

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: AUGUST 13, 2008
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: MORGEN BENEVEDO, PLANNING TECHNICIAN
RE: DR 08-04 – SIGN PROGRAM

AGENDA ITEM NO. 1

A request by Ian Bentley of JM Development, Inc., representing the property owner, for Planning Commission review and consideration of a Sign Program for the Crown Laurel Industrial Center. The proposed Sign Program consists of on-building tenant signage for the industrial center. The project is located at 1251 West Laurel Avenue (Assessor Parcel Number: 89-500-74). This action is exempt 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.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt Resolution 612 (08) approving a Sign Program for the Crown Laurel Industrial Center based upon the findings of fact listed in the Resolution and subject to the attached Conditions of Approval.

SITE DATA:

1. Property Owner Crown Laurel Industrial, LLC
2. Site Location 1251 West Laurel Avenue
3. Assessor Parcel Number..... 89-500-74
4. Site Zoning Industrial (I)
5. General Plan Designation Industrial
6. Site Use..... Industrial Condominiums
7. Surrounding Uses/Zoning..... North: Residential (R-3)
South: Public Facilities (PF)
East: Industrial (I)
West: Residential (R-2, PD)
8. Project Area Approximately 1.36 acres

BACKGROUND:

On November 15, 2005, the City Council approved a Preliminary/Precise Development Plan for seventy-three (73) single family detached residences and an approximately 23,000 square-foot industrial condominium building. A Condition of Approval was included requiring Planning Commission review and approval of a Sign Program for the industrial condominium building prior to installation of any signs for the project (Resolution No. 5291 (05), COA P7). Following approval of a Sign Program, each future tenant is required to submit an application to the Planning Division for a sign permit, at no cost to the tenant, to assure conformance with the sign program, and obtain the appropriate permits from the Building Division before installation of any signage.

ANALYSIS:

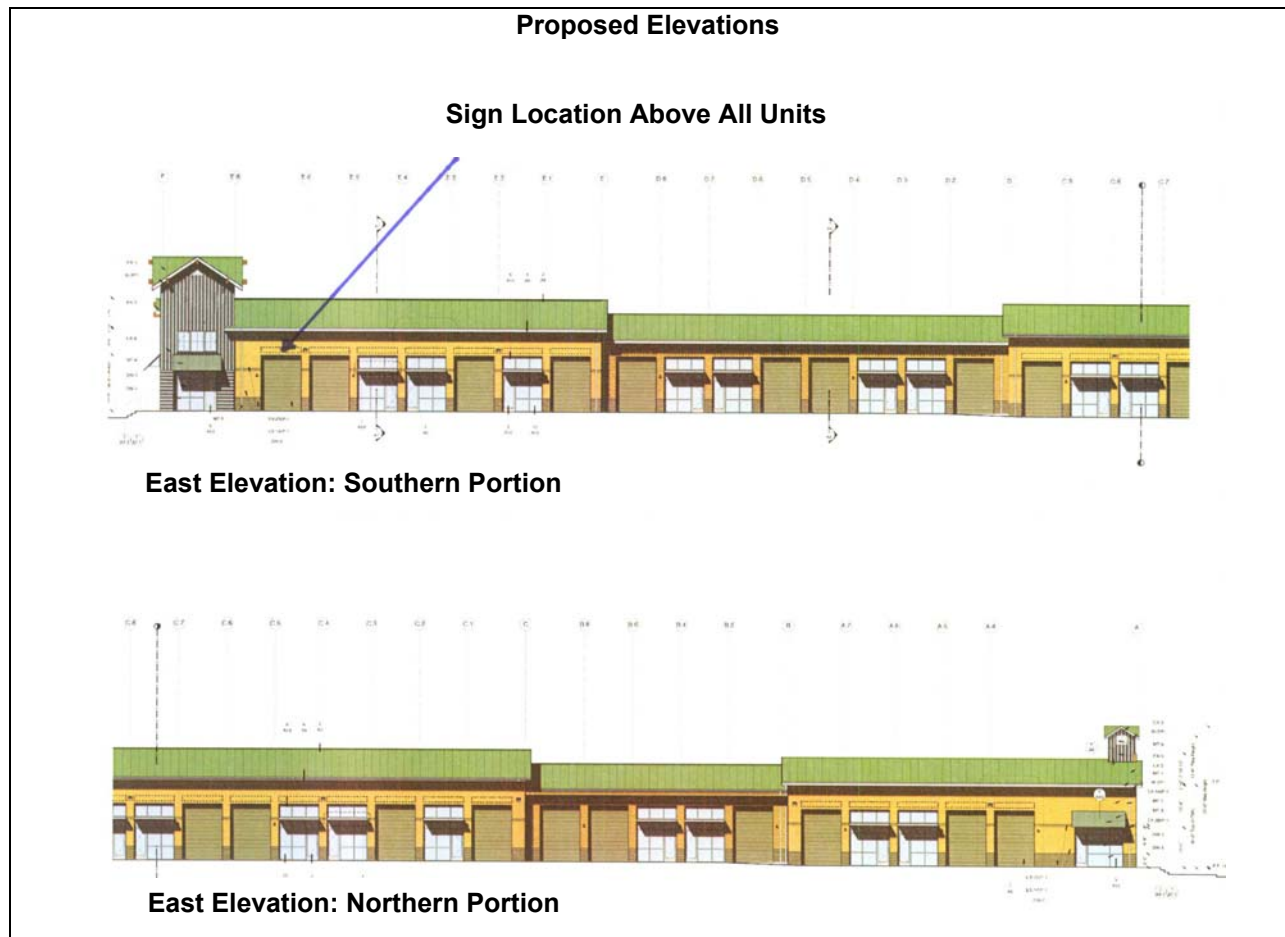
The purpose of the Sign Program is to create consistency among signage and have an overall general continuity for the Crown Laurel Industrial Center. The Sign Regulations define a Sign Program as a *coordinated design plan of one or more signs for an individual business establishment or a business center*. 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 8842. General Limitations:

Zoning Ordinance Requirement	Proposed Sign Program
Total sign area shall not exceed two (2) square feet for each lineal foot of street area or occupancy frontage. In no case shall the allowable sign area exceed three hundred (300) square feet.	One (1) on-building sign per tenant. Total proposed sign area is approximately two hundred ninety five (295) square feet.

On-building signs:

For all units, the applicant has proposed on-building tenant signs consisting of applied vinyl lettering over weather treated aluminum base panels. Two (2) font styles are proposed (see Exhibit C). Proposed tenant signs are a maximum of 1-foot, 6-½ inches in height and the sign width would not exceed 40% of leasehold width. Sign colors will be limited to a maximum of three (3) colors; four (4) colors would be allowed should the sign contain a registered trademark or logo.



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

STAFF REVIEW:

A Development Review Board (DRB) Meeting was not held to review this project, as this sign program was required by a condition of approval of a previously approved development review proposal.

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 August 1, 2008:

- 1) Notice of Public Hearing was published in the Lompoc Record;
- 2) Property owners within 300 feet of the site were notified by U.S. Mail; and
- 3) The 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. 612 \(08\)](#) and [Conditions of Approval](#)
2. [Draft Sign Program](#)

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. 612 (08)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A SIGN PROGRAM FOR THE CROWN LAUREL INDUSTRIAL CENTER LOCATED AT 1251 WEST LAUREL AVENUE (DR 08-04)

WHEREAS, a request was received by Ian Bentley of JM Development, Inc., representing the property owner, for Planning Commission consideration of a proposal for a Sign Program for the industrial center, located at 1251 West Laurel Avenue (Assessor Parcel Number: 89-500-74); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on August 13, 2008; and

WHEREAS, at the meeting of August 13, 2008, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of August 13, 2008, _____ 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 industrial center signage and comply with the City's Architectural Review standards and Sign Ordinance, it can be found that
 - 1. The proposed Sign Program complies with the City Zoning Ordinance and Architectural Review Guidelines.

SECTION 2: Based upon the foregoing the Sign Program is approved as proposed on August 13, 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 August 13, 2008, by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

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

**CONDITIONS OF APPROVAL
DR 08-04 – 1251 WEST LAUREL AVENUE
SIGN PROGRAM (APN: 89-500-74)**

The following Conditions of Approval apply to the Sign Program reviewed by the Planning Commission on August 13, 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.

Planning - Project Specific Conditions

- P5. All tenants shall obtain a sign permit from the City Planning Division, prior to installation of signage, based on the criteria established in the Sign Program.
- P6. 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.
- P7. Each tenant/owner shall be allowed to have one (1) on-building sign.
- P8. Logos sizes shall be a maximum 30% of total sign area on tenant signs.

I, Ian Bentley of JM Development, Inc., the project representative, 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 representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

CROWN LAUREL INDUSTRIAL CENTER
1251 WEST LAUREL AVENUE
TENANT SIGN CRITERIA

Approved:
PC Reso No. 612 (08) August 13, 2008

**CROWN LAUREL INDUSTRIAL CENTER
1251 WEST LAUREL AVENUE
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 tenants at 1251 West Laurel Avenue.

A) SUBMITTALS AND APPROVALS

1. Any questions or correspondence regarding this sign program should be directed to:

JM DEVELOPMENT, INC.
4183 State Street
Santa Barbara, CA 93110
Telephone: (805) 963-6701
Fax: (805) 963-7018

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 Planning Division three (3) sets of sign plans signed by Landlord. Planning Division clearance and, if required, a Building permit shall be obtained prior to installation of any signage.
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) ON-BUILDING SIGNS

1. Each tenant/owner may provide one primary identification on-building sign in accordance with the approved criteria.

2. The base panel shall be minimum .080 weather treated aluminum with applied vinyl individual script letters.
3. On-building tenant signs shall be a maximum 1-foot, 6-½ inches high.
4. Sign width shall not exceed 40% of leasehold width.
5. Secondary signage shall not be allowed (e.g. signage beyond name of business).
6. Logos, marks or illustrations located on building may be a maximum of 30% of the net sign area.
7. Signs may have a maximum of three (3) colors; four (4) colors if the sign includes a registered trademark or logo.
8. Font style shall be one (1) of two (2) options depicted in Exhibit C.

C) GENERAL SPECIFICATIONS AND REQUIREMENTS

1. The total of all signage shall not exceed three hundred (300) square feet.
2. Signs shall be continuously maintained, without dark spots, damaged or frayed text, or manufacturing defects.
3. 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. Tenant signs should also be centered at the appropriate locations on the elevation so they would be balanced with the building as a whole. (Not necessarily centered on the Tenant space.) The appropriate location is to be coordinated with Landlord.
4. The Landlord reserves the right to reject any fabrication or installation that is below standard.
5. All building penetrations are to be sealed and completely waterproof.
6. Signs identifying a business no longer occupying a tenant space must be removed within ninety (90) days and the face of the building must be repaired.
7. No banners shall be utilized (exception would be "Grand Opening" banner for a maximum of thirty (30) days).

D) 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.

Attachments:

Exhibit A – Tenant Signage

Exhibit B – Tenant Sign Locations

Exhibit C – Sign Text



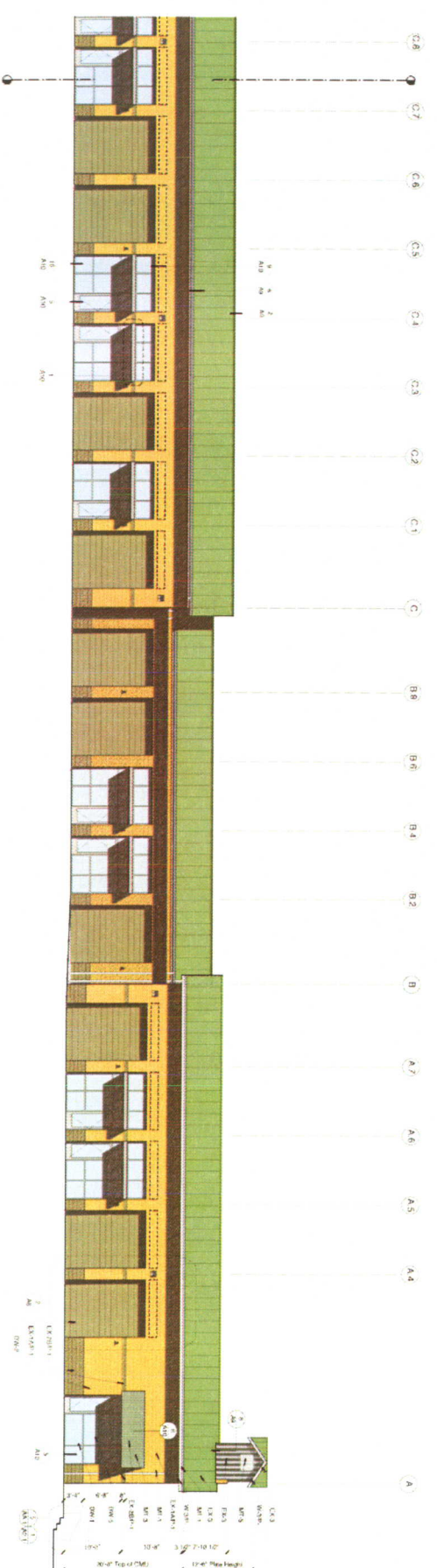
On-building tenant signs shall be a maximum 1-foot, 6-½ inches high.
Sign width shall not exceed 40% of leasehold width.

Sign location above all units



EAST ELEVATION: NORTHERN PORTION

Notes:
 1. Refer to architectural drawings for details of construction and materials.
 2. The building is to be constructed in accordance with the applicable building code.
 3. The building is to be constructed in accordance with the applicable fire code.
 4. The building is to be constructed in accordance with the applicable health and safety code.
 5. The building is to be constructed in accordance with the applicable environmental code.



EAST ELEVATION: SOUTHERN PORTION

Notes:
 1. Refer to architectural drawings for details of construction and materials.
 2. The building is to be constructed in accordance with the applicable building code.
 3. The building is to be constructed in accordance with the applicable fire code.
 4. The building is to be constructed in accordance with the applicable health and safety code.
 5. The building is to be constructed in accordance with the applicable environmental code.

CROWN LAUREL INDUSTRIAL
FONT STYLE

Lompoc Car Audio

Myriad

Laurel Ave Winery

Palatino