

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 Permit – DR 15-08

AGENDA ITEM NO. 2

A request from Mark Blackford of Signcraft, the project applicant, for Planning Commission review and consideration of a Sign Permit for Extra Space Storage. The proposed Sign Permit consists of two (2) on-building signs and one (1) monument sign. The project is located in the *Industrial (I)* Zoning District at 2225 Briar Creek Way (APN: 093-070-067). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15311, Accessory Structures.

SCOPE OF REVIEW

The Planning Commission is being asked to consider:

- If the proposed sign permit 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 permit.

PLANNING COMMISSION ACTION

1. Adopt Resolution No. 807 (15), approving Sign Permit (DR 15-08), 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 OwnerLompoc Mini-Storage, LLC
- 2. Site Location2225 Briar Creek Way
- 3. Assessor Parcel Numbers93-070-67
- 4. Site ZoningIndustrial (I)
- 5. General Plan Designation.....Industrial
- 6. Site UseStorage units
- 7. Surrounding Uses/ZoningNorth: Wastewater Treatment Plant / PF
South: Residential / R-2, PD
East: Briar Creek Park / PF
West: Agricultural / Outside City Limits
- 8. Lot Size.....1.65 acres

BACKGROUND

- March 12, 2007 The Planning Commission adopted Resolution No. 542 (07) approving a mini-storage facility on the site.
- February 26, 2010 The building permit and Planning Commission approval expired.
- September 12, 2012 The Planning Commission adopted Resolution No. 732 (12) approving the construction of a mini-storage facility at 2225 Briar Creek Way
- March 30, 2015 The applicant submitted for sign permit. LMC 17.108.030 all signs that are proposed for installation in a commercial or industrial building that faces into a residentially zoned area shall be reviewed by the Planning Commission at a public hearing.

PROPOSAL

The applicant is proposing two (2) on-building signs and one (1) monument sign for Extra Space Storage located at 2225 Briar Creek Way (Assessor Parcel Number: 093-070-067). The on-building signage will consist of internally illuminated channel letters set on horizontal raceways. The monument sign proposed along Central Avenue has the business logo and a directional arrow for customers to access the entrance of the storage facility located on Briar Creek Way.

ANALYSIS

On March 30, 2015, the applicant submitted for sign permit. LMC 17.108.030 requires all signs that are proposed for installation in a commercial or industrial building that faces into a residentially zoned area shall be reviewed by the Planning Commission at a public hearing.

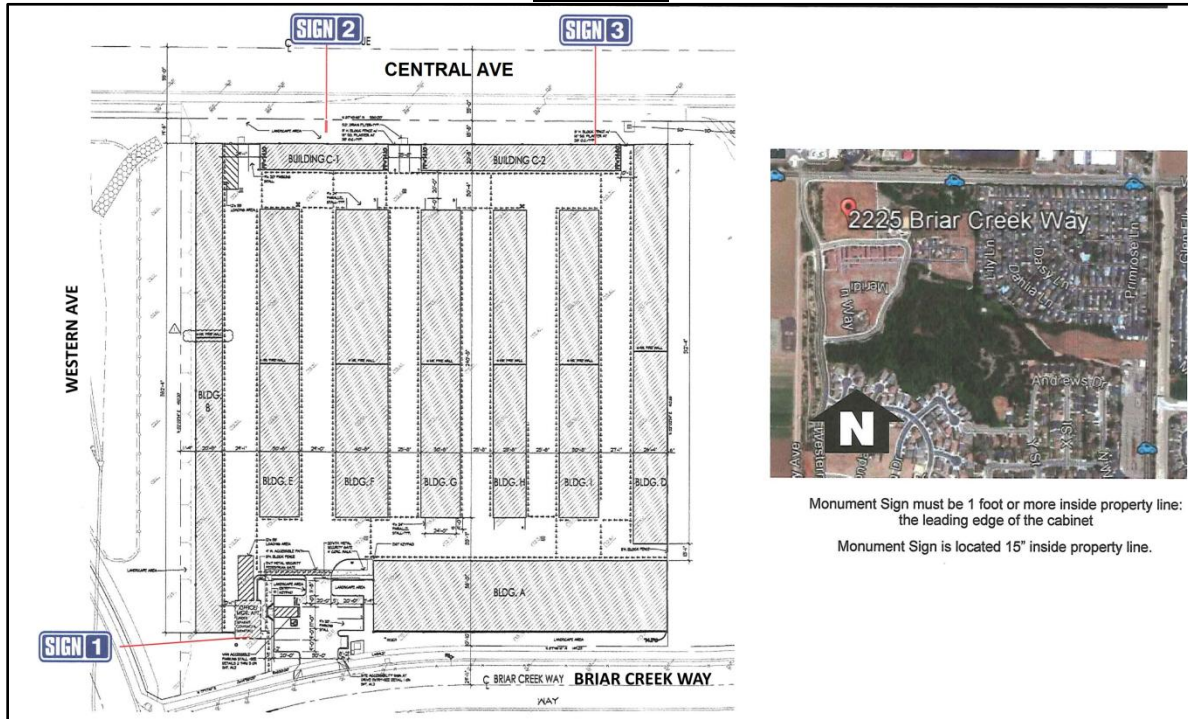
17.108.030 General Limitations, J: requires all signs that are proposed for installation for a commercial or industrial building that face into a residentially zoned area shall be reviewed by the Planning Commission at a public hearing, with notice given to effected property owners in the residentially zoned area. In addition to the standards found in the Architectural Review Handbook relating to signs, the following criteria shall be used to determine whether a sign facing a residential area will be allowed:

1. *The manner in which the sign will be lighted.*
2. *The intensity of the lighting.*
3. *The availability of alternative locations for signs advertising the business.*
4. *Other factors the Planning Commission deems relevant with respect to minimizing any negative impact upon residentially zoned areas in the vicinity.*
5. *Signs with internal illumination shall be discouraged. (Prior code § 8842)*

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

Zoning Ordinance Requirement	Proposed Sign Program	Total Sign Area
Low profile, ground-mounted signs, less than eight feet high are encouraged	One (1) monument sign. 8-foot high x 9-foot wide	144 sq. ft.
Not more than three signs; sign area of each site shall not exceed 300 square feet	One (1) monument sign; two (2) on-building signs	234.5 sq. ft.

Site Plan

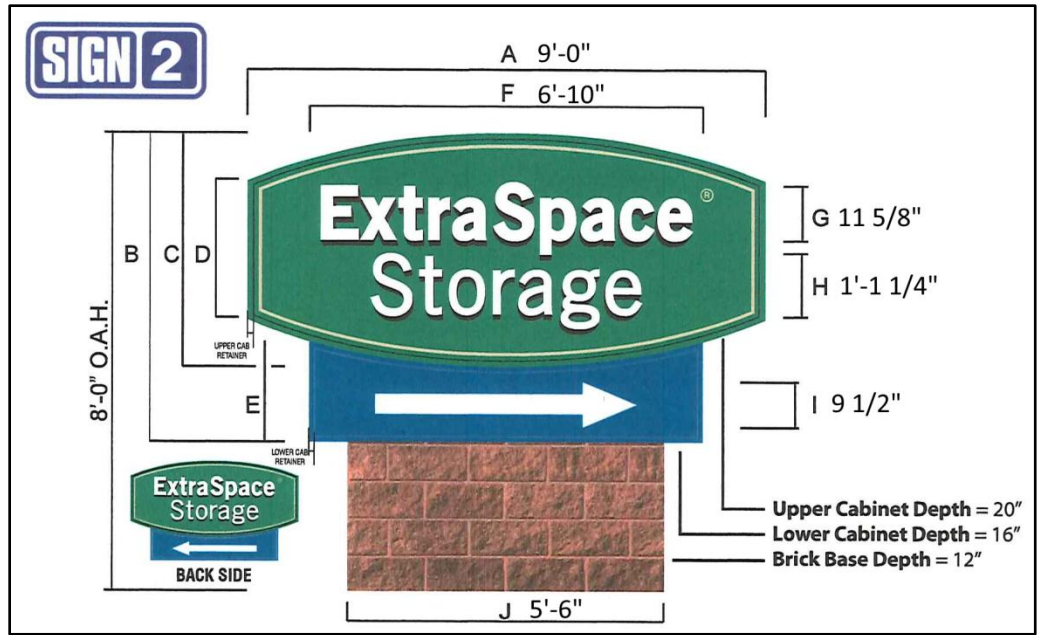


Monument Sign must be 1 foot or more inside property line: the leading edge of the cabinet
 Monument Sign is located 15" inside property line.

Monument sign:

The applicant is proposing one (1) double-sided internally illuminated monument type sign located on the north side of the property along Central Avenue. The monument sign is a maximum of 8-feet in height and width of 9-feet. It will be located within a landscape buffer area. The location of the monument sign is 15-inches inside the property line.

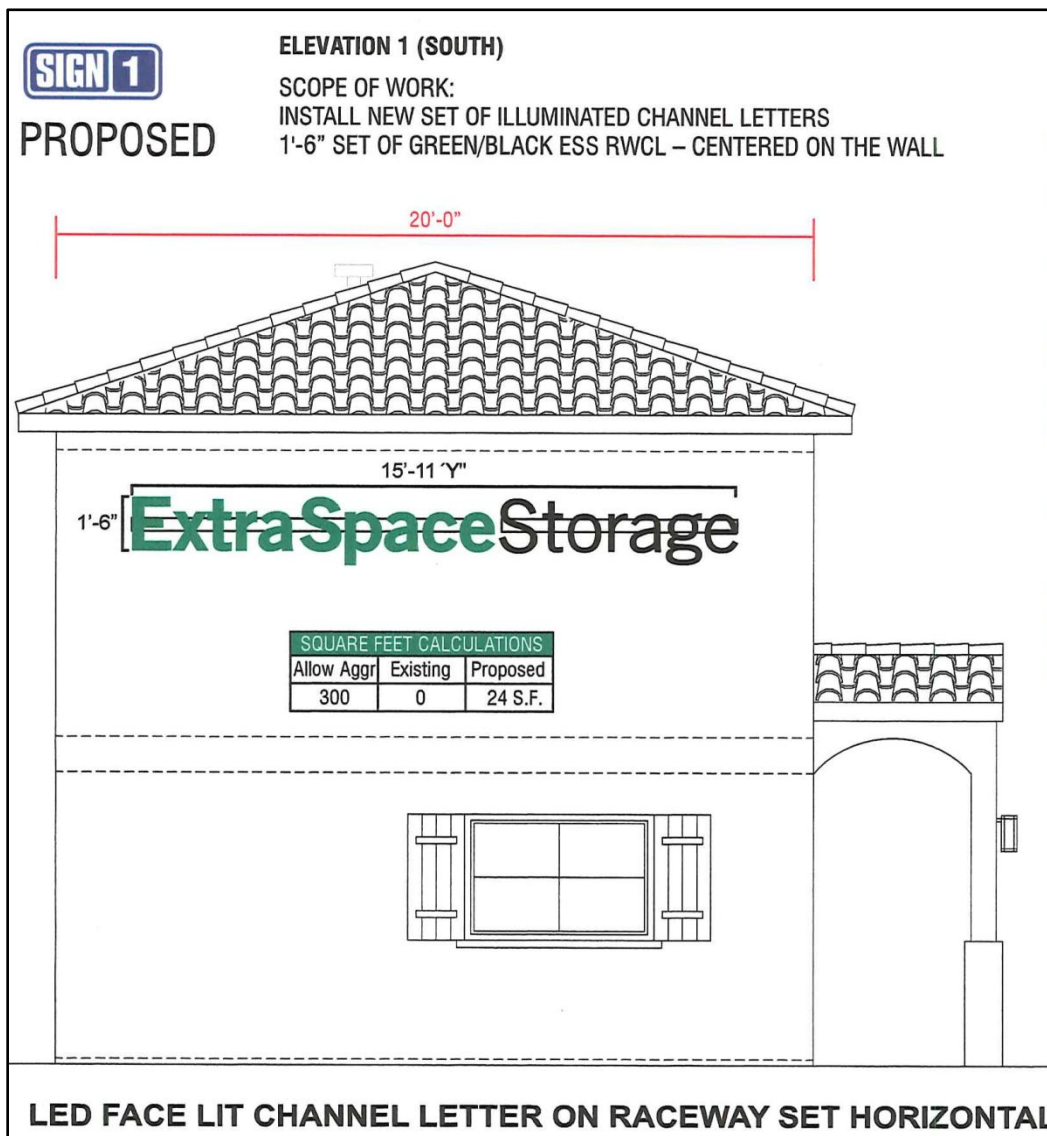
Monument Sign on Central Avenue



On-Building sign:

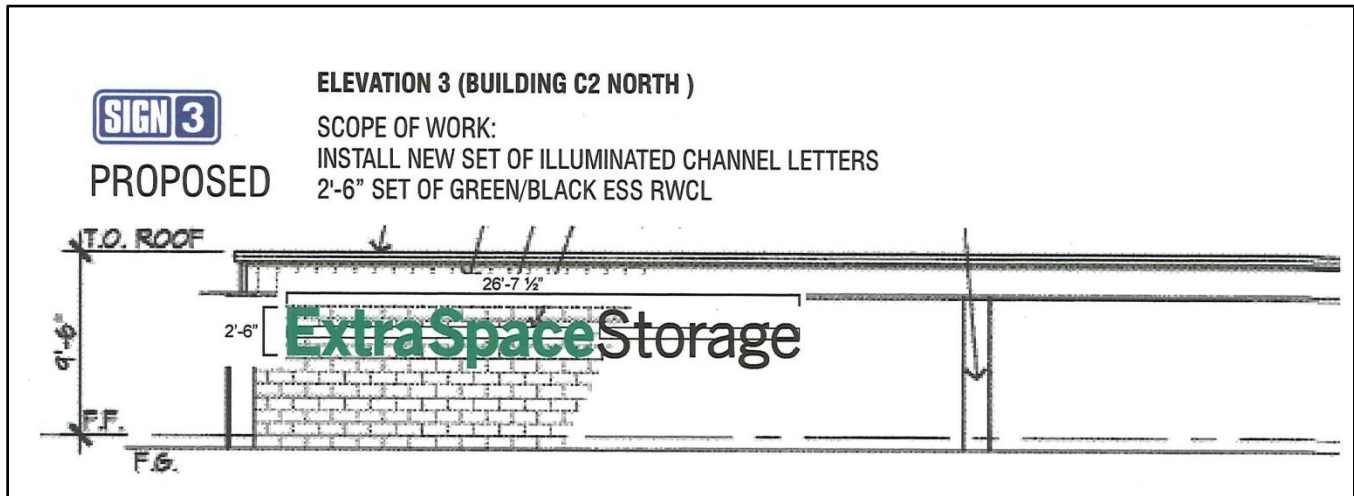
The applicant proposed two (2) on-building, internally illuminated, channel letter signs set on horizontal raceways. Sign No. 1, is located above the manager’s office located at the entrance to the storage facility along Briar Creek Way, facing apartments. The colors of both on building signs are Green and Black. On-building signs have a 7-day digital astronomic timer that shuts off illumination four (4) hours after sunset. The astronomic timer can accommodate any scheduled time. The storage facility has 24 hour site access and office hours Monday – Sunday 9pm to 6pm. A condition of approval is included requiring signs facing into residential areas shall not be illuminated [Resolution No. 807 (15), COA P9].

Sign No. 1



Sign No. 3, is located on the wall of storage building along Central Avenue facing in the direction of the City Waste Water Treatment Plant.

Sign No. 3



As conditioned, the sign permit is consistent with the City Standards.

STAFF REVIEW

A Development Review Board (DRB) meeting was not held to review this project as this sign permit was required by LMC 17.108.030. The plan was circulated to Engineering and Utilities Staff for placement 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 24, 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.

As conditioned, the proposed sign permit is consistent with the adopted City policies. The DRB staff recommends approval of the Extra Space Storage Sign Permit.

ENVIRONMENTAL DETERMINATION

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

NOTICING

On June 26, 2014:

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. 807 \(15\) approving DR 15-08, including Conditions of Approval](#)
(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	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 807 (15)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A SIGN PERMIT FOR EXTRA SPACE STORAGE LOCATED AT 2225 BRIAR CREEK ROAD (Planning Division File No. DR 15-08)

WHEREAS, a request was received from Mark Blackford of Signcraft, representing the property owner, for Planning Commission consideration of a Sign Permit for Extra Space Storage, located at 2225 Briar Creek Road (Assessor Parcel Number: 093-070-067); 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 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 Permit 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 Permit complies with the City Zoning Ordinance and Architectural Review Guidelines.

SECTION 2: Based upon the foregoing, DR 15-08 the Sign Permit 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. 807 (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](#)

**CONDITIONS OF APPROVAL
DR 15-08 – 2225 Briar Creek Way
SIGN PERMIT (APN: 093-070-067)**

The following Conditions of Approval apply to the Sign Permit for DR 15-08, received by the Planning Division May 12, 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. Signs facing into residential areas should not be illuminated.

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

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

IV. **ENGINEERING**

PROJECT SPECIFIC CONDITIONS

EN1. The installation of all signs shall be outside of the public right-of-way or easements.

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. SOLID WASTE - No general or project specific conditions

VII. WATER – No general or project specific conditions

VIII. WASTEWATER - No general or project specific conditions

IX. AVIATION/TRANSPORTATION – No general or project specific conditions

X. 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.

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 project. As the applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

By: _____
Mark Blackford

_____ Date