



Agenda Item B.1
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: July 14, 2026

TO: Goleta Design Review Board

SUBMITTED BY: Cali Hathaway, Planning Technician

SUBJECT: 5383 Hollister Avenue (APN 071-140-074) Sutter Health Dermatology Signage and California Environmental Quality Act Notice of Exemption Case Nos. 26-0016-DRB; 26-0025-ZC

DRB ACTIONS FOR CONSIDERATION:

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

If DRB determines that the sign proposal does not meet one or more of the suggested findings provided as Attachment A, DRB should continue the item to allow the applicant time to revise/redesign the sign as needed or provide direction to staff to prepare denial findings.

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final Review* for one internally illuminated channel letter wall sign for Sutter Health and one non-illuminated freestanding (informational) sign for Sutter Health and UCLA Health. The proposed wall sign includes a 46 1/8" high teal logo and teal text that will read "Sutter Health" with 24" high letters. The total wall sign area is 49.25 square feet and will be located on the north elevation of the building. The proposed informational sign is 48" high and 45 1/2" wide and includes two panels for the businesses, Sutter Health and UCLA Health, above three lines of addresses with directional arrows. The total informational sign area is 15.17 square feet and will be located at the Mentor Drive driveway entrance of 5383 Hollister Avenue.

The subject property has a Zoning and General Plan Land Use designation of Office and Institutional (OI) and is located in the Inland Zone. The project is located on Hollister Avenue between More Road and Mentor Road in the Santa Barbara Corporate Center. The project was filed by Abbigayle Biggs with Signs of Success, Inc. on behalf of Sutter Health Dermatology Sign, Business Owner.

DISCUSSION:

In 2005, the Overall Sign Plan (OSP) for the Santa Barbara Corporate Center (03-157-OSP) was approved by DRB. The applicant is seeking DRB approval to install an illuminated wall sign and a non-illuminated informational sign that do not meet all criterium specified in the OSP but meet the requirements of Chapter 17.40 Sign Regulations.

Title 17 Standards

The wall sign meets the requirements of § 17.40.080(F) because (1) there is one wall sign per tenant space; (2) the wall sign does not exceed the height of the wall to which it is attached; (3) the size does not exceed one-eighth of the building façade; (4) the sign only extends 3 inches beyond the face of the wall; (5) the sign does not cover any wall opening; and (6) the sign is placed flat against the wall of the building.

In addition, the wall sign meets the requirements of § 17.40.060(L) because (1) the sign faces commercial buildings rather than residential properties; (2) the sign will not include any external lighting or exposed light sources; (3) the sign will utilize internally illuminated white LED lighting; and (4) the sign will not use external or exposed light sources.

The informational sign meets the requirements of § 17.40.080(C) because (1) the parcel has over 125 feet of continuous street frontage, the main building is set back over 20 feet from the lot line, and the base of the structure is set back at least five feet from the edge of the public right of way; (2) there is one sign per street frontage and there are not more than two separate signs placed on the freestanding sign; (3) the height of the sign is four feet; (4) the sign area is 15.17 square feet; and (5) the area at the base of the sign is landscaped.

While the proposed signage does not meet all the OSP criterium, it is consistent with the design of existing on-site signage previously approved by DRB, including the freestanding (monument) sign at the intersection of Mentor Drive and Hollister Avenue (approved under 25-0001-OSP) and the wall sign for UCLA Health (approved under 22-0106-ZC).

Adopted OSP Criteria

The following information outlines the applicable OSP Criteria and how the proposal either meets or does not meet the OSP criteria.

Wall Sign

Wall Sign Letter Height Criteria: The OSP states, "Lettering height would not exceed 12 inches in height and would require landlord approval for the font." (Page 4 of 03-157-OSP)

Proposal: The proposal includes a wall sign with a letter height that would not exceed 24 inches, which exceeds the OSP criterium. Since the proposed letter height does not comply with the OSP criterium, DRB review is requested.

Wall Sign - Logo Height Criteria: The OSP states, "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." (Page 4 of 03-157-OSP)

Proposal: The proposal includes a wall sign with a logo height of approximately 48 inches, which exceeds the OSP criterium. Since the proposed logo height does not comply with this criterium, DRB review is requested.

Wall Sign - Illumination Criteria: Page 4 of 03-157-OSP states:

- 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."

Proposal: The proposal includes an internally illuminated wall sign with a background panel. Power supplies and connections will be housed in the background panel enclosure. Since the proposed illumination does not comply with this OSP criterium, DRB review is requested. It should be noted that the signage for the other tenant is also internally illuminated but uses halo illumination.

Wall Sign - Sign Area Criteria: The OSP states, "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." (Page 4 of 03-157-OSP)

Proposal The proposed total wall sign area, including the logo, is 49.25 square feet; therefore, the wall sign complies with this OSP criterium.

Wall Sign - Location Criteria: The OSP states, “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.” (Page 4 of 03-157-OSP)

Proposal: The proposed wall sign will be located on the north elevation of the building (facing Hollister Avenue), which is a specified location in the OSP, therefore the wall sign complies with this OSP criterium.

Informational Sign

Informational Sign - Letter Height Criteria: Page 3 of 03-157-OSP states:

- Lettering on the Informational Sign for tenant identity would not exceed one line of text;
- A maximum of two tenants would be identified on each of these Informational Signs;
- and the tenant identity lettering would not exceed 4 inches in height and would require landlord approval for the font.” (Page 3 of 03-157-OSP)
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Proposal: The proposal includes an informational sign with lettering that would include two lines of copy, which exceeds the OSP criterium. A maximum of two tenants are identified, which complies with the OSP criterium. The lettering would not exceed 11 inches in height, which exceeds the OSP criterium. Since the proposed lettering height and number of lines of copy do not comply with the OSP criterium, DRB review is requested.

Informational Sign - Logo Height Criteria: The OSP states, “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.” (Page 3 of 03-157-OSP)

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Proposal: The proposal includes an informational sign with a logo height not to exceed 8.4 inches, which exceeds the OSP criterium. Since the proposed logo height does not comply with this OSP criterium, DRB review is requested.

Informational Sign - Illumination Criteria: The OSP states, “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.” (Page 3 of 03-157-OSP)

Proposal: The proposal does not include any lighting for the informational sign therefore; the sign complies with this criterium.

Informational Sign - Sign Area Criteria: The OSP states, "Total sign area for each of these Informational Signs would not exceed 15 square feet, not including a 6-inch base." (Page 2 of 03-157-OSP)

Proposal: The proposed total informational sign area is 15.17 square feet (including the 6-inch base), which slightly exceeds the OSP criterium. Since the proposed informational sign area does not comply with this criterium, DRB review is requested.

Informational Sign - Dimensions Criteria: The OSP states, "The Informational Signs would be 5 feet wide by 3 feet 6 inches high, which would include a 6-inch base." (Page 3 of 03-157-OSP)

Proposal: The proposed total informational sign is 3 feet 10.5 inches wide by 4 feet high, which would include a 6-inch base, which exceeds the OSP criterium. Since the proposed informational sign dimensions do not comply with this criterium, DRB review is requested.

Informational Sign - Location Criteria: The OSP states, "There would be a maximum of three (3) one-sided, Informational Signs at the SBCC, one for each structure. The OSP (Attachment D, Sheet SG-1 provides a conceptual illustration of the informational signs." (Page 2 of 03-157-OSP)

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Proposal: The proposed informational sign will be located along the Mentor Drive entrance, which is a specified location in the OSP, therefore the sign complies with this OSP criterium.

General Plan Policies

The following General Plan policy is provided for reference:

Policy VH 4.13 Signage of the General Plan 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 Guidelines per Section 15311(a) because the applicant proposes to permit a new illuminated wall sign and a non-illuminated freestanding (informational) sign.

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 a new illuminated wall sign on an existing building and a non-illuminated freestanding (informational) sign at the Mentor Drive complex entrance. 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; wall signage for a new tenant 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 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. 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
- D - Overall Sign Plan

ATTACHMENT A

FINDINGS

Attachment A
Preliminary Design Review and California Environmental Quality Findings for
Sutter Health Dermatology Signage
Case No. 26-0016-DRB; 26-0025-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.

The proposed illuminated wall sign and non-illuminated freestanding (informational) signs are proportionate to the size of the building and comply with the requirements described in Section 17.40.080(F) which include number of signs, height, size, and projection allotment. However, because the signage proposed deviates from the adopted Overall Sign Program, the requirements of this finding need to be made by DRB in order for the signs to be approved.

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 building wall signage is mounted on one of the facades and oriented in an appropriate manner facing the public right-of-way. The proposed informational sign is located at the Mentor Drive driveway. 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 wall sign and informational sign are harmonious with previously approved existing on-site signage design and scale. The proposed signs have some similarities to existing nearby ones but also have variety to reflect the individual business. The proposed signs avoid both excessive variety as well as monotonous repetition.

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

No changes are proposed to the exterior of the existing building.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

The proposed face-lit wall sign will contain a background panel. Power supplies and connections will be housed in the background panel enclosure, and the panel will be painted to closely match the color of the building.

The proposed informational sign is non-illuminated and does not have electrical or mechanical equipment proposed.

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

No grading is proposed as part of the proposed signage.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

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

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

No new exterior lighting is proposed

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 as the wall sign will be visible from Hollister Avenue and Mentor Drive.

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 sign is consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.13.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

12. The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15311(a) because the applicant proposes to permit a new illuminated wall sign and a non-illuminated freestanding (informational) sign.

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 a new illuminated wall sign on an existing building and a non-illuminated freestanding (informational) sign at the Mentor Drive complex entrance. 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; wall signage for a new tenant 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 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. Additionally, the project's site does not contain any identified significant cultural resources, and no grading is proposed.

ATTACHMENT B

CEQA 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 Dermatology Signage
Case No. 26-0016-DRB; 26-0025-ZC

Project Applicant:

Abbigayle Biggs with Signs of Success, Inc.
On behalf of Sutter Health, Tenant

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:

The request is for one internally illuminated channel letter wall sign for Sutter Health and one non-illuminated freestanding (informational) sign for Sutter Health and UCLA Health. The proposed wall sign includes a 46 1/8" high teal logo and teal text that will read "Sutter Health" with 24" high letters. The total wall sign area is 49.25 square feet and will be located on the north elevation of the building. The proposed informational sign is 48" high and 45 1/2" wide and includes two panels for the businesses, Sutter Health and UCLA Health, above three lines of addresses with directional arrows. The total informational sign area is 15.17 square feet and will be located at the Mentor Drive driveway entrance of 5383 Hollister Avenue.

The purpose of the project is to provide identification for the tenant. The beneficiary of the project is the tenant.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Abbigayle Biggs with Signs of Success, Inc, on behalf of Sutter Health, Tenant

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))

NOTICE OF EXEMPTION (NOE)

☒ 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.: 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 Guidelines per Section 15311(a) because the applicant proposes to permit an illuminated wall sign and a non-illuminated informational sign.

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 a new illuminated wall sign on an existing building and a non-illuminated freestanding (informational) sign at the Mentor Drive complex entrance. 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. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; wall signage for a new tenant 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 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. 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.

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

Cali Hathaway, Planning Technician
805-961-7543
chathaway@cityofgoleta.gov

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding

NOTICE OF EXEMPTION (NOE)

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 D

OVERALL SIGN PLAN

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:

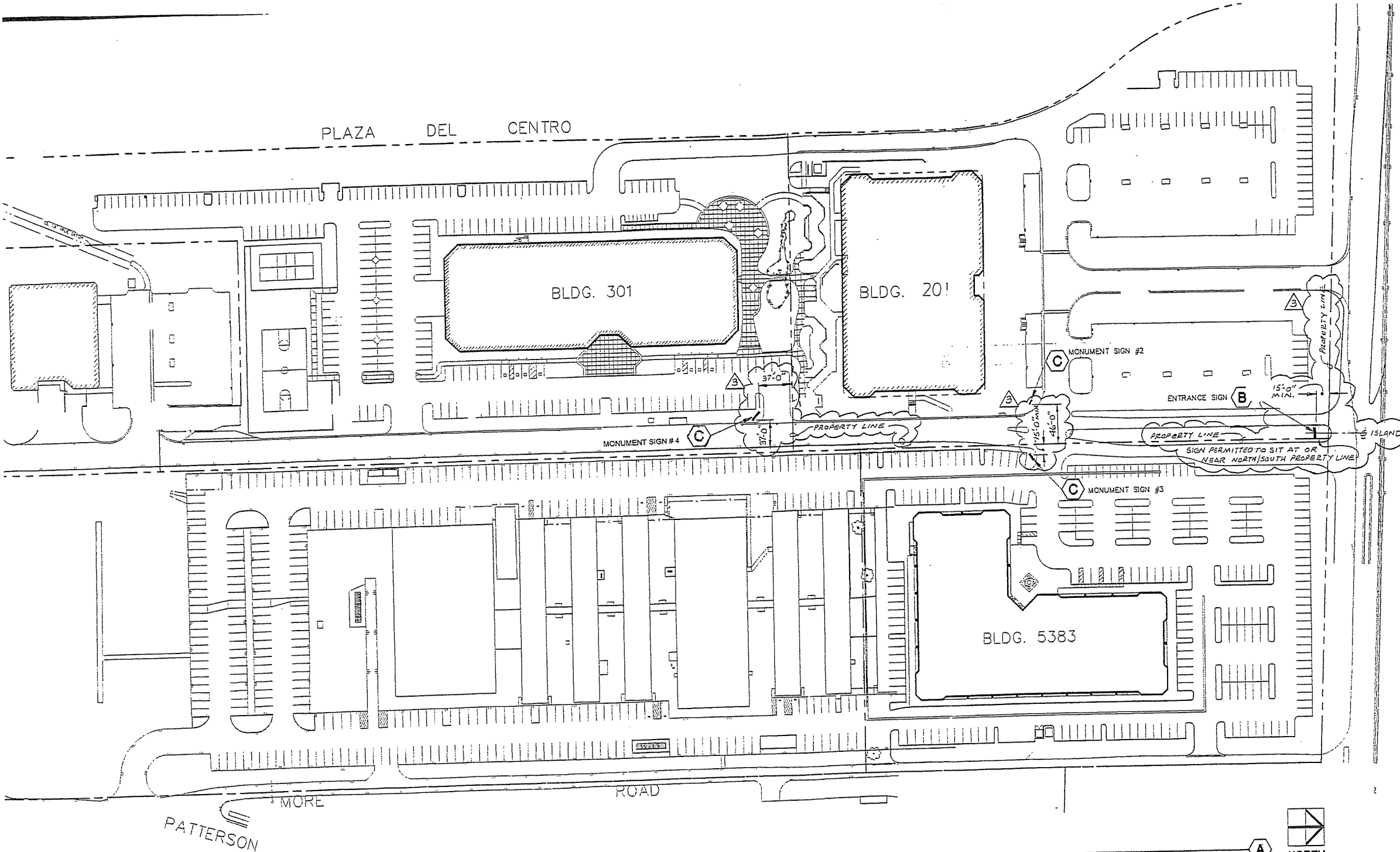
- There would be a maximum of three (3) exterior Wall Signs to be located throughout the SBCC, one for each structure limited to the locations indicated on elevation drawing SG-2.

- 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.

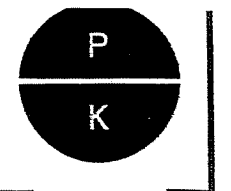
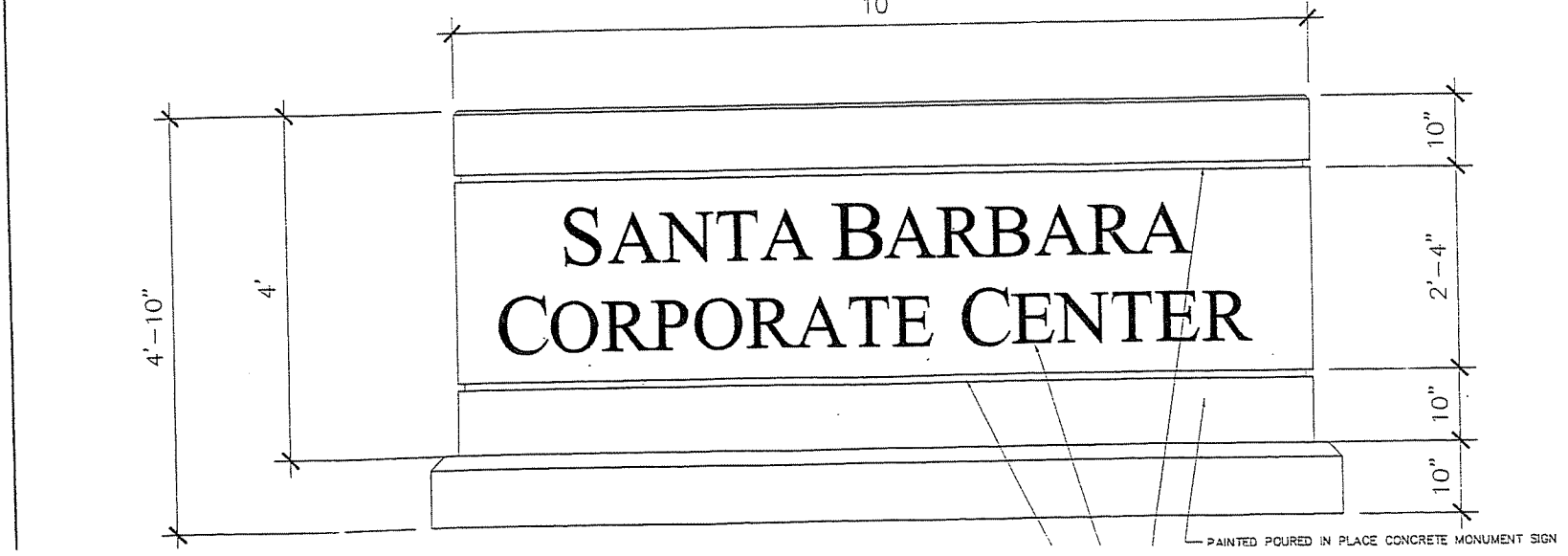
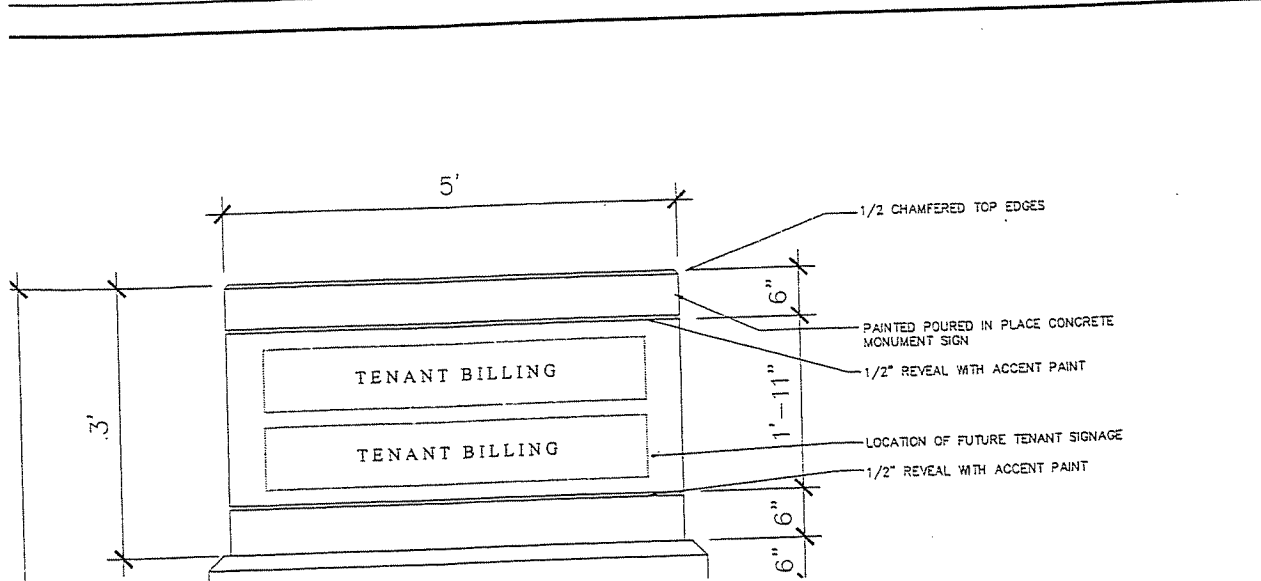


NOTE No. 1

--- 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

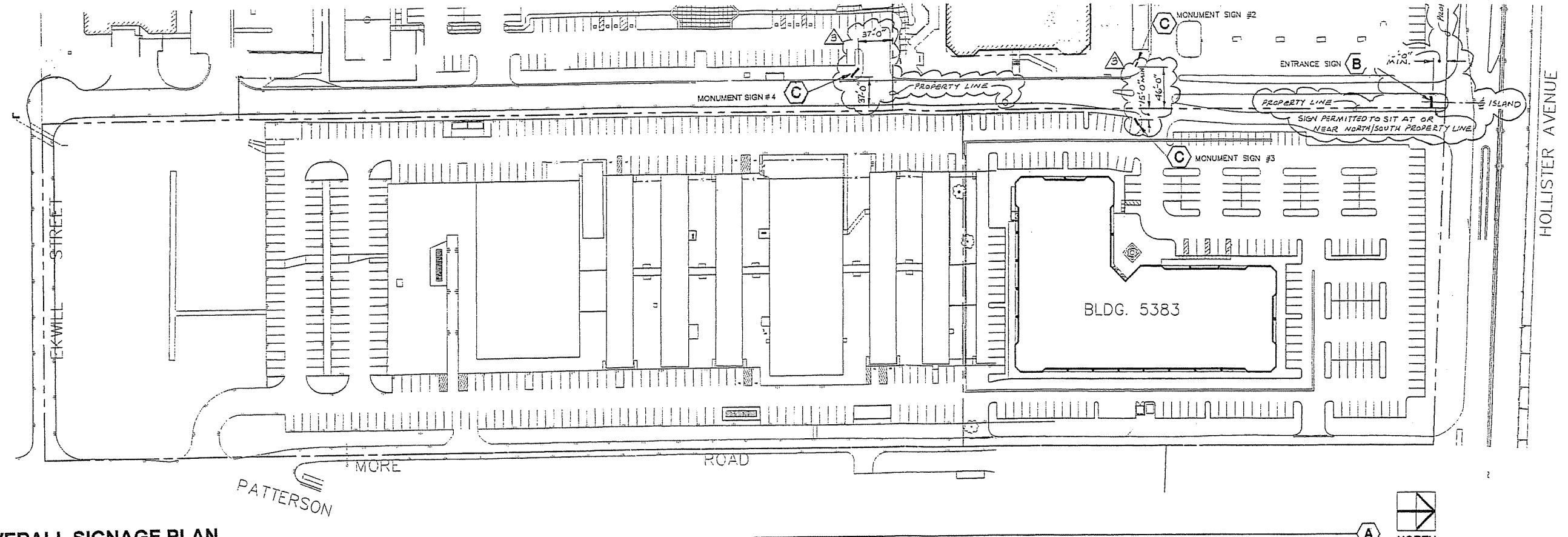
SANTA BARBARA CORPORATE CENTER

5383 - 6426 HOLLISTER AVENUE SANTA BARBARA, CALIFORNIA

BERMANT DEVELOPMENT COMPANY

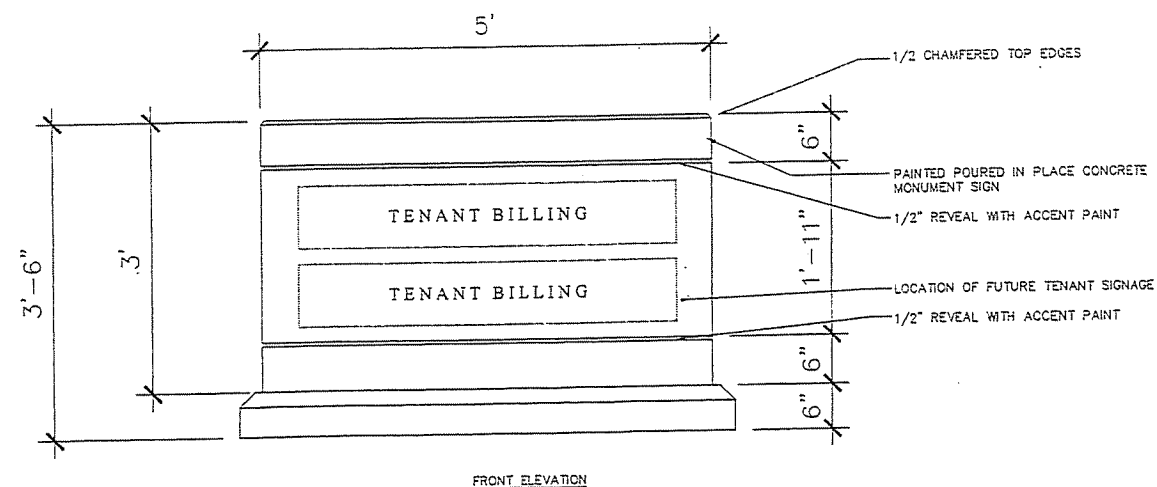
All drawings and written material appearing herein constitute the original and unaltered work of the architect and the same may not be reproduced or used in any manner without the written consent of the architect.

Remarks	Date	By
PLANNING REVIEW	7/18/02	
ISSUED FOR PERMIT 10/16/03		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



PROPOSED OVERALL SIGNAGE PLAN

SCALE: 1" = 60'-0"



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

SCALE: 1"=1'-0"

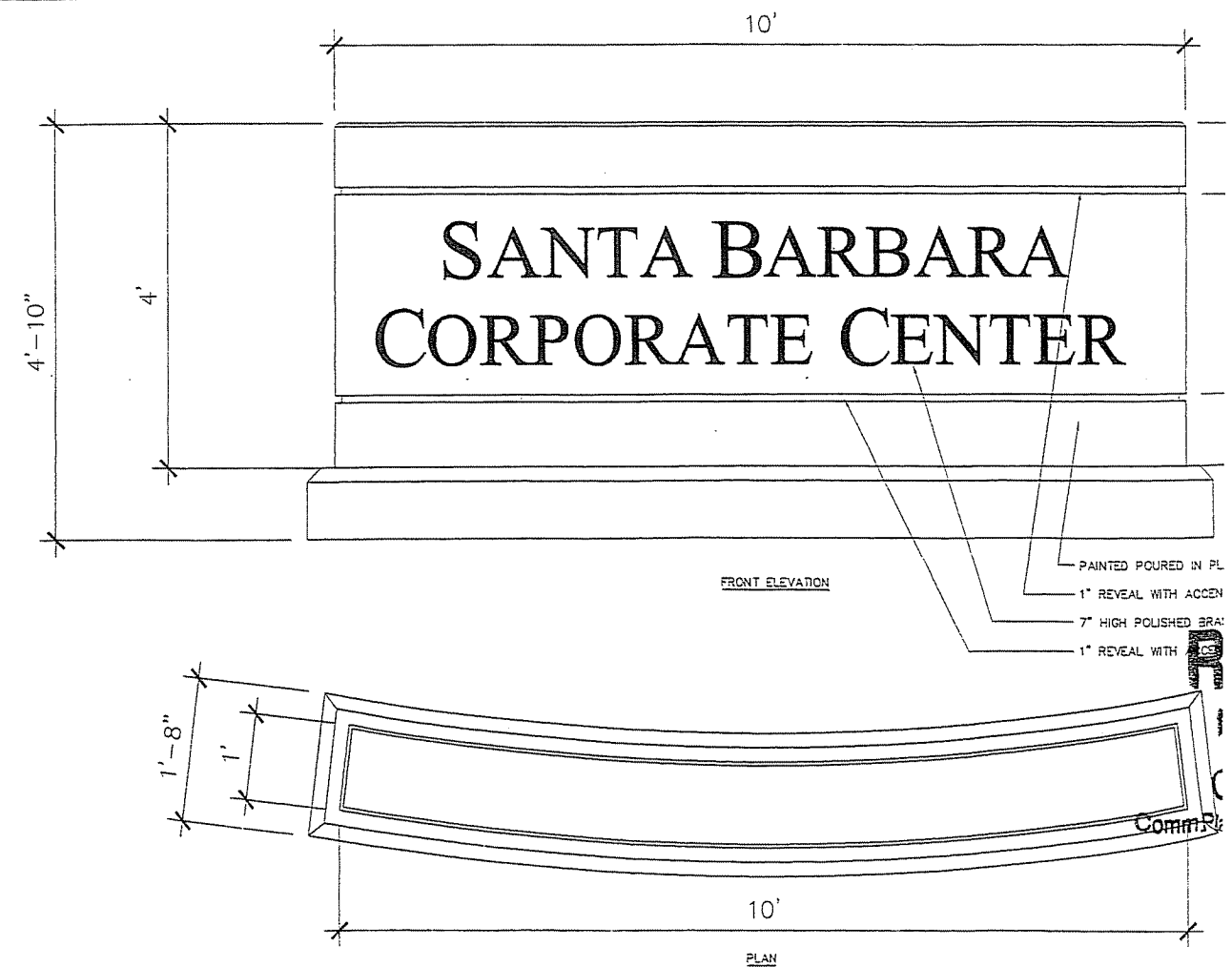
DESIGN WORDING TO REFLECT SPECIFIC TENANTS

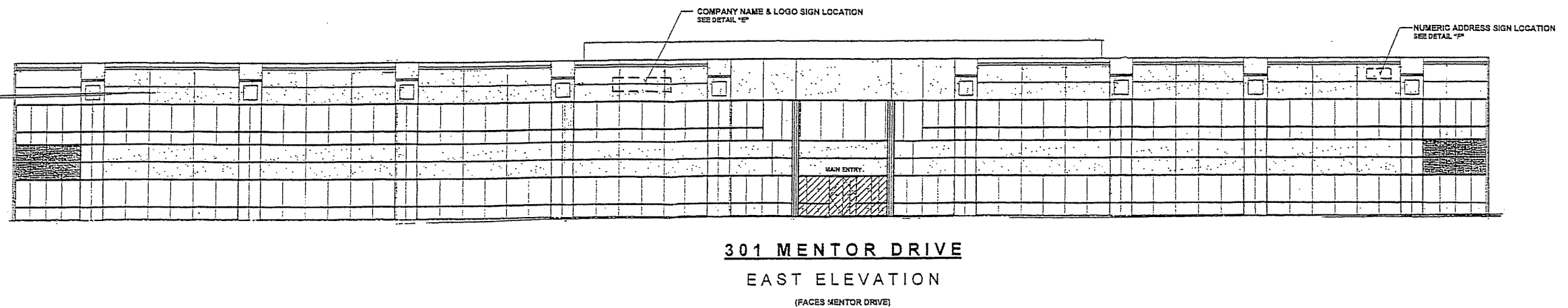
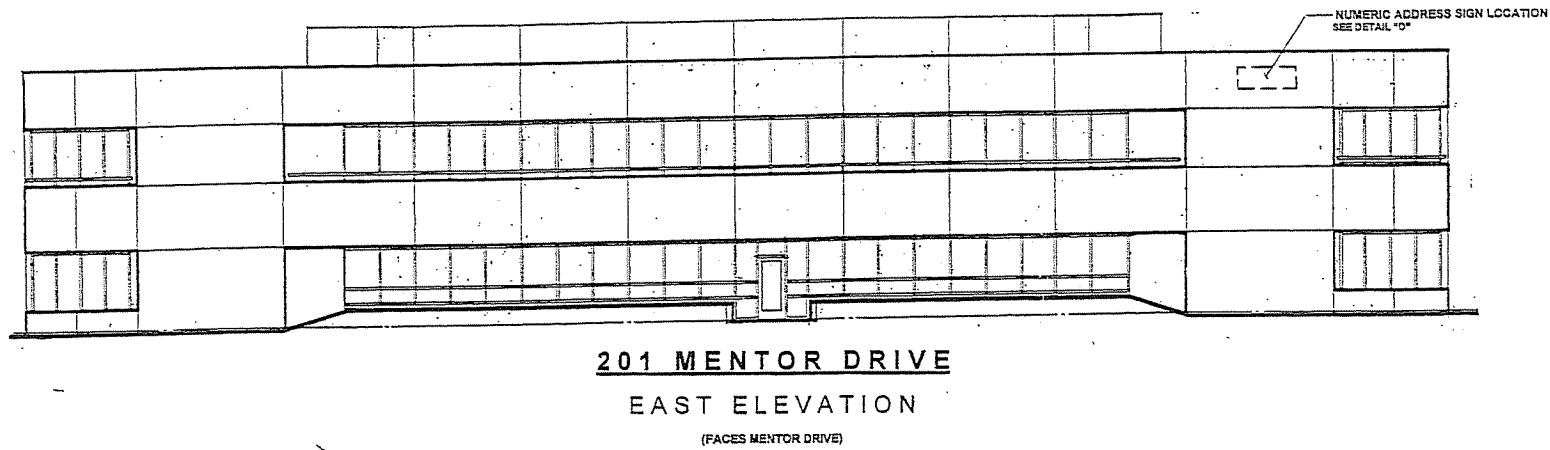
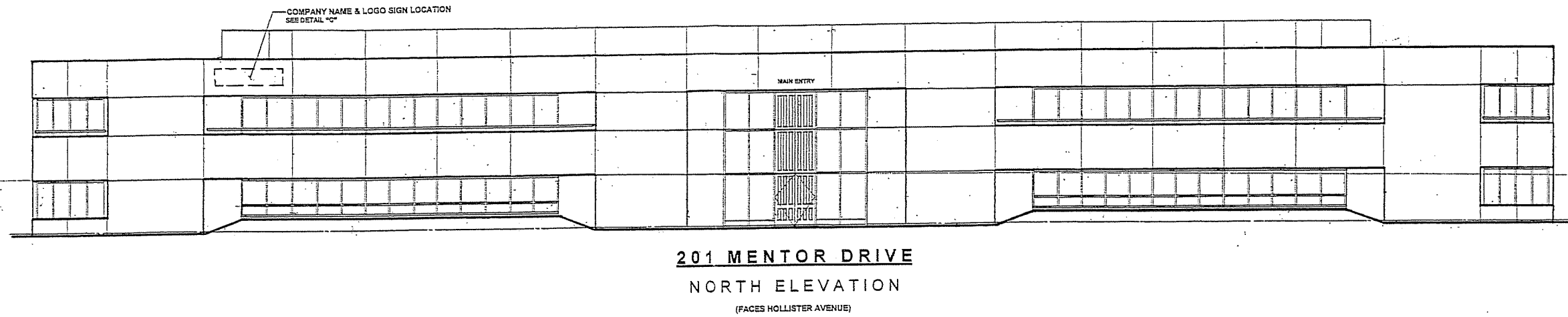
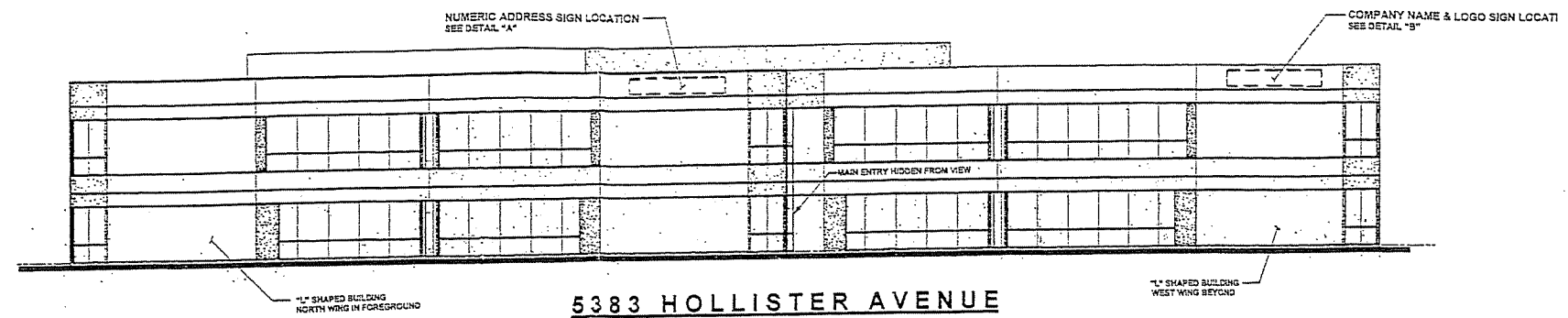


ONE SIDED ENTRANCE SIGN (Area: 40 s.f.)

SCALE: 1"=1'-0"

DESIGN WORDING TO REFLECT S





Bermant Development Company 5303 HOLLISTER AVENUE SUITE 100 SANTA BARBARA CALIFORNIA 93111	OVERALL SIGNAGE PLAN SANTA BARBARA CORPORATE CENTER 6383 HOLLISTER AVENUE & 201 MENTOR DRIVE SANTA BARBARA CALIFORNIA 93111	SANTA BARBARA CORPORATE CENTER, LLC C/O BERMANT DEVELOPMENT COMPANY CONTACT: DAIRHYL GAHL AND TELEPHONE: 805-964-7200 X 279	DATE: 7-30-04 DRAWN BY: NONE CHECKED BY: D. GARLAND SCALE: SG-2
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ADDENDUM 1 (Monument Sign A)

Amendment to the Santa Barbara Corporate Center Sign Program

This amendment, effective as of 6/10/2025, modifies the Santa Barbara Corporate Center Sign Program, originally approved on 6/17/2005, specifically regarding the freestanding monument sign designated as "Sign A."

1.0 Modification:

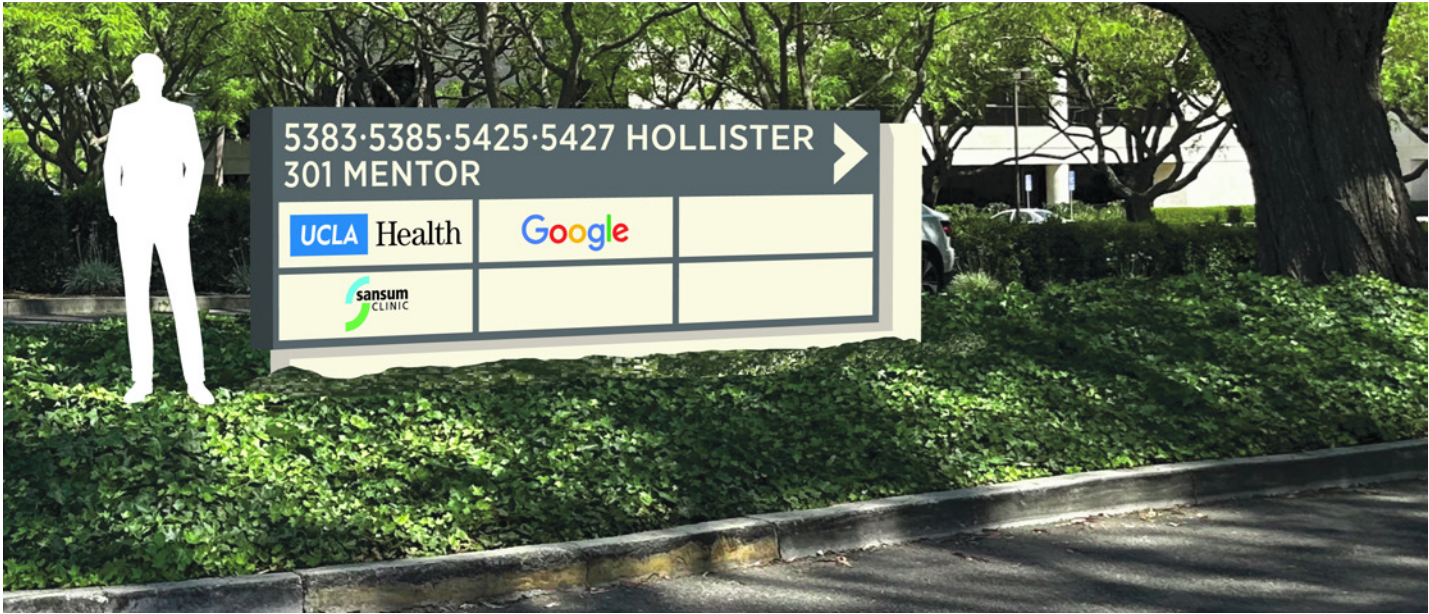
This modification pertains solely to the Freestanding Monument Sign section within the Overall Sign Program for Santa Barbara Corporate Center, originally approved in 2005 as part of project 03-157-OSP, 03-157-CUP, 97-DP-024 AM002, and 90-DP-007 AM002.

This section of the Santa Barbara Corporate Center Sign Program is hereby amended and restated in its entirety as follows:

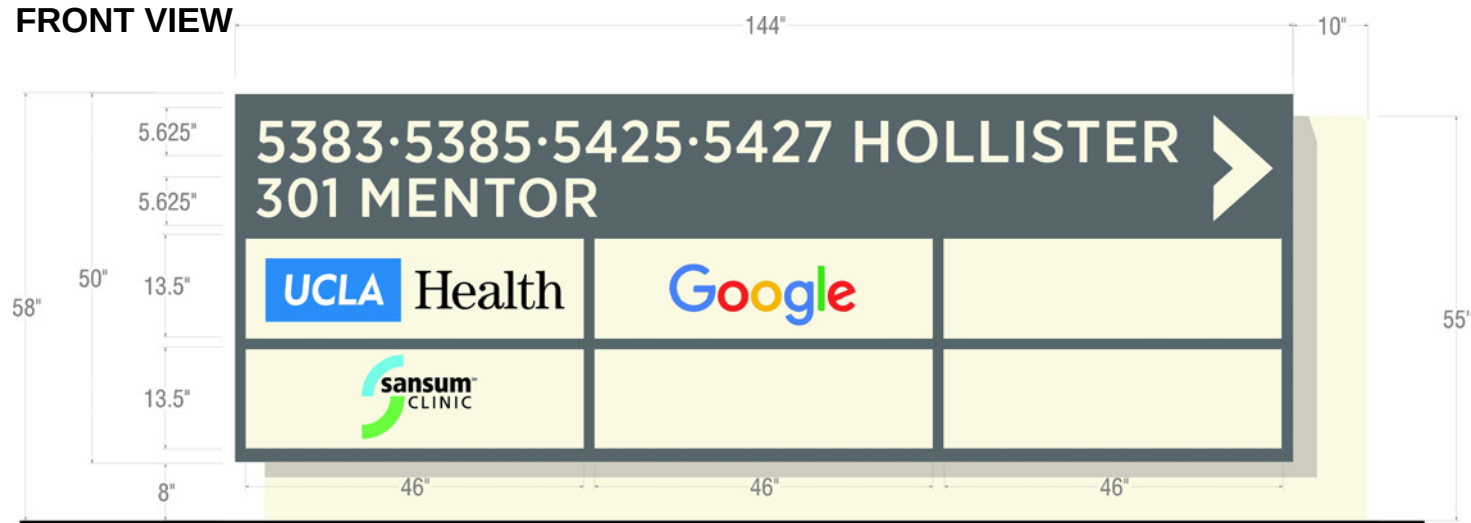
"Sign A: Freestanding Monument Sign"

- **Dimensions:** The monument sign shall be 154 inches long and 58 inches tall.
- **Sign Area:** The overall monument sign area is 62.03 sq. ft.
- **Tenant Panels:** The sign shall be double-sided, with six (6) tenant panels per side. Each tenant panel shall be 13.5 inches tall by 46 inches wide, with a sign area of 4.3125 sq. ft..
- **Fabrication:**
 - Monument base: L-shaped fabrication of 0.080" aluminum.
 - Primary cabinet: Fabricated from 0.080" aluminum.
 - Street names/numbers: 1/2" thick acrylic, stud mounted flush.
 - Tenant panels: 1" deep, break-formed from 0.080" aluminum, slip fit over an angle bracket.
 - Tenant graphics: 1/4" thick acrylic, stud mounted flush.
 - Internal base frame: Includes vertical reinforcement steel rebar (No. 4 at 40" on center or No. 5 at 48" on center).
 - Concrete base: 22" minimum height, poured in place, 144" x 20" x 12" minimum pad.
 - Cabinet base anchoring: At least 10 zinc-plated carbon steel strong-bolts (ESR-3037) with a 3-7/8" embedment depth.
 - Footings and slab shall be level, and concrete in the footing should test at 2500 PSI at 28 days.
- **Colors:**
 - Monument base, street names, and numbers: Matthews paint MP 05780 "Pearl Stone".
 - Primary cabinet: Matthews paint MP 13915 "Neptunian Gray".
 - Tenant graphics: Corporate colors.
- **Illumination:** The sign shall be externally illuminated using Aluminum waterproof IP65 solar lamp lawn spotlights.
- **Location:** Mentor Drive and Hollister Avenue, Goleta, CA.

WEST ELEVATION PHOTO RENDERING

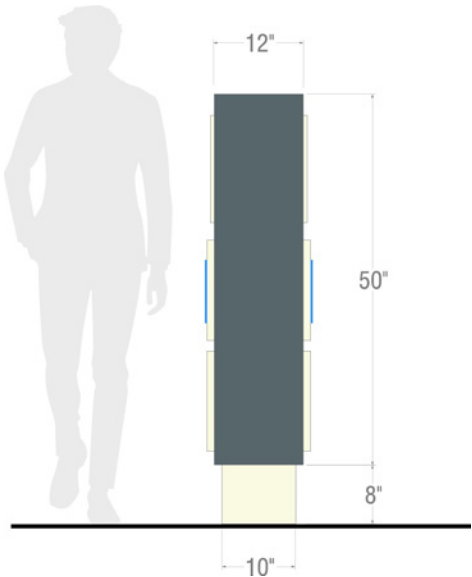


FRONT VIEW

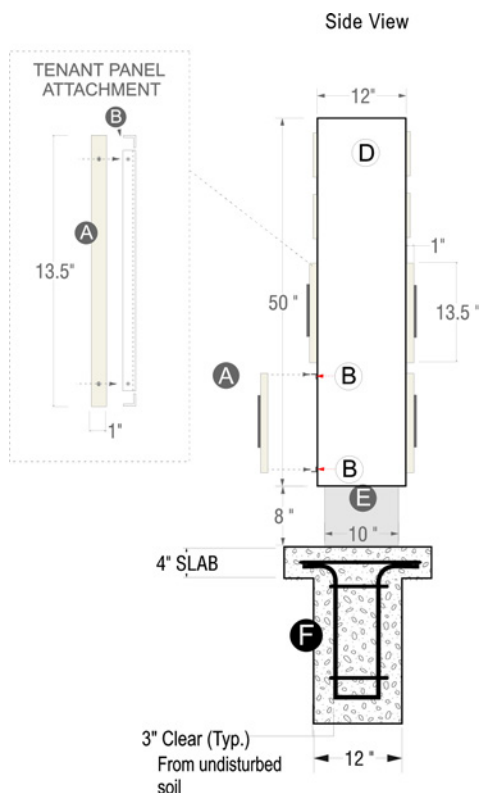
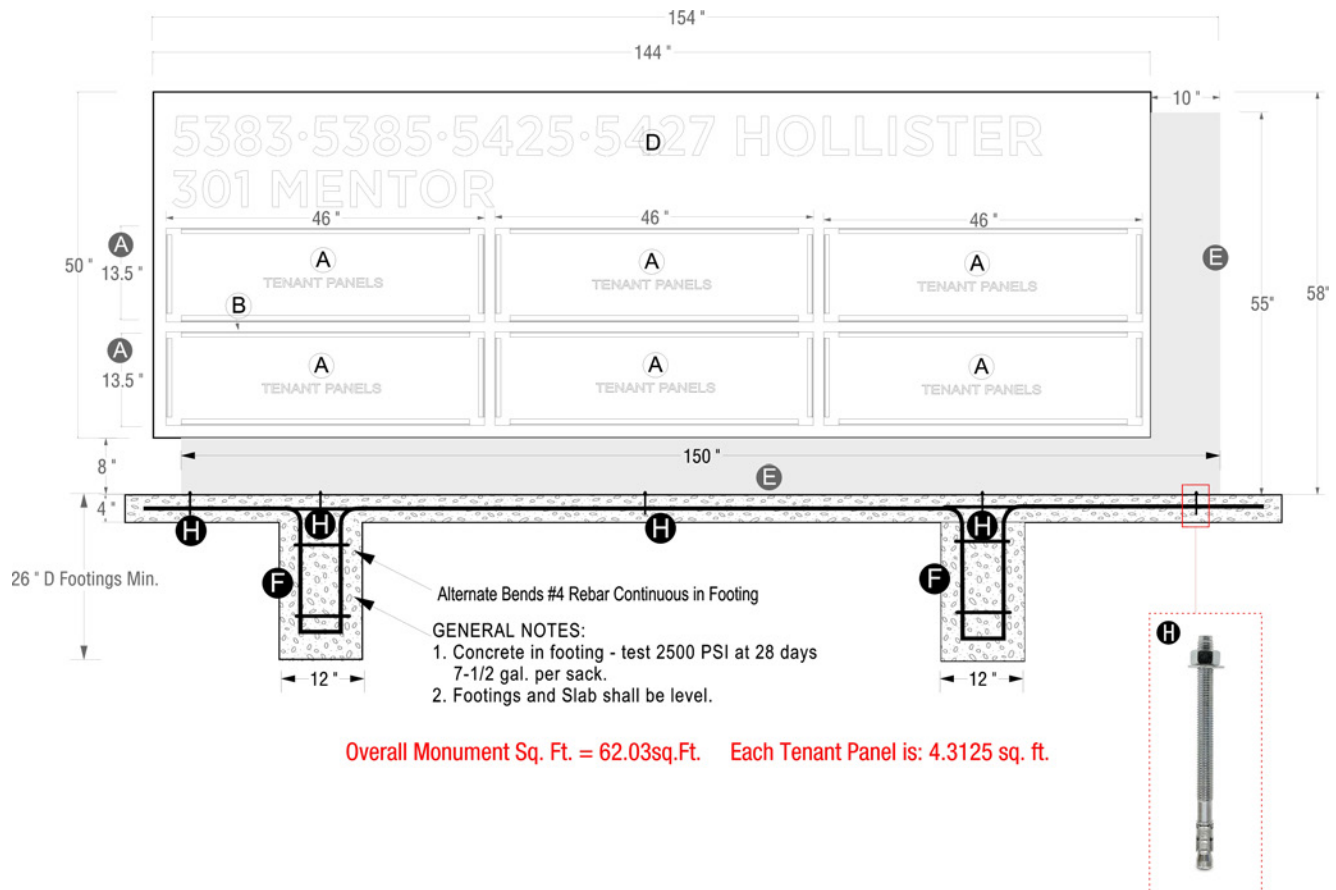


Overall Monument Sq. Ft. = 62.03sq.Ft. Each Tenant Panel is: 4.3125 sq. ft.

SIDE VIEW



MONUMENT FABRICATION DETAIL



EXTERNALLY 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 pour 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"

SITE MAP



- A** SIGN SET BACK FROM STREET 20 FT
- D** 430FT TRAFFIC VISIBLY FROM MINOR STREET (MENTOR DR.)

