

# Cabrillo Business Park



## Project Clearance/ Overall Sign Plan Amendment

6769 & 6775 Hollister Avenue  
APNs: 073-610-001 & 073-610-002

CITY OF GOLETA  
Planning and Env. Services Director  
Case No. 15-157-PCR ~~15-157-PCR~~ <sup>OSPAM</sup> Exhibit No. E  
Date Accepted \_\_\_\_\_  
Dates Considered \_\_\_\_\_  
Date Approved January 19, 2016

December 23, 2015

**Cabrillo Business Park – FLIR  
Project Clearance/ Overall Sign Plan Amendment  
15-157-PCR / 15-157-OSPAM  
6769 & 6775 Hollister Avenue  
APNs: 073-610-001 & 073-610-002**

**I. Introduction**

The applicant proposes a Project Clearance/ Overall Sign Plan (OSP) Amendment for FLIR, located within the Cabrillo Business Park (CBP) at 6769 & 6775 Hollister Avenue, Goleta, CA 93117 (APNs: 073-610-001 & 073-610-002) in the SP-CBP zone district (Specific Plan-Cabrillo Business Park) and provides for four (4) different types of signs covered by the sign plan. The four (4) sign types include Monument Signs, Informational Signs (Directory Signs), Wall Signs, and Address Signs. Existing Monument, Informational Signs (Directory Signs), Wall Signs, and Address Signs would remain in place and will be phased out as development/ redevelopment occurs throughout the site. A site plan indicating the location of all signs (with the exception of Delivery/ Address signs) is depicted on Sheet 1.

**II. Signage Allowances**

This section address sign allowances for all proposed signs; discussion of existing sign treatment is contained within Section VI below.

**A. Monument Sign**

- 1) **SIGN #1:** A new 25-square foot double-face illuminated Monument Sign (see Sheet 2), located at the front of the lot at the western-most driveway along Hollister Avenue (near Building A), is proposed. The base of this sign will be approximately 12' long x 1.5' wide x 2' tall; the base will be constructed with Santa Barbara sandstone. The sign plate located atop the base will be approximately 12' long x 1' wide x 2' tall. The sign will be constructed of a corten steel plate, sandwiched between and on top of the sandstone base. The sign will have the narrative text, "FLIR", all in a single line of text (12" tall), preceded by the FLIR Overlapping Diamond logo (20" tall); all preceded by the CBP "swaying grass" logo (15" tall). The proposed CBP logo will be flat cut with a painted finish and pin-mounted to the sign panel. The FLIR logo and letters will have a white finish and will be pin mounted off the corten sign face. Individual back lit ("halo-lit") letters will be silhouetted against a softly illuminated wall (reverse channel letters) with white LED's. The light source will be such that no light will trespass beyond the immediate sign face.

**B. Informational Signs (Directory Signs)**

- 1) **WAY-FINDING:** Six (6) new 20-square foot freestanding single-sided Directory Signs (see Sheet 2) are proposed. The sign will be broken up into an approximate 12 SF aluminum panel and an approximate 15 SF corten steel panel; the panels will overlap with 12" of exposed aluminum on the directional text side. The corten steel

panel will be approximately 3' wide x 0.5" thick x 5' tall. Each corten steel panel will have the FLIR logo and name at the top (1 SF) and will be partitioned below into a maximum of four sections. A maximum of two lines of text will be allowed per section; text height will not exceed 2" and will be constructed of stainless steel pin mounted flat cut-out type, covered with a light-colored (gray or white) reflective material. The intent of the text is to allow way-finding throughout the FLIR campus. A fabricated aluminum steel sign panel will be attached to left of and behind the corten steel panel. The aluminum steel panel will be approximately 2.5' long x 0.5" wide x 4.5' tall. The aluminum steel panel will contain directional arrows meant to correspond to the adjacent way-finding text on the corten steel panel. The arrows will be constructed of aluminum flat cut-out type, covered with dark gray reflective material and will be stainless steel pin-mounted. The sign will be surface-mounted to a submerged base; no monument base is proposed. The signs are further described as follows:

- **SIGN #7A:** One sign will be located at the Hollister Avenue entry at parking lot entrance near the western driveway.
  - **SIGN #7B:** One sign will be located at northern parking lot entrance west of Building C.
  - **SIGN #7C:** One sign will be located at southern parking lot entrance west of Building C.
  - **SIGN #7D:** One sign will be located at northern parking lot entrance east of Building C.
  - **SIGN #7E:** One sign will be located at southern parking lot entrance east of Building C.
  - **SIGN #7F:** One sign will be located at southern parking lot entrance west of Building C.
- 2) **PEDESTRIAN:** Ten (10) new 3.3-square foot freestanding double-sided Directory Signs (see Sheet G2.6, Elevation 3). Each Pedestrian Crossing Sign will be placed on a 2.5' x 2.5' diamond-shaped aluminum panel, painted yellow, with reflective pedestrian crosswalk graphic depiction. The sign will be attached to a corten steel post. Maximum sign height will be 7'. The signs are further described as follows:
- **SIGNS #6A-6H:** Eight (8) Pedestrian Crossing Signs will be located west of Building C at the internal pedestrian crosswalk in the parking lot.
  - **SIGNS #6I-6J:** Two (2) Pedestrian Crossing Signs will be located east of Building A at the internal pedestrian crosswalk between the two parking lot areas in this vicinity.
- 3) **DELIVERIES:** Two (2) new 2-square foot freestanding single-sided signs at the entrance/exit to the gates at the screened storage areas east of Building C. Sign Information would be limited to: business name/unit, hours of operation, deliveries, "back-of-house" related operations and emergency contact information. Sign area is 1' x 1'-8" x 1/8" painted aluminum, color: "White, Gloss Finish". Tenant name/text and information shall not exceed 3" in height. All text/ information (short of company logo/name) is to be upper and lower case type.

Approved type style is: Gill Sans, Regular. Type shall be 3M Opaque Graphic Film,

color: "Black". Mounting height/ location: align top of sign no higher than 7' from ground on fence and/or on corten steel post. Signs will be non-illuminated.

### **C. Wall Signs**

- 1) Office/ R&D Tenants: A new 64-square foot (maximum) wall sign displaying a company's trade name and/or logo may be located at each of the following locations (see Sheets 1-3):

- **SIGN #1:** One Wall Sign will be located at the north-central elevation of Building A.
- **SIGN #2:** One Wall Sign will be located at the west-northern elevation of Building C.
- **SIGN #3:** One Wall Sign will be located at the north-eastern elevation of Building C.

The maximum square foot area of the sign shall not exceed 64 square feet.

The maximum first capital letter height is not to exceed 24" and 18" for the remainder of the type. In cases where a company logo is customarily associated and appears with the company name, the logo shall be in scale with the specified letter heights (e.g., a 2'6" x 1'8" FLIR vertical Overlapping Diamond logo is considered to be in scale with 18" FLIR text/letter height).

Sign will consist of fabricated metal reverse channel letters and logo and shall be finished with the following approved color/ finishes: 1) Paint finish to match: FLIR Blue PMS 287C; 2) Paint finish to match: Pantone 404C; or 3) Stainless Steel with #4 vertical grain finish.

Maximum letter depth will be 5"; letters may be posted a maximum of 2" off building face, for a total of 7" from building face. Signage will be halo-lit with "White" LED's.

All transformers will be concealed or placed within the building or roof side of building parapet. No exposed conduit will be allowed. A different sign may be proposed that is located in generally the same location and that does not exceed the letter height and sign area dimensions.

### **D. Address Signs**

- 1) Building addresses will be placed on a minimum of one building façade and consistent with Fire Department requirements. Address number height will be 12"-14", will be non-illuminated, and flush mounted to the building and/or "green-screen" surface (see Sheet 2). Type style shall match: Engravers Gothic, Regular. Numbers shall be finished with the following approved color/ finishes: 1) Paint finish to match: FLIR Blue PMS 287C; 2) Paint finish to match: Pantone 404C; or 3) Stainless Steel with #4 vertical grain finish.

**III. Sign Specifications**

1. Signage should be well integrated and proportional to the overall design concept and should provide finished detail to each elevation. It should be refined and ornamental in quality.
2. Tenant signage shall display the business names and may include a business logo anywhere within the sign area. No other descriptors are permitted except as specifically allowed in Section II.
3. All lettering and logos shall be restricted to the sign area. No projections above or below the sign area shall be permitted, except as otherwise provided in writing.
4. Permitted signs shall not have exposed crossovers, conduits, conductors, transformers, etc.
5. All signs and their installation must comply with the California Building Code and, if electric, bear a U.L. label placed in an inconspicuous location.
6. Lighting for all signs shall be limited to the specifications in Section II for each sign type.
7. Any illuminated sign or lighting device shall employ lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. The light sources shall be shielded so that there is no light trespass beyond the sign face.
8. Signage shall be constructed of durable, quality materials and may be constructed of aluminum, plastic, wood or other material appropriate for the design and purpose.

**IV. Specific Plan Signage Standards**

The CBP Specific Plan includes several OSP Signage Standards (CBP Specific Plan, Section V.F), which have been listed below. For purposes of this OSP Amendment, a few of the standards have been identified below as “Not Applicable” due the subject property’s distance from recreational and airport facilities:

- Signage must be compatible with the visual image and architectural design of the Cabrillo Business Park project.
- Human scale must be maintained.
- Signage can contain only that information necessary to identify the associated business(es).
- Monument signs cannot exceed 6 feet (approx.) in height.
- Office/R&D Buildings are limited to two dominant tenant wall signs per façade.
- Signage must identify public access to recreation facilities [NOT APPLICABLE].
- Signs must be posted to discourage feeding of birds, either intentionally or inadvertently [NOT APPLICABLE].
- In order to prevent gulls and other flocking birds from being flushed from the ground into the air where they may become a BASH (Bird Airstrike Hazard) risk, dogs and other pets

This OSP Amendment replaces the Wall Sign specifications as they relate to Lots 13 and 20 (09-071-OSP, Section II.C) with the specifications highlighted above in Section II.C (Wall Signs).

This OSP Amendment replaces the Address Sign specifications as they relate to Lots 13 and 20 (09-071-OSP, Section II.E) with the specifications highlighted above in Section II.D [Address Signs].

All other elements of 09-071-OSP continue to apply.

must be kept on a leash at all times. Signs must be posted stating this requirement and providing the phone number where violations can be reported to the local animal control office [NOT APPLICABLE].

All signs, regardless of the requirement for a follow-up Sign Certificate of Conformance, must be consistent with the CBP Specific Plan OSP standards.

**V. Prohibited Signs**

1. *Signs constituting a traffic hazard:* Except as specifically allowed in Section II, no tenant shall install, maintain, or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK" or "DANGER," or uses any other words, phrases, symbols, or characters in such a manner to interfere with, mislead, or confuse traffic.
2. *Immoral or unlawful advertising:* Tenants shall not exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature.
3. *Signs on doors, windows or fire escapes:* No sign shall be installed, relocated, or maintained such that it prevents free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
4. *Animated, audible or moving signs:* Signage consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited, except for time and temperature displays.
5. *Off-premises signs:* Off-premises signs are not permitted.
6. *Vehicle signs:* Signs affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries, sales of merchandise or rendering of services from such vehicles are not permitted.
7. *Temporary signs:* Except as specifically allowed in Section II, temporary and portable signs for advertising purposes (e.g., banners) are prohibited. Temporary signs for facility construction purposes may be allowed as necessary to direct and inform construction personnel. Temporary signs that display the same copy as a forthcoming permanent sign (with SCC application completed and/or in process) to be installed may be allowed, provided that the sign area is no larger than that of the future permanent sign. A Sign Certificate of Conformance shall not be required for temporary signs.
8. *Signs in proximity to utility lines.* Signs that have less horizontal or vertical clearance from authorized communication or energized electrical power lines than prescribed by the laws of the State of California are prohibited.

**VI. Existing Signs**

- 1. Existing signs (see Sheet 1) permitted under Overall Signage Plan (99-M-007) and all approved sign certificates of conformance shall remain in place until development/development occurs at the location of the existing sign. In no case shall duplication of similar signage allowed by this OSP and by 99-M-007 be allowed to occur.

**VII. Procedures for Signage Review and Approval**

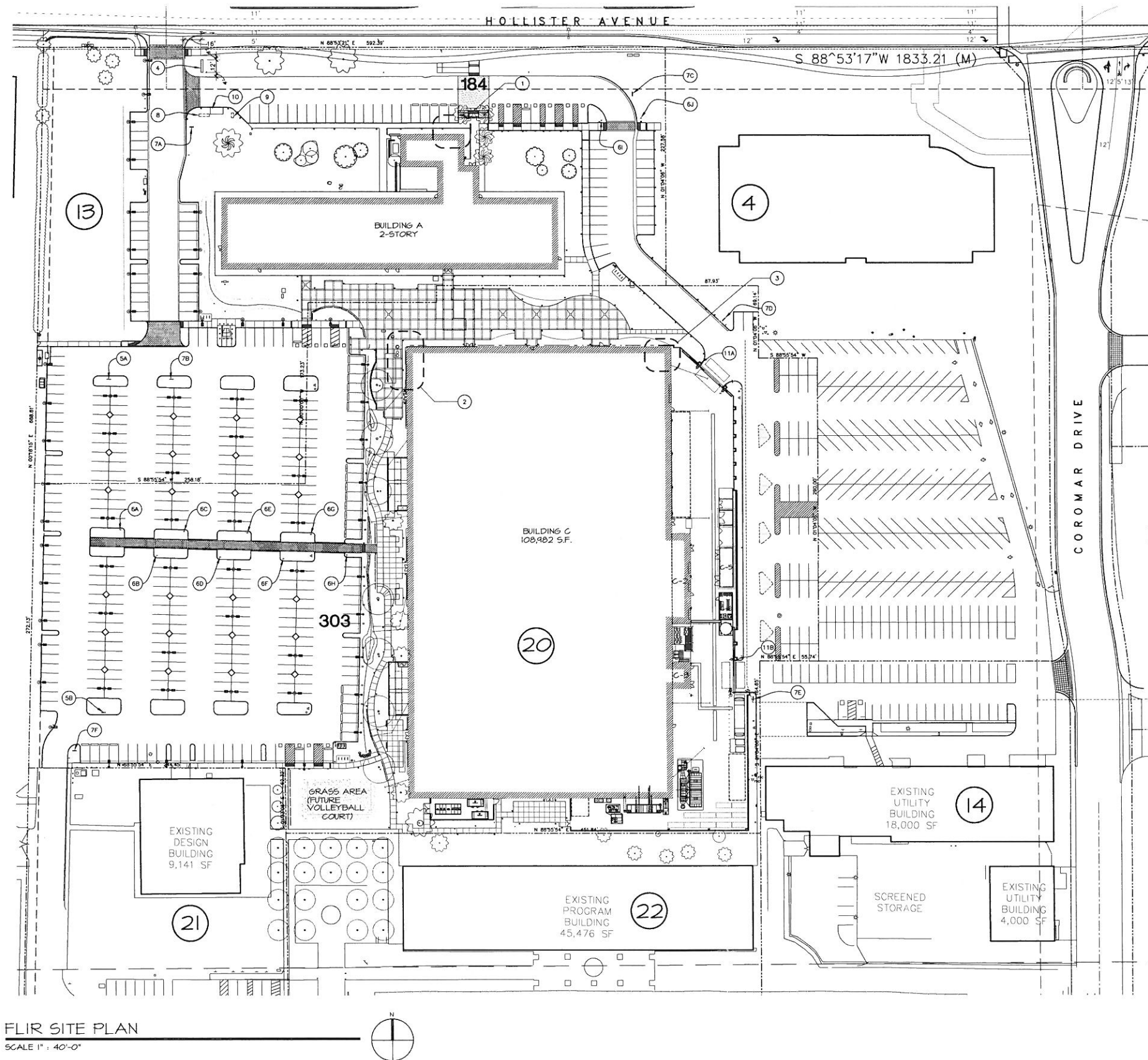
- 1. Following approval of this OSP, Tenant shall submit to the Owners' Association three (3) copies of detailed shop drawings of each proposed sign. Submissions shall be in full color, identify proposed signage areas and letter heights, including typeface, logos and their respective colors. Sign proposals shall conform with the Specific Plan Signage Standards (see Section IV above) and this OSP (including attached Sheets 1-3).
- 2. Upon written approval from the Owners' Association, tenant shall submit the detailed shop drawings of proposed signs to the City of Goleta for review in accordance with its requirements for staff-level review and approval of a Sign Certificate of Compliance (SCC). City Planning and Environmental Review staff may refer sign applications that do not fully conform to this Overall Sign Plan to the Planning Director and/or Design Review Board for review/ approval prior to issuance of a Sign Certificate of Conformance. Tenant must obtain all necessary approvals from the City of Goleta for proposed signs prior to the commencement of sign construction.
- 3. Tenant shall be responsible for seeking City approvals and for compliance with applicable City requirements.
- 4. It shall be the responsibility of the tenant's sign contractor to verify all conduit and transformer locations and service prior to fabrication.
- 5. Non-illuminated Address and Pedestrian/ Delivery Informational Signs consistent with this OSP are exempt from further Planning Permits, including Sign Certificates of Conformance.

**VIII. Relationship to Original OSP**

This OSP Amendment is intended to accommodate site plan and building changes associated with the CBP/FLIR Development Plan Amendment (Case No. 12-028-DPAM).

This OSP Amendment amends the Monument Sign (Secondary Monument Signs) specifications as they relate to Lot 13 (09-071-OSP, Section II.A) with the specifications highlighted above in Section II.A (Monument Signs).

This OSP Amendment amends the Informational Sign (Directory Signs) specifications as they relate to Lots 13 and 20 (09-071-OSP, Section II.B) with the specifications highlighted above in Section II.B [Informational Signs (Directory Signs)].



FLIR SITE PLAN  
SCALE 1" = 40'-0"

#### GENERAL INFORMATION

OWNER: (LOT13 & LOT20)  
FLIR COMMERCIAL SYSTEMS  
70 CASTILIAN DRIVE  
GOLETA, CA 93117  
PH: (805) 964-9797

CIVIL ENGINEER / LAND SURVEYOR:  
PENFIELD & SMITH  
101 E. VICTORIA STREET  
SANTA BARBARA, CA 93101  
PH: (805) 963-9532

PROJECT NAME:  
FLIR COMMERCIAL SYSTEMS  
6769 & 6775 HOLLISTER AVENUE  
GOLETA, CA

DESIGN ARCHITECT:  
RASMUSSEN AND ASSOCIATES  
21 S. CALIFORNIA ST., FOURTH FLOOR  
VENTURA, CA 93001  
PH: (805) 648-1234

LANDSCAPE ARCHITECT:  
ARCADIA STUDIO  
202 EAST COTA STREET  
SANTA BARBARA, CA 93101  
PH: (805) 962-9055

#### SITE SUMMARY LOT 13

ADDRESS: 6769 HOLLISTER AVE.  
APN: 073-610-001

SITE AREA	186,089 S.F.	4.27 ACRES
BUILDING FOOTPRINT	24,191 S.F.	13% COVERAGE
BUILDING AREA	47,728 S.F.	
LANDSCAPE	67,978 S.F.	36% COVERAGE

#### NOTES

- 1 WALL SIGN #1 SEE DETAIL A/2
- 2 WALL SIGN #2 SEE DETAIL B/2
- 3 WALL SIGN #3 SEE DETAIL C/2
- 4 SECONDARY SITE I.D. SIGN (DOUBLE SIDED) QUANTITY 1. SEE DETAIL D/2
- 5A PROHIBITED ACTIVITIES SIGNAGE. SEE DETAIL G/2
- 5B PROHIBITED ACTIVITIES SIGNAGE. SEE DETAIL G/2
- 6A PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6B PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6C PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6D PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6E PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6F PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6G PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6H PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6I PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 6J PEDESTRIAN CROSSING SIGNAGE. SEE DETAIL F/2
- 7A VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Building 1 (arrow to left)  
Building 2 (arrow up)  
Visitors (arrow left)  
Deliveries (arrow left)
- 7B VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Building 2 (arrow left)  
Visitors (arrow left)
- 7C VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Deliveries (arrow right)
- 7D VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Building 1 (arrow up)  
Building 2 (arrow up)  
Visitors (arrow up)  
Deliveries (arrow left)
- 7E VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Building 1 (arrow right)  
Building 2 (arrow right)  
Visitors (arrow right)  
Deliveries (arrow up)
- 7F VEHICULAR DIRECTIONAL SIGN SEE DETAIL E/2  
Building 1 (arrow up)  
Building 2 (arrow up)  
Visitors (arrow up)  
Deliveries (arrow up)
- 8 REMOVE EXISTING MONUMENT SIGN
- 9 REMOVE EXISTING DIRECTIONAL SIGN
- 10 EXISTING MAILBOXES TO REMAIN.
- 11A DELIVERY SIGN. SEE DETAIL H/2
- 11B DELIVERY SIGN. SEE DETAIL H/2

## FLIR COMMERCIAL SYSTEMS SIGNAGE SUBMITTAL

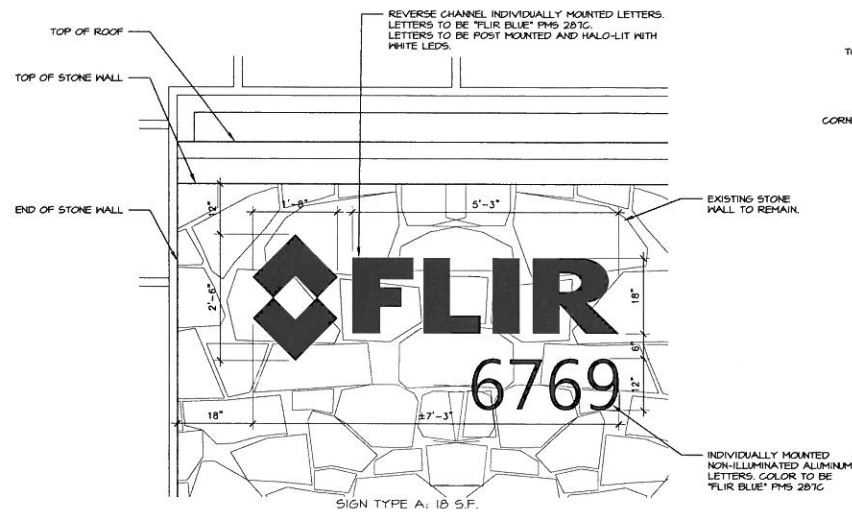
6769 & 6775 HOLLISTER AVENUE, GOLETA, CALIFORNIA

DECEMBER 18, 2015

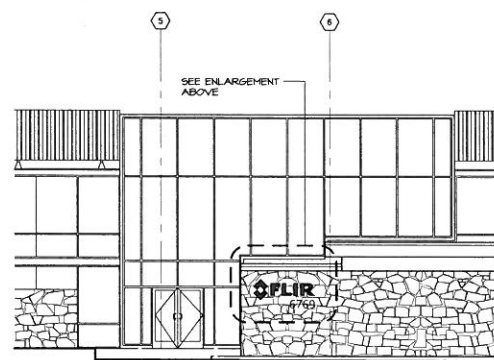
RASMUSSEN & ASSOCIATES

Architecture  
Planning  
Interiors

21 S. CALIFORNIA STREET  
VENTURA, CA 93001  
VOICE: (805) 648-1234  
FAX: (805) 648-4444  
CONTACT: JAY LOMONO

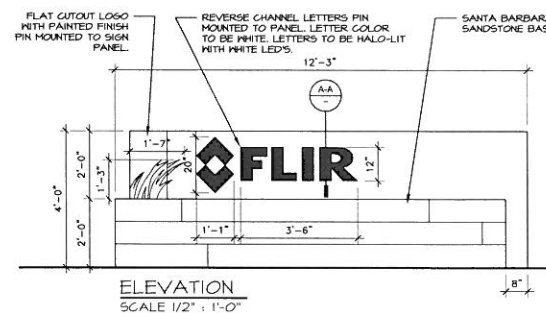
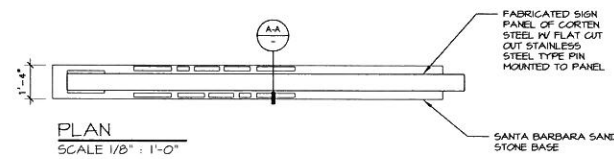


SIGNAGE LOCATION  
SCALE 3/4" : 1'-0"



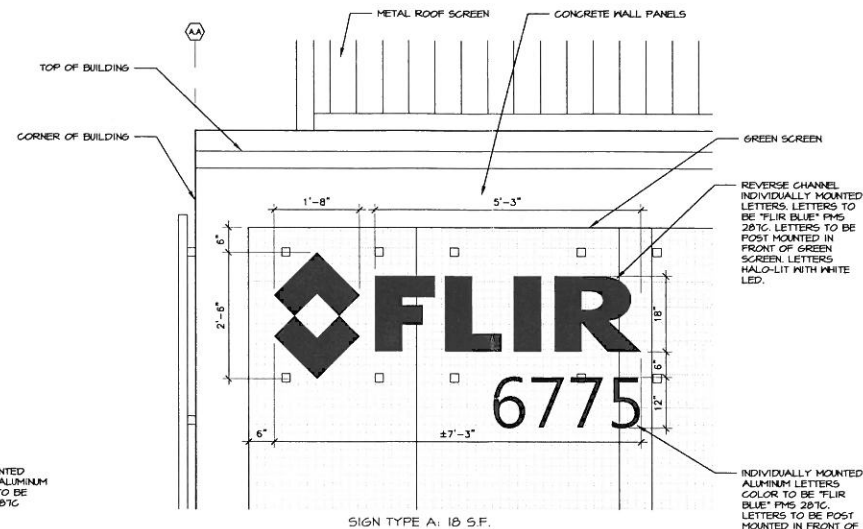
PARTIAL ELEVATION  
SCALE 1/8" : 1'-0"

**A** BUILDING A - WALL SIGN #1

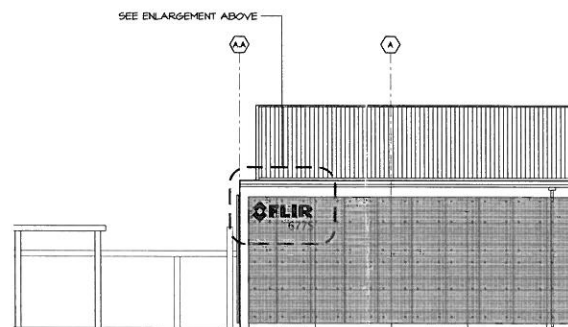


SIGN LOCATIONS: (4)

**D** SECONDARY SITE I.D. SIGN (DOUBLE SIDED)  
SCALE 1/2" : 1'-0"

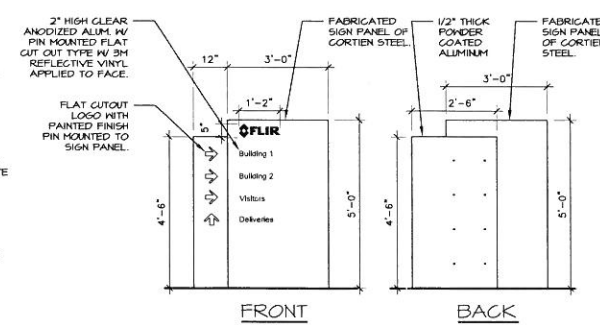
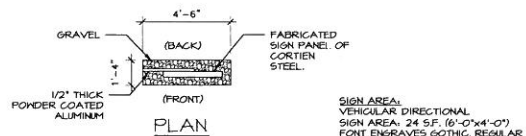


SIGNAGE LOCATION  
SCALE 3/4" : 1'-0"



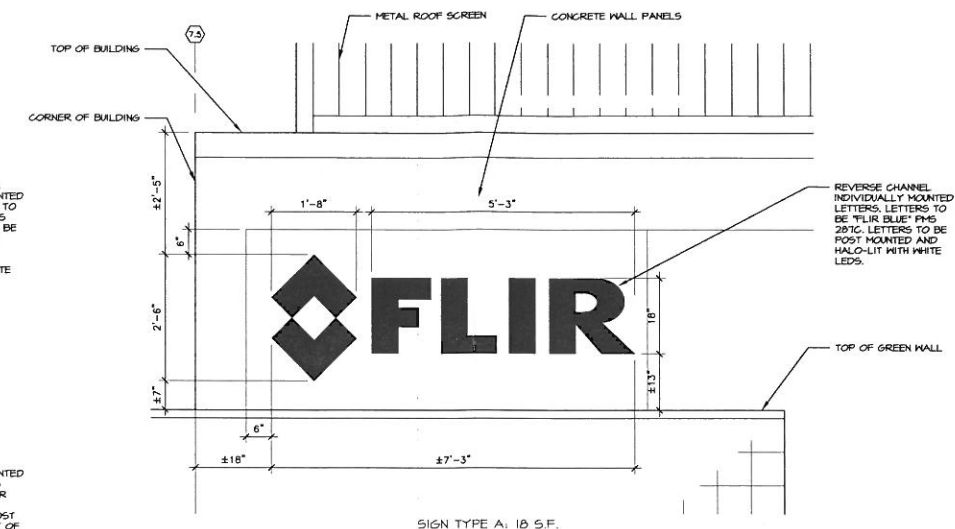
PARTIAL ELEVATION  
SCALE 1/8" : 1'-0"

**B** BUILDING C - WALL SIGN #2

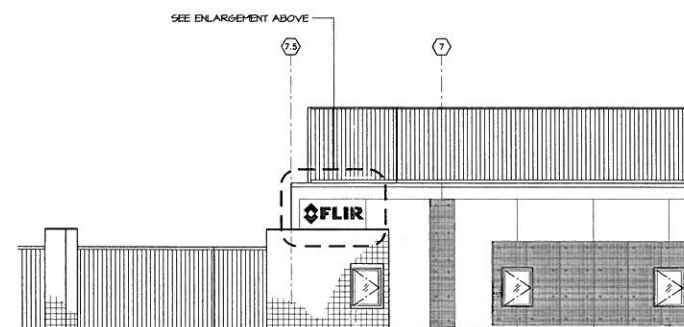


SIGN LOCATIONS: (7A) (7B) (7C) (7D) (7E) (7F)

**E** VEHICULAR DIRECTIONAL SIGN  
SCALE 1/2" : 1'-0"

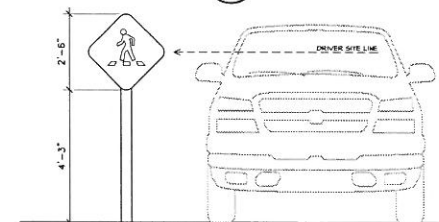


SIGNAGE LOCATION  
SCALE 3/4" : 1'-0"

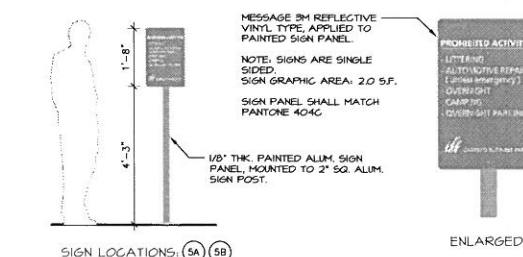


PARTIAL ELEVATION  
SCALE 1/8" : 1'-0"

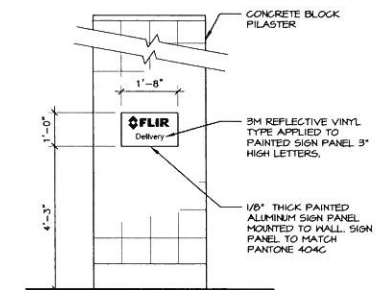
**C** BUILDING C - WALL SIGN #3



SIGN LOCATIONS: (6A) (6B) (6C) (6D) (6E) (6F) (6G) (6H) (6I) (6J)  
**F** PEDESTRIAN CROSSING SIGNAGE  
SCALE 1/2" : 1'-0"



SIGN LOCATIONS: (5A) (5B)  
**G** PROHIBITED ACTIVITIES SIGN  
SCALE 1/2" : 1'-0"



SIGN LOCATIONS: (11A) (11B)  
**H** DELIVERY SIGN  
SCALE 1/2" : 1'-0"

# FLIR COMMERCIAL SYSTEMS SIGNAGE SUBMITTAL 6769 & 6775 HOLLISTER AVENUE, GOLETA, CALIFORNIA

DECEMBER 10, 2015

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