



**TO:** Goleta Design Review Board

**SUBMITTED BY:** Samantha Bailey, Acting Planning Technician

**SUBJECT:** 100 Sumida Gardens Ln (APN 071-330-012) OSP Amendment for Sumida Gardens and California Environmental Quality Act Notice of Exemption Case Nos. 25-0031-DRB; 25-0003-OSP

**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 a modification of the Overall Sign Plan (OSP) for Sumida Gardens. The purpose is to update the look of the identification and wayfinding signs used at the apartment complex, including one off premise monument sign as approved by the Zoning Administrator in 2008 with a minor CUP.

The updated graphics for the signs are proposed to have two lines of copy that read "SUMIDA" on the first line and "GARDENS" on the second line and will have a row of five flowers above the first line of copy. The color scheme will be white, gray, and various shades of green. The proposed changes pertain to the existing monument and directory signs and are as follows:

- Two existing double-sided illuminated monument signs will maintain current dimensions with the first sign at 34.5 square feet and the second sign at 45 square feet. The depth of the signs will change from 16" to 20". They are proposed to go from an arched shape to a rectangular shape and will display the updated graphics. Materials will change from wooden cabinet signs to aluminum cabinet signs.
- Four nonilluminated freestanding directional complex map signs are proposed to display the updated graphics and will decrease in total sign area. Two of the signs will go from 22.19 square feet and 19.26 square feet to 13.06 square feet. The other two signs will go from 22.19 square feet and 14.66 square feet to 11.75 square feet. Additionally, the signs are proposed to be increased in height to 72".

- Five non illuminated directional signs for parking and the leasing office are proposed to display the new graphics. The two leasing office signs will go from 9.1 square feet to four square feet and the three signs for parking will remain at three square feet. The height for these signs are proposed to increase from 46" to 60" for the parking signage and 48" for the leasing office signage.
- One nonilluminated freestanding sign is proposed to be removed with no plans of replacement.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Residential – Medium Density (RM). The project was filed by Abbigayle Biggs of Signs of Success, on behalf of Robert Skinner for the Towbes Group, the property owner

**DISCUSSION:**

The scope of this proposal is to update the complex's OSP with new graphics and changes to materials. All signage proposed to be altered are existing in accordance with the approved OSP for Sumida Gardens Apartments. Two of the eleven freestanding signs are monument signs for the complex and the remaining signage exist for wayfinding purposes. The directional signs are not exempt, per 17.40.030(E), as the area for each sign is greater than two square feet. 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 proposed freestanding signage meets the requirements for residential signs per 17.40.070(D) as follows: 1) There is one monument sign proposed to remain directly in front of the complex and the off-premise monument sign approved by the ZA will also remain; 2) All but one of the proposed signs have sign areas that are 40 square feet or below and the one sign that is over that amount matches the previously approved sign at 45 square feet; 3) The heights of all signage are below 10 feet.

Additionally, the proposed signage meets the requirements for freestanding signs from 17.40.080(C) as follows: 1) The parcel is allowed freestanding signage because it has over 125 feet of continuous street frontage, the buildings are set back at least 20 feet from the lot line, and the base of the supporting structure for one of the monument signs is at least 5 feet away from the public right of way, the other monument sign is within the same location as previously approved; 2) Only one monument sign is proposed per street frontage; 3) The proposed signs are 6 feet or less, which is the allowed maximum height for signs within an OSP; 4) The proposed area for each sign is below the maximum of 100 square feet; and 5) The proposed sign is proposed in a location that already has more than two times the area of the sign in landscaping. There are no additional design standards adopted for signage for this zoning district. The proposed monument sign is consistent with applicable policies of the City of Goleta Zoning Ordinance and General Plan.

The project is located in the Sumida Gardens Apartment Complex which has an associated Overall Sign Plan (OSP).

**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 and a Notice of Exemption is proposed. The City of Goleta



is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA because on-premise signs are Categorically Exempt, pursuant to CEQA regulations § 15311(a) as it is a sign proposal to refresh the signage at an established housing complex and existing buildings. The off-premise monument sign has been found to be exempt from CEQA because new copy on an existing off-premise sign is Categorically Exempt, pursuant to CEQA regulations § 15301(g). 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. 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 monument and directional signs in a multifamily residential complex 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 office center. 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 an effectuating Zoning Clearance (**Case No. 25-0003-OSP**) 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 – Sumida Gardens OSP

## **ATTACHMENT A**

### **FINDINGS**

**Attachment A**  
**DRB & CEQA Findings for Signage**  
**OSP Amendment for**  
**Case Nos. 25-0031-DRB & 25-0003-OSP**

**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.

*This project is proposing an update existing signage at an apartment complex that will be more compatible with the modernizing neighborhood. Sign materials specified are appropriate for the proposed updated sign types and locations. The proposed updated colors include white, gray, and shades of green which would not clash with the surrounding environment. The size and sign area of the proposed updated signage is appropriate for the wayfinding purposes of the complex. Therefore, the proposed updated signage is compatible with the neighborhood, and its size, bulk, and scale.*

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 signage and locations are appropriate for an apartment complex and were previously approved by the Design Review Board and the Zoning Administrator in 2008. None of the locations of the signage is changing just the design, size, and height of the some of the wayfinding signs. The size and height of the monument signs are not being modified. The existing location of the monument signs are within view of Hollister Avenue and Sumida Gardens Lane and the proposed updated directional signage are in appropriate locations throughout the complex. Therefore, the layout, orientation, and location of structures and the property are in an appropriate and harmonious relationship with the proposed updated signage.*

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 proposed updated signage remains harmonious in relationship with the existing building architecture as evidenced by the neutral and natural color scheme and update in materials. Therefore, the proposed updated signage proposal demonstrates harmony with their relationship to the existing development by avoiding excessive variety and monotonous repetition.*

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

*The proposed updated sign materials are appropriate for the each sign type, location, and style of the buildings with neutral and natural colors. As such, the signage that would be allowed under the amended OSP would be compatible with the surrounding areas, would not adversely impact scenic views, and would not have significant adverse effects on nearby properties.*

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 existing electrical or mechanical equipment is well integrated in the total design and is not visible from public view.*

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

*No grading is required as part of the updated sign plan.*

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 this project and no specimen, 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 this project.*

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

*Only one of the existing monument signs proposed to be updated is currently illuminated and that sign is well designed, appropriate in size and location, and is dark-sky compliant.*

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 updated signage will not significantly vary in height, location, and area requirements approved under the original OSP and minor CUP. Given the location and nature of the signs, the proposed updated signage will not impede privacy of neighbors, impact existing views, and will not result in obstruction of solar access to other adjacent properties.*

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

*There are no additional design standards adopted for signage or for this zoning district. The proposed updated signage is consistent with applicable policies of the City of Goleta Zoning Ordinance and General Plan.*

## **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 and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA because on-premise signs are Categorically Exempt, pursuant to CEQA regulations § 15311(a) as it is a sign proposal to refresh the signage at an established housing complex and existing buildings. The off-premise monument sign has been found to be exempt from CEQA because new copy on an existing off-premise sign is Categorically Exempt, pursuant to CEQA regulations § 15301(g). 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. 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 monument and directional signs in a multifamily residential complex 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 office center. 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

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

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



**Subject:** Filing of Notice of Exemption

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**Project Title:**

Modification of Overall Sign Program (OSP)\_for 5383 Hollister  
Case No. 25-0031-DRB; 25-0003-OSP

**Project Applicant:**

Abbigayle Biggs, of Signs of Success  
On behalf of Robert Skinner for the Towbes Group, the property owner

**Project Location (Address and APN):**

100 Sumida Gardens Ln  
Goleta, CA 93117  
County of Santa Barbara  
APN: 071-330-012

**Description of Nature, Purpose and Beneficiaries of Project:**

This is for a modification of the Overall Sign Plan (OSP) for Sumida Gardens.. The purpose of the proposal is to update and refresh the design of the signage used to identify the apartment complex and the directional signage located throughout the complex. The beneficiary of the project is the property owner and the tenants.

**Name of Public Agency Approving the Project:**

Design Review Board of the City of Goleta

**Name of Person or Agency Carrying Out the Project:**

Abbigayle Biggs, of Signs of Success, on behalf of Robert Skinner for the Towbes Group, Property 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 and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA because on-premise signs are Categorical Exempt, pursuant to CEQA regulations § 15311(a) as it is a sign proposal to refresh the signage at an established housing complex and existing buildings. The off-premise monument sign has been found to be exempt from CEQA because

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

Samantha Bailey, Acting Planning Technician  
Mary Chang, Supervising Senior Planner  
(805) 961-7567  
mchang@cityofgoleta.org

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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**



# PERMIT SUBMITTAL

2350 Skyway Drive #10  
Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
www.signsofsuccess.net

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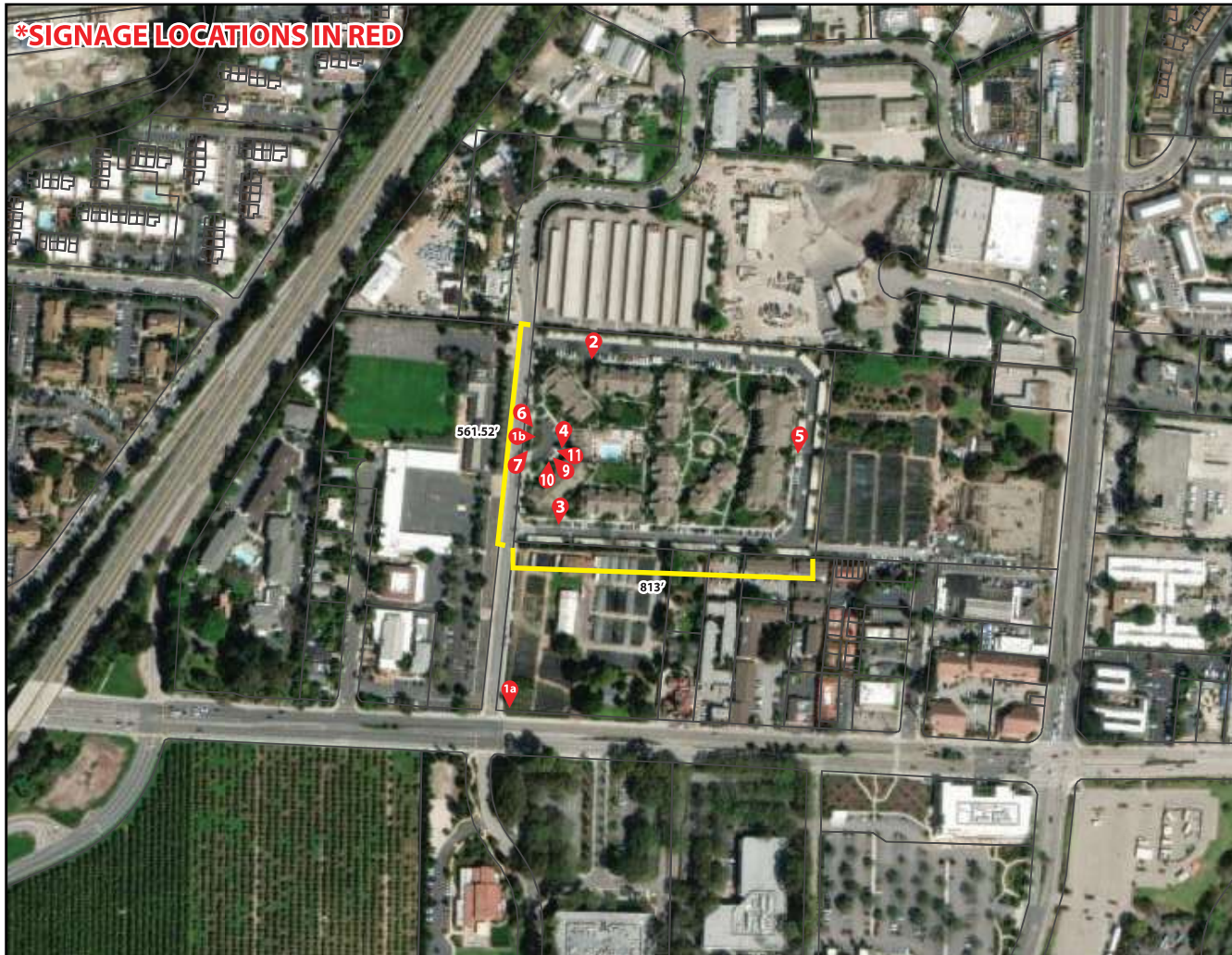


## PROPERTY DETAILS:

**OWNER:** The Towbes Group  
**CONTACT:** Bri Webster  
**EMAIL:** bwebster@towbes.com  
**PHONE:** 805-962-2121

**APN:** 071-330-012  
**ZONE:** RM  
**TRACT:** 1

## STAMP AREA



**\*SIGNAGE LOCATIONS IN RED**

## CLIENT

The Towbes Group

## LOCATION

Sumida Gardens  
100 SUMIDA GARDENS LN UNIT 101

## SCOPE

Remove & Replace Old Monument & Directories

## Street Frontage

Overpass Rd: 561.52 ft.

## Building Frontage

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**Existing Signage:** 188 sq.ft.

**Proposed Changes:** -41.88 sq.ft.

**Revised Total Signage:** 146.12 sq.ft.

**\*NO PROPOSED FLOOR, PARKING, GRADING, LANDSCAPING OR IMPERMEABLE SURFACES**



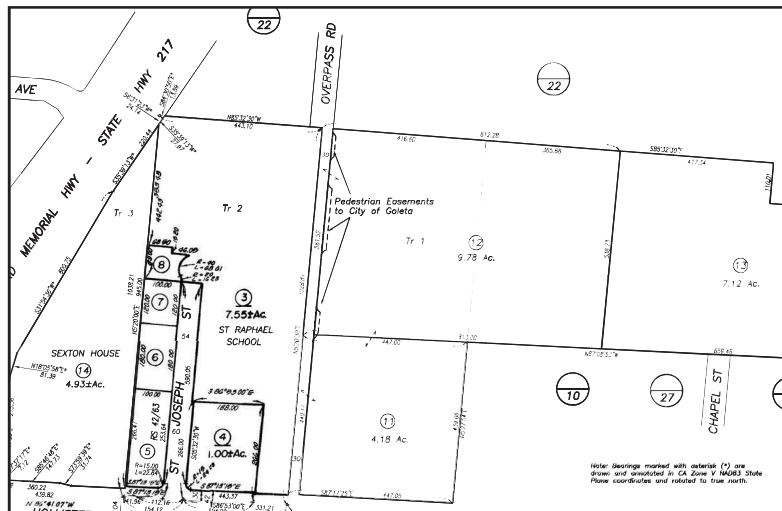
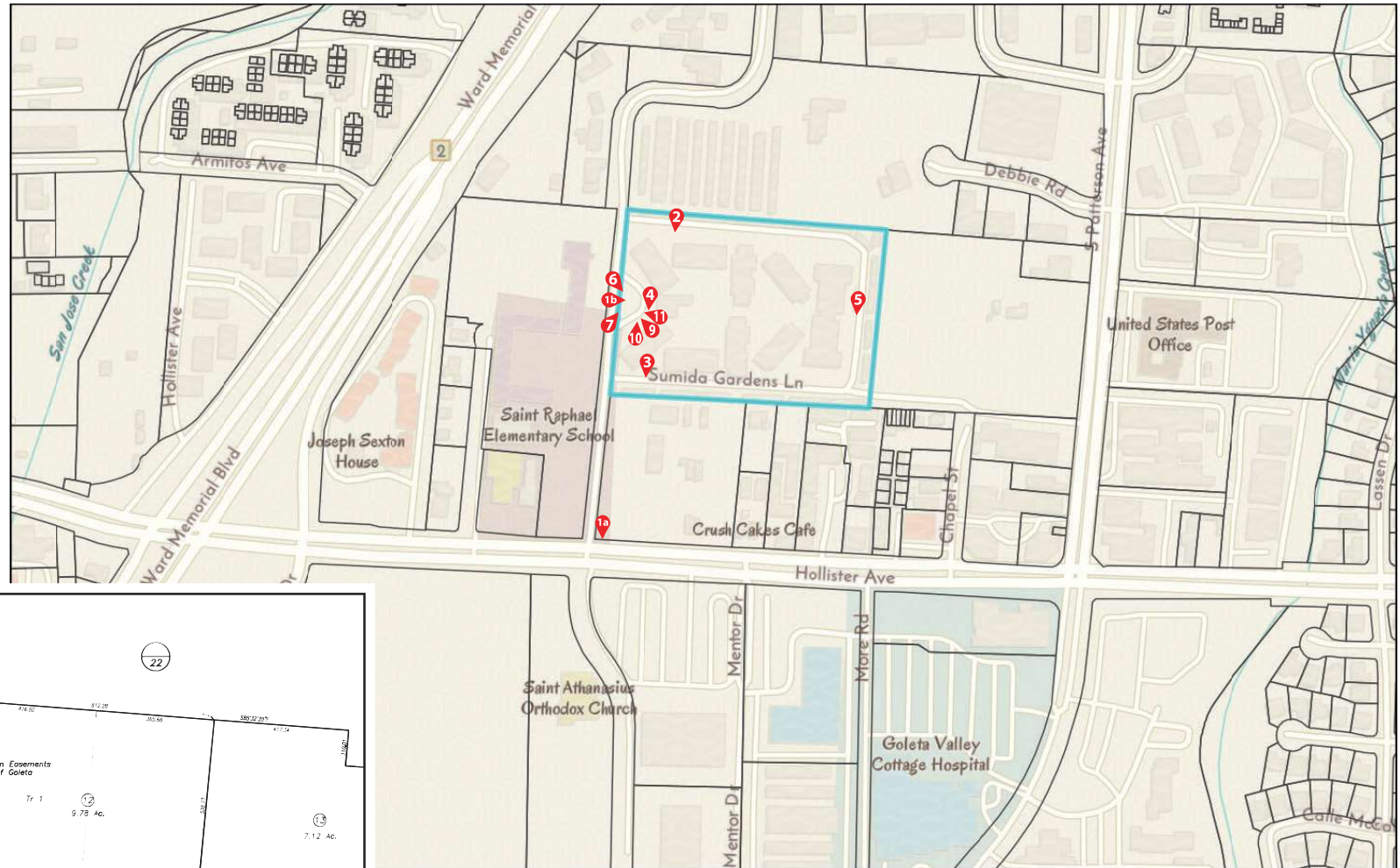
Site Plan -

Sumida Gardens

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Typical Colors & Materials -

Sumida Gardens

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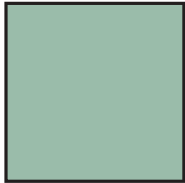
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## COLORS:



MOSS

Paint to match  
PMS 5743 C



PISTACHIO

Paint to match  
PMS 558 C



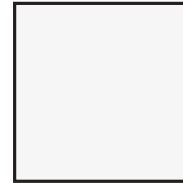
'GARDENS'

Paint to match  
PMS 7736 C



'SUMIDA'

Paint to match  
PMS 627

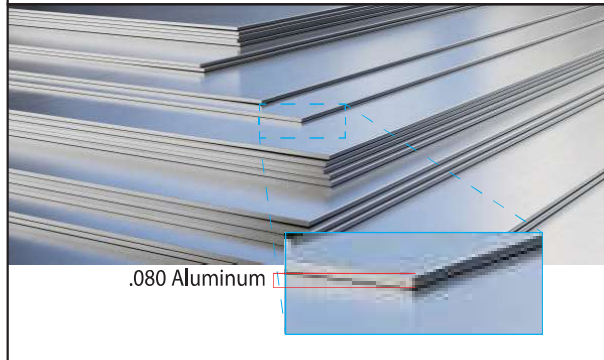


COCONUT

Paint to match  
PMS COOL GRAY 1 C

## MATERIAL EXAMPLES:

### Fabricated .080 Aluminum



### 1/2" & 1/4" Acrylic Letters





EXISTING SIGN 1a - Monument

Sumida Gardens

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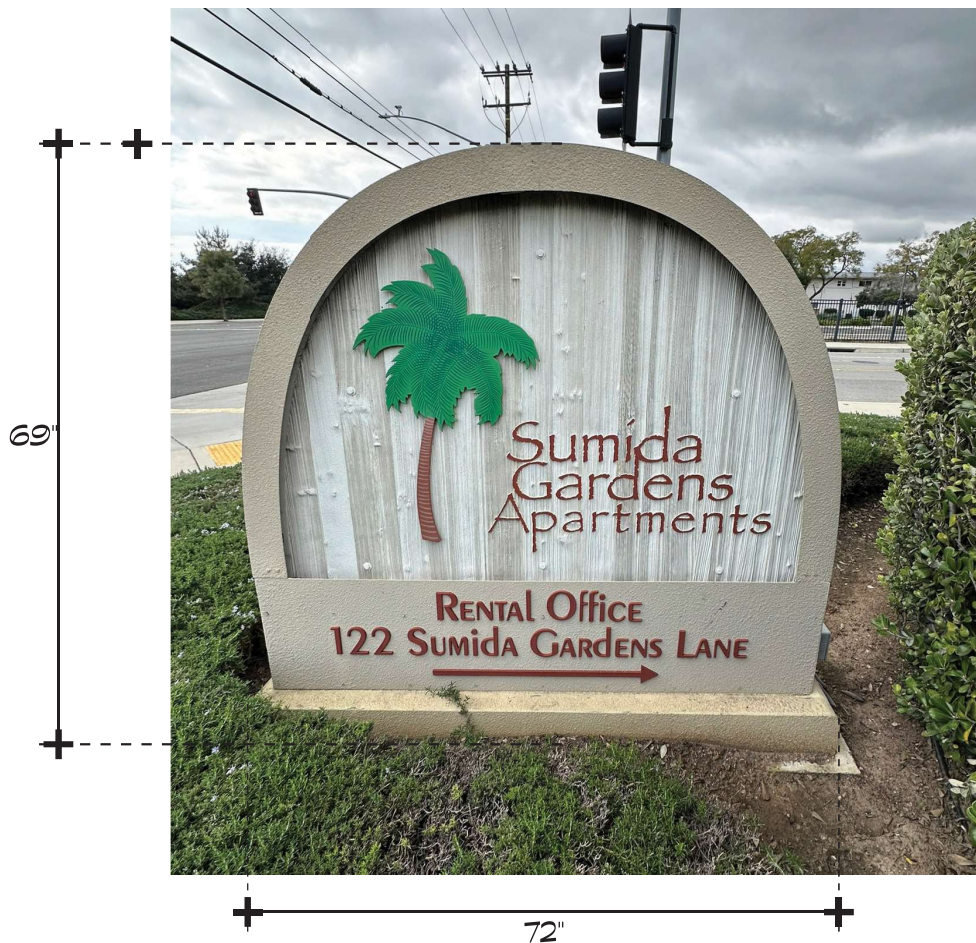
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# PERMIT SUBMITTAL

## Existing Double-Sided Illuminated Monument

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ MAIN ROAD



34.5 sq.ft.

SCALE:

5%





EXISTING SIGN 1a - Monument

Sumida Gardens

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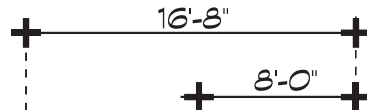
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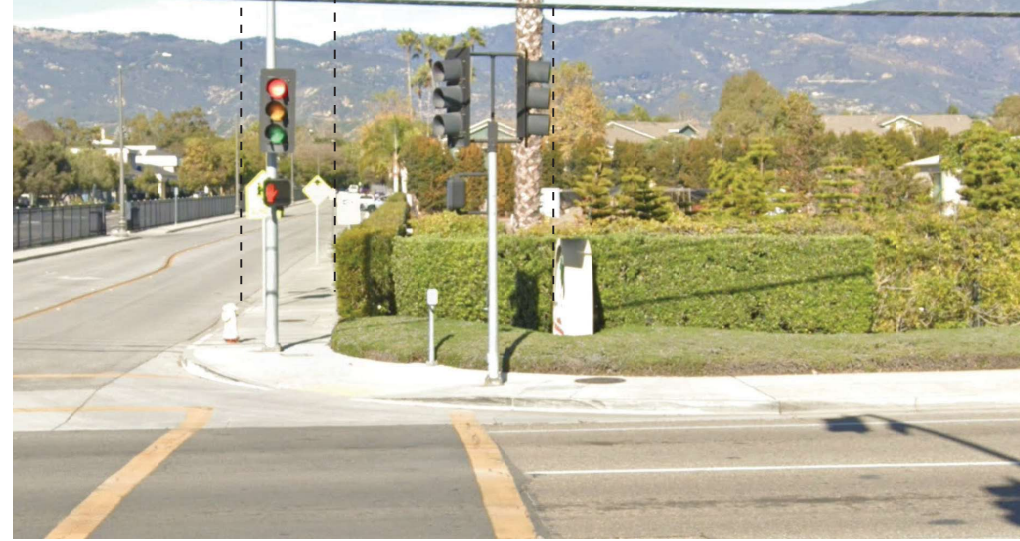
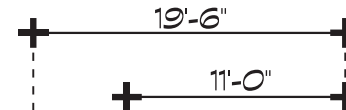
## Sign Setback

No change to existing

MONUMENT SIGN @ MAIN ROAD



HOLLISTER AVE.



SUMIDA GARDENS LN.



ELEVATION SIGN 1a

Sumida Gardens

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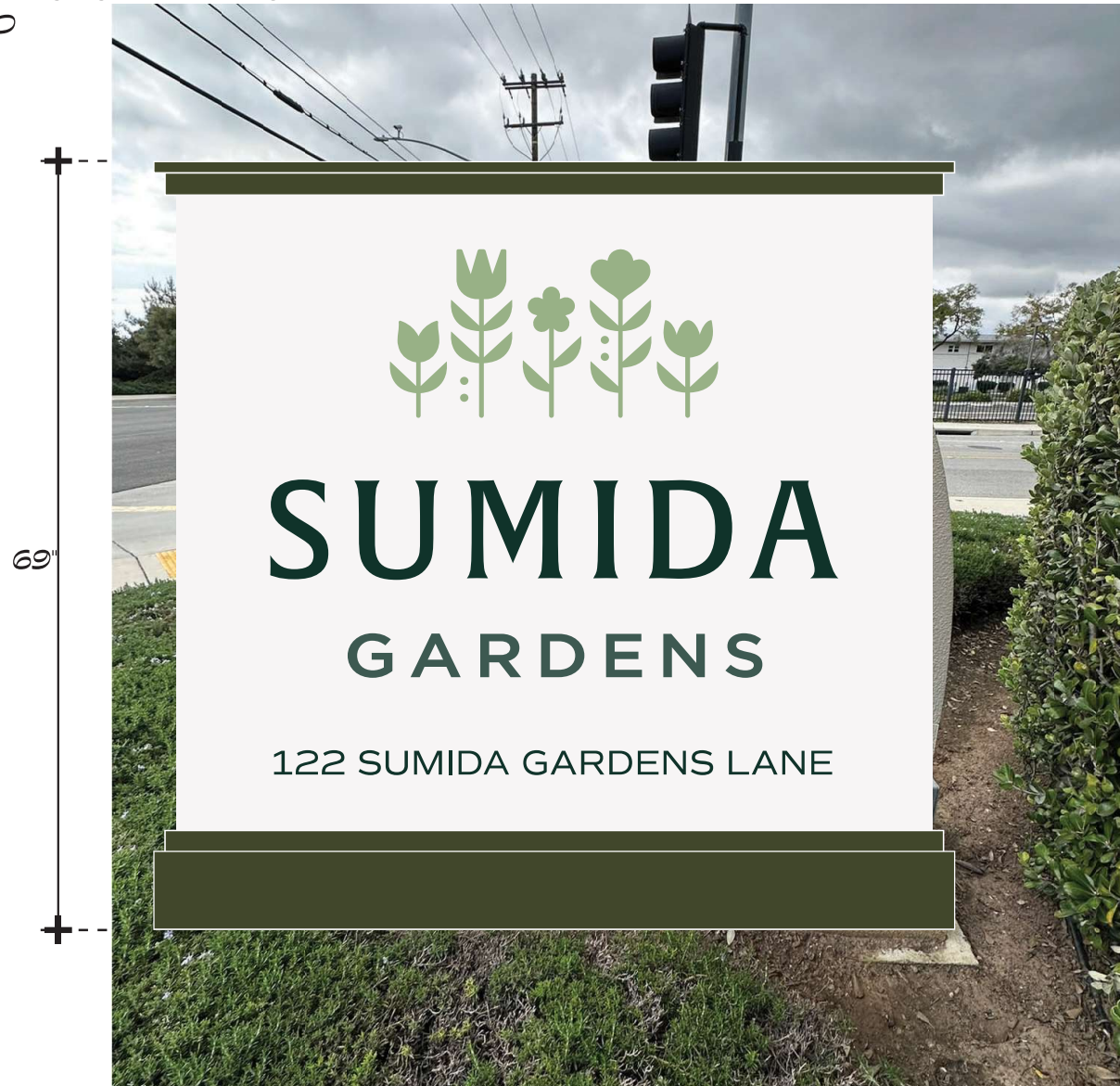
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# PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ MAIN ROAD



34.5 sq.ft.

17 SCALE:  
3/4" = 1'-0"

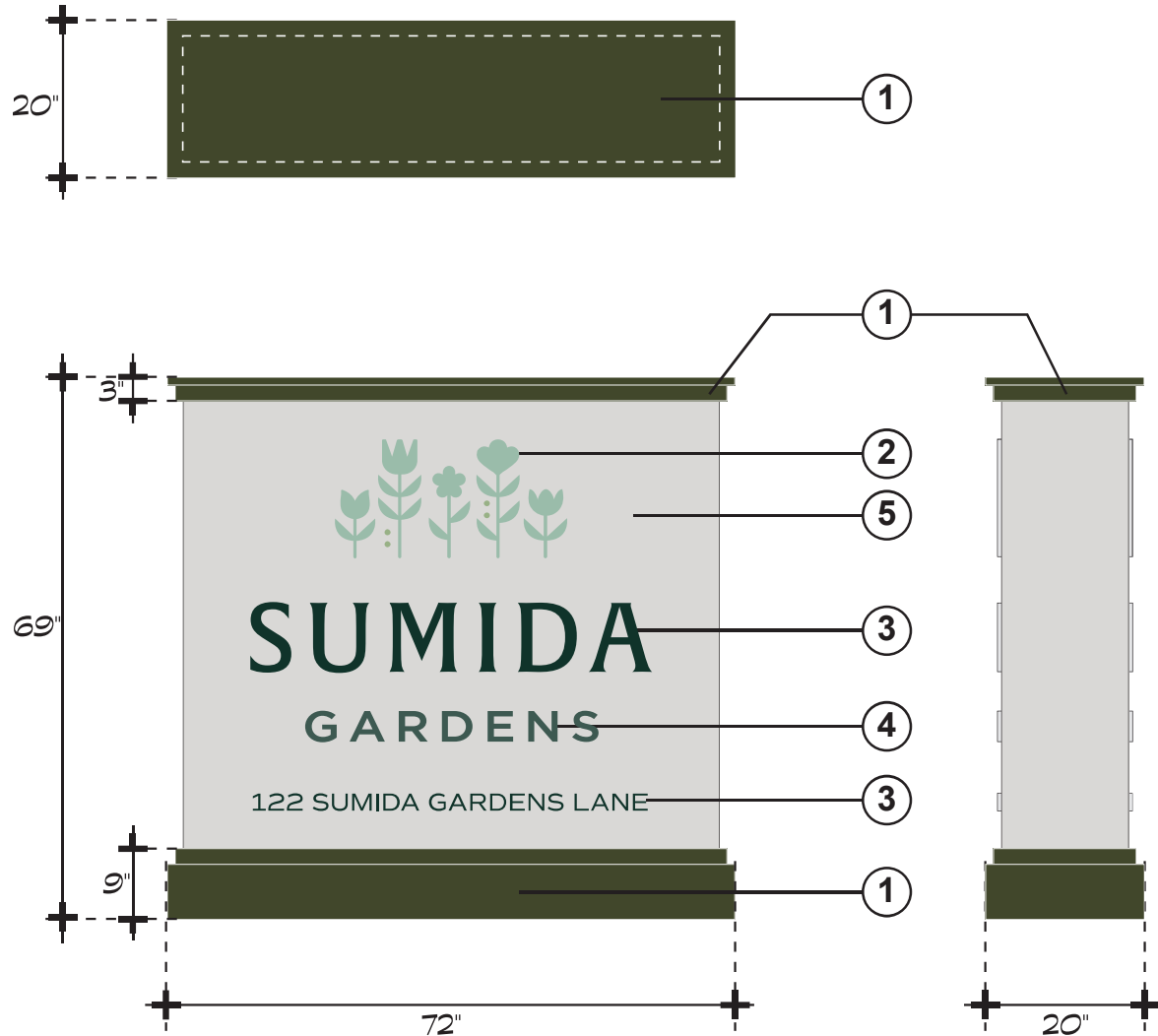


## PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument - Sign 1a

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ MAIN ROAD



## Color Details:

- ① Sign Cap, Trim, & Base  
Moss PMS 5743 C  
CMYK 67,49,89,49
- ② Logo Mark  
Pistachio PMS 558 C
- ③ Address and "SUMIDA" Opaque Faces  
PMS 627
- ④ "GARDENS" Opaque Faces  
PMS 7736
- ⑤ Sign Background  
Coconut PMS Cool Grey 1C  
CMYK 1,1,0,14

34.5 sq.ft.

18 SCALE:  
1/2" = 1'-0"



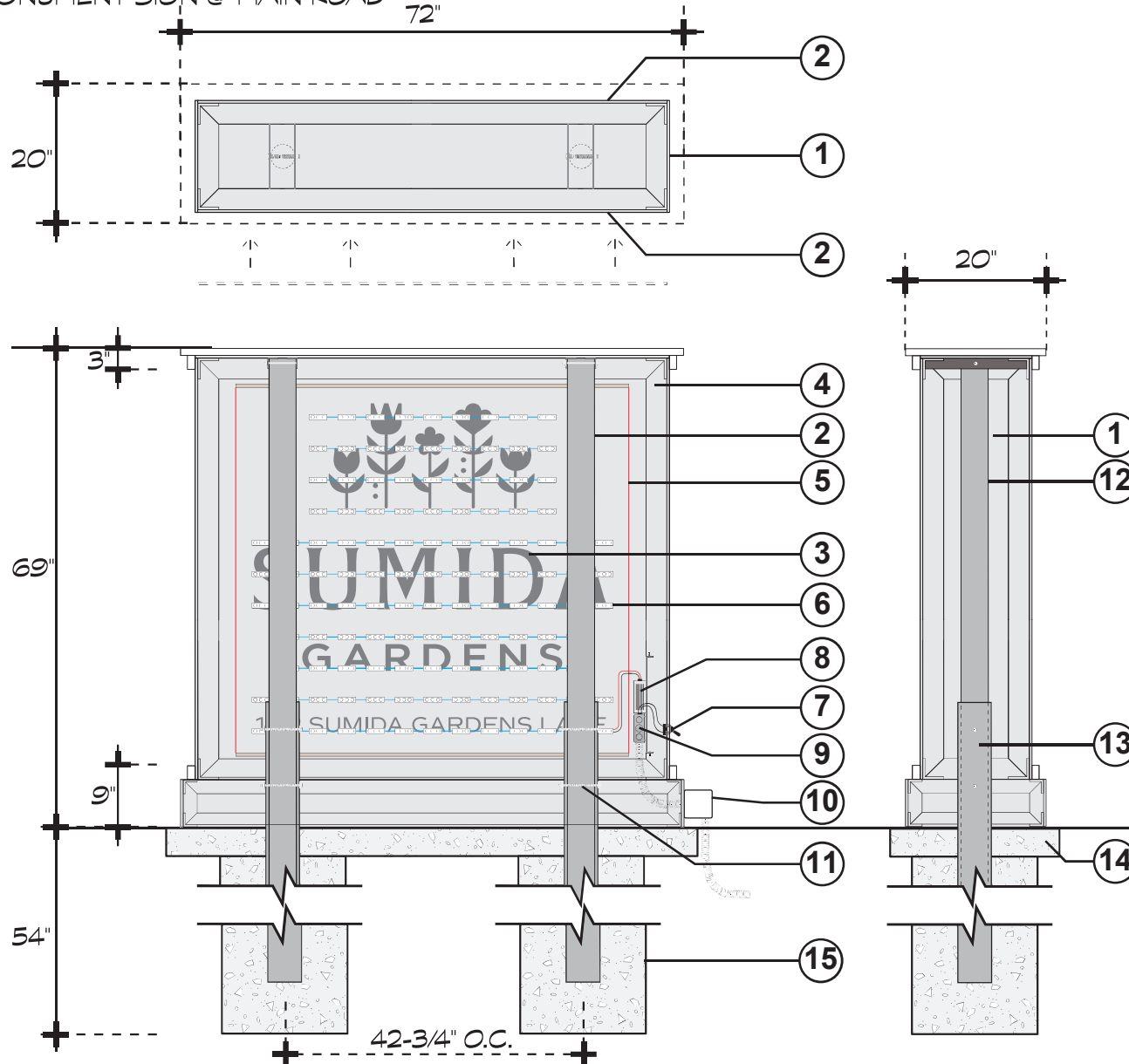


# PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument - Sign 1a

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ MAIN ROAD



## Monument Details:

- ① 1/8" Alum. cladding, adhered to frame with A.S.I. adhesive. Stucco Textured Painted Finish.
- ② 1/8" Alum. face, routed out for push thru copy, adhered to frame with A.S.I. adhesive. Stucco Textured Painted Finish.
- ③ 1" white acrylic push through letters, faces blacked out and painted. Color per specifications. (approx 1/2" protruding)
- ④ 2" x 2" x 1/8" Aluminum Angle welded to form rigid frame.
- ⑤ LEDs on ACM Carrier Panel
- ⑥ 6500k White LED
- ⑦ Ventex MOD#1000NYSE disconnect switch with black rubber boot.
- ⑧ 12V Power Supply
- ⑨ 4" x 4" Junction Box
- ⑩ Existing Branch Circuit on Property Lighting Control and elect'l panel point of origin
- ⑪ 1/2" Threaded Rod Connection
- ⑫ New 4" OD x 96" x 1/4" Steel Support
- ⑬ Existing 5" OD x 66", 1/4" Steel Sleeve Pipe to be reused
- ⑭ Existing 26" x 94" x 4" Thk Concrete Pad to be reused
- ⑮ Existing Dual Post 18" Dia x 54" Deep Concrete Foundation to be reused

34 sq.ft.

19 SCALE:  
1/2" = 1'-0"



EXISTING SIGN 1b - Monument

Sumida Gardens

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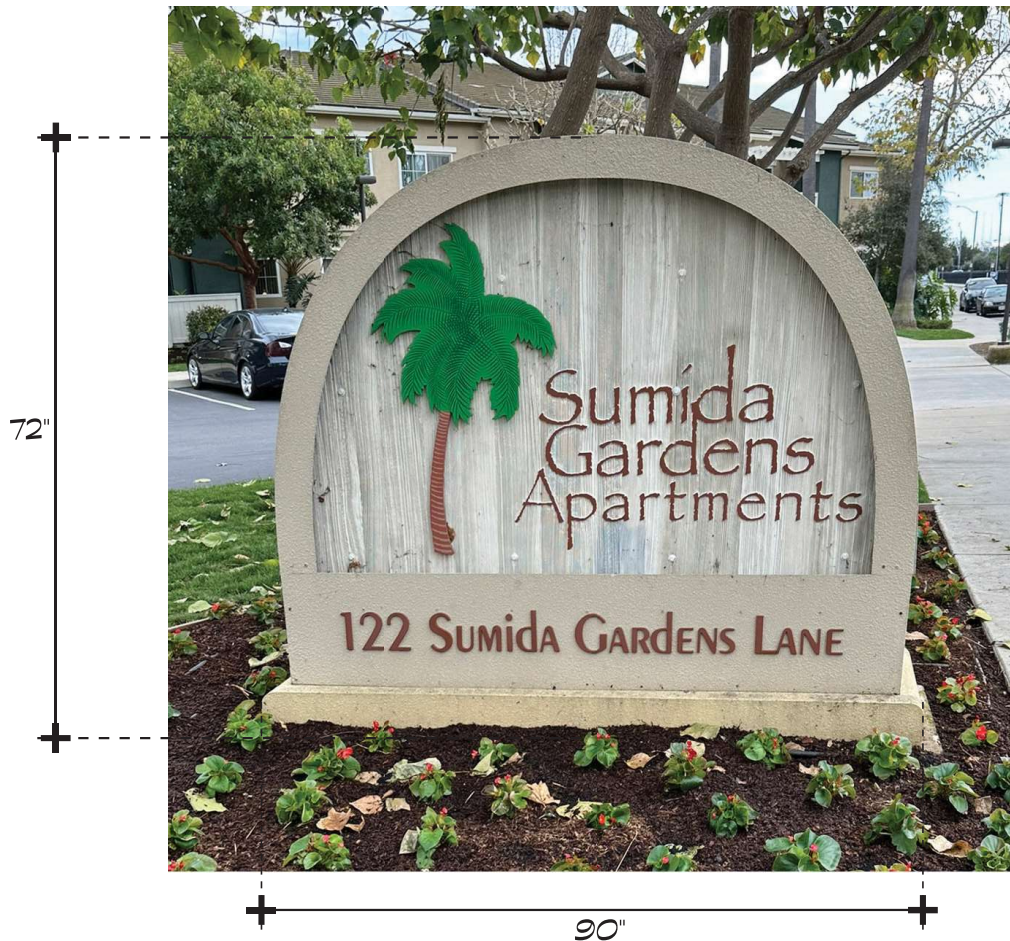
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# PERMIT SUBMITTAL

## Existing Double-Sided Illuminated Monument

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ PARKING AREA



45 sq.ft.

SCALE:

5%





EXISTING SIGN 1b - Monument

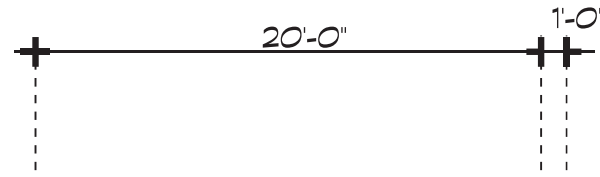
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Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
www.signsofsuccess.net

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# PERMIT SUBMITTAL

**Sign Setback**  
No change to existing



SUMIDA GARDENS LN.



ELEVATION SIGN 1b

Sumida Gardens

2350 Skyway Drive #10  
Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
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# PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)

MONUMENT SIGN @ PARKING AREA

72"



90"



22

45 sq.ft.

SCALE:

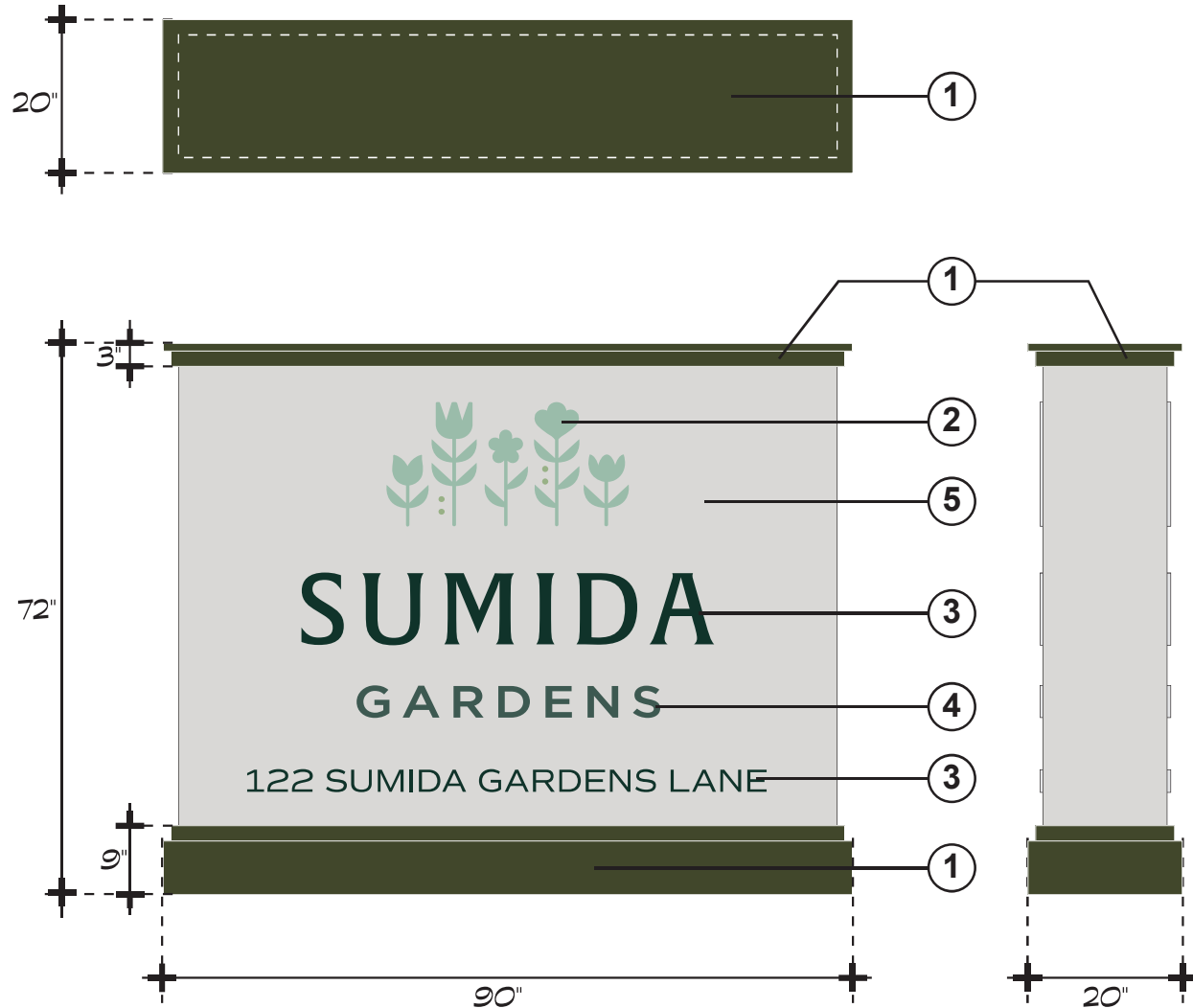
5%



## PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument - Sign 1b

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)



## Color Details:

- ① Sign Cap, Trim, & Base  
Moss PMS 5743 C  
CMYK 67,49,89,49
- ② Logo Mark  
Pistachio PMS 558 C
- ③ Address and "SUMIDA" Opaque Faces  
PMS 627
- ④ "GARDENS" Opaque Faces  
PMS 7736
- ⑤ Sign Background  
Coconut PMS Cool Grey 1C  
CMYK 1,1,0,14

45 sq.ft.

23 SCALE:  
1/2" = 1'-0"

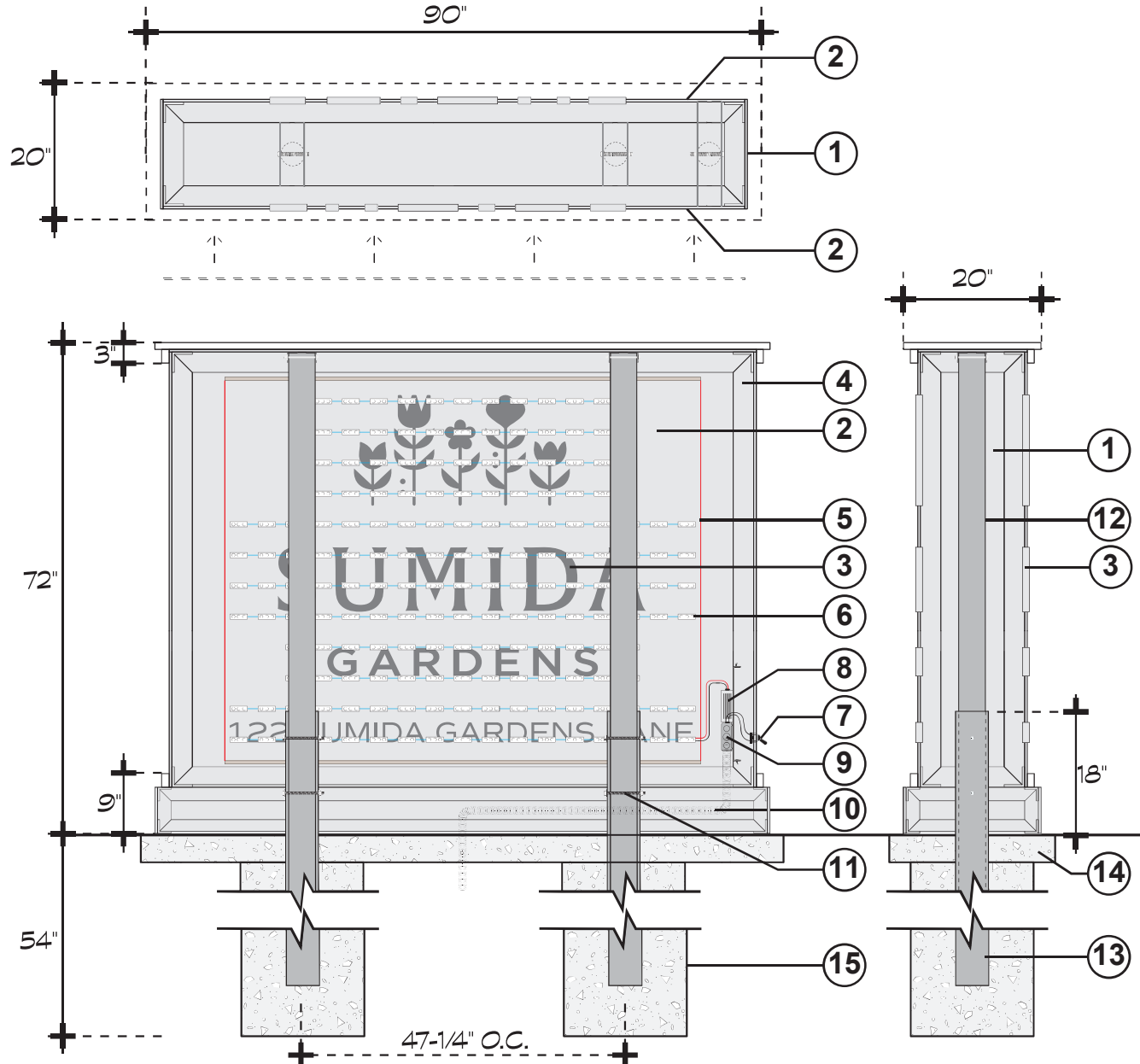




# PERMIT SUBMITTAL

## NEW Double-Sided Illuminated Monument - Sign 1b

Description: Remove & Replace Existing Sign Cabinet (Sign Base and Foundation to remain)



## Monument Details:

- ① 1/8" Alum. cladding, adhered to frame with A.S.I. adhesive. Stucco Textured Painted Finish.
- ② 1/8" Alum. face, routed out for push thru copy, adhered to frame with A.S.I. adhesive. Stucco Textured Painted Finish.
- ③ 1" white acrylic push through letters, faces blacked out and painted. Color per specifications. (approx 1/2" protruding)
- ④ 2" x 2" x 1/8" Aluminum Angle welded to form rigid frame.
- ⑤ LEDs on ACM Carrier Panel
- ⑥ 6500k White LED
- ⑦ Ventex MOD#1000NYSE disconnect switch with black rubber boot.
- ⑧ 12V Power Supply
- ⑨ 4" x 4" Junction Box
- ⑩ Existing Branch Circuit on Property Lighting Control and elect'l panel point of origin
- ⑪ 1/2" Threaded Rod Connection
- ⑫ New 4" OD x 96" x 1/4" Steel Support
- ⑬ Existing 5" OD x 66", 1/4" Steel Sleeve Pipe to be reused
- ⑭ Existing 26" x 94" x 4" Thk Concrete Pad to be reused
- ⑮ Existing Dual Post 18" Dia x 54" Deep Concrete Foundation to be reused

45 sq.ft.

24 SCALE:  
1/2" = 1'-0"



EXISTING SIGN 2 thru 5

Sumida Gardens

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Santa Maria, CA 93455  
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Fax: 805. 925.8181  
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# PERMIT SUBMITTAL

## Existing Non-Illuminated Directory

Description: Remove & Replace Existing Sign

**SIGN 3, 4 (identical)**



**SIGN 2**



**SIGN 5**



Sign 3 - 22.19 sq.ft  
Sign 4 - 22.19 sq.ft  
Sign 2 - 19.26 sq.ft  
Sign 5 - 14.66 sq.ft  
**TOTAL: 78.3 sq.ft.**

25 **SCALE:**  
3/4" = 1'-0"





ELEVATION SIGN 2 thru 5

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# PERMIT SUBMITTAL

## New Non-Illuminated, Single-Face Directory

Description: Remove & Replace Existing Sign

SIGN 2, 3

SIGN 2,5

(#3 Map)



(#5 Map)



Sign 2/3 - 13.06 sq.ft. each  
Sign 4/5 - 11.75 sq.ft. each  
TOTAL: 49.62 sq.ft.

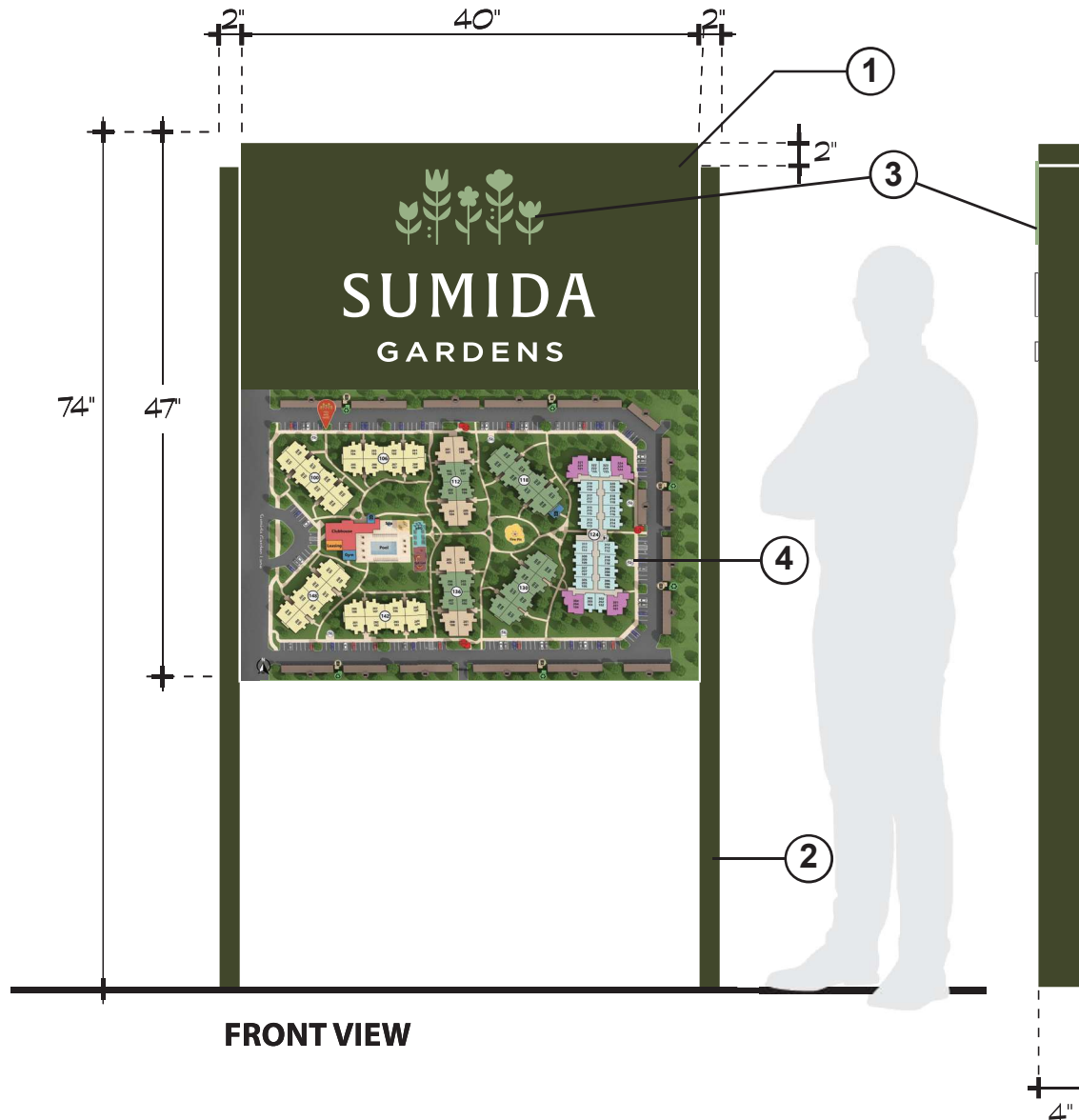




# PERMIT SUBMITTAL

## NEW Non-Illuminated, Single Face Directories - Signs 3 & 4

Description: All two NEW Directories to be identical



### Directory Details:

- ① NEW fabricated .080 Aluminum Post & Panel
- ② Qty: 2 - 2"x4"x8' Aluminum Posts Painted Knollwood Midnight Navy Blue
- ③ 1/4" Thick Acrylic Lettering & Logo Painted Knollwood Light Green & Satin White
- ④ High Performance First Surface Applied Vinyl Graphics

### Color Details:

- Aluminum Panel & Post  
Moss PMS 5743C  
CMYK 67,49,89,49
- Logo Mark  
PMS 7494
- Satin White  
Satin White

Sign 2/3 - 13.06 sq.ft. each  
Sign 4/5 - 11.75 sq.ft. each  
TOTAL: 49.62 sq.ft.



METHOD OF INSTALLATION -

Sumida Gardens

2350 Skyway Drive #10  
Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
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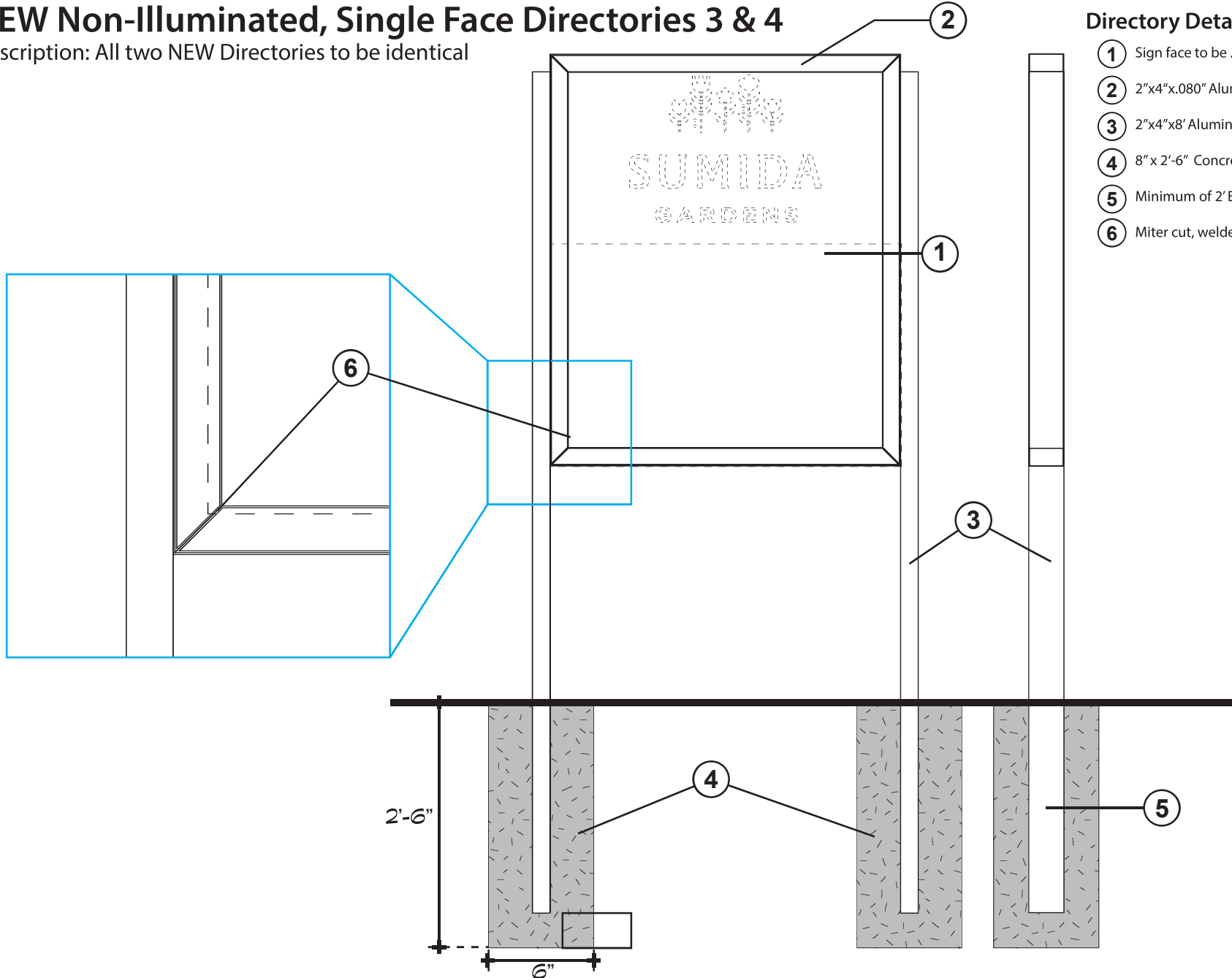
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# PERMIT SUBMITTAL

## NEW Non-Illuminated, Single Face Directories 3 & 4

Description: All two NEW Directories to be identical



### Directory Details:

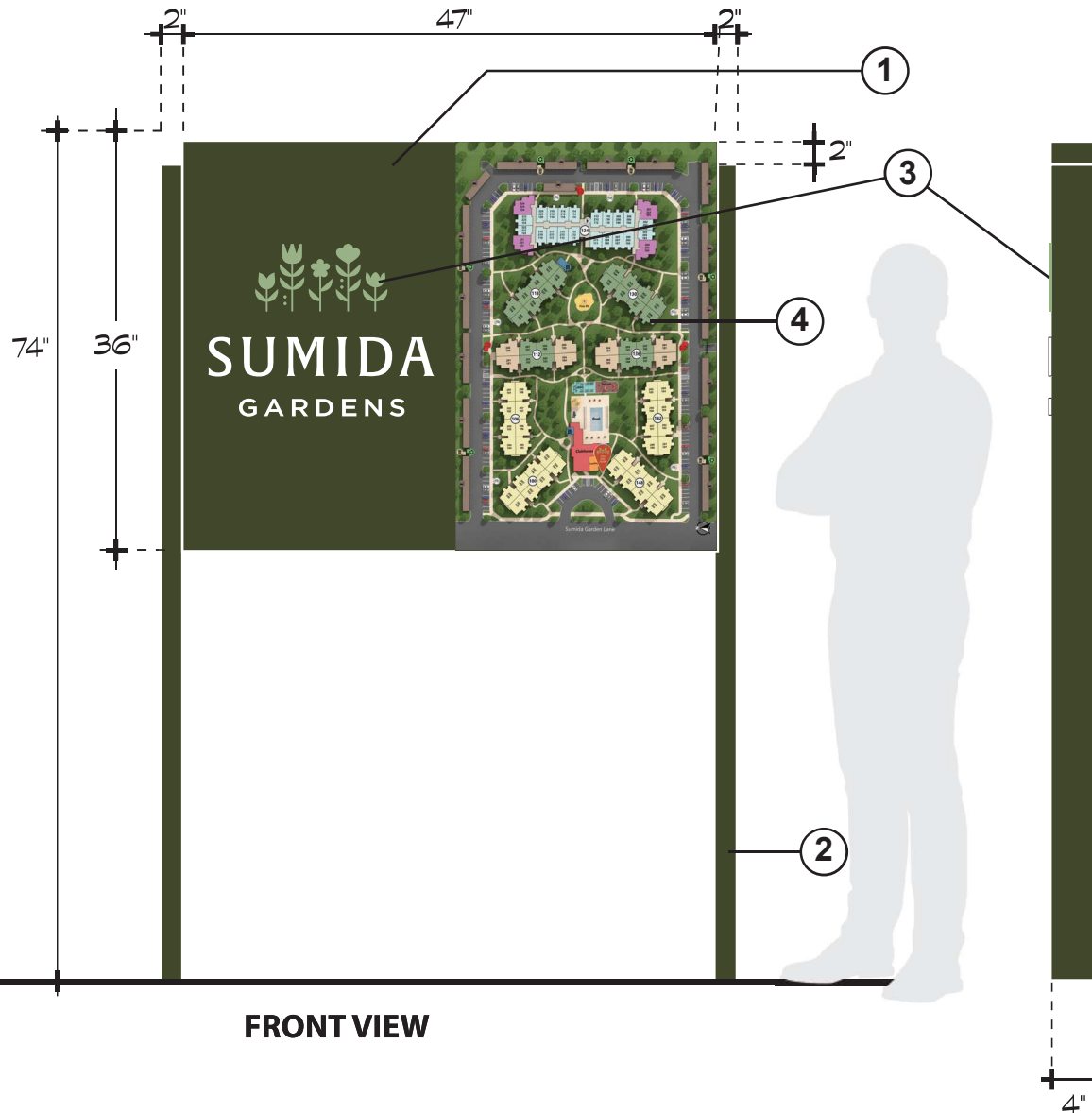
- ① Sign face to be .080 Aluminum
- ② 2"x4"x.080" Aluminum fabricated Frame
- ③ 2"x4"x8' Aluminum Posts
- ④ 8" x 2'-6" Concrete Footings
- ⑤ Minimum of 2' Embedment for 8' posts
- ⑥ Miter cut, welded and grind smooth at corners.



# PERMIT SUBMITTAL

## NEW Non-Illuminated, Single Face Directories - Signs 2 & 5

Description: All two NEW Directories to be identical



### Directory Details:

- 1 NEW fabricated .080 Aluminum Post & Panel
- 2 Qty: 2 - 2"x4"x8' Aluminum Posts Painted Knollwood Midnight Navy Blue
- 3 1/4" Thick Acrylic Lettering & Logo Painted Knollwood Light Green & Satin White
- 4 High Performance First Surface Applied Vinyl Graphics

### Color Details:

Aluminum Panel & Post  
Moss PMS 5743C  
CMYK 67,49,89,49

Logo Mark  
PMS 7494

Satin White  
Satin White

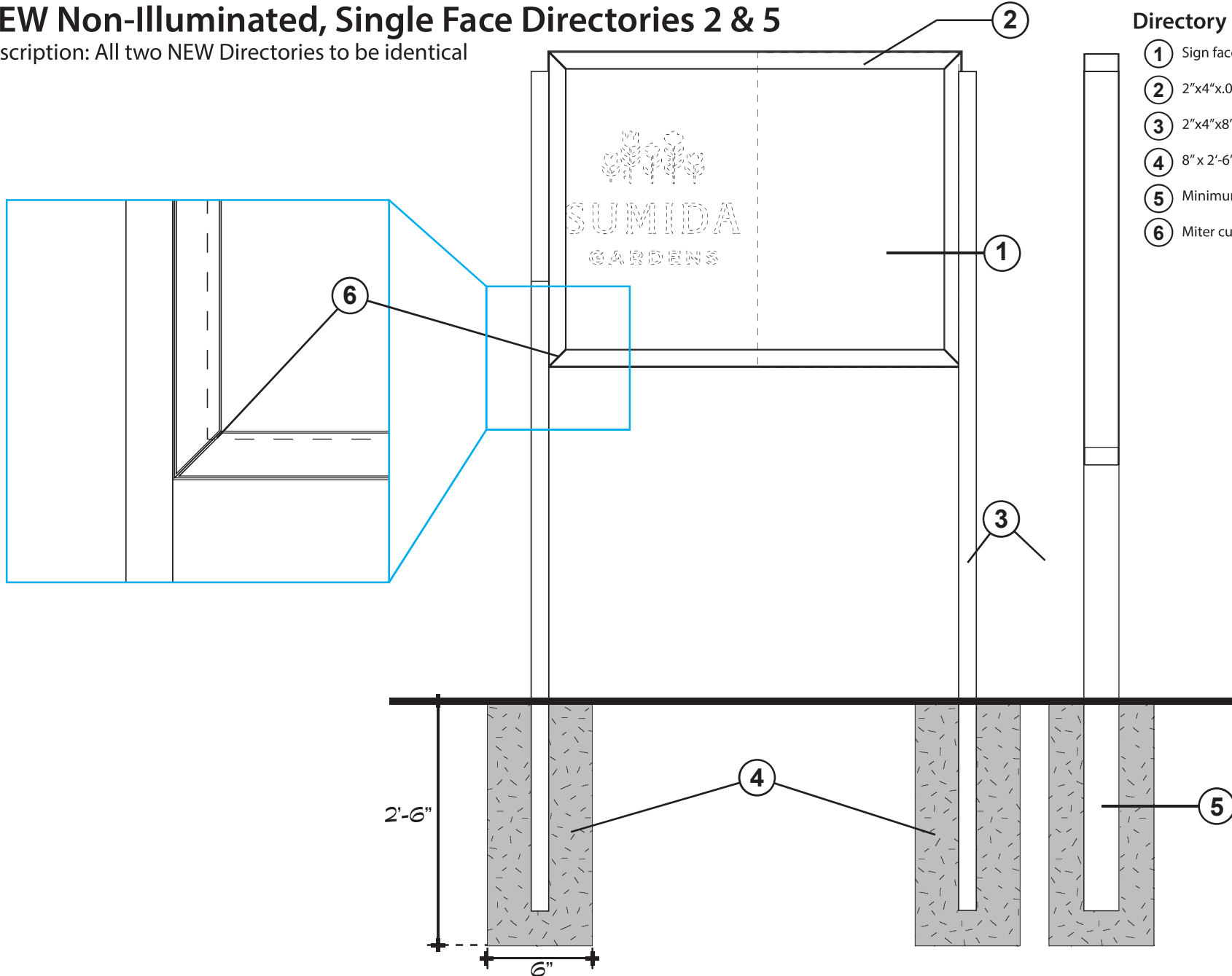
Sign 2/3 - 13.06 sq.ft. each  
Sign 4/5 - 11.75 sq.ft. each  
TOTAL: 49.62 sq.ft.



# PERMIT SUBMITTAL

## NEW Non-Illuminated, Single Face Directories 2 & 5

Description: All two NEW Directories to be identical



### Directory Details:

- ① Sign face to be .080 Aluminum
- ② 2"x4"x.080" Aluminum fabricated Frame
- ③ 2"x4"x8' Aluminum Posts
- ④ 8" x 2'-6" Concrete Footings
- ⑤ Minimum of 2' Embedment for 8' posts
- ⑥ Miter cut, welded and grind smooth at corners.





EXISTING SIGN 5 thru 10

Sumida Gardens

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Santa Maria, CA 93455  
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# PERMIT SUBMITTAL

## Existing Non-Illuminated Directionals

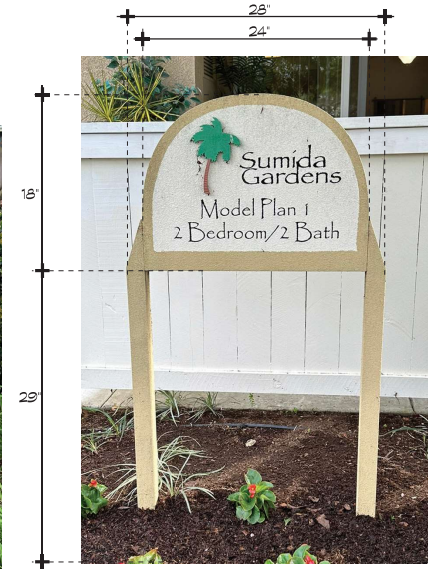
Description: Remove & Replace Existing Sign



**SIGN 6**



**SIGN 7**



**SIGN 8  
(to be deleted)**



**SIGN 9**



**SIGN 10**



**SIGN 11**

Sign 6/7 - 9.1 sq.ft./ea  
Sign 8-11 - 3 sq.ft./ea  
TOTAL: 30.2 sq.ft.

31 **SCALE:**  
3/4" = 1'-0"



# PERMIT SUBMITTAL

## New Non-Illuminated Directionals

Description: Remove & Replace Existing Sign

**SIGN 8 - deleted from Scope**

**SIGN 6**



**SIGN 7**



**SIGN 9, 10, 11 Identical**  
(install in front of parking stalls)



Sign 6/7 - 4 sq.ft./ea  
Sign 9-11 - 3 sq.ft./ea  
TOTAL: 17 sq.ft.

32 **SCALE:**  
3/4" = 1'-0"

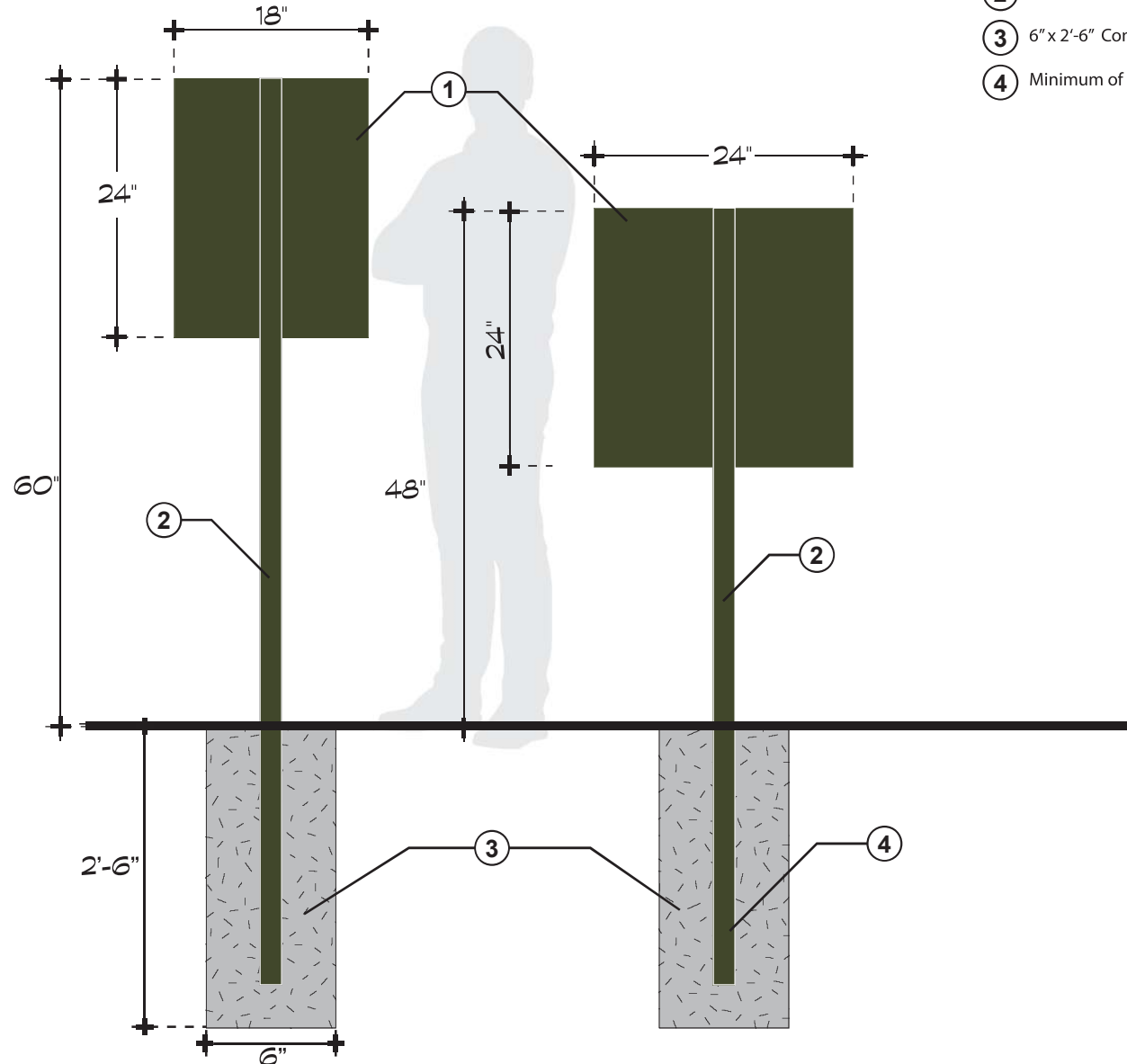


# PERMIT SUBMITTAL

## New Non-Illuminated Directionals

Description: Remove & Replace Existing Sign

### Typical Measurements



### Directory Details:

- ① Sign face to be .080 Aluminum
- ② 2"x2" Aluminum Posts
- ③ 6" x 2'-6" Concrete Footings
- ④ Minimum of 2' Embedment for 8' posts



CLIENT APPROVAL -

Sumida Gardens

# PERMIT SUBMITTAL

2350 Skyway Drive #10  
Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
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## CLIENT APPROVAL

Name & Signature

4-1-2025

Date





LANDLORD APPROVAL -

Sumida Gardens

# PERMIT SUBMITTAL

2350 Skyway Drive #10  
Santa Maria, CA 93455  
Phone: 805. 925.7545  
Fax: 805. 925.8181  
www.signsofsuccess.net

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## LANDLORD APPROVAL

- Robert A. Sumner

Name & Signature

4-1-2025

Date

.com

# **Sumida Gardens Apartments Overall Sign Plan**

**5505-5585 Overpass Road  
APN: 071-330-011 & 071-330-012**

**Draft: October 30, 2008**

**Sumida Gardens Apartments Overall Sign Plan**  
**08-131-OSP; 08-131-CUP**  
**5505-5585 Overpass Road**  
**APN: 071-330-011 & 071-330-012**

**I. Introduction**

The applicant proposes an Overall Sign Plan (OSP) for the Sumida Gardens Apartments at 5505-5585 Overpass Road (APN: 071-330-011 & 071-330-012) in the DR-20 zone district (Design Residential) and provides for five (5) different types of signs covered by the sign plan. The five (5) sign types include Monument and Identification Signs; Directional Signs; Pool Signage; Parking Signage; and Miscellaneous Signage. The OSP includes a request for a Minor Conditional Use Permit (CUP) to allow for a maximum of thirteen (13) Informational Signs, as indicated below. A site plan indicating the location of all signs and conceptual signage drawings are attached.

**II. Signage Allowances**

*A. Monument and Identification Signs*

- 1) *Off-Site Monument Sign:* A new double-faced illuminated Monument Sign (see Sheet 2) located at the northeast corner of the intersection of Hollister Avenue and Overpass Road is proposed. The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. It would be 6' long x 1qwide x 5q7" tall. The sign would depict a palm tree and would read "Sumida Gardens Apartments" in three lines of text on the main panel, using letters that are no taller than 4.5" tall. Below the main panel, the sign would also read %Rental Office, 122 Sumida Gardens Lane+on two lines of text with a directional arrow, using letters that are no taller than 4.0+tall. The letters would be 0.25" Aluminum FOC and pin-mounted to the main panel and would be painted reddish brown (DE 6091 %Red Hook+). The sign would be lit with a shielded neon loop that is attached to the edge of the main panel. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for this sign.
- 2) *On-Site Monument Sign:* A new double-faced illuminated Monument Sign (see Sheet 2) located at the center of the entrance horseshoe on Overpass Road is proposed. The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. It would be 7'-6" long x 1qwide x 6' tall. The sign would depict a palm tree and would read "Sumida Gardens Apartments" in three lines of text on the main panel, using letters that are no taller than 4.5" tall. Below the main panel, the sign would also read %122 Sumida Gardens Lane+on one line of text, using letters that are no taller than 4.0+tall. The letters would be 0.25" Aluminum

FOC and pin-mounted to the main panel and would be painted reddish brown (DE 6091 ~~Red Hook~~). The sign would be lit with a shielded neon loop that is attached to the edge of the main panel. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively).

- 3) *Model Number Signs*: Four (4) new single-faced Model Number Signs located in front of four different model apartments within the complex are proposed (see site plan for locations). The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. Each sign structure would be 24" long x 4" wide x 4.3' tall. The sign would depict a palm tree and would read "Sumida Gardens" and ~~Model~~ Model Number \_\_\_ in three lines of text on the panel, using letters that are no taller than 3" tall. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 ~~Red Hook~~), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these signs.
- 4) *Address Plaques for Units*: One (1) address plaques are proposed for each pair of units (upstairs/downstairs). Each plaque would be 11" wide by 11" tall. A Sign Certificate of Compliance is not required for these plaques.
- 5) *Address Plaques for Buildings*: Two (2) address plaques are proposed for each apartment building. Each plaque would be 24" wide by 12" tall. A Sign Certificate of Compliance is not required for these plaques.

#### *B. Directional Signs*

- 6) *Main Directory Sign*: One (1) single-faced illuminated directory monument sign located near the front entrance to the Rental Office is proposed. The sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. It would be 32" long x 10" wide x 5'5" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 5" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 ~~Red Hook~~), backed up with black acrylic. The sign would be lit with three (3) fluorescent tubes within the acrylic directory panel. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for this sign.
- 7) *On-Site Directory Signs (Vertical)*: One (1) single-faced directory monument signs are proposed. The sign would be located near the entrance to Building 5 from the parking area. The sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. The sign structure would be

32" long x 3" wide x 56" tall. The sign area would be 32" long by 43" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 4" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 Red Hook+), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these sign.

- 8) *On-Site Directory Signs (Horizontal)*: Two (2) single-faced directory monument signs are proposed. The signs would be located near the northern and southern driveways to the complex. Each sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. The sign structure would be 4'-2" long x 3" wide x 64" tall. The sign area would be 4'-2" long by 4'-4" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 5.5" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 Red Hook+), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these sign.

- 9) *Rental Office Signs*: Two (2) new single-faced Rental Office Signs located at both entrances to the horseshoe on Overpass Road are proposed. The sign would be constructed of a sand-blasted redwood panels and wood posts. Each sign structure would be 3'-8" long x 6" wide x 3'-8" tall. The sign would read "RENTAL OFFICE" with a directional arrow, in two lines on the panel, using letters that are no taller than 3.25" tall. The letters would be reversed out on the wood panel and would be painted reddish brown (DE 6091 Red Hook+). The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively).

C. *Pool Signage*: Signage plaques would be placed in the pool area to post rules and occupancy for the use of the pool and spa. A Sign Certificate of Compliance is not required for these signs.

D. *Parking Signage*:

- 1) *Prospective Resident Parking*: Two (2) new single-faced Prospective Resident Parking Signs located in front of two parking areas at the horseshoe are proposed (see site plan for locations). The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. Each sign structure would be 24" long x 4" wide x 4.3' tall. The sign would depict a palm tree and would read "Sumida Gardens" and "Prospective Resident Parking" in three lines of text on the panel, using letters

that are no taller than 3+ tall. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 ~~%Red Hook+~~), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these signs.

- 2) Handicap Parking Signs/No Parking Signs: Signage to indicate handicap parking spaces and No Parking areas would be placed in the parking areas of the complex. A Sign Certificate of Compliance is not required for these signs.

*E. Miscellaneous Signage:* Signage plaques that indicate ~~%Private Property~~ . No Trespassing+, for trash and recycling areas, and for playground safety would be placed within the complex as appropriate. A Sign Certificate of Compliance is not required for these signs.

### **III. Procedures for Signage Review and Approval**

1. Developer shall submit detailed shop drawings of proposed signs to the City of Goleta for review in accordance with its requirements for a Sign Certificate of Compliance. Unless expressly specified above, a Sign Certificate of Conformance is required for each individual sign. City Planning and Environmental Services staff may refer sign applications that do not fully conform to this Overall Sign Plan to the Design Review Board for approval prior to issuance of a Sign Certificate of Conformance. Developer must obtain all necessary approvals from the City of Goleta for proposed signs prior to the commencement of sign construction.

# **Sumida Gardens Apartments Overall Sign Plan**

**5505-5585 Overpass Road  
APN: 071-330-011 & 071-330-012**

**Draft: October 30, 2008**

**Sumida Gardens Apartments Overall Sign Plan**  
**08-131-OSP; 08-131-CUP**  
**5505-5585 Overpass Road**  
**APN: 071-330-011 & 071-330-012**

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FOC and pin-mounted to the main panel and would be painted reddish brown (DE 6091 "Red Hook"). The sign would be lit with a shielded neon loop that is attached to the edge of the main panel. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively).

- 3) *Model Number Signs*: Four (4) new single-faced Model Number Signs located in front of four different model apartments within the complex are proposed (see site plan for locations). The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. Each sign structure would be 24" long x 4" wide x 4.3' tall. The sign would depict a palm tree and would read "Sumida Gardens" and "Model Number \_\_\_" in three lines of text on the panel, using letters that are no taller than 3" tall. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 "Red Hook"), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these signs.
- 4) *Address Plaques for Units*: One (1) address plaques are proposed for each pair of units (upstairs/downstairs). Each plaque would be 11" wide by 11" tall. A Sign Certificate of Compliance is not required for these plaques.
- 5) *Address Plaques for Buildings*: Two (2) address plaques are proposed for each apartment building. Each plaque would be 24" wide by 12" tall. A Sign Certificate of Compliance is not required for these plaques.

#### *B. Directional Signs*

- 6) *Main Directory Sign*: One (1) single-faced illuminated directory monument sign located near the front entrance to the Rental Office is proposed. The sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. It would be 32" long x 10" wide x 5'-5" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 5" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 "Red Hook"), backed up with black acrylic. The sign would be lit with three (3) fluorescent tubes within the acrylic directory panel. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for this sign.
- 7) *On-Site Directory Signs (Vertical)*: One (1) single-faced directory monument signs are proposed. The sign would be located near the entrance to Building 5 from the parking area. The sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. The sign structure would be

32" long x 3" wide x 5'-6" tall. The sign area would be 32" long by 43" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 4" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 "Red Hook"), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these sign.

- 8) *On-Site Directory Signs (Horizontal)*: Two (2) single-faced directory monument signs are proposed. The signs would be located near the northern and southern driveways to the complex. Each sign would be constructed of an aluminum cabinet and a concrete mow pad and footings. The sign structure would be 4'-2" long x 3" wide x 6'-4" tall. The sign area would be 4'-2" long by 4'-4" tall. The sign would read "DIRECTORY" at the top of the sign, using letters that are no taller than 5.5" tall, and depict a directory map, constructed of white acrylic with a graphic overlay. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 "Red Hook"), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these sign.

- 9) *Rental Office Signs*: Two (2) new single-faced Rental Office Signs located at both entrances to the horseshoe on Overpass Road are proposed. The sign would be constructed of a sand-blasted redwood panels and wood posts. Each sign structure would be 3'-8" long x 6" wide x 3'-8" tall. The sign would read "RENTAL OFFICE" with a directional arrow, in two lines on the panel, using letters that are no taller than 3.25" tall. The letters would be reversed out on the wood panel and would be painted reddish brown (DE 6091 "Red Hook"). The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively).

C. *Pool Signage*: Signage plaques would be placed in the pool area to post rules and occupancy for the use of the pool and spa. A Sign Certificate of Compliance is not required for these signs.

D. *Parking Signage*:

- 1) *Prospective Resident Parking*: Two (2) new single-faced Prospective Resident Parking Signs located in front of two parking areas at the horseshoe are proposed (see site plan for locations). The sign would be constructed of an aluminum cabinet with sand-blasted redwood panels and a concrete mow pad and footings. Each sign structure would be 24" long x 4" wide x 4.3' tall. The sign would depict a palm tree and would read "Sumida Gardens" and "Propsective Resident Parking" in three lines of text on the panel, using letters

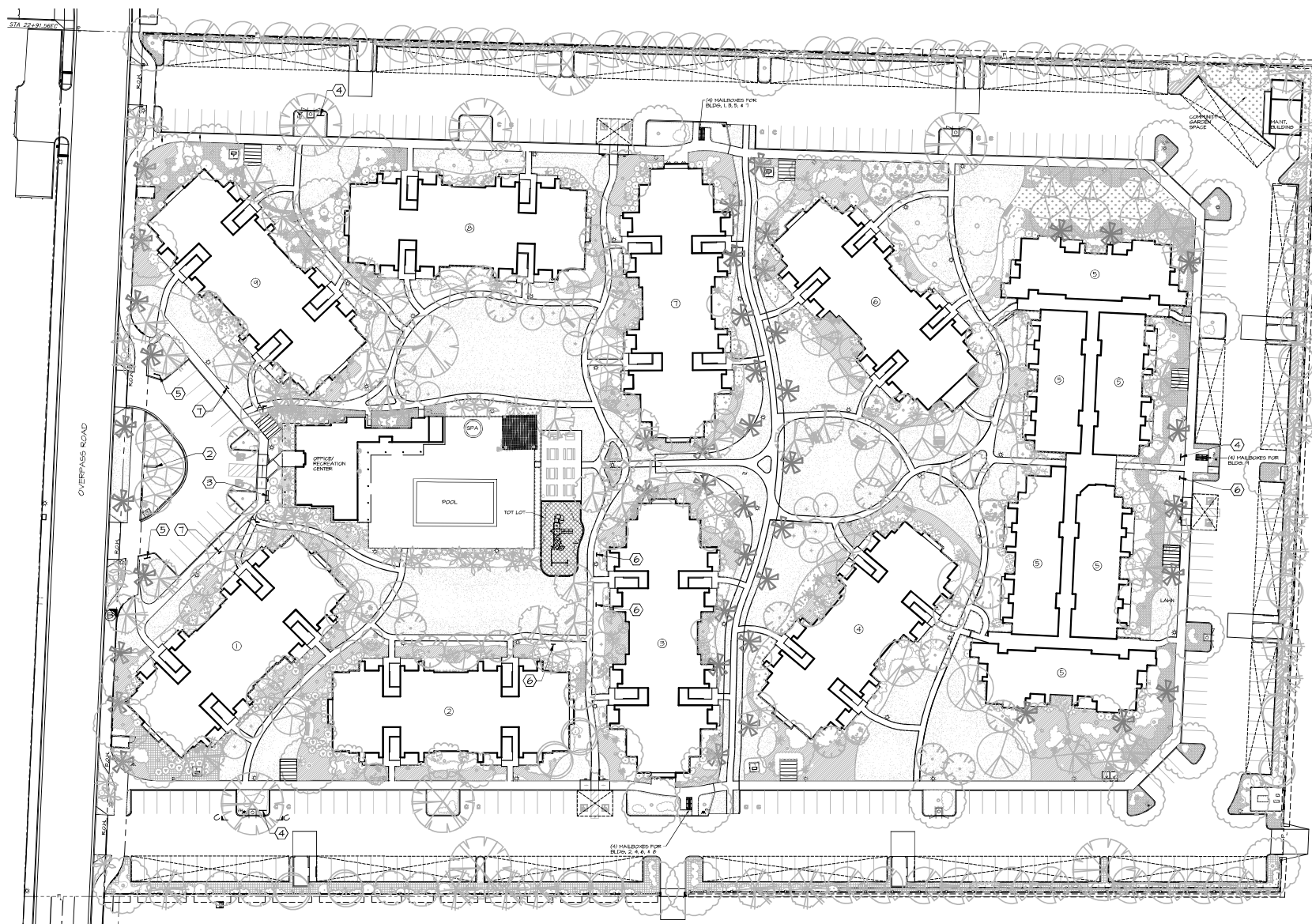
that are no taller than 3" tall. The letters would be constructed of .090 aluminium in reddish brown (DE 6091 "Red Hook"), backed up with black acrylic. The sign would not be lit. Colors of the sign would consist of ivory, tan, and light brown colors (DE 324, 627, and 16158, respectively). A Minor Conditional Use Permit (CUP) is requested for these signs.

- 2) Handicap Parking Signs/No Parking Signs: Signage to indicate handicap parking spaces and No Parking areas would be placed in the parking areas of the complex. A Sign Certificate of Compliance is not required for these signs.

*E. Miscellaneous Signage:* Signage plaques that indicate "Private Property – No Trespassing", for trash and recycling areas, and for playground safety would be placed within the complex as appropriate. A Sign Certificate of Compliance is not required for these signs.

### **III. Procedures for Signage Review and Approval**

1. Developer shall submit detailed shop drawings of proposed signs to the City of Goleta for review in accordance with its requirements for a Sign Certificate of Compliance. Unless expressly specified above, a Sign Certificate of Conformance is required for each individual sign. City Planning and Environmental Services staff may refer sign applications that do not fully conform to this Overall Sign Plan to the Design Review Board for approval prior to issuance of a Sign Certificate of Conformance. Developer must obtain all necessary approvals from the City of Goleta for proposed signs prior to the commencement of sign construction.



**SIGN LEGEND**

- |  |  |
|--|--|
| ① OFF-SITE WAYFINDING SIGN (EXHIBIT #1) [SEE SHT. S-2] | ⑤ RENTAL OFFICE SIGN (EXHIBIT #5)                |
| ② ON-SITE MOUNTAIN SIGN (EXHIBIT #2)                   | ⑥ MODEL NUMBER SIGN (EXHIBIT #6)                 |
| ③ FRONT ENTRY DIRECTORY                                | ⑦ PROSPECTIVE RESIDENT PARKING SIGN (EXHIBIT #7) |
| ④ ON-SITE DIRECTORIES (EXHIBIT #4)                     |  |
- NOTE: SEE SHEET S-3 FOR ELEVATION AND PERSPECTIVE DRAWINGS



●●●●●  
**SUDING DESIGN**  
 Landscape Architects

10 East May Street  
 Santa Barbara, CA 93101  
 Telephone (805) 687-9488  
 Facsimile (805) 687-9438

Date  
 6-27-08

**Sumida Gardens**  
**Overpass Road**  
**Goleta, California**



Drawn By KJT

Sheet

**S-1**

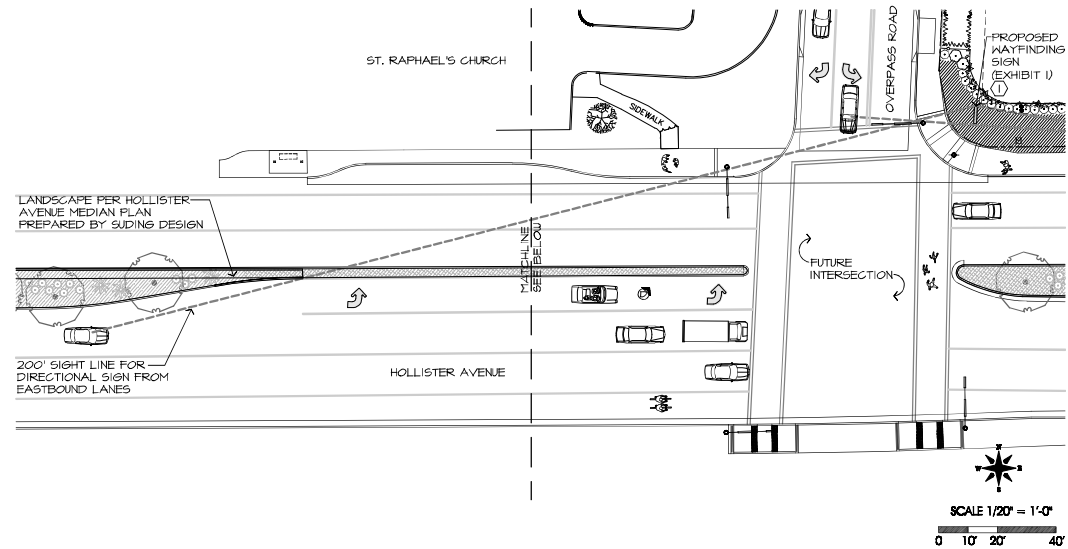
Of 3

Job No. 99044

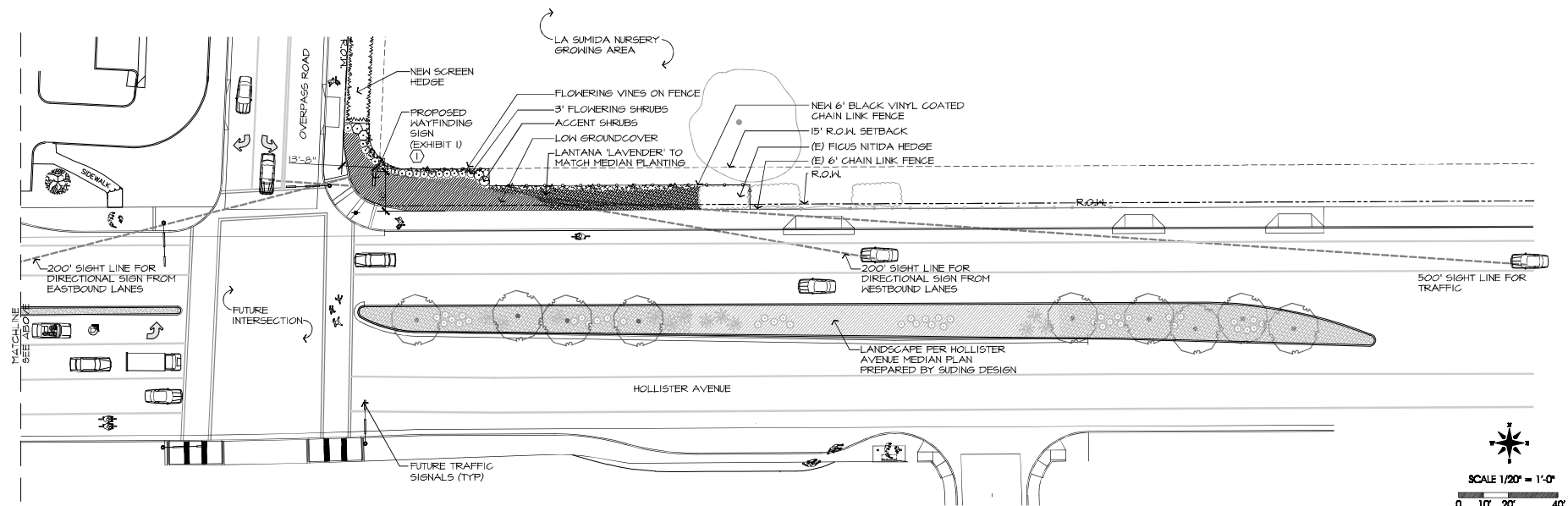


D -HOLLISTER / OVERPASS CORNER

VIEW LOOKING EAST



HOLLISTER / OVERPASS SIGHT LINE STUDY



HOLLISTER / OVERPASS SIGHT LINE STUDY

**SUDING DESIGN**  
Landscape Architects

10 East Inlay Street  
Santa Barbara, CA 93101  
Telephone (805) 467-9465  
Facsimile (805) 467-9488

Date  
8/27/08  
9/9/08

**SUMIDA GARDENS**  
**OVERPASS ROAD**  
**GOLETA, CALIFORNIA**



Drawn By: KJR

Sheet

S-2

Of 3

Job No: 99044EX





A - OFFICE/RECREATION CENTER ELEVATION

SCALE 1/4" = 1' -0"



B - PROJECT ENTRANCE AT OVERPASS ROAD

VIEW LOOKING NORTH



C - ON-SITE DIRECTORY SIGN ELEVATION

SCALE 1/4" = 1' -0"

SIGN PLAN

●●●●●  
SUDING DESIGN  
Landscape Architects

10 East 1st Street  
Santa Barbara, CA 93101  
Telephone (805) 687-9488  
Facsimile (805) 687-9433

Date  
6-27-08

Sumida Gardens  
Overpass Road  
Goleta, California



Drawn By: KJT

Sheet

S-3

Of 3

Job No. 99044

# **I. MONUMENT and IDENTIFICATION SIGNAGE SECTION:**

*The purpose of the Monument and Identification signage is to familiarize*

*The Public to the Community and to label areas that they will need to know*

*Once they are a resident,*

*The following signs provide that information:*

OFF-SITE MONUMENT SIGN (Exhibit # 1)

ON-SITE MONUMENT SIGN (Exhibit # 2)

~~MEDIAN SIGN (Exhibit # 3)~~

MODEL NUMBER SIGNS (Exhibit # 6)

BUILDING ADDRESS PLAQUES (Exhibit # 8-a)

UNIT ADDRESS PLAQUES (Exhibit # 8-b)

**Vogue**  
SIGN COMPANY

721 Commercial Ave. Oxnard, CA  
Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name:	SUMIDA
Date:	10-28-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

## REVISION

## CUSTOMER APPROVAL COPY, COLORS & SIZE

SIGNATURE DATE

## LANDLORD APPROVAL

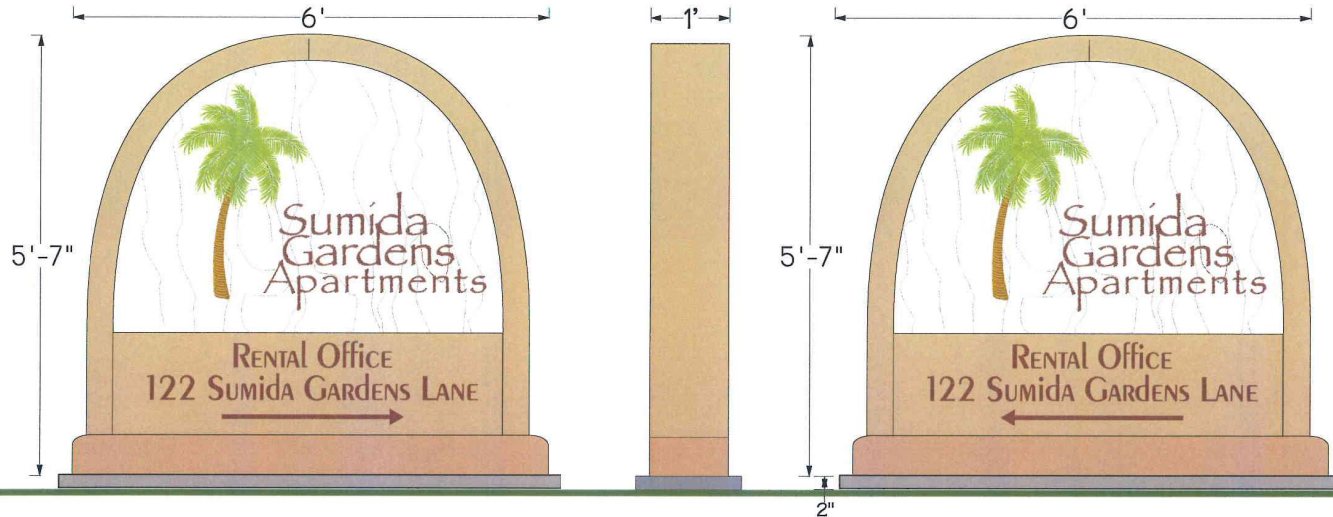
SIGNATURE DATE

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INTERIOR ILLUMINATION TO BE ON BOTH SIDES OF SAND BLASTED WOOD AS A CONTINUOUS ARCH WITH 2IN FRAMEWORK MIDDLE

Manufacture and Install (1)  
Double Sided Neon Illuminated  
Redwood Sand Blasted Sign.

ALL COPY: DE 6091 "RED HOOK" (REDDISH)



TREE LEAVES: DE C 779 "WOODLAND GREEN"



BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)



TREE TRUNK: DE C 706 "ROSEWOOD"



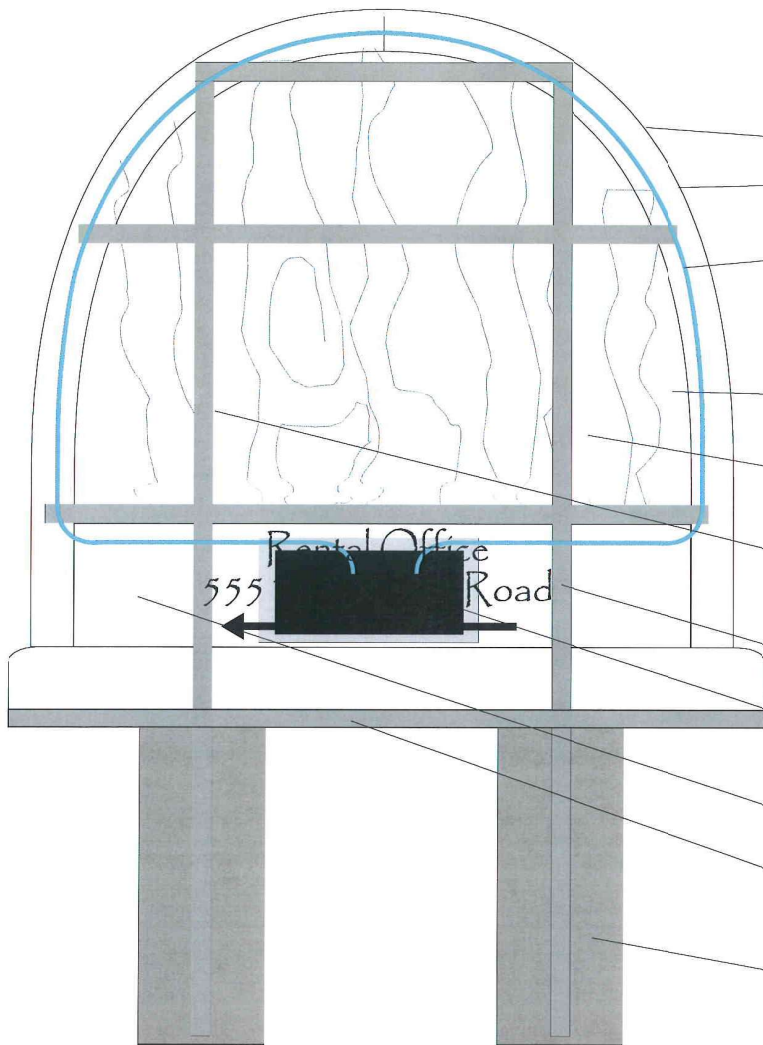
CABINETS: DE 6207 "EGYPTIAN SAND" (TAN)



BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)







Manufacture and Install (1)  
Double Sided Neon Illuminated  
Redwood Sand Blasted Sign.

### CABINET:

- .090 Aluminum
- Stucco Coated

### NEON:

- Neon Looping From the Bottom.
- (1) on Each side
- Attached to Panel

### PANEL:

- (2) Back To Back Mount to Framework
- Sand Blasted Redwood
- 1/2 in Thick (each)

### LETTERS:

- 1/4" Aluminum FOC Drilled & Tapped
- Pinned Mounted Flush to Panel

### TREE LOGO:

- 1/4" Aluminum FOC
- Pinned Mounted Flush to Panel

### FRAME WORK:

- 2" Square Tubing

### POWER:

- Transformer Incased in a
- Water Proof Aluminum Box

### ACCESS:

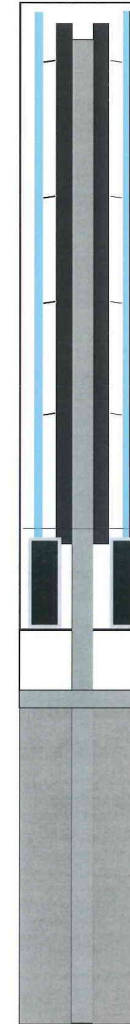
- Removable Face Retainer (Both Sides)

### MOW PAD:

- 1/2 in Concrete Pad Thick

### FOOTING:

- 12" x 36" Hole w/Concrete Mix



# Vogue

**SIGN COMPANY**

721 Commercial Ave. Oxnard, CA  
Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

### GRAPHIC SKETCH

Job Name:	SUMIDA
Date:	10-28-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

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SIGNATURE

DATE

### LANDLORD APPROVAL

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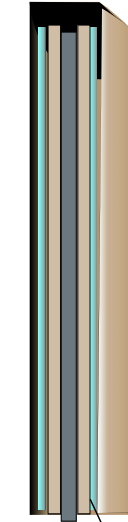
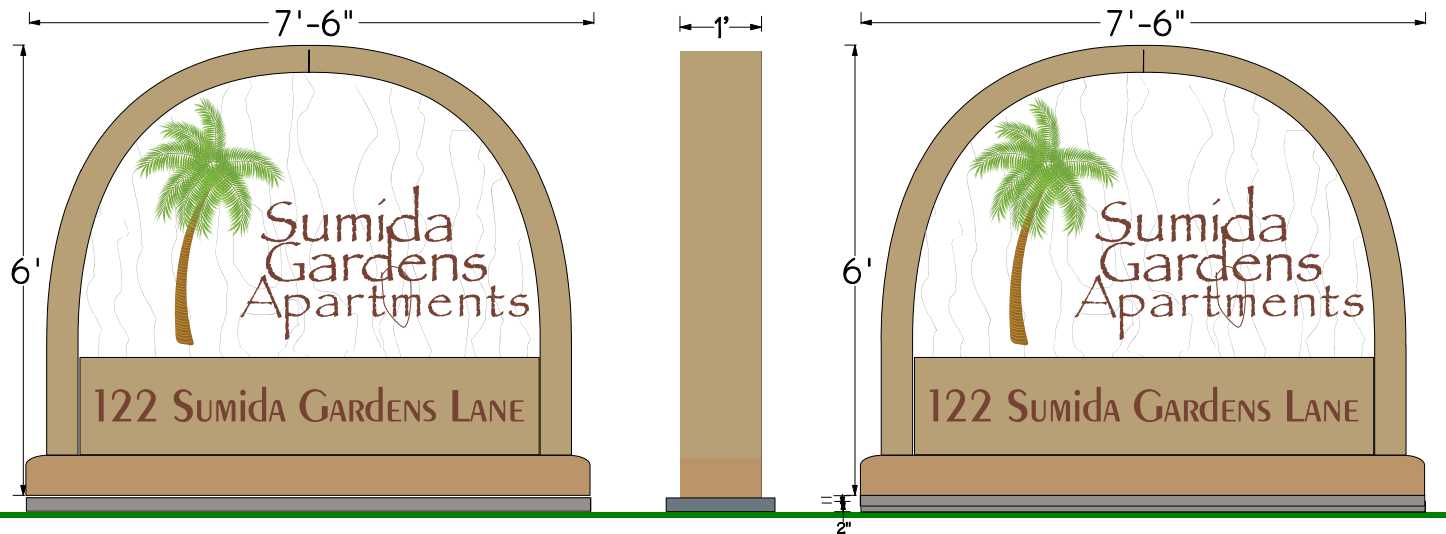
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# Property Entrance

Exhibit 2 p1



INTERIOR ILLUMINATION  
TO BE ON BOTH SIDES  
OF SAND BLASTED WOOD  
AS A CONTINUOUS ARCH  
WITH 2IN FRAMEWORK MIDDLE

Manufacture and Install (1)  
Double Sided Neon Illuminated  
Redwood Sand Blasted Sign.

ALL COPY: DE 6091 "RED HOOK" (REDDISH)



TREE LEAVES: DE C 779 "WOODLAND GREEN"



BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)



TREE TRUNK: DE C 706 "ROSEWOOD"



CABINETS: DE 6207 "EGYPTIAN SAND" (TAN)



BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)



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## GRAPHIC SKETCH

Job Name: SUMIDA  
Date: 10-28-08  
Address:  
City, State:  
Scale: NTS  
Salesperson: RON WILKINSON  
Drawn by: JASON R. HAMPTON  
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# Property Entrance

Exhibit 2 p2

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www.VogueSigns.com

## GRAPHIC SKETCH

Job Name:	SUMIDA
Date:	10-28-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

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DATE

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SIGNATURE

DATE

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Manufacture and Install (1)  
Double Sided Neon Illuminated  
Redwood Sand Blasted Sign.

### CABINET:

- .090 Aluminum
- Stucco Coated

### NEON:

- Neon Looping From the Bottom.
- (1) on Each side
- Attached to Panel

### PANEL:

- (2) Back To Back Mount to Framework
- Sand Blasted Redwood
- 1/2 in Thick (each)

### LETTERS:

- 1/4" Aluminum FOC Drilled & Tapped
- Pinned Mounted Flush to Panel

### TREE LOGO:

- 1/4" Aluminum FOC
- Pinned Mounted Flush to Panel

### FRAME WORK:

- 2" Square Tubing

### POWER:

- Transformer Incased in a
- Water Proof Aluminum Box

### ACCESS:

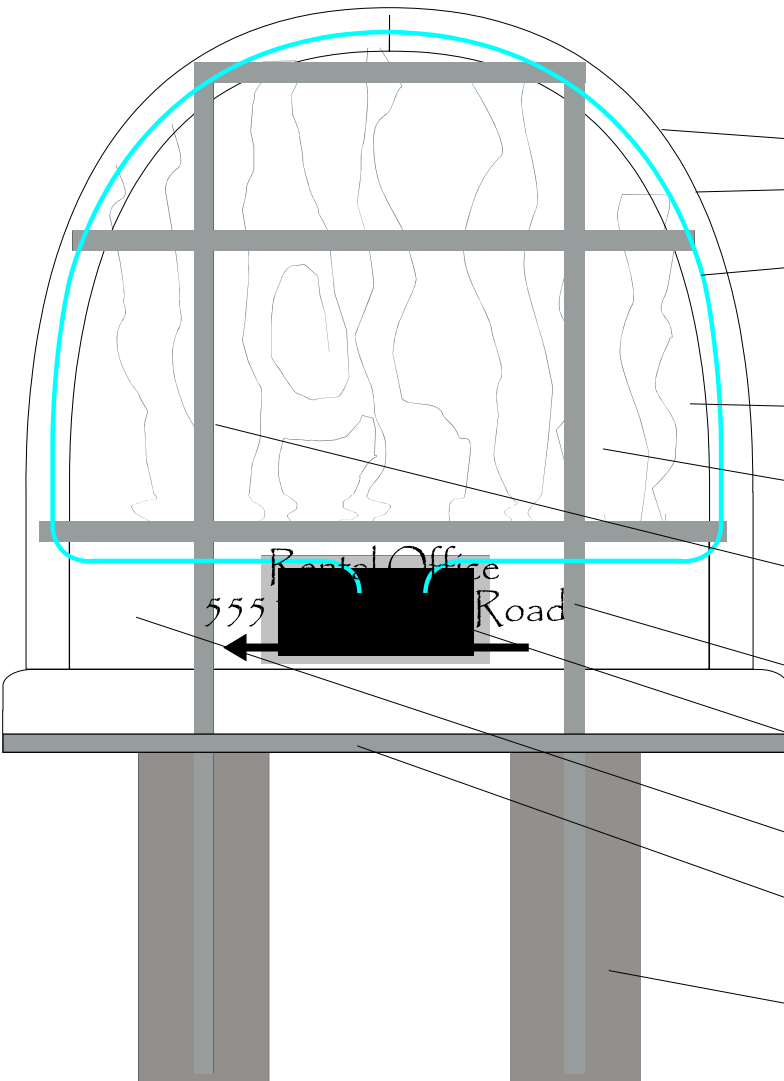
- Removable Face Retainer (Both Sides)

### MOW PAD:

- 1/2 in Concrete Pad Thick

### FOOTING:

- 12" x 36" Hole w/Concrete Mix



# Model

# Exhibit 6 p1



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Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name: SUMIDA GARDEN  
Date: 4-7-08  
Address: .  
City, State: .  
Scale: . NTS  
Salesperson: . RON WILKINSON  
Drawn by: . JASON R. HAMPTON  
Page: .

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Use Of These Plans To Construct A Sign Similar To The  
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Vogue Signs Inc. Will Charge \$1,500 In Compensation  
For Time And Effort In The Surveying, Research and  
Creation Of Plans.

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## Manufacture and Install ( 4 ) Non-Illuminated Cabinet Signs.

### CABINET:

- removable back panel
- machine screws drilled and tapped for mounting to posts
- Paint DE 324 "Phoenix Villa"

### TEXTURE:

- Texture Coat on Cabinet and Posts.

### LOGO LETTERS:

- To Be Water Jet:
- letters out of .090 background
- backed up with black acrylic

### LOGO TREE:

- 1/4" pinned mounted w/ back up nuts
- Painted DE (TBD) "Brown"
- Painted DE (TBD) "Green"



ALL COPY: DE 6091 "RED HOOK" (REDDISH)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BASE: DE 1615B "BUCKSKIN" (LIGHT BROWN)

TREE LEAVES: DE C 779 "WOODLAND GREEN"

TREE TRUNK: DE C 706 "ROSEWOOD"

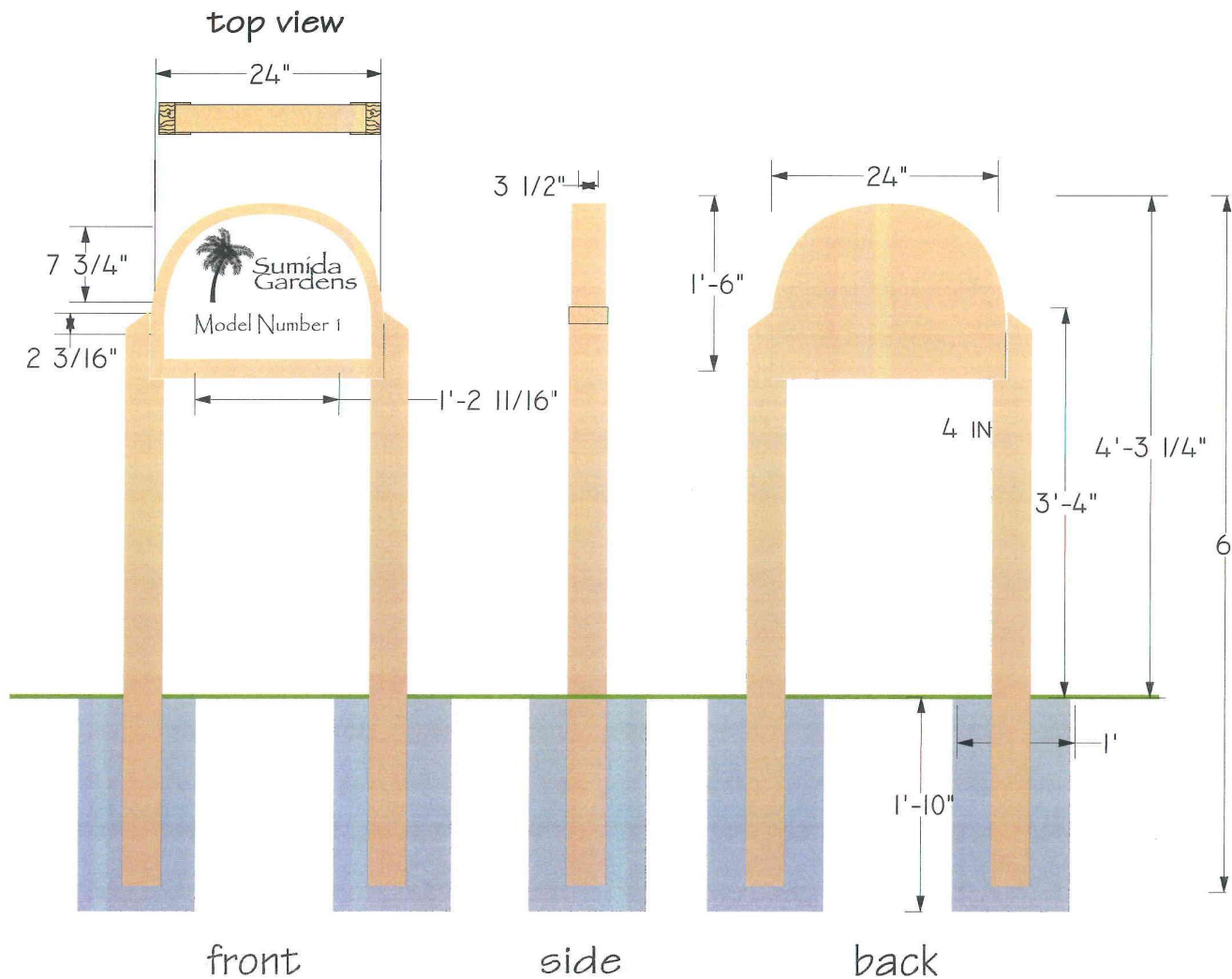
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City of Goleta  
Planning & Environmental Svcs.

# Model

Exhibit 6 p2



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www.VogueSigns.com

## GRAPHIC SKETCH

Job Name:	SUMIDA GARDEN
Date:	4-7-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

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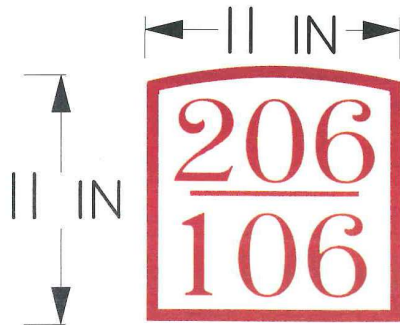
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# unit numbers

Exhibit 8A

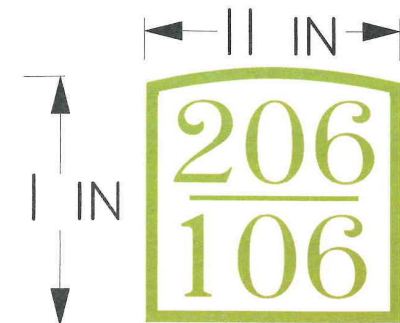
3 1/2" Numbers



ALL COPY: DE 149 "SPICY BERRY" (REDDISH)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

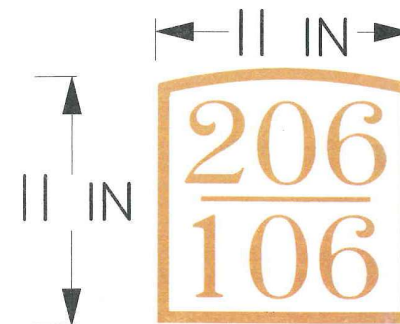
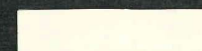
BORDER: DE 149 "SPICY BERRY" (REDDISH)



ALL COPY: DE 6293 "VELVET CLOVER" (Grey Green)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

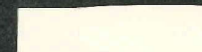
BORDER: DE 6293 "VELVET CLOVER" (Grey Green)



ALL COPY: DE 6181 "BANNER GOLD" (Gold ish)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BORDER: DE 6181 "BANNER GOLD" (Gold ish)



**Vogue**  
SIGN COMPANY  
721 Commercial Ave. Oxnard, CA  
Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name: Sumida Gardens  
Date: 4-15-08  
Address:  
City, State:  
Scale: NTS  
Salesperson: Ron Wilkinson  
Drawn by: JASON R. HAMPTON  
Page:

## REVISION

## CUSTOMER APPROVAL COPY, COLORS & SIZE

SIGNATURE DATE

## LANDLORD APPROVAL

SIGNATURE DATE

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# building numbers

Exhibit 8B

## 6.5" Numbers



ALL COPY: DE 149 "SPICY BERRY" (REDDISH)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BORDER: DE 149 "SPICY BERRY" (REDDISH)

ALL COPY: DE 6293 "VELVET CLOVER" (Grey Green)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BORDER: DE 6293 "VELVET CLOVER" (Grey Green)

ALL COPY: DE 6181 "BANNER GOLD" (Goldish)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BORDER: DE 6181 "BANNER GOLD" (Goldish)

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Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

### GRAPHIC SKETCH

Job Name: Sumida Gardens  
Date: 4-15-08  
Address: .  
City, State: .  
Scale: NTS  
Salesperson: Ron Wilkinson  
Drawn by: JASON R. HAMPTON  
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### LANDLORD APPROVAL

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## **II. DIRECTIONAL SIGNAGE:**

*The purpose of Directional Signage in a Residential Community is to provide our residents and their guests with all the information, directions and symbols needed to access all facilities with ease.*

*For Visitors, delivery people and the mail delivery to be able find their friends, relatives and customers quickly and easily.*

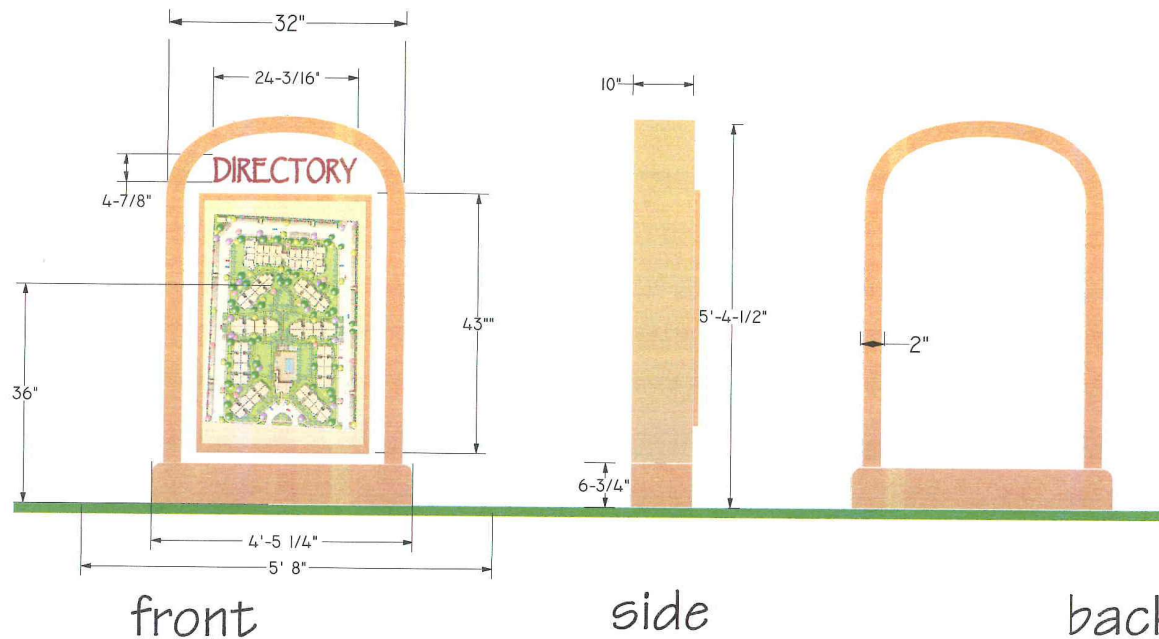
**FRONT ENTRY DIRECTORY (Exhibit #3)**

**TWO ON-SITE DIRECTORIES (Exhibit #4)**

**RENTAL OFFICE SIGN (Exhibit #5)**

# MAIN DIRECTORY

Exhibit 3 p1

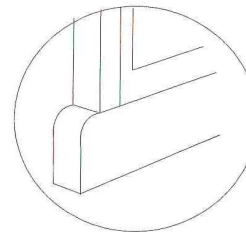


ALL COPY: DE 149 "SPICY BERRY" (REDDISH)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

CABINETS: DE 6207 "EGPTIAN SAND" (TAN)

BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)



perspective  
view

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**Vogue**  
SIGN COMPANY

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Office 805-485-3411 Fax 805-487-9774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name: . SUMIDA  
Date: 9-23-08  
Address: .  
City, State: .  
Scale: . NTS  
Salesperson: . RON WILKINSON  
Drawn by: . JASON R. HAMPTON  
Page:

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## CUSTOMER APPROVAL COPY, COLORS & SIZE

SIGNATURE DATE

## LANDLORD APPROVAL

SIGNATURE DATE

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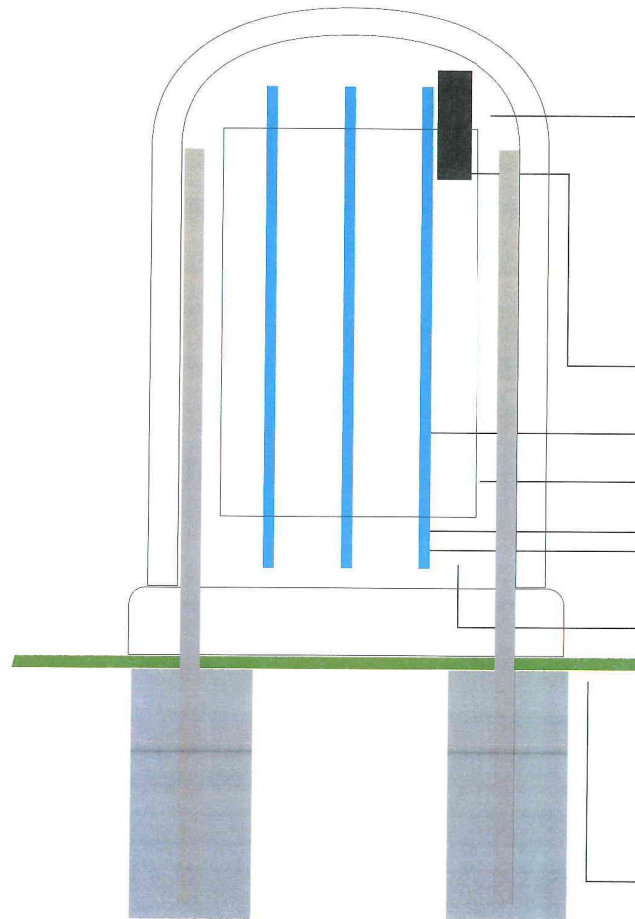
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# MAIN DIRECTORY

Exhibit 3 p2



## Manufacture and Install (1) Single-Faced Illuminated Stucco-Covered Aluminum Directory Sign

### CABINET:

- .090 Aluminum
- Stucco Coated
- ARCH- Painted DE 6207 Egyptian Sand
- BASE- Painted DE 6206 Desert Sand

### POWER:

- Transformer

### DIRECTORY:

- White Acrylic with Graphic Overlay
- Clear Acrylic Face

### CABINET FACE:

- Routed Out Letters of .090 Aluminum
- Backed With Black Acrylic

### LIGHTING:

- (3) 36" Florescent Tubes Placed Spaced Evenly Behind Directory Panel

### FRAME WORK:

- 2" Square Tubing

### ACCESS:

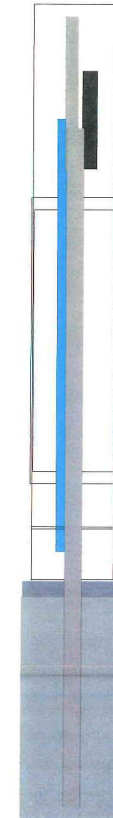
- Removable Face

### MOW PAD:

- 1/2 in Concrete Pad Thick

### FOOTING:

- 12" x 36" Hole w/Concrete Mix



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### GRAPHIC SKETCH

Job Name: SUMIDA  
Date: 9-23-08  
Address: .  
City, State: .  
Scale: . NT5  
Salesperson: . RON WILKINSON  
Drawn by: . JASON R. HAMPTON  
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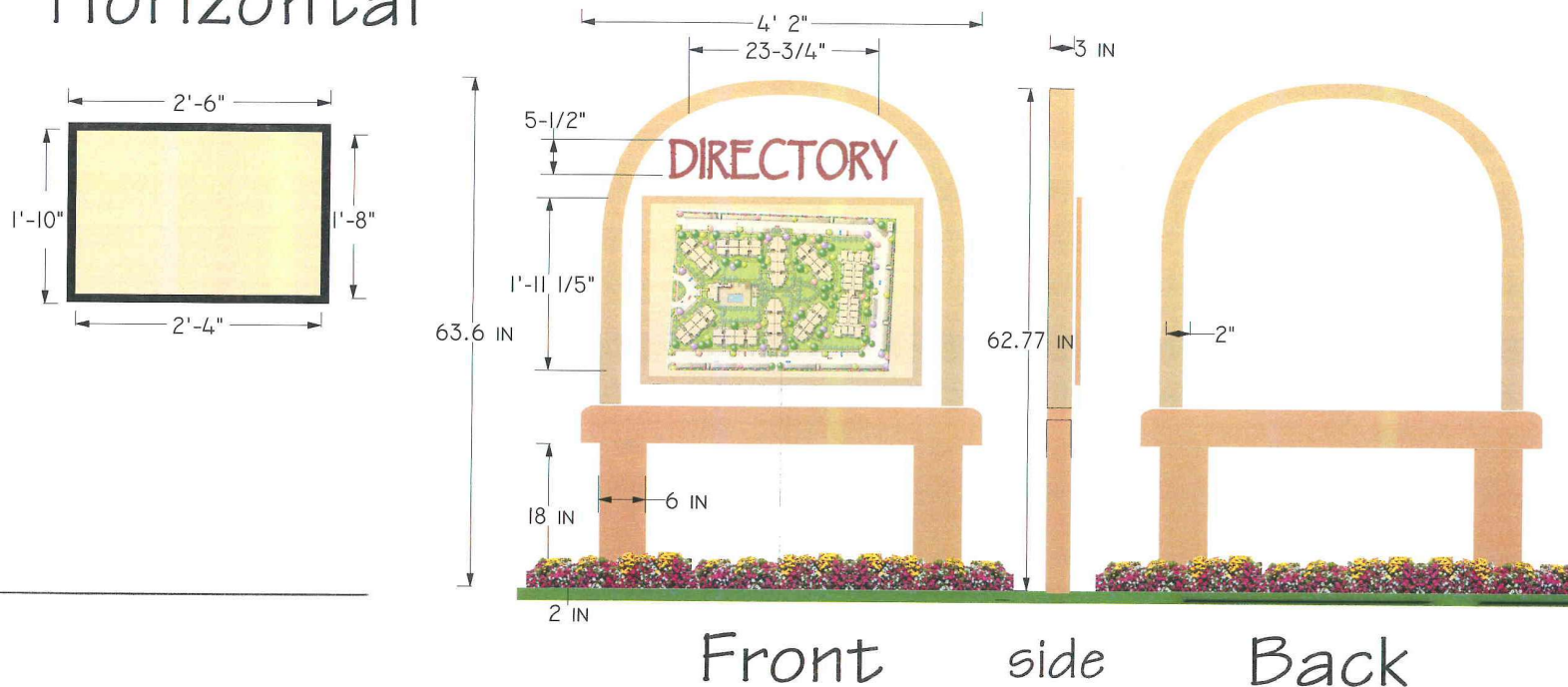
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# ON-SITE DIRECTORY

Exhibit 4a p1

## Horizontal



ALL COPY: DE 149 "SPICY BERRY" (REDDISH)  
 BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)  
 CABINETS: DE 6207 "EGYPTIAN SAND" (TAN)  
 BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)

Manufacture and Install (2)  
 Single-Faced Non Illuminated  
 Stucco covered Aluminum  
 Cabinet Directory.

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### GRAPHIC SKETCH

Job Name: SUMIDA  
 Date: 9-23-08  
 Address:  
 City, State:  
 Scale: NTS  
 Salesperson: RON WILKINSON  
 Drawn by: JASON R. HAMPTON  
 Page:

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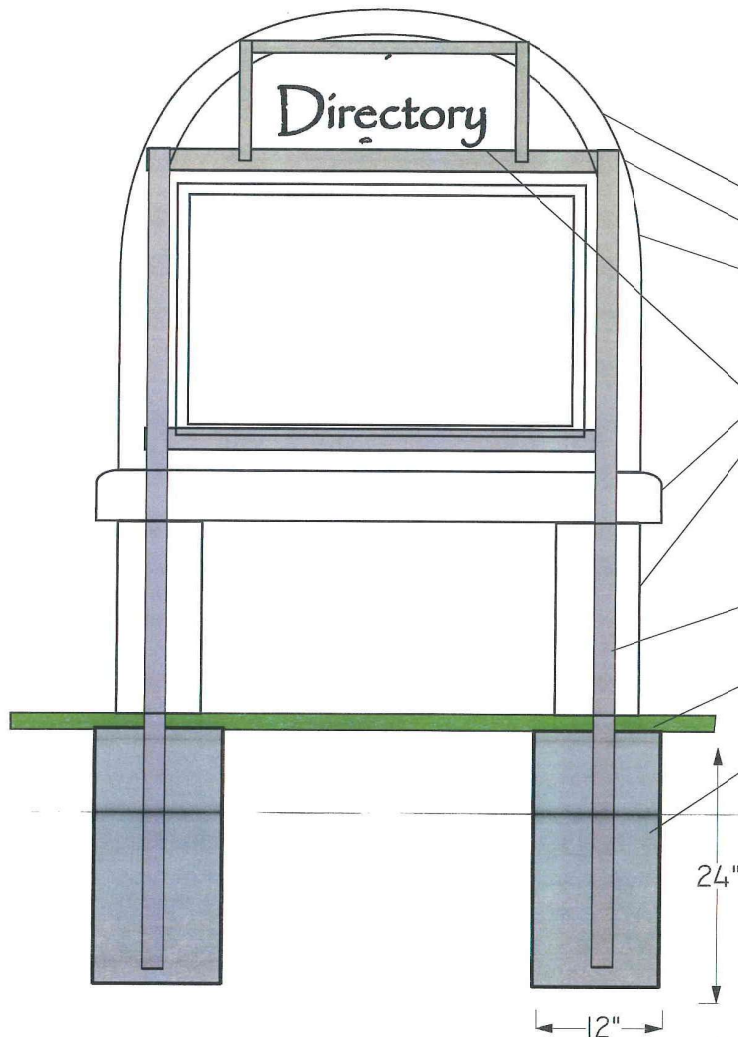
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# ON-SITE DIRECTORY

Exhibit 4a p2



Manufacture and Install ( )  
Single-Faced Non Illuminated  
Stucco covered Aluminum  
Cabinet Directory.

## CABINET:

- .090 Aluminum
- Stucco Coated
- ARCH- Painted DE 6207 Egyptian Sand
- BASE & LEGS- Painted DE 6206 Desert Sand

## DIRECTORY PANEL:

- Removable Face Retainer

## LETTERS:

- Routed Out of .090 Aluminum And  
With Black Acrylic Backing

## FRAME WORK:

- 2" Square Tubing

## MOW PAD:

- 1 1/2 in Concrete Pad Thick

## FOOTING:

- 12" x 24" Hole w/Concrete Mix

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SIGN COMPANY

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## GRAPHIC SKETCH

Job Name: SUMIDA  
Date: 9-23-08  
Address: .  
City, State: .  
Scale: . NTS  
Salesperson: RON WILKINSON  
Drawn by: JASON R. HAMPTON  
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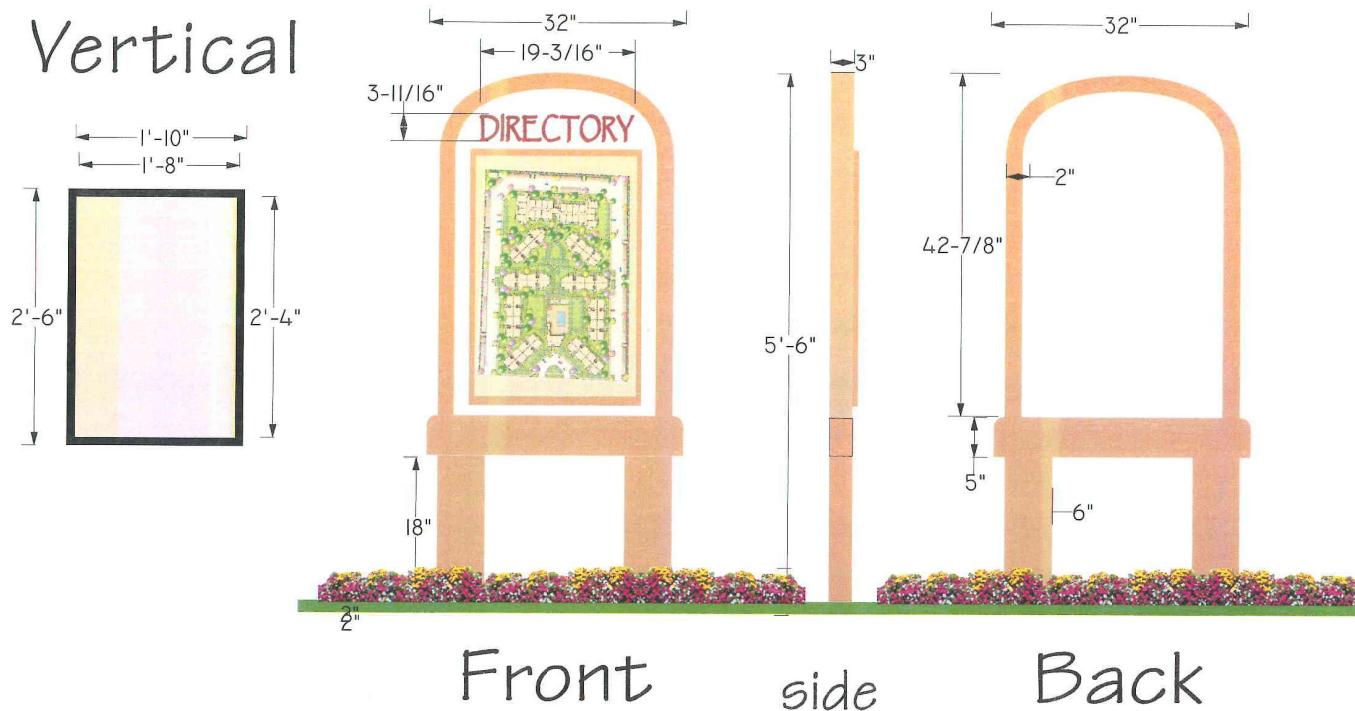
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# ON-SITE DIRECTORY

Exhibit 4b p1

Vertical



Front

side

Back

ALL COPY: DE 149 "SPICY BERRY" (REDDISH)  
 BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)  
 CABINETS: DE 6207 "EGYPTIAN SAND" (TAN)  
 BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)



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## GRAPHIC SKETCH

Job Name: SUMIDA  
 Date: 9-23-08  
 Address:  
 City, State:  
 Scale: NTS  
 Salesperson: RON WILKINSON  
 Drawn by: JASON R. HAMPTON  
 Page:

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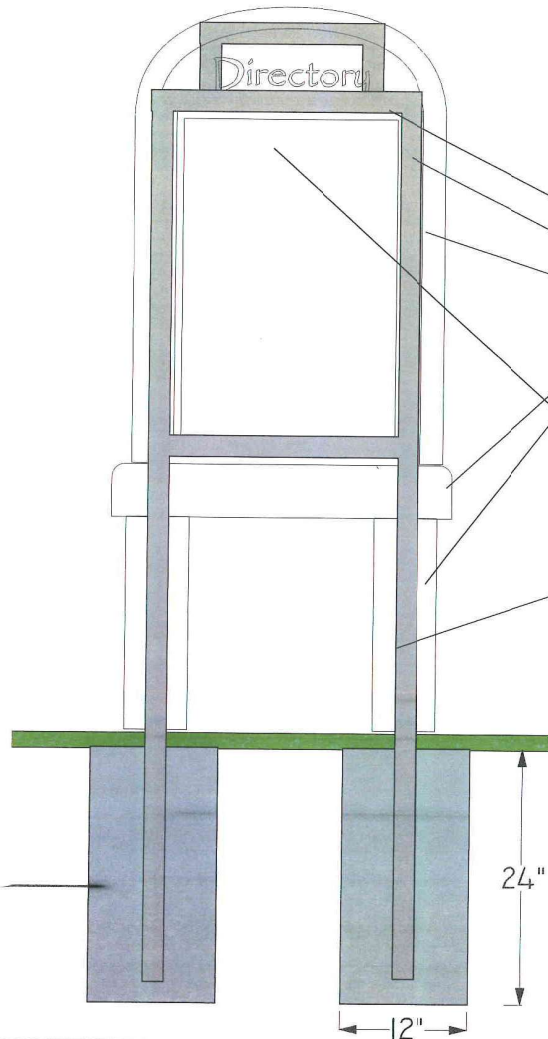


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# ON-SITE DIRECTORY

Exhibit 4b p2



Manufacture and Install ( )  
Single-Faced Non Illuminated  
Stucco covered Aluminum  
Cabinet Directory.

## CABINET:

- .090 Aluminum
- Stucco Coated
- ARCH- Painted DE 6207 Egyptian Sand
- BASE & LEGS- Painted DE 6206 Desert Sand

## DIRECTORY PANEL:

- Removable Face Retainer

## LETTERS:

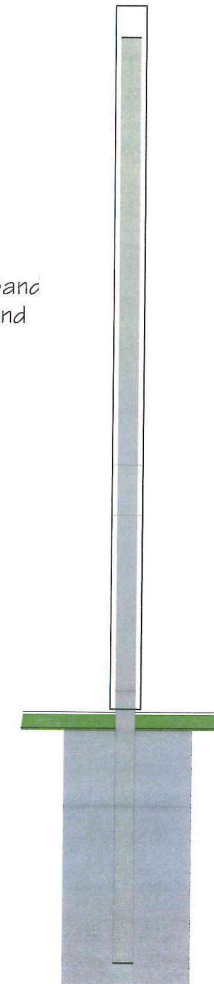
- Routed Out of .090 Aluminum And  
With Black Acrylic Backing

## FRAME WORK:

- 2" Square Tubing

## FOOTING:

- 12" x 24" Hole w/Concrete Mix



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## GRAPHIC SKETCH

Job Name: SUMIDA  
Date: 9-23-08  
Address:  
City, State:  
Scale: NTS  
Salesperson: RON WILKINSON  
Drawn by: JASON R. HAMPTON  
Page:

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# RENTAL OFFICE

Exhibit 5 p1

Manufacture and Install (1)  
Non-Illuminated Sand Blasted Sign.

**PANEL:**

- 1 1/2" Thick Sand Blasted Redwood

**"RENTAL OFFICE" & "ARROW"**

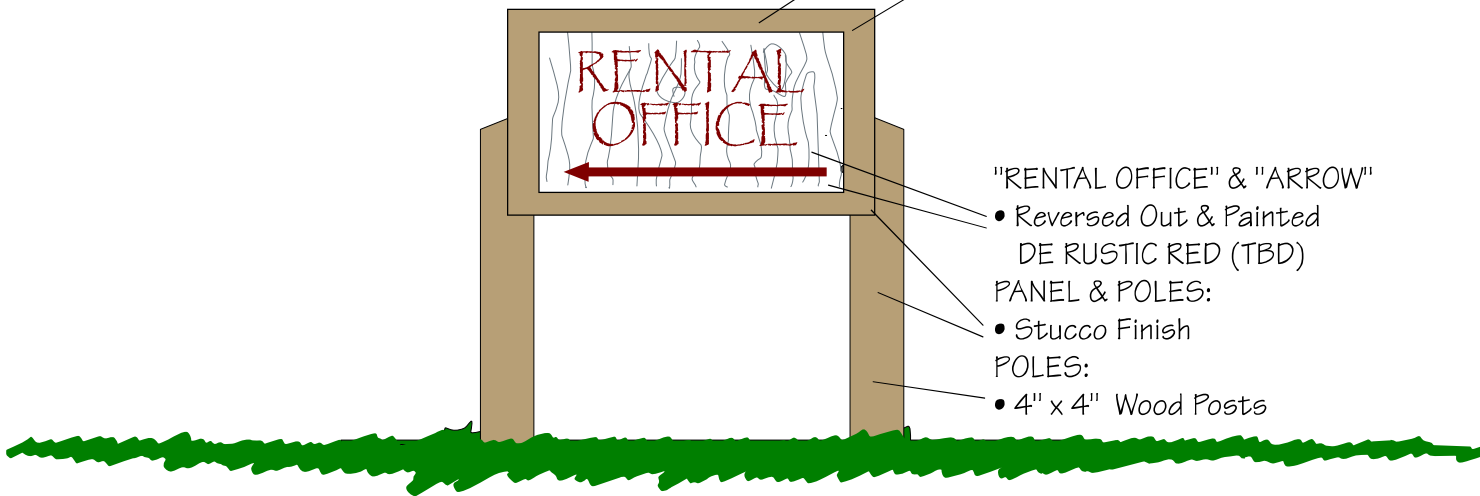
- Reversed Out & Painted  
DE RUSTIC RED (TBD)

**PANEL & POLES:**

- Stucco Finish

**POLES:**

- 4" x 4" Wood Posts



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**GRAPHIC SKETCH**

Job Name:	SUMIDA GARDEN
Date:	10-30-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

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COPY, COLORS & SIZE

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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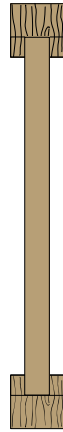
ALL COPY:	DE 6091 "RED HOOK" (REDDISH)		TREE LEAVES:	DE C 779 "WOODLAND GREEN"	
BACKGROUND:	DE 324 "PHOENIX VILLA" (IVORY)		TREE TRUNK:	DE C 706 "ROSEWOOD"	
CABINETS:	DE 6207 "EGPTIAN SAND" (TAN)				
BASE:	DE 16158 "BUCKSKIN" (LIGHT BROWN)				



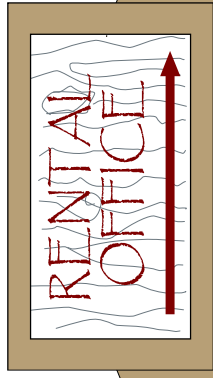
# RENTAL OFFICE

Exhibit 5 p2

top view



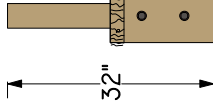
41"



22" 12"

back

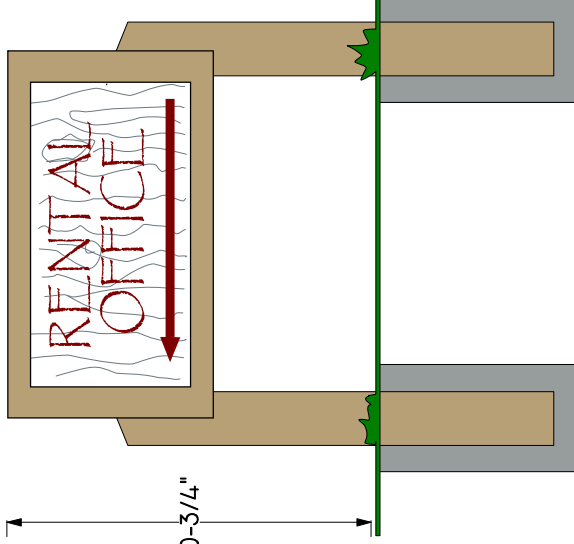
3"



32"

6"

side



40-3/4"

front

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GRAPHIC SKETCH	
Job Name:	SUMIDA GARDEN
Date:	10-30-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
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### **III. POOL SIGNAGE:**

*All of the pool signage for Sumida Gardens is fabricated to create a safe and pleasant area which all residents are able to enjoy the available community amenities.*

*All copy is of the required size for clear readability with a strong color contrast maintained between the background color and the copy color.*

*The most effective method has proven to be to fabricate these signs with a dark background and white copy.*

**POOL RULES** (Exhibit # 10)

**SPA RULES** (Exhibit # 11)

**POOL & SPA OCCUPANCY** (Exhibit # 12)

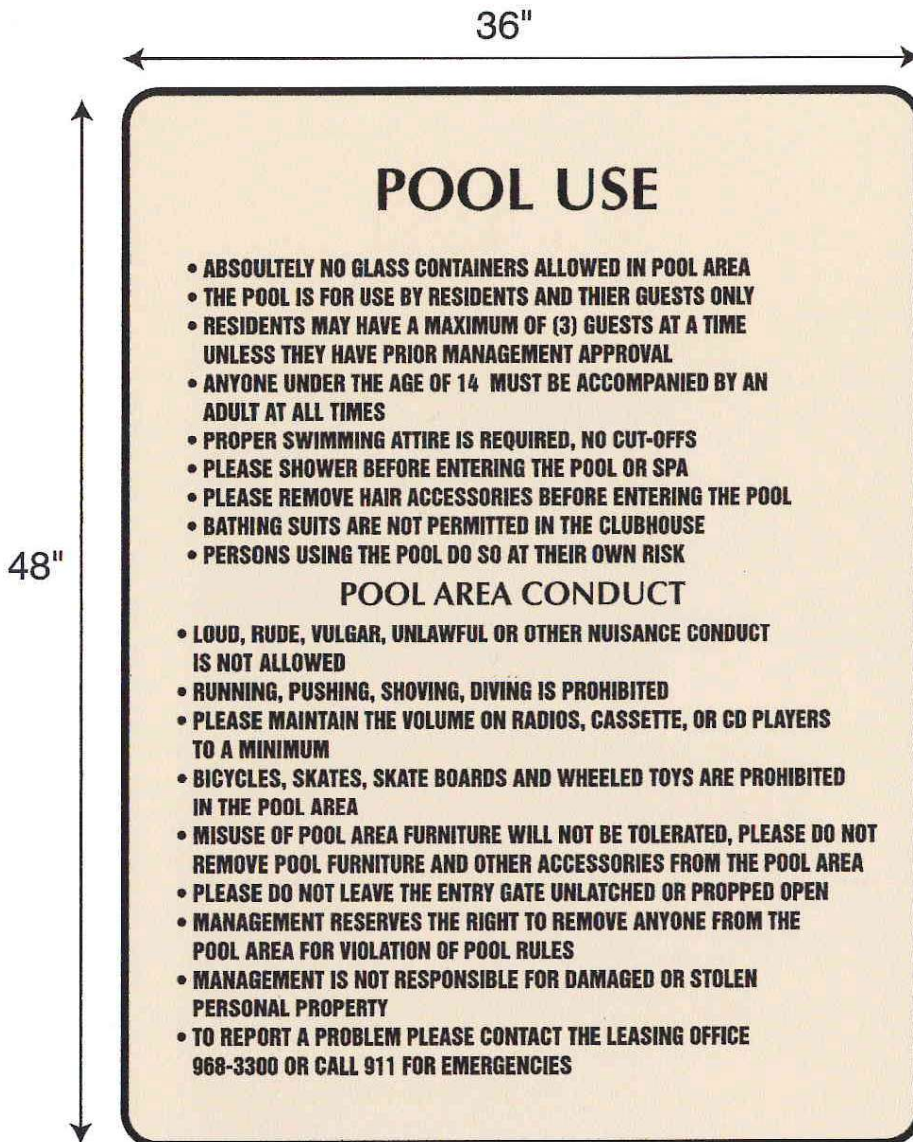
**WARNING SIGNS:**

**1) NO DIVING ALLOWED** (Exhibit # 13)

**2) NO LIFEGUARD ON DUTY** (Exhibit # 14)

**POOL HOURS & PRIVATE POOL** (Exhibit # 15)

**CPR SIGN ( Buy from Pool People)** (Exhibit # 16)



EXIHIBIT 10



EXIHIBIT 15



EXHIBIT 12



EXHIBIT 11





EXIHIBIT 13



EXIHIBIT 14 24"



EXIHIBIT 12

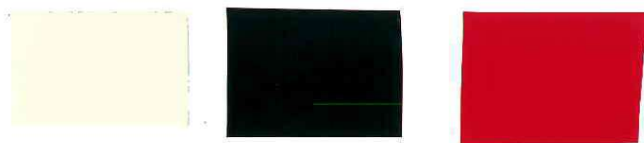




EXHIBIT 10

24"

18"

# **PRIVATE POOL**

- **ABSOLUTELY NO GLASS CONTAINERS ALLOWED IN POOL AREA**
- **THE POOL IS FOR THE USE BY RESIDENTS AND THEIR GUESTS ONLY**
- **RESIDENTS MAY HAVE A MAXIMUM (3) GUESTS AT A TIME, UNLESS THEY HAVE PRIOR MANAGEMENT APPROVAL**
- **ANYONE UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES**
- **PLEASE READ THE COMPLETE SET OF POOL RULES LOCATED INSIDE THE POOL AREA**
- **TO REPORT A PROBLEM PLEASE CONTACT THE LEASING OFFICE 968-3300, OR EMERGENCIES CALL 911**

EXHIBIT 15

8"

**POOL HOURS**  
**8:00AM TO 10:00PM**





# EMERGENCY LIFESAVING TECHNIQUES

WITH CARDIOPULMONARY RESUSCITATION (CPR)

Lifesaving Techniques to Revive Victims of Drowning or Heart Attack

## CPR FOR CHILDREN (TO AGE 11)

Use steps #1, #2, and #3 from immediate right.

### 1. IF NOT BREATHING

Start artificial breathing by covering victim's mouth and nose with your mouth and exhale a "short puff" of air into victim's lungs.

### 2. CHECK VICTIM'S PULSE

Place your fingertips on either side of victim's neck by windpipe. If pulse is present continue rescue breathing only.

### 6. IF VICTIM'S PULSE IS ABSENT START HEART MASSAGE

Place 2 fingers on chest for infants.  
Place heel of hand on chest for small children.

### 7. POSITION YOURSELF

Place your shoulders directly over victim's breastbone. Keep your elbows straight. Compress breastbone 1/2 to 1 inch.

### 8. SINGLE RESCUER CPR

5 chest compressions in 2 seconds, 1 "short puff" in 1 second; continue 5:1 ratio without stopping until victim is revived or competent help arrives.



### 1. SHOULD A VICTIM APPEAR UNCONSCIOUS?

Try to get victim to respond by shaking and shouting "Are you alright?" Call for help if no response from victim (call by victim's sides). Place victim on back.



### 2. OPEN AIRWAY

Place one hand on forehead and other hand on chin. Tilt head and gently lift chin.  
Do not tilt head backwards as far on children.  
Check and clear any obstruction in mouth.



### 3. CHECK FOR BREATHING

Place your cheek close to victim's mouth while feeling and listening for breaths of air. Watch for chest rising and falling. If breathing is present, maintain head tilted keeping airway open.



### 4. IF NOT BREATHING

FOR CHILDREN SEE #6 AT FAR LEFT UNDER CPR FOR CHILDREN

Pinch victim's nose closed with your hand that is on victim's forehead while keeping head tilted. Seal victim's mouth with your mouth and blow 4 quick full breaths of air into victim's mouth.



### 5. CHECK VICTIM'S PULSE

Place your fingertips on either side of victim's neck by windpipe feeling for pulse. If pulse is present continue rescue breathing only.



### 6. IF VICTIM'S PULSE IS ABSENT START HEART MASSAGE

FOR CHILDREN SEE #6 AT FAR LEFT UNDER CPR FOR CHILDREN

Place palm of hand on chest 2 inches above bottom of breastbone. Interlock fingers by placing second hand on top of first.



### 7. POSITION YOURSELF

1) Place your shoulders directly over victim's breastbone.  
2) Keep your elbows straight.  
3) Interlocked fingers allow only palm of hand to touch chest.

### FOR ADULTS

4) Compress breastbone 1 1/2 to 2 inches.  
FOR CHILDREN SEE #7 AT FAR LEFT



### 8. SINGLE RESCUER CPR

15 chest compressions in 10 seconds followed by 2 full breaths in 4 seconds. Continue 15:2 ratio without stopping until victim is revived or competent help arrives.



## EMERGENCY CALL 911

Other Emergency Facilities Call \_\_\_\_\_

EXHIBIT # 16



#### **IV. PARKING SIGNAGE:**

*The purpose of Sumida Gardens Parking Signage is to guarantee that the residents' assigned parking spaces are always open and available to them.*

*That residents guests have available parking spaces that are well-marked and easily identified.*

*The "No Parking" signs are safety based:*

*A. To keep the "Fire Lanes" open at all times.*

*B. To prevent illegal parking on any red curbed areas.*

*Finally to provide Handicap Parking Signs for any Handicap Resident or guest as required by law.*

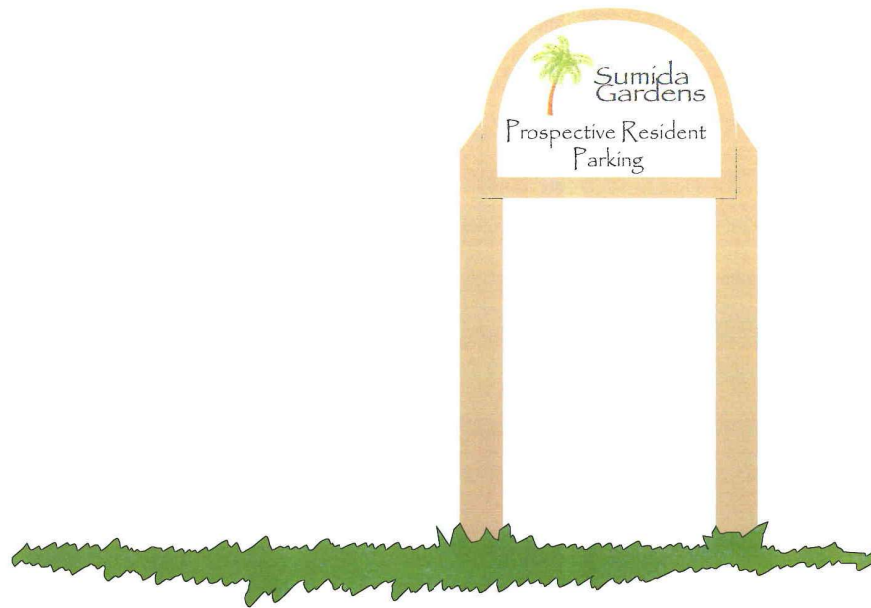
**PROSPECTIVE RESIDENT PARKING SIGNS (Exhibit #7)**

**HANDICAP PARKING SIGNS (Exhibit # 17)**

**NO PARKING SIGN (Exhibit # 18)**

# Prospective Resident

Exhibit 7 p1



Manufacture and Install ( 4 )  
Non-Illuminated Cabinet Signs.

## CABINET:

- removable back pane
- machine screws drilled and tapped for mounting to posts
- Paint DE 324 "Phoenix Villa"

## TEXTURE:

- Texture Coat on Cabinet and Posts.

## LOGO LETTERS:

- To Be Water Jet:
- letters out of .090 background
- backed up with black acrylic

## LOGO TREE:

- 1/4" pinned mounted w/ back up nuts
- Painted DE (TBD) "Brown"
- Painted DE (TBD) "Green"

ALL COPY: DE 6091 "RED HOOK" (REDDISH)

BACKGROUND: DE 324 "PHOENIX VILLA" (IVORY)

BASE: DE 16158 "BUCKSKIN" (LIGHT BROWN)

TREE LEAVES: DE C 779 "WOODLAND GREEN"

TREE TRUNK: DE C 706 "ROSEWOOD"

**Vogue**  
SIGN COMPANY

721 Commercial Ave. Oxnard, CA  
Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name:	SUMIDA GARDEN
Date:	3-31-08
Address:	
City, State:	
Scale:	NTS
Salesperson:	RON WILKINSON
Drawn by:	JASON R. HAMPTON
Page:	

## REVISION

## CUSTOMER APPROVAL COPY, COLORS & SIZE

SIGNATURE

DATE

## LANDLORD APPROVAL

SIGNATURE

DATE

VOGUE SIGN INC. WILL ONLY CONNECT TO EXISTING  
DEDICATED SIGN CIRCUIT PER ARTICLE 600 OF THE  
NEC. PRIMARY ELECTRICAL TO SIGN LOCATION IS THE  
RESPONSIBILITY OF CUSTOMER



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City of Goleta  
Planning & Environmental Services

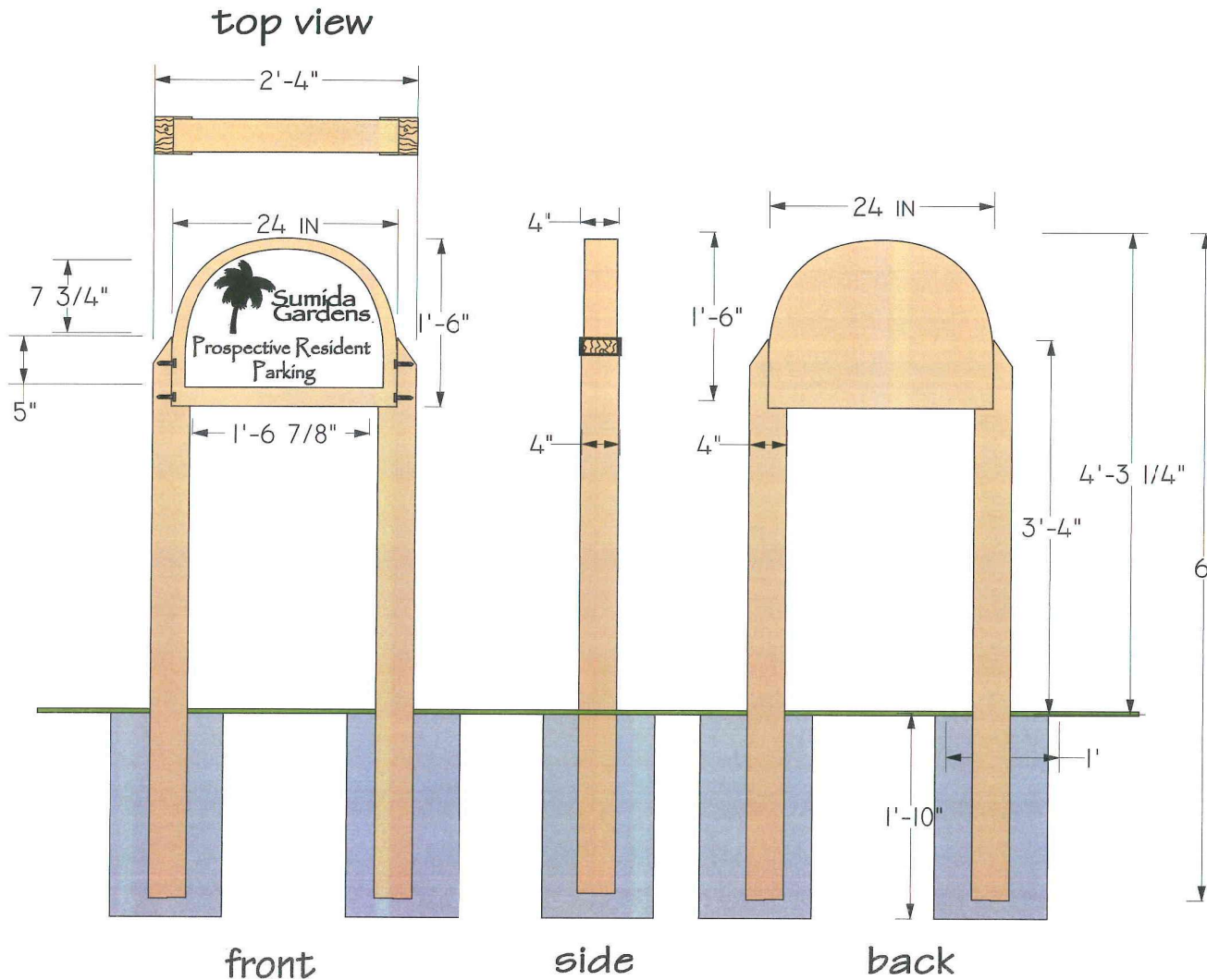
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# Prospective Resident

Exhibit 7 p2



**Vogue**  
SIGN COMPANY

721 Commercial Ave. Oxnard, CA  
Office 805-485-3411 Fax 805-487-8774  
www.VogueSigns.com

## GRAPHIC SKETCH

Job Name: SUMIDA GARDEN  
Date: 3-31-08  
Address:  
City, State:  
Scale: NTS  
Salesperson: RON WILKINSON  
Drawn by: JASON R. HAMPTON  
Page:

## REVISION

## CUSTOMER APPROVAL COPY, COLORS & SIZE

SIGNATURE DATE

## LANDLORD APPROVAL

SIGNATURE DATE

VOGUE SIGN INC. WILL ONLY CONNECT TO EXISTING  
DEDICATED SIGN CIRCUIT PER ARTICLE 600 OF THE  
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RESPONSIBILITY OF CUSTOMER



## Surveying - Research - Creation of Plan

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To Anyone Other Than Employees Of Your Company, Or  
Use Of These Plans To Construct A Sign Similar To The  
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Event That Such Event or Exhibition Occurs,  
Vogue Signs Inc. Will Charge \$1,500 In Compensation  
For Time And Effort In The Surveying, Research and  
Creation Of Plans.

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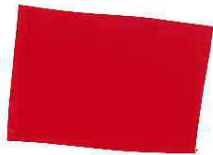


EXHIBIT 17



EXHIBIT 17





## **V. MISCELLANEOUS SIGNAGE:**

*As the title states, this category is for signage that varies with each residential property.*

*The Private Property Signs have different language depending on the needs of the community.*

*The same situation arises on the exact language required depending on the trash removal company operating at each community.*

*Not all of the communities have playgrounds. For those that do safe use instructions and warnings are provided by the playground equipment company.*

**PRIVATE PROPERTY - NO TRESPASSING** (Exhibit # 19)

**TRASH & RECYCLE TRASH SIGNAGE** (Exhibit # 20)

**PLAYGROUND SAFETY/RULES** (Exhibit # 21)



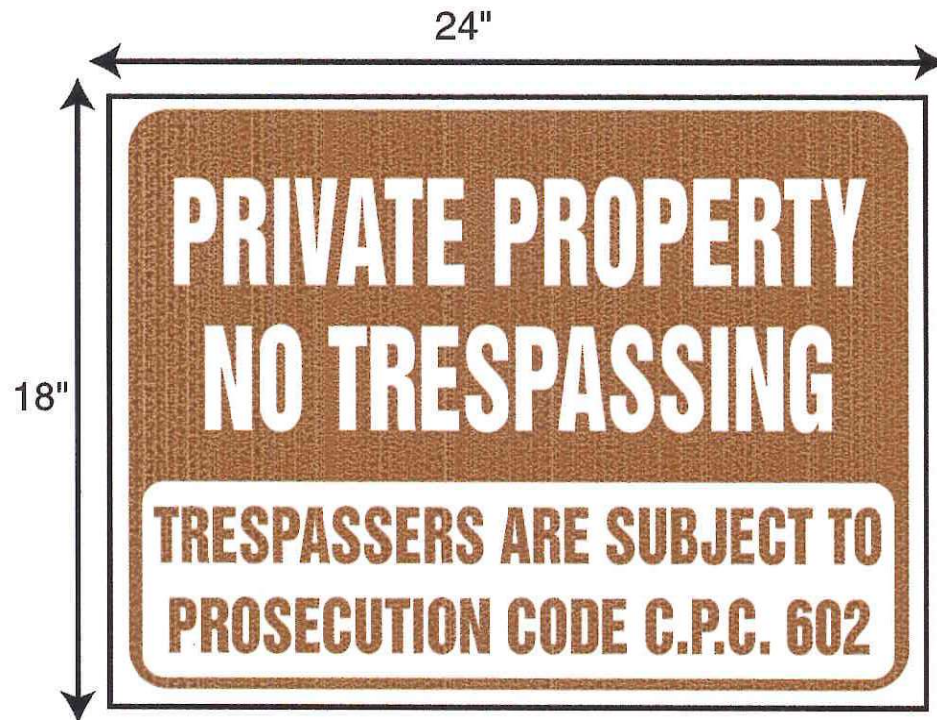


EXHIBIT 19



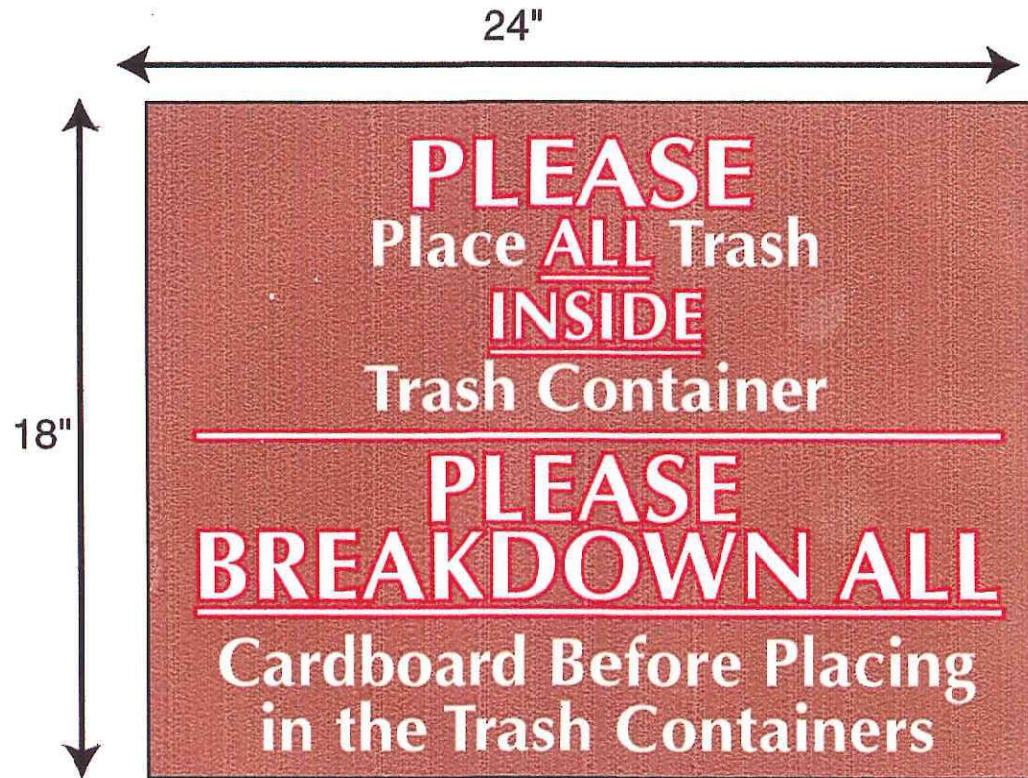
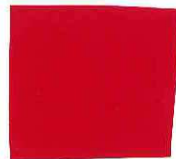





EXHIBIT 20





SUMIDA GARDENS				
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