

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: MARCH 12, 2008
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: GINA LOPEZ, ASSISTANT PLANNER
RE: SIGN PROGRAM AMENDMENT – DR 05-21
PALM SQUARE SHOPPING CENTER

AGENDA ITEM NO. 1

A request by Steve Khroyan of Evergreen Development, the project representative, for Planning Commission consideration of an amendment to an approved Sign Program. The proposed amendment consists of the addition of a second monument sign for the Palm Square Shopping Center. The property is located in the *Planned Commercial Development (PCD)* Zoning District at 1009 North H Street (Assessor Parcel Number: 89-011-36). 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 proposal is exempt from review pursuant to CEQA;
- If the proposed second monument sign is compatible with the approved sign program for the Palm Square Shopping Center and consistent with the Architectural Review Guidelines;
- If the proposed signage is consistent with the City Zoning Ordinance;
- If the Conditions of Approval are appropriate for the proposed sign program amendment; and
- If the required Findings of Fact in the Resolution can be made.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code § 8826 et seq.).

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt Resolution No. 583 (08) approving an amendment to the Palm Square Shopping Center Sign Program (DR 05-21), based upon the Findings of Fact in the Resolution and subject to the attached Draft Conditions of Approval.

SITE DATA:

1. Property Owner Beach Plaza, LLC & Refoua
2. Site Location 1009 North H Street
3. Assessor Parcel Number..... 89-011-36
4. Site Zoning Planned Commercial Development (PCD)
5. General Plan Designation General Commercial
6. Site Use..... Commercial Shopping Center
7. Surrounding Uses/Zoning..... North: General Commercial / PCD
South: General Commercial / PCD
East: General Commercial / PCD
West: Medium Density Residential / T

BACKGROUND:

- September 12, 2005 Planning Commission adopted Resolution No. 430 (05) approving the Palm Square Shopping Center Sign Program (DR 05-21.)
- January 11, 2008 Planning Division received an application for a second monument sign at the Palm Square Shopping Center. The request is on behalf of the future tenant at 1009 North H Street, “Fresh & Easy”, a neighborhood grocery market.

PROPOSAL:

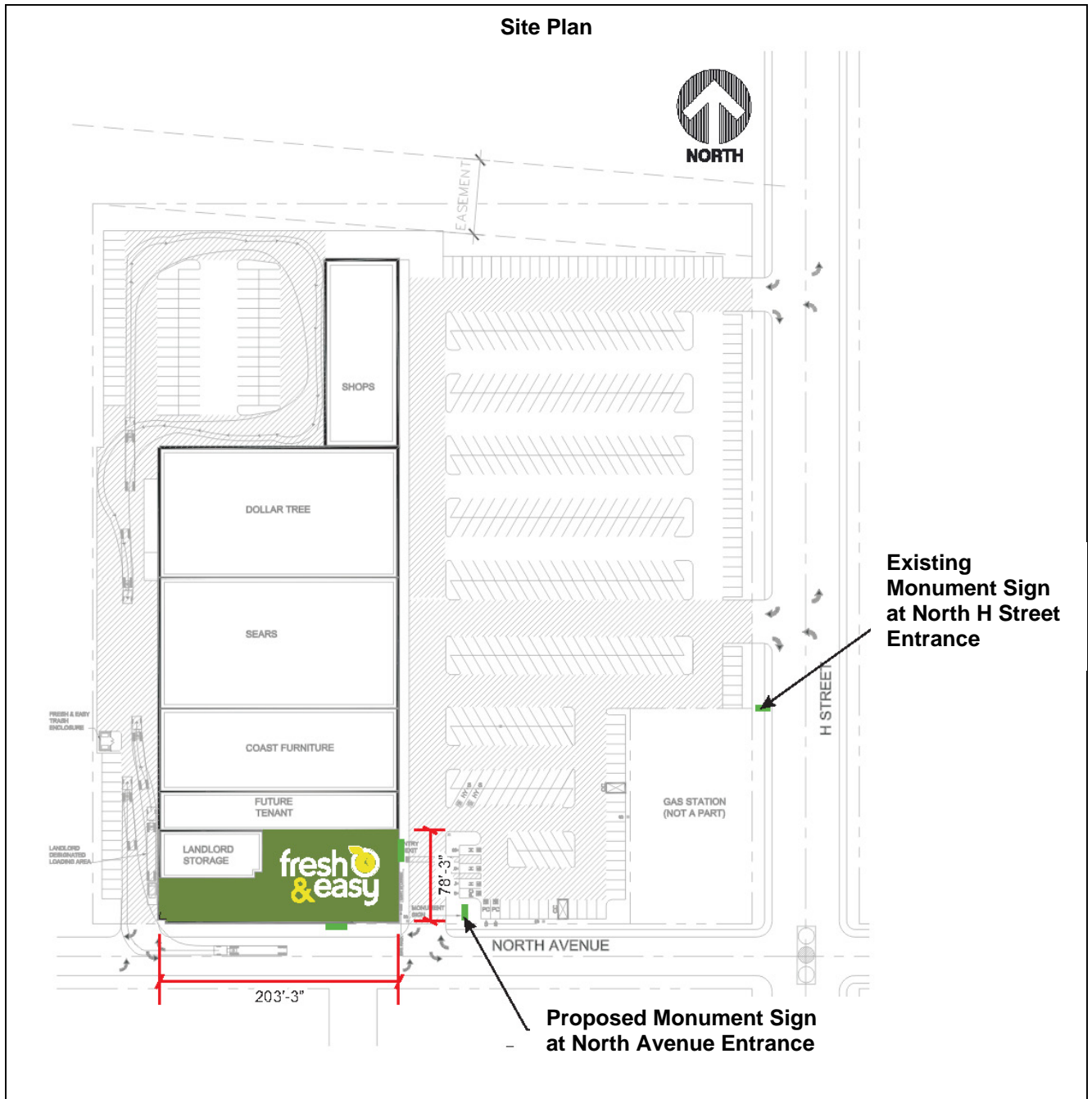
The project representative proposes to place a second monument sign for one (1) tenant at the south entrance of the Palm Square Shopping Center along North Avenue. No other changes are proposed to the existing approved sign program.

The project also includes one (1) tenant sign on the existing monument sign and two (2) on-building signs that are consistent with the approved sign program. The Planning Division staff will review these signs and approve them at staff level.

ANALYSIS:

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 Commission is being asked to review and approve an amendment to an approved sign program for the Palm Square Shopping Center.

The approved Palm Square Shopping Center Sign Program allows for one (1) monument sign at the southeastern entrance on North H Street. The applicant proposes the construction of one (1) additional monument sign to be located at the south entrance of the Shopping Center along North Avenue. As proposed, it would contain signage for one (1) tenant. The monument sign design elements would be consistent with the existing monument sign on North H Street.



The applicant is proposing signage consistent with the approved Palm Square Shopping Center sign program. The specific monument sign dimensions are noted below:

	Approved Palm Square Sign Program	Existing Monument Sign on North H Street	Proposed Monument Sign on North Avenue
Height	Maximum of 8 feet	6 feet	6 feet
Width	Maximum of 14 feet	11 feet	11 feet
Landscape Area	Minimum of 70 square feet	Minimum of 70 square feet	Minimum of 70 square feet
Materials	Stucco, precast finish with foam cornice and stone veneer base	Stucco, precast finish with foam cornice and stone veneer base	Stucco, precast finish with foam cornice and stone veneer base
Sign Area	Maximum of 60 square feet	Maximum 60 square feet	Approximately 42 square feet
Illumination	Externally illuminated using ground-mounted, low level, directional lighting	Externally illuminated using ground-mounted, low level, directional lighting	Externally illuminated using ground-mounted, low level, directional lighting
Location	Not less than 1 foot inside of property line	Minimum 1 foot inside of property line	Minimum 1 foot inside of property line

Sign Regulation Section 8843.4.6, allows a parcel with two (2) or more street frontages to have a monument sign for each such frontage. As conditioned, the proposed second monument sign is consistent with the Zoning Ordinance and approved Palm Square Shopping Center Sign Program.

The design element of the proposed monument sign along North Avenue is consistent with the architecture of the existing approved monument sign. The proposal, however, is to identify the sole occupant, “Fresh & Easy”.



Sign Program

To facilitate the applicant's request, staff proposes the following changes to the Palm Square Shopping Center Sign Program:

F) MONUMENT SIGNS

The design of the monument signs shall be commensurate with architecture of existing buildings in the Palm Square Shopping Center.

- 1) One monument sign (8' x 16') to be located south of the entrance on North H Street. This sign identifies multiple tenants in the shopping center at the discretion of the property owner; **and**
- 2) **One monument sign (6' x 11') to be located east of the entrance on North Avenue. This sign identifies a single tenant at the discretion of the property owner.**

Owner, at Owner's sole discretion, will determine which tenants will have signage on ~~this~~ **these** signs. Signs shall not exceed 8' in height and 16' 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 ~~the~~ **each** sign.

~~The~~ **Each** sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

Internal illumination is permissible. The color of the lettering shall match the tenant's on building signage. See attached Exhibit **A** for reference.

STAFF REVIEW:

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

ENVIRONMENTAL REVIEW:

The project is categorically exempt from review pursuant to § 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 February 29, 2008:

- 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; and
- 3) 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 \$38.00.

ATTACHMENTS:

1. [Draft Resolution No. 583 \(08\) and Conditions of Approval](#)
2. [Proposed Palm Square Shopping Center Sign Program](#)
3. [Monument Sign Elevation](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 583 (08)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC
APPROVING AN AMENDMENT TO THE APPROVED SIGN PROGRAM FOR THE
PALM SQUARE SHOPPING CENTER (DR 05-21)**

WHEREAS, a request was received from Steve Khroyan of Evergreen Development, project representative for Planning Commission consideration of an amendment to an approved Sign Program. The proposed amendment consists of the addition of a second monument sign for the Palm Square Shopping Center. The project is located at 1009 North H Street (Assessor Parcel Number: 89-011-36); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on March 12, 2008; and

WHEREAS, at the meeting of March 12, 2008, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 12, 2008, _____ spoke in favor of, and _____ spoke in opposition of 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 amendment to the approved Sign Program will provide an acceptable design for the shopping center signage and comply with the City's Architectural Review standards and Sign Ordinance, it can be found that:
 - 1. The proposed monument sign complies with the City Zoning Ordinance and Architectural Review Guidelines.

SECTION 2: Based upon the foregoing, the amendment to the approved sign program (DR 05-21) for the Palm Square Shopping Center is approved as proposed on March 12, 2008, 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 March 12, 2008 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

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

**CONDITIONS OF APPROVAL
DR 05-21 – PALM SQUARE SIGN PROGRAM
1009 NORTH H STREET (APN: 89-011-36)**

The following Conditions of Approval apply to the Sign Program Amendment for the Palm Square Shopping Center (DR 05-21), as reviewed by the Planning Commission on March 12, 2008.

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 8900, 8935, and 8936 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 0107 and 0128 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 and/or prior to issuance of certificates of occupancy.
- P5. The proposed amendment to Sign Program (DR 05-21) for the Palm Square Shopping Center shall be as follows:

F) **MONUMENT SIGNS**

The design of the monument signs shall be commensurate with architecture of existing buildings in the Palm Square Shopping Center.

- 1) One monument sign (8' x 16') to be located south of the entrance on North H Street. This sign identifies multiple tenants in the shopping center at the discretion of the property owner; **and**
- 2) **One monument sign (6' x 11') to be located east of the entrance on North Avenue. This sign identifies a single tenant at the discretion of the property owner.**

Owner, at Owner's sole discretion, will determine which tenants will have signage on ~~this~~ **these** signs. Signs shall not exceed 8' in height and 16' 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 ~~the~~ **each** sign.

~~The~~ **Each** sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

Internal illumination is permissible. The color of the lettering shall match the tenant's on building signage. See attached Exhibit **A** for reference.

Planning - Project Specific Conditions

- P6. The conditions hereby imposed are in addition to the conditions imposed by DR 05-21, Resolution No. 430 (05). In the case of any conflicts, the conditions listed herein shall prevail.

I, Steve Khroyan of Evergreen Development, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the amended Palm Square Sign Program. As the project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

PALM SQUARE SHOPPING CENTER
TENANT SIGN CRITERIA

Approved:
PC Reso No. 430 (05) September 12, 2005
Amended:
PC Reso No. 583 (08) March 12, 2008

PALM SQUARE SHOPPING CENTER TENANT SIGN CRITERIA

PURPOSE OF CRITERIA

The purpose of these criteria is to establish standards and specifications to assure that all signage and the project as a whole will be consistent and enhance the identity of all the retail tenants at Palm Square 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 the 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 provision 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. The signs are to be composed of channel letters or dimensional letters in accordance with the definitions below.
2. 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 LEDs or neon.
3. Dimensional letters are to be made of ½" thick clear acrylic, ½" black PVC or 1-1/2" thick black Ultraboard Plus (available from Montroy Supply in Montebello, CA). These substrates must have a laminated metal face that may be a colored baked enamel finish or an anodized metal finish.

Secondary colors or outlines may be added to these finishes with high-grade vinyl overlays. Dimensional letters shall be defined to include both individual dimensional letters or as connected dimensional letter forms where individual characters may be connected script serifs, or by heavy outlines into an integrated shape. Dimensional letters may be either flush mounted onto the surface of the building façade, or mounted with studs and stand-offs to “float” the letters off the stucco surface. Dimensional letters may also be backlit with LED modules to give them a glow or halo effect at night. **NOTE:** Ultraboard substrate shall not be considered an acceptable substitute for Ultraboard-Plus as it is known to degrade and warp very quickly in outdoor conditions.

4. Exposed channel letter raceways are prohibited. All channel letter signs must be mounted directly to the stucco surface of the building with raceways concealed behind the parapet. However, raceways for backlit dimensional letters are allowed. These must measure 1” wide by ½” deep and must be painted to match the stucco color of the building.
5. 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).
6. Tenant signs will be no larger than 65% of leasehold width, with a maximum width of thirty (30’) feet.
7. Logos marks or illustrations may be a maximum of 30% of the net sign area.
8. For one line, letters may be a maximum of 48” in height. For two lines, the total height of the sign may be 48”.

C) SIGNAGE

Each tenant may have one (1) on-building sign. Tenants with more than one street frontage may have two (2) on-building signs. Secondary signage shall not be allowed.

D) COLORS

Signs may consist of a total of three colors. Background color, black, and white are considered colors.

E) LIGHTING

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.

F) MONUMENT SIGNS

The design of the monument signs shall be commensurate with architecture of existing buildings in the Palm Square Shopping Center.

- 1) One monument sign (8' x 16') to be located south of the entrance on North H Street. This sign identifies multiple tenants in the shopping center at the discretion of the property owner; and
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Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

Internal illumination is permissible. The color of the lettering shall match the tenant's on building signage. See attached Exhibit A for reference.

G) GENERAL SPECIFICATIONS AND REQUIREMENTS

1. All sign circuits are to be provided to sign locations 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, unplated 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 neon is to be powered by 30 to 60 m.a. transformers, and shall have a cut off switch at the transformer or on the metal enclosure for the transformer in compliance with the National Electrical Code.

5. 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. They should also be centered at the appropriate location on the elevation so it would be balanced with the buildings as a whole. (Not necessarily centered on the Tenant space.) The appropriate location is to be coordinated with Landlord.
6. The Landlord reserves the right to reject any fabrication or installation that is below standard.
7. All building penetrations are to be sealed and completely waterproof.
8. Signs identifying a business no longer occupying a tenant space must be removed within 90 days and the face of the building must be repaired.

H) PROHIBITED SIGNS

Temporary wall signs, pennants, flags, over-roof signs, inflatable displays, exposed neon, secondary signage, or sandwich boards as listed in Section 8844 of the City Sign Regulations. Temporary banners advertising specials or sales are allowed in accordance with City code.

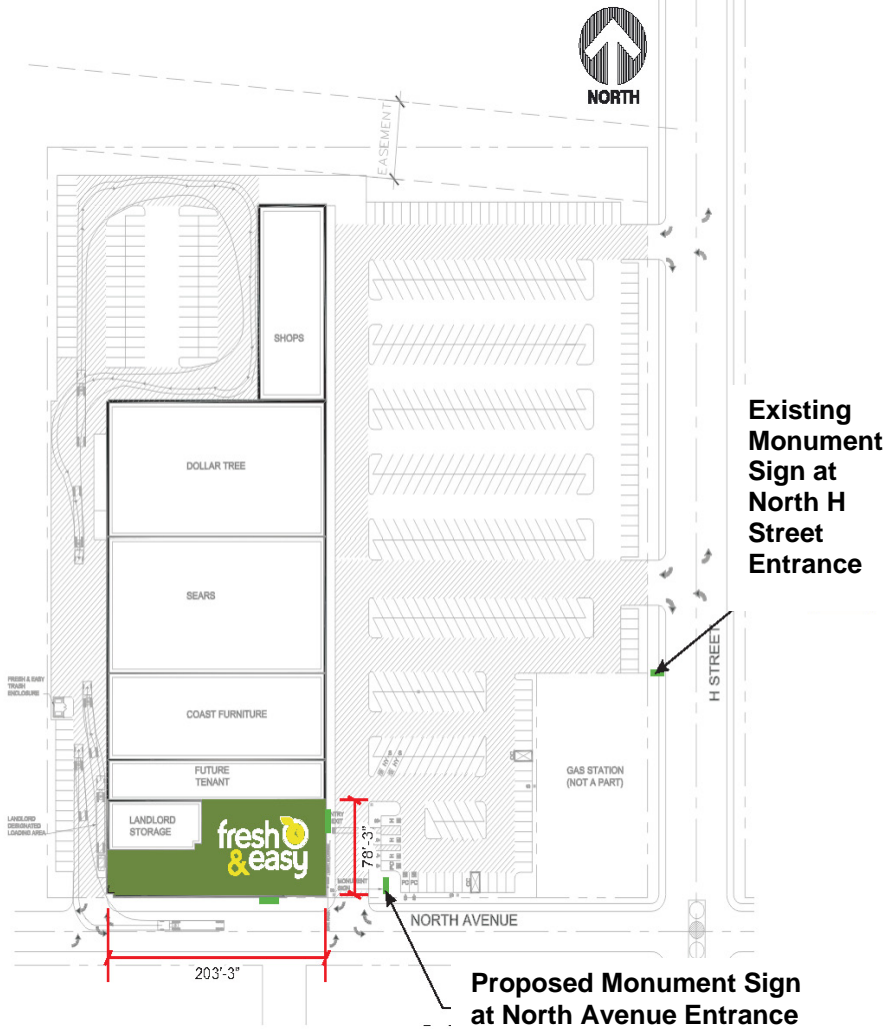
Attachments:

Exhibit A - [Monument Sign Site Plan and Elevation](#)

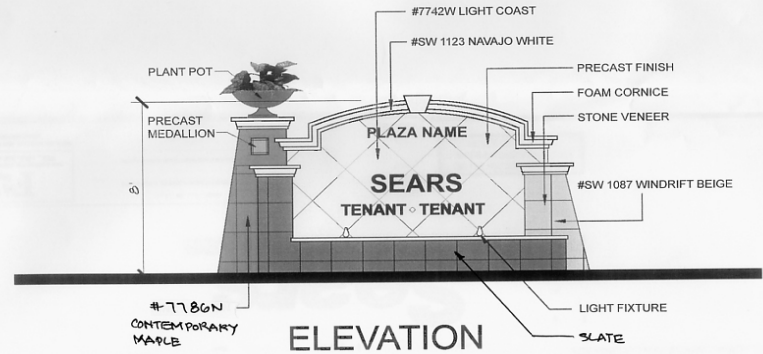
Exhibit B - [On Building Sign Locations](#)

EXHIBIT A – Site Plan and Elevation for Monument Signs

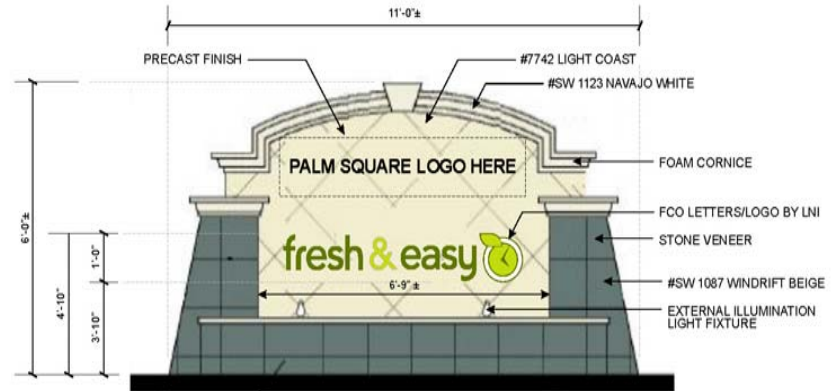
Site Plan – Monument Locations

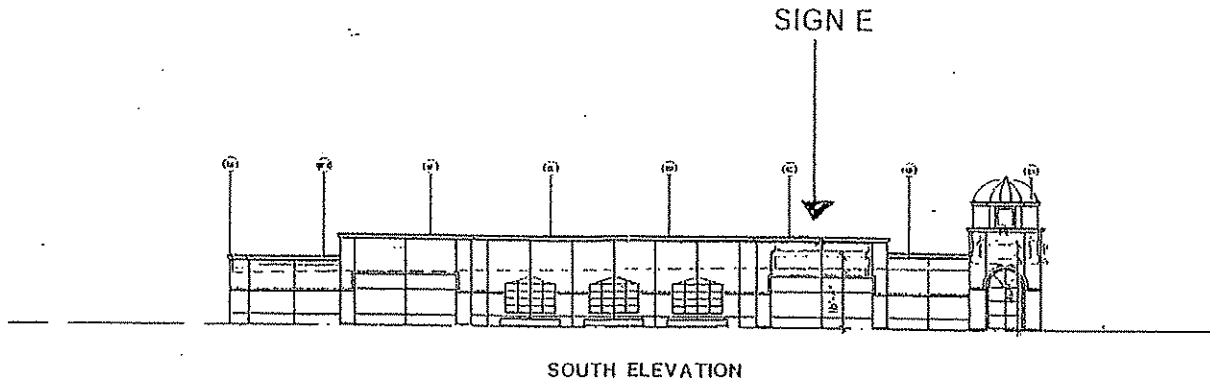


Monument Sign Elevation at North H Street Entrance

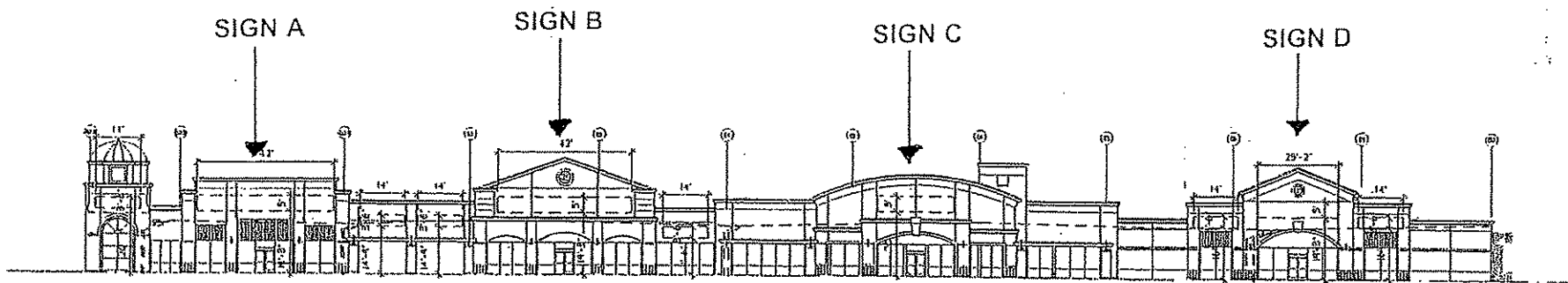


Monument Sign Elevation at North Avenue Entrance





SOUTH ELEVATION

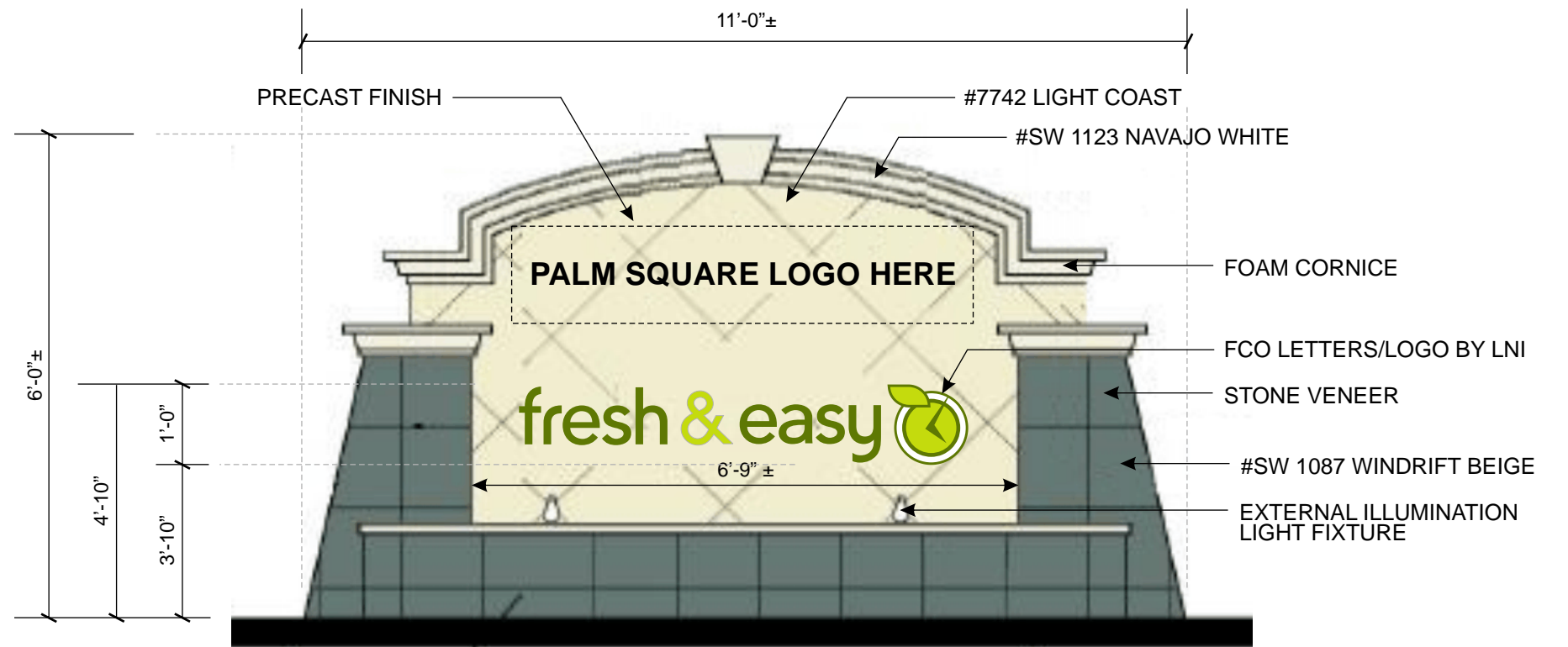


EAST ELEVATION

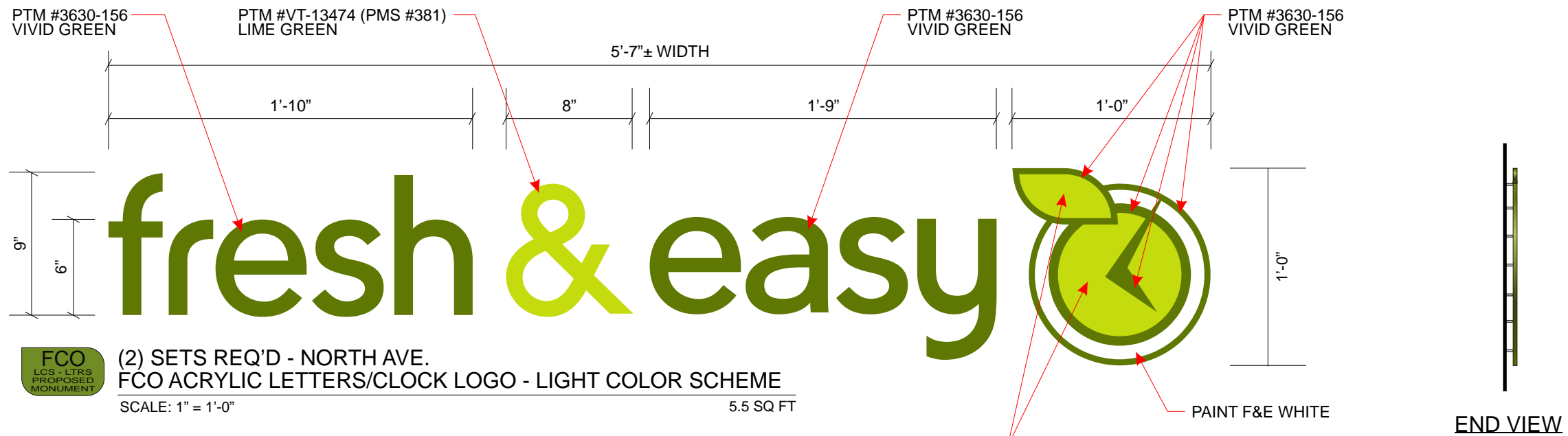
NOTE: PROPOSED NEW MONUMENT - SHOULD BE SAME CONSTRUCTION AS EXISTING. SAME MATERIALS.

LNI WILL MANUFACTURE FCO TENANT LETTERS/LOGO ONLY.

MONUMENT MANUFACTURED BY OTHERS.



PROPOSED D/F MONUMENT - BY OTHERS - NORTH AVE.
SCALE: 1/2" = 1'-0"




FCO
LCS - LTRS
PROPOSED
MONUMENT

(2) SETS REQ'D - NORTH AVE.
FCO ACRYLIC LETTERS/CLOCK LOGO - LIGHT COLOR SCHEME
SCALE: 1" = 1'-0"
5.5 SQ FT

SCOPE OF WORK:
MANUFACTURE & INSTALL (2) SETS OF 1/4" CLEAR ACRYLIC FRESH & EASY FCO LETTERS/W CLOCK LOGO. LETTERS & EDGES PTM AS SHOWN. LETTERS TO BE PIN MOUNTED 1/2" FROM MONUMENT WALL. CORNERS & EDGES TO BE SMOOTH.

EXTERNAL ILLUMINATION LAMPS AS REQUIRED.

PROJECT NAME: Fresh & Easy	COMPUTER FILE DRAWING No. F&E Lompoc, CA R4	APPROVAL	DATE	 <p>12536 CHADRON AVENUE HAWTHORNE, CA 90250 PH 310.978.2000 FX 310.978.4000 HTTP://WWW.LNISIGNS.COM</p> <p>CUSTOM MANUFACTURING</p> <p>DESIGNERS AND BUILDERS OF SIGNS</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>1/09/08</td> <td>LP</td> <td>Revise all FCO'S TO LCS. Revise North St. size to fit new monument layout by others.</td> </tr> <tr> <td>R2</td> <td>1/11/08</td> <td>EA</td> <td>Revise M3 sign. Change to MC (custom) size.</td> </tr> <tr> <td>R3</td> <td>1/21/08</td> <td>OC</td> <td>Resize FCO letters</td> </tr> <tr> <td>R4</td> <td>1/24/08</td> <td>OC</td> <td>Change M4C to a custom S3 sign</td> </tr> </tbody> </table>	DATE	BY	REVISION	R1	1/09/08	LP	Revise all FCO'S TO LCS. Revise North St. size to fit new monument layout by others.	R2	1/11/08	EA	Revise M3 sign. Change to MC (custom) size.	R3	1/21/08	OC	Resize FCO letters	R4	1/24/08	OC	Change M4C to a custom S3 sign	<p>NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY LNI CUSTOM MFG., INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY LNI CUSTOM MFG., INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.</p> <p>GENERAL NOTES</p> <p>CUSTOMER TO PROVIDE PRIMARY ELECTRICAL SERVICE WITHIN 6'-0" OF SIGN ELECTRICAL CONNECTION.</p> <p>ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. MANUFACTURE'S LABEL AND U.L. LABEL SHALL BE PLACED ON SIGN ACCORDING TO CITY CODE.</p>	SHEET
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ADDRESS: 1009 N. H. Street	SCALE: AS NOTED	CLIENT		<p>8 of 8</p>																						
CITY / STATE: Lompoc, CA	DRAWN BY: LP	SALES																								
TELEPHONE: N/A	DESIGN DATE: 12-17-07	LANDLORD																								
FAX NUMBER: N/A	SALES PERSON: Mark C.	PROGRAMING																								
		ENGINEER																								