

PLANNING COMMISSION

REGULAR MEETING OF

JANUARY 16, 2013

7:00 p.m.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**
NEW ITEMS
- 1. MASTER SIGN PROGRAM NO. MS 12-044 – (PUBLIC HEARING – LIMITED TO 30 MINUTES)** – The applicant requests approval of a Master Sign Program for the Center Point commercial center located at the southeast corner of Barton Road and Mountain View Avenue. The sign program is site specific to the project and contains criteria for exterior signage.
- G. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)** – November 7, 2012.
- H. REPORTS BY THE PLANNING COMMISSIONERS**
- I. COMMUNITY DEVELOPMENT DIRECTOR REPORT**
- J. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:00 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JANUARY 16, 2013

TO: PLANNING COMMISSION
FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
SUBJECT: MASTER SIGN PROGRAM (MS) NO. 12-044

SUMMARY

The applicant requests approval of a Master Sign Program for the Center Point commercial center located at the southeast corner of Barton Road and Mountain View Avenue. The sign program is site specific to the project and contains criteria for exterior signage.

RECOMMENDATION

The recommendation is that the Planning Commission approve MS No. 12-044 based on the Findings, and subject to the attached Conditions of Approval (Attachment – B).

PERTINENT DATA

Applicant/Property Owners:	Terra Linda Commercial LLC
General Plan:	Commercial
Zoning:	(C-1) Neighborhood Business
Site:	Approved retail commercial center
Topography:	Generally flat
Vegetation:	Landscaping to be installed as part of site improvements
Special Features:	N/A

BACKGROUND AND EXISTING SETTING

Background

On December 13, 2011, the City Council approved Tentative Parcel Map No. 10-205 and Conditional Use Permit No. 10-203, a request to subdivide an existing 7.7 acre parcel into four individual lots to construct a new neighborhood business center. The proposed project includes a total of 65,475 square feet of building area divided into four

subdivided lots. On-site improvements include associated parking areas, landscaping and lighting facilities. The project is located at 25701 Barton Road in the Neighborhood Business (C-1) Zone.

On September 5, 2012, the Planning Commission recommended to the City Council, a 1-year extension on Tentative Parcel Map No. 10-205 and Conditional Use Permit No. 10-203.

On October 9, 2012, the City Council approved a 6 month time extension of Tentative Parcel Map No. 10-205 and Conditional Use Permit No. 10-203.

Existing Setting

The project site has been vacant for over thirty years. Properties to the south are zoned Multi-Family Residence (R-3). The existing commercial property to the east is zoned Neighborhood Business (C-1). To the west is the Loma Linda Health Center which is zoned Administrative Professional Offices (AP). Loma Linda Plaza and Rite Aid are located to the north and are both zoned Neighborhood Business (C-1).

CALLIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is eligible for a Class 11 Categorical Exemption from further environmental review based on the CEQA Guidelines §15311(a). The Class 11 Categorical Exemption allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on-premise signs.

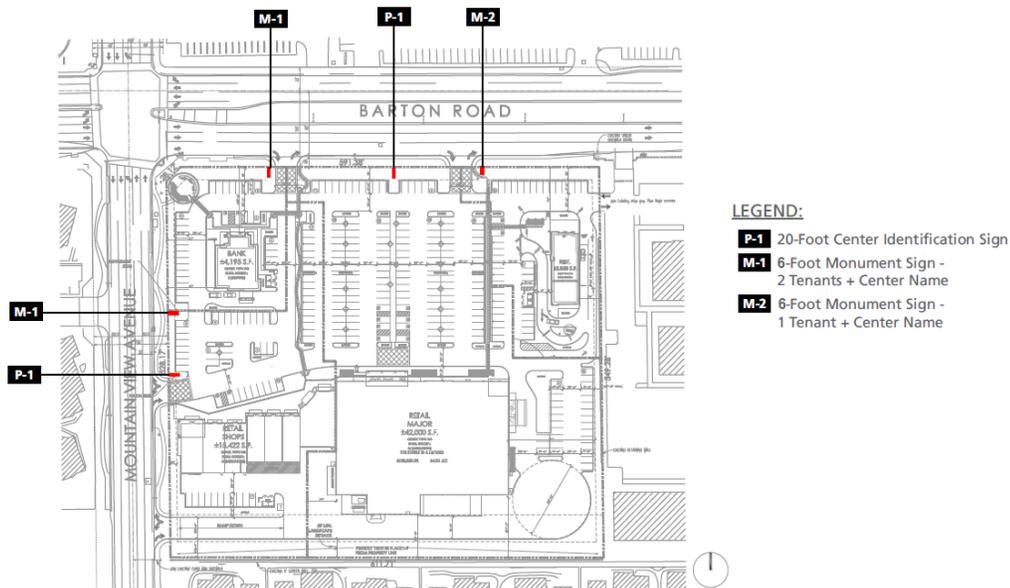
ANALYSIS

Project Description

The Master Sign Program details sign design for the Center Point commercial center which are included in the submitted project plans. The plans illustrate the signage for the proposed development, which include center identification signs, monument signs, and wall signage. The proposed signs illustrate the size and style, and location of the signs for future tenants of the commercial buildings.

Center Identification Signs

Section 17.18.140(B)(3)(b) allows centers which have five or more activities and at least five hundred feet of street frontage on one side to establish one freestanding sign per frontage. The subject site measures over 591 feet along Barton Road and over 528 feet along Mountain View Avenue.



CENTER POINT TENANT SIGNAGE CRITERIA | SIGN PROGRAM

7
created by: **SIGNS**
SERVICES

Figure – 1

The applicant is proposing two, 20-foot tall, center identification signs (Figure – 2). While the code allows for a center identification sign up to 25-feet in height, the applicant is proposing them at 20-feet in height. The center identification signs will be centrally located along the Barton Road and Mountain View street frontages.

The center identification signs will include a total of five panels, which will vary in size according to Figure – 2, as shown below. The signs will also include the name of the center at the top of the sign, as required by Section 17.18.140(B)(3)(d).

Design

The monument signs will include stone veneer at the base of each support column, with earth tone-colored stucco finishes to match the architectural design and finish of the commercial center. The sign areas will include two-inch deep, aluminum, opaque panels with routed, push-thru lettering. The panels vary in height, but the height of the panels will remain fixed, should the plan be approved. This would prohibit the management company from trying to squeeze in additional panel sizes, which could lead to signage clutter, and possible aesthetic deterioration of the signs.

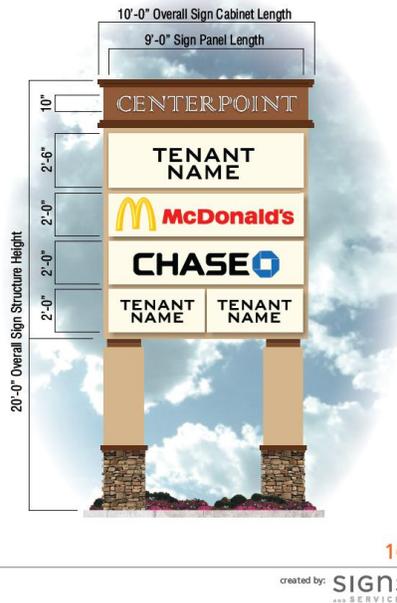


Figure – 2

Monument Signs

As shown on Figure – 1, the commercial center will include a total of three, 6-foot high monument signs located throughout the development. All three monument signs measure 6-feet in height, and 8-feet in width. All monument signs, including the center identification signs are located more than 50-feet from one another, per Section 17.18.140(B)(3)(c).

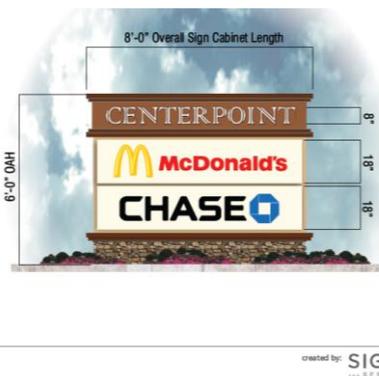


Figure – 3



Figure – 3a

Two identical monument sign that advertises the McDonald's Restaurant and Chase Bank (Figure – 3) will be located on the Chase bank property. One monument sign will be located just west of the driveway entrance along Barton Road. The other monument sign will be located along Mountain View Avenue, on the southern edge of the Chase parcel property line. As required by Section 17.18.140(B)(3)(d), both monument signs will include the Center Point center name on top.

The third 6-foot high, 8-foot wide monument sign, located on the McDonald's Restaurant property along Barton Road (Figure – 3a), will also include the Center Point center name on top, though not required, and advertise only the McDonald's Restaurant name.

Design

The monument signs will include stone veneer bases, with earth tone-colored stucco finishes to match the architectural design and finish of the commercial center. The sign areas will include two-inch deep, aluminum, opaque panels with routed, push-thru lettering. As stated above, the panels vary in height, but the height of the panels will remain fixed, should the plan be approved. This would prohibit the management company from trying to squeeze in additional panel sizes, which could lead to signage clutter, and possible aesthetic deterioration of the signs.

Wall Signs

Wall signs are allowed per Zoning Code Section 17.18.140 B1 and B2. The following calculation is provided for in the sign code:

Main Tenant Pad

The main tenant pad measures 242 lineal feet of street frontage along Barton Road, and while not shown on the site plan, includes 40-feet of street frontage off Mountain View Avenue. Because the lot has two street frontages, the main tenant building is allowed additional signs. The sign plan includes two proposed wall signs along the front of the building (facing Barton Road). However, the combined area for both signs may not exceed 242 square feet. The sign plan does not include a design for the proposed signs, as a tenant has not yet been identified, but it will be required to comply with the design and materials indicated in the sign program

The sign plan indicates that the maximum sign height for the major tenant is 44-inches, with a logo height of 62-inches, with a maximum width of 75% of the sign fascia. The sign program indicates that the letters and logo must be internally illuminated by means of LED lighting. The sign plan also allows for custom tenant logo type and colors per property management's approval.

Chase Bank

Buildings with frontage on more than one street shall be permitted additional wall signs within the allowable sign area. Section 17.18.140(B) 1 and 2, allows for up to one wall sign per façade. Such signs shall not exceed one square foot in area for each front foot of the lot or parcel upon which the structure is located. The property contains 156 lineal feet of frontage off Barton Road and 181 lineal feet off Mountain View Avenue.

The signs will include the following restrictions:

- Maximum Letter Height - 30-inches
- Maximum Logo Height – 39.5-inches
- Maximum Length – 75% of sign fascia

Any sign proposed for this building will have to comply with sign code and the master sign program. As with the main tenant, the sign program indicates that the letters and logo must be internally illuminated by means of LED lighting. The sign plan also allows for custom tenant logo types and colors per property management's approval.

Restaurant Pad

Section 17.18.140.B(1) allows one wall sign, not to exceed one square foot in area for each front foot of the lot or parcel upon which the structure is located. The restaurant pad has 193 lineal feet of street frontage, and is thus allowed a wall sign not to exceed 193 square feet in area. The proposed sign area measures 47 square feet and includes the "McDonald's" name and the "McDonald's" logo, and is well within the maximum allowed for the building.

Multi-Tenant Pad

The applicant is proposing to regulate wall signage on the multi-tenant building by using the following criteria;

- Maximum Letter Height – 24"
- Maximum Logo Height – 30"
- Maximum Length – 75% of sign fascia

The building includes various tenant space widths, so the total sign area is different for each. The sign code allows wall signs on multi-tenant buildings to be calculated in the following manner:

Area per
Individual

Occupancy: $\frac{\text{Frontage footage of Individual occupancy} \times \text{Total width of parcel}}{\text{Total frontage of combined occupancy (Total building width)}}$

Using the building as an example, the following dimensions are allowed when using the above mentioned formula for two of the tenant spaces:

$\frac{25 \text{ feet} \times 307 \text{ feet}}{222 \text{ feet}} = 35$ square feet of allowable wall sign area

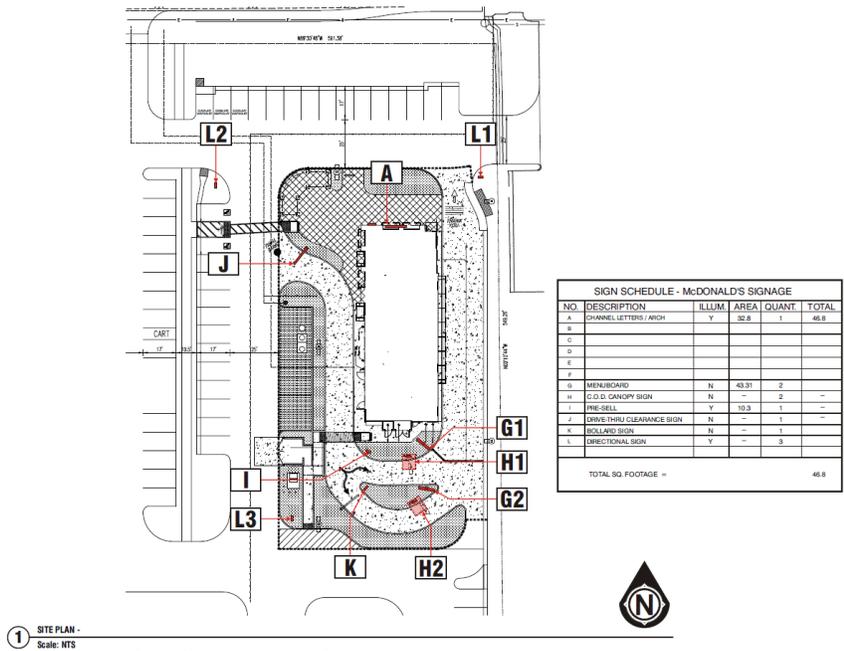
$\frac{28.9 \text{ feet} \times 307 \text{ feet}}{222 \text{ feet}} = 40$ square feet of allowable wall sign area

Tenant Width	Space	Allowed Signage Area
25'		35 sq.ft.
26'-4"		26.5 sq. ft.
28'-9"		40 sq.ft.
36'-10"		51 sq.ft.

A potential tenant will be required to comply with the maximum sign area allowed in the sign code, and with the maximum letter and logo height approved in the master sign program (shown above).

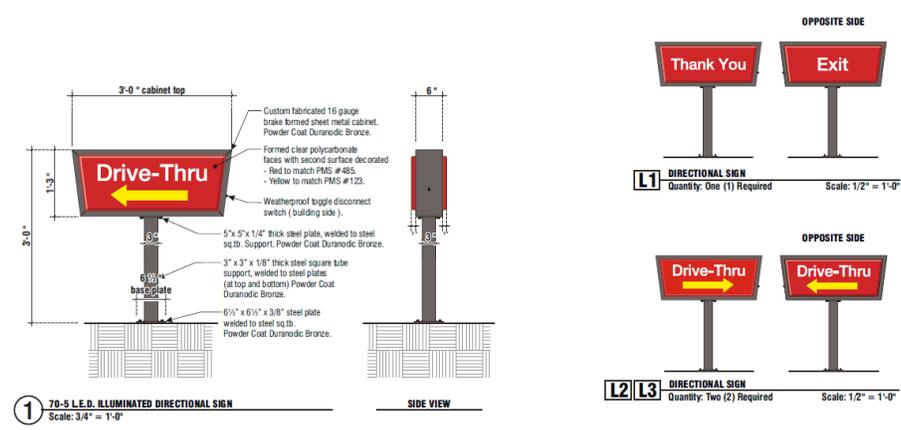
Directional Signage

The master sign program includes directional signage for the drive-thru restaurant, as shown in Figure – 4. Section 17.18.140(A)(5) allows for up to two on-site directional signs per driveway approach. The parcel is served with two driveway approaches, one off Barton Road, and the other off the east property line, connecting the commercial center and the Meridian complex. This driveway approach, as a condition of approval of the developments, was required in order to provide circulation between the properties.



1 SITE PLAN - Scale: NTS
Figure – 4 – Directional Signage

The following directional signs are proposed:



Additional signage for sales, circulation, informational and safety purposes, include:

- Pre Sell Board;
- Menu Board;
- “Order Here” at the menu board location;
- Drive-thru/height clearance signage at the drive-thru entrance;
- “Any Lane/Any Time” at the drive-thru split.

Prohibited Signs

The following signs are prohibited:

- Outdoor advertising or advertising structures;
- Roof Signs;
- Awning signs;
- Animated, audible or moving signs;
- Vehicles signs;
- Signs consisting solely of an internally illuminated metal cabinet box;
- Painted wooden signs;
- Exposed conduits and raceways
- Electrified neon attached to glass tubing surrounds or crossbars;
- Front lighting fixtures that compete with storefront design.

Page 3, #2 of the master sign program states that “internally illuminated can” signs consisting of rectangular enclosures with large translucent plastic sign faces are discouraged”. However, under *Prohibited Signs*, internally illuminated metal cabinets or boxes are prohibited. In order to maintain uniformity through the development, other than logos, can signs should be prohibited. Staff has added a condition of approval that prohibits can signs at the Center Point commercial center.

Public Comments

On January 3, 2013, public hearing notices were mailed to property owners within 300 feet of the site to meet the ten-day legal notice requirement. As of the writing of this report, staff has not received any public comments or inquiries.

Findings for Master Sign Plan

In an effort to ensure that the foregoing Master Sign Program is consistent with the General Plan (2009), compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit (CUP) Findings in LLMC §17.30.210 to this proposal. The CUP findings have been modified for applicability to this proposal, as follows:

1. *That the use applied for at the location set forth in the application is properly one that is authorized by this title.*

The proposed Master Sign Program is consistent with the Guiding Policy found in Section 4.6.1 of the General Plan (2009) which encourages a climate in which

businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate business. Master sign programs provide consistency and a regulatory framework for business centers. The proposed sign program compliments the exterior architecture of the Center Point commercial development. In addition, the sign program will provide visibility and viability for future tenants.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed Master Sign Program is consistent with Guiding Policy found in Section 3.1.2.1 of the General Plan (2009), which states "For auto-oriented commercial and small offices (located within commercial, office, or mixed-use designations as indicated in the Land Use Element) promote designs that facilitate easy auto access and parking and create pleasing buildings that are easily visible from the street." The proposed Master Sign Program improves the visibility to tenants of the commercial center to drivers and pedestrians along Barton Road and Mountain View Avenue. In addition the site layout allows for easy auto access and circulation.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

Issues related to the project site layout and City Code requirements were addressed as part of the Conditional Use Permit (CUP) approval process. Site specific sign design provided in the Master Sign Program is designed to compliment the exterior design of the Center Point commercial center and identify and advertise future on-site businesses.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or that will be generated by the proposed use.*

The Master Sign Program will be limited to the exterior elevation of the onsite buildings and the associated monument signs, freestanding signs, and directional signs. Issues related to the project site being properly designed for traffic and circulation were addressed as part of the CUP approval process. The proposed Master Sign Program will not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan (and Master Sign Program) are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through the implementation of the Conditions of Approval for the CUP application. The proposed signage will enhance the visibility of future on-site businesses and help to direct motorists and pedestrians to their desired destinations. The sign program will also result in more aesthetically pleasing building exteriors and serve to enhance the Barton Road and Mountain View Avenue frontages.

CONCLUSION

All elements of the proposal for a Master Sign Program are consistent with the General Plan (2009) and in compliance with the Loma Linda Municipal Code. Positive findings have been made to support staff's recommendations to the Planning Commission. The proposed Master Sign Program is exempt from CEQA based on the CEQA Guidelines §15311(a), which allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on-premise signs.

Respectfully submitted,

Guillermo Arreola,
Associate Planner

ATTACHMENTS

- A. Master Sign Program
- B. Conditions of Approval

CENTER POINT

SIGN CRITERIA / PROGRAM

Rev # 1: 04/16/12
Rev # 2: 05/01/12
Rev # 3: 06/09/12
Rev # 4: 07/26/12
Rev # 5: 08/10/12
Rev # 6: 11/06/12
Rev # 7: 12/10/12
Rev # 8: 1/07/13

OWNER REP:

The Koenig Companies
3020 Old Ranch Parkway #300
Seal Beach, CA 90740
Contact: John Koenig

SIGN CONSULTANT:

SIGNS & SERVICES COMPANY, INC.
Contact: Matt DeRuyter
10980 Boatman Ave., Stanton, CA 90680
(714) 761-8200 matt@signsandservicesco.com

Created Date: 04/09/12

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APPROVAL PROCESS

There is a formal process for the creation, review and approval of Tenant signs at Center Point. All Tenant's signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Center Point.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. Electronic copy (in PDF format) is OK. All signs must conform to the requirements of City of Loma Linda Planning and Building Department, and this Tenant Sign Criteria.

Submittals shall include the following:

1. STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to City of Loma Linda Planning Department for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or their Sign Contractor must submit to City of Loma Linda Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. INSTALLATION:

Tenant's Sign Contractor shall install required

signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. TENANT'S RESPONSIBILITY:

The Owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

Tenant shall be responsible for the following expenses relating to signage for their store:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

1. In general, natural construction such as wood, metals, ceramic, glass and stone should be used for visible components of signs. Synthetic materials should only be used if they are designed to be indistinguishable from the recommended natural materials, or if they have a secondary, or minor visual presence. Large plastic panels should be avoided. Materials subject to yellowing from exposure to sunlight or heat such as a polycarbonate should not be used.
2. Internally illuminated "can" signs consisting of rectangular enclosures with large translucent plastic sign faces are discouraged.
3. Recommended exposed and non-exposed illumination types include halogen, warm white encapsulated compact fluorescent, warm white encapsulated induction lamps, and LED light sources.
4. For legibility, contrasting colors should be used for the color of the background and the color of the letters or symbols. Light letters on a dark background or dark letters on a light background are most legible.
5. Color or color combinations that interfere with the legibility of the sign copy should be avoided.
6. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.

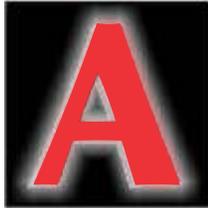
7. The location of all permanent building mounted signs should be incorporated into the architectural design and compensation of the building. Placement of signs should be considered an integral part of the overall facade design.

8. Storefront signage should help create architectural variety from establishment/

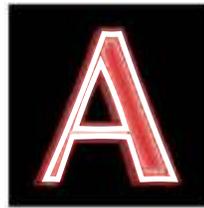
9. All signs (including temporary signs) should present a neat and aligned appearance.

10. Additional directional signs will be shown on specific user sign applications.

ILLUMINATION EXAMPLES



Section A
Illuminated ACRYLIC FACE CHANNEL display. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use Acrylic with trim cap. Illuminate with Neon or LED. Paint returns any color.

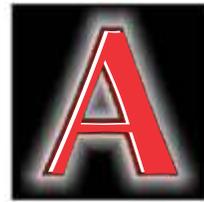


Section C
Illuminated OPEN PAN CHANNEL display with EXPOSED NEON ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate Neon or LED. Paint face and returns any color.

NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.



Section B
Illuminated REVERSE PAN CHANNEL display with HALO ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate with Neon or LED. Paint faces and returns any color.



Section D
Illuminated ALUMINUM FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Route out aluminum faces where graphics occur and back up or push through lexan graphics. Illuminate with Neon or LED. Paint face and returns any color.

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

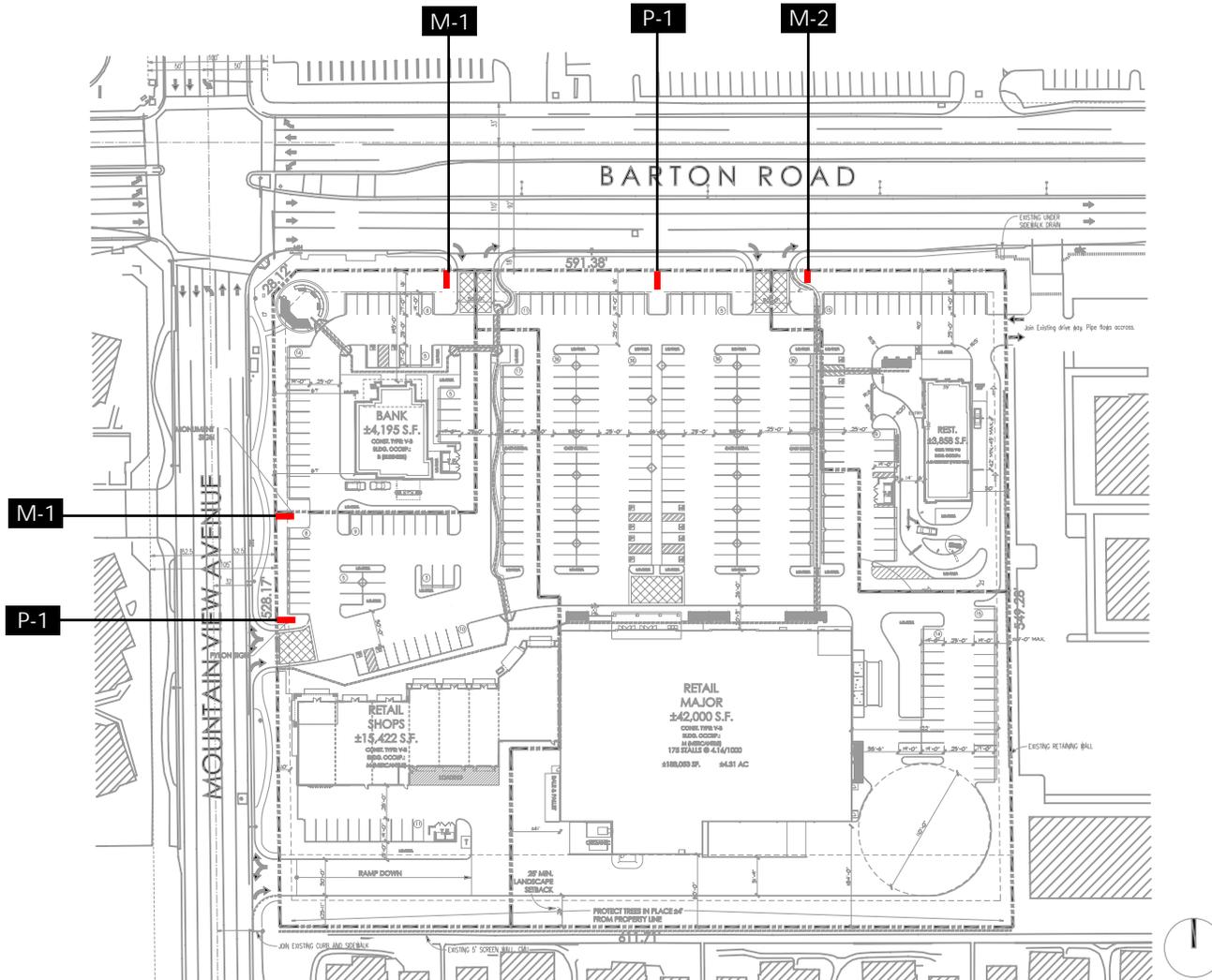
- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

PROHIBITED SIGNS

All signs not specifically address in this criteria are prohibited unless approved in writing by the Owner and or his authorized agent will be allowed. Each special sign which varies from this criteria shall be evaluated on an individual basis, and approval shall be at the City and Owner's discretion. The following signs are prohibited:

- No projections beyond the sign area will be permitted. The sign area to be within the limits as indicated in this sign criteria.
 - Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
 - Outdoor advertising or advertising structures.
 - Roof Signs.
 - Awning signs and lettering on awning.
 - Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
 - Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
 - Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
 - Signs consisting solely of an internally illuminated metal cabinet or box.
- Painted wooden signs.
 - Exposed conduits and raceways.
 - Electrified neon attached to glass tubing surrounds or crossbars.
 - Front lighting fixtures that compete with storefront design.

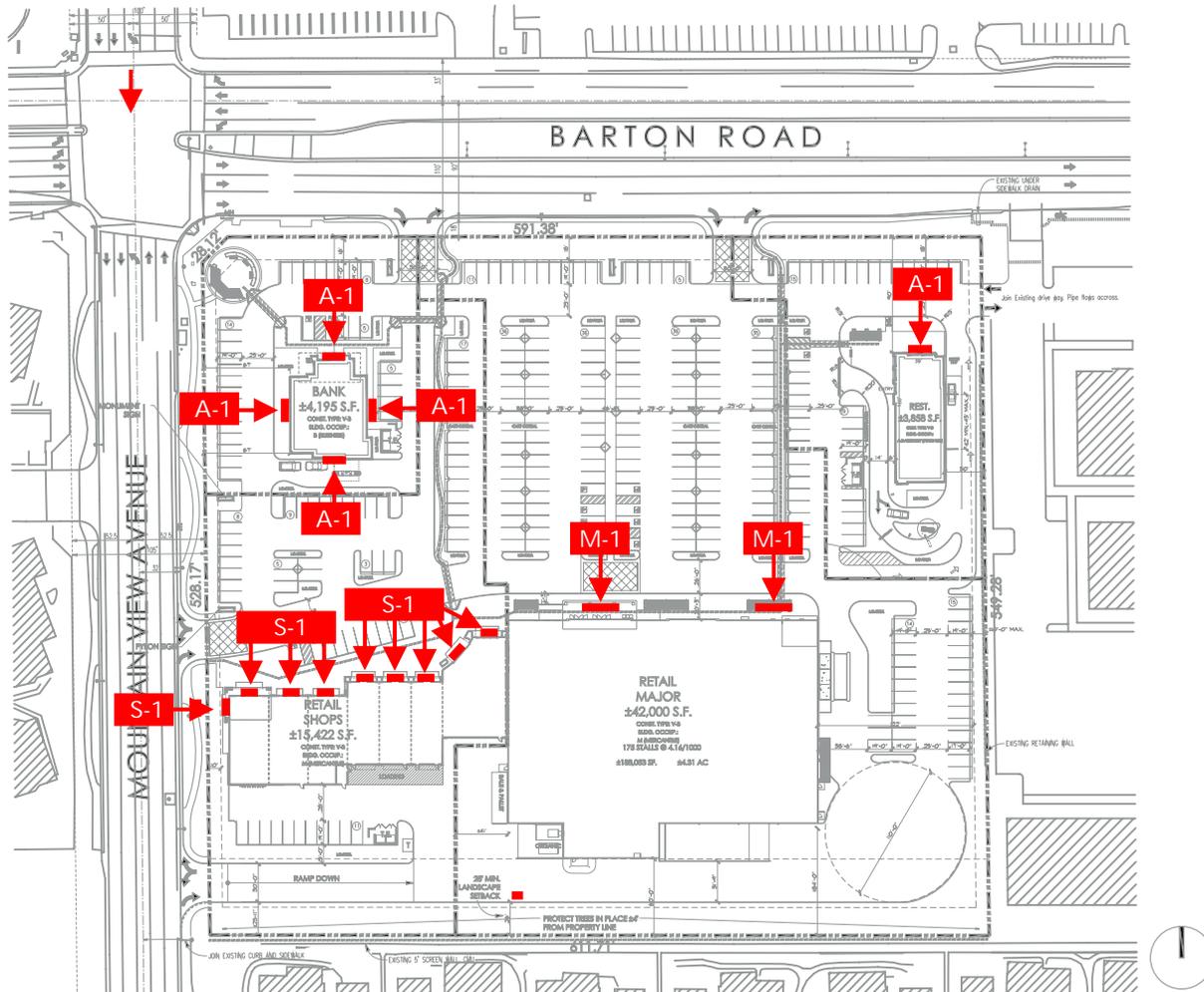
SITE PLAN - GROUND SIGNS



LEGEND:

- P-1** 20-Foot Center Identification Sign
- M-1** 6-Foot Monument Sign - 2 Tenants + Center Name
- M-2** 6-Foot Monument Sign - 1 Tenant + Center Name

SITE PLAN - WALL SIGNS



LEGEND:

- M-1 Major Tenant Wall Sign
- A-1 Anchor/Pad Tenant Wall Sign
- S-1 Shop Tenant Wall Sign

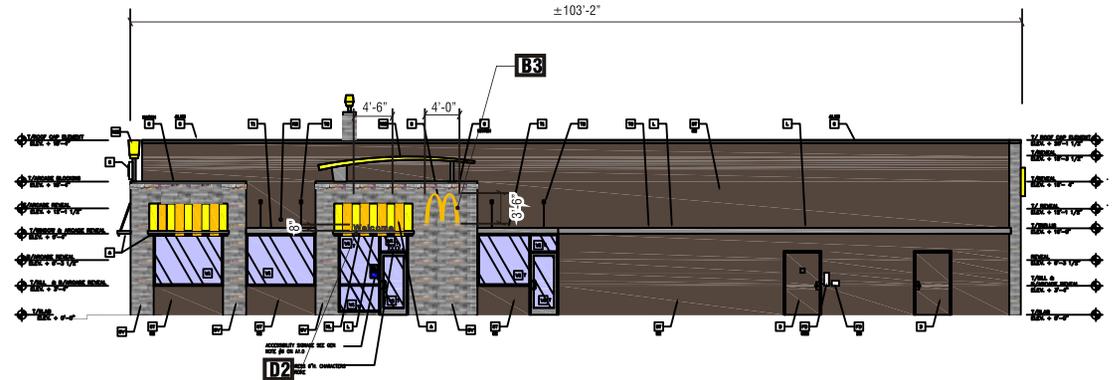
MAJOR TENANT - ELEVATIONS



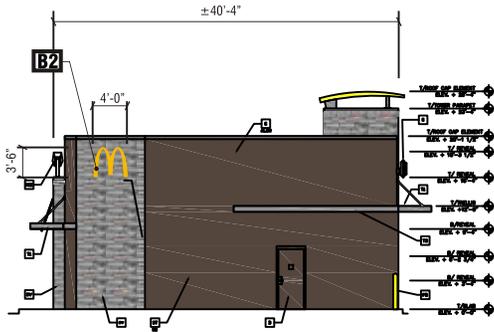
PAD/ANCHOR TENANT - ELEVATIONS



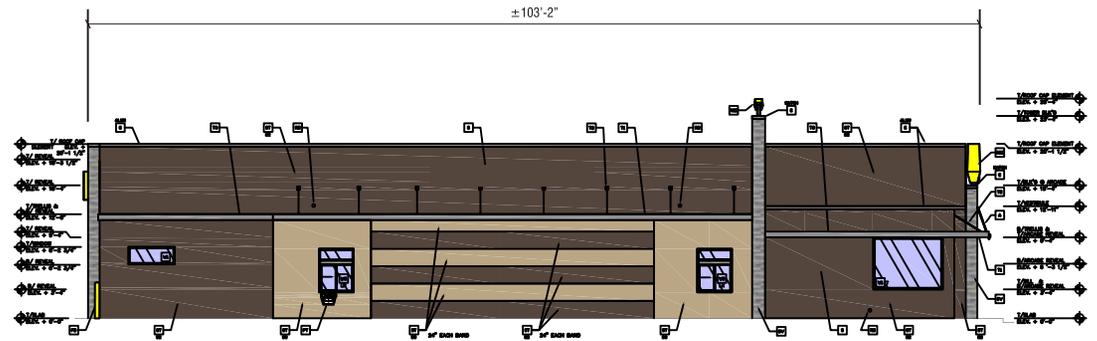
1 NORTH (FRONT) ELEVATION
Scale: 3/32" = 1'-0"



3 WEST (SIDE) ELEVATION
Scale: 3/32" = 1'-0"

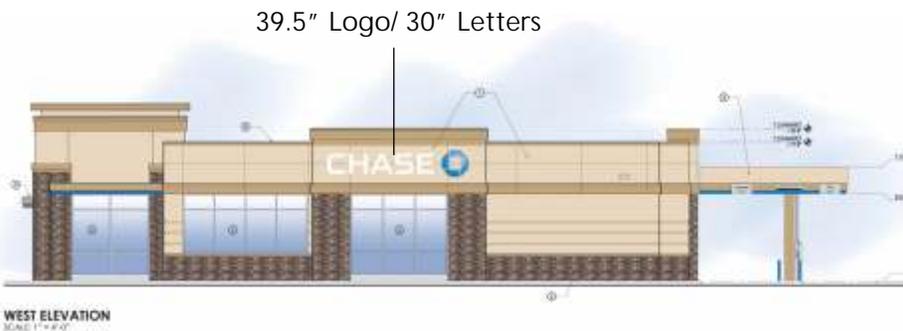


2 SOUTH (REAR) ELEVATION
Scale: 3/32" = 1'-0"



4 EAST (DRIVE-THRU) ELEVATION
Scale: 3/32" = 1'-0"

PAD/ANCHOR TENANT - ELEVATIONS



SHOP TENANT - ELEVATIONS

SIGN LOCATIONS
30" Logo/ 24" Letters



SIGN LOCATIONS
30" Logo/ 24" Letters



MAJOR TENANT SIGNAGE

- MATERIALS: Tenant signage to consist of individual channel letters and logo
- SIGN AREA: The surface area of the sign shall not exceed 10% of the surface area of the face of building.
- SIGN HEIGHT: Maximum sign height is 62" logo, 44" letters (See page 9)
- SIGN LENGTH: Maximum of 75% of width if sign fascia.
- TYPE FACE: Custom tenant logotype/ name with Owner approval.
- COLORS: Custom colors logotype/ or colors with Owner approval.
- ILLUMINATION: Letters and logo must be internally illuminated by means of LED lighting.
- INSTALLATION: Flush to wall, with transformer located remotely.

SEE PAGE 9 FOR ELEVATIONS

PAD/ANCHOR TENANT SIGNAGE

- MATERIALS: Tenant signage to consist of individual channel letters and logo
- SIGN AREA: The surface area of the sign shall not exceed 10% of the surface area of the face of building.
- SIGN HEIGHT: Maximum sign height is 39.5" tall.
- SIGN LENGTH: Maximum of 75% of width if sign fascia.
- TYPE FACE: Custom tenant logotype/ name with Owner approval.
- COLORS: Custom colors logotype/ or colors with Owner approval.
- ILLUMINATION: Letters and logo must be indirectly illuminated by means of internal neon or LED lighting.
- INSTALLATION: Flush to wall, with transformer located remotely.

SEE PAGE 10 -11 FOR ELEVATIONS

SHOP TENANT SIGNAGE

- MATERIALS:** Tenant signage to consist of individual channel letters and logo
- SIGN AREA:** The surface area of the sign shall not exceed 10% of the surface area of the face of building.
- SIGN HEIGHT:** Maximum sign height is 30" logo, 24" letter height.
- SIGN LENGTH:** Maximum of 75% of width if sign fascia.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.
- ILLUMINATION:** Letters and logo must be indirectly illuminated by means of internal neon or LED lighting.
- INSTALLATION:** Flush to wall, with transformer located remotely.



CENTER IDENTIFICATION SIGNS

MATERIALS: Double sided fabricated monument with textured finish. Panels to be 2" deep aluminum panels with routed push thru copy.

QUANTITY: Two (2) center identification signs

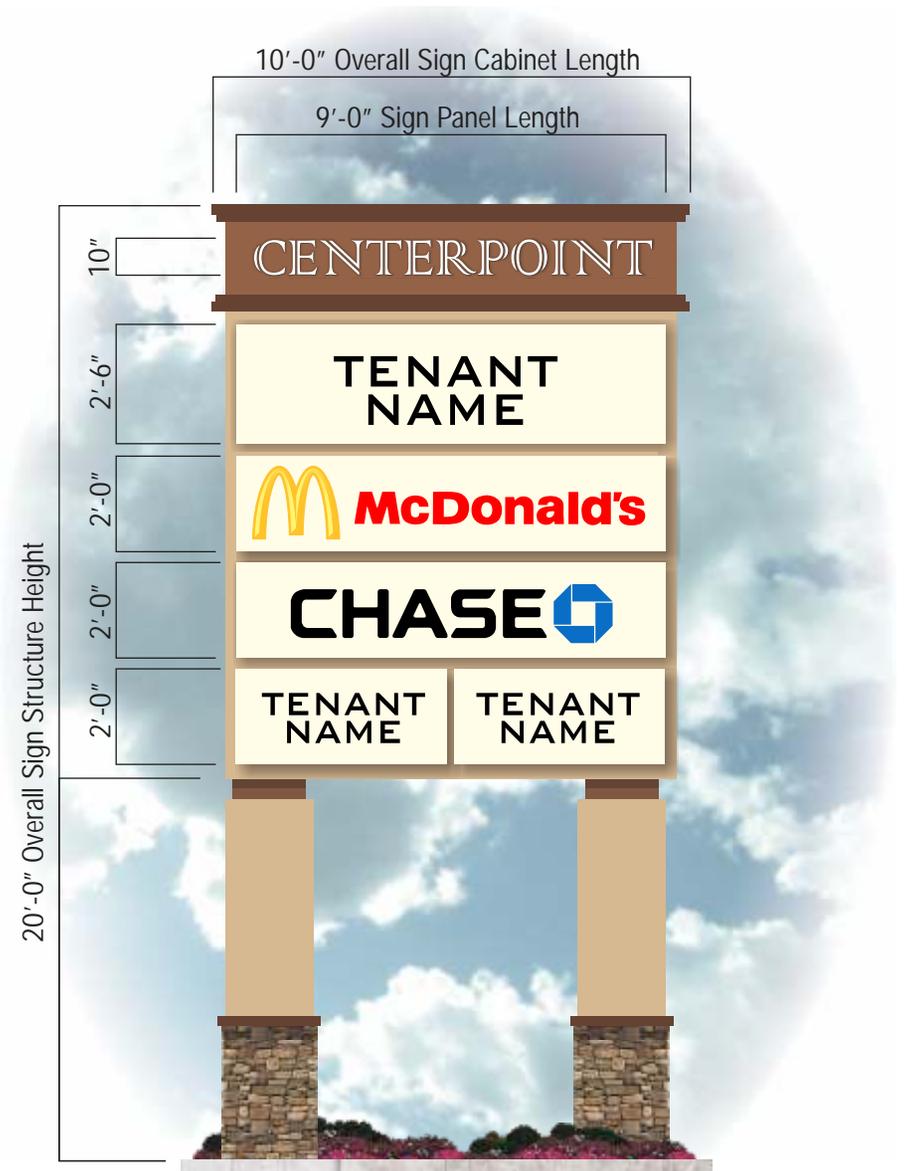
COPY: Tenant name/ logo

SIGN AREA: 200 Total Square Feet.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

** designs to comply to the current model codes as adopted



M1 - MONUMENT SIGNS

MATERIALS: Double sided fabricated monument with textured finish. Panels to be 2" deep aluminum panels with routed push thru copy.

QUANTITY: Two (2) monument signs

COPY: Tenant name/ logo

SIGN AREA: 48 Total Square Feet.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

** designs to comply to the current model codes as adopted



M2 - MONUMENT SIGNS

MATERIALS: Double sided fabricated monument with textured finish. Panels to be 2" deep aluminum panels with routed push thru copy.

QUANTITY: One (1) monument sign

COPY: Tenant name/ logo

SIGN AREA: 48 Total Square Feet.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

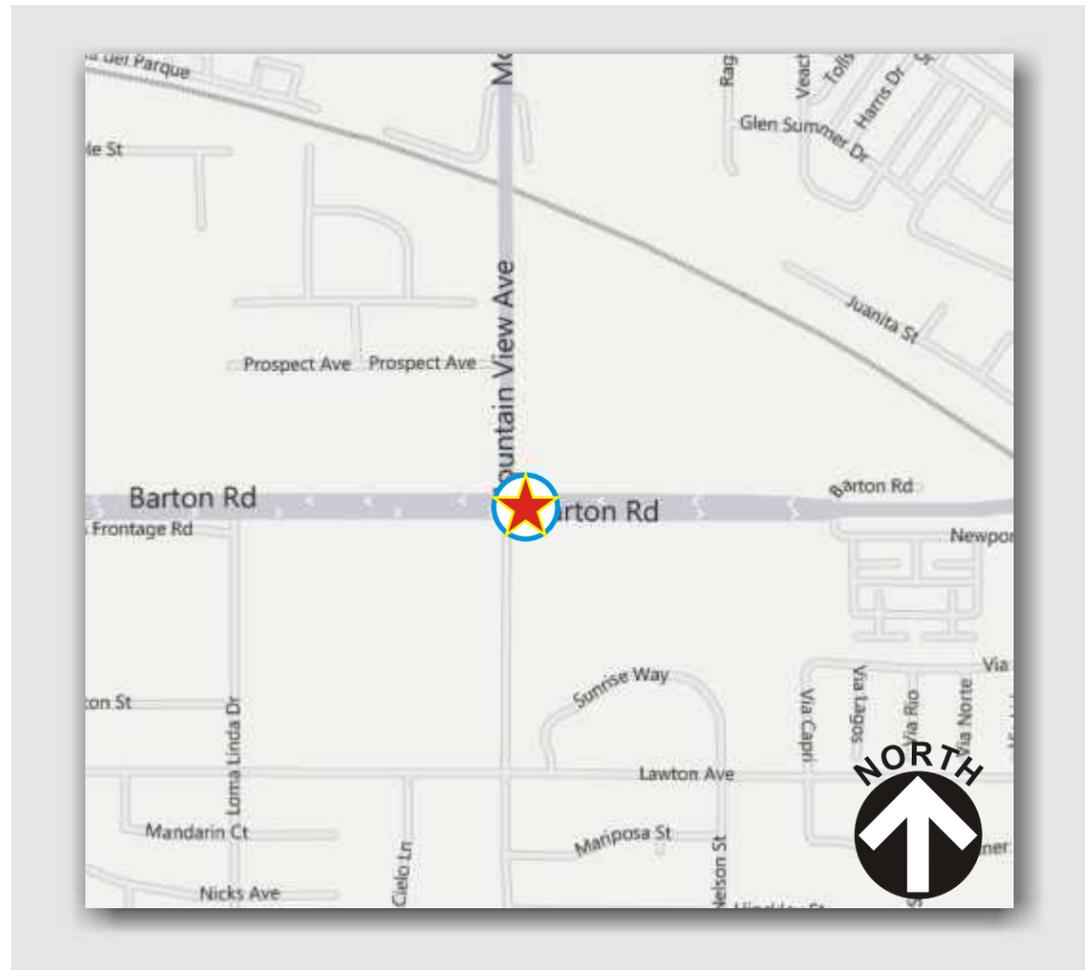
COLORS: Custom colors logotype/ or colors with Owner approval.

** designs to comply to the current model codes as adopted



McDonald's

25701 Barton Rd., Loma Linda, CA 92354



1 VICINITY MAP
SCALE: NTS



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electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
**25701 Barton Rd.
Loma Linda, CA 92354**

Account Manager:
George Adams

Designer:
Art Desharnais 2.50

Scale: **AS NOTED**

Design No.: **11-05-3736-04 P**

Date: **05.04.11**

Reg. No.:

- Revisions:
- R1 7/31/12 LR next gen. signage (1.75)
 - R2 9/20/12 LR Elim building signage (2)
 - R3 11/20/12 LR New elev. (1.75)
 - R4 1/10/13 AD Update site plan (1.00)

• APPROVALS •

FOR JOB CHECK DATE

Acct. Mgr.

FOR CONSTRUCTION DATE

Acct. Mgr.

Design

Production

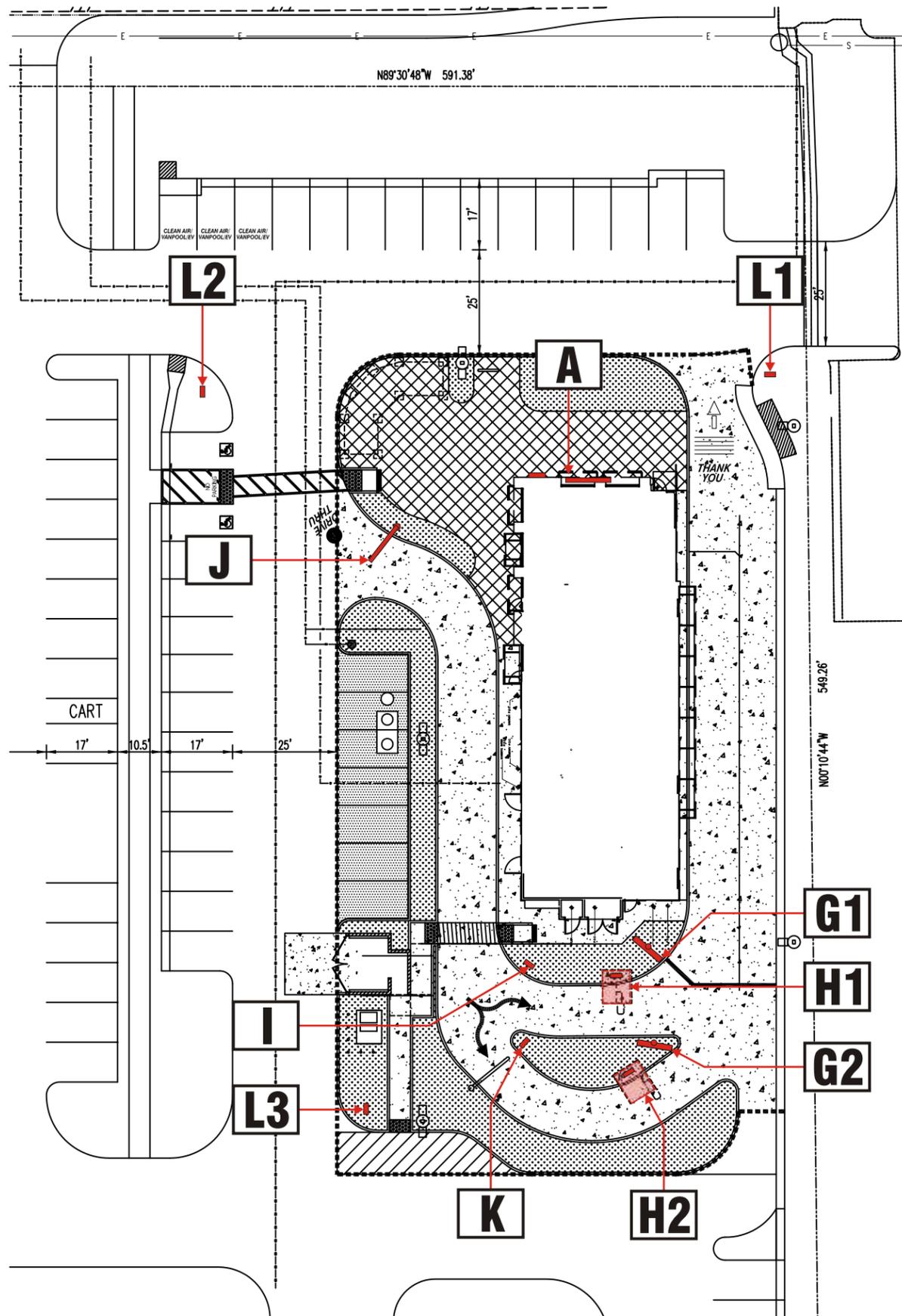
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SIGN SCHEDULE - McDONALD'S SIGNAGE					
NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS / ARCH	Y	32.8	1	46.8
B					
C					
D					
E					
F					
G	MENUBOARD	N	43.31	2	
H	C.O.D. CANOPY SIGN	N	--	2	--
I	PRE-SELL	Y	10.3	1	--
J	DRIVE-THRU CLEARANCE SIGN	N	--	1	--
K	BOLLARD SIGN	N	--	1	--
L	DIRECTIONAL SIGN	Y	--	3	--
TOTAL SQ. FOOTAGE =					46.8



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Design

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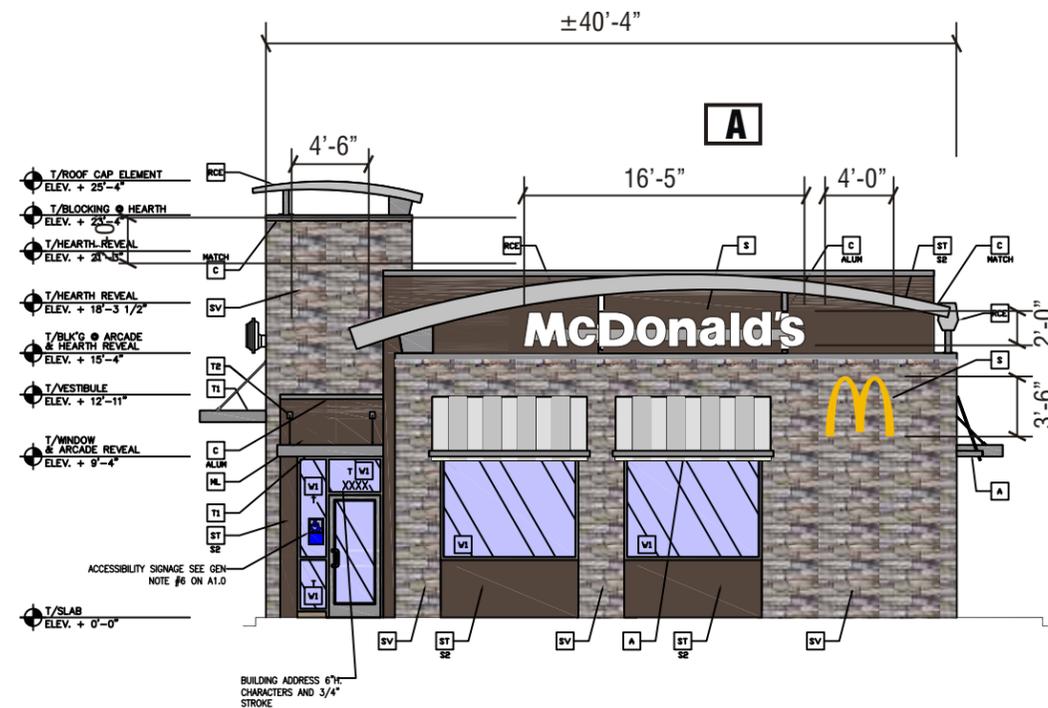
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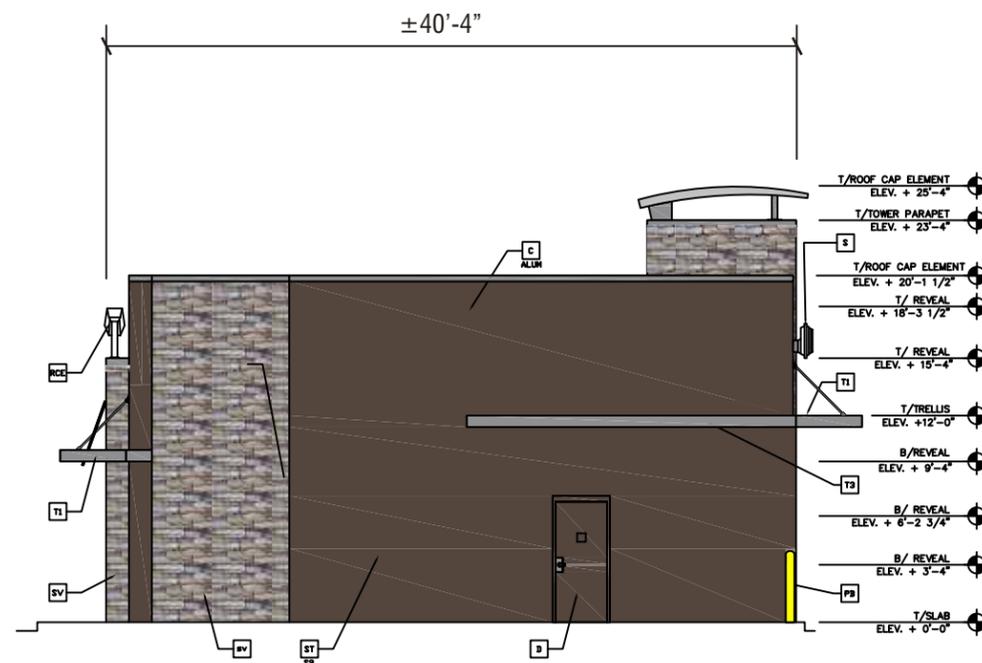
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1 NORTH (FRONT) ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH (REAR) ELEVATION
Scale: 3/32" = 1'-0"



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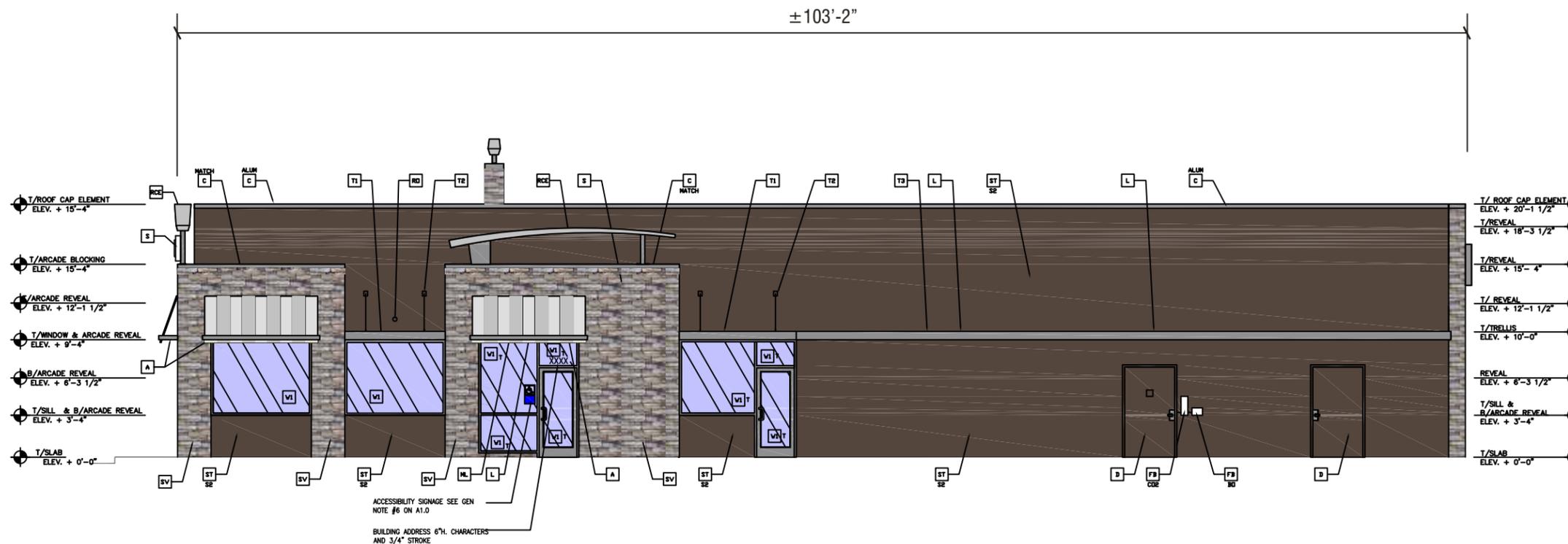
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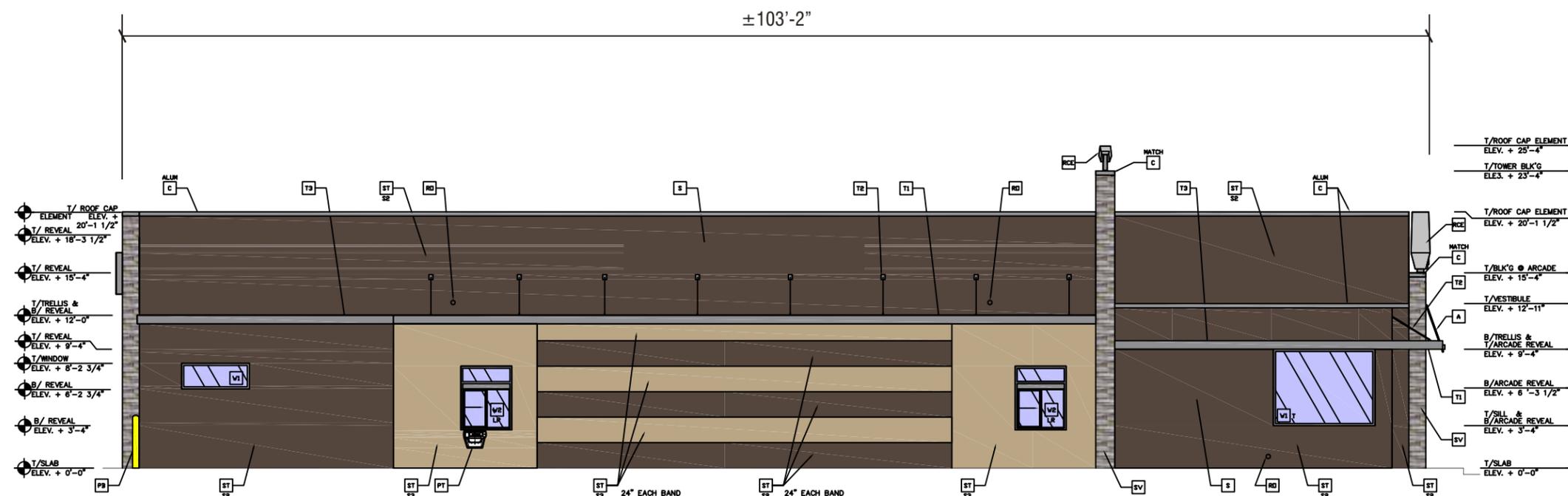
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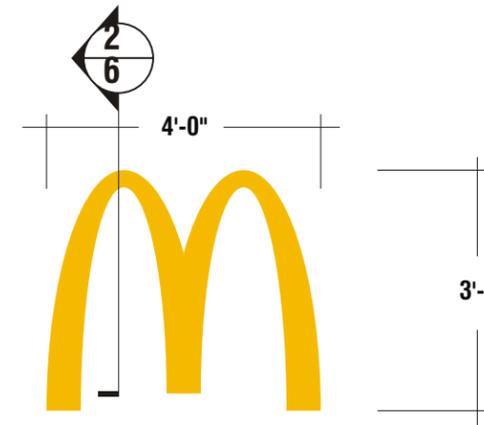
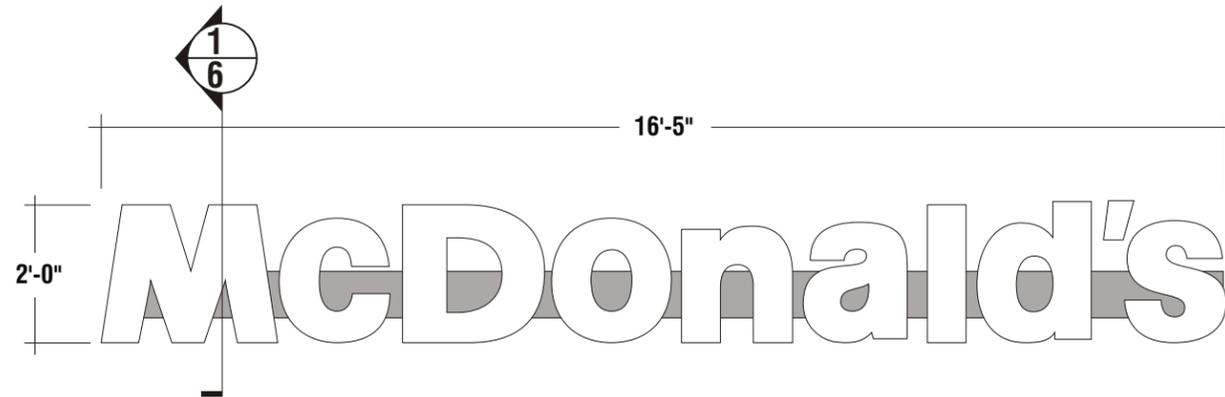
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



3 WEST (SIDE ENTRY) ELEVATION
Scale: 3/32" = 1'-0"



4 EAST (DRIVE-THRU) ELEVATION
Scale: 3/32" = 1'-0"



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A LED ILLUMINATED CHANNEL LETTERS AND ELECTRICAL CHANNEL SUPPORT / LED ILLUMINATED CHANNEL ARCH
 Quantity: One (1) Required

Scale: 3/8" = 1'-0"

SPECIFICATIONS:

LETTERS: INJECTION MOLDED WHITE POLYCARBONITE
RETURNS: OPAQUE POLYCARBONITE PAINTED SILVER
ILLUMINATION: WHITE LED'S
POWER REQ: 1.6 AMPS
NOTE:

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE
ILLUMINATION: WHITE LED'S
POWER REQ: 1.3 AMPS
NOTE:

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

• APPROVALS •

FOR JOB CHECK DATE

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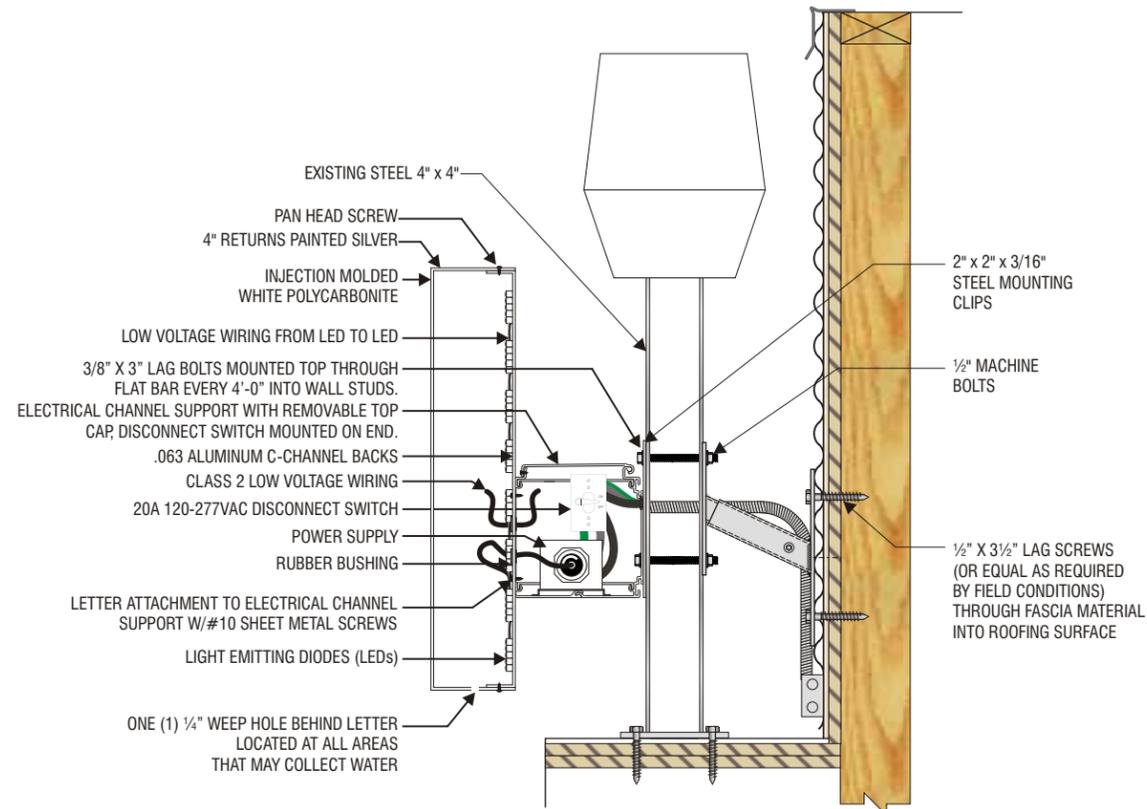
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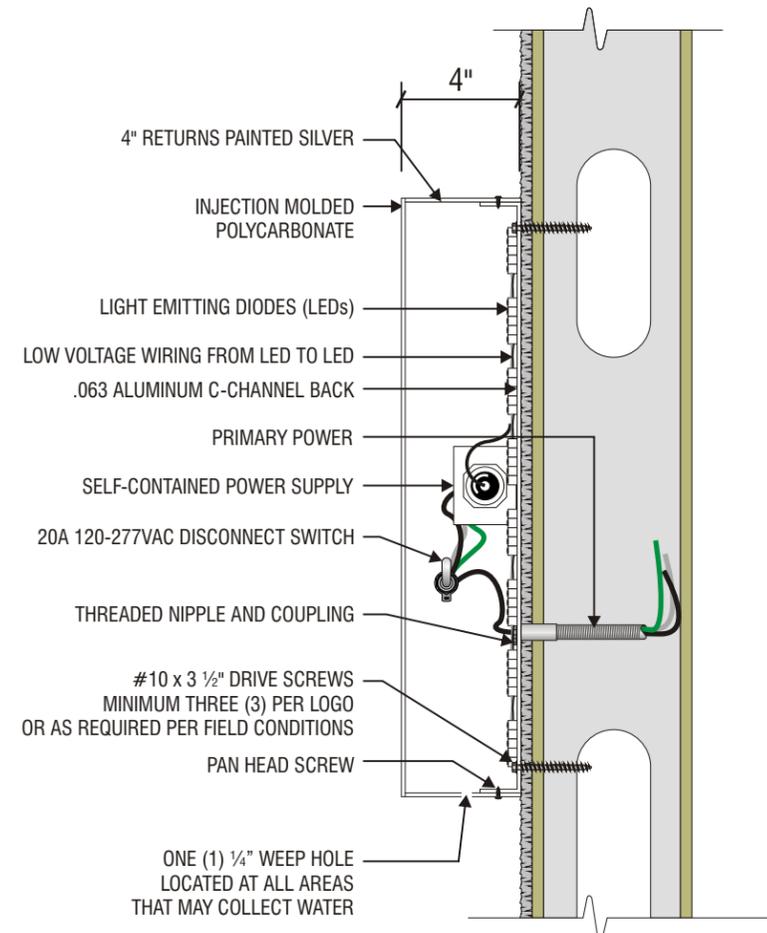
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1 TYPICAL SECTION DETAIL - ILLUMINATED LETTER SET /ELECTRICAL CHANNEL SUPPORT
Scale: n.i.s



2 TYPICAL SECTION DETAIL - SELF-CONTAINED BUILDING LOGO
Scale: n.i.s

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**** ALL FOOTINGS BY THE GENERAL CONTRACTOR ****
(for signs on this page)



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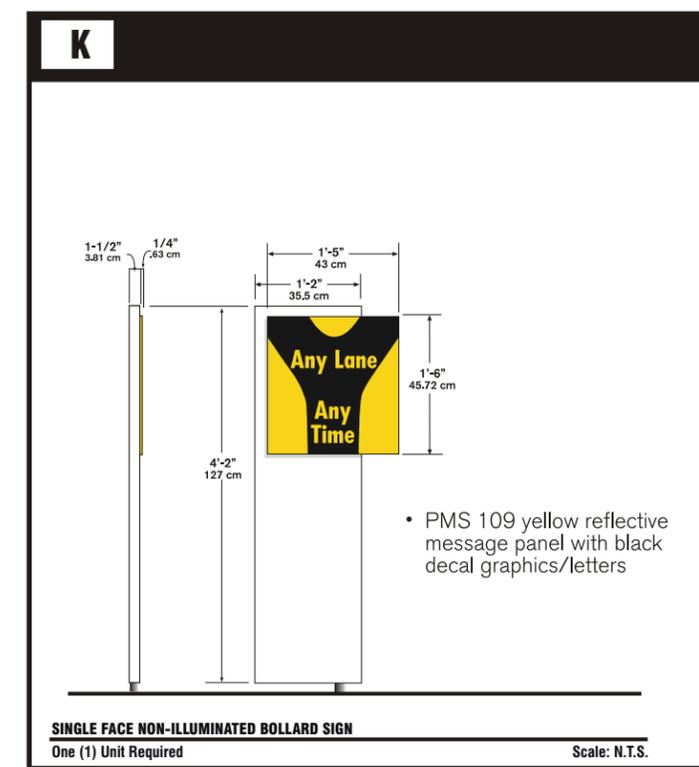
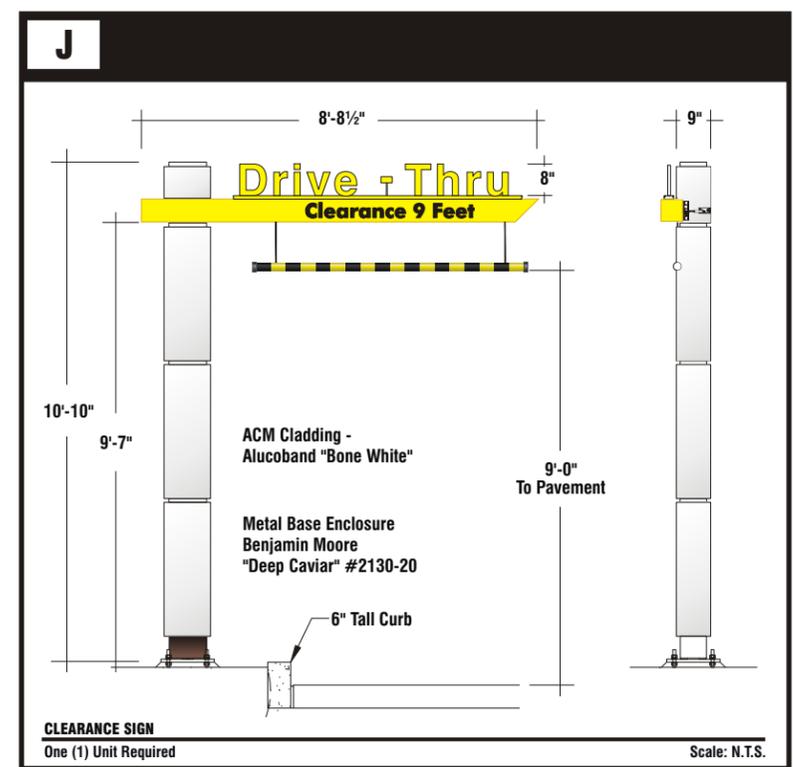
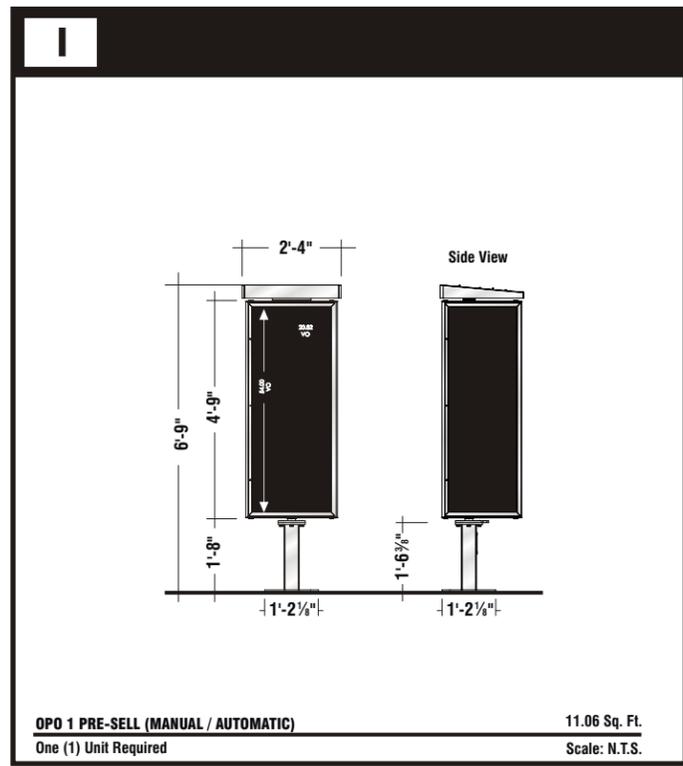
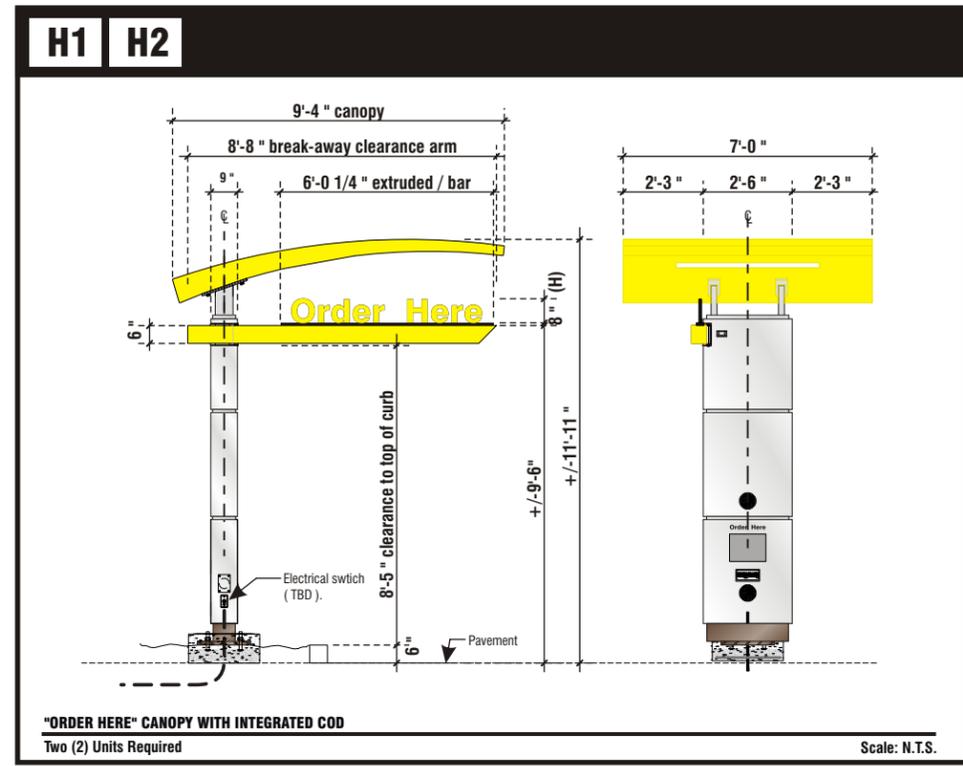
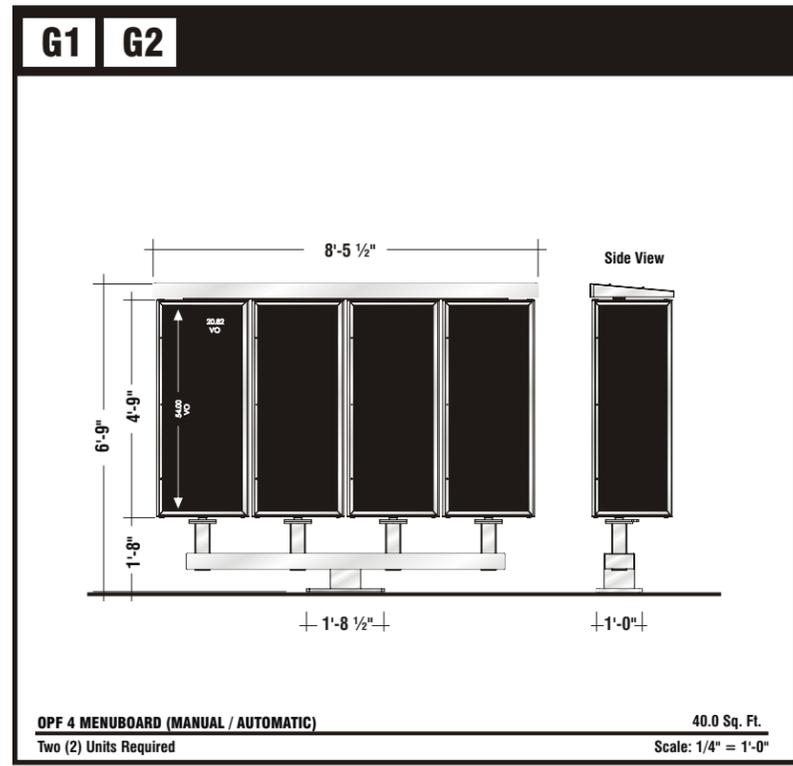
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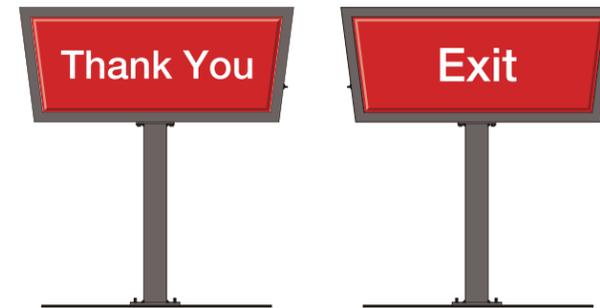
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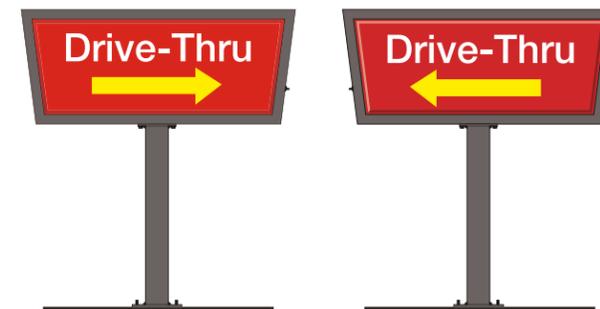
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OPPOSITE SIDE

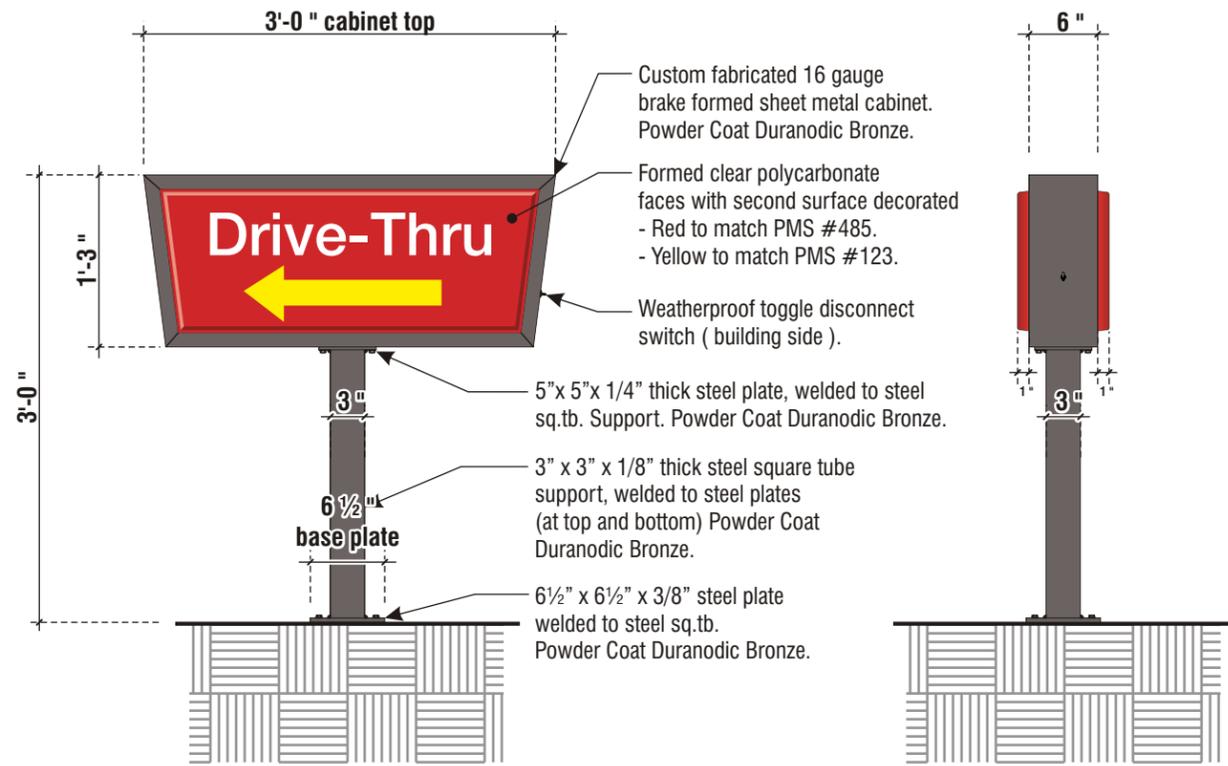


L1 **DIRECTIONAL SIGN**
Quantity: One (1) Required Scale: 1/2" = 1'-0"

OPPOSITE SIDE



L2 **L3** **DIRECTIONAL SIGN**
Quantity: Two (2) Required Scale: 1/2" = 1'-0"



SIDE VIEW

1 **70-5 L.E.D. ILLUMINATED DIRECTIONAL SIGN**
Scale: 3/4" = 1'-0"

Note to All Contractors

120 Sign Voltage
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

CONDITIONS OF APPROVAL
MASTER SIGN PROGRAM (MS) NO. 12-044

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Master Sign Program No.12-044 shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

Master Sign Program No. 12-044

EXPIRATION DATE:

January 16, 2014

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or location of signs;

EXHIBIT – B

- c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the project master sign program.
- 5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
- 6. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code. Construction activities shall be restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
- 7. The applicant shall modify the master sign program to prohibit can/cabinet signs

FEES, PERMITS, AND/OR BONDING

- 8. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (*fifty dollars*) to enable the City to file the Notice of Determination for the project (County Clerk of the Board Processing Fee). If within such forty-eight (48) hour period that the applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

Applicant signature

Date

Owner signature

Date

End of Conditions

Planning Commission

Regular Meeting of November 7, 2012

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, November 7, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas, Vice Chairman
Carolyn Palmieri
Nikan Khatibi
Fred Khosrowabadi

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC-12-18 – TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-09 AND TENTATIVE PARCEL MAP NO. TPM 11-92 – (PUBLIC HEARING) – The applicant is requesting a one year time extension for the previously approved Precise Plan of Design No. PPD 11-09 for the proposed expansion of an existing 83-bed skilled nursing facility and Tentative Parcel Map No. TPM 11-92 that would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone.

Chairman Nichols opened the public hearing. Planner Arreola presented the staff report into evidence, indicating that the applicant was in the final stages of securing financing and planned to submit plans before the end of the year. Applicant was present to answer any questions.

Commissioners asked about the funding and the demand for an Alzheimer's/dementia facility in the area.

Applicant Michel Augsburg, CEO of Chancellor Health Care of Windsor, CA responded that after initial approval of the project by the Planning Commission, the real estate investment trust proving the financing at that time decided to not move forward with any new construction, hence the need to secure alternative financing, which they have done, and the resulting delay. With the increasing longevity of the population, there has been an increase in the incidents of Alzheimer's and dementia. He cited Linda Valley Villa as an example, the average age 20 years ago was 76, and today the average age is 89.

Chairman Nichols asked about the length of the time extension and the latitude of the Commission to grant a lesser amount of time.

City Attorney responded that the original condition of approval was for up to one year. The time granted should be sufficient to provide applicant who has shown a continuing interest and continued to work on the project the ability to navigate the process to become vested, or significant progress is made on the project.

Chairman Nichols closed the public hearing.

Motion by Palmieri, seconded by Khosrowabadi and unanimously carried to grant the one year time extension request for Precise Plan of Design (PPD) No. 11-09 and Tentative Parcel Map (TPM) No. 11-92.

PC-12-19 – APPROVAL OF MINUTES – May 2, 2012 and September 5, 2012

Motion by Rojas, seconded by Khatibi and carried to approve the minutes of the October 3, 2012 as presented. Palmieri abstained.

Commissioners commented on the city tour on October 23, was perhaps a little short but useful. Assistant City Manager indicated that another tour could be scheduled in the spring to view the projects currently underway.

Motion by Palmieri, seconded by Khatibi and unanimously carried to approve the minutes of the October 23, 2012 as presented.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Palmieri commented on the lack of landscaping at the Centennial Complex. Chairman Nichols and Assistant City Manager Bolowich responded that a considerable portion of the landscaping had been deferred until the completion of the Stewart Street improvements and parking lot construction. That work is currently underway.

Commissioner Khatibi spoke regarding the low income housing and providing a priority to prospective tenants working in the City. Discussion ensued and Assistant City Manager Bolowich responded that although the City could not retroactively put conditions on existing buildings, as the new buildings come through the approval process, the priority for those working in town could be added as a condition of approval. In regards to existing buildings, the City could ask, but not require the priority. City staff could inquire of the City Council as to their direction on the subject.

Commissioner Palmieri commented on the bus stop that serves Poplar Street. Assistant City Manager Bolowich indicated that staff has contacted Omnitrans.

Chairman Nichols asked about joint meetings with the school district to discuss long term planning in the community. Assistant City Manager Bolowich indicated that staff could contact the school district and inquire about the possibility.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant City Manager Bolowich commented on the Healthy Cities Workshop being held on November 13 in the Community Room at 5 pm and invited Commissioners, as well as the public to attend. Topics of discussion were to include the healthy community concept from a planning perspective, as well as dietary, exercise, and walkability issues.

The meeting adjourned at 7:28 p.m.

Minutes approved at the meeting of _____.

Barbara Nicholson
Deputy City Clerk