

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** August 14, 2013

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP, Planning Manager

**RE:** SIGN PROGRAM AMENDMENTS –  
DR 13-08 – Central Plaza Shopping Center

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**AGENDA ITEM NO. 1**

A request by Mark Blackford of Signcraft, the project representative, for Planning Commission consideration of amendments to an approved Sign Program for the Central Plaza Shopping Center (DR 87-19). The proposed amendments would allow a freestanding sign at the eastern entrance to the Central Plaza Shopping Center. The shopping center is located in the *Planned Commercial Development (PCD)* Zoning District at 129 West Central Avenue (Assessor Parcel Number: 93-450-061). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

**Scope of Review:**

The Planning Commission is being asked to consider:

- If the proposed sign program amendments are consistent with the City Zoning Ordinance;
- If the Conditions of Approval are appropriate for the proposed sign program amendments; and
- If the required Findings of Fact in the Resolution can be made.

**Planning Commission Action:**

1. Adopt Resolution No. 758 (13) approving DR 13-08 amending the approved Sign Program, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

**Background:**

December 9, 1986

PC Resolution No. 86-89 approved the Central Plaza Shopping Center Sign Program (DR 86-15).

- June 23, 1987 Resolution No. 87-47 approved an amendment to the Central Plaza Shopping Center Sign Program (DR 87-19).
- June 5, 2013 Application to amend the previously approved sign plan, DR 87-19, to include a freestanding business directory.

**Discussion:**

On December 9, 1986, the Planning Commission approved a sign program for the Central Plaza Shopping Center in accordance with City Sign Regulations. Section 8842.2 (superseded by 17.108.030(B)) of the Zoning Ordinance states:

*Projects or buildings containing more than one store shall have an overall planned sign program.*

The Sign Regulations define a Sign Program as a *coordinated design plan of one or more signs for an individual business establishment or a business center.* After an approved Sign Program has been established for a business center, the individual tenants are able to install signs which conform with the approved Sign Program by a simple permit process.

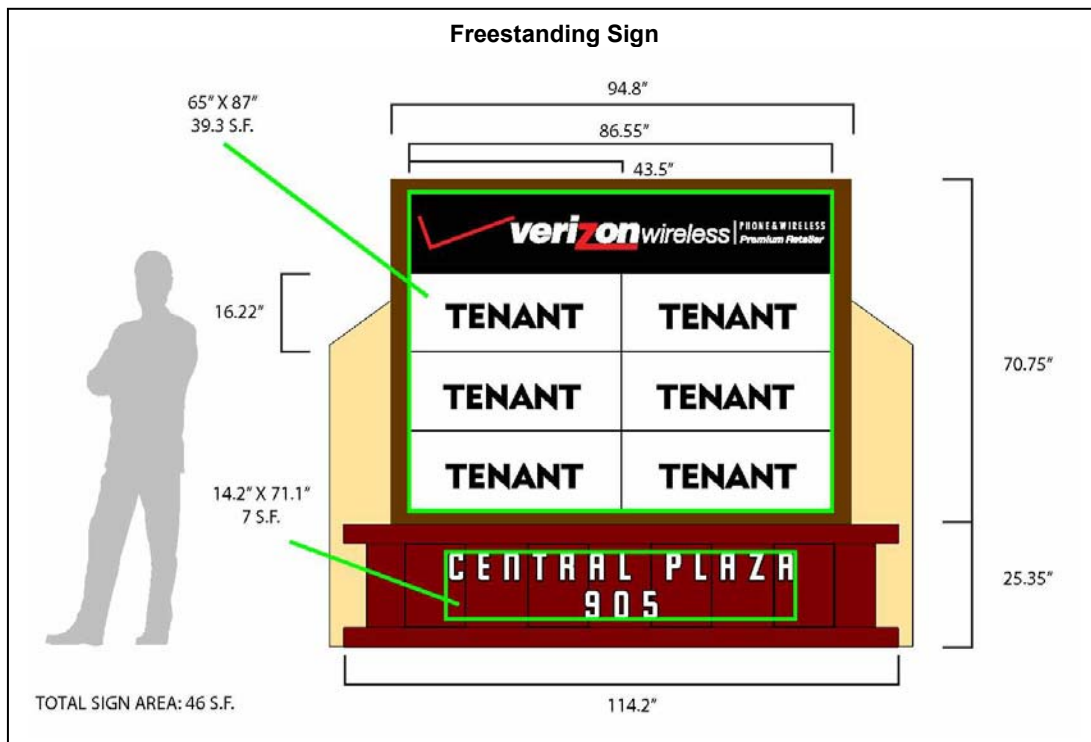
The Central Plaza Shopping Center was originally developed as two (2) separate buildings on an “L” shaped parcel of approximately two (2) acres. The development included a sign program, DR 86-15, with on-building business identification signage for the individual tenants of the shopping center and a freestanding business center identification sign located at the western entrance to the shopping center. The property was later subdivided into two (2) 1-acre parcels, each containing a commercial building. However, the subject parcel does not have a freestanding sign to identify the tenants located on the property.



Proposal:

The Commission is being asked to review and approve amendments to the approved sign program for the Central Plaza Shopping Center. The format of the approved sign program is being updated to be consistent with recently approved sign programs. One amendment would allow the installation of a Freestanding Directory sign on the property identifying up to seven (7) tenants at the discretion of the landlord. Another amendment would allow tenants to utilize either a channel letter sign or a cabinet sign to identify their business. New tenants and tenants replacing existing signs will be encouraged to install channel letter signs to update the look of the Shopping Center.

The applicant does not propose to alter the number or size of any on-building identification signs already permitted but to allow tenants to utilize channel letter type signs or cabinet signs and to offer flexibility in the selection of text color. The freestanding sign would be located at the eastern entrance to the center with access to Central Avenue. The maximum height of the sign would be eight (8) feet from finished grade and approximately 10-feet in length in a landscape area. The base will match the existing building in materials and color; the sign frame, or “can” is painted a complimentary color.



The following is proposed as additional language in the sign program:

**C. MONUMENT SIGN**

***The design and color of the monument sign shall be commensurate with architecture in the Central Avenue Shopping Center.***

- 1. One monument sign: a maximum of eight (8) feet in height and ten (10) feet in width shall be located at the eastern driveway entry in a landscape area not less than 70 square feet in area.***
- 2. The monument sign will identify a maximum of seven (7) tenants at the discretion of the Landlord.***
- 3. The monument sign shall be located at least one foot away from all utilities and the public right-of-way, and shall be placed no closer than 18 feet from the curb face of Central Avenue to preserve sight distance of motorists using the driveways.***
- 4. Internal illumination is permissible. The color of the lettering shall be at the Landlord's discretion. The color of the lettering shall match the tenant's on-building signage. See attached Exhibit B for reference.***

Generally, the requirements for in-line tenants remain as outlined in the original sign program with a few additions:

- Tenants are allowed to retain the existing can signs or update to the new, more modern channel letters as existing signs are replaced.
- Individual signs will be no longer than 65% of the leasehold width, with a maximum width of thirty feet.
- Logos may be a maximum of 30% of the net sign area.
- Letter height shall not exceed 24".
- Internal illumination is allowed.

These changes plus the new format will update the Sign Program to be more user friendly and consistent with the City Sign Regulations. Staff review of future sign permit applications will ensure consistency with the Zoning Ordinance and the approved sign program.

**Staff Review:**

No Development Review Board (DRB) meeting was held for the project since the request is limited to amending the previously approved sign program.

**Environmental Review:**

The project is categorically exempt from review pursuant to *Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA)*. A Notice of Exemption will be filed pursuant to CEQA requirements following the Commission action.

**Noticing:**

On August 2, 2013:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notice was posted on the City Website; and
- 4) The project site was posted by City staff.

**Appeal Rights:**

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

**Attachments:**

1. [Draft Resolution No. 758 \(13\) and Conditions of Approval](#)
2. [Applicant proposal](#)  
(Planning Commission only, available on City website)

Staff Report has been reviewed and approved for submission to the Planning Commission			
<b>Teresa Gallavan Economic and Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP Planning Manager</b>	<b>Date</b>

**RESOLUTION NO. 758 (13)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A SIGN PROGRAM AMENDMENT FOR THE CENTRAL PLAZA SHOPPING CENTER LOCATED AT 129 WEST CENTRAL AVENUE (Planning Division File No. DR 13-08)**

**WHEREAS**, a request by Marc Blackford of Signcraft, the project representative for Planning Commission consideration of an amendment to an approved sign program for the Central Plaza Shopping Center (DR 87-19). The proposed amendments would allow a freestanding sign at the eastern entrance to the Central Plaza Shopping Center. The shopping center is located in the *Planned Commercial Development (PCD)* Zoning District at 129 West Central Avenue (Assessor Parcel Number: 93-450-061). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

**WHEREAS**, the sign program for the Lompoc Diversified Shopping Center was originally approved in December 1992, it has subsequently been amended to reflect the needs of market conditions; and

**WHEREAS**, the Planning Commission considered the requested amendment at a duly-noticed public meeting August 14, 2013; and

**WHEREAS**, at the meeting of August 14, 2013, \_\_\_\_\_ was present and available to answer Planning Commissioners' questions and address their concerns; and

**WHEREAS**, at the meeting of August 14, 2013, \_\_\_\_\_ spoke in favor of, or in opposition to, the project; and

**WHEREAS**, this project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:**

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. Inasmuch as the proposed Sign Program Amendment will provide an acceptable design for the shopping center signage and comply with the City's sign regulations, it can be found that
  1. The proposed Sign Program Amendment complies with the City Zoning Ordinance, and;
  2. The freestanding business directory monument sign is compatible with architecture in the rest of the shopping center.

**SECTION 2:** Based upon the foregoing the Sign Program Amendment is approved as proposed on August 14, 2013, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, was adopted at the regular Planning Commission meeting of August 14, 2013, by the following vote:

**AYES:** Commissioner

**NOES:**

\_\_\_\_\_  
Lucille T. Breese, AICP, Secretary

\_\_\_\_\_  
Ron Fink, Chair

Attachment: [Exhibit A – Conditions of Approval](#)  
[Exhibit B – Sign Program](#)

**CONDITIONS OF APPROVAL  
DR 13-08 – 129 WEST CENTRAL AVENUE  
SIGN PROGRAM AMENDMENT (APN: 093-450-061)**

The following Conditions of Approval apply to the Sign Program Amendment for the Central Plaza Shopping Center reviewed by the Planning Commission on August 14, 2013.

**I. PLANNING**

**Planning - General Conditions**

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.



Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P4. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits.

#### **Planning - Project Specific Conditions**

- P5. All tenants shall obtain necessary permits from the Building and Planning Divisions, prior to installation of signage, based on the criteria established in the Sign Program.

- P6. *The following shall be included in the Central Avenue Shopping Center Sign Program***

#### ***MONUMENT SIGN***

***The design and color of the monument signs shall be commensurate with architecture in the Central Avenue Shopping Center.***

- 1. One monument sign: a maximum of eight (8) feet in height and ten (10) feet in width shall be located at the eastern driveway entry in a landscape area not less than 70 square feet in area.***
- 2. The monument sign will identify a maximum of seven (7) tenants at the discretion of the Landlord.***
- 3. The monument sign shall be located at least one foot away from all utilities and the public right-of-way, and shall be placed no closer than 18 feet from the curb face of Central Avenue to preserve sight distance of motorists using the driveways.***
- 4. Internal illumination is permissible. The color of the lettering shall be at the Landlord's discretion. The color of the lettering shall match the tenant's on-building signage.***

Generally, the requirements for in-line tenants remain as outlined in the original sign program with a few additions:

- Tenants are allowed to retain the existing can signs or update to the new, more modern channel letters as existing signs are replaced.
- Individual signs will be no longer than 65% of the leasehold width, with a maximum width of thirty feet.
- Logos may be a maximum of 30% of the net sign area.

- Letter height shall not exceed 24”.
- Internal illumination is allowed.

I, Mark Blackford, applicant and representative of RPL Management, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Sign Program Amendment. As the project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

By: \_\_\_\_\_  
Mark Blackford

\_\_\_\_\_ Date

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# **CENTRAL PLAZA SHOPPING CENTER**

**129 to 217 West Central Avenue**

Approved: December 9, 1986 – DR 86-15

Amended: June 23, 1987 – DR 87-19

## **CENTRAL PLAZA SHOPPING CENTER TENANT SIGN CRITERIA**

The purpose of these criteria is to establish standards and specifications to assure that all signage and the Center as a whole will be consistent and enhance the identity of all the retail tenants in the Central Plaza Shopping Center.

### **A. SUBMITTALS AND APPROVALS**

1. Prior to sign fabrication, Tenant, or his sign contractor, shall submit for Landlord approval three (3) sets of complete and fully-dimensioned and detailed shop drawings. In addition to aforementioned drawings, these submissions shall include elevations, color and material boards, and cross sectional diagrams. All Tenant submittals shall be reviewed by Landlord and/or its agent for conformance with the provisions of the City approved signage program.
2. Following Landlord's approval of proposed signage, Tenant or his agent shall submit to the City, sign plans signed by Landlord and applications for all permits for fabrication and installation by sign contractor.
3. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans and shop drawings. Any work deemed unacceptable shall be rejected and shall be corrected or modified at Tenant's expense as required by the Landlord or its agent.

### **B. IN LINE TENANT SIGNAGE**

Tenants may utilize either cabinet signs with Acrylic faces and internal illumination or channel letter signs, illuminated or non-illuminated.

Cabinet Signs:

1. Signs are to be inserted into existing metal sign cabinets with changeable acrylic faces. New tenants are encouraged to move to channel letter signs.

Channel letter signs:

2. Channel letter signs are to be composed of integrated channel letters, or dimensional letters in accordance with the definitions below:
  - a. Channel letters are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non-script letters that are connected by heavy outlines into an integrated shape or "channel box". Secondary channel

boxes containing a logo mark or underlining the primary text and containing a secondary message shall be permitted. Illumination may be with either LED modules, high-output fluorescent lamps, or neon.

- b. Maximum sign area height of 24 inches.
  - c. Exposed channel letter raceways are prohibited. All channel letter signs must be mounted directly to the exterior surface of the building with raceways concealed behind the parapet. However, raceways or plaque backers for backlit dimensional letters are allowed.
  - d. Dimensional letters are to be made of ½” thick clear acrylic, ½” black PVC or 1-1/2” thick sign foam in accordance with U.L. standards. Finish may be metal, paint or vinyl.
3. Electric sign requirements: All electric signs are to be UL listed and meet all local and state codes. They must be installed by a licensed and bonded electric sign contractor (Class C-45).
  4. Signs that are internally illuminated with neon shall be powered by a transformer with a maximum of 60 m.a. However, LED illumination is allowed for both channel letters and to illuminate dimensional letters with the halo effect. Fluorescent illumination is allowed in connected channel letter or logo boxes.
  5. Tenant signs will be no larger than 65% of leasehold width, with a maximum width of thirty feet.
  6. Logos, marks or illustrations may be a maximum of 30% of the net sign area.
  7. Each Tenant may have one (1) on-building sign. Tenants with more than one street frontage may have two (2) on-building signs.
  8. Signs shall be internally lighted with high LED modules, high-output fluorescent lamps, or neon.

### **C. MONUMENT SIGN**

The design and color of the monument sign shall be commensurate with architecture in the Central Avenue Shopping Center.

1. One monument sign: a maximum of eight (8) feet in height and ten (10) feet in width shall be located at the eastern driveway entry in a landscape area not less than 70 square feet in area.

2. The monument sign will identify a maximum of seven (7) tenants at the discretion of the Landlord.
3. The monument sign shall be located at least one foot away from all utilities and the public right-of-way, and shall be placed no closer than 18 feet from the curb face of Central Avenue to preserve sight distance of motorists using the driveways.
4. Internal illumination is permissible. The color of the lettering shall be at the Landlord's discretion. The color of the lettering shall match the tenant's on-building signage. See attached Exhibit A for reference.

#### **D. GENERAL SPECIFICATIONS AND REQUIREMENTS**

1. All sign circuits are to be provided to sign location by Landlord.
2. All local, state and national codes are to be strictly complied with. Fabrication and installation to be Underwriter Laboratory (UL) approved with the required markings.
3. Signs shall be continuously maintained, without dark spots, light leaks, or manufacturing defects. Visible seams in acrylic faces, un-plated steel and black iron materials are prohibited. All metal must be rust inhibited or aluminum with the appropriate finish. All conduits, crossovers, transformers, wiring and manufacturing labels shall be concealed.
4. All signs are to be laid out so as to be proportionate to the area in which it is placed, as well as comply with the square footage limitations. Signs shall also be centered at the appropriate location on the elevation so it will be balanced with the building as a whole (not necessarily centered on the tenant space). The appropriate location to be approved by Landlord.
5. Landlord reserves the right to reject any fabrication or installation that is below standard.
6. All building penetrations are to be sealed and completely water proof.
7. Signs identifying a business no longer occupying a tenant space must be removed with 90 days.

#### **E. NON CONFORMING SIGNS**

Nonconforming signs existing prior to institution of this sign program shall be grandfathered in to the program. Existing Tenants will be required to comply with sign criteria when/if they desire to replace/modify/change existing signage.

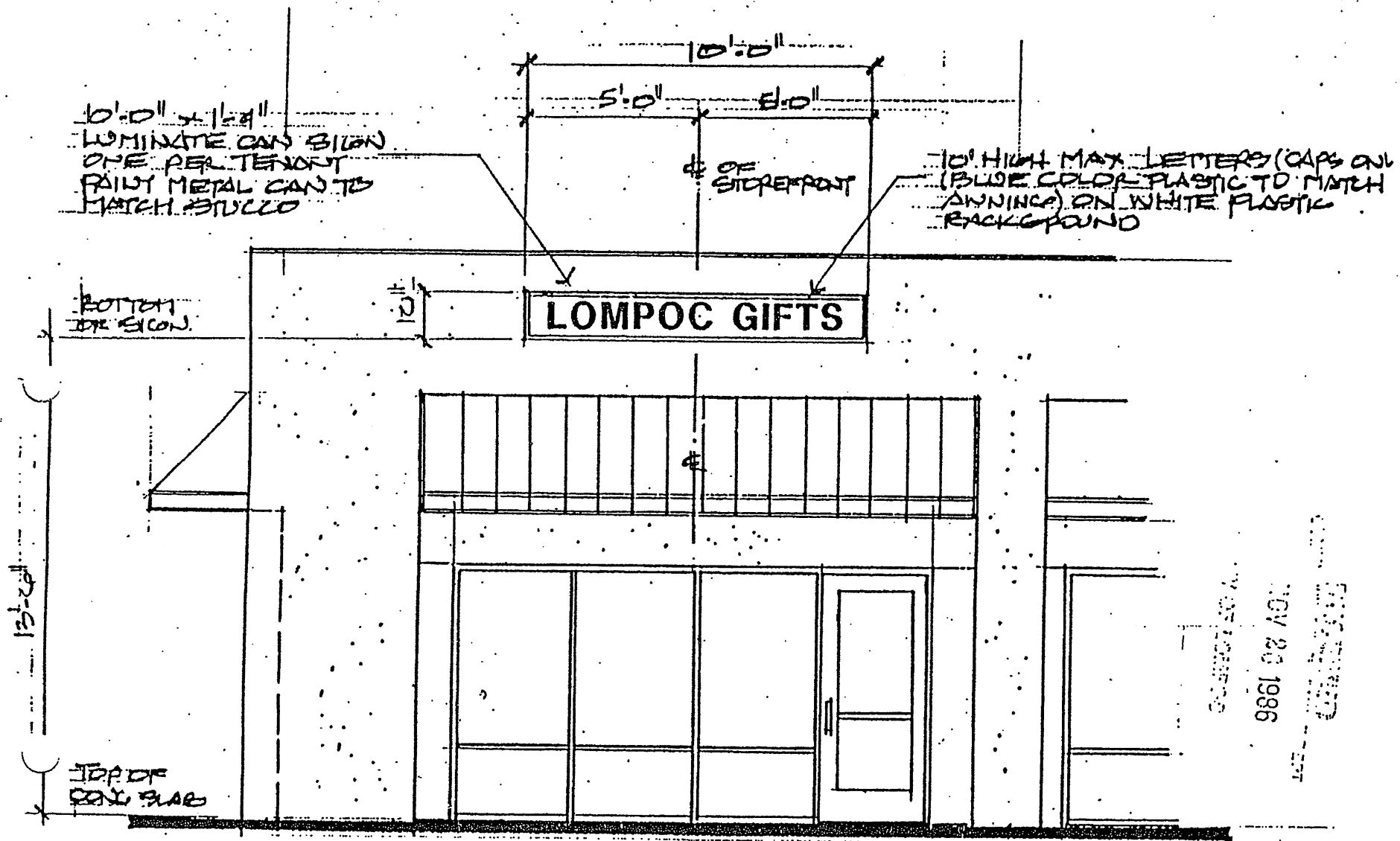
## **F. PROHIBITED SIGNS**

Temporary wall signs, pennants, flags, over the roof signs, inflatable displays, exposed neon, secondary signage, or sandwich boards as listed in Section 17.108.080 of the City Sign Regulations shall be prohibited. Temporary banners advertising specials or sales are allowed in accordance with City code.

### Attachments:

- Exhibit A: Tenant Sign Elevation
- Exhibit B: Monument Sign Site Elevation
- Exhibit C: Channel letter cut-a-way detail

G:\COMDEV\Sign Programs\MSWORD-documents\Central Plaza Shopping Center.doc



CENTRAL PLAZA SIGN PROGRAM EC. 144 x 1'0"

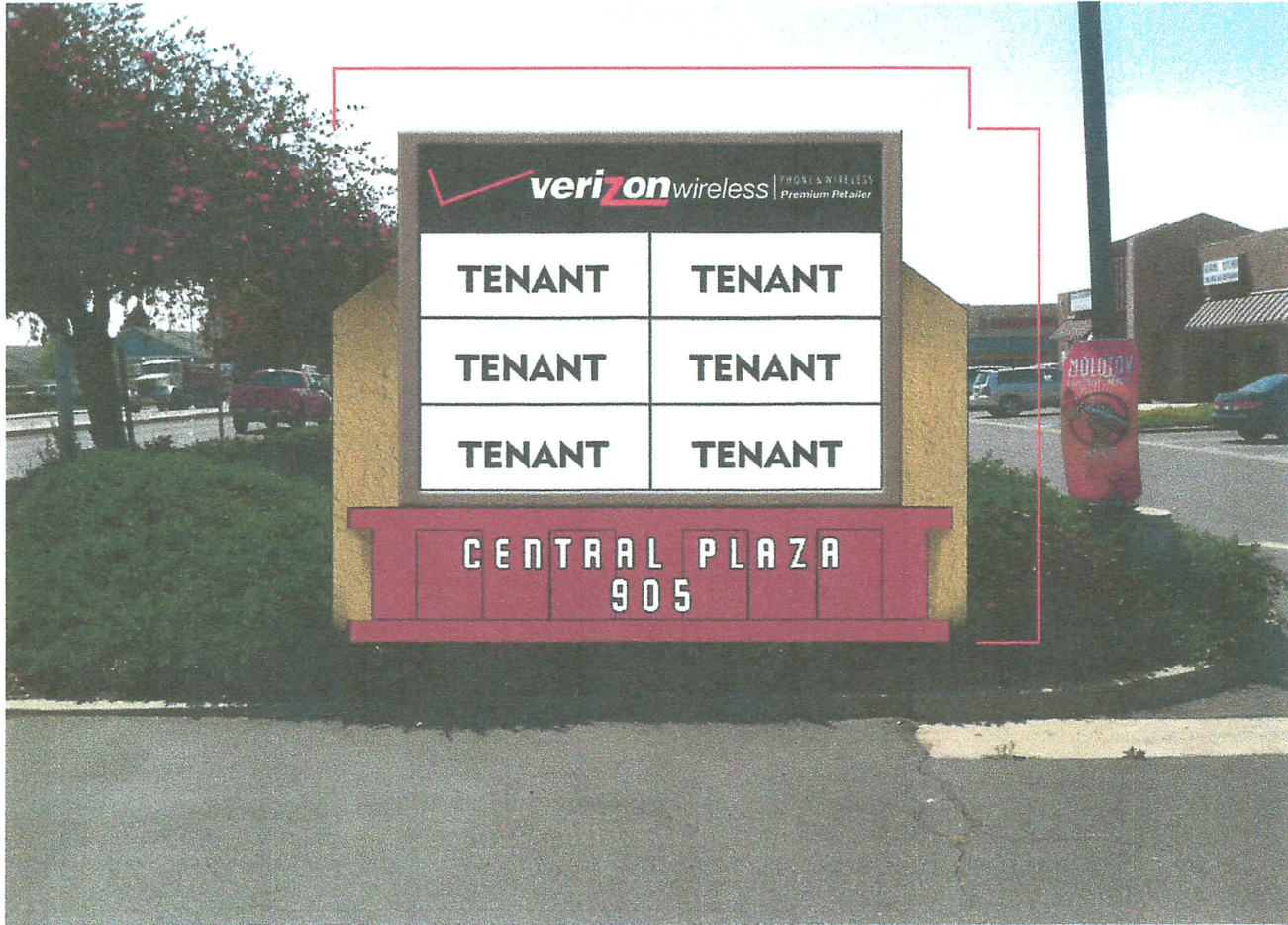
FOR MR. SANFORD BRIEF

JOB NO A-199  
NOV 20, 1986

PREPARED BY ANTON & ASSOCIATES INC  
ARCHITECTS  
1201 E. OCEAN AVE  
LOMPOC, CALIF  
734-2117

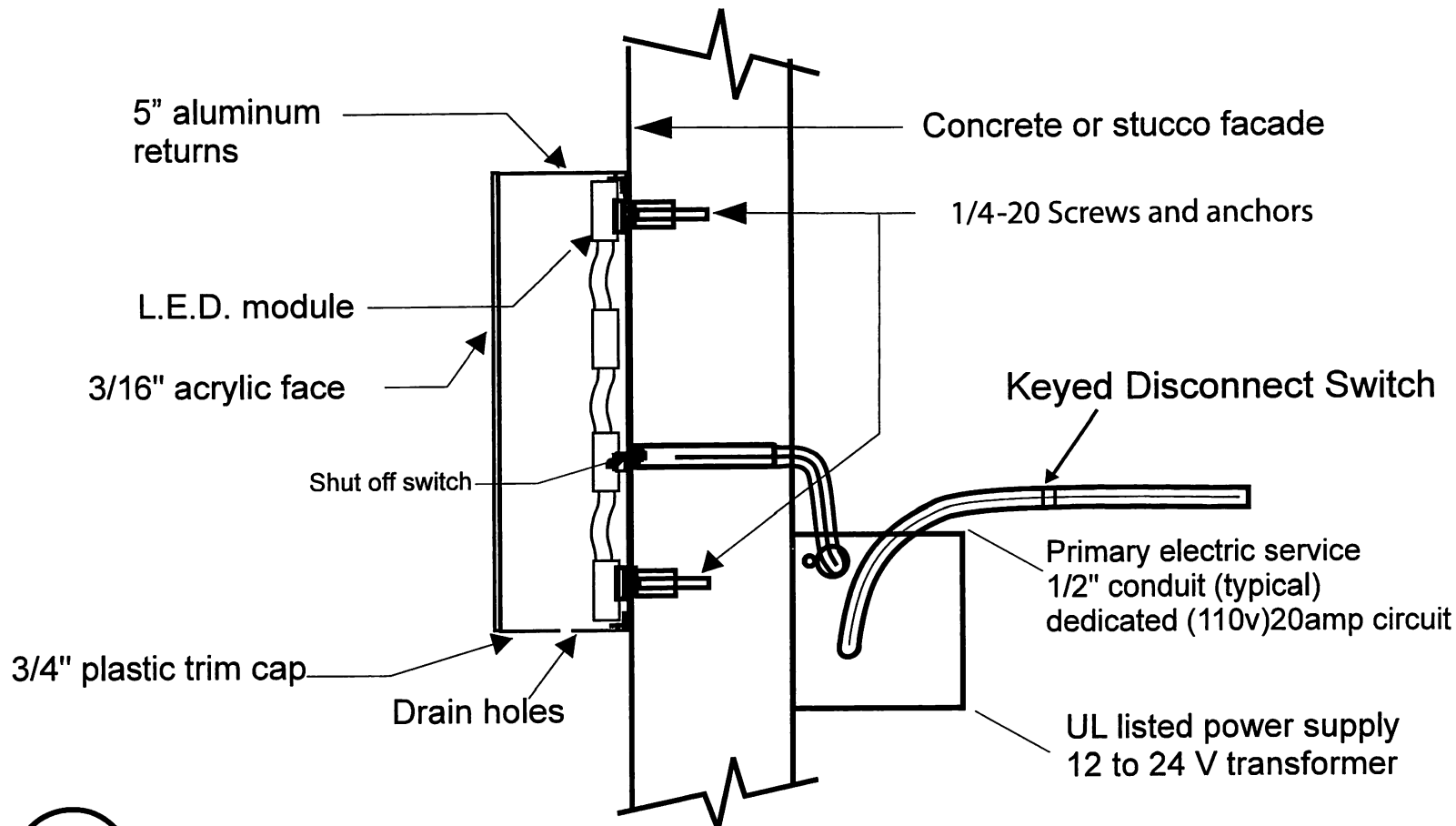


120"



96"

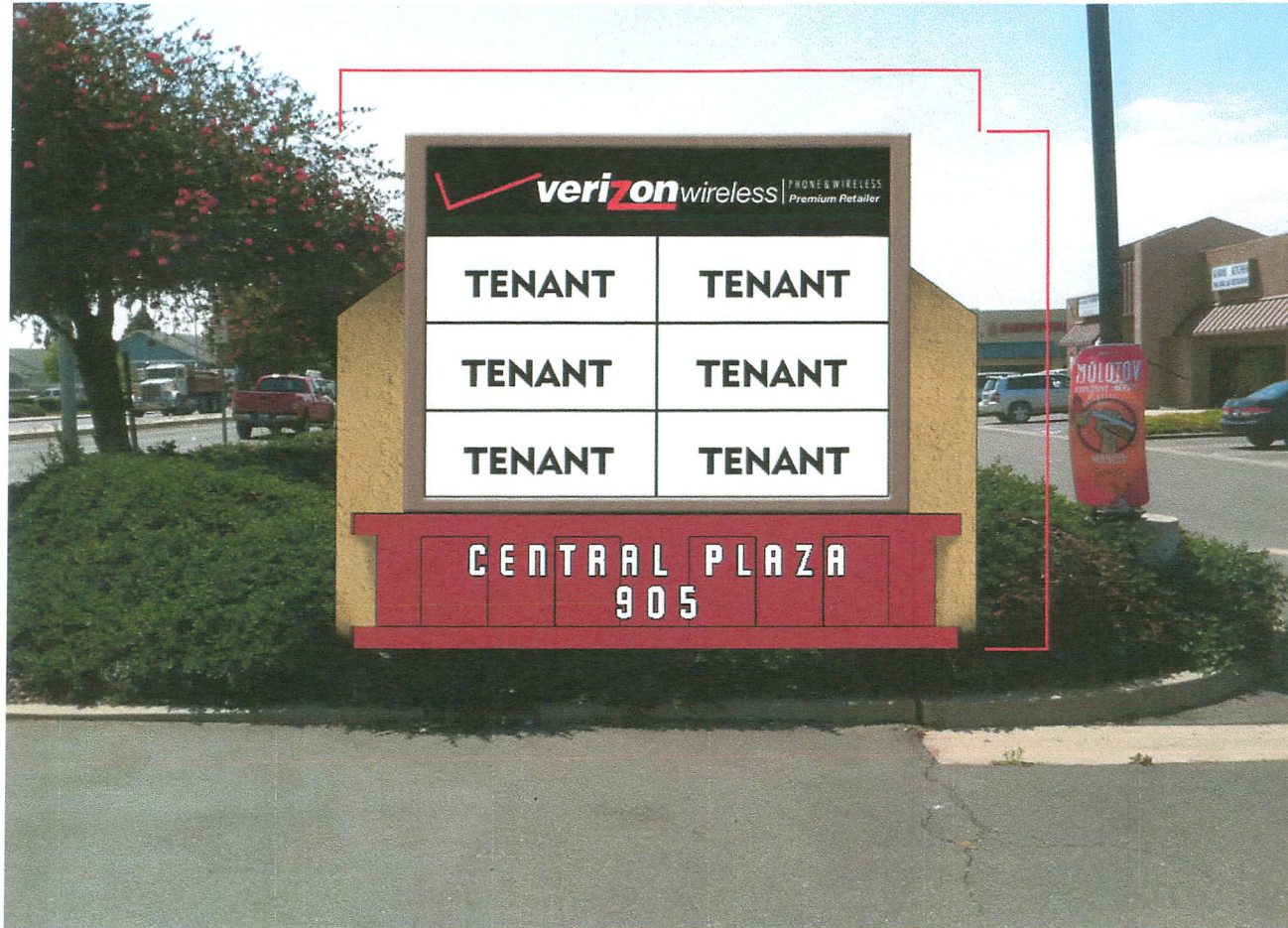
### TYPICAL STANDARD LED CHANNEL LETTER OR CHANNEL BOX ATTACHMENT METHOD ONTO CONCRETE OR STUCCO STRUCTURE



**NO SCALE**

# RPL Management - Monument

120"



96"



307 E. Main Street, Santa Maria, CA 93454  
(805) 925-7775 • Fax: 925-7158

C-45 LIC 952217

Golden Eagle Insur.  
LIAB. POL: Cu8774607

Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE  
May 2013

SHEET  
1

SCALE  
none

SIGNCRAFT CONTACT  
Mark Blackford

PROJECT DESCRIPTION

Signs for RPL Management

PROJECT ADDRESS

129 W. Central, Lompoc, CA 93436

LANDLORD / PROPERTY MANAGER

RPL Management

LANDLORD ADDRESS

175 McMurray Rd., Ste. E, Buellton, CA 93427

CLIENT CONTACT

Brenda Anderson

CLIENT PHONE

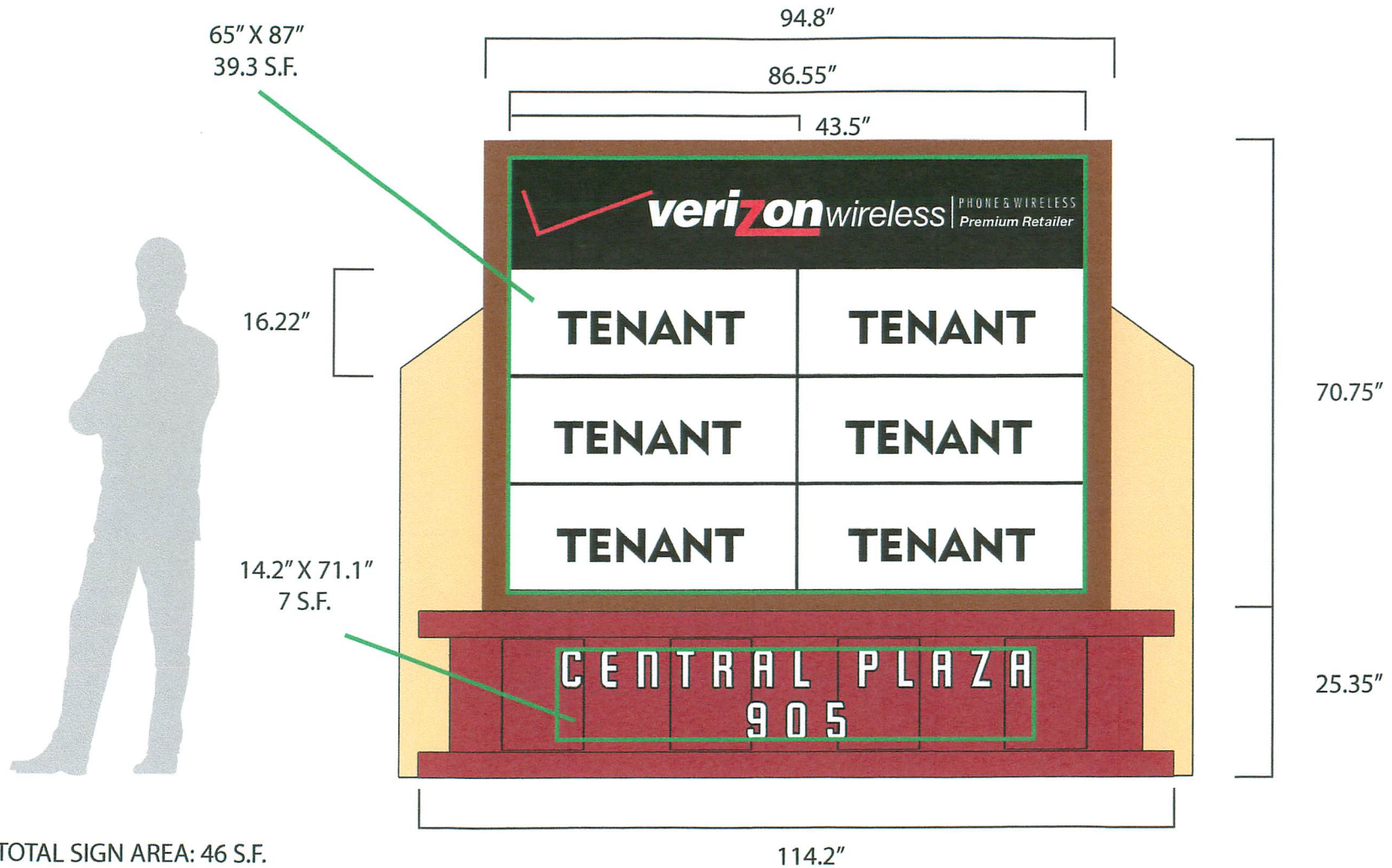
805-686-9120

CLIENT SIGNATURE

LANDLORD SIGNATURE

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# RPL Management - Monument Size Detail



307 E. Main Street, Santa Maria, CA 93454  
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C-45 LIC 952217

LIAB. POL: Cu8774607

Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE  
May 2013

SHEET  
2

SCALE  
none

SIGNCRAFT CONTACT  
Mark Blackford

PROJECT DESCRIPTION  
Signs for RPL Management

PROJECT ADDRESS  
129 W. Central, Lompoc, CA 93436

LANDLORD / PROPERTY MANAGER  
RPL Management

LANDLORD ADDRESS  
175 McMurray Rd., Ste. E, Buellton, CA 93427

CLIENT CONTACT  
Brenda Anderson

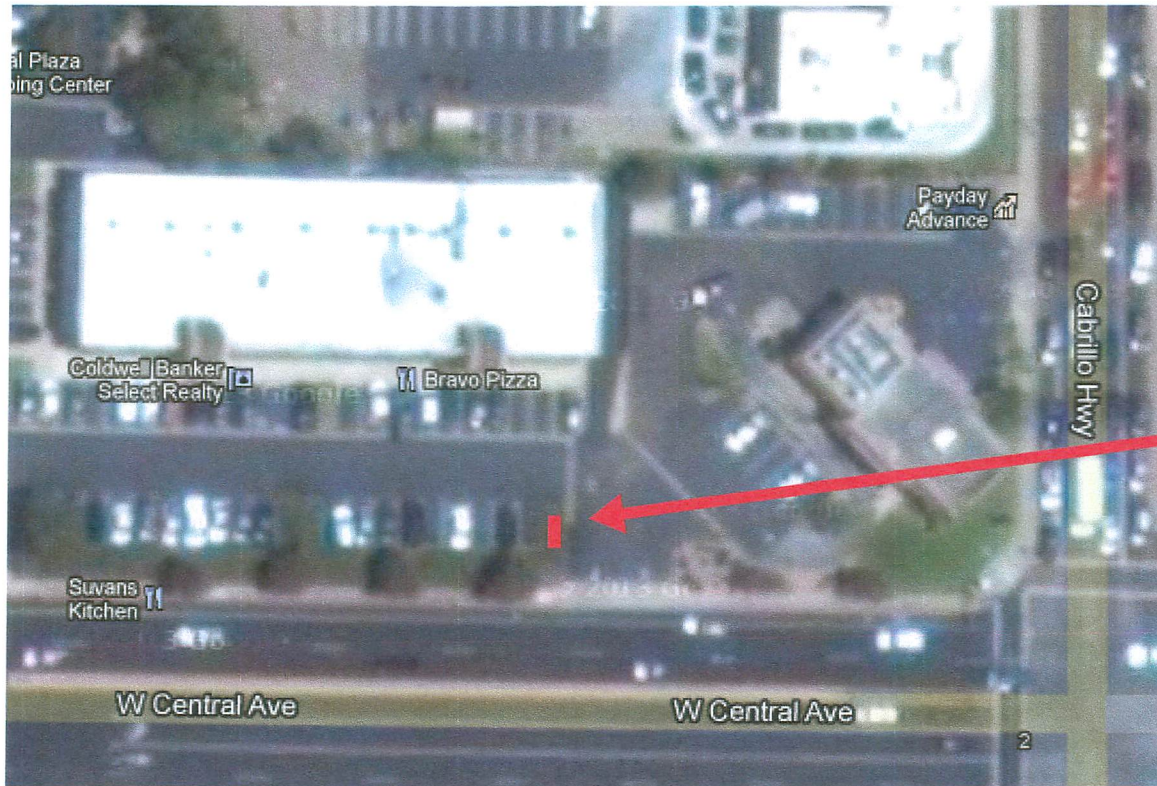
CLIENT PHONE  
805-686-9120

CLIENT SIGNATURE

LANDLORD SIGNATURE

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# RPL Management - Monument Location



Location of monument



307 E. Main Street, Santa Maria, CA 93454  
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C-45 LIC 952217  
Golden Eagle Insur.  
LIAB. POL: Cu8774607  
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7600005518102

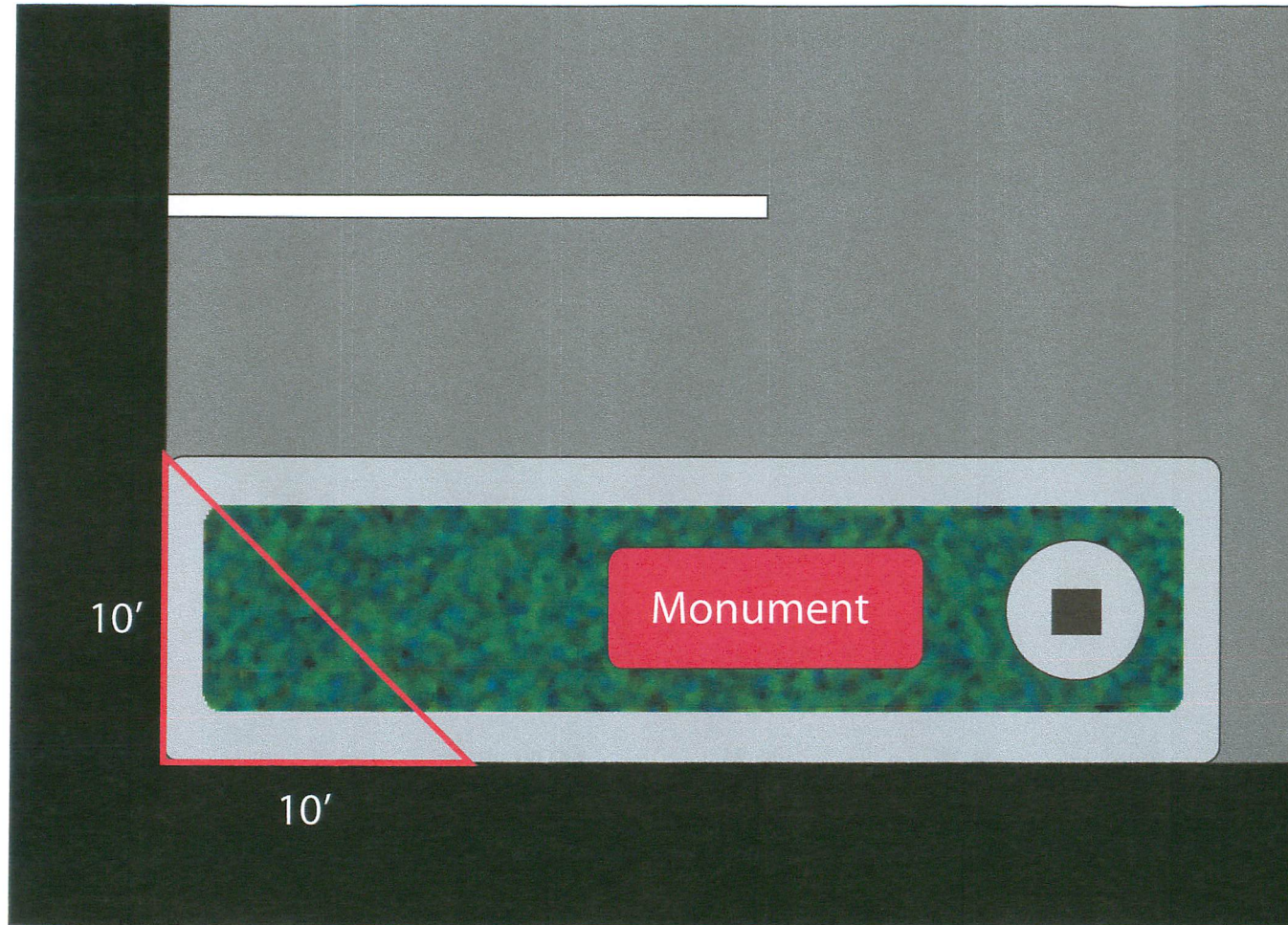
DATE  
May 2013  
SHEET  
3  
SCALE  
none  
SIGNCRAFT CONTACT  
Mark Blackford

PROJECT DESCRIPTION  
Signs for RPL Management  
PROJECT ADDRESS  
129 W. Central, Lompoc, CA 93436  
LANDLORD / PROPERTY MANAGER  
RPL Management  
LANDLORD PHONE  
805-686-9120  
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# RPL Management - 10' Sight Triangle



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C-45 LIC 952217  
LIAB. POL: Cu8774607  
Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE  
May 2013  
SHEET  
4  
SCALE  
none  
SIGNCRAFT CONTACT  
Mark Blackford

PROJECT DESCRIPTION  
Signs for RPL Management  
PROJECT ADDRESS  
129 W. Central, Lompoc, CA 93436  
LANDLORD / PROPERTY MANAGER  
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805-686-9120  
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# RPL Management - Timer Detail

INTERMATIC MODEL# ET8115C,  
120V, 7-DAY DIGITAL ASTRONOMIC TIMER:  
THIS TIMER COMPLIES WITH ALL OF THE 2010  
TITLE 24 REQUIREMENTS



## NOTE ON TIMER CONTROL AND CIRCUIT REQUIREMENTS

AS OF JAN 2010 TITLE 24 OF THE CALIFORNIA CODE REQUIRES THAT ALL SIGN CIRCUITS MUST HAVE TIMERS CAPABLE OF WEEKEND AND WEEKDAY SCHEDULES AS WELL AS THE ABILITY TO MAINTAIN PROGRAMMING IN CASE OF POWER FAILURES. IF CONVENTIONAL ANALOG CLOCKS ARE USED, THEY MAY BE COMBINED WITH A PHOTOCELL TO PREVENT THE SIGN FROM GOING ON DURING THE DAY. OTHERWISE AN ASTRONOMICAL CLOCK THAT TRACKS DAYLIGHT SAVINGS MUST BE USED. THE NATIONAL ELECTRIC CODE REQUIRES THAT EACH COMMERCIAL TENANT SPACE HAVE A DEDICATED 110V, 20-AMP CIRCUIT FOR THE SIGN WITH THE CIRCUIT PROPERLY LABELED AT THE PANEL. ALL UNITS WITH NON-CONFORMING CONDITIONS WILL BE



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(805) 925-7775 • Fax: 925-7158

C-45 LIC 952217

Golden Eagle Insur.  
LIAB. POL: Cu8774607

Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE	PROJECT DESCRIPTION	
May 2013	Signs for RPL Management	
SHEET	PROJECT ADDRESS	
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SCALE	LANDLORD / PROPERTY MANAGER	LANDLORD PHONE
none	RPL Management	805-686-9120
SIGNCRAFT CONTACT	LANDLORD ADDRESS	
Mark Blackford	175 McMurray Rd., Ste. E, Buellton, CA 93427	

CLIENT CONTACT  
Brenda Anderson

CLIENT PHONE  
805-686-9120

CLIENT SIGNATURE

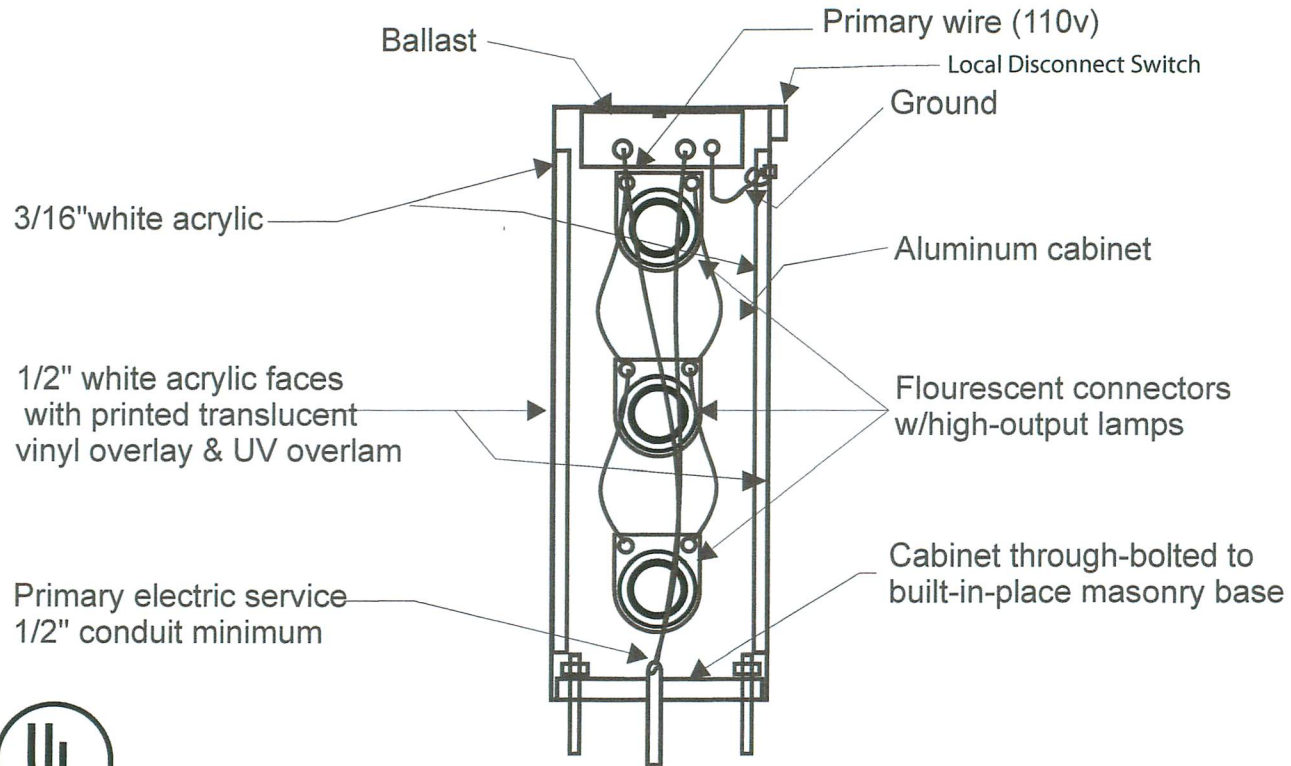
LANDLORD SIGNATURE

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SIGNCRAFT INC.

# RPL Management - Electrical Detail

## DOUBLE-SIDED FLOURESCENT ILLUMINATED ALUMINUM CABINET WITH ACRYLIC ALLOY FACES NO SCALE



307 E. Main Street, Santa Maria, CA 93454  
(805) 925-7775 • Fax: 925-7158

C-45 LIC 952217

Golden Eagle Insur.  
LIAB. POL: Cu8774807

Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE  
May 2013

SHEET  
6

SCALE  
none

SIGNCRAFT CONTACT  
Mark Blackford

PROJECT DESCRIPTION  
Signs for RPL Management

PROJECT ADDRESS  
129 W. Central, Lompoc, CA 93436

LANDLORD / PROPERTY MANAGER  
RPL Management

LANDLORD ADDRESS  
175 McMurray Rd., Ste. E, Buellton, CA 93427

CLIENT CONTACT  
Brenda Anderson

CLIENT PHONE  
805-686-9120

LANDLORD PHONE  
805-686-9120

CLIENT SIGNATURE

LANDLORD SIGNATURE

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# RPL Management - Site Detail



307 E. Main Street, Santa Maria, CA 93454  
(805) 925-7775 • Fax: 925-7158

C-45 LIC 952217  
Golden Eagle Insur.  
LIAB. POL: Cu8774607

Workers Comp.  
Everest Natl. Ins.  
7600005518102

DATE  
May 2013  
SHEET  
7  
SCALE  
none  
SIGNCRAFT CONTACT  
Mark Blackford

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