

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: NOVEMBER 14, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: DR 12-11 – SIGN PROGRAM

AGENDA ITEM NO. 3

A request by Mary Sharp, property manager, for Planning Commission review and consideration of a Sign Program for the Northside Shopping Center. The proposal consists of criteria for on-building tenant signage, demolition of the main shopping center pole sign and addition of two (2) new monument signs. The project is located at 1002 North H Street (Assessor Parcel Number: 87-011-13) in the *Planned Commercial Development (PCD)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the sign program meets standards set forth in the Zoning Ordinance;
- If the required Findings of Fact can be made; and
- If the Conditions of Approval are appropriate for the project.

PLANNING COMMISSION ACTION:

1. Adopt Resolution No. 739 (12) approving DR 12-11, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

SITE DATA:

1. Property Owner Collins Gertrude Living Trust
2. Site Location 1002 North H Street

- 3. Assessor Parcel Number..... 87-011-13
- 4. Site Zoning Planned Commercial Development (PCD)
- 5. General Plan Designation General Commercial
- 6. Site Use..... Existing Shopping Center
- 7. Surrounding Uses/Zoning..... North: Commercial (PCD)
 South: Commercial (PCD)
 East: Residential (R-2, PD)
 West: Commercial (PCD)
- 8. Project Area Approximately 3.8 acres

ANALYSIS:

The shopping center was constructed in 1968. No sign program was developed at the time. The purpose of a Sign Program is to create consistency among signage and have an overall general continuity for the shopping center. 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 applicant is proposing signage consistent with the City Sign Regulations in Zoning Ordinance Section 17.108:

Zoning Ordinance Requirement	Proposed Sign Program
Three (3) colors / four (4) colors if sign contains a registered trademark or logo; background color, black, white are considered colors	Three (3) colors / four (4) colors if sign contains a registered trademark or logo - as proposed by the tenant
Low profile, ground mounted signs, less than 8 feet high	Two (2) new monument signs; 8 feet x 10 feet in size
Ground mounted signs shall be located in a landscaped area of not less than 70 square feet	Monument signs located in a landscaped area of not less than 70 square feet
Ground mounted signs shall not exceed 120 square feet in size	60 square feet of sign area per side

On-building Signs:

Existing on-building signs within the shopping center have a metal cabinet, changeable Plexiglas faces and internal fluorescent lighting. The proposed sign program maintains the existing on-building metal cabinet signs, without any changes. Sign colors are limited to a maximum of three (3) colors; four (4) colors would be allowed should the sign contain a registered trademark or logo.

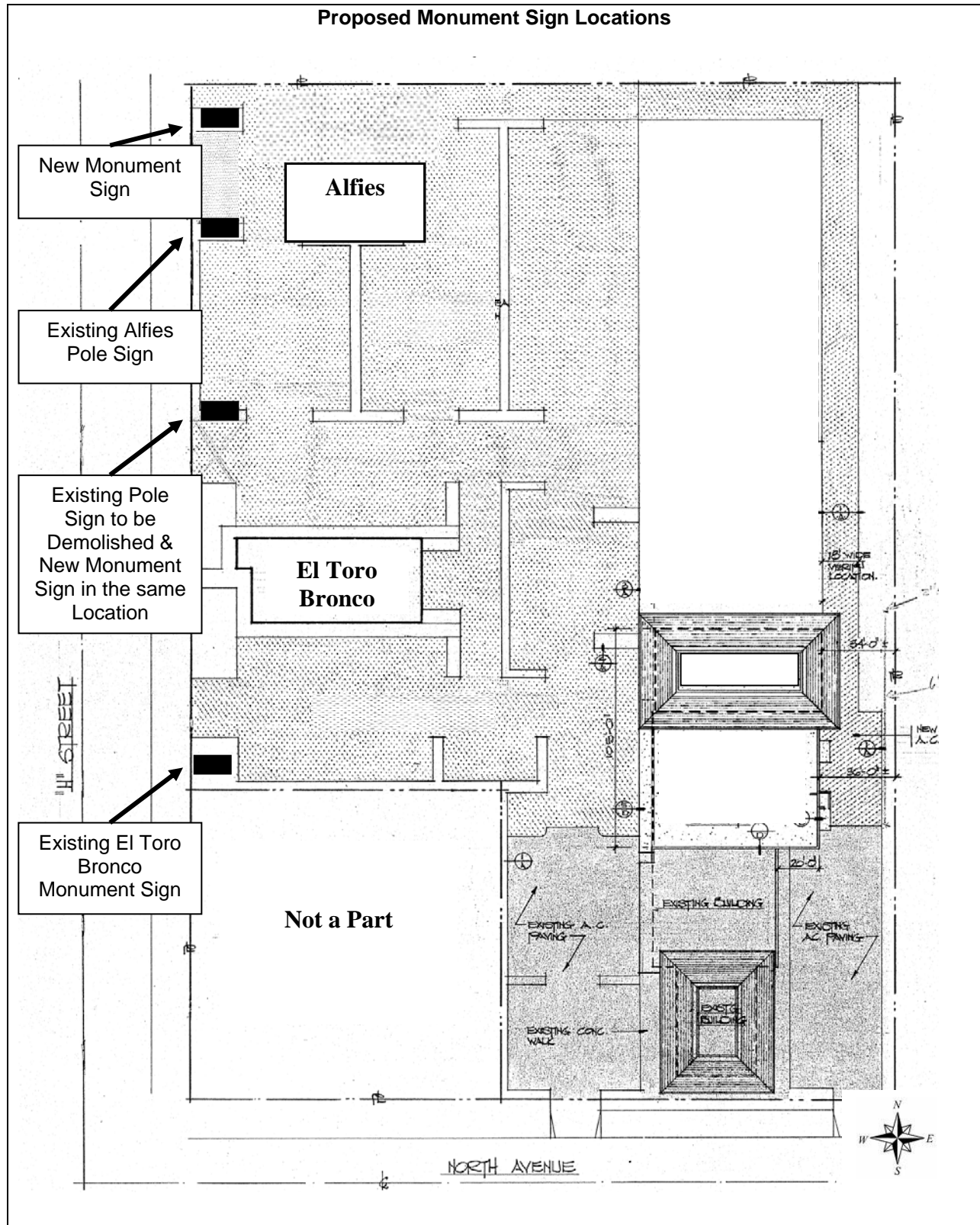
Demolition of the main shopping center pole sign is included with the proposal. Historically, this sign has displayed the movie times for the Gemini Twin Theater. Due to the loss of this sign, an on-building marquis sign is proposed to the west of the theater entrance, located above an existing sign identifying bicycle parking. The on-building marquis sign will have a metal cabinet and an open front with lettering that may be manually changed. As shown below, the sign is four (4) feet tall by eight (8) feet wide.



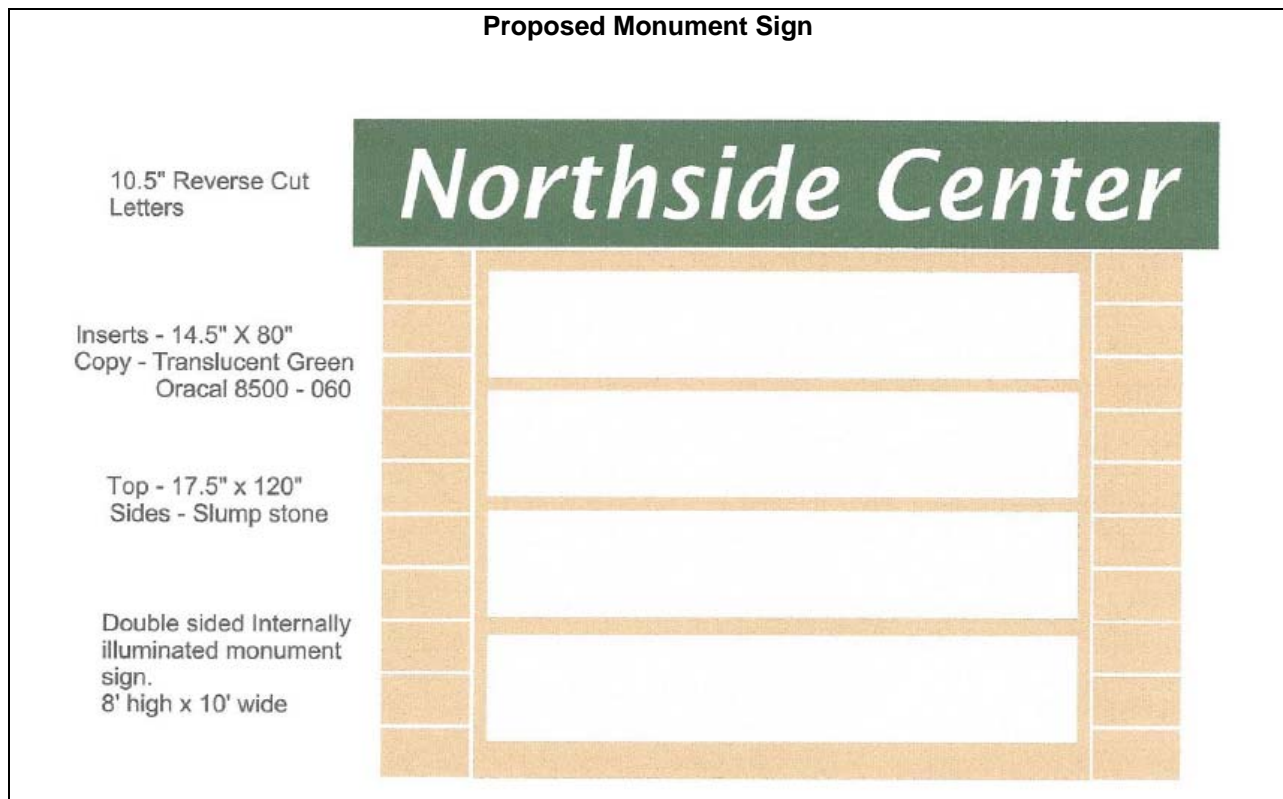
Monument Signs:

The Northside Shopping Center currently has three (3) monument signs along H Street; 1) main shopping center pole sign to be demolished, 2) Alfie's pole sign, and 3) El Toro Bronco monument sign. Two (2) additional monument signs exist along the H Street frontage between North Avenue and the drainage channel. These signs for Coast Home Furnishings and USA Gas Station are located on separate parcels and are under separate ownership.

Two (2) new monument signs are proposed. One monument sign is proposed in the landscaped island that currently contains the main shopping center pole sign to be demolished. Another monument sign is proposed in the landscaped island between the Alfie's pole sign and the Coast Home Furnishings monument sign. The locations are shown below:



The monument signs are made of a tan slumpstone and a green metal cabinet at the top identifying the shopping center with reverse cut letters. Plexiglas faces are utilized to identify four (4) tenants per side at the discretion of the property owner as shown below:



The proposal would allow eight (8) different tenants on each monument sign, with four displayed on each side. Between the two (2) monument signs, this would allow all 16 tenants in the shopping center to have a space on a monument sign along H Street.

As proposed, the sign program is consistent with the Zoning Ordinance.

STAFF REVIEW:

A Development Review Board (DRB) Meeting was not held, however, the proposal was forwarded to pertinent City departments/divisions for review. The following project specific comment was received from the Engineering Division relating to site distance requirements for the monument signs:

Engineering Division – monument signs shall be placed no closer than 18 feet from State's curbface of H Street/Highway 1 to preserve sight distance (COA EN1).

ENVIRONMENTAL REVIEW:

Section 15311 Accessory Structures of the California Environmental Quality Act (CEQA) exempts signs from environmental review. A Notice of Exemption will be filed on this project pursuant to CEQA requirements following the Planning Commission action.

NOTICING:

On November 2, 2012:

- 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) Notices were placed 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 (10) calendar 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. 739 \(12\)](#) and [Conditions of Approval](#)
2. [Draft Sign Program](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan	Date	Lucille T. Breese, AICP	Date
Economic Development Director / Assistant City Administrator		Planning Manager	

RESOLUTION NO. 739 (12)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A SIGN PROGRAM FOR THE NORTHSIDE SHOPPING CENTER LOCATED AT 1002 NORTH H STREET (DR 12-11)

WHEREAS, a request was received by Mary Sharp, property manager, for Planning Commission review and consideration of a Sign Program for the Northside Shopping Center. The proposal consists of criteria for on-building tenant signage, demolition of the main shopping center pole sign and addition of two (2) new monument signs. The project is located at 1002 North H Street (Assessor Parcel Number: 87-011-13) in the *Planned Commercial Development (PCD)* Zoning District; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on November 14, 2012; and

WHEREAS, at the meeting of November 14, 2012, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of November 14, 2012, _____ spoke in favor of, and _____ spoke 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 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 complies with the City Zoning Ordinance.

SECTION 2: Based upon the foregoing the Sign Program is approved as proposed on November 14, 2012, 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 November 14, 2012, by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Vice Chair

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

**CONDITIONS OF APPROVAL
DR 12-11 – 1002 NORTH H STREET
SIGN PROGRAM (APN: 87-011-13)**

The following Conditions of Approval apply to the Sign Program reviewed by the Planning Commission on November 14, 2012.

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.

II. ENGINEERING

Engineering – Project Specific Conditions

- EN1. Monument signs shall be placed no closer than 18 feet from State's curbface of H Street/Highway 1 to preserve sight distance.

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

By: _____
Mary Sharp

_____ Date

NORTHSIDE SHOPPING CENTER

TENANT SIGN CRITERIA

DRAFT

Approved:

PC Reso No. 739 (12) November 14, 2012

NORTHSIDE 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 at Northside 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. SIGN TYPES

1. Signs are to be inserted into existing metal sign cabinets with changeable Plexiglas faces.
2. Tenant signs will be no larger than 65% of leasehold width, with a maximum width of thirty (30') feet.
3. Logos, marks or illustrations may be a maximum of 30% of the net sign area, with a maximum of four (4) colors.

C. SIGNAGE

1. Each Tenant may have one (1) on-building sign. Tenants with more than one street frontage may have two (2) on-building signs.
2. Due to the type of use, the Gemini Twin residing at 1028 North H Street may have an additional on-building sign. This sign shall be "marquis style" (see attached Exhibit A), with lettering that may be manually changed.

D. COLORS

Signs may consist of a total of three (3) colors. Four (4) colors may be utilized if sign contains a registered trademark or logo. Background color, black, and white are considered colors.

E. LIGHTING

Signs shall be internally lighted with high output fluorescent lamps.

F. MONUMENT SIGNS

The design of the monument signs shall be commensurate with architecture in the Northside Shopping Center.

There are four landscape areas that front Northside Shopping Center on North H Street as shown on Exhibit B:

1. The existing monument sign located at 1030 North H Street (the southern-most landscape area) is a pre-existing, non conforming sign.
2. One monument sign, 8' x 10', shall be located in the second landscape planter. This sign identifies multiple tenants at the discretion of the Landlord.
3. The existing pole sign located at 1036 North H Street, the third landscape planter, is a pre-existing, non conforming sign.
4. One monument sign, 8' x 10', shall be located in the northern most landscape planter. This sign identifies multiple tenants at the discretion of the Landlord.

Landlord, at Landlord's sole discretion, will determine which tenants will have signage on monument signs. Signs shall not exceed 8' in height and 10' in length, and the total sign area of each shall not exceed 60 square feet per side. Additionally, a landscaped area of not less than 70 square feet shall surround the base of each sign.

Each 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 H Street/Highway 1 to preserve sight distance of motorists using the driveways.

Internal illumination is permissible. The color of the lettering shall be at the Landlord's discretion. See attached Exhibit A for reference.

G. 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.

H. 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.

I. 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: Monument Sign Elevation

Gemini Twin Marquis Sign

Exhibit B: Monument Sign Site Plan

EXHIBIT A

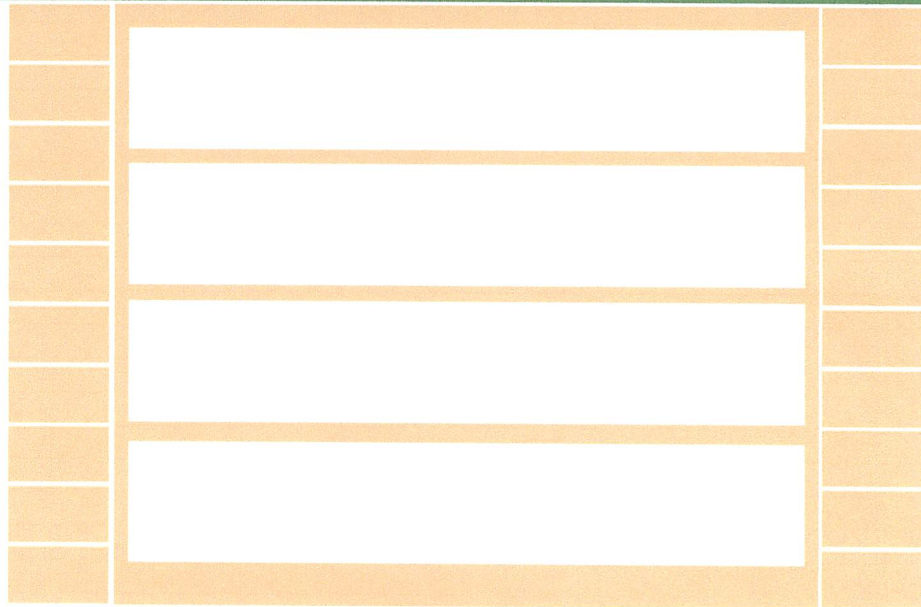
10.5" Reverse Cut Letters



Inserts - 14.5" X 80"
Copy - Translucent Green
Oracal 8500 - 060

Top - 17.5" x 120"
Sides - Slump stone

Double sided Internally
illuminated monument
sign.
8' high x 10' wide



Wall Mounted Sign Cabinet - 48" x 96"
Line One - Reverse cut permanent name.
Other Copy - Changable Letters

Illumination - Fluorescent Lamps



EXHIBIT B

Monument Sign Locations

