



DESIGN REVIEW BOARD Staff Report

Agenda Item B.2
Meeting Date: May 24, 2022

TO: Goleta Design Review Board
FROM: Brian Hiefield, Associate Planner; (805) 961-7559

SUBJECT: **6489 Calle Real (APN 077-160-055)**
Captain Fatty's Signage
Case No. 21-0054-ZC

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final Review* for a new wall sign.

- 6.93 square foot aluminum wall sign with a maximum letter height of 12 inches.
- The sign is proposed to be 2.5 inches deep with halo illumination using warm white LEDs.

The property is located within the Los Carneros Business Center on a 3.56-acre parcel located in the Office Institutional (OI) zone. The signage is processed under the Los Carneros Business Center Overall Sign Plan (OSP) and Title 17 Zoning.

The project was filed by agent Nick Kvistad of Goleta Signs on behalf of Captain Fatty's, tenant, and Los Carneros Investments, LP, property owner.

DISCUSSION

- **Overall Sign Plan/Title 17 Zoning**

The Overall Sign Plan for the Los Carneros Business Center allows the length of the wall sign to be no more than 75% of the store frontage length, which equates to 21 feet in this case for the Captain Fatty's frontage. The proposed sign is 4 feet 7 inches, which meets this requirement. Additionally, the Overall Sign Plan for the Los Carneros Business Center allows the letter heights to be a maximum of 12 inches tall. The maximum letter height proposed is 12 inches, which meets this requirement. All other aspects of the proposed sign not included in the Overall Sign Plan for the Los Carneros Business Center, such as square-footage, and illumination meet sign regulations in Title 17 Zoning, which would allow a maximum size of approximately 57 square feet in this location (proposed: approx. 7 sq. ft.) and reverse halo lit letters as proposed that minimize outward light spillage.

- **General Plan Policy**

Applicable General Plan policy is summarized below. Staff requests the DRB make specific comment as to how the proposed signage is consistent with this policy or make suggestions for how the sign's consistency with applicable policy can be improved.

- Signs shall be of appropriate and high-quality style, color, materials, size, height, and illumination.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA because on-premise signs are Categorically Exempt, pursuant to CEQA regulations § 15311(a).

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); (3) review and approval by Building & Safety ("Building Permits"); and (4) project construction, including Building & Safety site inspections.

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:

- Findings for Approval
- Project Plans
- Notice of Exemption
- Los Carneros Business Center Overall Sign Plan (excerpt)