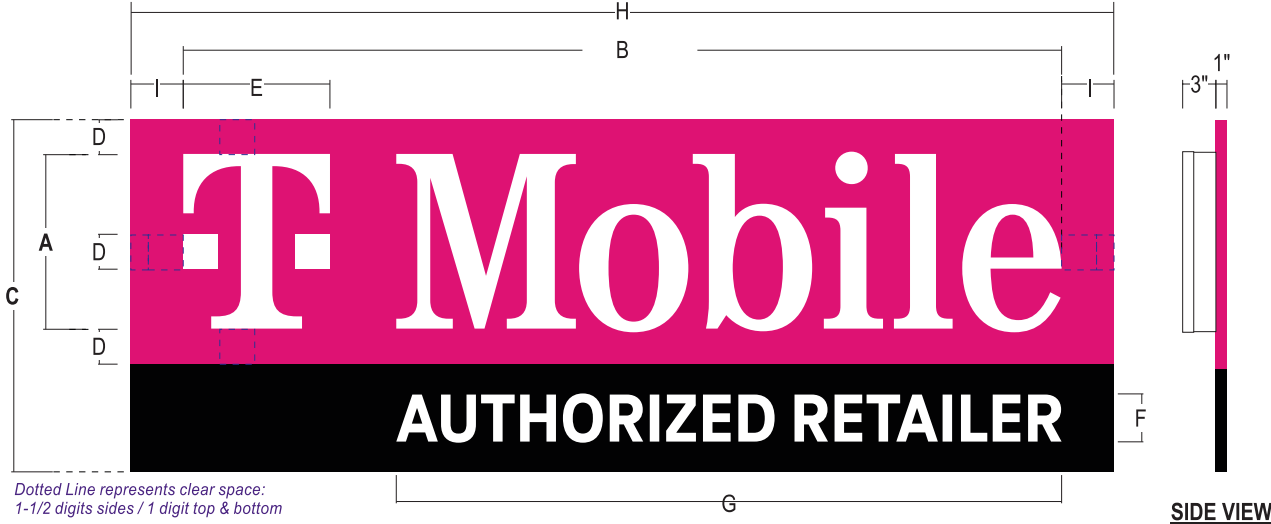


SEAM LOCATION MAY VARY WITH SIZE OF SIGNAGE;
SEAMS MAY NOT BE REQUIRED ON SMALLER SETS

PART NO.	A	B	C	D	E	F	G	H	I	SQ FT
TMOAR-15W-1B	1'-3"	6'-3-3/8"	2'-6-1/4"	3"	1'-5/8"	4	4'-9-1/8"	7'-3/8"	4-1/2"	17.7
TMOAR-16W-1B	1'-4"	6'-8-1/2"	2'-8-1/4"	3-1/4"	1'-1-1/2"	4-1/4"	5'-1"	7'-6"	4-3/4"	20.2
TMOAR-17W-1B	1'-5"	7'-1-1/2"	2'-10-1/4"	3-3/8"	1'-2-1/4"	4-5/8"	5'-4-3/4"	7'-11-5/8"	4-5/8"	22.8
TMOAR-18W-1B	1'-6"	7'-6-1/2"	3'-1-1/4"	3-5/8"	1'-3-1/8"	4-7/8"	5'-8-5/8"	8'-5-3/8"	4-7/8"	25.5
TMOAR-19W-1B	1'-7"	7'-11-1/2"	3'-2-1/4"	3-3/4"	1'-4"	5-1/8"	6'-3/8"	8'-11"	5-3/4"	28.5
TMOAR-20W-1B	1'-8"	8'-4-5/8"	3'-4-3/8"	4"	1'-4-3/4"	5-3/8"	6'-4-1/8"	9'-4-5/8"	6"	31.5
TMOAR-21W-1B	1'-9"	8'-9-5/8"	3'-6-3/8"	4-1/4"	1'-5-5/8"	5-5/8"	6'-8"	9'-10-1/4"	6-1/4"	34.8
TMOAR-22W-1B	1'-10"	9'-2-5/8"	3'-8-3/8"	4-3/8"	1'-6-1/2"	5-7/8"	6'-11-3/4"	10'-3-7/8"	6-5/8"	38.2
TMOAR-23W-1B	1'-11"	9'-7-5/8"	3'-10-3/8"	4-5/8"	1'-7-3/8"	6-1/4"	7'-3-5/8"	10'-9-1/2"	6-7/8"	41.7
TMOAR-24W-1B	2'-0"	10'-5/8"	4'-3/8"	4-3/4"	1'-8-1/8"	6-1/2"	7'-7-3/8"	11'-3-1/8"	7-1/4"	45.4
TMOAR-25W-1B	2'-1"	10'-5-3/4"	4'-2-3/8"	5"	1'-9"	6-3/4"	7'-11-1/4"	11'-8-3/4"	7-1/2"	49.3
TMOAR-26W-1B	2'-2"	10'-10-3/4"	4'-4-3/8"	5-1/4"	1'-9-7/8"	7"	8'-3"	12'-2-3/8"	7-3/4"	53.3
TMOAR-27W-1B	2'-3"	11'-3-3/4"	4'-6-1/2"	5-3/8"	1'-10-5/8"	7-1/4"	8'-6-7/8"	12'-8"	8-1/8"	57.5
TMOAR-28W-1B	2'-4"	11'-8-3/4"	4'-8-1/2"	5-5/8"	1'-11-1/2"	7-1/2"	8'-10-5/8"	13'-1-5/8"	8-3/8"	61.8
TMOAR-29W-1B	2'-5"	12'-1-7/8"	4'-10-1/2"	5-3/4"	2'-3/8"	7-3/4"	9'-2-1/2"	13'-7-1/4"	8-3/4"	66.3
TMOAR-30W-1B	2'-6"	12'-6-7/8"	5'-1/2"	6"	2'-1-1/4"	8-1/8"	9'-6-1/4"	14'-7/8"	9"	70.9
TMOAR-31W-1B	2'-7"	12'-11-7/8"	5'-2-1/2"	6-1/4"	2'-2"	8-3/8"	9'-10-1/8"	14'-6-1/2"	9-1/4"	75.8
TMOAR-32W-1B	2'-8"	13'-4-7/8"	5'-4-1/2"	6-3/8"	2'-2-7/8"	8-5/8"	10'-1-7/8"	15'-1/8"	9-5/8"	80.7
TMOAR-33W-1B	2'-9"	13'-10"	5'-6-1/2"	6-5/8"	2'-3-3/4"	8-7/8"	10'-5-3/4"	15'-5-3/4"	9-7/8"	85.8
TMOAR-34W-1B	2'-10"	14'-3"	5'-8-1/2"	6-3/4"	2'-4-1/2"	9-1/8"	10'-9-1/2"	15'-11-3/8"	10-1/4"	91.1
TMOAR-35W-1B	2'-11"	14'-8"	5'-10-5/8"	7"	2'-5-3/8"	9-3/8"	11'-1-3/8"	16'-5"	10-1/2"	96.6
TMOAR-36W-1B	3'-0"	15'-1"	6'-5/8"	7-1/4"	2'-6-1/4"	9-3/4"	11'-5-1/8"	16'-10-5/8"	10-3/4"	102.2



NOTE :MAXIMUM ALLOWED IS 18" LETTERS AND 75% OF STOREFRONT LENGTH



COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

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T-Mobile

ADDRESS

167 N Fairview Ave,
Goleta, CA

PAGE #

CLIENT SIGNATURE

DATE

12-09-2024

PM

Young R.

APPROVAL DATE

DESIGN

Imniss A.

FILE NAME

PRJ-TMBL-192365-R3

REVISIONS

DATE:

DESCRIPTION:

12/13/24

Sign A and B increase to 16"

12/16/24

Sign A and B increase to 18" Sign C to be painted wood

12/30/24

Revised per BB Request

03-17-25

Change size for Sign C

SIDE VIEW

Signage Detail



Proposed:
D/F BLADE SIGN
Painted wood and letters

NOTE: PER THE MSP FROM THE LL
MAXIMUM ALLOWED IS 12" LETTERS
AND MUST BE CARVED OR PAINTED WOOD.

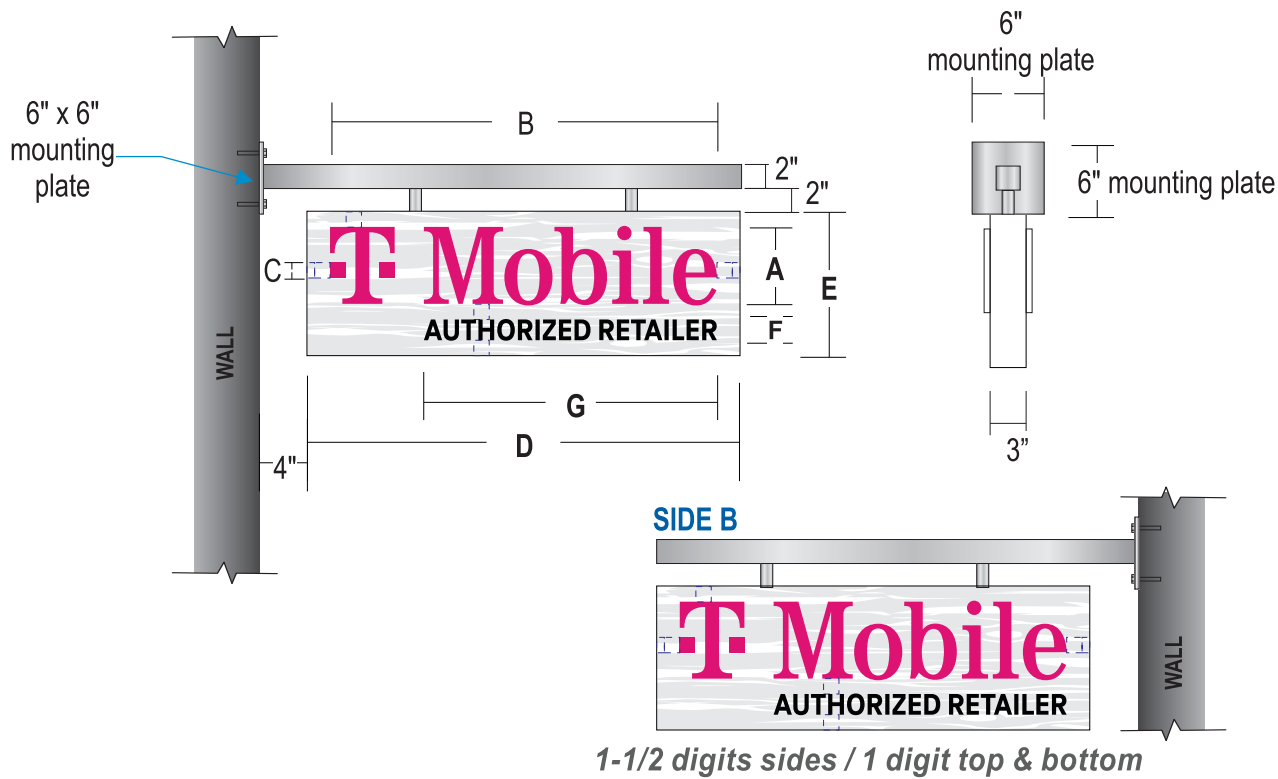
COLOR PALETTE

- Magenta
- Black
- White

Before



After



PART NO.	A	B	C	D	E	F	G	SQ. FT.
CUSTOM	7"	2'-11-1/4"	1-3/8"	3'-3-3/8"	1'-1-1/8"	1-7/8"	2'-2-5/8"	3.6

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Sign A and B increase to 18" Sign C to be painted wood

12/30/24

Revised per BB Request

03-17-25

Change size for Sign C

ATTACHMENT D

CALLE REAL SHOPPING CENTER OSP

ATTACHMENT B

Calle Real Shopping Center Revised Overall Sign Plan
Case No. 00-M-002

CONDITIONS OF APPROVAL

1. The Revised Overall Sign Plan is based upon and limited to compliance with the following project description, the hearing exhibit marked Exhibit #1, dated November 6, 2000, and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of the planning and Development Department for conformity with this approval. Deviations from the project description or conditions of approval may require a modification to these permits.
2. This Revised Overall Sign Plan supercedes all existing Overall Sign Plans for the Calle Real Shopping Center.
3. Any tenant changes and/or sign changes for the Calle Real Shopping Center shall be found to be in substantial conformity with the approved Revised Overall Sign Plan as determined by Planning and Development and shall obtain a Sign Certificate of Conformance prior to the construction or placement of any new or replaced sign.
4. Prior to issuance of any Sign Certificate of Conformance, the applicant shall pay all Planning and Development Department processing fees.

\\PLNDEV\SYS\GROUP\Dev_Rev\WP\M_CASES\00_cases\0M002\za_actionletter.Nov 6..2000.doc

Final approved
plan

CALLE REAL SHOPPING CENTER
5701 to 5796 Calle Real, Goleta, CA 93117

OVERALL SIGN PLAN

PROJECT IDENTIFICATION
POLE AND MONUMENT SIGNS

RECEIVED
COUNTY OF SANTA BARBARA

I. CENTER IDENTIFICATION:

NOV 14 2000

A. POLE and MONUMENT SIGNS:

PLANNING AND DEVELOPMENT
DEPARTMENT - ENERGY DIVISION

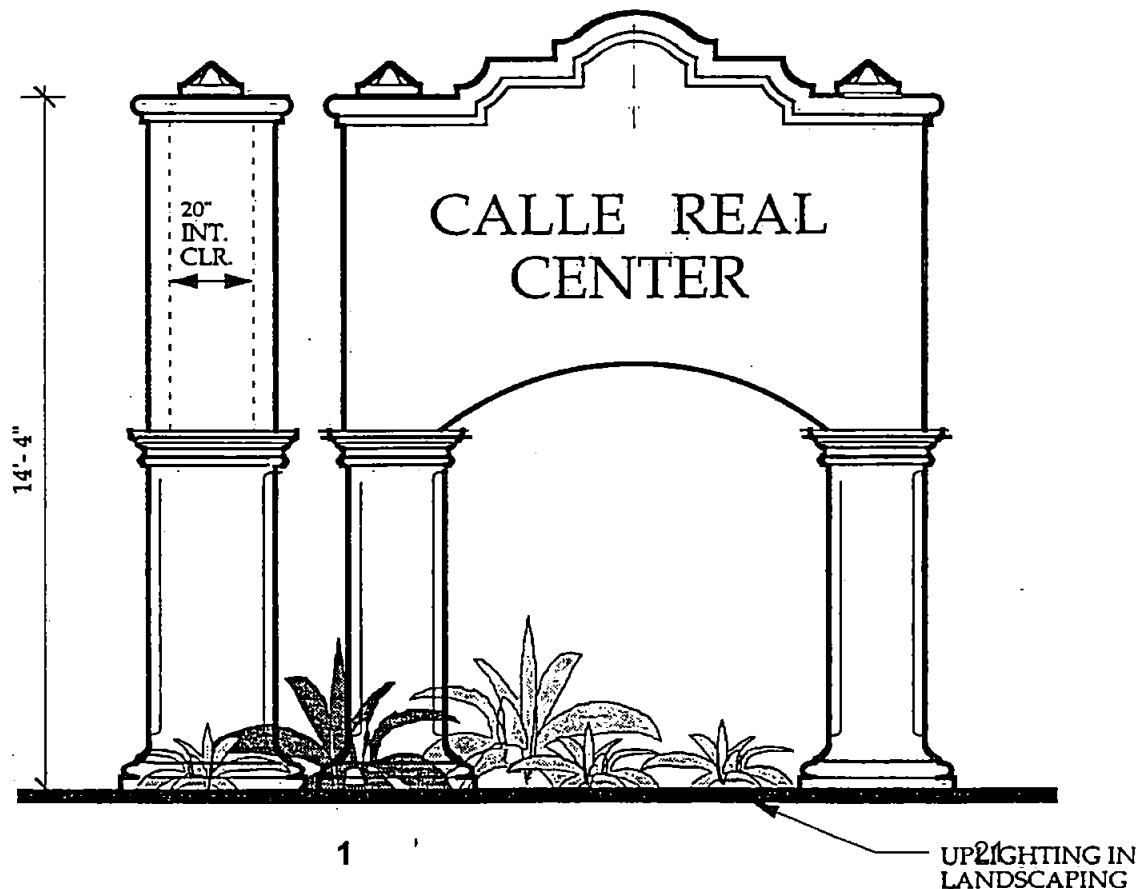
1. DEFINITION

A monument sign is designed to identify the perimeters and overall identity of the Calle Real Shopping Center.

2. DESIGN and DIMENSIONS:

- a) 1) Four 20'-0" freestanding/pole double sided signs for Center identification have been erected at the four entrances off of Calle Real into the Center parking lot. The construction of these signs is of wood and plaster. They are painted the same colors as the Center:
2) Only the Calle Real Center name is displayed on these signs. All of the lettering is fabricated of aluminum channel letters with red plex faces. (DIAGRAM A)

(DIAGRAM A)



I. CENTER IDENTIFICATION: (continued)

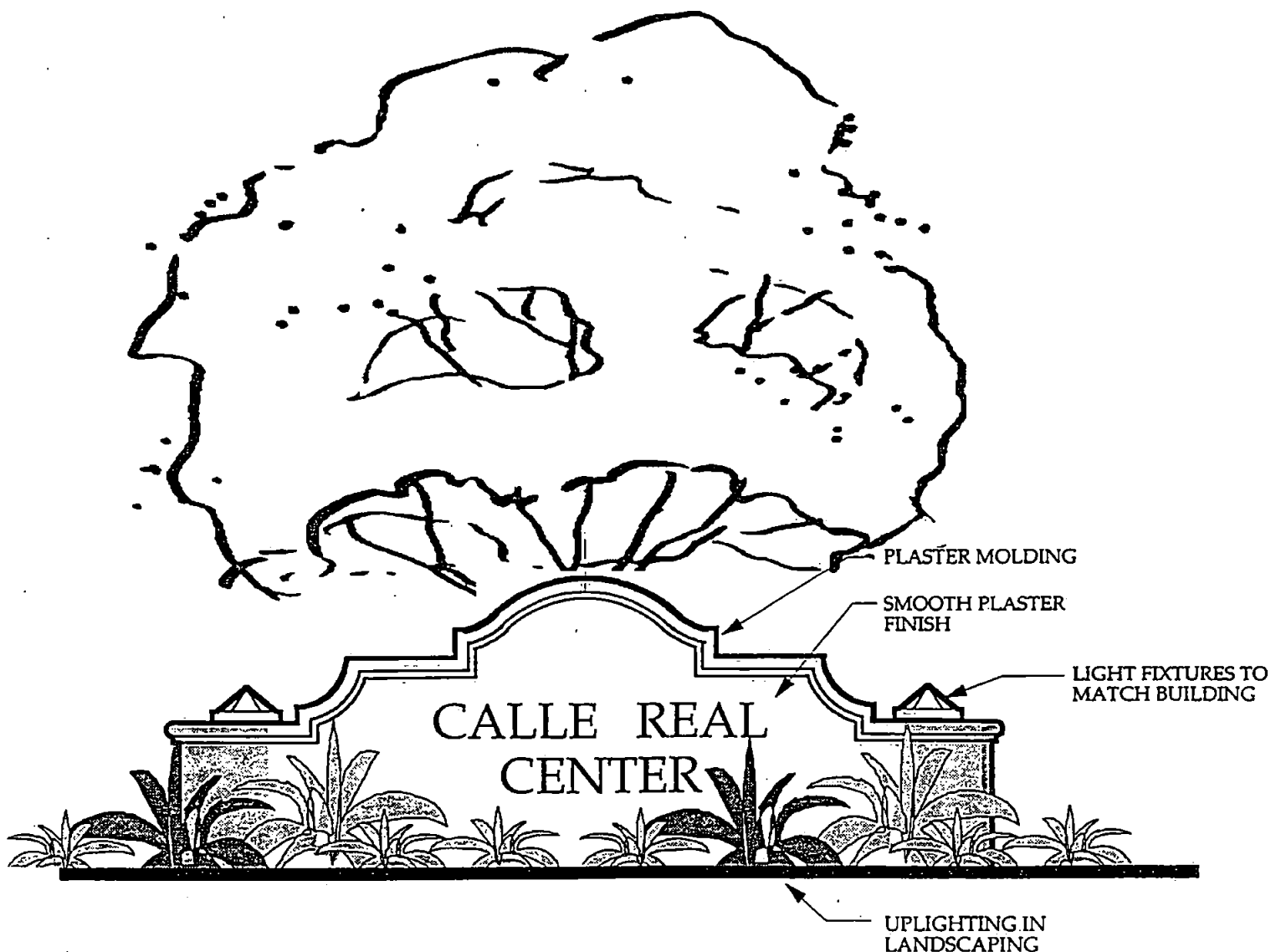
A. POLE and MONUMENT SIGNS: (continued)

2. DESIGN and DIMENSIONS: (continued)

b) 1) Two 7'- 2" Ground Level Monument Signs have been placed on opposite ends of the Center to identify the Center's perimeters. The construction of these signs is of wood and plaster. They are painted the same colors as the Center.

2) Only the Calle Real Center name is displayed on these signs. All of the lettering is fabricated of aluminum channel letters with red plex faces. (DIAGRAM B)

(DIAGRAM B)



CALL- REAL SHOPPING CENTER

OVERALL SIGN PLAN (continued)

TENANT IDENTIFICATION-UNDERCANOPY SIGNS

II. TENANT IDENTIFICATION:

A. UNDERCANOPY TENANT IDENTIFICATION: (DIAGRAM C)

1. DEFINITION/DESCRIPTION:

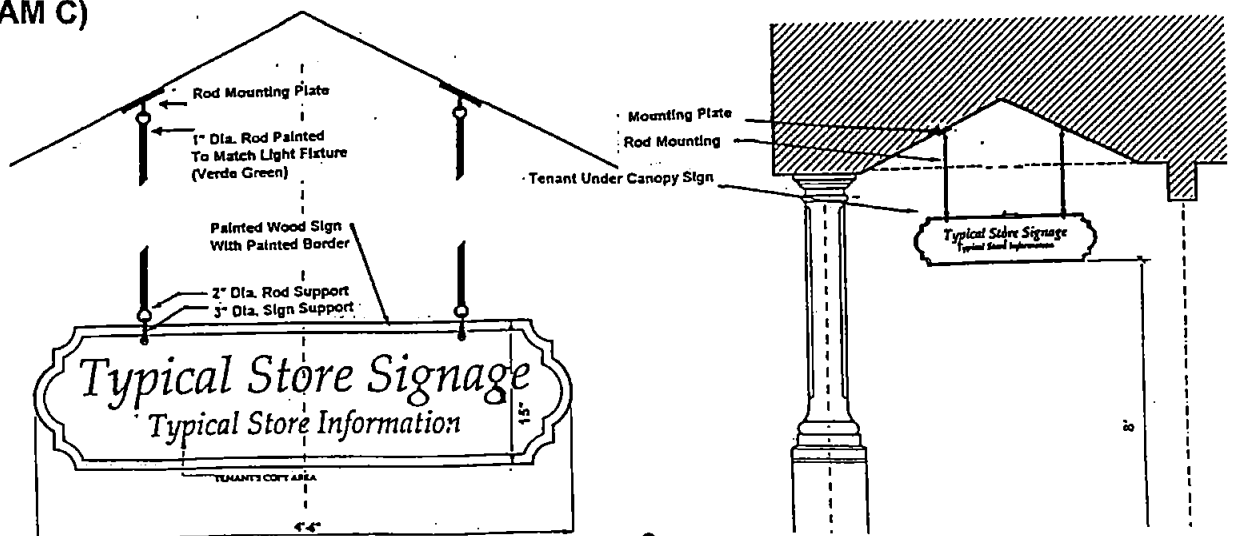
The under canopy sign is the Tenant identification sign hung perpendicular to the walkway by metal fasteners under the canopy fascia.

2. DESIGN STANDARDS:

The Landlord furnishes blank Under-Canopy Sign Plaques to each Tenant. The pre-determined border color and the background color of the sign have already been applied.

- The under canopy signs are constructed of 3/4" MDO with die-cut vinyl lettering, consisting of Tenant's name & logo only.
- The dimensions of each sign are 4'- 6" in length and 15" in height .
- There shall be no more than two lines of copy. If using one line of copy, the height of the letters shall not exceed 11". If using two lines of copy, the total of the two lines of letter height shall be configured not to exceed a total of 11".
- The Tenant shall select the letter style and color, subject to Landlord's prior written approval.
- Only one sign will be allowed per Tenant.
- The sign shall be hung perpendicular to the walkway. The bottom edge of the sign shall be exactly 8'- 6" above the sidewalk.

(DIAGRAM C)



CALLE REAL SHOPPING CENTER

OVERALL SIGN PLAN (continued)

TENANT IDENTIFICATION-WALL SIGNS

II. TENANT IDENTIFICATION (continued)

Tenant exterior wall-mounted identification signage shall be divided into three separate categories:

1. In-Line Tenants
2. Tower Tenants
3. End-Cap Tenants

Description of each category and their specific signage requirements is as follows:

B. IN-LINE TENANTS: (DIAGRAM D)

1. DESCRIPTION:

Tenants occupying units connected to neighboring units with one frontage/façade per Tenant.

2. SIGNAGE REQUIREMENTS:

a. GENERAL PROVISIONS FOR ALL CENTER SIGNAGE:

1. All exterior signage must have a permit from the County of Santa Barbara before installation.
2. All exterior Tenant identification signage shall be Tenant's established business name and may include the business logo and/or its principal product or service.
3. All exterior wall-mounted Tenant identification signs shall be of individual aluminum channel letters.
4. The letter style/font and color for the plex face of the channel letters shall be per Tenant's selection, with Landlord's prior written approval.

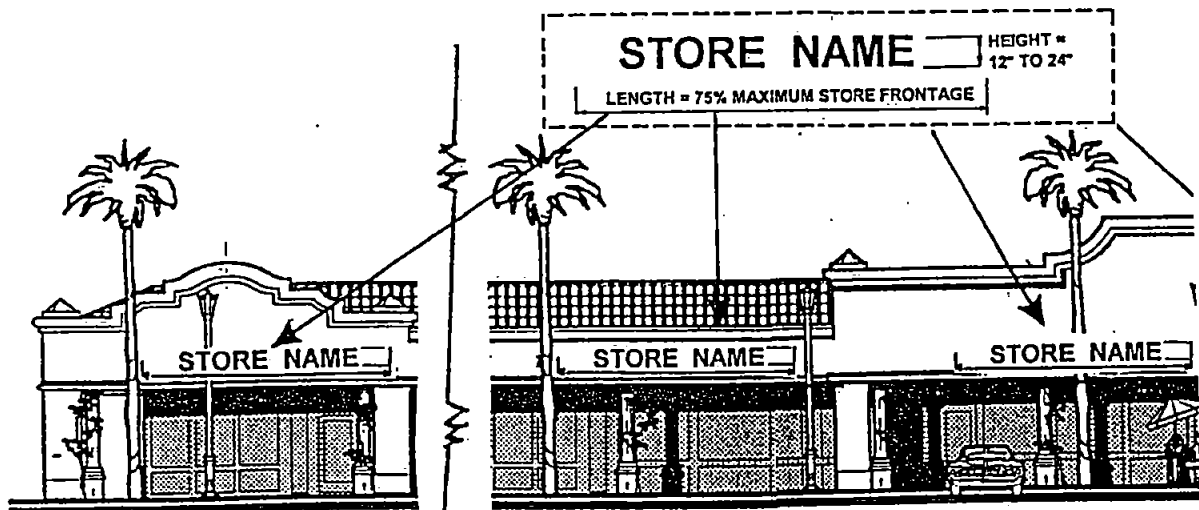
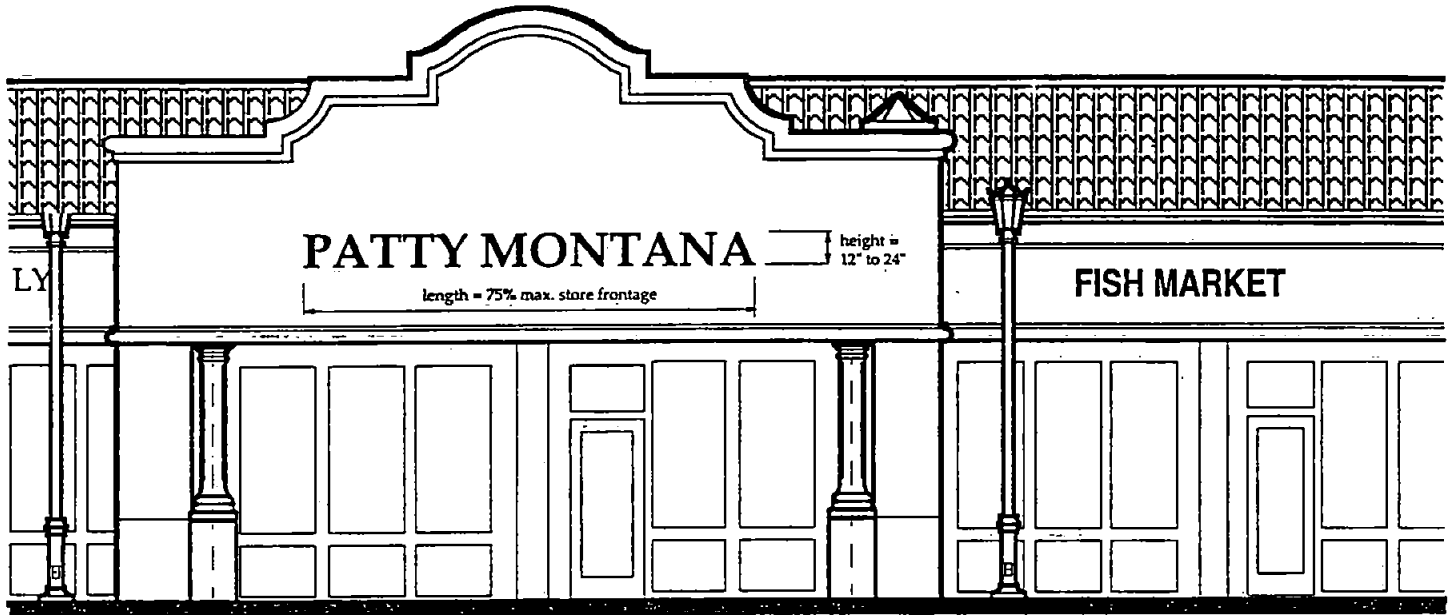
b. SPECIFIC PROVISIONS FOR IN-LINE TENANT SIGNAGE:

1. In-Line Tenants are allowed only one exterior tenant identification sign per building frontage/façade, including logo.
2. There shall be no more than two lines of copy.
3. **The maximum letter height shall be 24"; the minimum letter height shall be 12".**
4. **With two lines of copy**, the individual letter height must be configured within the measurements of the total sign area dimensions are **not to exceed 30" in height and 75% of the available linear frontage.**
5. **The total sign area shall not exceed 1/8th of the square footage of the store façade.**

6. Logos shall be included in the allowable sign area of the individual Tenant identification exterior wall-mounted signage. Only copyright secured or trademark-registered logos shall be allowed.

(DIAGRAM D)

(In-Line Tenant Wall-mounted Signage)



C. TOWER TENANTS: (DIAGRAM E)

1. DESCRIPTION:

- a. Tenants occupying space beneath a tower whose façade has a different configuration than In-Line Tenants.
- b. The Tower Tenant may also be an End-Cap Tenant and be allowed one sign on each building frontage open to the public, not to exceed two signs.

2. SIGNAGE REQUIREMENTS:

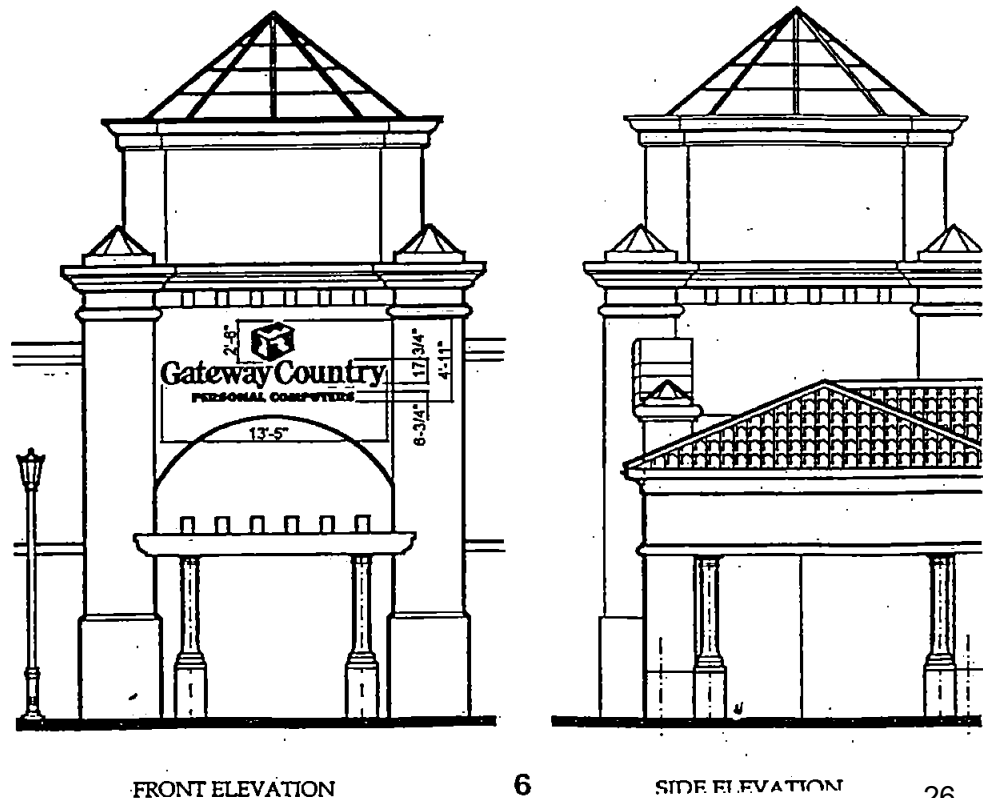
a. GENERAL PROVISIONS:

The General Provisions for Tower Tenants shall be the same as described in II.B.2.a. 1 through 4.

b. SPECIFIC PROVISIONS FOR EACH SIGN:

1. Tower Tenants shall be allowed a maximum of three lines of copy, including logo.
2. The total signage area shall not exceed 90 square feet or more than 1/8th of the area of the store façade, whichever is less.
3. The maximum letter height shall be 24"; the minimum letter height shall be 12".
4. Tenant identification signs shall not exceed three lines of copy, the total sign height shall not exceed 5'- 6".
5. Trademark-registered logos shall be included in the allowable sign area of the individual Tenant identification exterior wall-mounted sign.

(DIAGRAM E)



D. END-CAP TENANTS: (DIAGRAM F)

1. DESCRIPTION:

Tenants occupying end units with more than one building frontage open to the public will be allowed two business identification signs located on two different building frontages.

2. SIGNAGE REQUIREMENTS:

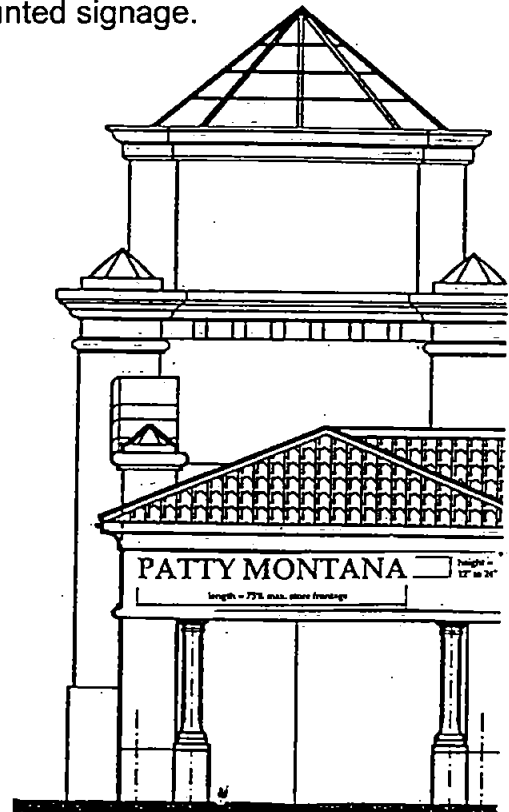
a. GENERAL PROVISIONS

The General Provisions for End-Cap Tenants shall be the same as described in II.B.2.a. 1 through 4.

b. SPECIFIC PROVISIONS FOR EACH SIGN:

- a. End-Cap Tenants shall be allowed two lines of copy, including logo.
- b. The maximum letter height shall be 24"; the minimum letter height shall be 12".
- c. The Tenant identification signs shall not exceed two lines of copy and the individual letter height must be configured within the measurements of the total sign area dimensions, that are not to exceed 30" in height and 75% of the available linear frontage.
- d. The total sign area shall not exceed 1/8th of the square footage of the store façade.
- e. Copyright secured or trademark-registered logos shall be included in the allowable sign area of the individual Tenant identification exterior wall-mounted signage.

(DIAGRAM F)



7

CALLL REAL SHOPPING CENTER

OVERALL SIGN PLAN (continued)

TENANT IDENTIFICATION-DOOR SIGNS:

II. TENANT IDENTIFICATION (continued):

A FRONT DOOR SIGNS: (DIAGRAM G)

1. Tenants are allowed one tenant or product identification sign on the front glass door.
2. All copy will be fabricated of hand painted or die-cut vinyl.
3. The letter style/font and color shall be per Tenant's selection.
4. All copy shall be installed with the bottom line of copy 4' from the bottom of the door.
5. There will be no more than two lines of copy, unless the use of a logo necessitates three lines.
6. The maximum letter height shall not exceed 10", the minimum letter height shall be 6".
7. With more than one line of copy, the total signage height shall not exceed 20".
8. Overall length of front door signage shall not exceed 24".
9. Logos will be included in the designated signage area and be considered in conjunction with the individual letters.

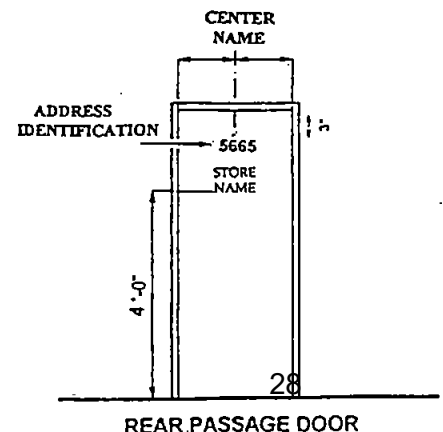
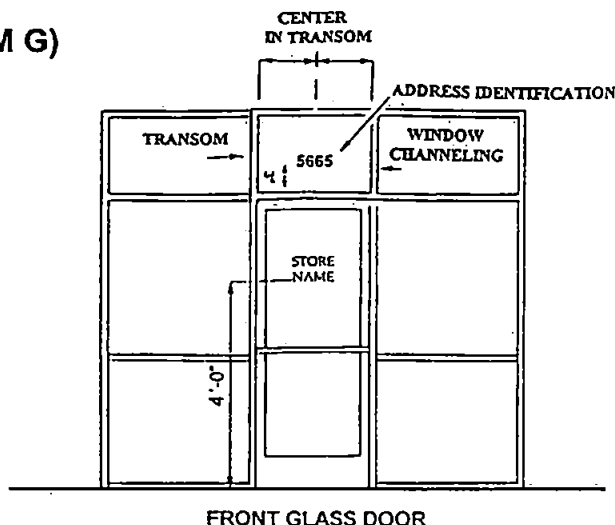
B. FRONT DOOR ADDRESS SIGNAGE:

1. One set of hand painted or die-cut vinyl address numbers will be placed in the glass transom above the front glass door.
2. All address numbers shall be a minimum of 6" in height.

C. REAR DOOR SIGNAGE: (DIAGRAM G)

1. Tenants are allowed one tenant or product identification sign on the rear passage door.
2. The letter style/font and color shall be per Tenant's selection.
3. The allowable length of the Tenant identification rear door signage shall not exceed 24".
4. Maximum of three lines of copy shall be allowed. This includes the address numbers for the suite, that shall not exceed 18" in length.
5. Address numbers shall be a minimum height of 6".

(DIAGRAM G)



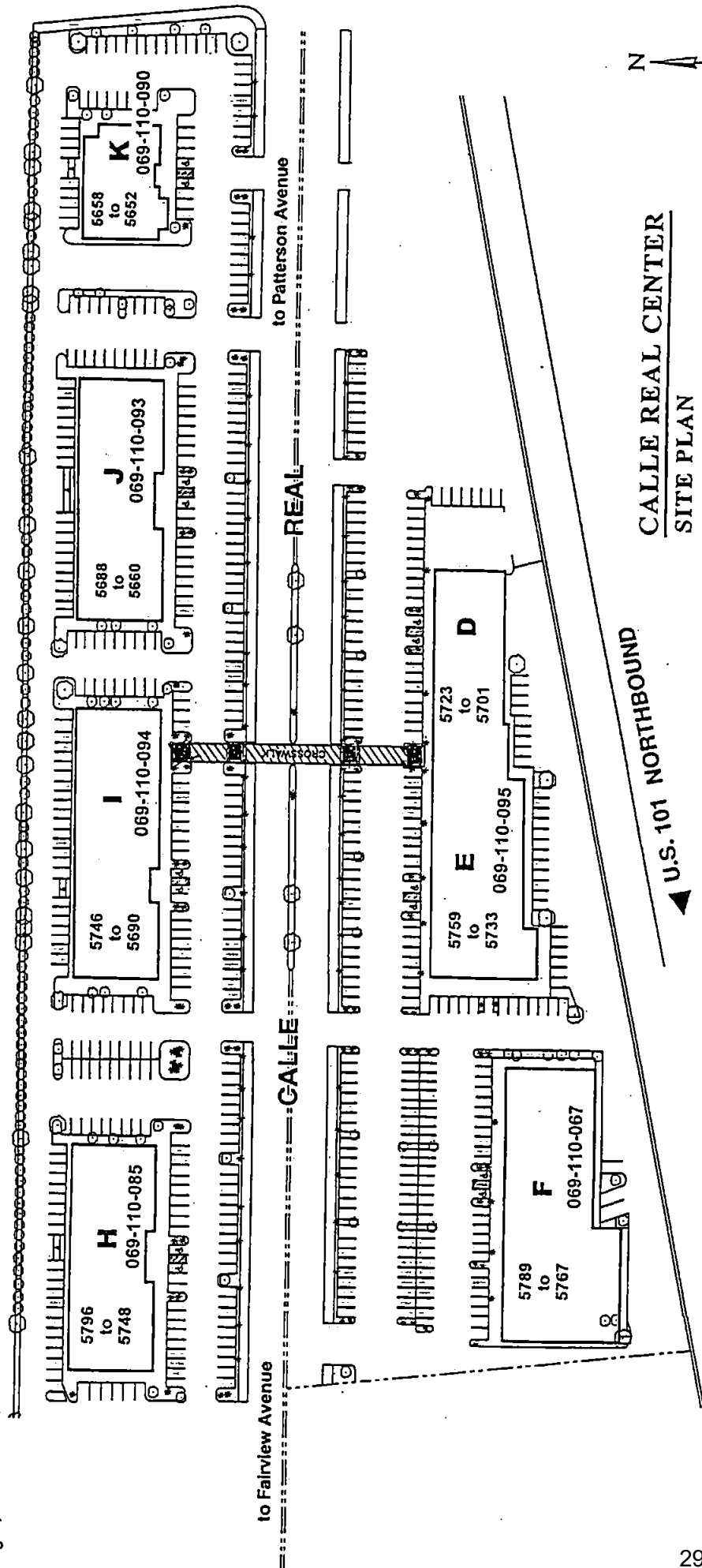
Parcel Numbers for buildings that comprise the *Calle Real Shopping Center* are:

CAL REAL NORTH:

Building H, 069-110-085
 Building I, 069-110-094
 Building J, 069-110-093
 Building K, 069-110-090

CAL REAL PROPERTIES:

Building F, 069-110-067
 Building E & D, 069-110-095



**CALLE REAL CENTER
 SITE PLAN**

NOTE: PARCELS THAT NEED TO BE DELETED FROM THIS SIGN PLAN ARE:

069-110-058 069-110-070
 069-110-059 069-110-084