



**ZONING ADMINISTRATOR
STAFF REPORT- VARIANCE_INLAND**

**6/9/2016
V_2016-0001**

SUMMARY

OWNER: SPRINGFIELD PROPERTY LLC
8069 LENO DR
WINDSOR, CA 95492

APPLICANT: IN & OUT BURGER, INC
13502 HAMBURGER LN
BALDWIN PARK, CA 91706

AGENT: GARRY WILCOX-CNP SIGNS & GRAPHICS
4530 MISSION GORGE PL
SAN DIEGO, CA 92120

REQUEST: A variance request to allow for a total of 328.1 sq. ft. of sign area where 128 sq. ft. of sign area is permitted by Section 20.184.045 of the Mendocino County Code (MCC).

DATE DEEMED COMPLETE: April 27, 2016

LOCATION: 1.25± miles north of the City of Ukiah town center, lying on the east side of North State Street (CR 104) approximately 750 feet south of its intersection with U.S. Highway 101 at 1351 NORTH STATE STREET, UKIAH (APN 170-190-11)

TOTAL ACREAGE: 1.38± acres

GENERAL PLAN: C: Commercial

ZONING: C2:6K (General Commercial: 6,000 square-foot minimum)

SUPERVISORIAL DISTRICT: 1

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 11 (Accessory Structures)

RECOMMENDATION: Approve with conditions

STAFF PLANNER: ROBERT DOSTALEK

BACKGROUND

PROJECT DESCRIPTION:

The applicant requests a variance to allow an additional 200.1 square feet of sign area for the project site. The zoning ordinance limits sign area on a lot to 128 square feet. The site contains a 60-foot tall, legal non-conforming freestanding pylon sign with a 231.5 square-foot sign face which the applicant proposes to reuse. With the reuse of the non-conforming pylon sign, any additional sign area on the site requires a variance. The additional proposed signage includes a new 40.7 square foot freestanding monument sign along North State Street and a 55.9 square foot channel letter wall sign on the west building elevation. All signs would be illuminated. The total proposed sign area for the project site is 328.1 square feet.

APPLICANT’S STATEMENT:

In-N-Out Burger is planning to build a restaurant at 1351 North State Street in Ukiah, California. It is an ideal site that is currently occupied by the vacant Fjord’s Restaurant. In-N-Out is requesting a sign variance to incorporate the existing nonconforming freeway sign of 60’ overall height (OAH) into their sign package. Because of the nature of In-N-Out’s business, a drive thru restaurant, the success or failure will depend upon the visibility of their site. The site, without the requested freeway sign, will only have one small double-faced monument and one wall sign, both facing North State Street. The signage, without the existing freeway sign, will meet all the county’s sign requirements, not exceeding 128 square feet in signage.

While this is sufficient for local clientele, because of the site’s proximity to the Highway 101, the site would have no visibility in attracting travelers to their establishment that would ensure their success. The site is currently hidden from all northbound interstate visibility from the nearby Raley’s Supermarket, immediately east of the site. Additionally, the southbound interstate customers will not see any signage for In-N-Out because the site will not have any signage on the north facing elevations due to aggregate allowance n signage. The refurbishment of the existing freeway sign would provide In-N-Out a chance to secure visibility to motorists from the freeway and ensure their economic success.

The existing 60’ OAH pylon sign cabinet would be refurbished to preserve the integrity of the sign while promoting In-N-Out’s site. The refurbishment of this sign will stay true to the original sign’s neon look and not have additional illumination, other than neon, that will contaminate the night sky. In conclusion, In-N-Out would like the county to ensure this site’s economic success by granting a sign variance to refurbish this 60’ OAH freeway sign to its full potential.

RELATED APPLICATIONS:

On-Site

BU 2016-0192: Building Permit to construct a 3,867 square-foot, drive thru restaurant).

Neighboring Property

#V 26-85 (Sign Variance), # 14-88 (Sign Variance), #U 59-80 (Remodel Gas Station), #U 110-80 (Auto and Equipment repair – Gas Station) #U 2-82 (addition to existing building 5,200 sq ft)

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	C (Commercial)	C-2 (General Commercial)	2± acres	Commercial
EAST	C (Commercial)	C-2 (General Commercial)	8± acres	Commercial
SOUTH	C (Commercial)	C-2 (General Commercial)	1± acres	Commercial
WEST	C (Commercial)	C-2 (General Commercial)	0.5± acres	Commercial

AGENCY COMMENTS:

On April 27, 2016 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation		Comment	May 12, 2016
Building Services-Ukiah PBS	Building Permit	No Response	
Assessor		No Response	
Ukiah Valley Fire Authority		No Comment	May 3, 2016
City of Ukiah Planning		No Response	

KEY ISSUES

1. Zoning and General Plan Consistency:

This project is for a variance to sign area only. The maximum sign area for a parcel is stipulated in MCC §20.184.020(D), which states:

“Sign Area—Maximum. Except as permitted in Section 20.184.045, the total square-footage of all signs on a lot may not exceed one hundred twenty-eight (128) square feet; provided, however, in the absence of both freestanding signs and roof signs the maximum total sign area allowed may be increased to one hundred sixty (160) square feet.”

A component of the proposal includes the refurbishment and reuse of an existing 60-foot tall, nonconforming, on-site pylon sign. The sign is double faced with a single face providing 231.5 square feet of usable sign area (*for the purpose of calculating total sign area on a parcel, only one face of a double-faced sign is counted*). The nonconformity is due to both the height and the sign area. However, the continued use of a nonconforming sign is permissible pursuant to MCC §20.184.035 (Nonconforming Sign—Continuation). It states:

“All nonconforming signs shall be allowed to continue provided, however, that if the sign shall be destroyed or deteriorated as a result of vandalism, fire, wind flood, age or other cause to the extent where repairs exceed fifty (50) percent of the replacement value of the sign, said sign shall be brought into conformance with this Chapter.”

In addition to the reuse of the existing pylon sign, the applicant proposes to incorporate a 40.7 square-foot monument sign and a 55.9 square-foot channel letter wall sign into their overall sign program. Due to the site-specific circumstances on the property and existing conditions in the project vicinity, the applicant is requesting relief from the strict application of the zoning ordinance pursuant to MCC §20.184.045 (Variances). It states:

In order to reduce practical difficulties and unnecessary hardships inconsistent with the objectives of this Chapter, the Zoning Administrator may grant variances pursuant to Chapter 20.200 of the Zoning Code with respect to the regulations prescribed herein relating to the height, area, location, or number of signs.

Due to the geographic location of the project site, Ukiah Valley Area Plan “Community Design” directive Policy CD2.1 applies to the project analysis, which states:

“Enhance the visual appearance of the City-County transition areas, the Valley’s gateways, State Street, and U.S. Highway 101 within the Valley.”

The property is located immediately south of the intersection of North State Street and US Highway 101. This area is the northern commercial corridor or “gateway” to the City of Ukiah, providing a variety of goods and services to highway travelers, tourists and the local community. The extent of the Ukiah city

limit is irregularly demarcated approximately 600 feet to the south on the east side of North State Street and approximately 200 feet to the southeast on the west side of North State Street.

The applicant proposes to redevelop the property that has remained unused and unsightly for approximately 15 years. The pylon sign and a former commercial structure remain in various states of disrepair. The applicant proposes to demolish the existing structure and construct a new drive thru restaurant under a separate building permit (BU 2016-0192). This application is for a variance to the signage component only – namely sign area. However, to provide context to the variance analysis, the broader scope of anticipated development on the subject property is included in the evaluation.

The property has been poised for redevelopment since it was last occupied approximately 15 years ago. Since that time, the County has adopted the Ukiah Valley Area Plan which contains polices and direction for community design in gateways and City-County transition areas. (Ukiah Valley Area Plan — Section 4). As conditioned, the project would enhance the visually degraded site, be complementary to the existing surrounding commercial development and retain its economic viability. Therefore, staff is supportive of the variance request with more detailed discussion contained in the “Findings” portion of the attached resolution (Exhibit A).

MCC §20.184.025(C) contains provisions for sign lighting. It states:

“Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible. Signs making use of stroboscopic lights, rotary beacons, chasing or similar types of light to convey the effect of movement shall not be permitted, nor shall flashing, intermittent or variable intensity lighting be permitted. This restriction shall not apply to signs which convey information such as time, temperature, or weather.”

The monument and wall signs would be internally illuminated in compliance with the above provision. The pylon sign would be repainted with In-N-Out’s graphic logos. The borders of the graphic and text are proposed to be outlined with exposed neon lighting. Per the above ordinance section, the exposed neon component of the proposed pylon sign face is not permitted as the tubing would clearly visible. Modifications to the general sign regulations may be permitted per MCC §20.184.020(E). Although staff is supportive of the reuse of the existing pylon sign, it is recommended that no modification to the sign lighting be granted for this project. Accordingly, Condition #1 is recommended to require the applicant to submit revised sign details that illustrate the neon component has been removed or the sign modified to comply with MCC §20.184.025(C).

2. Variance Findings:

(A) That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;

The property is located immediately south of the intersection of North State Street and US Highway 101. This area is the northern commercial corridor or “gateway” to the City of Ukiah, providing a variety of goods and services to highway travelers, tourists and the local community. The amenity of freeway visibility is vital for specific business types in this commercial area (e.g., hotels, restaurants, service stations). The property is positioned at an elevation below the grade of the nearby freeway overpass which significantly limits the site’s visibility to motorists on Highway 101. However, an existing 60-foot tall, 231.5 square-foot, double-faced, legal-nonconforming pylon sign frame remains on the property from the previous restaurant tenant (Fjord’s).

The property is surrounded by existing commercial development including a gas station to the south, a bowling alley to the north and the Ukiah Crossroads Shopping Center to the east — which contains Raley’s, O’ Reilly’s Auto Parts, Dollar Tree and a variety of smaller tenant spaces. The Carl’s Jr. south of Ford Road is also part of the shopping center. Across North State Street

directly to the west are Wing Stop Restaurant and the Discovery Inn Motel. To the northwest lie Jensen's Truck Stop, service station and restaurant. Immediately south of Empire Drive is McDonald's restaurant.

This area exhibits a relatively intense and diverse variety of advertising, signage and building color schemes to attract their clientele — as is typical in commercially oriented urban districts. Roof, monument (freestanding) and wall signs are all represented. The Ukiah Crossroads Shopping Center (which includes Carl's Jr.) has approved variances associated with their master sign program (#V 26-85 and #V 14-88).

The zoning ordinance does not contain provisions which grant special allotments or flexibility specific to multi-tenant shopping complexes. Consequently, the variances #V 26-85 and #V 14-88 were granted to tailor their unique signage needs to fit the circumstance of a freeway-adjacent shopping center. The variances allowed freeway-visible pylon, roof and wall signs in addition to customized sign sizing for each of the tenants. An element of the variance (#V 26-85) included a height increase — from the maximum 25 feet to 30 feet — for the primary 108 square-foot pylon sign immediately adjacent to the freeway.

Due to the concealment of the subject property as a result of the freeway overpass, the continued use of the existing pylon sign is critical to the success of any freeway-oriented business in this location. From non-freeway perspectives (i.e. North State Street and the surrounding developed areas), the site has 360 degree visibility. Correspondingly, the monument and wall sign would be relatively modest additions to the overall sign program on the site and would be in keeping with existing merchants in the area. Therefore, this finding can be made.

(B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

The conditions on the site predate the applicant's current intent to redevelop the property. The 60-foot tall pylon sign was erected when the Fjord's restaurant was constructed under prior zoning regulations. The current zoning regulations adopted in 1987 now limit freestanding signs to 25 feet in height. During the 1980's, the Ukiah Crossroads Shopping Center was constructed and variances to their sign program were granted.

The properties surrounding the project site are currently developed with an array of commercial uses. The site was previously used as an establishment intended to serve motorists on Highway 101 in addition to the local community (Fjord's Restaurant). The economic viability of this site for *any* business attempting to distinguish themselves from the surrounding commercial enterprises would be reliant on the ability to utilize the existing sign to attract customers from the nearby freeway.

Further, the rehabilitation and reuse of the existing pylon sign would consume and exceed all of the allowable sign area available for the intended project site. This creates a practical difficulty because no additional signage would be allowed and the property would be devoid of any signage visible from the North State Street, bicyclist or pedestrian perspective. The applicant proposes an additional 96.6 square feet of sign area in the form of a monument sign along the North State Street frontage and a wall sign on the west elevation of the building. These are modest and reasonable components of their overall sign program and would be comparable to and harmonious with signage accessorizing surrounding businesses. Therefore, this finding can be made.

(C) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.

It is important to note that the Ukiah Crossroads Shopping Center was constructed subsequent to the development and peak use of the subject parcel as the Fjord's restaurant (including the pylon sign). The zoning ordinance does not contain provisions which provide special considerations, allotments or flexibility to signage for shopping centers. Respectively, the Ukiah Crossroads Shopping Center had been granted variances to tailor their signage needs to fit the unique circumstance of a shopping center adjacent to a freeway. The subject property is now obscured by the shopping center which is enjoying the benefit of sign variances. The subject property has relied on in the past, and still relies on in the present, the usage and benefit of the pre-existing pylon sign for advertising visibility from the freeway. Further, supplementary signage at the street level is equally vital to attract non-freeway using customers. Accordingly, relief from strict application of the zoning ordinance in this instance can be supported and this finding can be made.

(D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

The request is for a variance to sign area only. The project is for commercial signage, in a commercial district surrounded by existing commercial development and uses. The proposed sign program is at a scale that would not overpower or dominate existing signs in the vicinity and would be compatible with surrounding commercial signage. The project would be beneficial to the public welfare as it is associated with the refurbishment of the existing dilapidated pylon sign and redevelopment of the parcel with aging, unsightly improvements. Therefore, this finding can be made.

(E) That the granting of such variance will not adversely affect the General Plan (including the Ukiah Valley Area Plan).

The granting of the variance would not adversely affect the General Plan. The project is for a variance to sign area only. The signs would be associated with a commercial use on a parcel designated commercial by the General Plan. The project would not influence the density, use, circulation or lot size of the subject parcel. As conditioned, the project would further a goal of the Ukiah Valley Area Plan by enhancing a visually degraded site in a "gateway" district. Therefore, this finding can be made.

Staff has made the above required findings in support of the recommendation to the Zoning Administrator.

3. Environmental Protection:

The project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 11, Section 15311(a). This exemption consists of:

"construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs;"

The variance is in conjunction with signage proposed for the project site. Signage is customarily incidental to and associated with commercial establishments. The site contains an existing commercial structure and the property is proposed to be redeveloped to continue the use of the property for commercial purposes.

RECOMMENDATION

By resolution, accept the Categorical Exemption and grant approval of Variance #V 2016-0001, as conditioned, based on the facts and findings and subject to the conditions of approval.

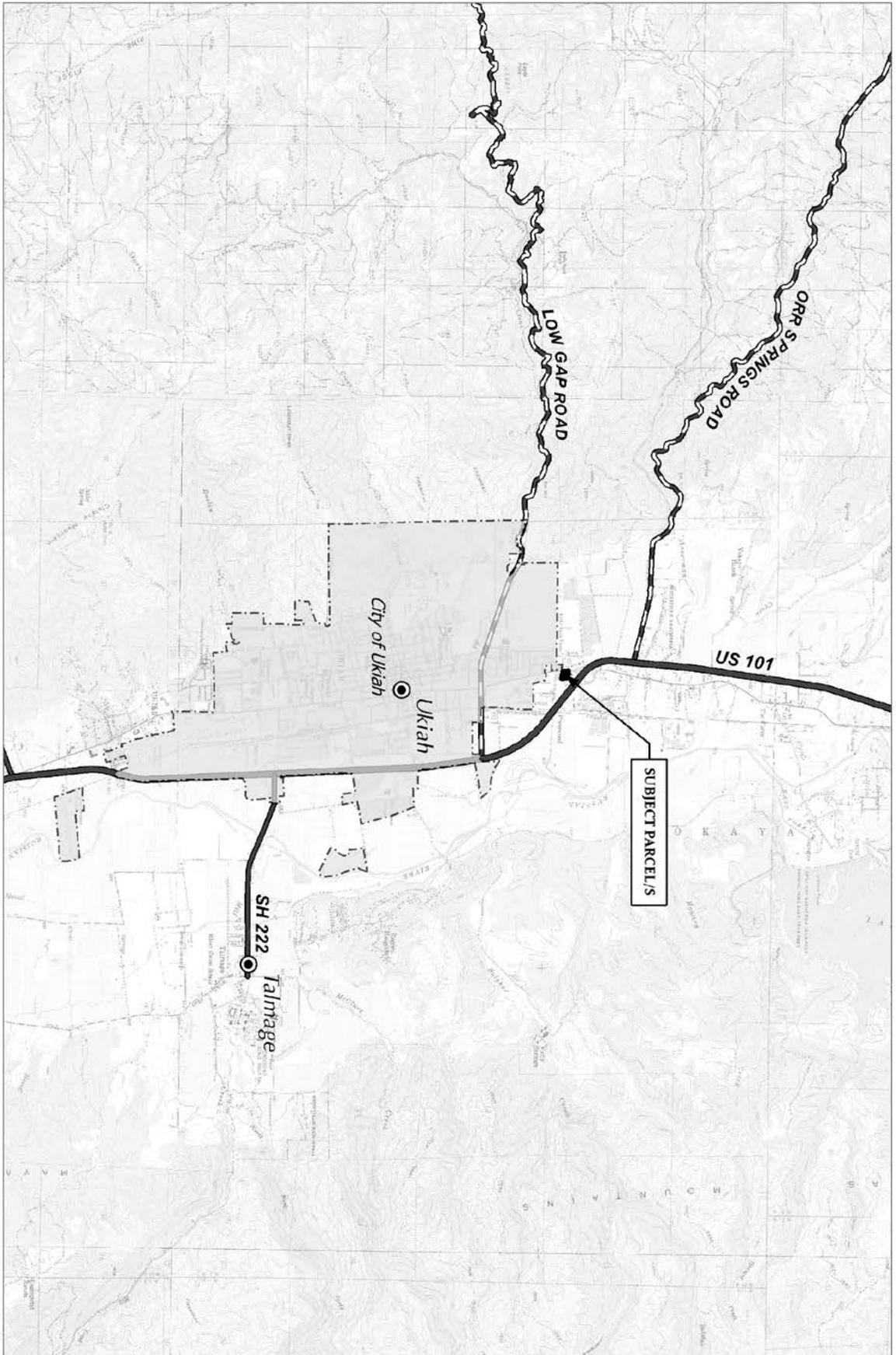
_____ DATE	_____ Signature on file ROBERT DOSTALEK
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Appeal Period: 10 Days
Appeal Fee: \$910.00

ATTACHMENTS:

- A. Location Map
- B. Vicinity Map
- C. Site Map
- D. Adjacent Owner Map
- E. Zoning Map
- F. General Plan
- G. Sign Details

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

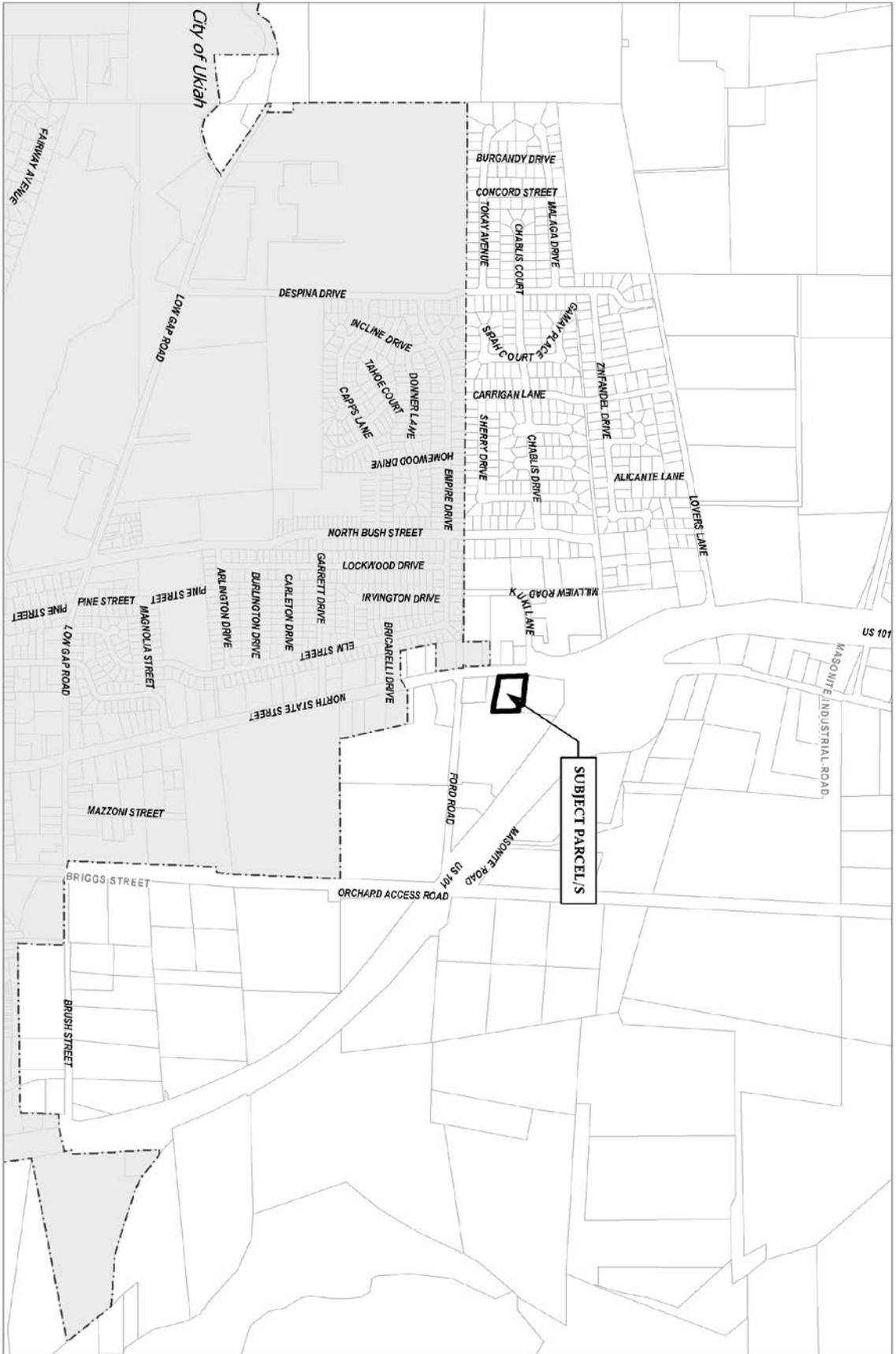


CASE: V 2016-0001
OWNER: Springfield Property, LLC
APN: 170-190-30
APPLIC: In-N-Out Burger, Inc.
AGENT: CARRY WILCOX
ADDRESS: 1351 N. State St., UK

Major Towns & Places
Incorporated City Limits
Major Roads
Highways

Map produced by the Mendocino County Planning & Building Services, May 2015
All spatial data is approximate. Map provided without warranty of any kind.

LOCATION MAP

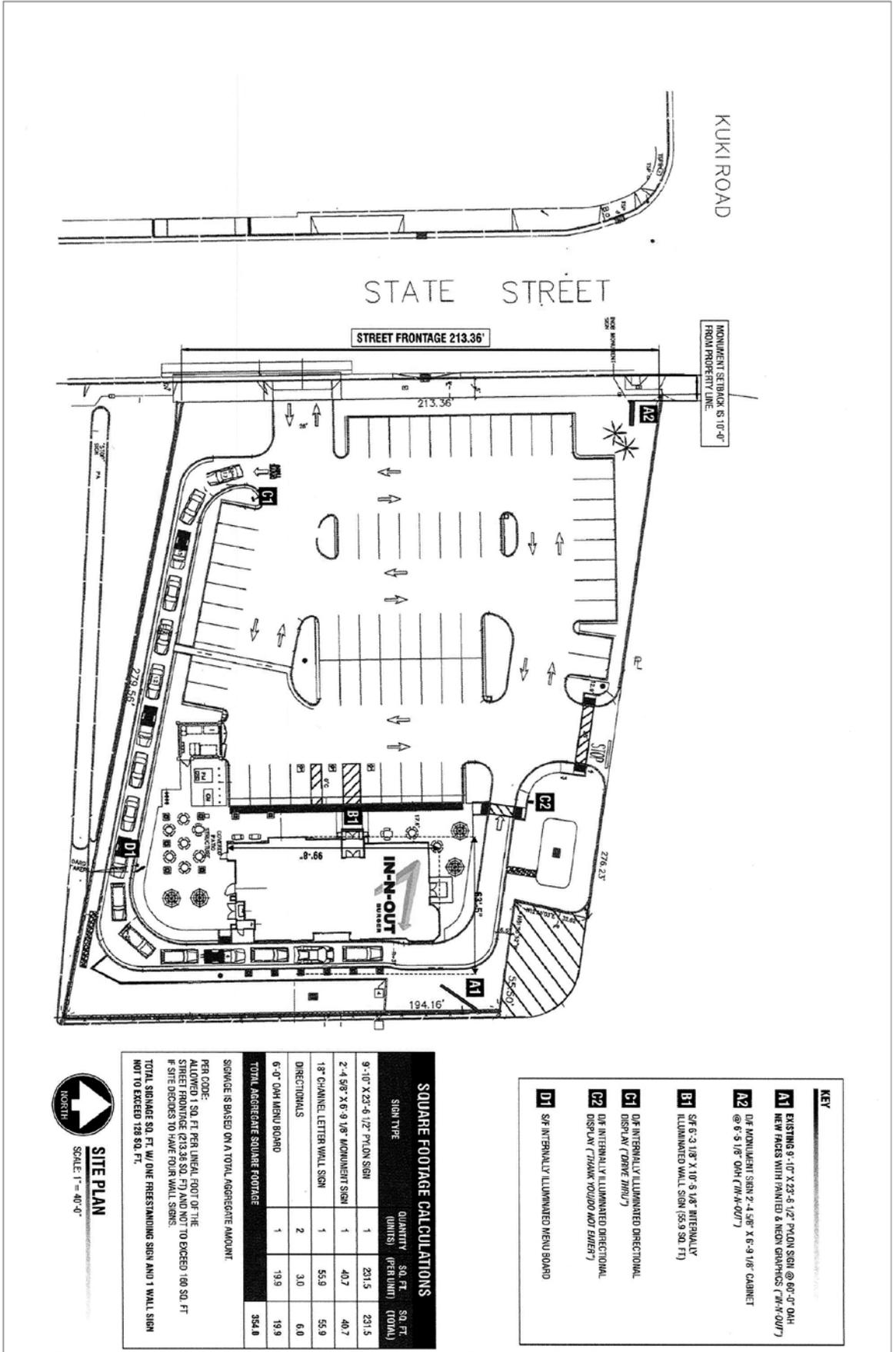


CASE: V 2016-0001
OWNER: Springfield Property, LLC
APN: 170-190-30
AGENT: Cary Wilcox
ADDRESS: 1351 N. Stale St., UK

Incorporated City Limits

VICINITY MAP

Map produced by the Mendocino County Planning & Building Services, Mar. 2015
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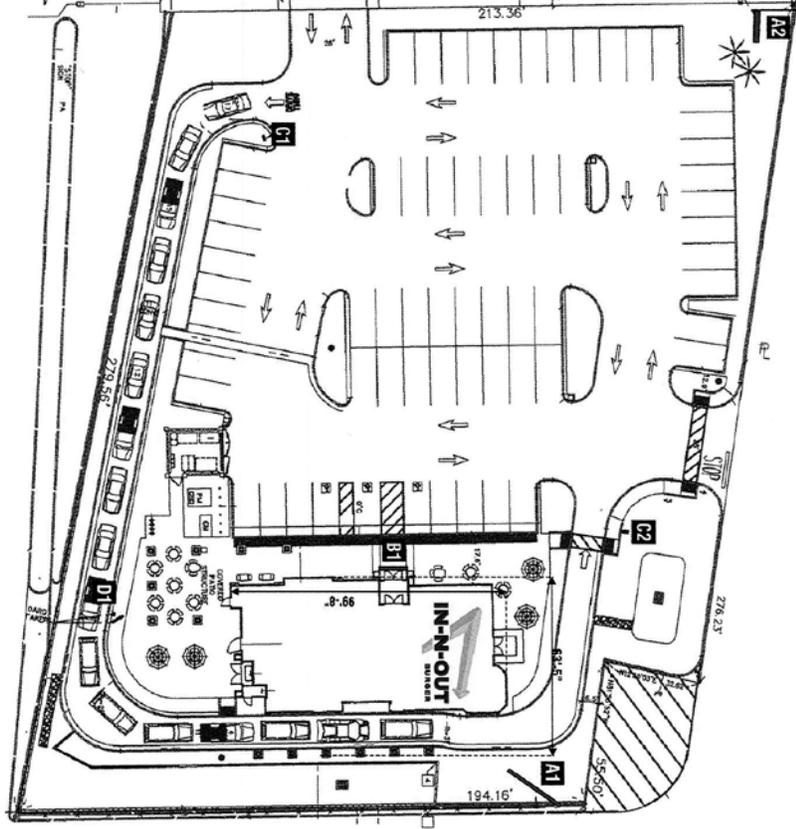


KUKI ROAD

STATE STREET

STREET FRONTAGE 213.36'

MONUMENT SETBACK IS 10'-0" FROM PROPERTY LINE



KEY

- A1** EXISTING 9'-10" X 23'-6 1/2" PVC SIGN @ 60'-0" OAH NEW FACES WITH PAINTED & MEDIAN GRAPHICS (I/N-N-OUT)
- A2** DR MONUMENT SIGN 2'-4.59" X 6'-9 1/8" CABINET @ 6'-9 1/8" OAH (I/N-N-OUT)
- B1** SF 6'-3 1/8" X 10'-5 1/8" INTERNALLY ILLUMINATED WALL SIGN (55.9 SQ. FT)
- C1** DR INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY (DRIVE THRU)
- C2** DR INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY (THANK YOU/DO NOT ENTER)
- D1** SF INTERNALLY ILLUMINATED MENU BOARD

SQUARE FOOTAGE CALCULATIONS

SIGN TYPE	QUANTITY (UNITS)	SQ. FT. (PER UNIT)	SQ. FT. (TOTAL)
9'-10" X 23'-6 1/2" PVC SIGN	1	231.5	231.5
2'-4 5/8" X 6'-9 1/8" MONUMENT SIGN	1	40.7	40.7
18" CHANNEL LETTER WALL SIGN	1	55.9	55.9
DIRECTIONALS	2	3.0	6.0
6'-0" OAH MENU BOARD	1	19.9	19.9
TOTAL AGGREGATE SQUARE FOOTAGE			354.0

SIGNAGE IS BASED ON A TOTAL AGGREGATE AMOUNT.
 PER CODE:
 ALLOWED 1 SQ. FT. PER LINEAL FOOT OF THE STREET FRONTAGE (213.36 SQ. FT.) AND NOT TO EXCEED 100 SQ. FT.
 * SITE DECIDES TO HAVE FOUR WALL SIGNS.
 TOTAL SIGNAGE 80 SQ. FT. W/ ONE FREESTANDING SIGN AND 1 WALL SIGN NOT TO EXCEED 128 SQ. FT.



NO SCALE

SITE PLAN

CASE: V 2016-0001
 OWNER: Springfield Property, LLC
 APN: 170-190-30
 PROJECT: In-N-Out Burger, Inc.
 AGENT: Garry Wilcox
 ADDRESS: 1351 N. State St., UK

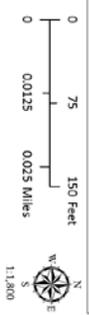
Map produced by the Mendocino County Planning & Building Services, April, 2016
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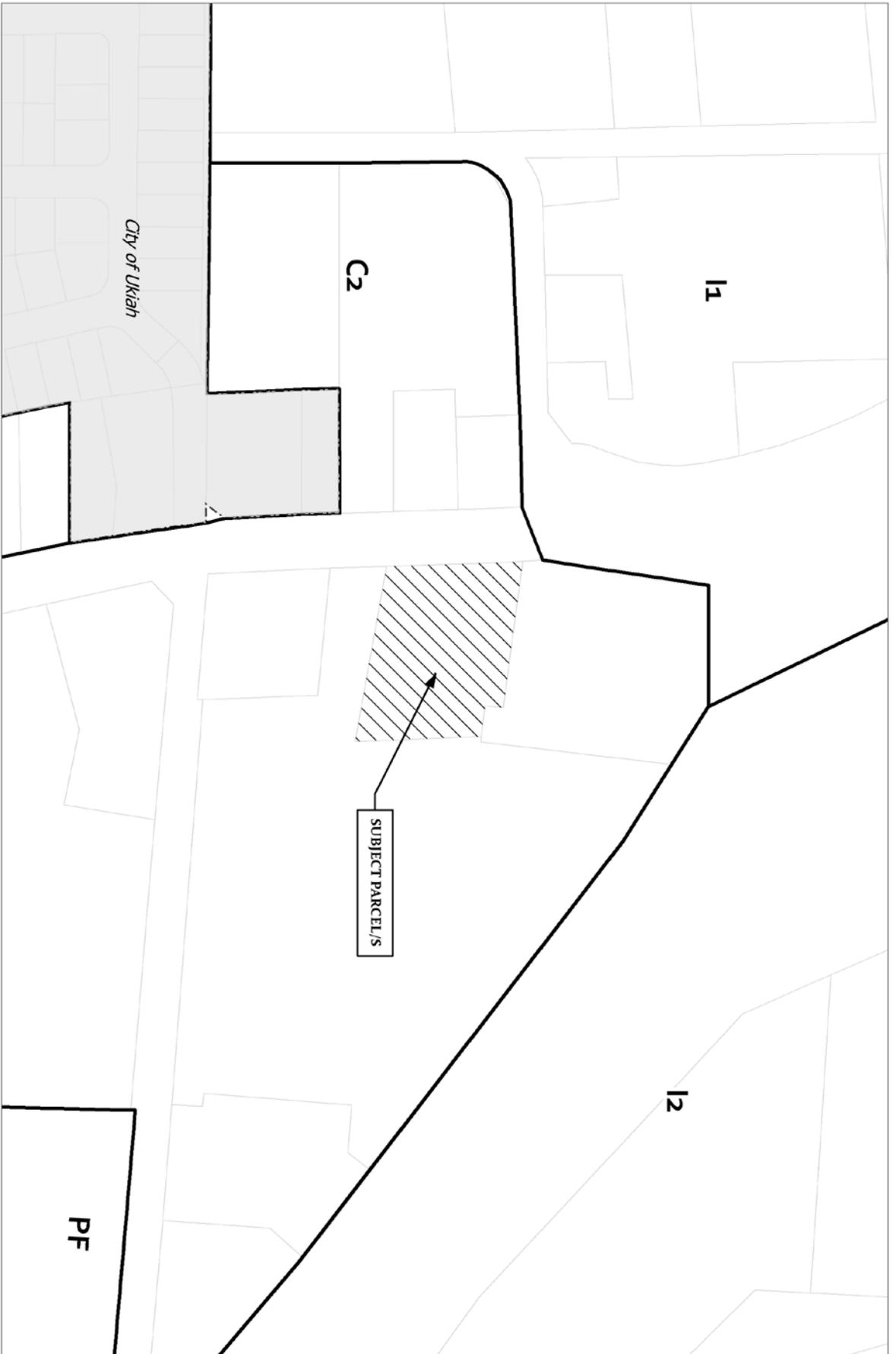


CASE: V 2016-0001
 OWNER: Springfield Property, LLC
 APN: 170-190-30
 APPLICANT: In-N-Out Burger, Inc.
 AGENT: Cary Wilcox
 ADDRESS: 1351 N. State St., UK

Map produced by the Mendocino County Planning & Building Services, April, 2016
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ADJACENT PARCELS





CASE: V 2016-0001

OWNER: Springfield Property, LLC

APN: 170-190-30

APPLIC: In-N-Out Burger, Inc.

AGENT: Garry Wilcox

ADDRESS: 1351 N. State St., UK

-  Incorporated City Limits
-  Zoning Districts

ZONING DISPLAY MAP

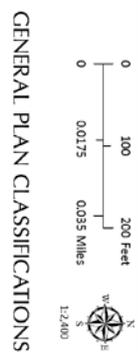


Map produced by the Mendocino County Planning & Building Services, April, 2016
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APPLIC: In-N-Out Burger, Inc.
AGENT: CARRY WILCOX
ADDRESS: 1351 N. State St., Uk

 Incorporated City Limits
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, April, 2016
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CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UHAI, CA 95482

SHEET TITLE
SITE PLAN & SIGN KEY

ACCOUNT
GARRY WILCOX

DESIGNER
GERALD MCCLUNG

DATE
01/28/15

NOTED
NOTED

CUSTOMER APPROVAL

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PROJECT #	15-049	PROJECT #	316502
REVISIONS	3	DATE	

REVISIONS	NO.	DATE	BY
1	131216	11	7
2	132216	11	8
3	132216	11	8
4	132216	11	8
5	132216	11	8
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KEY NO.

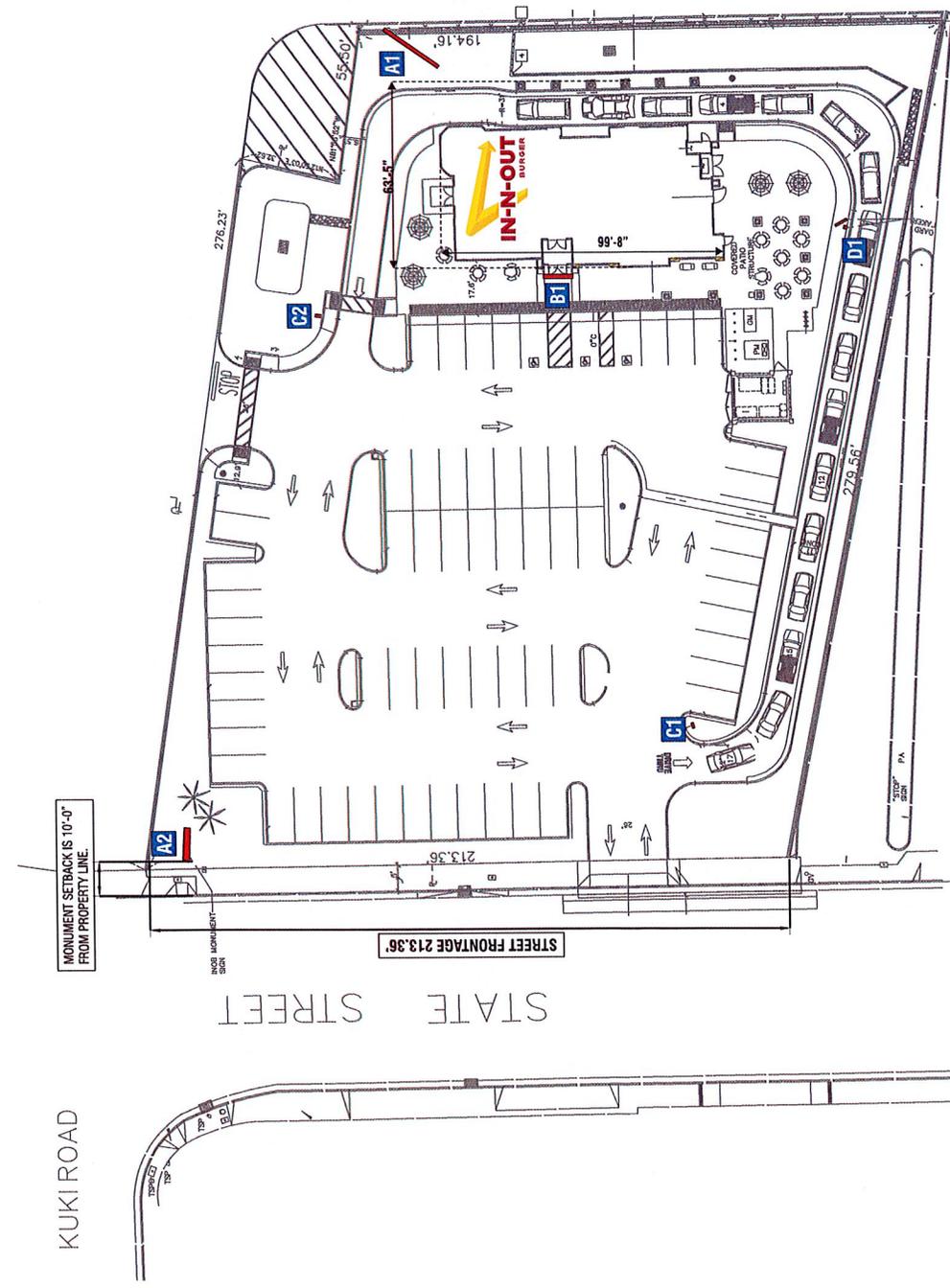
KEY

A1	EXISTING 9'-10" X 23'-6 1/2" PYLON SIGN @ 60°-0" OAH
A2	NEW FACES WITH PAINTED & NEON GRAPHICS ("IN-N-OUT")
B1	D/F MONUMENT SIGN 2'-4 5/8" X 6'-9 1/8" CABINET ILLUMINATED WALL SIGN (65.9 SQ. FT.)
C1	D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY ("DRIVE THRU")
C2	D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY ("THANK YOU/DO NOT ENTER")
D1	S/F INTERNALLY ILLUMINATED MENU BOARD

SQUARE FOOTAGE CALCULATIONS

SIGN TYPE	QUANTITY (UNITS)	SQ. FT. (PER UNIT)	SQ. FT. (TOTAL)
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 IF SITE DECIDES TO HAVE FOUR WALL SIGNS.
TOTAL SIGNAGE SQ. FT. W/ ONE FREESTANDING SIGN AND 1 WALL SIGN NOT TO EXCEED 128 SQ. FT.



SITE PLAN
 SCALE: 1" = 40'-0"

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UTAH, CA 95482

SHEET TITLE
GROUND SIGN

ACC'T REP
GARRY WILCOX
 DESIGNER
GERALD MCCLUNG
 DATE
01/28/15 NOTED

CUSTOMER APPROVAL

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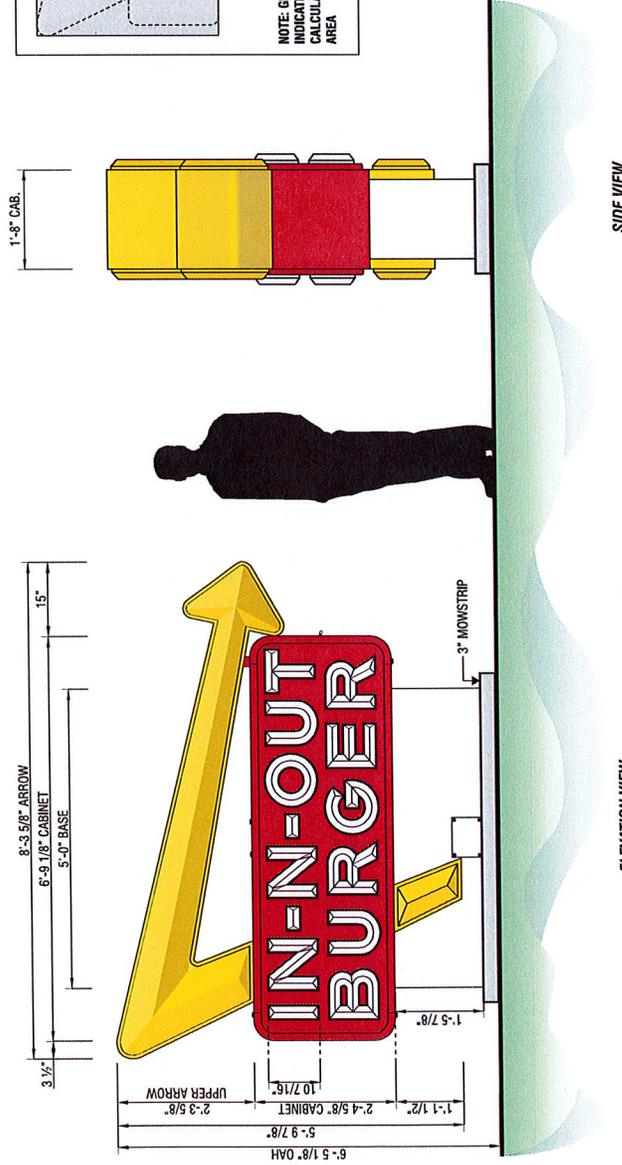
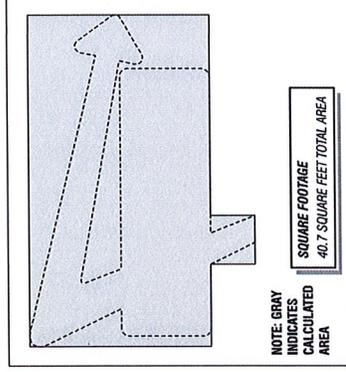
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PROJECT #	15-049	PROJECT #	316502
REVISIONS	3	DATE	

NO.	DATE	BY	DESCRIPTION
1	12/23/15	TT	
2	12/23/15	TT	
3	1/28/16	TT	
4			
5			
6			

KEY NO.

A2



SIDE VIEW

ELEVATION VIEW

SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED MONUMENT SIGN W/ ALUMINUM CABINET & ARROW W/ FORMED FACES. COLORS ARE PER BELOW.

ARROW: FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH PMS YELLOW "C" W/ GLOSS FINISH. FORMED YELLOW #2037 ACRYLIC PLASTIC FACES WITH 1" YELLOW TRIMCAP EDGES. HO TRIPHOSPHORUS LAMP ILLUMINATION.

CABINET: FABRICATED CABINET & RETAINERS PAINTED TO MATCH INO RED W/ GLOSS FINISH. FORMED ACRYLIC FACES TO HAVE SECOND SURFACE PAINTED GRAPHICS. BACKGROUND COLOR TO BE PAINTED INO 443 RED (25% CLEAR). LETTER COLOR TO BE PAINTED WHITE. HO TRIPHOSPHORUS LAMP ILLUMINATION.

BASE: FABRICATED ALUMINUM BASE PAINTED TO MATCH DUINN EDWARDS "BONE CHINA" #514 W/ FINE TEXTURE FINISH. LOWER END OF ARROW TO BE FABRICATED INTO BASE & ILLUMINATED AS REQUIRED.

D/F INTERNALLY ILLUMINATED 2'-4 5/8" X 6'-9 1/8" MONUMENT SIGN

SCALE: 1/2" = 1'-0"

CNP
SIGNS & GRAPHICS
 4530 Mission Gorge Place
 San Diego, CA 92120
 Tel: 619.283.2191
 Fax: 619.283.3503
 Web: www.cnpagn.com



CLIENT
 PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UKIAH, CA 95482

SHEET TITLE
ELEVATIONS

ACCOUNT #
GARRY WILCOX
 DESIGNER
GERALD MCCLUNG
 DATE
07/28/15 NOTED

CUSTOMER APPROVAL

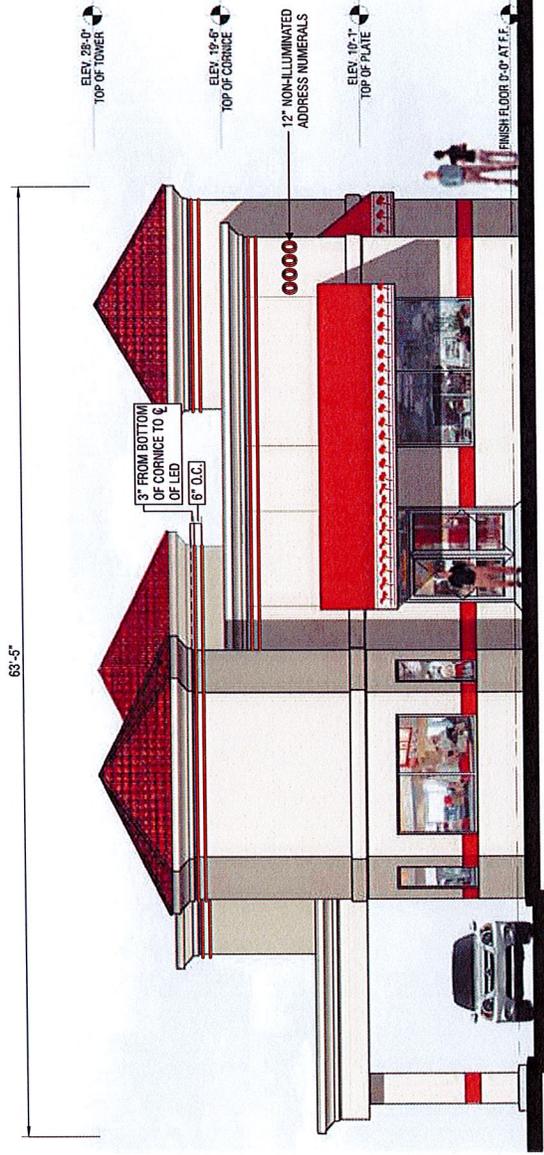
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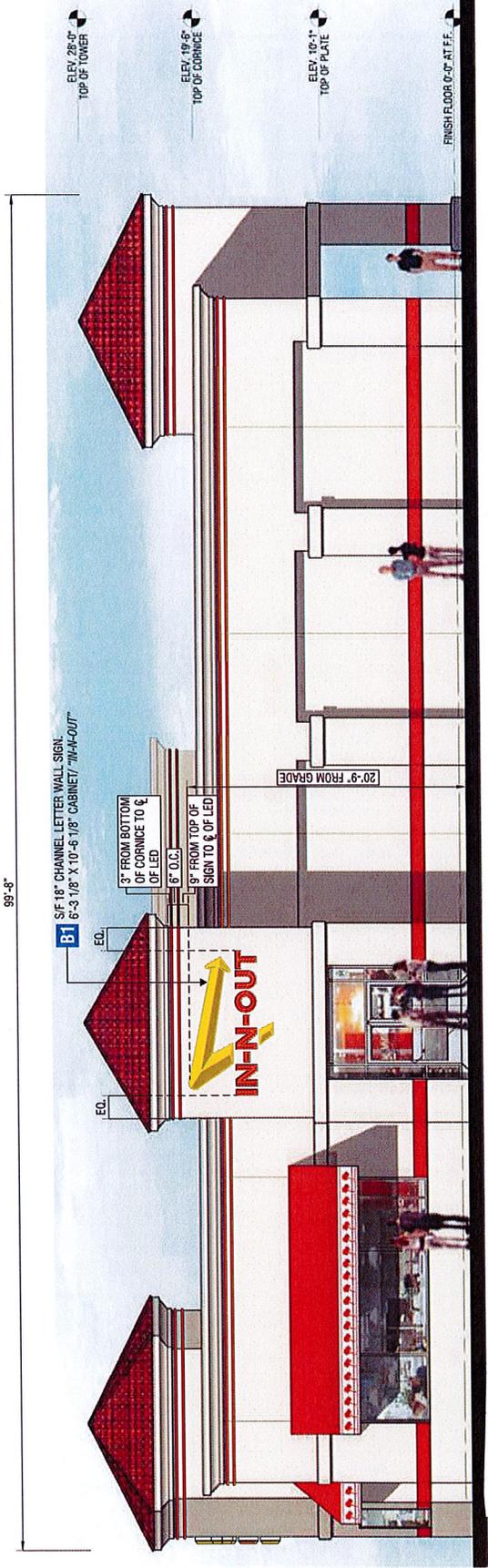
DATE	15-049	PROJECT	316502
REVISIONS	3	REV	

NO.	DESCRIPTION	DATE
1	ISSUED	11/17
2	ISSUED	11/18
3	ISSUED	11/18
4	ISSUED	11/18
5	ISSUED	11/18
6	ISSUED	11/18
7	ISSUED	11/18
8	ISSUED	11/18
9	ISSUED	11/18
10	ISSUED	11/18
11	ISSUED	11/18
12	ISSUED	11/18

KEY NO.
B1



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



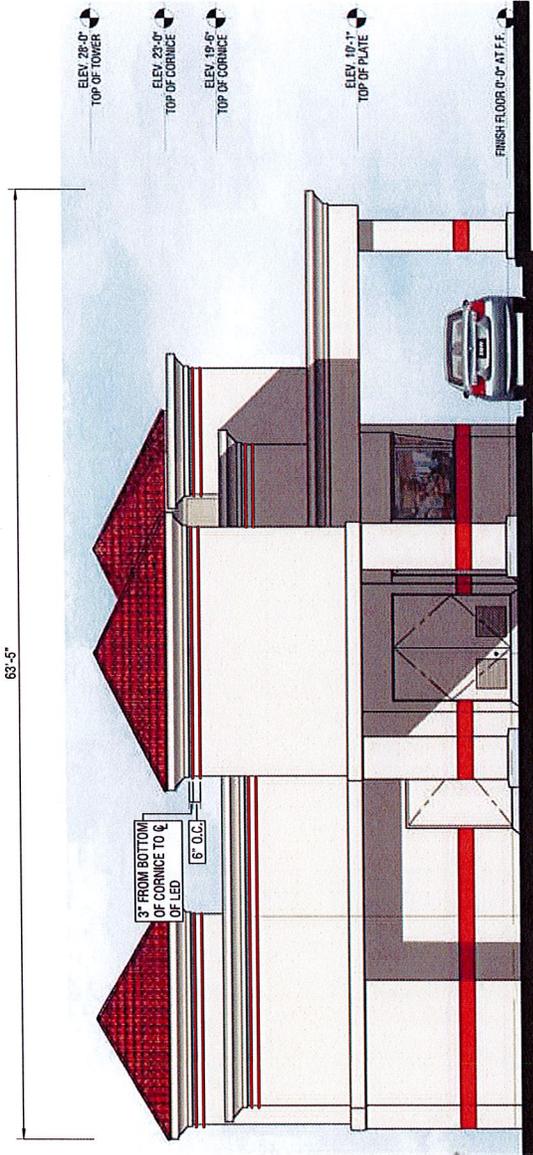
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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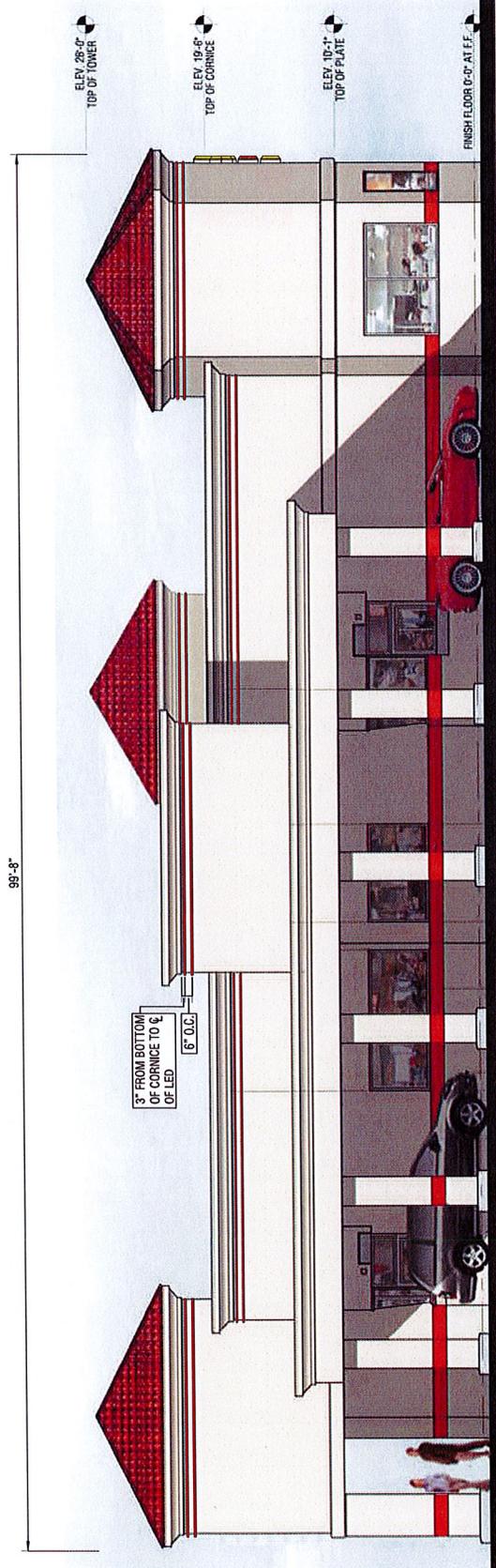
DATE	15-049	PROJECT #	316502
REVISION NO.	3	YEAR	

REVISIONS	DATE	BY	DESCRIPTION
1	10/21/15	TT	7
2	10/21/15	TT	8
3	10/21/15	TT	9
4	10/21/15	TT	10
5	10/21/15	TT	11
6	10/21/15	TT	12



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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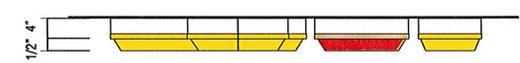
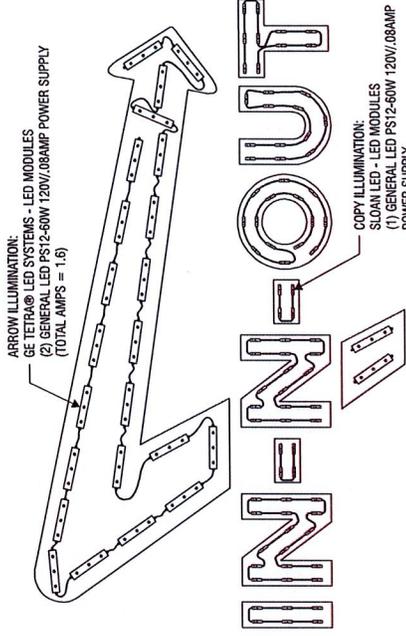
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DATE	PROJECT
15-049	316502
REVISED	BY
3	

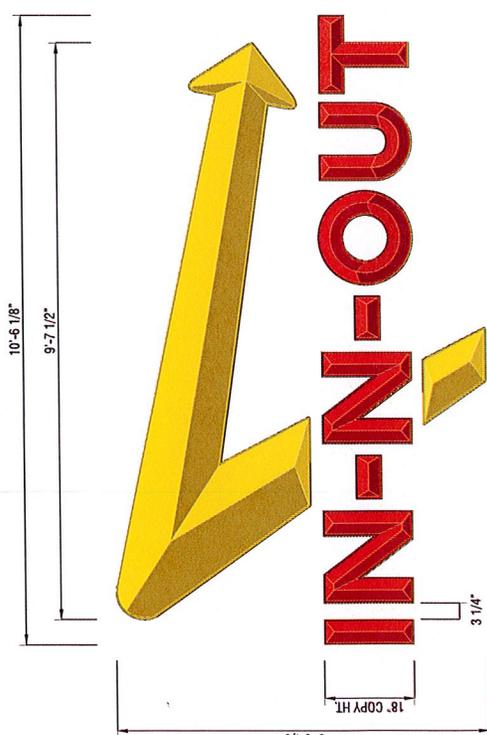
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11	11/11/14	11
12	11/11/14	12
13	11/11/14	13
14	11/11/14	14
15	11/11/14	15

KEY: **B1**

NOTES:
 ALL LIGHTING COMPONENTS TO BE ILL. LISTED WITH DISCONNECT SWITCH @ POWER SUPPLY LOCATION (REMOTE). SIGNS PROVIDED WITH 3-WIRE 14 GAUGE JACK CABLE.

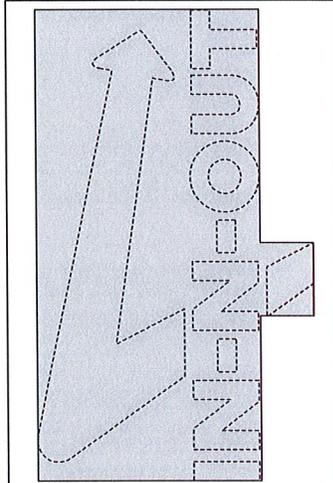


SIDE VIEW



ELEVATION VIEW

S/F 6' X 10' ILLUMINATED WALL SIGN
 SCALE: 1/2" = 1'-0"



SECTION DETAIL (NOT TO SCALE)

SQUARE FOOTAGE CALCULATIONS:
 TOTAL SIGN AREA: 55.9 S.F.
 NOTE: GRAY INDICATES CALCULATED AREA

SIGN SPECIFICATIONS:
 S/F INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTER SIGN DISPLAY WITH FORMED COPY & ARROW. COLORS/ MATERIAL PER BELOW.
ARROW:
 FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH "BONE CHINA" SP 5-4 BY DUAN EDWARDS W/ SATIN FINISH. FORMED YELLOW #2037 ACRYLIC FACES. LED ILLUMINATION (SEE ABOVE).
COPY:
 FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH "BONE CHINA" SP 5-4 BY DUAN EDWARDS W/ SATIN FINISH. FORMED RED #211-1 ACRYLIC FACES WITH 1" GOLD TRIMCAR. RED LED ILLUMINATION (SEE ABOVE).
 CHANNEL LETTERS TO BE 4" DEEP/ ALL SIGNS TO BE INSTALLED ONTO BUILDING AS REQUIRED.

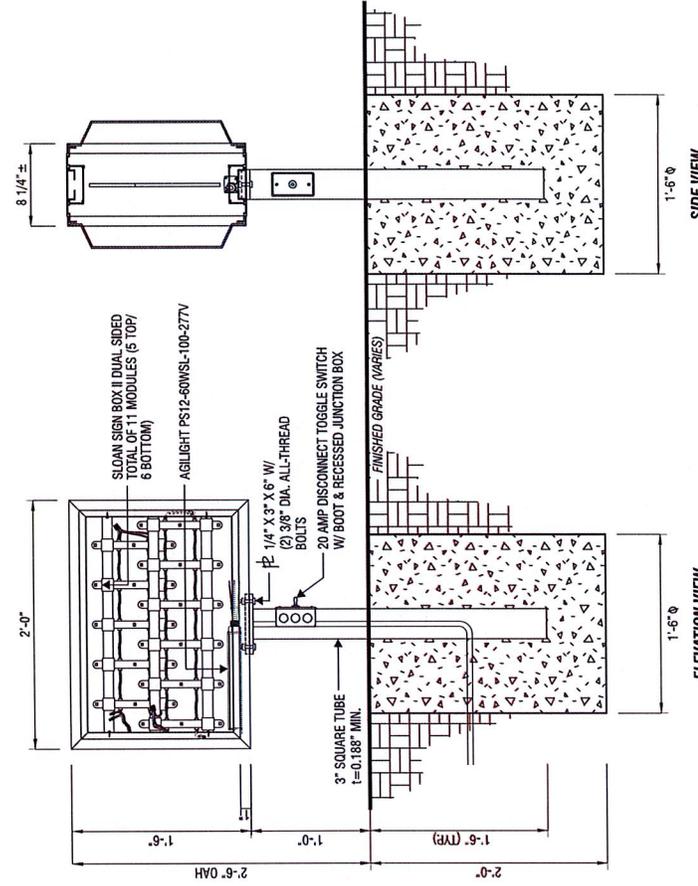
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PROJECT #	15-049	PROJECT #	316502
REVISIONS	3	REV	

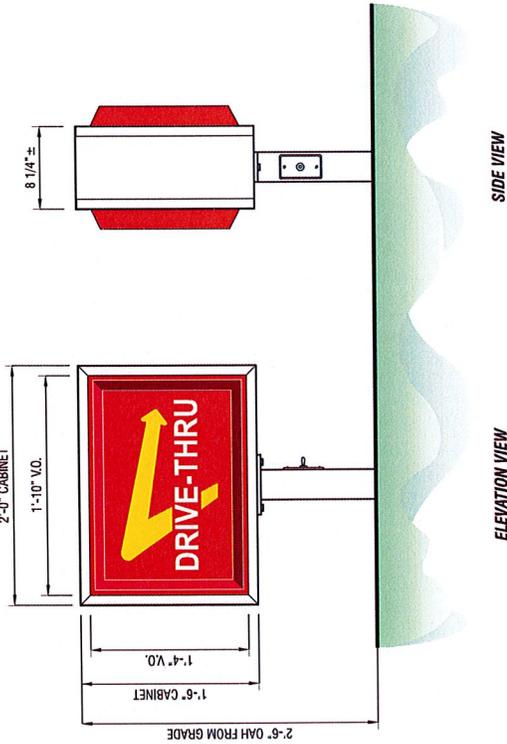
NO.	DATE	BY	DESCRIPTION
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2	1/23/15	TT	
3	1/23/15	TT	
4			
5			
6			
7			
8			
9			
10			
11			
12			

KEY NO.
C1 C2



SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED ALUMINUM DIRECTIONAL CABINET W/ FORMED FACES & ARROW. SIGN CABINET, RETAINERS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH. FORMED ACRYLIC PLASTIC FACES TO HAVE SECOND-SURFACE PAINTED GRAPHICS. BACKGROUND COLOR TO BE PAINTED INO 443 RED (25% CLEAR). LETTER COLOR TO BE PAINTED WHITE. ARROW TO BE PAINTED INO 413 YELLOW (25% CLEAR) - AS APPLIES. SIGN CABINETS TO BE ILLUMINATED W/ SLOAN LED SIGN BOX II.



D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

SCALE: 1" = 1'-0"



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CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UTAH, CA 95482

SHEET TITLE
MENU BOARD

ACCOUNT REP
 GARRY WILCOX
 DESIGNER
 GERALD MCCLUNG

DATE
 01/28/15
 SCALE
 NOTED

CUSTOMER APPROVAL

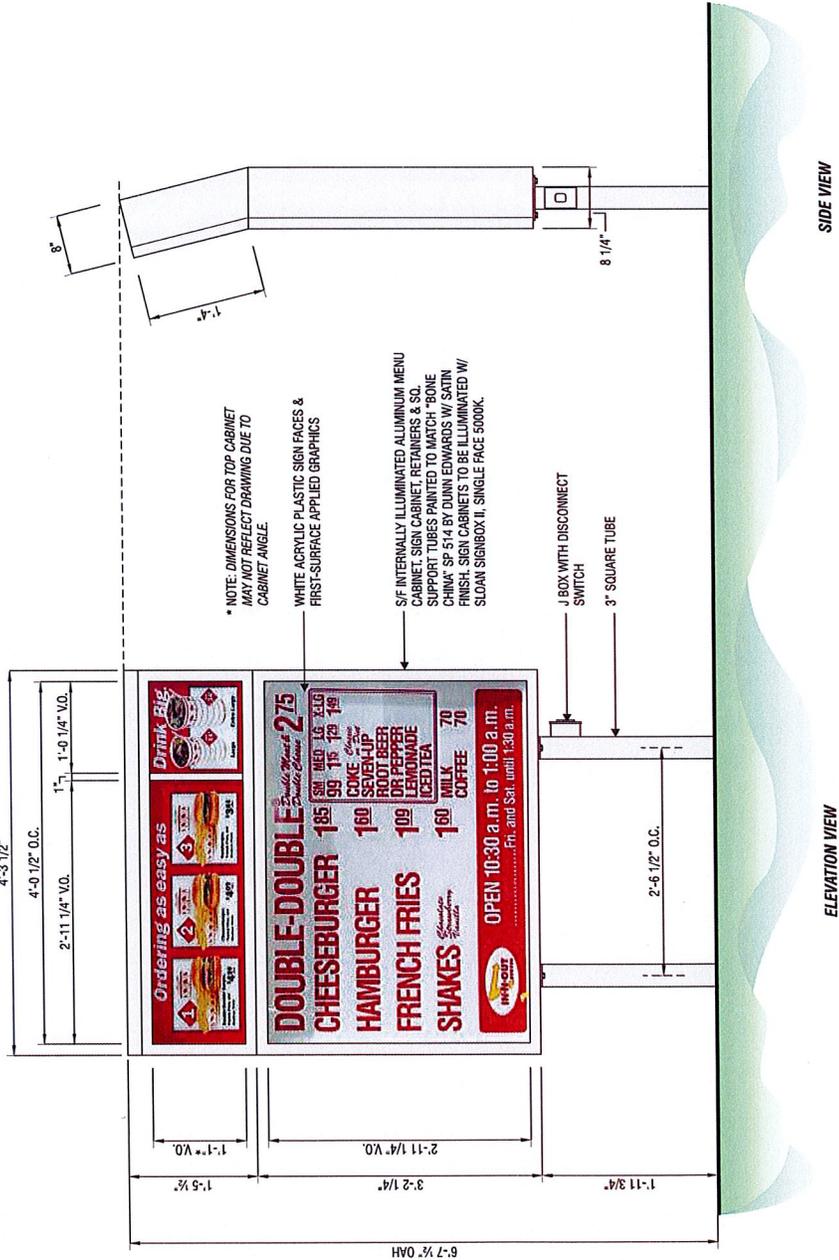
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DWG #	PROJECT #
15-049	316502
REVISIONS	NOF
3	

1	1/23/15	TT	7
2	1/23/15	TT	8
3	1/23/15	TT	9
4	1/23/15	TT	10
5	1/23/15	TT	11
6	1/23/15	TT	12

KEY NO.



S/F INTERNALLY ILLUMINATED MENU BOARD @ 6'-7 1/2" OAH (19.9 SQ. FT.)
 SCALE: 3/4" = 1'-0"



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UKIAH, CA 95482

SHEET TITLE
BORDER LED DETAIL

ACCT REP
 GARRY WILCOX
 DESIGNER
 GERALD MCCLUNG
 DATE
 01/28/15
 SCALE
 NOTED

CUSTOMER APPROVAL

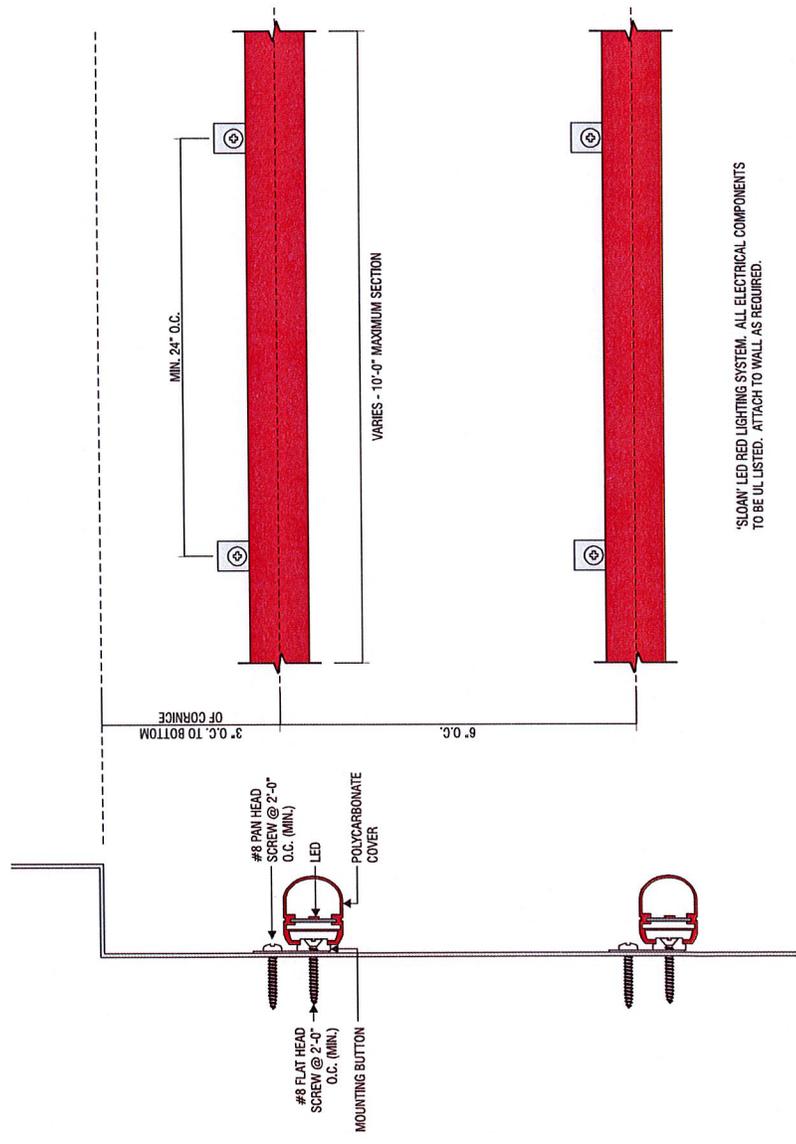
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DATE	PROJECT #
15-049	316502
REVISIONS	DATE
3	

NO.	DATE	DESCRIPTION
1	11/11/15	11'
2	11/20/15	11'
3	11/24/15	11'
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5		11'
6		11'
7		11'
8		11'
9		11'
10		11'
11		11'
12		11'

KEY NO.



COLOR SPECIFICATIONS

C1 RED ACRYLIC #211-1

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 Fax: 619.283.3900
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PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 1351 STATE STREET
 UTAH, CA 95482

SHEET TITLE
 NON-ILLUMINATED
 ADDRESS NUMERALS

ACC'T REP
 GARRY WILCOX
 DESIGNER
 GERALD MCCLUNG
 DATE
 01/28/15 NOTED

CUSTOMER APPROVAL

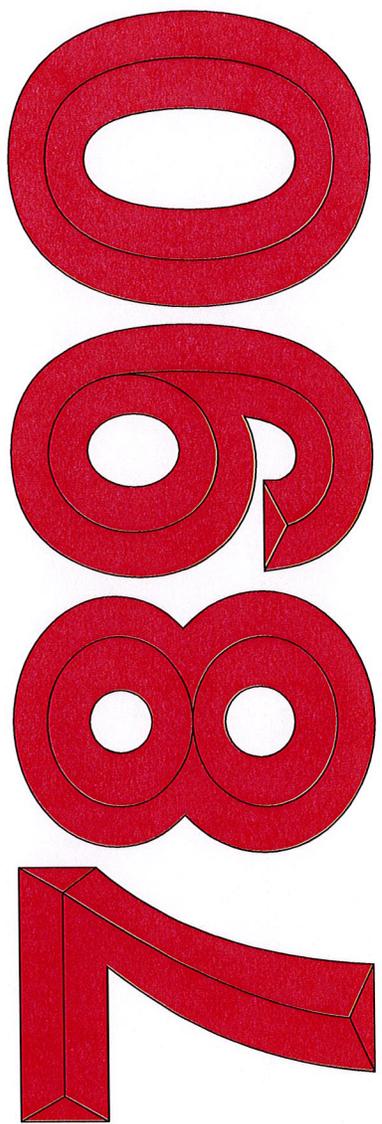
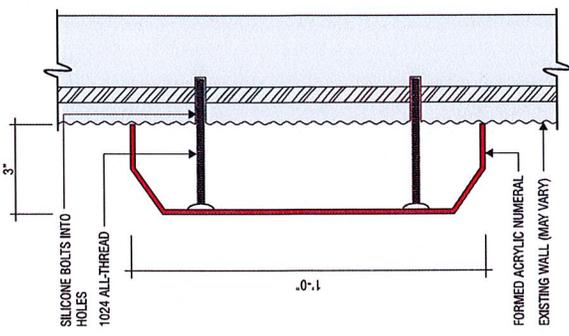
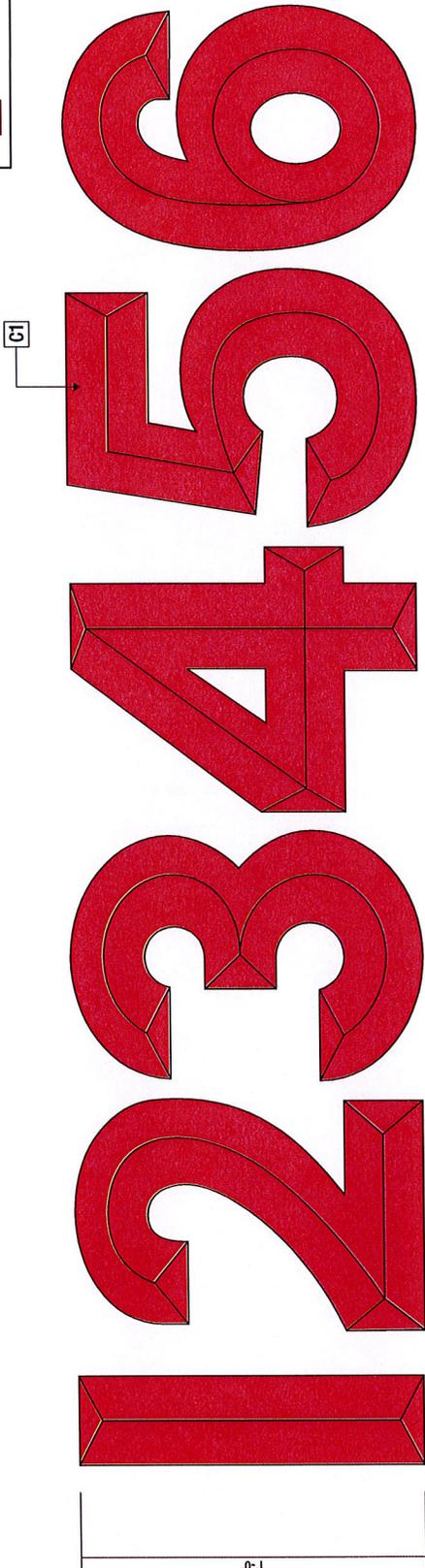
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PROJECT #	15-049
REVISIONS	3

NO.	DATE	BY	DESCRIPTION
1	12/21/15	TT	
2	12/22/15	TT	
3	04/08/16	TT	
4			
5			
6			

KEY NO.



NON-ILLUMINATED 12" ADDRESS NUMERALS
 SCALE: 3" = 1'-0"

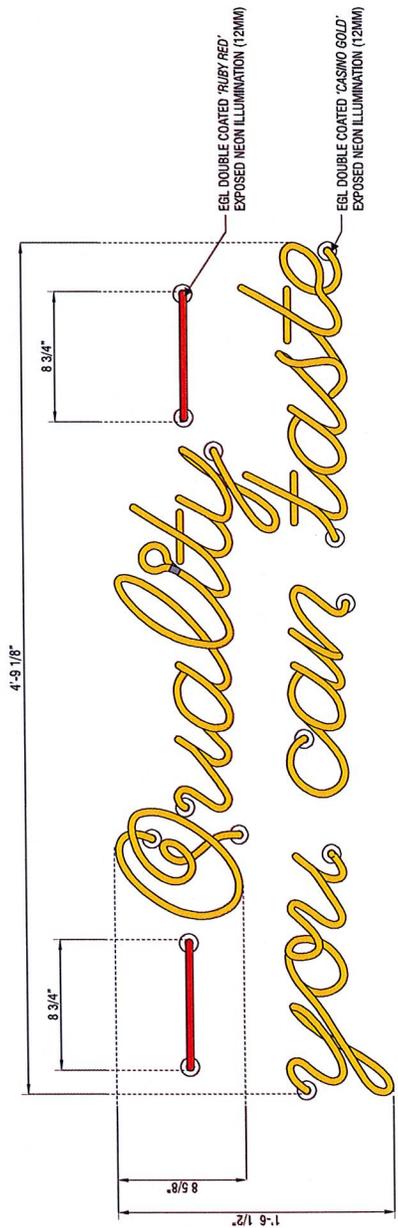
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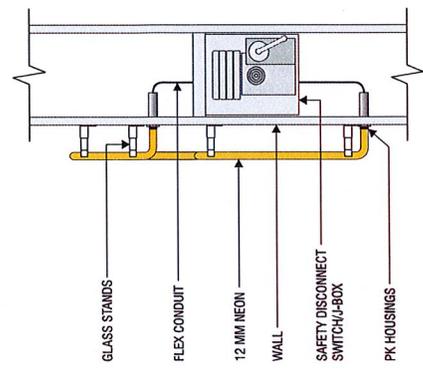
DATE	PROJECT #
15-049	316502
REVISIONS	W/P
3	

NO.	DATE	BY	DESCRIPTION
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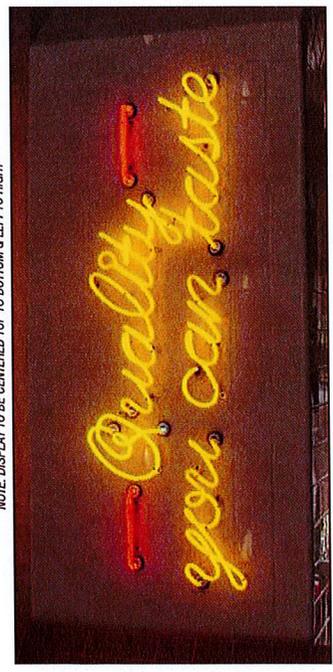
KEY NO.



INTERIOR NEON SIGN
 SCALE: 1/12" = 1'-0"



NEON DETAIL
 SCALE: NTS



NOTE: DISPLAY TO BE CENTERED TOP TO BOTTOM & LEFT TO RIGHT

INSTALLED NEON DISPLAY (TYP.)
 NOTE: NEON SIGN IS ORIENTED FOR INTERIOR VISIBILITY ONLY

Resolution Number _____

County of Mendocino
Ukiah, California
6/9/2016

V_2016-0001 SPRINGFIELD PROPERTY LLC

RESOLUTION OF THE Zoning Administrator, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A Categorically Exemption AND GRANTING A VARIANCE TO ALLOW ADDITIONAL SIGN AREA.

WHEREAS, the applicant, SPRINGFIELD PROPERTY LLC AND IN & Out Burger, Inc, filed an application for a VARIANCE with the Mendocino County Department of Planning and Building Services to allow additional sign area at 1351 North State Street, Ukiah (APN 170-190-11)

WHEREAS, a CATEGORICAL EXEMPTION, CLASS 11 (ON-PREMISE SIGNS) was prepared for the Project available for agency and public review on May 17, 2016 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, 06/09/2016, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the CATEGORICAL EXEMPTION and the Project. All interested persons were given an opportunity to hear and be heard regarding the CATEGORICAL EXEMPTION and the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the CATEGORICAL EXEMPTION and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. General Plan Findings: The subject property is classified Commercial (C) under the General Plan. The proposed variance is consistent with the General Plan and the Ukiah Valley Area Plan.
2. Zoning Findings: The subject property is zoned General Commercial, 6,000 square-foot minimum (C2:6K). The project is consistent with the Variance provisions of Chapter 20.200 of the County Code.
3. Variance Findings: The Zoning Administrator approves #V 2016-0001 subject to the conditions of approval recommended by staff, and further finding:

(A) That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;

The property is located immediately south of the intersection of North State Street and US Highway 101. This area is the northern commercial corridor or "gateway" to the City of Ukiah, providing a variety of goods and services to highway travelers, tourists and the local community. The amenity of freeway visibility is vital for specific business types in this commercial area (e.g., hotels, restaurants, service stations). The property is positioned at an elevation below the grade of the nearby freeway overpass which significantly limits the site's visibility to motorists on Highway 101. However, an existing 60-foot tall, 231.5 square-foot, double-faced, legal-

nonconforming pylon sign frame remains on the property from the previous restaurant tenant (Fjord's).

The property is surrounded by existing commercial development including a gas station to the south, a bowling alley to the north and the Ukiah Crossroads Shopping Center to the east — which contains Raley's, O' Reilly's Auto Parts, Dollar Tree and a variety of smaller tenant spaces. The Carl's Jr. south of Ford Road is also part of the shopping center. Across North State Street directly to the west are Wing Stop Restaurant and the Discovery Inn Motel. To the northwest lie Jensen's Truck Stop, service station and restaurant. Immediately south of Empire Drive is McDonald's restaurant.

This area exhibits a relatively intense and diverse variety of advertising, signage and building color schemes to attract their clientele — as is typical in commercially oriented urban districts. Roof, monument (freestanding) and wall signs are all represented. The Ukiah Crossroads Shopping Center (which includes Carl's Jr.) has approved variances associated with their master sign program (#V 26-85 and #V 14-88).

The zoning ordinance does not contain provisions which grant special allotments or flexibility specific to multi-tenant shopping complexes. Consequently, the variances #V 26-85 and #V 14-88 were granted to tailor their unique signage needs to fit the circumstance of a freeway-adjacent shopping center. The variances allowed freeway-visible pylon, roof and wall signs in addition to customized sign sizing for each of the tenants. An element of the variance (#V 26-85) included a height increase — from the maximum 25 feet to 30 feet — for the primary 108 square-foot pylon sign immediately adjacent to the freeway.

Due to the concealment of the subject property as a result of the freeway overpass, the continued use of the existing pylon sign is critical to the success of any freeway-oriented business in this location. From non-freeway perspectives (i.e. North State Street and the surrounding developed areas), the site has 360 degree visibility. Correspondingly, the monument and wall sign would be relatively modest additions to the overall sign program on the site and would be in keeping with existing merchants in the area. Therefore, this finding can be made.

(B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

The conditions on the site predate the applicant's current intent to redevelop the property. The 60-foot tall pylon sign was erected when the Fjord's restaurant was constructed under prior zoning regulations. The current zoning regulations adopted in 1987 now limit freestanding signs to 25 feet in height. During the 1980's, the Ukiah Crossroads Shopping Center was constructed and variances to their sign program were granted.

The properties surrounding the project site are currently developed with an array of commercial uses. The site was previously used as an establishment intended to serve motorists on Highway 101 in addition to the local community (Fjord's Restaurant). The economic viability of this site for *any* business attempting to distinguish themselves from the surrounding commercial enterprises would be reliant on the ability to utilize the existing sign to attract customers from the nearby freeway.

Further, the rehabilitation and reuse of the existing pylon sign would consume and exceed all of the allowable sign area available for the intended project site. This creates a practical difficulty because no additional signage would be allowed and the property would be devoid of any signage visible from the North State Street, bicyclist or pedestrian perspective. The applicant proposes an additional 96.6 square feet of sign area in the form of a monument sign along the North State Street frontage and a wall sign on the west elevation of the building. These are modest and reasonable components of their overall sign program and would be comparable to and harmonious with signage accessorizing surrounding businesses. Therefore, this finding can be made.

(C) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.

It is important to note that the Ukiah Crossroads Shopping Center was constructed subsequent to the development and peak use of the subject parcel as the Fjord's restaurant (including the pylon sign). The zoning ordinance does not contain provisions which provide special considerations, allotments or flexibility to signage for shopping centers. Respectively, the Ukiah Crossroads Shopping Center had been granted variances to tailor their signage needs to fit the unique circumstance of a shopping center adjacent to a freeway. The subject property is now obscured by the shopping center which is enjoying the benefit of sign variances. The subject property has relied on in the past, and still relies on in the present, the usage and benefit of the pre-existing pylon sign for advertising visibility from the freeway. Further, supplementary signage at the street level is equally vital to attract non-freeway using customers. Accordingly, relief from strict application of the zoning ordinance in this instance can be supported and this finding can be made.

(D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

The request is for a variance to sign area only. The project is for commercial signage, in a commercial district surrounded by existing commercial development and uses. The proposed sign program is at a scale that would not overpower or dominate existing signs in the vicinity and would be compatible with surrounding commercial signage. The project would be beneficial to the public welfare as it is associated with the refurbishment of the existing dilapidated pylon sign and redevelopment of the parcel with aging, unsightly improvements. Therefore, this finding can be made.

(E) That the granting of such variance will not adversely affect the General Plan (including the Ukiah Valley Area Plan).

The granting of the variance would not adversely affect the General Plan. The project is for a variance to sign area only. The signs would be associated with a commercial use on a parcel designated commercial by the General Plan. The project would not influence the density, use, circulation or lot size of the subject parcel. As conditioned, the project would further a goal of the Ukiah Valley Area Plan by enhancing a visually degraded site in a "gateway" district. Therefore, this finding can be made.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby adopts the Categorical Exemption and the set forth in the Conditions of Approval. The Zoning Administrator certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Zoning Administrator.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested VARIANCE subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Zoning Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE M. THOMPSON
Secretary to the Planning Commission

By: _____

BY: STEVEN D. DUNNICLIFF
Director

EXHIBIT A

CONDITIONS OF APPROVAL

V_2016-0001

6/9/2016

A variance request to allow for a total of 328.1 sq. ft. of sign area where 128 sq. ft. of sign area is permitted by Section 20.184.045 of the Mendocino County Code.

APPROVED PROJECT DESCRIPTION: The applicant requests a variance to allow an additional 200.1 square feet of sign area for the project site. The zoning ordinance limits sign area on a lot to 128 square feet. The site contains a 60-foot tall, legal non-conforming freestanding pylon sign with a 231.5 square-foot sign face which the applicant proposes to reuse. With the reuse of the non-conforming pylon sign, any additional sign area on the site requires a variance. The additional proposed signage includes a new 40.7 square foot freestanding monument sign along North State Street and a 55.9 square foot channel letter wall sign on the west building elevation. All signs would be illuminated. The total proposed sign area for the project site is 328.1 square feet.

CONDITIONS OF APPROVAL:

1. Prior to issuance of a building permit for any of the proposed signage for the project, the applicant shall submit revised plan details for the pylon sign which illustrate that the neon component has been removed and/or the sign modified to comply with MCC §20.184.025(C) and General Plan Dark Sky Policy RM-134. Said revised plan shall be subject to review and approval by the Zoning Administrator.
2. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
3. This permit be subject to the securing of all necessary permits for the proposed development and eventual use from County, State, and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
4. That the application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
5. The applicant is advised that this variance will expire at the end of two (2) years, on June 9, 2018, unless construction of the signs is commenced and diligently pursued in compliance with required building permits prior to that date.