



DESIGN REVIEW BOARD Staff Report

Agenda Item B.3
Meeting Date: October 22, 2024

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567
Samantha Bailey, Current Planning Intern; (805) 961-7543

SUBJECT: **5385 Hollister Avenue (APN 071-140-075)**
Community Autism Services Signage and California Environmental
Quality Act Notice of Exemption
Case Nos. 24-0034-DRB

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 three new wall signs for Community Autism Services. This project proposes three 14.4 square foot non-illuminated 1/8" deep aluminum composite sign panels on three buildings located at the above address. The proposed signage will have printed graphics of four lines of copy that read COMMUNITY (first line) AUTISM (second line) SERVICES (third line) THE STEPPING STONES GROUP (fourth line) with the company logo to the left of the first three lines of copy and a solid line separating lines 1-3 from line 4. The letters in the first 3 lines of copy will be 4" tall in the shade of Pantone Blue #6103c, the letters in the fourth line of copy will be 2" tall in the shade of Pantone Black #6c, and the company logo will be 20.6" tall in the shades of Pantone Blue #662c and Pantone Orange #6016c.

The project was filed by agent Nathan Virs of West Coast Signs on behalf of Patterson Associates LLC, Business Owner.

DISCUSSION:

The scope of this proposal is to add three new, non-illuminated signs to buildings/lease spaces 2, 3, and 11 in the Pacific Technology Center located at 5385 Hollister Avenue. 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 proposed wall sign meets the wall sign requirements of GMC 17.40.080(F) as follows: 1) the proposed wall sign does not exceed the height of the building wall to which it is attached; 2) each of the proposed wall sign does not exceed the maximum sign area allowed of 100 square feet as each proposed sign is only 14.4 square foot signs; 3) each proposed sign only projects 1/8" from the wall which is less than the 1' maximum; 4) each sign does not cover any required wall openings; and 5) each proposed sign is placed flat against the wall building.

Additionally, the proposed signage on the three lease spaces is well below the maximum sign area as outlined in GMC 17.40.60(O) (14.4 square foot sign on approximately 129.1 feet of street frontage multiplied by .5 for office districts is 64.6 which is below 100 square feet).

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 a sign proposal for a business utilizing three lease spaces in existing buildings within an existing office district. 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 office buildings 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 a business signs in an office 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 the addition of non-illuminated building mount signage 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 after the close of the appeal period if no appeal is submitted (Case No. 24-0045-ZC); 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