



Agenda Item C.1
CONCEPTUAL/PRELIMINARY/FINAL
Meeting Date: May 27, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Samantha Bailey, Current Planning Intern

SUBJECT: 5383 Hollister Avenue (APN 071-140-074) Modification of OSP for 5383 Hollister and California Environmental Quality Act Notice of Exemption Case Nos. 25-0014-DRB; 25-0001-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 minor modification of the Overall Sign Plan (OSP) for the business park or the Santa Barbara Corporate Center. The proposed changes pertain only to the freestanding monument sign; the changes are taking place due to the center name being considered obsolete and to improve visitor navigation of the center. There is currently no existing monument sign, but the center is looking to add one. The existing OSP allows for a monument sign that is single sided with a total sign area of 40 square feet with a height of 58" and a width of 120" and is placed 15 feet from the side property line. The proposed changes include:

- Removal of a center name.
- Double-sided sign for wayfinding purposes.
- An increase in total sign area to 62.03 square feet with a height of 58" and a width of 144".
- Building addresses at the top of the sign with lettering between 4" - 6" in height.
- Six tenant panels that will be 13.5" tall and 46" wide and allow for tenant logos up to 12" tall.
- Placement of monument sign 20 feet from the street of Hollister Avenue.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Office Institutional (OI). The project was filed by Connie Batiste of Signature Signs, on behalf of Erica Isherwood, the property owner.

DISCUSSION:

The scope of this proposal is to make a minor modification to the center's OSP regarding the monument sign requirements. 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 sign meets the requirements in 17.40.080(C) as follows: 1) The parcel is allowed a freestanding sign 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 is at least 5 feet away from the public right of way; 2) Only one freestanding sign is proposed along the street frontage; 3) The proposed sign is over the maximum allowed four feet, however, it is not proposed at height any higher than already allowed in the existing OSP; 4) The proposed area 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. Additionally, the proposed signage is well below the maximum sign area as outlined in GMC 17.40.60(O) (62.03 square foot sign on approximately 352.49 feet of street frontage multiplied by .5 for office districts is 176.25). There are no additional design standards adopted for signage or 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 Santa Barbara Corporate Center 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 for established businesses and existing buildings. 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 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 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. 25-0001-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 – Santa Barbara Corporate Center OSP

ATTACHMENT A

FINDINGS

Attachment A
DRB & CEQA Findings for Signage
Modification of OSP for 5383 Hollister
Case Nos. 25-0001-OSP & 25-0014-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

This project is only proposing some minor alterations to the OSP regarding the parameters around an allowed monument sign. Sign materials specified are appropriate for the proposed sign types and locations. Colors include muted browns which would not clash with the surrounding environment. The size of the free-standing monument sign is appropriate given the size of the business center and the six proposed tenant panel sizes are appropriate at 4.3125. Therefore, the proposed 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 a business center. The proposed location of the monument sign is near the main entrance adjacent to Hollister Ave. Therefore, the layout, orientation, and location of structures and the property are in an appropriate and harmonious relationship with the proposed 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 alterations to the monument sign remains harmonious in relationship with the existing building architecture as evidenced by only slight deviations from the monument sign specifications as approved under the original OSP.

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

The proposed sign materials are appropriate for the proposed sign type, location, and style of the buildings with neutral colors. As such, the signage that would be allowed under the modification of the 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.

No electrical or mechanical equipment is proposed.

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

No grading is required as part of the proposed 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.

All proposed signage is non-illuminated.

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

The freestanding entrance monument sign will not significantly vary in height, location, and area requirements approved under the original OSP. Given the location and nature of the sign, 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 monument sign 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 for established businesses and existing buildings. 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 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 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

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

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



Subject: Filing of Notice of Exemption

Project Title:

Modification of Overall Sign Program (OSP)_for 5383 Hollister
Case No. 25-0014-DRB; 25-0001-OSP

Project Applicant:

Connie Batiste, of Signature Signs
On behalf of Erica Isherwood, the property owner

Project Location (Address and APN):

5383 Hollister Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 071-140-074

Description of Nature, Purpose and Beneficiaries of Project:

This is for a minor modification of the Overall Sign Program (OSP) for the business park for the Santa Barbara Corporate Center regarding the size, number of businesses identified on the sign, letter height, and double sided nature of the non-illuminated monument sign.

The purpose of the proposal is to identify the businesses within the business center, and the beneficiary of the project is the business center.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Connie Batiste, of Signature Signs, on behalf of Erica Isherwood, 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 Categorically Exempt, pursuant to CEQA regulations § 15311(a)

as it is a sign proposal for established businesses and existing buildings. 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 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 office center. Additionally, the project's site does not contain any identified significant cultural resources and will not have any ground disturbance.

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

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

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

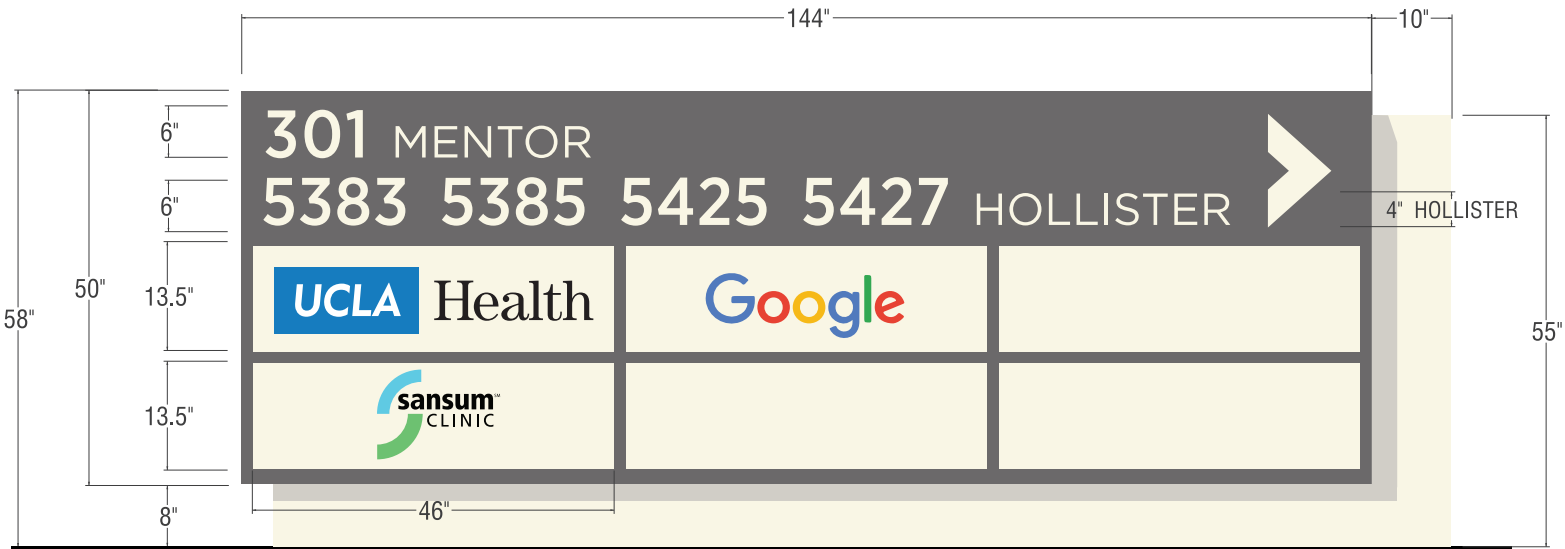
Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code

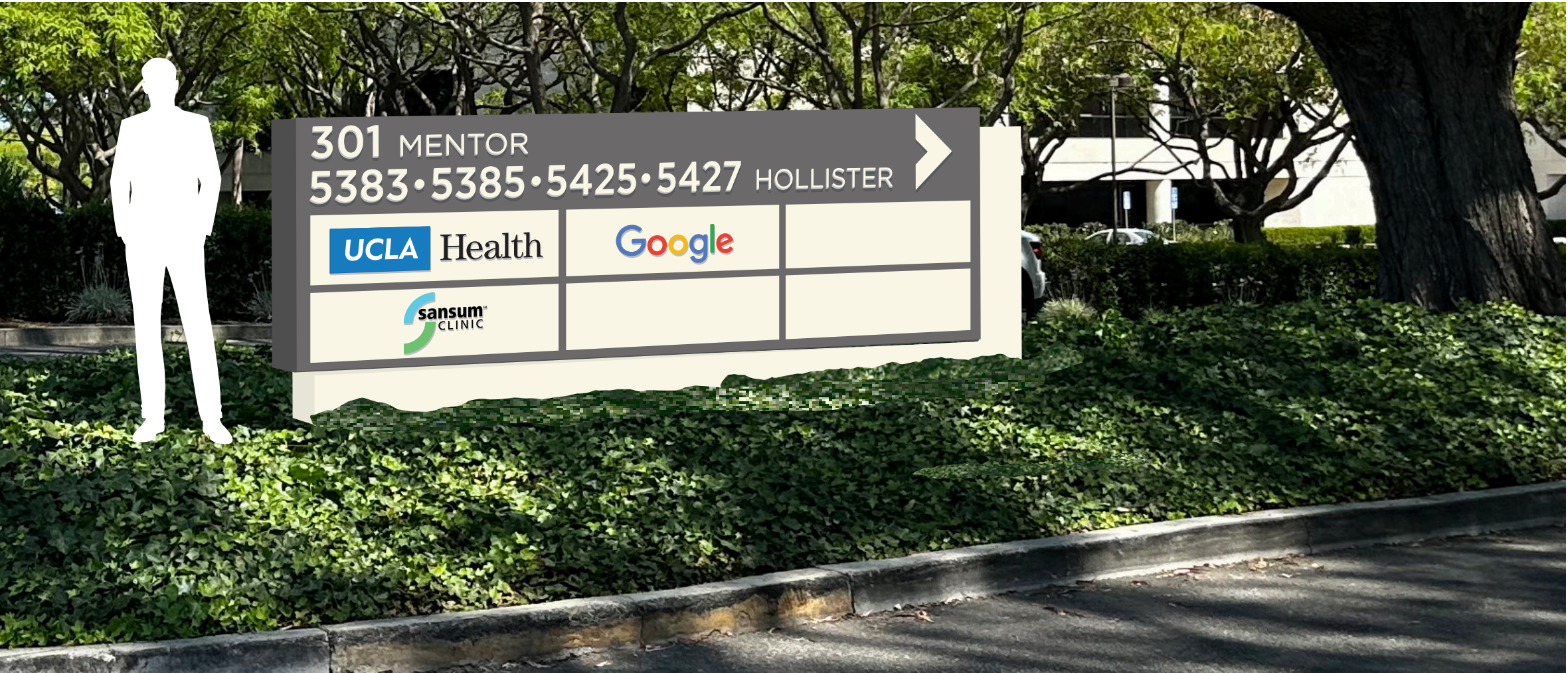
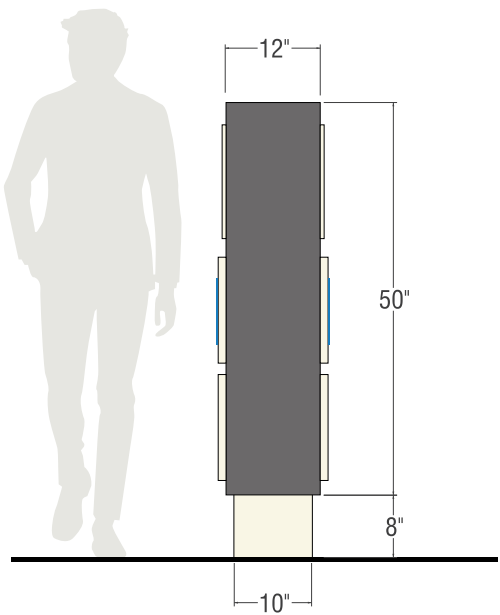
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS



Overall Monument Sq. Ft. = 62.03sq.Ft. Each Tenant Panel is: 4.3125 sq. ft.



DETAILS:

NON-ILLUMINATED DOUBLE-SIDED MONUMENT SIGN

- .080" aluminum fabricated "L" shaped monument base painted Matthews paint MP 05780 "Pearl Stone"
- .080" Aluminum fabricated primary cabinet painted MP 13915 "Neptunian Gray" with 1/2" thick acrylic street names and numbers painted MP 05780 "Pearl Stone" stud mounted flush to primary cabinet
- Individual 1" deep break formed from .080" aluminum tenant panels with 1/4" thick acrylic tenant graphics painted corporate colors stud mounted flush to individual tenant panels

COLORS:

- Painted MP 05780 "Pearl Stone"
- Painted MP 13915 "Neptunian Grey"

REVISIONS:

Rev 01	03.17.25	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00

DETAIL VIEW:

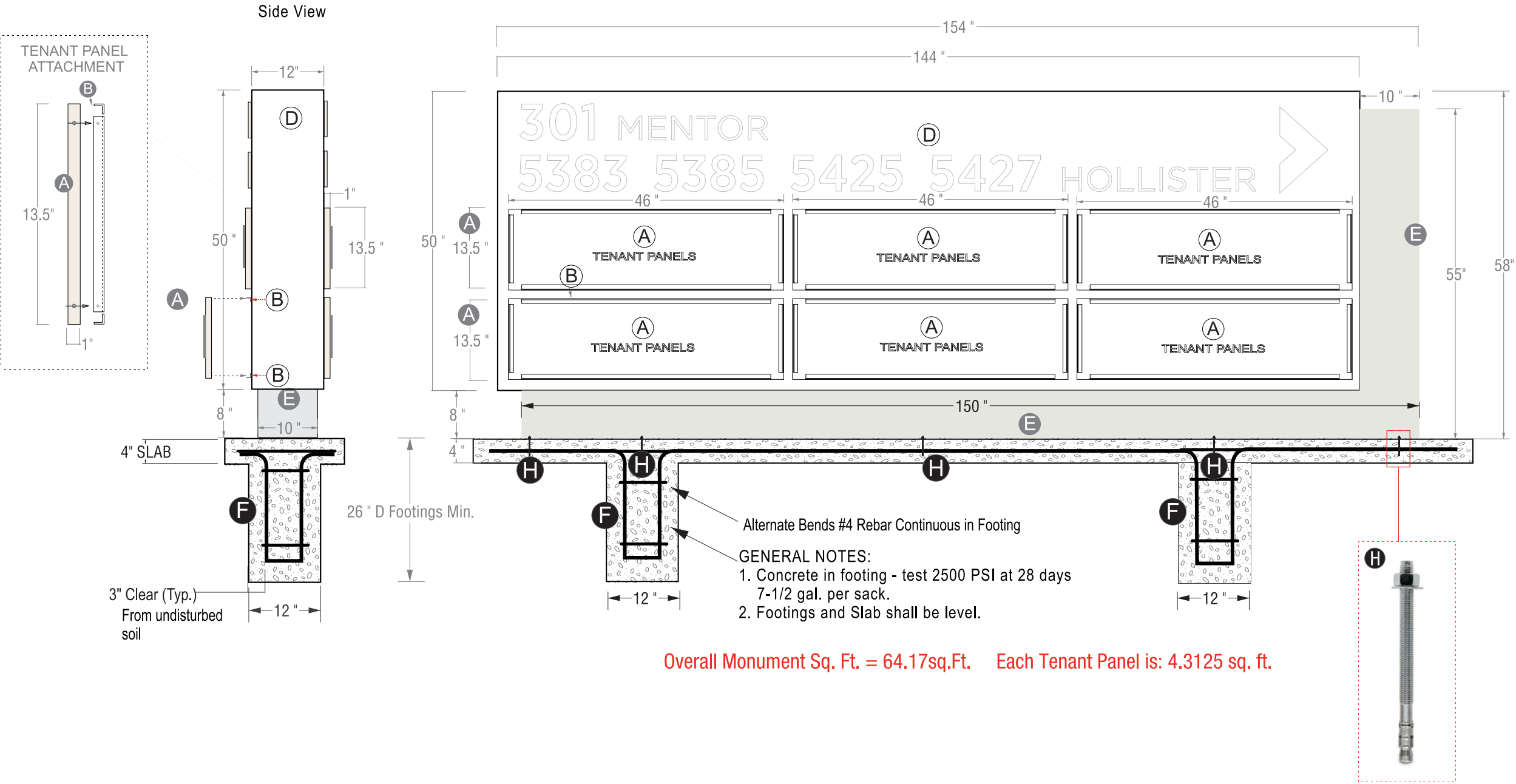
DESIGNER:

Richard C. / Genaro G.

CUSTOMER APPROVAL: _____ **DATE:** _____ **LANDLORD APPROVAL:** _____ **DATE:** _____

by signing this approval you are hereby authorizing Signature Signs to proceed with the signage as described and detailed above. Please verify that all wording, spelling, art, colors and sizes are correct before approving.

This illustration is the intellectual property of Signature Signs and protected by all applicable Copyright laws. It is provided to the Client for the purposes of evaluation and approving sign design(s) that are presumed to be later fabricated and/or installed by the Company.



- DETAILS:**
- NON-ILLUMINATED DOUBLE-SIDED MONUMENT SIGN**
- A** All Tenant panels to slip fit over angle bracket
 - B** Aluminum angle for mounting tenant panels
 - C** Base Frame (INTERNAL)
 - D** Primary Cabinet Sign
 - E** "L" shape cabinet base
 - F** Vertical Reinforcement Steel Rebar #4 at 40" on Center or #5 at 48" on center 22" Height Minimum
 - G** 2500 psi Concrete base poor in place 144" x 20" x 12" min. pad dimensions
 - H** Cabinet base to be anchored with zinc-plated carbon steel strong-bolt 2 (ESR-3037) Qty. 10 min. Nominal Embedment Depth 3-7/8"

COLORS:

REVISIONS:

Rev 01	03.17.25	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00

DETAIL VIEW:

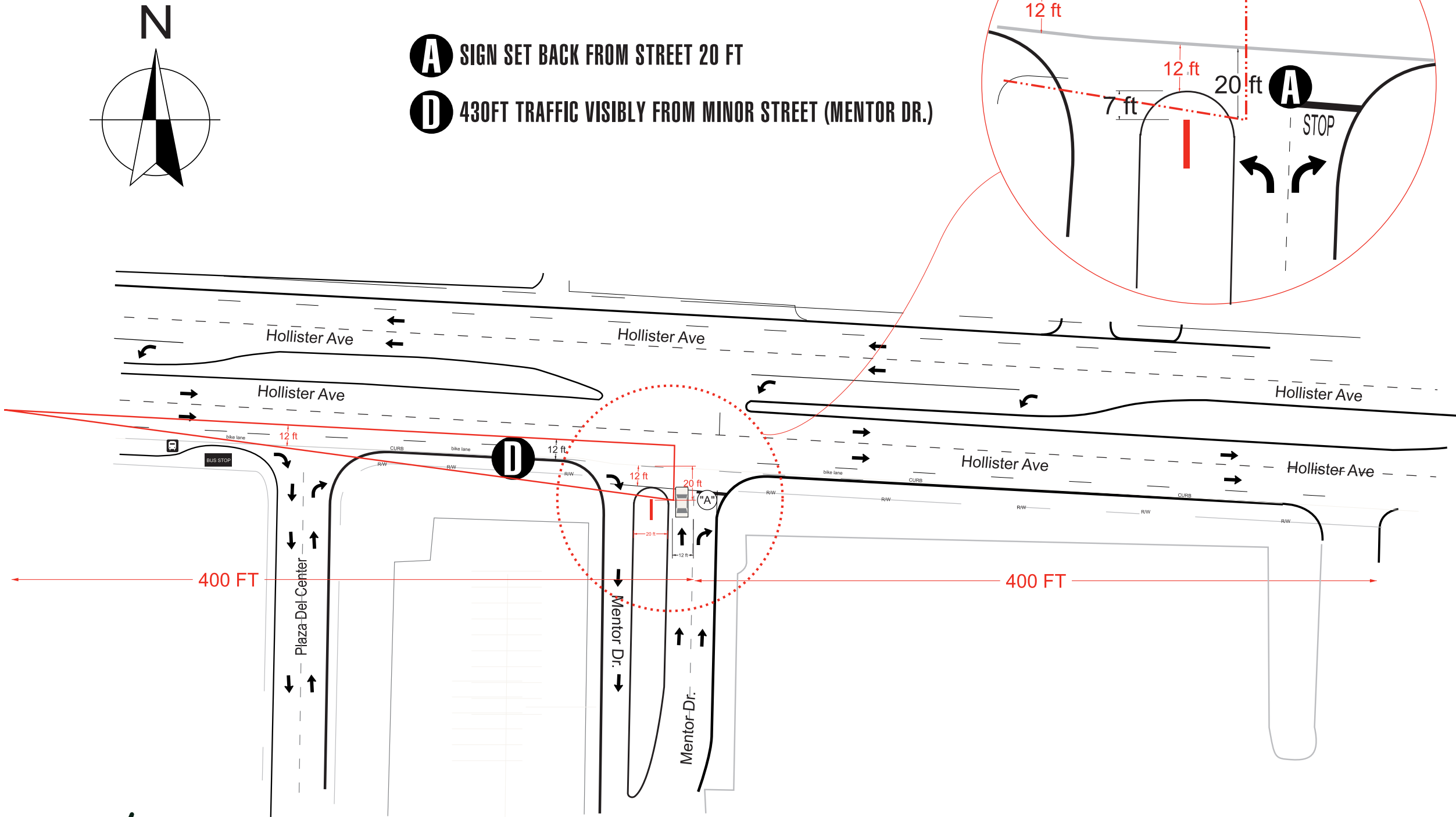
DESIGNER:

Richard C. / Genaro G.

CUSTOMER APPROVAL: _____ **DATE:** _____ **LANDLORD APPROVAL:** _____ **DATE:** _____

by signing this approval you are hereby authorizing Signature Signs to proceed with the signage as described and detailed above. Please verify that all wording, spelling, art, colors and sizes are correct before approving.

This illustration is the intellectual property of Signature Signs and protected by all applicable Copyright laws. It is provided to the Client for the purposes of evaluation and approving sign design(s) that are presumed to be later fabricated and/or installed by the Company.



DETAILS:

NON-ILLUMINATED DOUBLE-SIDED
MONUMENT SIGN

- 5'TALL X 12'LONG X 12" DEEP
- SITE MAP

COLORS:

- Painted MP 05780 "Pearl Stone"
- Painted MP 13915 "Neptunian Grey"

REVISIONS:

Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00

DETAIL VIEW:

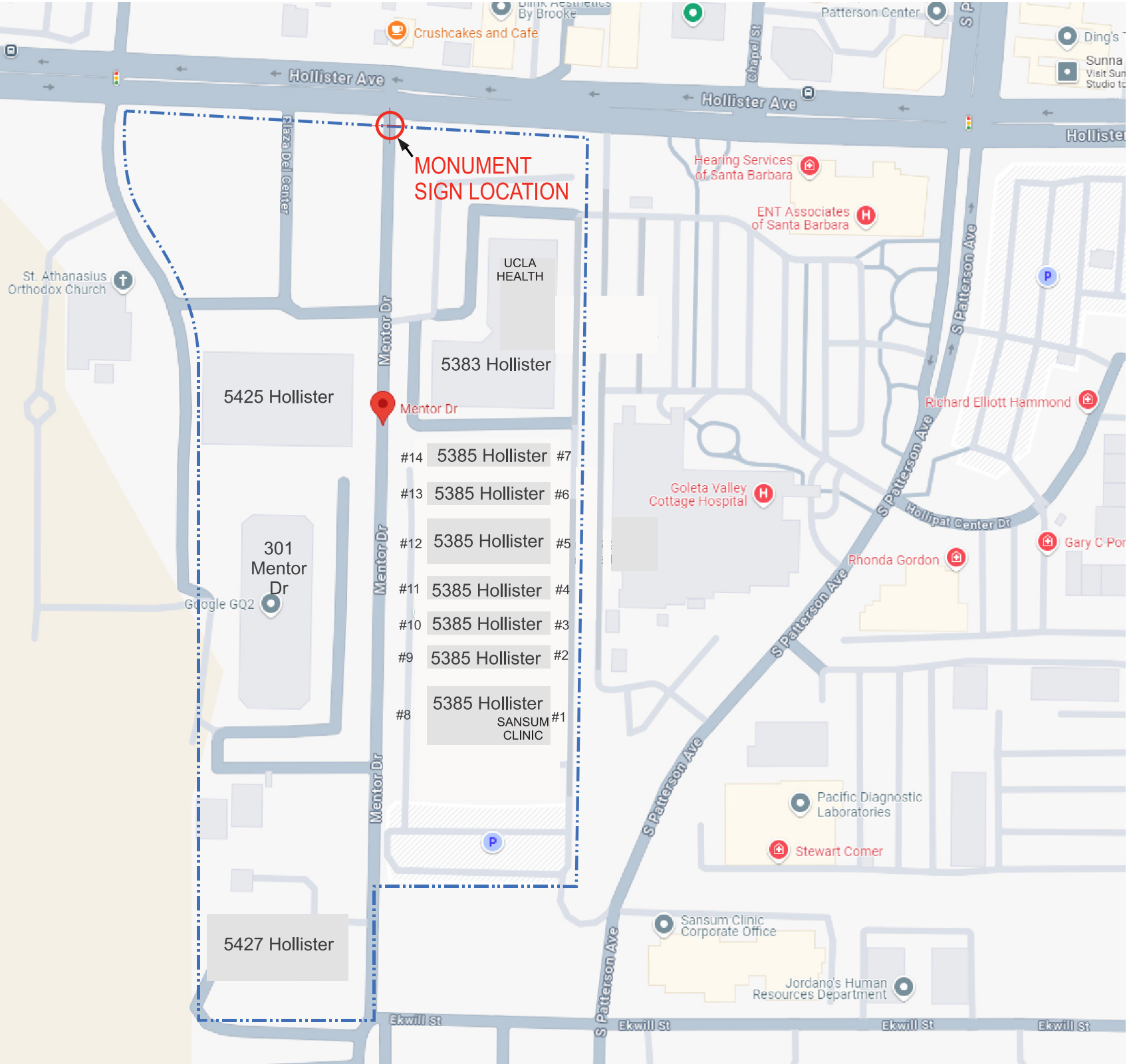
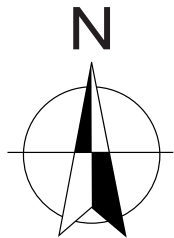
DESIGNER:

Richard C. / Genaro G.



CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____
by signing this approval you are hereby authorizing Signature Signs to proceed with the signage as described and detailed above. Please verify that all wording, spelling, art, colors and sizes are correct before approving.

This illustration is the intellectual property of Signature Signs and protected by all applicable Copyright laws. It is provided to the Client for the purposes of evaluation and approving sign design(s) that are presumed to be later fabricated and/or installed by the Company.



PROPERTY LINE

.....



CSLB LICENSE # 1114603



CUSTOMER APPROVAL:	DATE:	LANDLORD APPROVAL:	DATE:
by signing this approval you are hereby authorizing Signature Signs to proceed with the signage as described and detailed above. Please verify that all wording, spelling, art, colors and sizes are correct before approving.			
This illustration is the intellectual property of Signature Signs and protected by all applicable Copyright laws. It is provided to the Client for the purposes of evaluation and approving sign design(s) that are presumed to be later fabricated and/or installed by the Company.			

DETAILS:																				
NON-ILLUMINATED DOUBLE-SIDED MONUMENT SIGN <ul style="list-style-type: none">VICINITY MAP																				
COLORS:																				
REVISIONS:																				
<table><tr><td>Rev 00</td><td>00.00.00</td><td>Rev 00</td><td>00.00.00</td></tr><tr><td>Rev 00</td><td>00.00.00</td><td>Rev 00</td><td>00.00.00</td></tr><tr><td>Rev 00</td><td>00.00.00</td><td>Rev 00</td><td>00.00.00</td></tr><tr><td>Rev 00</td><td>00.00.00</td><td>Rev 00</td><td>00.00.00</td></tr><tr><td>Rev 00</td><td>00.00.00</td><td>Rev 00</td><td>00.00.00</td></tr></table>	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00	Rev 00	00.00.00
Rev 00	00.00.00	Rev 00	00.00.00																	
Rev 00	00.00.00	Rev 00	00.00.00																	
Rev 00	00.00.00	Rev 00	00.00.00																	
Rev 00	00.00.00	Rev 00	00.00.00																	
Rev 00	00.00.00	Rev 00	00.00.00																	
DETAIL VIEW:																				
DESIGNER:																				
Richard C. / Genaro G.																				

ATTACHMENT C

SANTA BARBARA CORPORATE CENTER OSP

ATTACHMENT A FINDINGS

**Santa Barbara Corporate Center Overall Sign Plan
03-157-OSP, 03-157-CUP, 97-DP-024 AM02, and 90-DP-007 AM02
(Amends 97-DP-024 AM01 and 90-DP-007 AM02)
5383 Hollister Avenue and 201/301 Mentor Drive;
APNs 071-140-074, 071-140-078, and 071-140-079**

1.0 CEQA FINDINGS

The proposed project may be found categorically exempt under Section 15311(a) (Accessory Structures) of the State Guidelines for the Implementation of the California Environmental Quality Act. Section 15311(a) allows construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

2.0 ADMINISTRATIVE FINDINGS

2.1 Overall Sign Plan (Article I)

The Overall Sign Plan conforms to the requirements of Article I based on the information in the staff report of June 17, 2005, pending approval of a Development Plan Amendment with modification to allow one Informational Sign to be placed within the 15-foot side yard setback, a Minor Conditional Use Permit (CUP) to allow for a maximum of three (3) Informational Signs.

2.2 Conditional Use Permit Findings (Article I)

The following findings apply to the request for a Minor Conditional Use Permit to allow up to three (3) Informational Signs:

- a) *The signs are necessary to direct or inform the public as to the location or changing attraction of those uses specified in this article.*

The three (3) Informational Signs would be located throughout the SBCC near each of the three (3) buildings. The three (3) Informational Signs would identify a maximum of two tenants on each of these Informational Signs. Lettering on the Informational Sign for tenant identity would not exceed one line of text and the tenants would be allowed to display the company logo as it is typically incorporated into the company name within their allocated space. These three (3) Informational Signs shall be in accordance with right-of-way and setback regulations and would collectively aide the public in locating various tenants located within the SBCC. The aide is necessary as not all of the 14.96 acre campus can be seen clearly enough from the adjacent streets and entries to determine which tenant is located in which building.

- b. *The location and size of the sign will not be detrimental to the safety, convenience, property value, and general welfare of the neighborhood.*

The three (3) Informational Signs are located internal to the SBCC adjacent to vehicular and pedestrian circulation routes, and would thus not be detrimental to the convenience, property values, and general welfare of the neighborhood.

- c. *If the sign informs the public concerning service club meetings, the permittee agrees in writing, if required by the Zoning Administrator, to permit additional service club signs to be placed on the same structure.*

The three (3) Informational Signs would not advertise service club meetings.

2.3 Development Plan Amendment Findings (Article III)

A Preliminary or Final development Plan shall be approved only if all of the following findings can be made:

- a) *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposal.*

The 14.96 acre project site is adequate to accommodate the proposed signage associated with the SBCC. The parcels are generally rectangular in shape, have accommodated various Professional and Institutional uses since the late 1960s, and are located within an urban area. The Overall Sign Plan is considered an appropriate and integral part of the SBCC. The modification to allow one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive can be supported in that it facilitates identification and recognition of the SBCC and would be consistent with a number of other PI properties in Goleta.

- b) *That adverse impacts are mitigated to the maximum extent feasible.*

The Overall Sign Plan does not result in any environmental impacts and therefore no mitigation is required. The project is considered categorically exempt under Section 15311(a) (Accessory Structures) of the State Guidelines for the Implementation of the California Environmental Quality Act. Section 15311(a) allows the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

- c) *That streets and highways are adequate and properly designed.*

The Overall Sign Plan would not affect capacity on any nearby streets and highways. The placement of one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive would not have a negative impact on traffic safety or pedestrian safety. The Community Services Department reviewed visual clearance and line-of-sight issues and concluded that the proposed location of the Freestanding Sign would be acceptable.

- d) *That there are adequate public services, including but limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The associated SBCC has been adequately provided with fire protection, water, sewer, and police protection services since the late 1960s. The Overall Sign Plan would not require any change to public services at the corporate center.

- e) *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The Overall Sign Plan would include elements visible to the neighborhood and surrounding area. Similar signage has been included in the SBCC since the late 1960s. The Overall Sign Plan includes guidelines necessary to achieve a visually coordinated and balanced signage environment with signs well integrated into the overall corporate center concept.

- f) *That the project is in conformance with 1) the comprehensive plan and, 2) the applicable provisions of this Article (35-317) and/or the project falls within the limited exception allowed under section 36-306.7.*

The project meets the "General Plan Consistency" requirements as specified in this staff report dated June 17, 2005. The modification to allow placement of one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive would serve to better inform the public of the SBCC and would not result in any negative impacts on traffic safety or pedestrian safety. No findings need to be made for Section 36-306.7 "Limited Exception Determinations for Certain Nonconforming Industrial Uses."

- g) *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The project is not located in a rural area.

- h) *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The Overall Sign Plan, including the proposed one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive would not conflict with any existing public access or public use of the subject property.

In addition, the following findings are required for an Amendment to a Development Plan:

- a) *The proposed Amendment is consistent with the specific findings of approval, including CEQA findings, if applicable, that were adopted when the Final Development Plan was previously approved.*

The proposed Amendment to allow one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive would not alter the previous Development Plan findings, including CEQA findings that were adopted for 90-DP-007 (and associated Amendments, Revisions and Substantial Conformity Determinations) approved in 1999, and 97-DP-024 (and associated Amendment) approved in 1998. The Overall Sign Plan does not alter any of the development proposed under the original permit and is considered an appropriate and integral part of the SBCC.

- b) *The environmental impacts related to the proposed change are determined to be substantially the same or less than those identified for the previously approved project.*

The current Overall Sign Plan request for placement of one Freestanding Sign to be placed within the 15-foot side yard setback at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive via a Development Plan modification, can be considered categorically exempt under Section 15311(a) (Accessory Structures) of the State Guidelines for the Implementation of the California Environmental Quality Act.

**ATTACHMENT B
CONDITIONS OF APPROVAL**

**Santa Barbara Corporate Center Overall Sign Plan
03-157-OSP, 03-157-CUP, 97-DP-024 AM02, and 90-DP-007 AM02
(Amends 97-DP-024 AM01 and 90-DP-007 AM02)
5383 Hollister Avenue and 201/301 Mentor Drive;
APNs 071-140-074, 071-140-078, and 071-140-079**

1. **AUTHORIZATION:** This Overall Sign Plan and the conditions set forth below, authorizes implementation of Case Nos. 03-157-OSP, 03-157-CUP, 97-DP-024-AM02, and 90-DP-007 AM02 marked "Officially Accepted, June 29, 2005, Zoning Administrator Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require approved changes to the permit and/or further design review or environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. **AUTHORIZED PROJECT DESCRIPTION:**

Overall Sign Plan

There are five (5) different types of signs including Freestanding Sign, Informational Signs, Building Address Signs, Wall Signs and Temporary Signs. The OSP includes a request for a Minor Conditional Use Permit (CUP) to allow for a maximum of three (3) Informational Signs. The request is also for a Development Plan Amendment with modification to allow one Informational Sign to be placed within the 15-foot side yard setback.

All exterior signage must first receive approval from the landlord prior to submittal to the City of Goleta. Before any sign can be displayed, drawings and graphics depicting details of sign construction, materials used, colors, logos, etcetera would be submitted to the landlord and then the City of Goleta for approval. For multi-tenanted buildings, prominence in terms of square feet leased will be the determining factor as to which tenants are permitted Wall or Informational signs and this permission will be stipulated in the tenant's lease. Signs that do not meet the criteria of this OSP or any new sign that is deemed highly visible by Planning and Environmental Services, must be submitted to the City of Goleta Design Review Board for its review to determine if it should be approved.

A. Freestanding Sign

The OSP includes one (1) Freestanding Sign proposed to be placed at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive. A Development Plan Amendment is requested to allow the Free

Standing Monument Sign to be located within the 15-foot side yard setback. Mentor Drive is situated on the property line between parcels 071-140-074 and 071-140-078.

The OSP (Attachment D, Sheet SG-1) provides a conceptual illustration and location of the Freestanding Sign. The sign shall conform to the following features and dimensions:

- There would be a maximum of one (1) one-sided Freestanding Sign at the SBCC.
- The Freestanding Sign would be a one-sided sign that would be constructed of poured-in-place concrete and would be painted beige.
- The Freestanding Sign would have two one-inch horizontal reveals, one 10 inches from the base and another 10 inches from the top; the reveal would be accent-painted a rust color.
- The base of the Freestanding Sign would be painted medium brown.
- The Freestanding Sign would be 10 feet wide by 4 feet 10 inches high, which would include a 10 inch base.
- The lettering would feature the words "Santa Barbara Corporate Center" as two lines of text centered between the two reveals with capital letters not exceeding 10 inches in height and lowercase letters not exceeding 7 inches in height.
- Lettering would be of high-polished brass pin-mounted letters.
- Total sign area would not exceed 40 square feet, not including a 10 inch base.
- The Freestanding Sign would be up-lit from and masked by a landscaped area.
- The light fixture must be shielded so as to light only the sign surface. A Hadco Bullyte BC-1 or equal shall be used.
- No tenants would be identified on this sign.

B. Informational Signs

This OSP includes three (3) Informational Signs proposed to be located throughout the SBCC. One (1) Informational Sign is proposed to be located near each of the three (3) buildings within the SBCC. The location of these three (3) Informational Signs shall be in accordance with right-of-way and setback regulations.

The OSP (Attachment D, Sheet SG-1) provides a conceptual illustration and locations of the Informational Signs. Informational Signs shall conform to the following features and dimensions:

- There would be a maximum of three (3) one-sided, Informational Signs at the SBCC, one for each structure.
- Materials for the Informational Signs would include poured-in-place concrete and would be painted beige.
- The Informational Signs would have two ½ inch horizontal reveals, one 6 inches from the base and another 6 inches from the top; the reveal would be accent-painted a rust color; The base of the Informational Signs would be painted medium brown.
- The Informational Signs would be 5 feet wide by 3 feet 6 inches high, which would include a 6-inch base.
- A maximum of two tenants would be identified on each of these Informational Signs.
- Lettering on the Informational Sign for tenant identity would not exceed one line of text.
- The tenant identity lettering would not exceed 4 inches in height and would require landlord approval for the font.
- Tenants would be allowed to display the company logo as it is typically incorporated into the company name within their allocated space. The logo would not exceed 6 ½ inches in height.
- Each tenant would be allowed a space of 2.5 square feet in a space of 6 ½ inches high by 50 inches in length, centered horizontally and equally centered vertically between the reveals on the concrete sign.
- Lettering would be of high-polished brass pin-mounted letters.
- Total sign area for each of these Informational Signs would not exceed 15 square feet, not including a 6 inch base.
- The Informational Signs would be up-lit from and masked by a landscaped area.
- The light fixture being shielded to light only the sign surface. A Hadco Bullyte BC-1 or equal shall be used.

C. Building Address Signs

This OSP includes Building Address Signs for each structure. The OSP (Attachment D, Sheet SG-2) provides a conceptual illustration and locations of the Building Address Signs proposed for the SBCC. Building Address Signs shall have the following features and dimensions:

- There would be only one (1) Building Address Sign permitted on each building street frontage, and its location on the building would be at the discretion of the Fire Department.
- The Building Address Signs shall be clearly visible from the nearest public roadway.
- The numerals would be flush-mounted on the exterior building wall.

- The Building Address Signs must be of the three dimensional monolithic type and of composite plastic material or equal.
- The existing numerals would be black in color, and only be of Book Antiqua font and would not exceed 18 inches high.
- Future address numerals font would be the same as that of the Freestanding Sign, and would not exceed 12 inches in height.
- Address signs shall be of numerals only (no alpha characters).

D. Wall Signs

The OSP (Attachment D, Sheet SG-2) provides a conceptual illustration and locations of the Wall Signs proposed for the SBCC. Wall Signs, when allowed, shall have the following dimensions and features:

- There would be a maximum of three (3) exterior Wall Signs to be located throughout the SBCC, one for each structure limited to the locations indicated on elevation drawing SG-2.
- There shall be no more than one (1) tenant identification on each Wall Sign.
- Two lines of text are allowed at 12 inches each per Wall Sign.
- Lettering height would not exceed 12 inches in height and would require Landlord approval for the font.
- Tenants would be allowed to display the company logo as it is typically incorporated into the company name within their allocated space. The logo would not exceed 24 inches in height.
- Each Wall Sign would be allowed a total sign area of 50 square feet, and would be designed to conform to the horizontally oriented layout indicated on drawing SG-2.
- Wall Signs would not be internally illuminated. The existing internally illuminated logo sign is a legal, nonconforming component of this OSP.
- Wall Sign logos, if lighted, would use halo illumination.
- Sign letters, if illuminated, would be of reverse channel letters with halo illumination.
- External lighting or exposed neon lighting will not be permitted.
- Any illuminated sign or lighting device shall employ only clear or white lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights.
- All future Wall Signs shall be submitted to the City of Goleta Design Review Board for approval.

E. Temporary Signs

The OSP (Attachment D, Sheet SG 2.1) provides a conceptual illustration and locations of the Temporary Signs proposed for the SBCC. Temporary Signs shall conform to the following dimensions and features:

- There would be a maximum of one (1) free-standing Temporary Sign to advertise the sale or lease of any parcel in the SBCC.
- The freestanding Temporary Sign shall be located outside of all setbacks.
- The freestanding Temporary Sign shall not be illuminated.
- The freestanding Temporary Sign would not exceed 25 square feet in sign area.
- The freestanding Temporary Sign would feature the words "FOR SALE OR LEASE" with capital letters not exceeding 10 inches in height.
- The freestanding Temporary Sign could include other descriptors including building address, square footage and a contact name and phone number. Descriptor lettering shall be limited black block letters 6 inches in height.
- The free-standing Temporary Sign would be allowed to be displayed for a maximum of three months.
- Other temporary signs are not permitted.

Conditions Required Prior to Sign Certificate of Conformance Approval

3. **ZONING ADMINISTRATOR APPROVAL REQUIRED:** Prior to approval of the first Sign Certificate of Conformance, the applicant shall receive approval from the Zoning Administrator for this Overall Sign Plan (03-157-OSP), Minor Conditional Use Permit (03-157-CUP), and Development Plan Amendment with modification (97-DP-024 AM02 and 90-DP-007 AM02).
4. **FEES REQUIRED:** Prior to the approval of any Sign Certificate of Conformance, the applicant shall pay all applicable permit processing fees in full.

Project Specific Conditions:

5. **MAXIMUM SIZES:** Sizes described in the Overall Sign Plan are considered maximum sizes and may be reduced if deemed appropriate by Planning and Environmental Services and/or the Design Review Board.
6. **DEVELOPMENT PLAN CONDITIONS:** All conditions of approval for the SBCC Development Plans 90-DP-007 (and associated Amendments, Revisions and Substantial Conformity Determinations) and 97-DP-024 (and associated Amendment)) remain in effect.

General Conditions:

7. **EXPIRATION:** Approval of the Development Plan Amendment shall expire five (5) years after approval by the Zoning Administrator, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
8. **TIME EXTENSION:** If the applicant requests a time extension for the Development Plan Amendment, the project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of approval of a Sign Certificate of Conformance.
9. **APPROVAL RUNS WITH THE LAND:** The Overall Sign Plan, Minor Conditional Use Permit, and Development Plan Amendment approvals run with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
10. **SUBSEQUENT APPROVAL:** Any subsequently approved Overall Sign Plan (and associated permits) shall supercede this approval and shall make null and void any approved but not implemented signs/sign structures.
11. **COMPLETENESS AND ACCURACY:** The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
12. **SIGN CERTIFICATE OF CONFORMANCE REQUIRED:** No signs are authorized with this Overall Sign Plan. All signs require separate Sign Certificate of Conformance permits and shall comply with the conditions and criteria set forth in Overall Sign Plan 03-157-OSP. Prior to the issuance of a Sign Certificate of Conformance for any individual sign allowed by the Overall Sign Plan, the applicant shall pay all applicable Planning and Environmental Services processing fees.
13. **INDEMNITY AND SEPARATION CLAUSE:** Applicant agrees, as a condition of this approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Development Plan or any condition attached thereto or any

proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process.

14. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

APPLICANT'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing mitigation measures and conditions of approval of the Overall Sign Plan, Conditional Use Permit, and Development Plan Amendment.

<u>PAULA PURCELL</u>	<u>Paula Purcell</u>	<u>6/29/05</u>
Print Name	Signature	Date

_____	_____	_____
Print Name	Signature	Date



ZONING ADMINISTRATOR

Staff Report

DATE: June 17, 2005

TO: City of Goleta Zoning Administrator

FROM: Scott Kolwitz, Associate Planner

SUBJECT: Santa Barbara Corporate Center Overall Sign Plan
03-157-OSP, 03-157-CUP, 97-DP-024 AM02, and 90-DP-007 AM02
5383 Hollister Avenue and 201/301 Mentor Drive;
APNs 071-140-074, 071-140-078, and 071-140-079

HEARING: **Wednesday, June 29, 2005; 4:00 PM**
City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500; Fax (805) 685-2635
www.cityofgoleta.org

APPLICANT: Santa Barbara Corporate Center
Bermant Development Company
Attention: Paula Purcell Director of Property Management
5383 Hollister Avenue, Suite 150
Goleta, CA 93111

REQUEST

A hearing on the request of Bermant Development Company (BDC), a representative of the Santa Barbara Corporate Center, LLC (SBCC), for consideration of an Overall Sign Plan (OSP) for the SBCC. There are five (5) different types of signs including Freestanding Sign, Informational Signs, Building Address Signs, Wall Signs and Temporary Signs. The OSP includes a request for a Minor Conditional Use Permit (CUP) to allow for a maximum of three (3) Informational Signs. The request is also for a Development Plan Amendment with modification to allow one Informational Sign to be placed within the 15-foot side yard setback. The property includes 14.96 acres in the PI (Professional & Institutional) zone district. The OSP applies only to the SBCC located at 5383 Hollister Avenue and 201/301 Mentor Drive, Goleta, CA 93111 (APNs 071-140-074, 071-140-078, and 071-140-079).

Application Filed: October 17, 2003
Application Complete: August 27, 2004
Processing Deadline: 60 days from Notice of Exemption

JURISDICTION

The Overall Sign Plan and Minor CUP, are being considered by the Zoning Administrator under the provisions of the City of Goleta Municipal Code Chapter 35, Article I, Section 35-10, Section 35-13.2.b.1, and Section 35-20 through Section 35-23. The Development Plan Amendment is under the jurisdiction of the Director per Chapter 35, Article III, Section 35-317. When two or more discretionary applications would be under the jurisdiction of more than one decision maker, under Chapter 35, Article III, Section 35-292(d), all applications shall be heard by the decision maker with the highest jurisdiction.

BACKGROUND

Corporate Center Development

Development at 5383 Hollister Avenue includes the 3-story ATT building (approximately 80,000 SF) and professional offices associated with the Pacific Technology Center (approximately 100,000 SF). At various times office trailers, minor alterations, parking modifications, and a parcel map were approved. Development of the property began in the late 1960s and continued through the 1990s and was permitted via numerous major and minor permits (67-RZ-41, 87-DP056, 90-DP-007, TPM 14,376) variances, conditional use permits, land use permits, et al). There are also pending applications at this location for a land division, redevelopment of the Pacific Technology Center with net new development of approximately 12,000 SF, and the potential for approximately 30,000 SF of new development on one the newly created parcels.

Development at 201 and 301 Mentor Avenue includes the 3-story Mentor building fronting on Hollister Avenue (approximately 70,000 SF) and a 3-story building to the rear of the property (approximately 68,000 SF). At various times permit modifications, parking modifications, and a parcel map were approved. Development at the property began in the late 1970s and continued through the 1990s and was permitted via numerous major and minor permits (79-RZ-6, TPM 12,911, 81-DP-004, 85-M-2697-DP-024, land use permits, et al).

Approve Onsite Signage

Sign permits have been previously issued for existing "Mentor" (91-SCC-009) and "AT&T" (02-065-SIG) wall signs.

PROJECT DESCRIPTION

Overall Sign Plan

There are five (5) different types of signs including Freestanding Sign, Informational Signs, Building Address Signs, Wall Signs and Temporary Signs. The OSP includes a request for a Minor Conditional Use Permit (CUP) to allow for a maximum of three (3) Informational Signs. The request is also for a Development Plan Amendment with modification to allow one Informational Sign to be placed within the 15-foot side yard setback.

All exterior signage must first receive approval from the landlord prior to submittal to the City of Goleta. Before any sign can be displayed, drawings and graphics depicting details of sign construction, materials used, colors, logos, etcetera would be submitted to the landlord and then the City of Goleta for approval. For multi-tenanted buildings, prominence in terms of square feet leased will be the determining factor as to which tenants are permitted Wall or Informational signs and this permission will be stipulated in the tenant's lease. Signs that do not meet the criteria of this OSP or any new sign that is deemed highly visible by Planning and Environmental Services, must be submitted to the City of Goleta Design Review Board for its review to determine if it should be approved. The OSP text and plans are included in Attachment D.

A. Freestanding Sign

The OSP includes one (1) Freestanding Sign proposed to be placed at the SBCC main entrance located at the intersection of Hollister Avenue and Mentor Drive. A Development Plan Amendment is requested to allow the Free Standing Monument Sign to be located within the 15-foot side yard setback. Mentor Drive is situated on the property line between parcels 071-140-074 and 071-140-078.

The OSP (Attachment D, Sheet SG-1) provides a conceptual illustration and location of the Freestanding Sign. The sign shall conform to the following features and dimensions:

- There would be a maximum of one (1) one-sided Freestanding Sign at the SBCC.
- The Freestanding Sign would be a one-sided sign that would be constructed of poured-in-place concrete and would be painted beige.
- The Freestanding Sign would have two one-inch horizontal reveals, one 10 inches from the base and another 10 inches from the top; the reveal would be accent-painted a rust color.
- The base of the Freestanding Sign would be painted medium brown.

- The Freestanding Sign would be 10 feet wide by 4 feet 10 inches high, which would include a 10 inch base.
- The lettering would feature the words "Santa Barbara Corporate Center" as two lines of text centered between the two reveals with capital letters not exceeding 10 inches in height and lowercase letters not exceeding 7 inches in height.
- Lettering would be of high-polished brass pin-mounted letters.
- Total sign area would not exceed 40 square feet, not including a 10 inch base.
- The Freestanding Sign would be up-lit from and masked by a landscaped area.
- The light fixture must be shielded so as to light only the sign surface. A Hadco Bullyte BC-1 or equal shall be used.
- No tenants would be identified on this sign.

B. Informational Signs

This OSP includes three (3) Informational Signs proposed to be located throughout the SBCC. One (1) Informational Sign is proposed to be located near each of the three (3) buildings within the SBCC. The location of these three (3) Informational Signs shall be in accordance with right-of-way and setback regulations.

The OSP (Attachment D, Sheet SG-1) provides a conceptual illustration and locations of the Informational Signs. Informational Signs shall conform to the following features and dimensions:

- There would be a maximum of three (3) one-sided, Informational Signs at the SBCC, one for each structure.
- Materials for the Informational Signs would include poured-in-place concrete and would be painted beige.
- The Informational Signs would have two ½ inch horizontal reveals, one 6 inches from the base and another 6 inches from the top; the reveal would be accent-painted a rust color; The base of the Informational Signs would be painted medium brown.
- The Informational Signs would be 5 feet wide by 3 feet 6 inches high, which would include a 6-inch base.
- A maximum of two tenants would be identified on each of these Informational Signs.
- Lettering on the Informational Sign for tenant identity would not exceed one line of text.
- The tenant identity lettering would not exceed 4 inches in height and would require landlord approval for the font.

- Tenants would be allowed to display the company logo as it is typically incorporated into the company name within their allocated space. The logo would not exceed 6 ½ inches in height.
- Each tenant would be allowed a space of 2.5 square feet in a space of 6 ½ inches high by 50 inches in length, centered horizontally and equally centered vertically between the reveals on the concrete sign.
- Lettering would be of high-polished brass pin-mounted letters.
- Total sign area for each of these Informational Signs would not exceed 15 square feet, not including a 6 inch base.
- The Informational Signs would be up-lit from and masked by a landscaped area.
- The light fixture being shielded to light only the sign surface. A Hadco Bullyte BC-1 or equal shall be used.

C. Building Address Signs

This OSP includes Building Address Signs for each structure. The OSP (Attachment D, Sheet SG-2) provides a conceptual illustration and locations of the Building Address Signs proposed for the SBCC. Building Address Signs shall have the following features and dimensions:

- There would be only one (1) Building Address Sign permitted on each building street frontage, and its location on the building would be at the discretion of the Fire Department.
- The Building Address Signs shall be clearly visible from the nearest public roadway.
- The numerals would be flush-mounted on the exterior building wall.
- The Building Address Signs must be of the three dimensional monolithic type and of composite plastic material or equal.
- The existing numerals would be black in color, and only be of Book Antiqua font and would not exceed 18 inches high.
- Future address numerals font would be the same as that of the Freestanding Sign, and would not exceed 12 inches in height.
- Address signs shall be of numerals only (no alpha characters).

D. Wall Signs

The OSP (Attachment D, Sheet SG-2) provides a conceptual illustration and locations of the Wall Signs proposed for the SBCC. Wall Signs, when allowed, shall have the following dimensions and features:

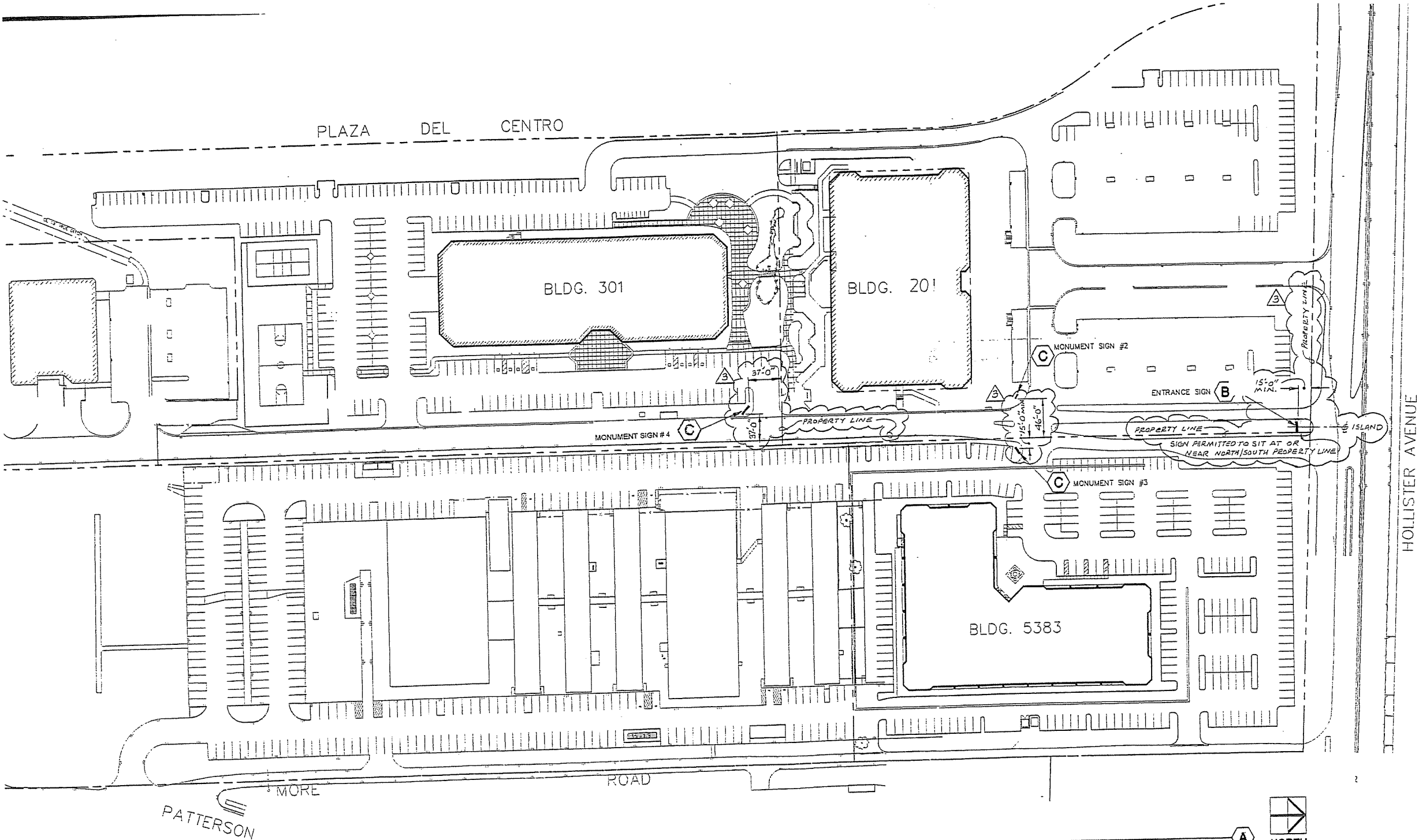
- There would be a maximum of three (3) exterior Wall Signs to be located throughout the SBCC, one for each structure limited to the locations indicated on elevation drawing SG-2.

- There shall be no more than one (1) tenant identification on each Wall Sign.
- Two lines of text are allowed at 12 inches each per Wall Sign.
- Lettering height would not exceed 12 inches in height and would require Landlord approval for the font.
- Tenants would be allowed to display the company logo as it is typically incorporated into the company name within their allocated space. The logo would not exceed 24 inches in height.
- Each Wall Sign would be allowed a total sign area of 50 square feet, and would be designed to conform to the horizontally oriented layout indicated on drawing SG-2.
- Wall Signs would not be internally illuminated. The existing internally illuminated logo sign is a legal, nonconforming component of this OSP.
- Wall Sign logos, if lighted, would use halo illumination.
- Sign letters, if illuminated, would be of reverse channel letters with halo illumination.
- External lighting or exposed neon lighting will not be permitted.
- Any illuminated sign or lighting device shall employ only clear or white lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights.
- All future Wall Signs shall be submitted to the City of Goleta Design Review Board for approval.

E. Temporary Signs

The OSP (Attachment D, Sheet SG 2.1) provides a conceptual illustration and locations of the Temporary Signs proposed for the SBCC. Temporary Signs shall conform to the following dimensions and features:

- There would be a maximum of one (1) free-standing Temporary Sign to advertise the sale or lease of any parcel in the SBCC.
- The freestanding Temporary Sign shall be located outside of all setbacks.
- The freestanding Temporary Sign shall not be illuminated.
- The freestanding Temporary Sign would not exceed 25 square feet in sign area.
- The freestanding Temporary Sign would feature the words "FOR SALE OR LEASE" with capital letters not exceeding 10 inches in height.
- The freestanding Temporary Sign could include other descriptors including building address, square footage and a contact name and phone number. Descriptor lettering shall be limited black block letters 6 inches in height.
- The free-standing Temporary Sign would be allowed to be displayed for a maximum of three months.
- Other temporary signs are not permitted.

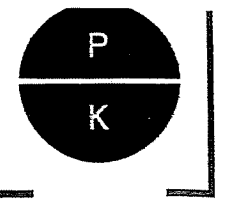
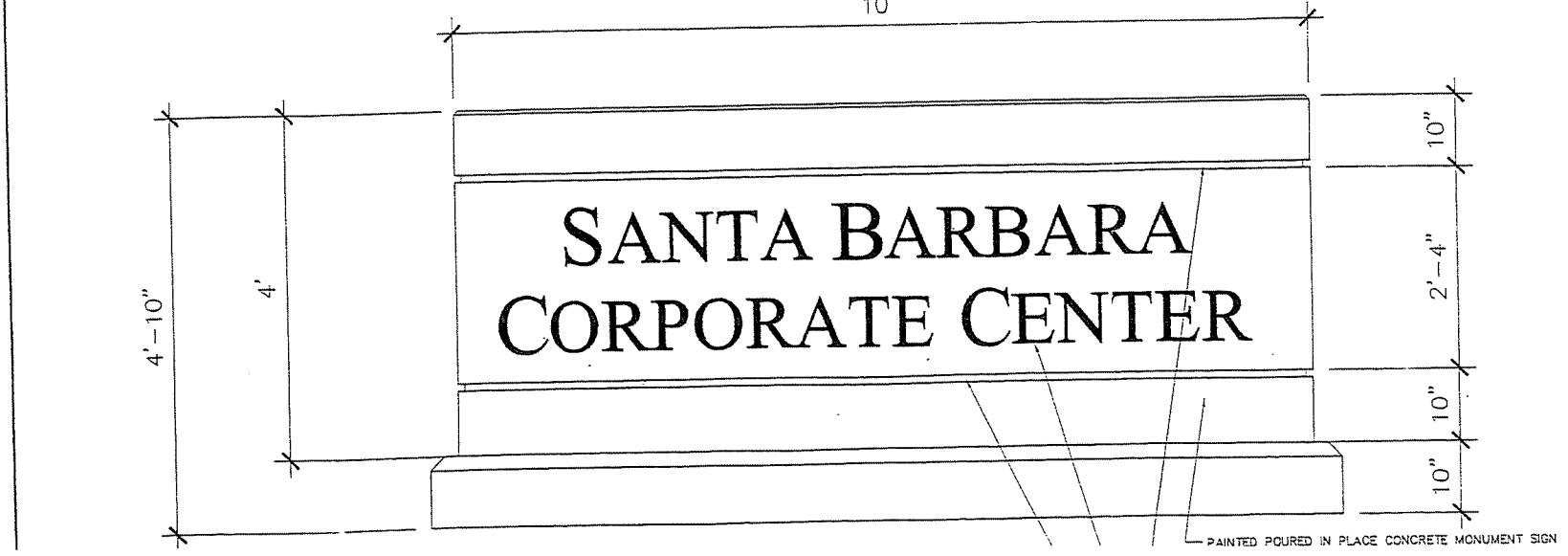
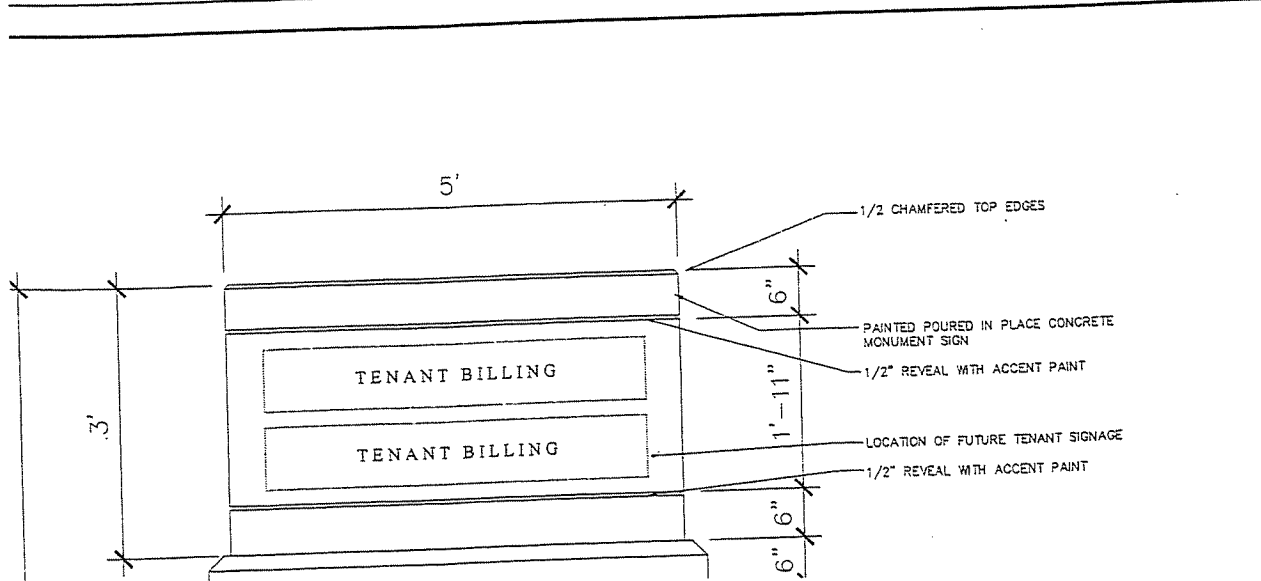


NOTE No. 1

--- DENOTES PROPERTY LINE

THE ENTRANCE SIGN SHALL BE PLACED AT OR NEAR THE NORTH-SOUTH PROPERTY LINE AS SHOWN HERE AND NO LESS THAN 15 FEET FROM THE RIGHT OF WAY ALONG THE EAST-WEST PROPERTY LINE. ALL OTHER MONUMENT SIGNS SHALL BE PLACED SO THAT THE BASE IS NO LESS THAN 15 FEET FROM RIGHTS OF WAY

SIGNAGE PLAN



POLIOIN KELLOGG DESIGN GROUP
ARCHITECTURE PLANNING INTERIOR DESIGN
6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818 313 6813 [F] 818 313 6817

OVERALL SIGNAGE PLAN

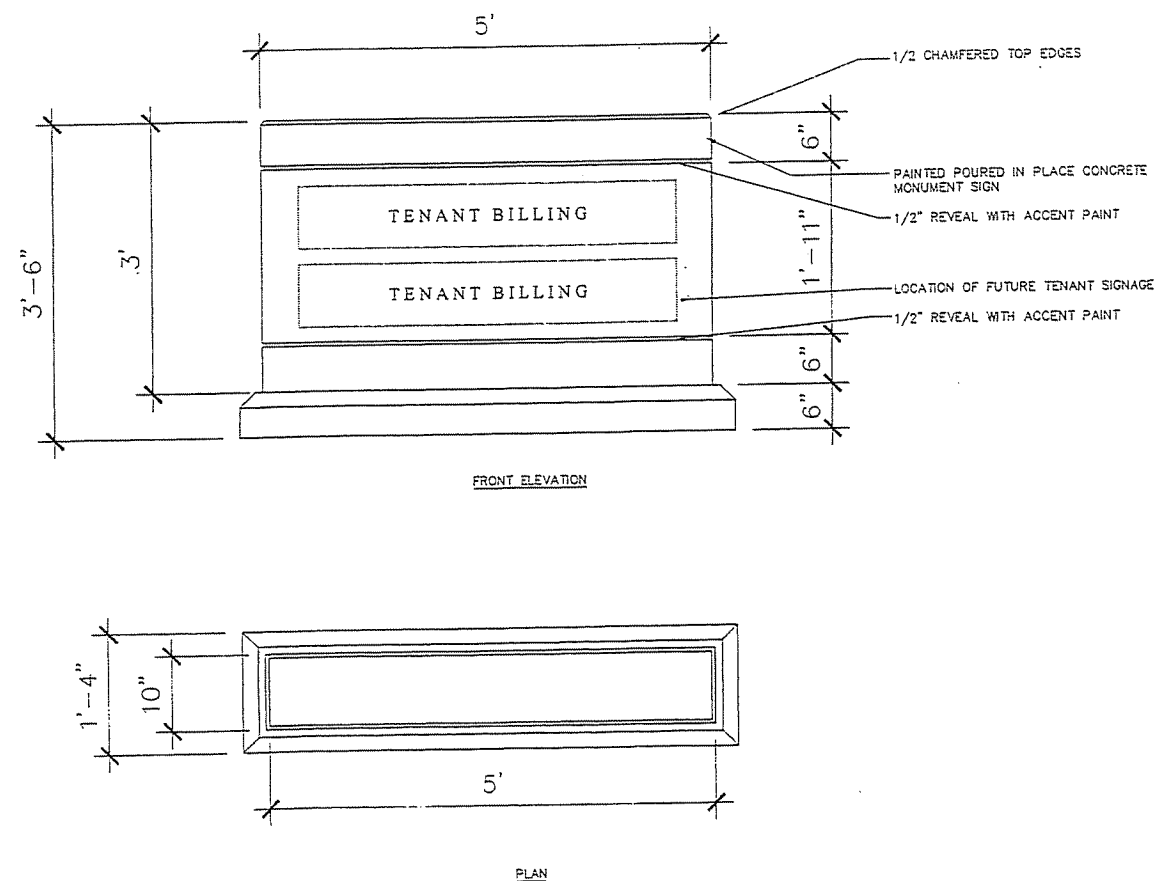
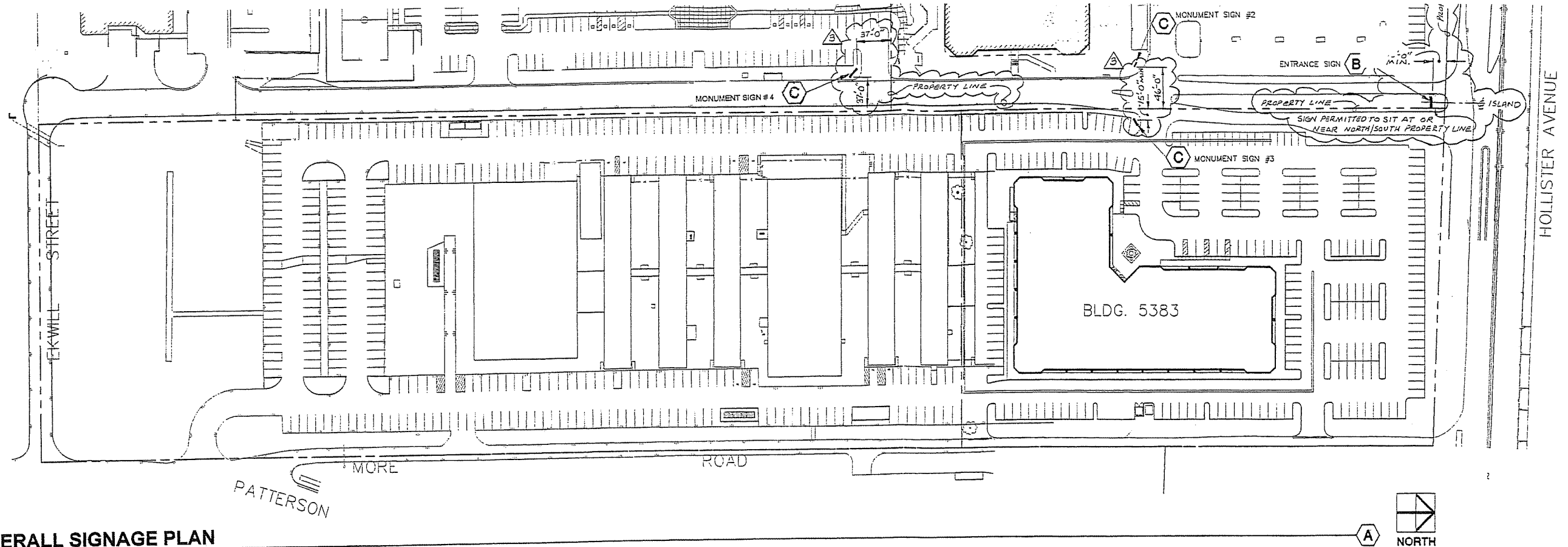
SANTA BARBARA CORPORATE CENTER

5383 - 6426 HOLLISTER AVENUE SANTA BARBARA, CALIFORNIA

BERMANT DEVELOPMENT COMPANY

All drawings and written material appearing herein constitute the original and unaltered work of the architect and the same may not be reproduced or used in any manner without the written consent of the architect.

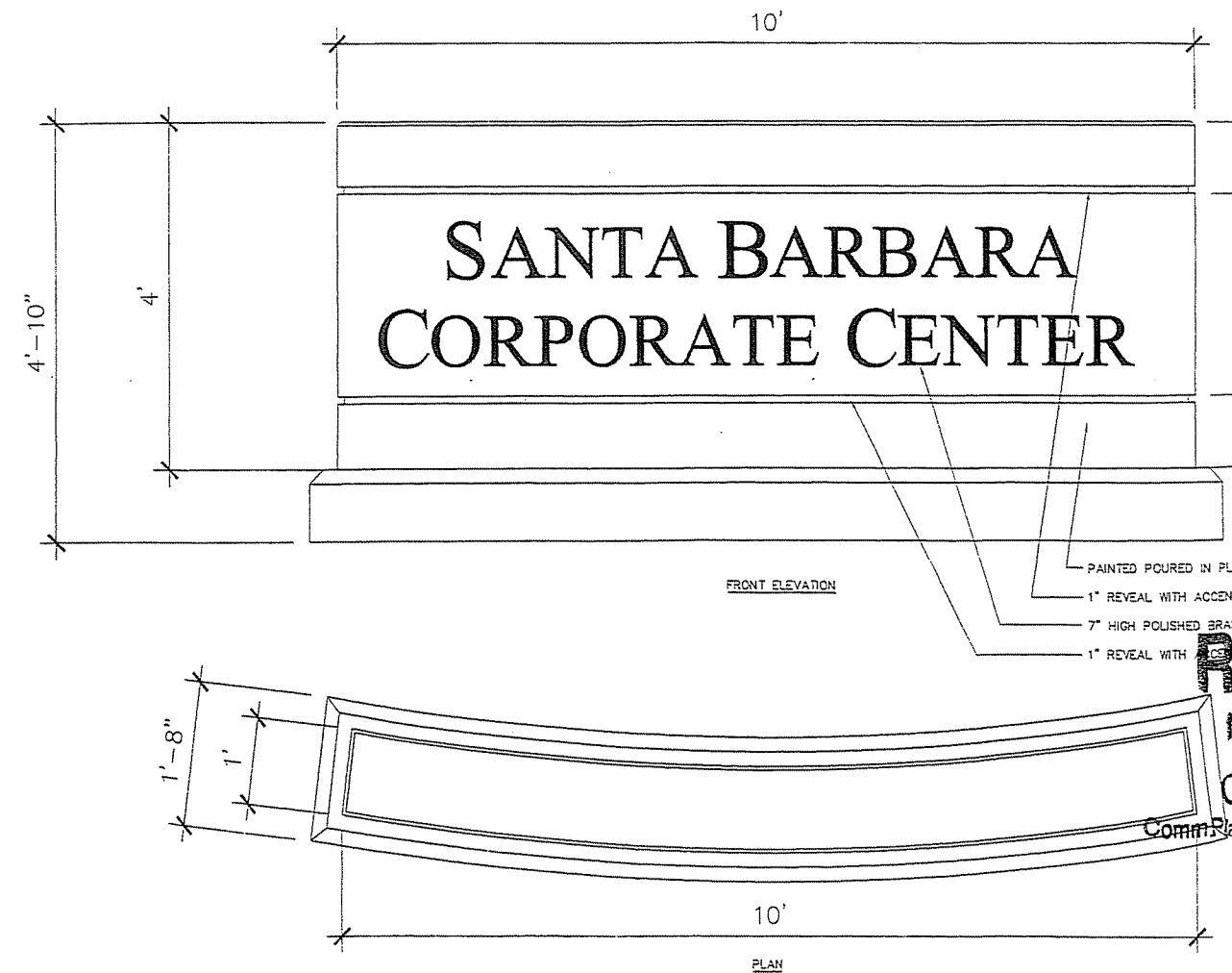
Remarks	Date	By
PLANNING REVIEW	7/8/02	
ISSUED FOR PERMIT 10/6/03		DP
ISSUED FOR OSP 7-30-04		DP
ADD SIGN #4	7-30-04	DP
ADD NOTE NO. 1	8-31-04	DP
ISSUED FOR DEB 7-3-04		DP
ADD SIGN DIMENSIONS 11-8-04		DP
DEB FINAL ISSUE 11-9-04		DP



ONE SIDED MONUMENT SIGN 2, 3 & 4 (Area: 15 s.f.)

SCALE: 1"=1'-0"

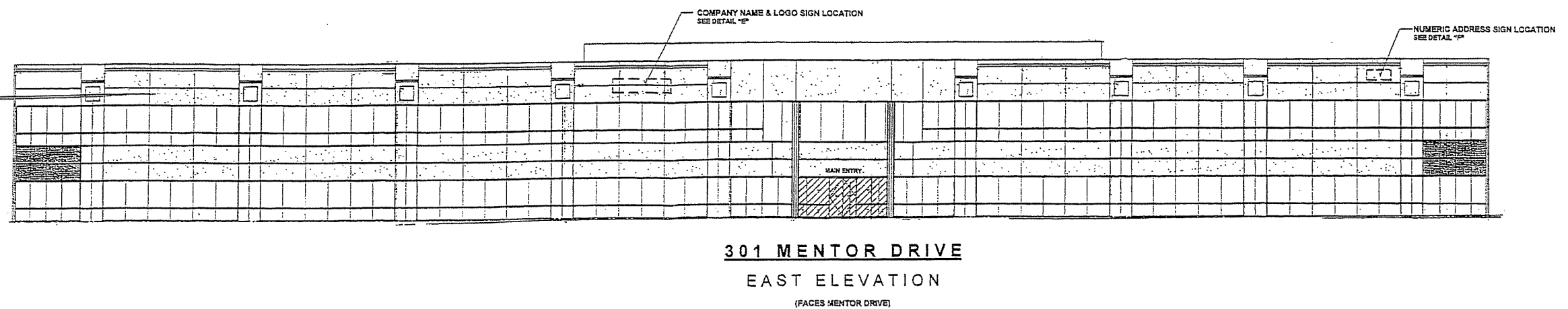
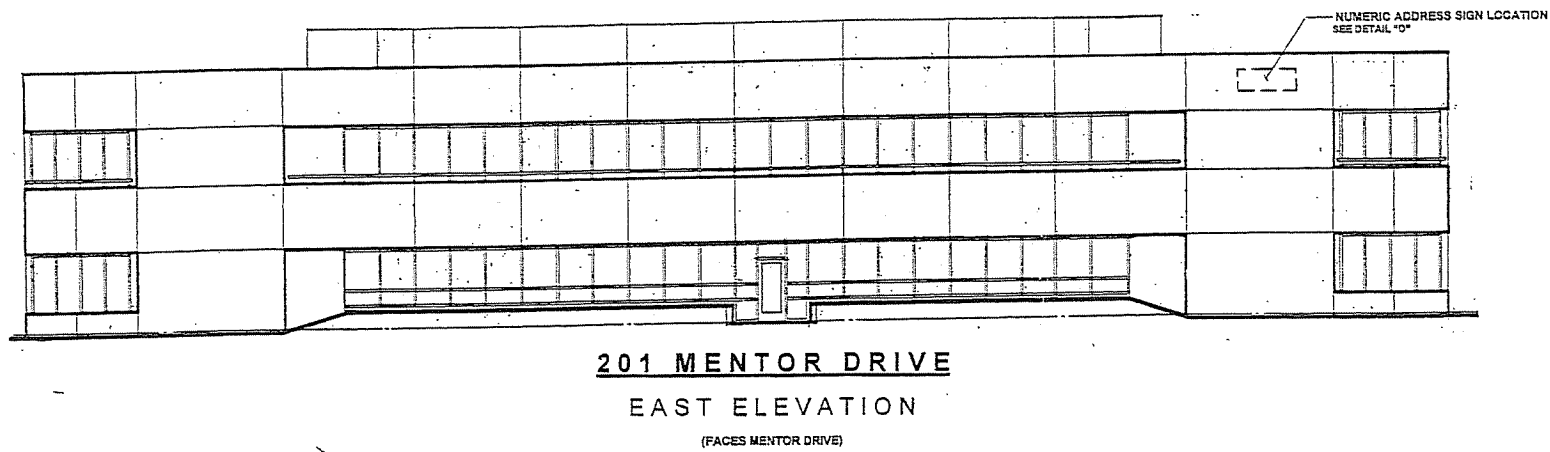
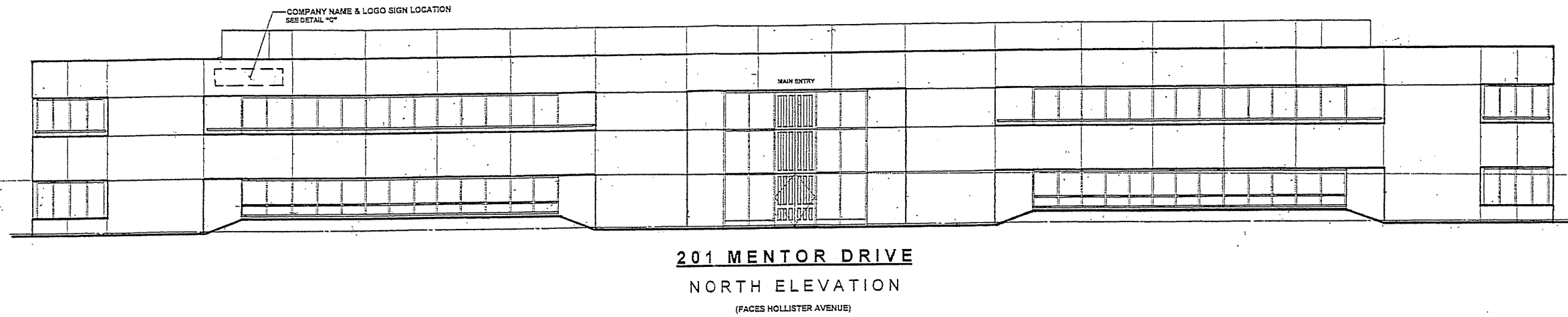
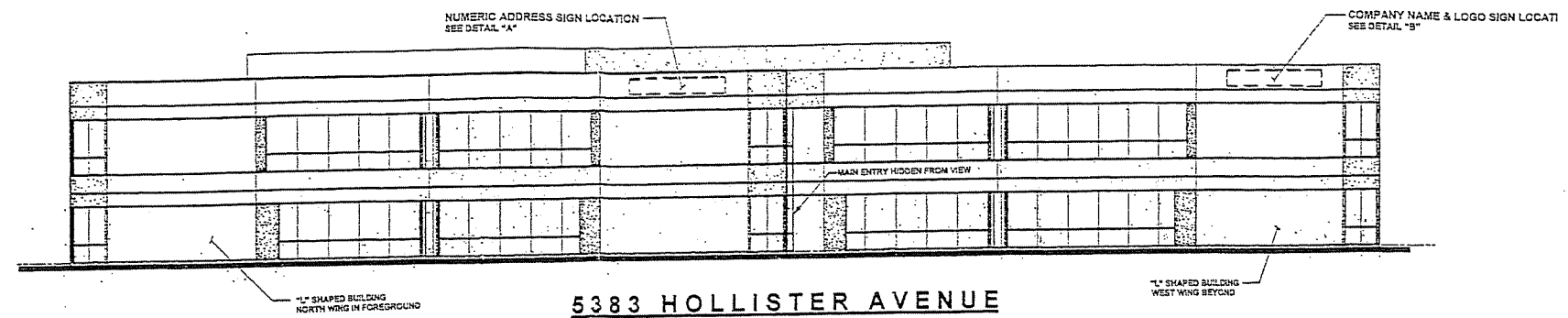
DESIGN WORDING TO REFLECT SPECIFIC TENANTS



ONE SIDED ENTRANCE SIGN (Area: 40 s.f.)

SCALE: 1"=1'-0"

DESIGN WORDING TO REFLECT SPECIFIC TENANTS



<p>Bermant Development Company DEVELOPED AND MANAGED BY 5303 HOLLISTER AVENUE SUITE 100 SANTA BARBARA CALIFORNIA 93111</p>	<p>OVERALL SIGNAGE PLAN SANTA BARBARA CORPORATE CENTER 6383 HOLLISTER AVENUE & 201 MENTOR DRIVE & 301 MENTOR DRIVE SANTA BARBARA CALIFORNIA 93111</p>	<p>SANTA BARBARA CORPORATE CENTER, LLC C/O BERMANT DEVELOPMENT COMPANY CONTACT: DAIRHYL GAHL AND TELEPHONE: 805-964-7200 X 279</p>	<p>DATE</p>
<p>7-30-04</p>	<p>NONE</p>	<p>D. GARLAND</p>	<p>SG-2</p>