



Agenda Item C.1
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: September 9, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Brian Hiefield, Senior Planner

SUBJECT: 470 S. Patterson Ave. (APN 065-090-017) Sutter Health Signage
Case No. 25-0027-DRB, 25-0022-ZC

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311(a) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and approve or approve with conditions.

PROJECT DESCRIPTION:

This is a request for a **Conceptual/Preliminary/Final Review** for signage as follows:

- Remove and replace the signage on an existing, previously permitted, two-sided non-illuminated freestanding monument sign. The new sign will measure approximately 29 square feet, with letter heights ranging from approximately two inches to six inches, including the Sutter Health branding and property address. The sign color will be teal with a white background. The freestanding sign structure will be surrounded by new and existing landscaping.
- Remove and replace the existing, previously permitted, tenant wall signs for both tenant spaces in the existing building. One of the new non-illuminated wall signs is approximately 16 square feet, and the other new non-illuminated sign is approximately six square feet, with letter heights ranging from approximately four inches to approximately 6 inches. The sign color of one of the new wall signs will be teal with a white background, and the other will be pin-mounted letters in teal and black.

The project was filed by agent Abbi Biggs of Signs of Success for Sutter Health, property owner.

DISCUSSION:

The subject parcel previously had signage approved in July of 2007, which included the existing six-foot tall freestanding monument sign structure. While the existing sign structure would not be compliant with current sign regulations found in Goleta Municipal

Code (GMC) Section 17.40.080(C)(3) for maximum height of a freestanding sign (four feet), the current sign structure is considered legal non-conforming as it has a legally issued permit but doesn't conform to current regulations. The proposed sign-face change does not include any changes to freestanding monument sign structure, so the structure can remain as it is currently constructed. Therefore, the focus of the DRB should be on the design merits of the sign face change rather than the existing freestanding sign structure. The proposed non-illuminated wall signs are consistent with GMC Section 17.40.080(F), regulations for Wall Signs.

In accordance with Table 17.40.060(O) of the Goleta Municipal Code, the total signage area allowed for office zoned properties is 0.5 square feet per lineal foot of street frontage. Sutter Health has approximately 235 feet of street frontage with approximately 52 square feet of proposed signs. Since the square footage of the proposed signs is less than the allowance it complies with Title 17.

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.

In addition to the applicable sign regulations above, the signs are subject to General Plan Policy VH 4.13 Signage, which states:

Signs shall maintain and enhance the city's appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply:

- a. Signs shall minimize possible adverse effects on nearby public and private property, including streets, roads, and highways.
- b. Signs shall be integrated into the site and structural design, shall be compatible with their surroundings, and shall clearly inform pedestrians, bicyclists, and motorists of business names.
- c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. Protrusion of signs and/or sign structures into the skyline should be minimized to avoid a cluttered appearance.
- d. Signs shall be of appropriate and high-quality style, color, materials, size, height, and illumination.
- e. Lighting is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas.
- f. Internally illuminated cabinet or can signs shall be prohibited.
- g. Billboards and other off-premises advertising signs shall be prohibited.

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15311(a) of the CEQA Guidelines 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).

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project given the nature of the proposal which is signage on an as-built and permitted freestanding sign structure, and new wall signs to replace the existing wall signs. 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 will 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; signage for a business is not considered 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 location does not contain hazardous waste and is 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. Additionally, the project's site does not contain any identified significant cultural resources, and no grading is proposed.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

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 (if no appeal if submitted); and (3) Building Permits as needed.

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

ATTACHMENTS:

- A - Findings for Approval
- B - Notice of Exemption
- C – Project Plans

Attachment A

Findings for Approval

Attachment A
Design Review and California Environmental Quality Act Findings
for Sutter Health Signage
Case Nos. 25-0027-DRB and 25-0022-ZC

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.*

In accordance with Table 17.40.060(O) of the Goleta Municipal Code, the total signage area allowed for office zoned properties is 0.5 square feet per lineal foot of street frontage. Sutter Health has approximately 235 feet of street frontage with approximately 52 square feet of proposed signs. Since the square footage of the proposed signs is less than the allowance and complies with Title 17, this finding can be made.

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 project proposes to install two wall mounted non-illuminated signs to replace the existing wall mounted signs and proposes to reface the existing permitted freestanding sign structure; no other development is proposed to the existing structures at this time. The new signs will not affect the circulation nor the building layout on the property. Therefore, this finding can be made.

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.*

All wall signs are different sizes yet maintain the same theme and color palette while maintaining the harmonious relationship with the existing building architecture as evidenced by their design and consistency with applicable development standards of Title 17. Therefore, this finding can be made.

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

The project is limited to the installation of replacement signage. This signage is well thought out in terms of material, color, and composition and is consistent with the Sutter Health brand. Therefore, this finding can be made.

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 new wall signs and freestanding monument sign are non-illuminated and will not have electrical equipment. Therefore, this finding can be made.

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

No grading is proposed as part of this project.

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.*

New landscaping proposed around the freestanding sign structure will augment the existing landscaping. The selection of plant materials around the existing freestanding sign structure will be consistent with and complementary to the existing landscaping. No specimen, protected trees, or existing native vegetation will be removed as part of the project. Therefore, this finding can be made.

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.*

The selection of plant materials around the existing freestanding sign structure will be consistent with and complementary to the existing landscaping. Therefore, this finding can be made.

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

No lighting is proposed as part of this project.

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 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 wall signs and freestanding monument sign are consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.13.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

12. 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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15311(a) of the CEQA Guidelines 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).

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project given the nature of the proposal which is signage on an as-built and permitted freestanding sign structure, and new wall signs to replace the existing wall signs. 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 will 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; signage for a business is not considered 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 location does not contain hazardous waste and is 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. Additionally, the project's site does not contain any identified significant cultural resources, and no grading is proposed.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

Attachment B
Notice of Exemption

NOTICE OF EXEMPTION (NOE)

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

Project Title:

Sutter Health Replacement Signage
Case Nos. 25-0022-ZC and 25-0027-DRB

Project Applicant:

Abbi Biggs of Signs of Success for Sutter Health, property owner

Project Location (Address and APN):

470 S. Patterson Ave.
Goleta, CA 93117
County of Santa Barbara
APN: 065-090-017

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves a sign face change out on the existing non-illuminated monument sign and the replacement of two existing wall signs. The sign area of the monument panel would be approximately 29 square feet.

- The freestanding sign structure will be surrounded by new and existing landscaping.
- One new non-illuminated wall sign is approximately 16 square feet, and the other non-illuminated sign is approximately six square feet, with letter heights ranging from approximately four inches to approximately 6 inches.

The purpose of the project is to provide building/business identification. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Abbi Biggs of Signs of Success for Sutter Health, property owner

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☒ Categorical Exemption: § 15311 (Accessory Structures)

NOTICE OF EXEMPTION (NOE)

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15311(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

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For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

NOTICE OF EXEMPTION (NOE)

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

Brian Hiefield, Senior Planner

805-961-7559

bhiefield@cityofgoleta.gov

Signature

Title

Date

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

SIGNAGE SUBMITTAL

PROJECT: SIGNAGE REBRAND - SANSUM CLINIC TO SUTTER HEALTH



Site Name: Sutter Health Corporate Office
Parcel ID: 065-090-017
Site Addresses:
- 470 S. Patterson Ave., Goleta, CA 93111
- 5330 Ekwil St., Goleta, CA 93111

Property Frontage:
S. Patterson Ave.: 226’-9”
Ekwil St.: 418’-0”

Primary Building Frontage:
S. Patterson Ave.: 109’-6”
Ekwil St.: 306’-6”

Existing ID Signage Footage: 55 sq.ft.
Proposed ID Footage Increase/Decrease: -4 sq.ft.
Total New ID Signage Footage: 51.65 sq.ft.

Contractor / Agent: Signs of Success, Inc.
2350 Skyway Dr. Ste 10, Santa Maria, CA 93455
Contact: Jordan Sheppard / Abbi Biggs
Email: permits@signsofsuccess.net | Phone: 805-925-7545

Client/Tenant: Sutter Health
470 S Patterson Ave
Santa Barbara, CA 93111
Contact: Richard Drew
Email: rdrew@sutterhealth.org
Phone: 805-448-2999

Property Owner:
470 S Patterson Ave
Santa Barbara, CA 93111
Contact: Richard Drew
Email: rdrew@sutterhealth.org
Phone: 805-448-2999

STAMP AREA

Signs of Success
2350 Skyway Dr. Ste 10
Santa Maria, CA 93455

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APPROVALS

Tracy Murphy

Signature, Client

Sutter Health04/04/2025

Business NameDate




Signature, Property Owner

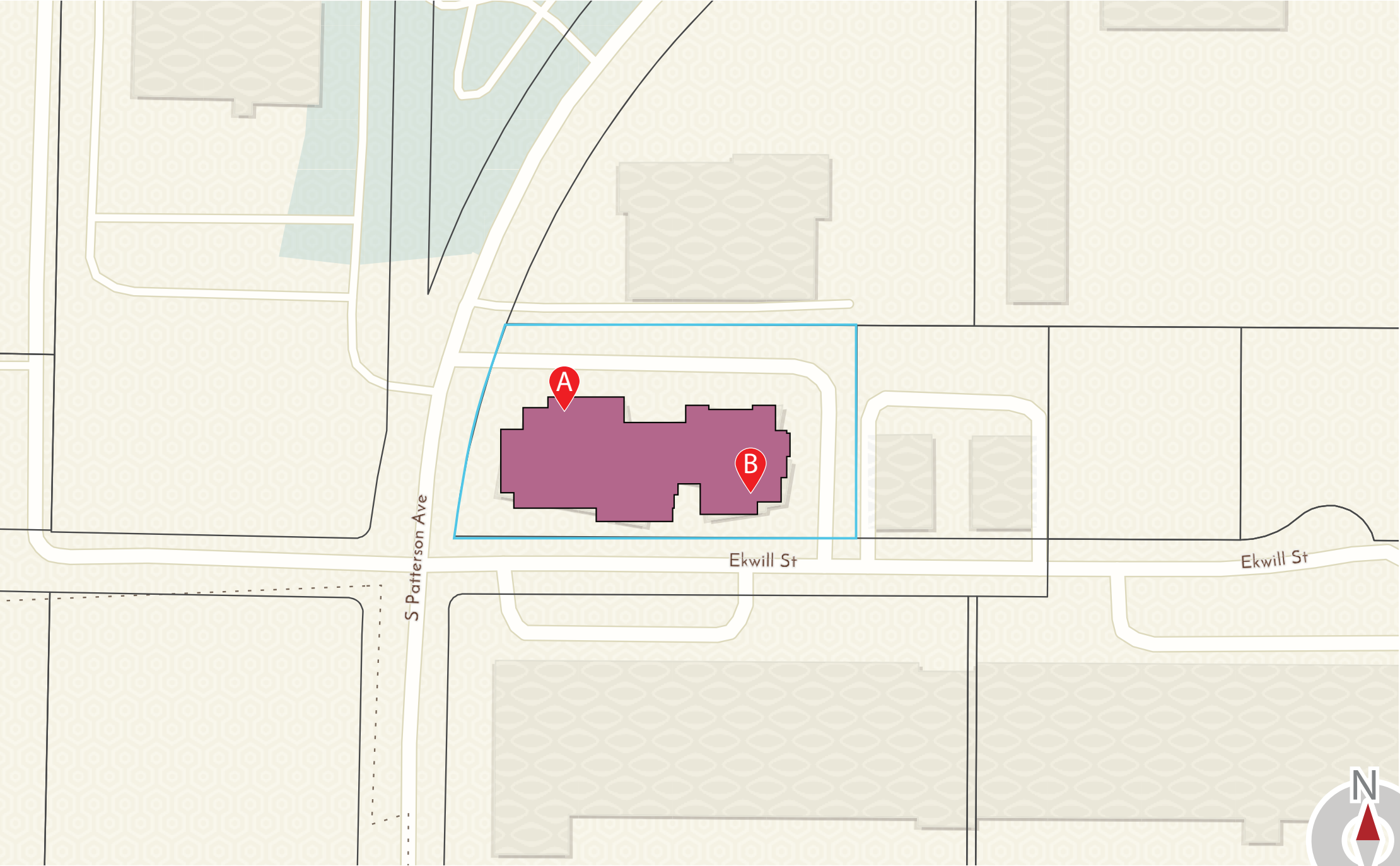
Business NameDate

SPECIAL NOTE: Please be very careful to review for any numbering, punctuation, typos, capitalization, spacing, spelling, mounting, finish, color, material or other errors. Signs of Success can't take responsibility for any artwork approved with errors. This artwork is the final art and supersedes all previous designs including owner provided artwork/sketches/emails.

VICINITY MAP

BUILDINGS		
Building Number	Address	Number of Signs
A	470 S Patterson	2
A	5330 Ekwil St	1

MAP KEY	
PROPERTY LINE	
BUILDING INCLUDED IN SCOPE	
BUILDING MARKER	



SITE PLAN

SIGN SCHEDULE		
SIGN #	Type	Notes
1#	M2U-7-NIL	Refresh on Existing Foundation
2&	M2-6-NIL	Remove Existing Wall ID & Replace with Monument]
3&	PLT-V sim.	Remove Existing Wall ID & Replace with New Wall ID

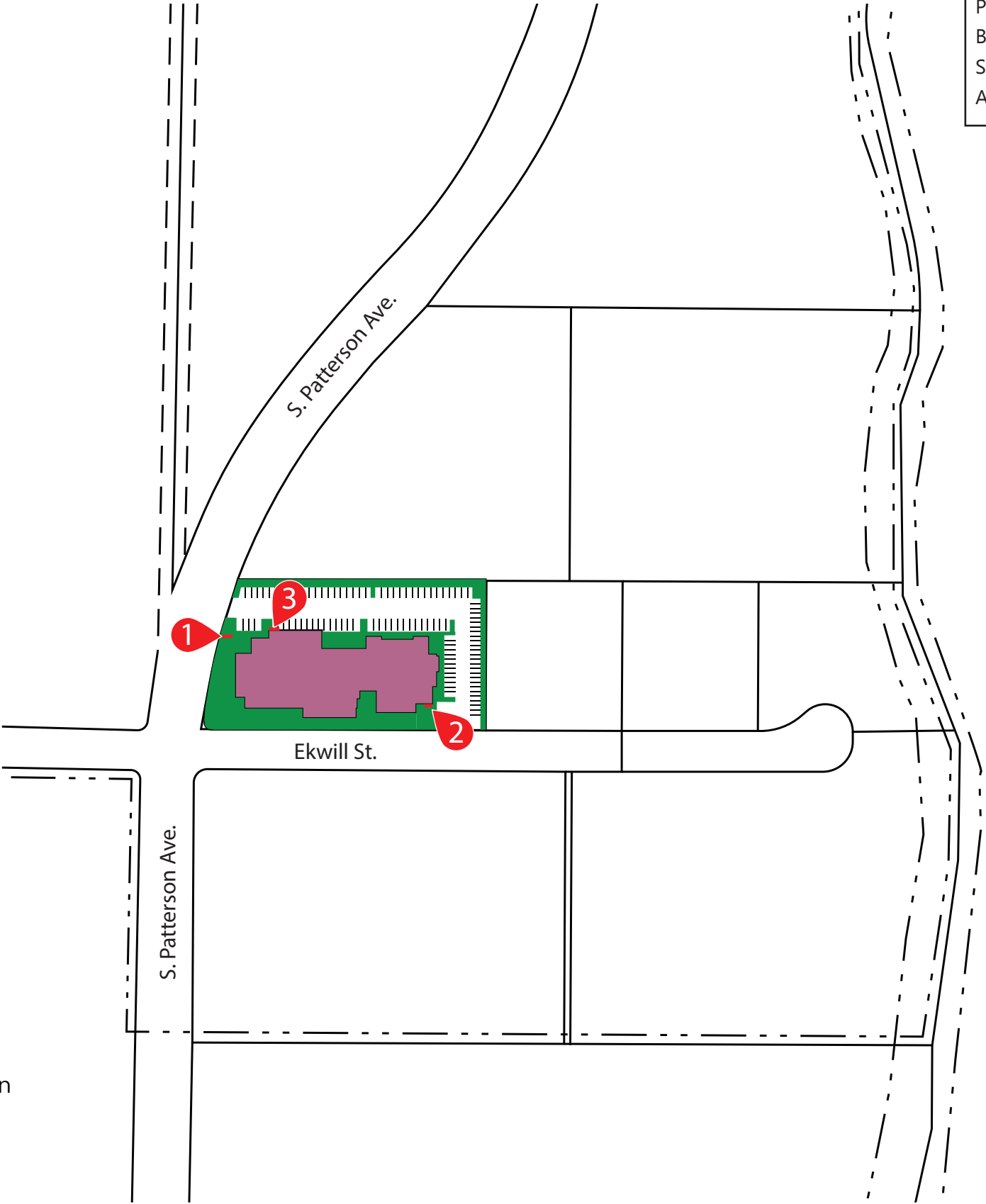
MAP KEY

PROPERTY LINE

BUILDING INCLUDED IN SCOPE

SIGN LOCATION

ADJACENT PARCEL BUILDINGS



- Key Sign Location Plan
- N = New Sign
 - * = No Change At Existing Sign
 - R = Existing sign to be removed without replacement
 - & = Existing Sign to be Removed & Replaced with New Sign
 - # = Existing Sign Refreshed with New Branding on existing Foundation



EXISTING SIGN
SIGN MAP DESIGNATION: SIGN #1



Refresh sign on
existing foundation

31 sqft

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

NEW SIGN ELEVATION
SIGN MAP DESIGNATION: SIGN #1



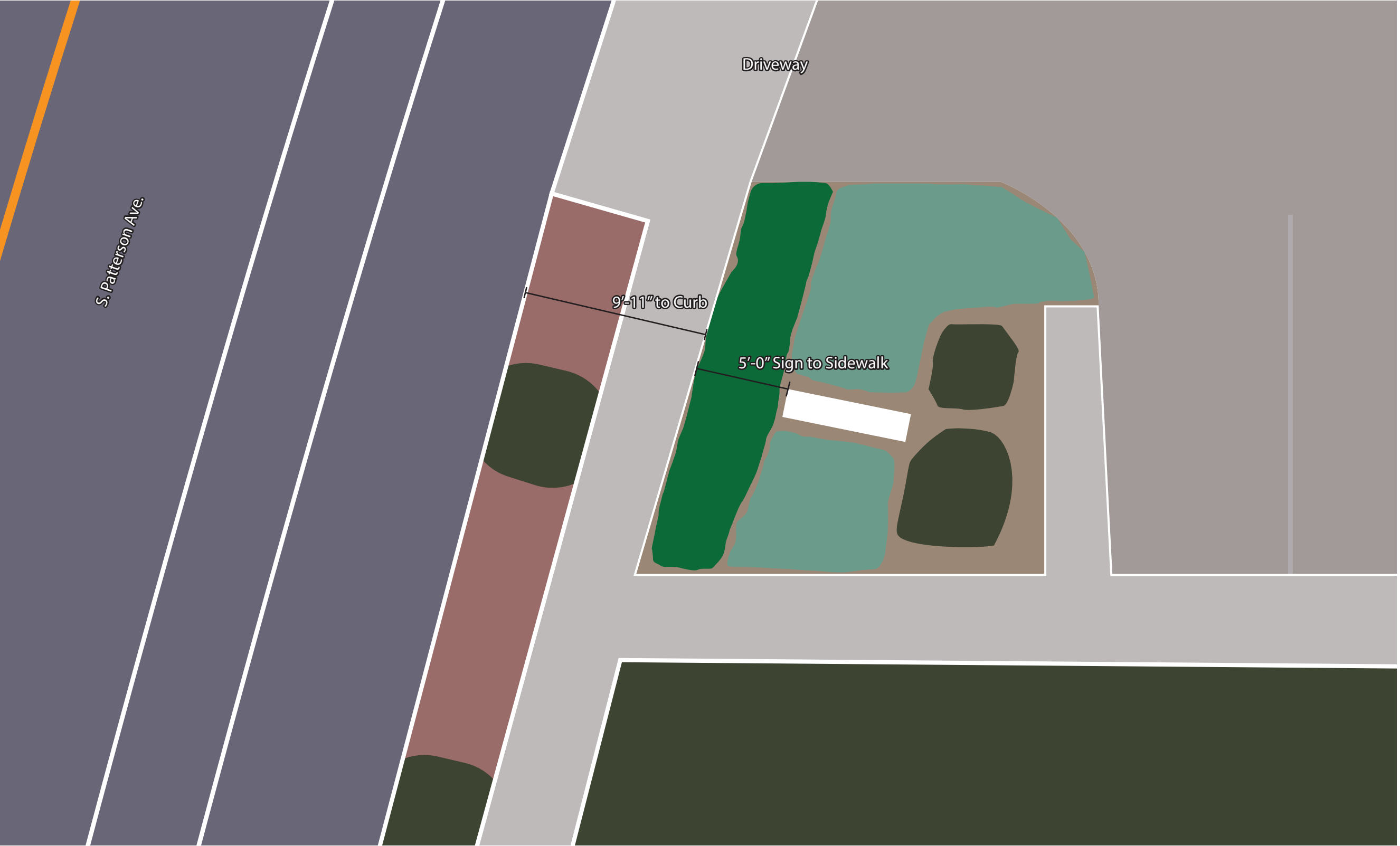
New Apperance
Double-Sided Sign

New Updated landscaping
Blue finger Ground Cover
on both sides of Sign.
(Common at other Sutter
Health sites around area)

29.25 sqft each
SCALE: 1/2"=1'-0"

NEW SIGN ELEVATION
SIGN MAP DESIGNATION: SIGN #1

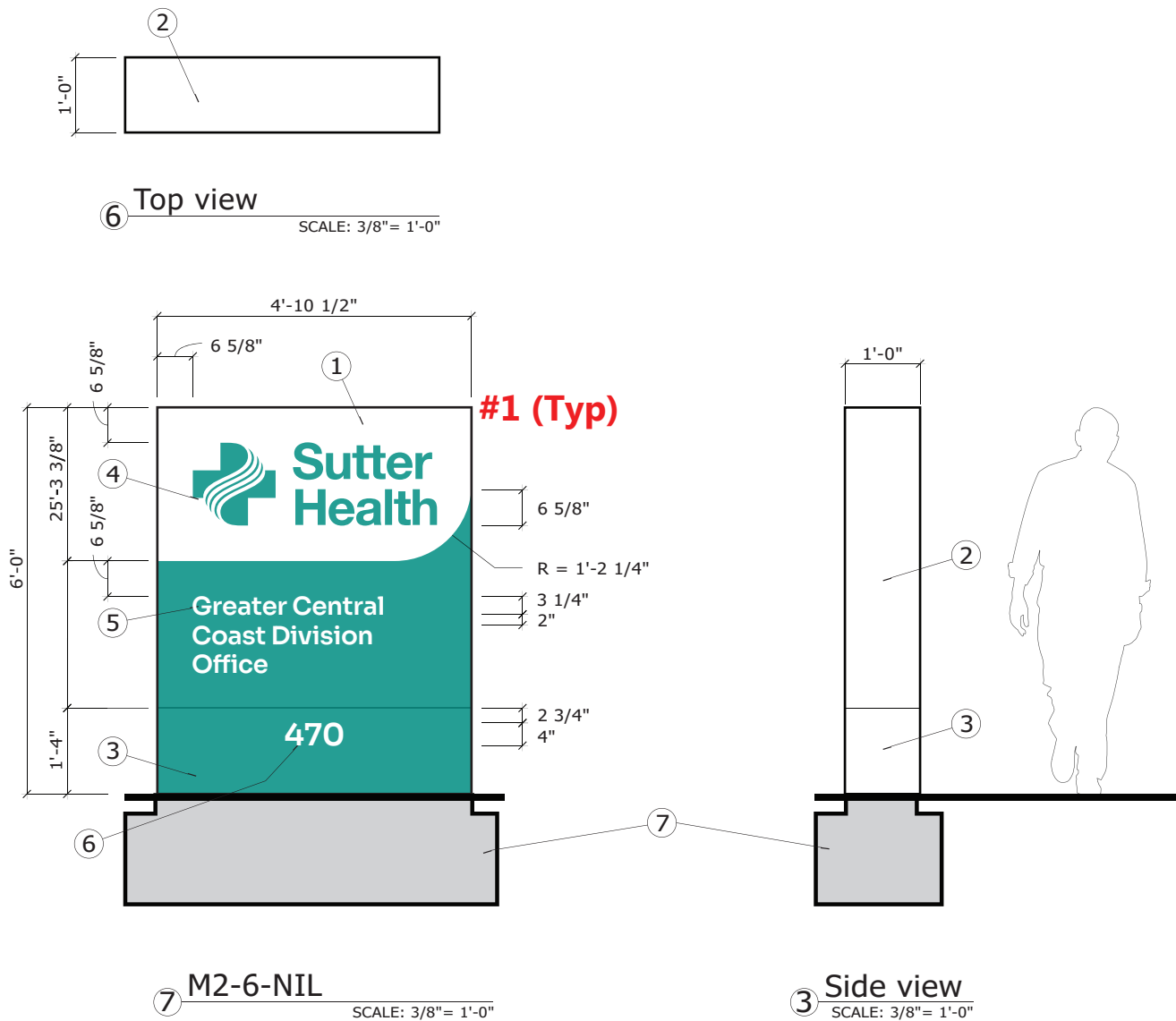
Area of Sign = 29.25 sq.ft. Area of Landscaping = ~339.11 sq.ft.



- NEW Blue Fingers Ground Cover
- Existing Geraniums
- Existing Bushes

SIGN DETAIL

SIGN MAP DESIGNATION: SIGN(S) #1 Double-Sided

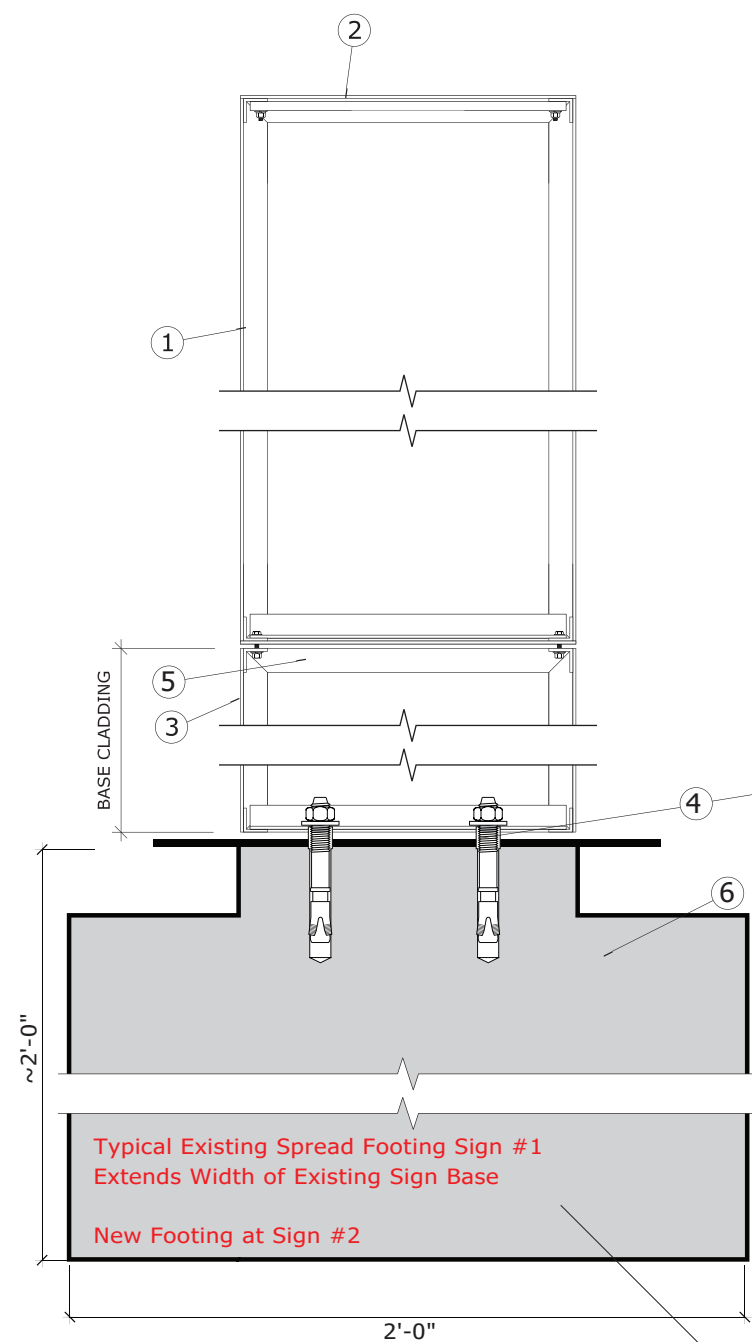


- Notes:**
- Sign face to be .125" aluminum. Form as shown. For oversized faces, weld and grind seams for a monolithic appearance. Paint finish as follows:
 - Paint finish header white. Semi-gloss finish.
 - Paint finish directional copy area Sutter Teal, semi-gloss finish.
 - Cladding to be .125" aluminum. Paint finishes white, semi-gloss finish.
 - Base cladding to be .125" aluminum. Paint finish white, semi-gloss finish. make one side removable for match plate access.
 - Logo to be Sutter Teal opaque film. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
 - Facility name to be white opaque film. Typeface to be Sora Semi-Bold.
 - Address copy to be white reflective film. Typeface to be Sora Medium.
 - No change to existing concrete spread footing. To be reused and secured to with Hilti KB-TZ2 3/8"x3" wedge anchors (min. 4 per sign) - matching existing. Per Santa Barbara City building department existing. no building review required as there is no structural change.

29.25 sqft each
SCALE: 3/8"=1'-0"

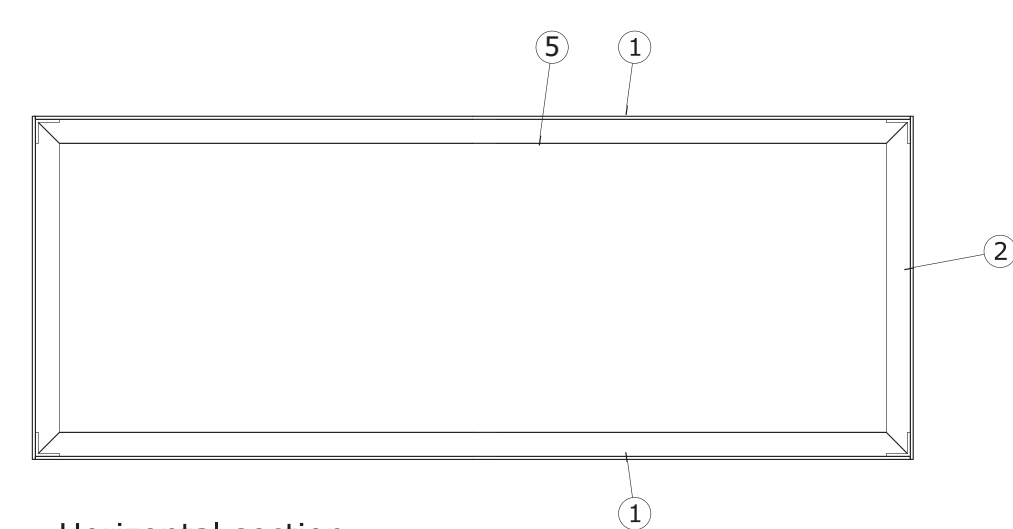
METHODS OF INSTALLATION

SIGN MAP DESIGNATION: SIGN(S) #1, #2



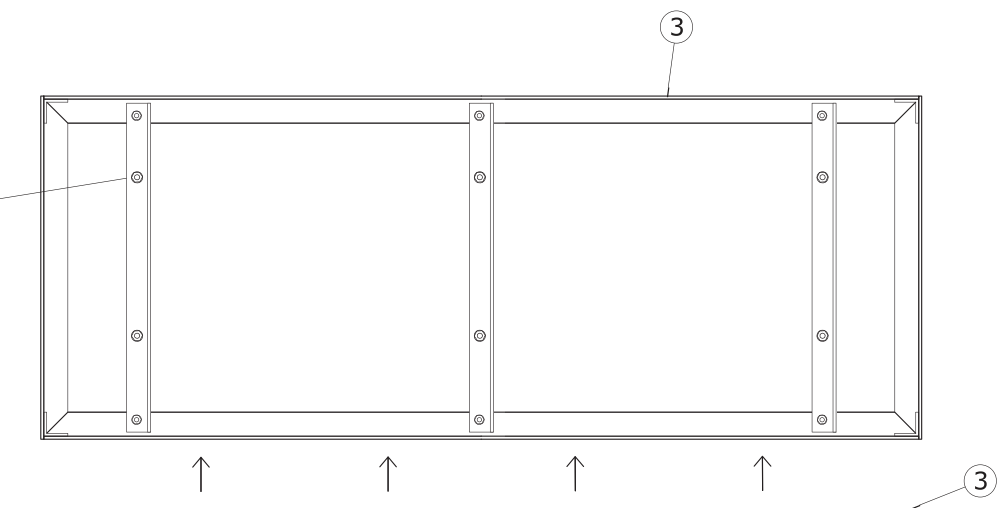
A Vertical section

SCALE: NTS



B Horizontal section

SCALE: NTS



C Horizontal section @ removable base cladding

SCALE: NTS

EXISTING
No change to existing concrete spread footing at Sign #1.

- Notes:**
1. Sign face to be .125" aluminum. Form as shown. For oversized faces, weld and grind seams for a monolithic appearance.
 2. .125" aluminum
 3. Base cladding to be .125" aluminum. Paint finish Sutter Teal, semi-gloss finish. make one side removable for match plate access.
with #6 Stainless Countersunk Screws, Painted semigloss Sutter Teal
 4. Hilti KB-TZ2 3/8" x 3" Wedge Anchor 6 Per Sign.
 5. 1.5"x1.5"x.125" aluminum L angle frame. Miter cut, welded and grind smooth at corners.
 6. Existing Concrete Foundation Pedestal

EXISTING SIGN
SIGN MAP DESIGNATION: SIGN #2



12 sqft
SCALE: 3"=1'-0"

NEW SIGN ELEVATION
SIGN MAP DESIGNATION: SIGN #2



- Notes:**
1. Sign face to be .125" aluminum. Form as shown. For oversized faces, weld and grind seams for a monolithic appearance. Paint finish as follows:

a. Paint finish header white. Semi-gloss finish.

b. Paint finish directional copy area Sutter Teal, semi-gloss finish.

2. Logo to be Sutter Teal opaque film. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.

3. Facility name to be white opaque film. Typeface to be Sora Semi-Bold.

4. Address copy to be white reflective film. Typeface to be Sora Medium.

16 sqft
SCALE: 3/8"=1'-0"

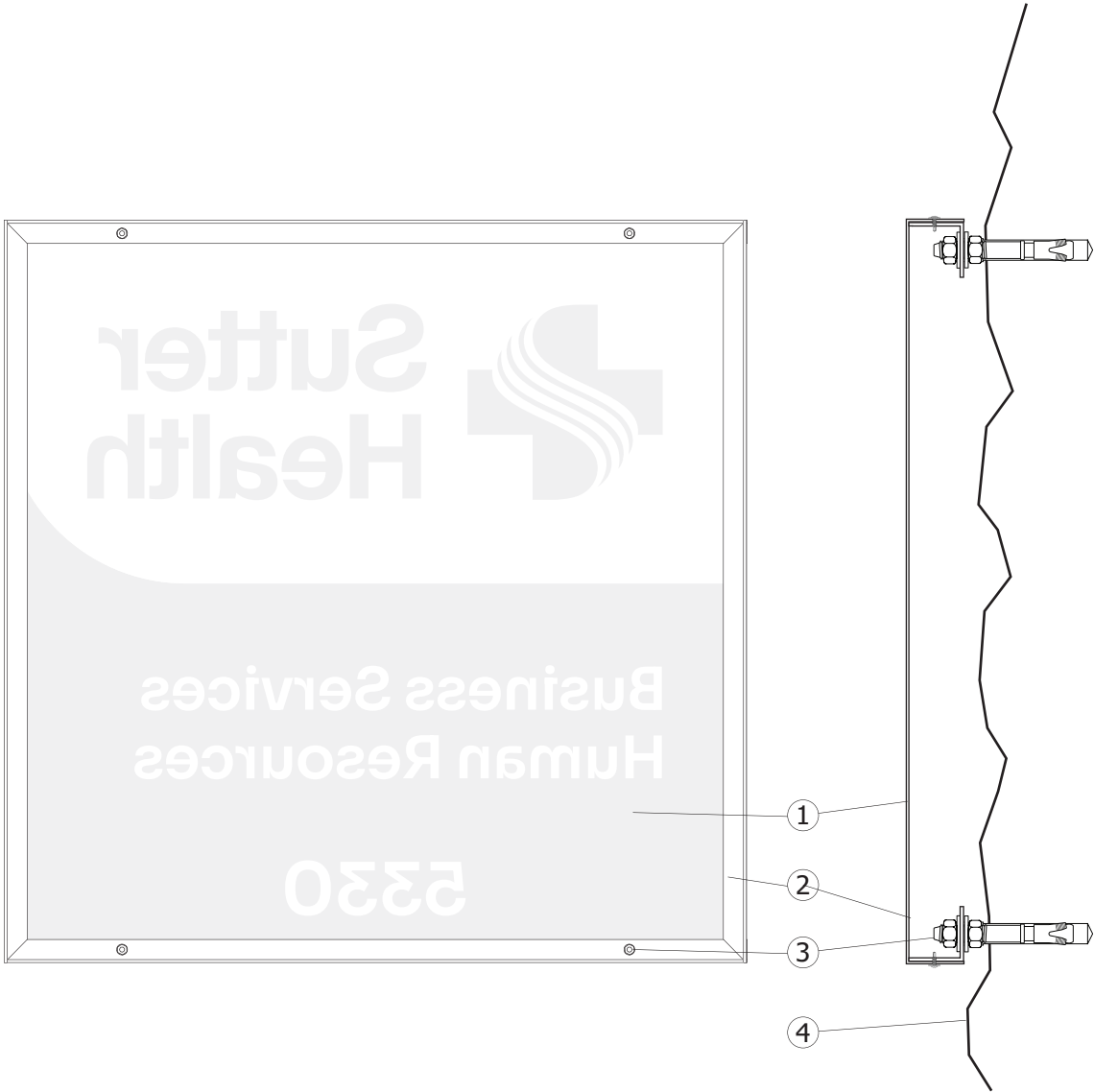
NEW SIGN ELEVATION
SIGN MAP DESIGNATION: SIGN #2

Context Photo Sign Location From Street



16 sqft
SCALE: 1/12"=1'-0"

METHODS OF INSTALLATION
SIGN MAP DESIGNATION: SIGN(S) #2



- Notes:**
1. Sign face to be .125" aluminum. Form as shown. For oversized faces, weld and grind seams for a monolithic appearance.
 2. 2"x2"x.125" aluminum L channel frame. Miter cut, welded and grind smooth at corners. Attached to sign pan with painted stainless self tapping screws.
 3. Hilti KB-TZ2 3/8" x 5" Wedge Anchor 4 Per Sign. 1.5" Min. Embedment
 4. Existing Stone Wall

SCALE: 1"=1'-0"

EXISTING ID SIGN
SIGN MAP DESIGNATION: SIGN #3



12 sqft
SCALE: 1"=1'-0"

NEW SIGN ELEVATION
SIGN MAP DESIGNATION: SIGN #3



6.4 sq.ft.
3/8"=1'-0"

SIGN DETAIL

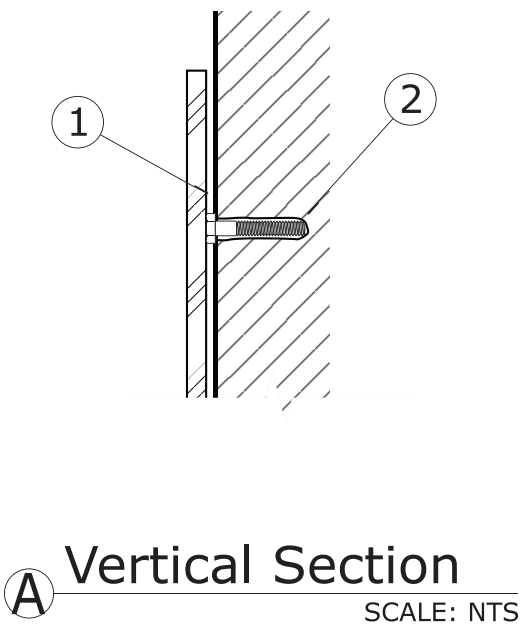
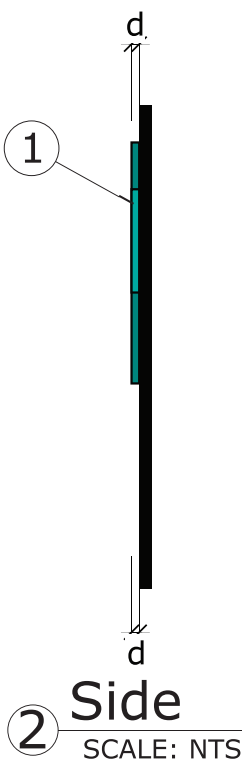
SIGN MAP DESIGNATION: SIGN #3



① PLT-V sim. Identity Wall Sign
SCALE: 10%

sign type	x	h	w	facility name cap ht (f)	d
PLT-H-6sim	5.6"	10.7"	59"	3.5"	.25"

F=.6X



- Notes:
- 1. Logo/ letters to be .25" aluminum. Paint finish Sutter Teal, satin finish. Size per table.
 - 2. Drill and tap studs second surface to logo/ letter faces for wall attachment.
 - 3. Letters to be .25" aluminum. Paint finish black, satin finish. Size per table.

6.4 sq.ft.
SCALE: 3/8"=1'-0"

SITE PHOTOS - EXISTING SIGNAGE PHOTOS



454 S. Patterson Ave. located North of 470 S. Patterson Ave.



550 S. Patterson Ave. located South across the street from 470 S. Patterson Ave.



454 S. Patterson Ave. located North across the street from 470 S. Patterson Ave.



334 S. Patterson Ave. located Northeast of 470 S. Patterson Ave.

