

## CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



**MEETING DATE:** July 8, 2015

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP, Planning Manager  
Jarrett Yanez, Associate Planner

**RE:** Sign Program – DR 15-07

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### **AGENDA ITEM NO. 1**

A request from Mark Blackford of Signcraft, the project applicant, for Planning Commission review and consideration of a Sign Program for the Lompoc Radiation Oncology Center, consisting of one (1) monument sign. The project is located in the *Commercial Office (CO)* Zoning District at 1213 East Ocean Avenue (APN: 085-150-069). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15311, Accessory Structures of the CEQA Guidelines.

### **SCOPE OF REVIEW**

The Planning Commission is being asked to consider:

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

### **PLANNING COMMISSION ACTION**

1. Adopt Resolution No. 806 (15), approving Sign Program (DR 15-07), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

**BACKGROUND**

September 12, 2012 PC Resolution No. 731-12 approved the construction of an approximately 16,625 square foot Radiation Oncology Center, including on-site parking and landscaping (DR 12-05). A condition of approval required Planning Commission review and approval of a Sign Program prior to installation of any signs for the project (Resolution No. 731(12), COA P7).

**PROPOSAL**

The applicant is proposing a sign program consisting of one (1) monument sign for the Lompoc Radiation Oncology Center located at 1213 East Ocean Avenue (Assessor Parcel Number: 085-150-069). There will be no on-building signage, only 10-inch high address numbers shall be placed on façade in visible location per Fire Department requirements.

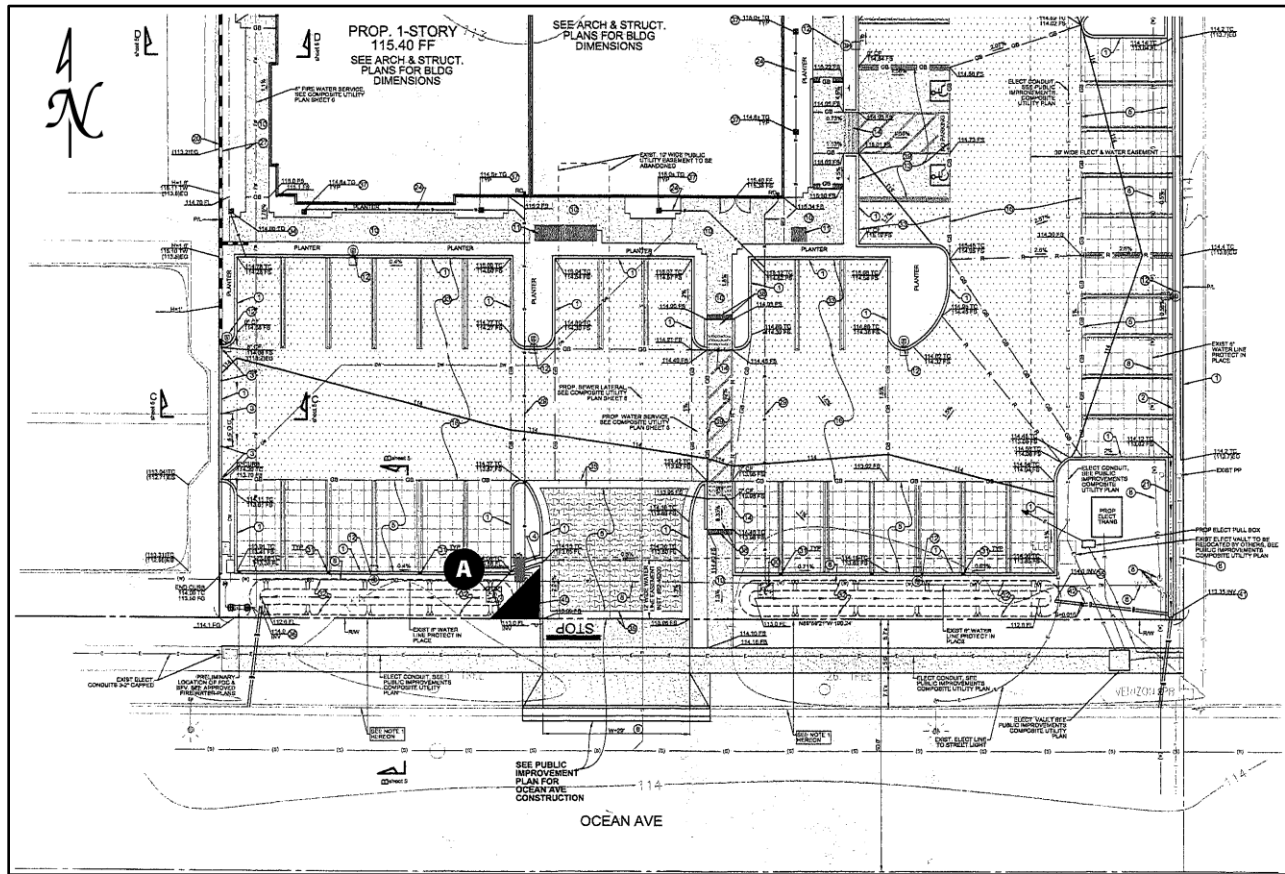
**ANALYSIS**

The purpose of the Sign Program is to create consistency with on-site signage for the Lompoc Radiation Oncology 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 the approved Sign Program has been established for this center, the individual tenants will not have on-building signage.

The applicant is proposing signage consistent with the City Sign Regulations in Zoning Ordinance 17.108.030 General Limitations:

<b>Zoning Ordinance Requirement</b>	<b>Proposed Sign Program</b>	<b>Total Sign Area</b>
Low profile, ground-mounted signs, less than eight feet high are encouraged	One (1) monument sign. 6.33-foot high x 12.33-foot wide, double faced	156.1 sq. ft.
In all commercial zones not less than (1) one-foot inside property line	Commercial zone is proposed at least (1) one-foot away from utilities and the public right-of-way	N/A
Landscape area surrounding the base of the sign not less than 70 square feet in area	Proposed sign is within existing landscape area	N/A
Only one such sign shall be displayed in each business center	One (1) monument sign requested	156.1 sq. ft.

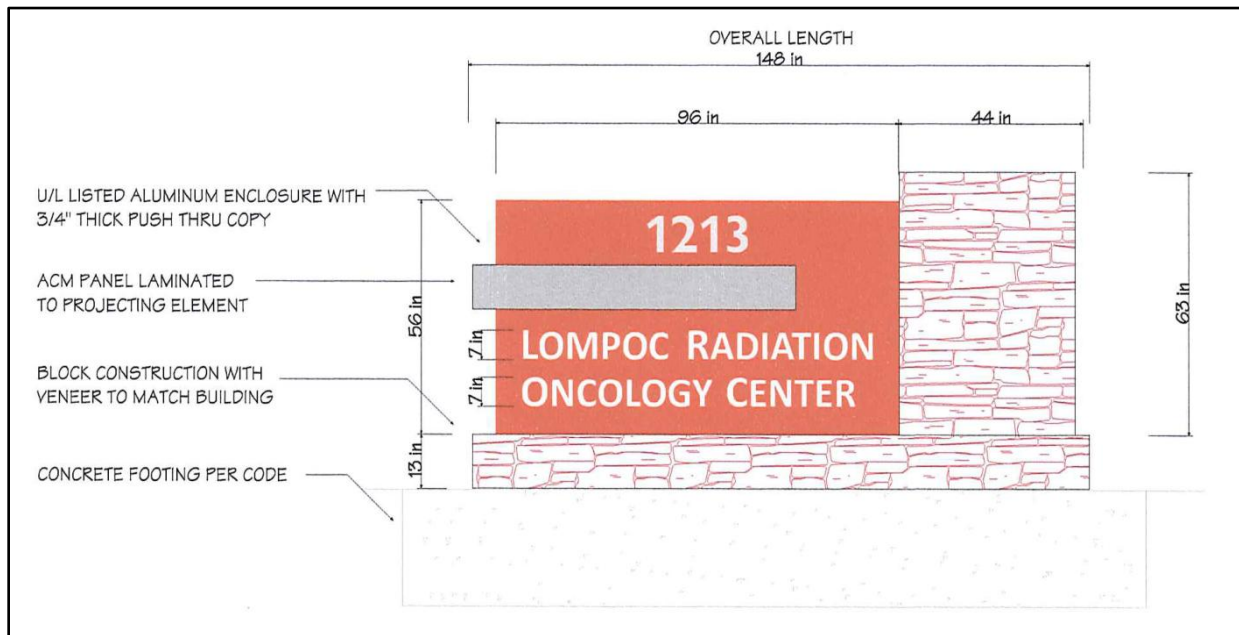
### Site Plan



### Monument sign:

The applicant has proposed that the building be identified by a double-sided internally illuminating monument type sign which will be located near the front entrance to the property (see site plan). The monument sign is a maximum of 76-inches in height and width of 148-inches with a total sign area of 156.1 square feet. A landscape area of not less than 70 square feet shall surround the base of the sign. The location of the monument sign shall be at least one foot away from all utilities and the public right-of-way. The monument sign colors are orange background with white seven (7) inch lettering. The sign is block construction with veneer stone to complement and match the building.

### Proposed Monument Sign



### **STAFF REVIEW**

A Development Review Board (DRB) meeting was not held to review this project as this sign program was required by a previous condition of approval (COA). The plan was circulated to City Staff and comments were received which are included as conditions of approval. Since no DRB was held the draft COA were distributed to the applicant for review on June 25, 2015.

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

Staff is recommending approval of DR 15-07, subject to the attached draft COA. As conditioned the proposed Sign Program will be consistent with the City Standards.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from review pursuant to the California Environmental Quality Act (CEQA), Section 15311, Accessory Structures, of the CEQA Guidelines.

**NOTICING**

On June 26, 2015:

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. 806 \(15\), including Conditions of Approval and draft Sign Program](#)  
(PC only with staff report. Documents available for review in Planning Division)

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

**RESOLUTION NO. 806 (15)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A SIGN PROGRAM FOR THE LOMPOC RADIATION ONCOLOGY CENTER LOCATED AT 1213 EAST OCEAN AVENUE (Planning Division File No. DR 15-07)**

**WHEREAS**, a request was received from Mark Blackford of Signcraft, representing the property owner, for Planning Commission consideration of a Sign Program for the Lompoc Radiation Oncology Center, located at 1213 East Ocean Avenue (Assessor Parcel Number: 085-150-069); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on July 8, 2015; and

**WHEREAS**, at the meeting of July 8, 2015, \_\_\_\_\_ was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of July 8, 2015, \_\_\_\_\_ spoke in favor of, or in opposition to, the project; and

**WHEREAS**, this project is categorically exempt from review pursuant to Section 21084 of the California Environmental Quality Act (CEQA), and Section 15311, Accessory Structures, of the CEQA Guidelines.

**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 business establishment 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, DR 15-07 the Sign Program is approved as proposed on July 8, 2015, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution No. 806 (15) was adopted, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the July 8, 2015 Planning Commission meeting by the following vote:

**AYES:**

**NOES:**

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

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

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

**CONDITIONS OF APPROVAL  
DR 15-07 – 1213 East Ocean Avenue  
SIGN PROGRAM (APN: 085-150-069)**

The following Conditions of Approval apply to the Sign Program for the Lompoc Radiation Oncology Center at 1213 East Ocean Avenue (DR 15-07), received by the Planning Division May 22, 2015 and reviewed by the Planning Commission on July 8, 2015.

**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 Sections 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. 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. 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.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Manager and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits.

- P8. 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.

#### **Planning – Project Specific Conditions**

P9. The single monument sign shall be installed as identified in the approved sign program.

P10. No additional on building signage is permitted for Individual tenants.

II. **FIRE** – No general or project specific conditions

III. **POLICE** – No general or project specific conditions

IV. **ENGINEERING**

#### **PROJECT SPECIFIC CONDITIONS**

EN1. Submit the Engineered construction plan for the review and approval by the City of Lompoc Engineering and Building Department. If the proposed sign is to be located over the City waterline and within the easement along Ocean Avenue, the footing for the sign is to be designed to minimize encroachment on the existing waterline. A shallow spread footing shall be designed and installed. Protection of the existing waterline will be the Contractors responsibility. The sign plan shall note the location of the waterline relative to the sign and footing.

EN2. The sign plan shall also note that, "Due to the proposed location of the sign within the City of Lompoc's existing waterline easement, the Property Owner takes full responsibility for damage repair and/or replacement of the sign if the City's existing waterline were to need repair and/or replacement in this location or nearby such that the sign is a nuisance or becomes damaged during the work to be completed."

## **V. ELECTRIC**

### **ELECTRIC - GENERAL CONDITIONS**

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

## **VI. WATER**

### **PROJECT SPECIFIC CONDITIONS**

- W1. Submit the Engineered construction plan for the review and approval by the City of Lompoc Engineering and Building Department. If the proposed sign is to be located over the City waterline and within the easement along Ocean Avenue, the footing for the sign is to be designed to minimize encroachment on the existing waterline. A shallow spread footing shall be designed and installed. Protection of the existing waterline will be the Contractors responsibility. The sign plan shall note the location of the waterline relative to the sign and footing.

- W2. The sign plan shall also note that, “Due to the proposed location of the sign within the City of Lompoc’s existing waterline easement, the Property Owner takes full responsibility for damage repair and/or replacement of the sign if the City’s existing waterline were to need repair and/or replacement in this location or nearby such that the sign is a nuisance or becomes damaged during the work to be completed.”

## VII. BUILDING

### BUILDING - GENERAL CONDITIONS

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- B2. Plans shall be prepared by a California licensed architect and/or engineer when required by the California Architect’s Practice Act and by CBC [A]107.3.4.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC. Include in Code Analysis.
- B4. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. Complete and dimensioned elevation plans of the building shall be submitted which include the code analysis of the building heights.
- B6. The Title/Cover /first sheet of the plans shall include:
- a. Code Analysis addressing all work
  - b. Complete Scope of Work to be performed
  - c. Occupancy group(s)
  - d. Description of use(s)
  - e. Type of construction
  - f. Height of the structure(s) and number of stories
  - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with totals.
- B7. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer’s Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWMP (Construction Waste Management Plan), a listing of Special Inspections required, Deferred Submittals
- B8. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B9. Fire sprinklers may be required per Building, Fire, and/or City codes. Fire sprinkler and alarm system plans shall be submitted simultaneously with building plans – no deferred submittals.
- B10. The Project shall show compliance with SB 407 requirements for non-compliant plumbing fixture replacement schedules.

B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.

- VIII. **SOLID WASTE** - No general or project specific conditions
- IX. **WASTEWATER** - No general or project specific conditions
- X. **AVIATION/TRANSPORTATION** - No general or project specific conditions
- XI. **GRADING** - - No general or project specific conditions
- XII. **STORMWATER** - No general or project specific conditions

I, Mark Blackford, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the sign program for Lompoc Radiation Oncology Center. As the applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

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

\_\_\_\_\_  
Date

**LOMPOC RADIATION ONCOLOGY CENTER**

**TENANT SIGN CRITERIA**

Approved:

PC Reso No. 806 (15) adopted July 8, 2015

**Lompoc Radiation Oncology Center**  
**1213 Ocean Avenue Lompoc CA 93436**

**TENANT SIGN CRITERIA**

The purpose of these criteria is to establish standards and specifications to assure that all signage is consistent throughout the project.

**A. SIGN TYPES**

Building shall be identified by (1) double sided, internally illuminated monument type sign which will be located near the front entrance, as shown on Exhibit A, Site Plan.

Address Numbers are 10-inches high, .125 thick Aluminum ACP stain black finish. Address numbers shall be placed on façade in visible location as per Fire Department requirements, as shown on Exhibit C, Address Numbers.

**B. MONUMENT SIGN**

1. One double sided monument sign shall be located near driveway at project entrance (Exhibit A and B)
  - Sign shall not exceed 76” in height and 148” in length, and the total sign area shall not exceed 60 square feet per side.
  - A landscaped area of not less than 70 square feet shall surround the base of sign.
  - Sign shall be located at least one foot away from all utilities and the public right-of-way.
  - Sign shall have internal fluorescent illumination.

**C. PROHIBITED SIGNS**

No additional signage will be allowed on the exterior of the building.

On-building 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: Site Plan

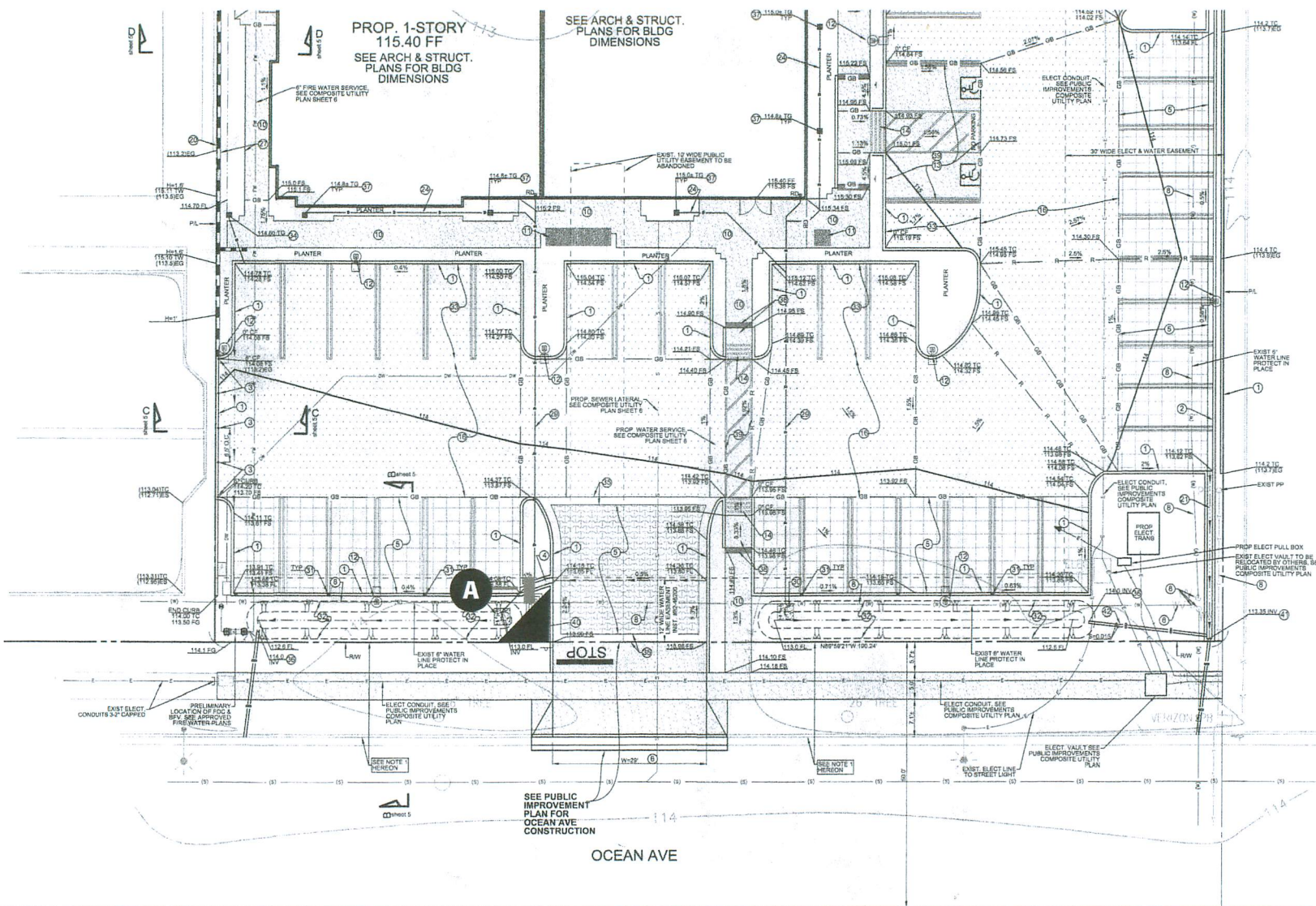
Exhibit B: Monument Sign Elevation

Exhibit C: Address Numbers

DRAFT

G:\COMDEV\Sign Programs\DR 15-07.rtf

# Lompoc Radiation Oncology Center - Site Plan



**SIGNCRAFT**  
 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.  
 State Compensation Ins. Fund  
 9062979-13

DATE April 2015  
 SHEET 06  
 SCALE none  
 SIGNCRAFT CONTACT Mark Blackford

PROJECT DESCRIPTION Signs for Lompoc Oncology Center  
 PROJECT ADDRESS 1213 E. Ocean Ave. Lompoc, CA 93436  
 LANDLORD / PROPERTY MANAGER Steve Rote  
 LANDLORD ADDRESS Landlord Address

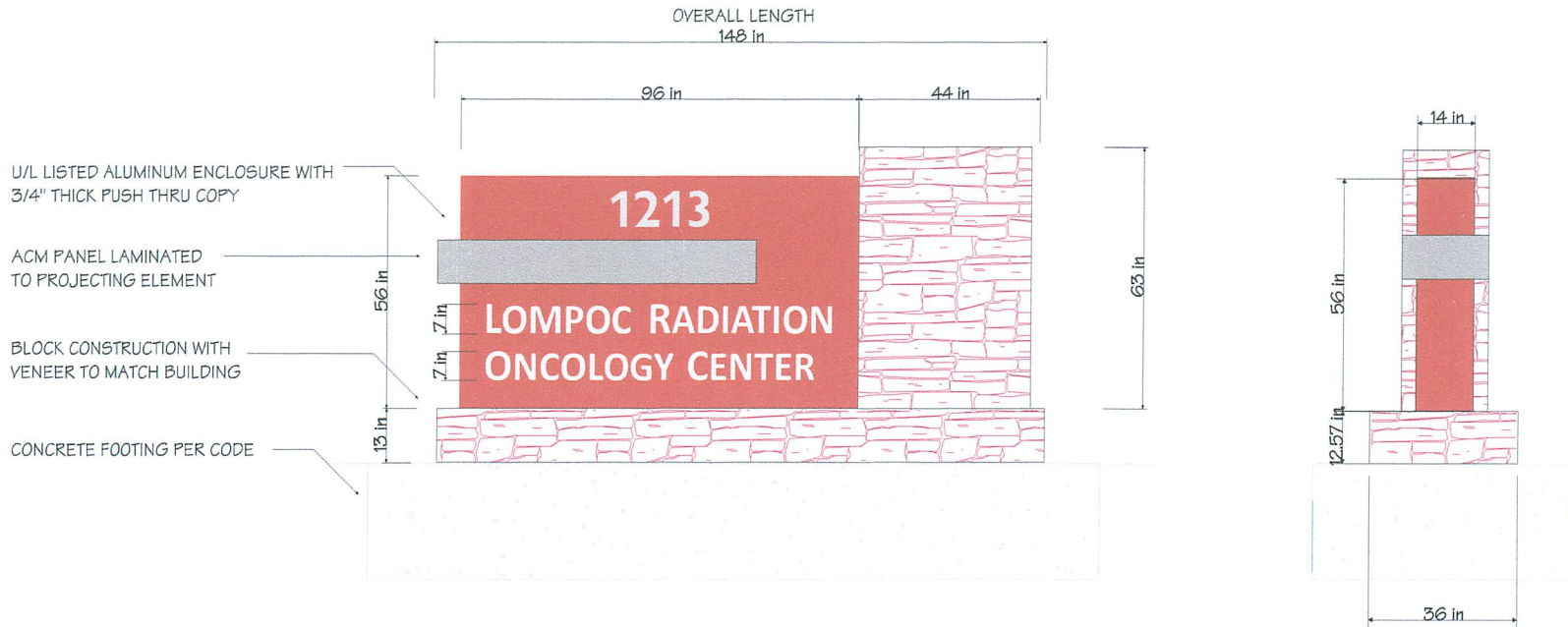
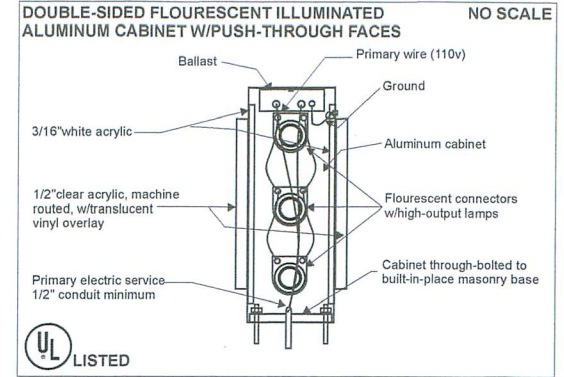
CLIENT CONTACT Roman Palacios  
 CLIENT PHONE 805-373-9822  
 CLIENT SIGNATURE  
 LANDLORD SIGNATURE

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 ORIGINAL WORK REMAINS  
 THE PROPERTY OF  
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# Lompoc Radiation Oncology Center - Elevation 1 - Double Sided Monument Sign - A

**A**

DOUBLE SIDED MONUMENT SIGN



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.  
 State Compensation Ins. Fund  
 9062979-13

DATE  
 April 2015

SHEET  
 01

SCALE  
 none

SIGNCRAFT CONTACT  
 Mark Blackford

PROJECT DESCRIPTION  
 Signs for Lompoc Oncology Center

PROJECT ADDRESS  
 1213 E. Ocean Ave. Lompoc, CA 93436

LANDLORD / PROPERTY MANAGER  
 Steve Rote

LANDLORD ADDRESS  
 Landlord Address

LANDLORD PHONE  
 000-000-0000

CLIENT CONTACT  
 Roman Palacios

CLIENT PHONE  
 805-373-9822

CLIENT SIGNATURE

LANDLORD SIGNATURE

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 AND PROTECTED UNDER  
 TITLE 17, U.S. CODE. THIS  
 ORIGINAL WORK REMAINS  
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 SIGNCRAFT INC.

EXHIBIT 2

ADDRESS NUMBERS  
.125 THICK ALUMINUM ACP  
SATIN BLACK FINISH



10 in

**1213**