

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., MAY 23, 2012

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC12-03

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of March 27, 2012 Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

5. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

- A. **A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-008: To Amend the Existing Conditions of Approval to Allow Signage on the Canopy at 299 Marina Boulevard, APN 0032-411-040**
 - **Adoption of Resolution No. PC12-___-.**

6. GENERAL BUSINESS: Action to be taken where appropriate.

General Plan Update

7. COMMUNICATIONS:

- A. **Staff**
- B. **Commissioners**
- C. **Agenda Forecast**

8. ADJOURN.

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., MARCH 27, 2012

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC12-01

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

Commissioner Adeva was absent.

2. ANNOUNCEMENTS

None

3. MINUTES:

Commissioner Wade indicated that the word "be" was left out of the corrections to the minutes of November 29, 2011. Commissioner Ramos moved to approve the December 13, 2011, Planning Commission Minutes as corrected. Commissioner Mirador seconded the motion. Motion passed 6-0.

4. AUDIENCE COMMUNICATIONS:

None

5. PUBLIC HEARINGS:

A. A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-007 to Allow a Church and Associated Activities at 40 Buena Vista, APN 0032-412-050.

John Kearns presented the staff report. Mr. Kearns gave a brief background on the building. He explained that the existing church and the former childcare facility had a shared parking agreement and both uses co-existed for many years. Mr. Kearns further stated that because the Fairfield Spanish SDA Church holds worship on Saturday and the First Christian Church on Sunday there should not be issues with parking.

Chairperson Clemente opened the Public Hearing

Commissioner Harris asked for clarification that the church will meet the minimum ½ acre parcel site required in Section 18.66.200 and if it includes the parking lot? Mr. Kearns confirmed that it did.

Commissioner Wade stated that the letter submitted mentions the homeless.

Paul Guevara, Pastor, stated that they do no plan to administer to any homeless at the church site. Any ministry or assistance will be done offsite.

Commissioner Ramos asked if the church would consider changing the name to Fairfield-Suisun and take care of any fence repairs. Pastor Guevara stated that they hoped to change the name in the future and would take care of any fence repairs.

Commissioner Holzwarth asked about the JMJ Management listed as property owner. Pastor Guevara stated that the church is currently in the process of purchasing the property.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Commissioner Wade moved to approve Resolution No. PC12-01. Commissioner Ramos seconded the motion. Motion passed 6-0.

B. A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. 11/12-006 to Allow a Warehouse Use and Site Plan/Architectural Review Application No. 11/12-004 for Exterior Improvements to the Buildings at 1101 Anderson Drive, APN APN 0173-670-320.

John Kearns presented the staff report. He stated that in 2007 the Planning Commission approved a carwash and retail use at 1101 Anderson Drive. He stated that the project was never completed and the property has been sold. He stated that the new property owner/applicant wishes to enclose the portion of the building that houses the carwash and use it as a warehouse space. The applicant also wishes to use approx. 1600 sq. ft as a coffee shop and is proposing additional parking.

Greg Lyon, Titan Real Estate and property owner, briefly discussed the type of warehouse uses he foresaw at this location. He indicated that it would be for a small “mom and pop” type businesses where they would need to store materials related to their business.

Commission Harris voiced concerns about the type of materials that might be stored there and the traffic flow of the businesses that could possibly go in.

Mr. Lyon explained that any business would have to meet existing City code regulations.

John Kearns explained that the code currently lists the types of businesses that are allowed and allowed with a conditional use permit and, depending on the business, it might have to come back before the Commission. He also explained that off-site parking would not be allowed.

Hearing no further comments the Public Hearing was closed.

After further discussion the Commissioners agreed to amend the terminology used in the resolution to “retail/warehouse use”.

Commissioner Holzwarth moved to approved Resolution No. PC12-02. Commissioner Wade seconded the motion. Motion passed 6-0.

6. GENERAL BUSINESS:

General Plan Update

Mr. Kearns stated that the General Plan Update should be completed this calendar year. Ms. Wooden and Mr. Kearns have discussed holding at least 3 workshops in the near future. He further stated that staff hopes to give the Commission at least two weeks to review documents prior to any workshop discussions. Chairperson Clemente

stated that it would be very beneficial for the Commission to hold discussion with staff before the public workshops. Commissioner Mirador concurred.

Mr. Kearns also stated that the landowners for the property southwest of Travis AFB are very interested in development potential and are pushing staff for a high level of analysis on this property as part of the General Plan. Staff feels there are environmental constraints, that the proximity of Travis AFB is a factor, and the economic market feasibility needs to be taken into consideration.

7. COMMUNICATIONS:

A. Staff: Mr. Kearns stated that the staff reports needed to have information provided that has recently been overlooked 1) providing a location map for projects and 2) adding information to the Site Data portion of the report.

Wal-Mart: Mr. Kearns, Commissioner Clemente, Commissioner Harris, Commissioner Ramos, and Mrs. Ramos attended the Regional Water Quality Board hearing, along with many other project supporters. Wal-Mart was given final approval. Mr. Kearns stated that there is still some additional permitting to be completed with other agencies, but the next step will be construction drawing submittals and working with CalTrans on improvements to Hwy 12.

Mr. Kearns and Commissioner Harris reported on the Focus Grant developer panel meeting. The panel had looked at all the vacant parcels in the City with a focus on senior housing sites.

Mr. Kearns reported that the Council was considering a fireworks ordinance at the April 3 meeting which would allow up to 3 non-profit groups to sell "safe and sane" fireworks for use in approved locations within the City.

B. Commissioners: Commissioner Mirador asked about the Bingo hall proposal. Mr. Kearns stated that there is currently no proposed Bingo hall to be located in the Marina Shopping Center.

Chairperson Clemente inquired about the Grizzly Island Trail and The Salvation Army project. Mr. Kearns stated that Grizzly Island Trail contract had been awarded and the Grand Opening for The Salvation Army was scheduled for May 26-28.

C. Agenda Forecast: Mr. Kearns explained that there are provisions in the City Code for appointing a Chairperson and Vice-Chairperson and that item will be on the next agenda.

Mr. Kearns stated that as part of getting rid of the Redevelopment Agency the State Department of Finance established an Oversight Board of 7 members and that he has been appointed as one of those members

Mr. Kearns stated that he would be attending the National American Planning Association Conference in Hollywood, California during the last week of April. He is looking forward to the conference and hopes to bring back some good information.

8. ADJOURN

There being no further business the meeting was adjourned at 8:34 p.m.

AGENDA TRANSMITTAL

MEETING DATE: May 23, 2012

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Resolution PC12-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-008: To Amend the Existing Conditions of Approval to Allow Signage on the Canopy at 299 Marina Boulevard, APN 0032-411-040

APPLICANT: Stantec Architecture
1383 N. McDowell Blvd., Suite 250
Petaluma, CA 94954

OWNER: Diamond Petroleum
299 Marina Boulevard
Suisun City, CA 94585

SITE DATA:

- (1) General Plan/Zoning: Service Commercial (CS)/Service Commercial (CS)
- (2) Site Configuration: 43,244 square feet (Rectangular)
- (3) Surrounding Land Use:
 - North- Vacant
 - South- Vacant (Highway 12)
 - West- Vacant
 - East- Residential

ENVIRONMENTAL REVIEW: This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15311, Accessory Structures.

BACKGROUND: In July 1989, the Planning Commission approved a conditional use permit for a service station and convenience market at 299 Marina Boulevard. Condition #5 in the resolution states: "No signage shall be installed on the canopy or spandels. Total signage, including window signage, shall not exceed 230 square feet". This calculation included the wall signs for the convenience market as well as both monument signs.

Additionally, the Planning Commission approved a canopy expansion in December 2007 for this property. However, a building permit has not been issued for this improvement to date.

In Fall 2010, a building permit was issued to increase the height of the base for the monument sign along the frontage of Highway 12. A condition of approval required that landscaping be installed along the base of the monument sign to soften the appearance of the stucco base. Although the monument sign was reconstructed, the required landscaping has not been installed.

PREPARED BY:
REVIEWED BY:

John Kearns, Associate Planner
April Wooden, Community Development Director

Additionally, over a period of time, several trees that were part of the original landscape plan for the site have been removed and not replaced. Consequently, the site landscaping does not meet the approval requirements. Staff recommends that the Planning Commission require that, prior to the addition of signage to the canopy:

- 1) The removed trees be replaced
- 2) The landscaping be installed around the base of the monument sign

On the positive side, the site has only a few temporary signs and the site is well-kept. The south-facing elevation is free of temporary signs, with the only signs installed an identification wall sign and a “24 hour” sign.

STAFF REPORT: The purpose of the submitted application is to amend the Conditions of Approval for the existing use permit. Currently, there are two (2) building identification signs (AmPm), two (2) building wall signs (24 Hr.), two (2) Arco monument signs with pricing information, and two (2) Arco spark logo signs on the existing canopy. There is no proposed change to the building identification signs, wall signs, or price signs. The scope proposes to amend the existing canopy signs to add two (2) Arco channel-letter signs and three (3) Arco spark logo signs for a total of 31 square feet of signage. The additional 31 square feet of signage would increase the total on-site signage from 170 square feet to 201 square feet. This is within the total square footage for signs approved in the CUP.

Additionally, the applicant is proposing to paint the building. This is being reviewed at staff level through a design review application.

Zoning Ordinance

The proposal conforms with Title 18 “Zoning” of the City of Suisun City Municipal Code and, more specifically, Section 18.54 “Signs” of this title.

Required Findings

In order for the Planning Commission to approve the Conditional Use Permit the following findings must be made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City’s Zoning Ordinance and the purposes of the zoning district in which the site is located since it is a commercial location in which commercial signage is anticipated.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General Plan provide for signage in commercial areas.
3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since it will only affect the canopy located on the property in question.

4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15311: Accessory Structures.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they will limit size and placement of advertising to ensure consistency with city policies.

STAFF RECOMMENDATION: Adopt Resolution PC12-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-008: To Amend the Existing Conditions of Approval to Allow Signage on the Canopy at 299 Marina Boulevard, APN 0032-411-040

ATTACHMENTS:

1. Resolution PC12-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application UP11/12-008: To Amend the Existing Conditions of Approval to Allow Signage on the Canopy at 299 Marina Boulevard, APN 0032-411-040;
2. Location Map
3. Application Materials

RESOLUTION NO. PC12-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 11/12-008 TO AMEND THE
EXISTING CONDITIONS OF APPROVAL TO ALLOW SIGNAGE ON
THE CANOPY AT 299 MARINA BOULEVARD, APN 0032-411-040**

WHEREAS, the Planning Commission at a special meeting on May 23, 2012 did review its Conditional Use Permit Application No. 11/12-008 to amend the existing conditions of approval to allow signage on the canopy at 299 Marina Boulevard;

WHEREAS, the public notice was published in the Daily Republic on May 13, 2012; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the applicant and members of the public were present to speak on the application; and

WHEREAS, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15311: Accessory Structures; and

WHEREAS, based on evidence presented at the Public Hearing by City Staff, the applicant, the public and Commissioners, the following Findings are hereby made:

In order for the Planning Commission to approve the conditional use permit the following findings must be made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City's Zoning Ordinance and the purposes of the zoning district in which the site is located since it is a commercial location in which signage is anticipated.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General Plan provide for signage in commercial areas.
3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City since it will only affect the canopy located on the property in question.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15311: Accessory Structures.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they will limit size and placement of advertising to ensure consistency with city policies.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC12- ; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-008 to amend the existing conditions of approval to allow signage on the canopy at 299 Marina Boulevard, subject to the following Conditions and all other Suisun City Codes and Ordinances, state and federal law:

1. Construction must be in substantial accordance with the plans approved by the Planning Commission.
2. Applicant must obtain a building permit.
3. The on-site landscaping must be corrected by:
 - a. Installing the required “softening” landscaping around the base of the monument sign on Highway 12
 - b. Restoring site landscaping to prior condition by replanting all removed trees.
 - c. Prior to installation, a landscaping plan identifying the location and type of plantings will be reviewed and approved by the Community Development Director.
4. Total signage, including window signage, shall not exceed 230 square feet.
5. All existing temporary signage that is not considered a window sign must be removed prior to installation of new canopy signage and the site must be kept free of temporary signs, banner, and flags.

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 23rd day of May 2012

Anita Skinner
Commission Secretary



Address **299 Marina Blvd**
Suisun City, CA 94585

Get Google Maps on your phone

Text the word "GMAPS" to 466453



©2012 Google - Map data ©2012 Google



Stantec

Stantec Architecture Inc.
1383 North McDowell Boulevard Suite 250
Petaluma CA 94954
Tel: (707) 765-1660
Fax: (707) 765-9908

March 02, 2012
File: 2007161077

City of Suisun City
Community Development Dept.
701 Civic Center Blvd.
Suisun City, CA 94585

Reference: Arco Sign Amendment Use Permit Application - 299 Marina Blvd.

The purpose of this Use Permit Application is to amend the allowable signage square footage for the above referenced location. Currently, there are 2 - Building Identification signs (AmPm), 2 - Building Wall signs (24 Hr.), 2 - Arco Monument Price signs and 2 Arco Spark logo signs on the existing canopy. There is no proposed change to the Building ID signs, Wall signs and price signs. The scope is exclusively proposing to amend the existing canopy signs, to add 2 - Arco Channel Letter signs and 3 - Arco Spark Logo signs for a total of 31 additional square feet of signage.

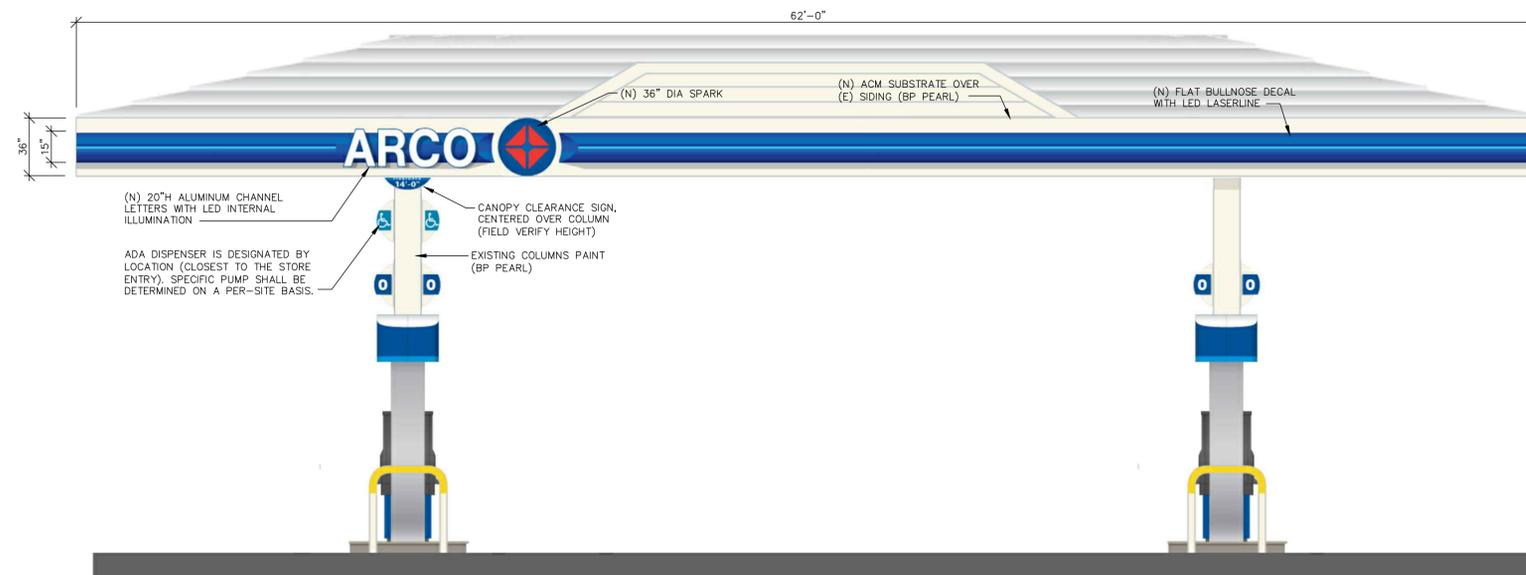
There is no change proposed in the use or services offered; the hours of operation, number of employees or customers; odors; hazardous waste; vehicle traffic or lease controls. There would be temporary interruption of parking anticipated during installation/construction of the proposed upgrades.

Please do not hesitate to contact our office with any questions or comments.

Respectfully,

STANTEC ARCHITECTURE INC.

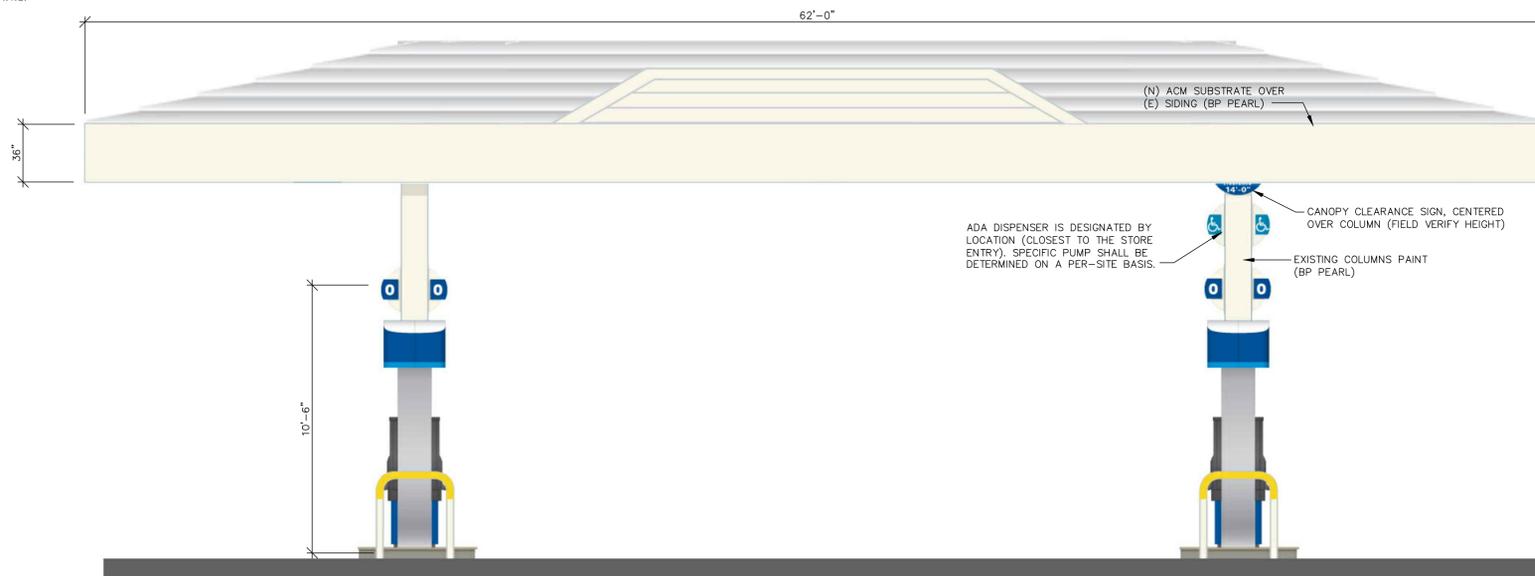
Stig Werelius
Project Manager
Tel: (707) 774-8333
Fax: (707) 765-9908
Stig.Werelius@stantec.com



1 PROPOSED SIGNAGE WEST
C.1 N.T.S.



2 EXISTING SIGNAGE WEST (EAST SIMILAR)
C.1 N.T.S.



3 PROPOSED SIGNAGE EAST
C.1 N.T.S.

SPECIFICATIONS

- CANOPY DECORATION BASIC GUIDELINES**
- LOCATION: VINYL BULLNOSE DECAL - APPLIED TO SIDES OF CANOPY THAT ARE VISIBLE FROM THE STREET TYPICALLY 3 OUT OF 4 SIDES
 - SPARK SIGN - LOCATED ON SIDES OF CANOPY THAT FACE ONCOMING TRAFFIC STREETS, OR HIGHLY VISIBLE LOCATIONS (TYPICALLY 2 OUT OF 4 SIDES)
 - ARCO CHANNEL SETTER - LIMITED TO 2 SETS FOR EACH CANOPY - NOT REQUIRED FOR EACH SPARK LOCATION.
 - SIDES OF CANOPY THAT DO NOT RECEIVE VINYL BULLNOSE DECAL AND SPARK SHOULD BE FINISHED WITH BP PEARL ACM ONLY
- LASER LINE LED STRIP**
- POLYCARBONATE LENS - ARCO LIGHT BLUE (PMS 2935C) MUST MATCH BRIGHTNESS OF CURRENT LED STRIP.
 - ENTIRE LENGTH AND PROFILE OF LENS MUST ILLUMINATE EVENLY, WITH NO DARK SPOTS OR LIGHT LEAKS
 - LASER LINE LED STRIP IS FLUSH MOUNTED TO THE CANOPY ACM, AND SHOULD BE EASILY SERVICEABLE.
- LIGHTING**
- UL LISTED
 - LED LIGHTING/LOW VOLTAGE SEALED UNIT
 - ACCESSIBLE FOR MAINTENANCE/REPAIR
 - NOTE: COLOR AND PROTOTYPE REVIEW (DAY AND NIGHT CONDITIONS WITH BP GLOBAL DESIGN TEAM REQUIRED PRIOR TO PRODUCTION.
- ARCO CHANNEL LETTERS**
- MATERIAL - WHITE TRANSLUCENT ACRYLIC FACES, METAL LETTER CABINET
 - LIGHTING - UL LISTED
 - LED LIGHTING/LOW VOLTAGE SEALED UNIT, SELF-CONTAINED TRANSFORMER
 - ACCESSIBLE FOR MAINTENANCE/REPAIR
- ARCO SPARK LED SIGN**
- MATERIAL - THERMO-FORMED POLYCARBONATE FACE, METAL CABINET
 - LIGHTING - UL LISTED
 - LED LIGHTING/LOW VOLTAGE SEALED UNIT
 - ACCESSIBLE FOR MAINTENANCE/REPAIR
 - GRAPHICS - SCREENED GRAPHICS, 2ND SURFACE
 - UV RATED

TITLE	CANOPY SIGNS	SITE ID 82087	DESCRIPTION	299 MARINA BLVD SUNSHINE CITY, CA	DATE	ISSUED FOR PERMIT	ISSUED FOR ARCO REVIEW	REV	DATE	DESCRIPTION	BY
	STANTEC JOB # 2007161077					STD ISSUE DATE	REVIEWED BY				
<p>PREPARED FOR: ARCO Products Company Division of AtlanticRichfieldCompany Retail Marketing - Design and Engineering 4 Centerpointe Drive La Palma, CA 90623-1066 (714) 670-5300</p>											
<p>PREPARED BY: Stantec Stantec Architecture Inc. Tel: 707.765.1660 1383 N. McLowell Blvd. Fax: 707.765.9908 Petroluma, CA U.S.A. 94954 www.stantec.com</p>											



1 PROPOSED SIGNAGE SOUTH
C.2 N.T.S.



3 EXISTING SIGNAGE SOUTH
C.2 N.T.S.



2 PROPOSED SIGNAGE NORTH
C.2 N.T.S.

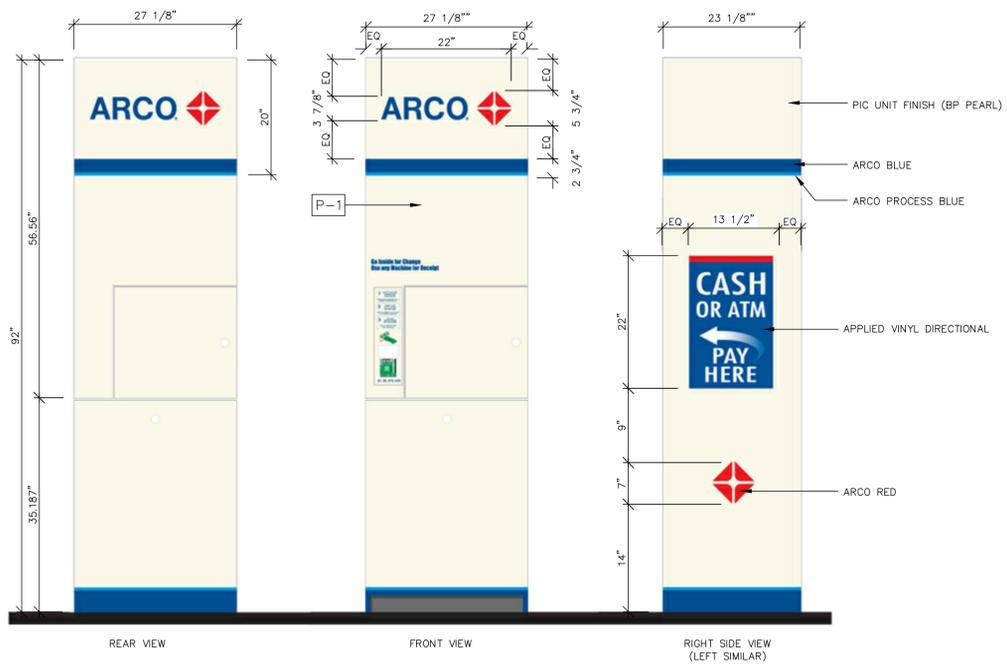


4 EXISTING SIGNAGE NORTH
C.2 N.T.S.

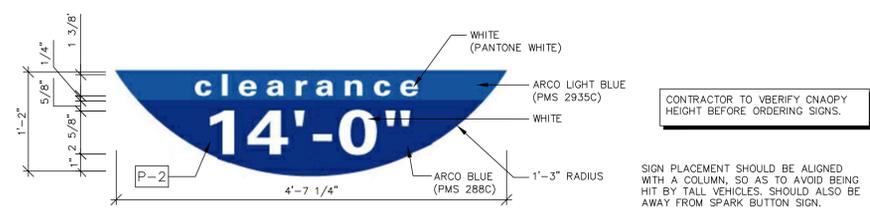
SPECIFICATIONS		REV	DATE	DESCRIPTION
CANOPY DECORATION BASIC GUIDELINES				
LOCATION	VINYL BULLNOSE DECAL - APPLIED TO SIDES OF CANOPY THAT ARE VISIBLE FROM THE STREET TYPICALLY 3 OUT OF 4 SIDES			
	SPARK SIGN - LOCATED ON SIDES OF CANOPY THAT FACE ONCOMING TRAFFIC STREETS, OR HIGHLY VISIBLE LOCATIONS (TYPICALLY 2 OUT OF 4 SIDES)			
	ARCO CHANNEL SETTER - LIMITED TO 2 SETS FOR EACH CANOPY - NOT REQUIRED FOR EACH SPARK LOCATION			
	SIDES OF CANOPY THAT DO NOT RECEIVE VINYL BULLNOSE DECAL AND SPARK SHOULD BE FINISHED WITH BP PEARL ACM ONLY			
LASER LINE LED STRIP				
	POLYCARBONATE LENS - ARCO LIGHT BLUE (PMS 2935C) MUST MATCH BRIGHTNESS OF CURRENT LED STRIP.			
	ENTIRE LENGTH AND PROFILE OF LENS MUST ILLUMINATE EVENLY, WITH NO DARK SPOTS OR LIGHT LEAKS			
	LASER LINE LED STRIP IS FLUSH MOUNTED TO THE CANOPY ACM, AND SHOULD BE EASILY SERVICEABLE.			
LIGHTING				
	UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT ACCESSIBLE FOR MAINTENANCE/REPAIR NOTE: COLOR AND PROTOTYPE REVIEW (DAY AND NIGHT CONDITIONS WITH BP GLOBAL DESIGN TEAM REQUIRED PRIOR TO PRODUCTION.			
ARCO CHANNEL LETTERS				
	MATERIAL - WHITE TRANSLUCENT ACRYLIC FACES, METAL LETTER CABINET			
	LIGHTING - UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT, SELF-CONTAINED TRANSFORMER ACCESSIBLE FOR MAINTENANCE/REPAIR			
ARCO SPARK LED SIGN				
	MATERIAL - THERMO-FORMED POLYCARBONATE FACE, METAL CABINET			
	LIGHTING - UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT ACCESSIBLE FOR MAINTENANCE/REPAIR			
	GRAPHICS - SCREENED GRAPHICS, 2ND SURFACE UV RATED			
TITLE	CANOPY SIGNS	STANTEC JOB #	2007161077	PREPARED FOR:
DESCRIPTION		STD ISSUE DATE		ARCO Products Company Division of AtlanticRichfieldCompany
SITE ID	81087	REVIEWED BY		Retail Marketing - Design and Engineering
		DATE ISSUED		4 Centerpointe Drive La Palma, CA 90623-1066 (714) 670-5300
				299 MARINA BLVD SUNSHINE CITY, CA
SHEET NO.	C.2			



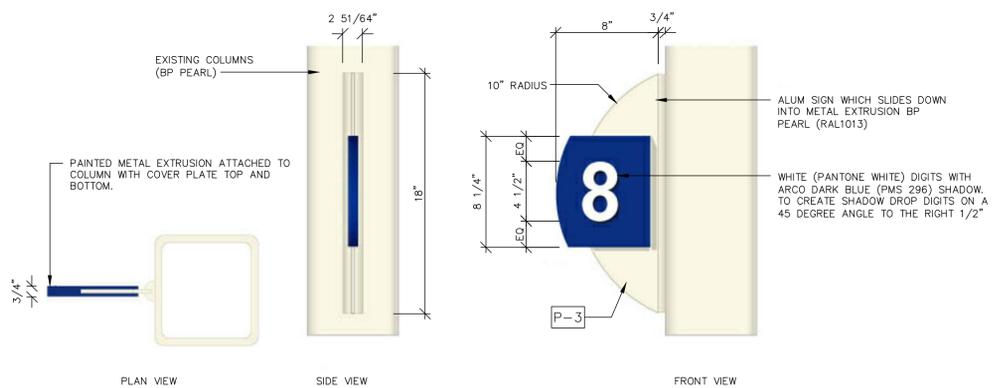
PREPARED BY:
ARCO Products Company
Division of AtlanticRichfieldCompany
Retail Marketing - Design and Engineering
4 Centerpointe Drive
La Palma, CA 90623-1066 (714) 670-5300



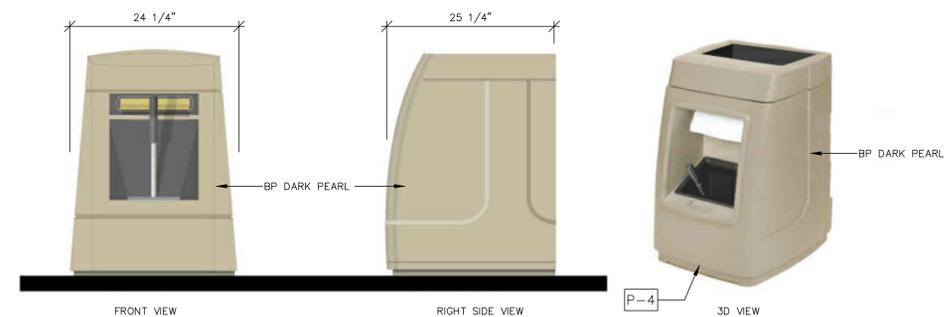
1 ARCO PIC UNIT - REIMAGE
F.1 N.T.S.



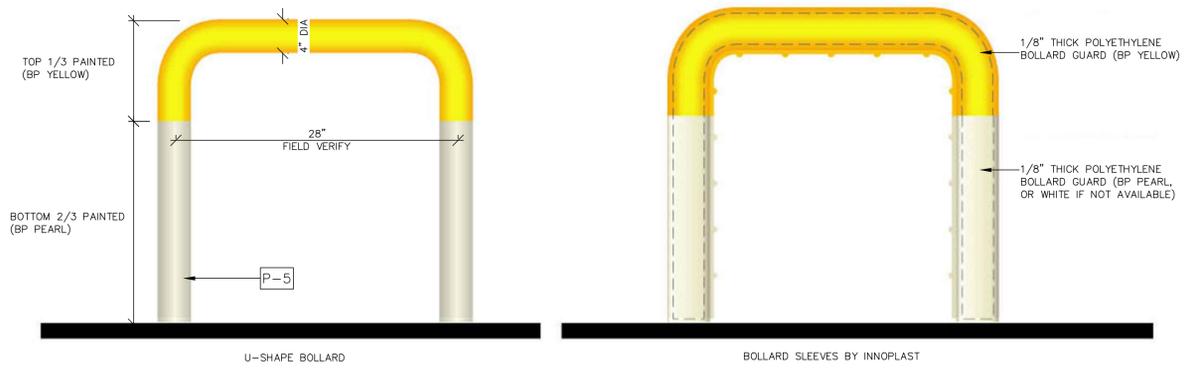
3 CANOPY CLEARANCE SIGN (FIELD VERIFY CLEARANCE HEIGHT)
F.1 N.T.S.



4 COLUMN SIGNAGE - PRODUCT LOCATOR
F.1 N.T.S.



5 TRASH VALET - FORTE PRODUCT SOLUTIONS (FORMERLY KITTERMAN PLASTICS)
F.1 N.T.S.



6 BOLLARDS
F.1 N.T.S.



2 UNDERCANOPY PAINT SCHEDULE
F.1 N.T.S.

SPECIFICATIONS		REV	DATE	DESCRIPTION
P-1	ARCO PIC UNIT (RE-IMAGE)			
FLEXIBILITY	FIT TWO MAKE/REMODELS (FOUR SIDES)			
MATERIAL	APPLIED VINYL DECALS			
GRAPHICS	SCREENED GRAPHICS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRIOR TO PRODUCTION			
P-2	CANOPY CLEARANCE SIGNS			
MATERIAL	ALUMINUM			
GRAPHICS	SCREENED GRAPHICS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRIOR TO PRODUCTION			
CONSTRUCTION	ALUMINUM SHEET METAL WITH APPROPRIATE FASTENERS			
P-3	PRODUCT LOCATOR SIGNS (COLUMN MOUNTED)			
FLEXIBILITY	MOUNT TO VARIOUS COLUMN SIZES AND CONFIGURATIONS			
MATERIAL	ALUMINUM			
GRAPHICS	APPLIED VINYL LETTERS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRIOR TO PRODUCTION			
CONSTRUCTION	METAL SLEEVE MOUNTING SYSTEM WHICH CONCEALS ALL FASTENERS			
P-4	TRASH VALET			
SUPPLIER	FORTE PRODUCT SOLUTIONS "CONTOUR" PRODUCT LINE			
MATERIAL	POLYCARBONATE			
COLOR	BP DARK PEARL, CUSTOM COLOR MATCH ESTABLISHED			
P-5	BOLLARD PAINT			
PAINT	TOP 1/3 PAINTED PB YELLOW BOTTOM 2/3 PAINTED BP PEARL SURFACE MUST BE PREPARED PER PRODUCT SPECIFICATIONS (MUST USE ESTABLISHED, BP APPROVED PAINT PRODUCTS AND COLORS ICI PAINT, SHERWIN WILLIAMS OR BENJAMIN MOORE)			
P-6	UNDERCANOPY FORECOURT PAINT			
PAINT	SURFACE MUST BE PREPARED PER PRODUCT SPECIFICATIONS (MUST USE ESTABLISHED, BP APPROVED PAINT PRODUCTS AND COLORS ICI PAINT, SHERWIN WILLIAMS OR BENJAMIN MOORE)			
TITLE	FORECOURT EQUIPMENT			
DESCRIPTION	PIC, BOLLARDS, PAINT, TRASH			
SHEET NO.	F.1			
STANTEC JOB #	2007161077			
STD ISSUE DATE				
REVIEWED BY				
DATE ISSUED				
SITE ID	299 MARINA BLVD SUSUN CITY, CA 83087			

PREPARED FOR:
Stantec
Stantec Architecture Inc. Tel: 707.765.1660
1383 N. McLowell Blvd. Fax: 707.765.9908
Petroluma, CA U.S.A. 94954 www.stantec.com



PREPARED FOR:
ARCO Products Company
Division of AtlanticRichfieldCompany
Retail Marketing - Design and Engineering
4 Centerpointe Drive
La Palma, CA 90623-1066 (714) 670-5300

PROPOSED CANOPY LIGHTS

GENERATION 3 LED AMBIENT CANOPY LIGHT (CR03)



US patent 0574994 & 7828456 and US & Int'l. patents pending



SMARTTEC™ ENERGY SAVING FEATURES:
THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until recommended operating temp is reached.
DAYLIGHT SENSING - Eliminates day-burners (optional) by sensing daylight levels (not affected by the light coming from the LEDs). Turns fixture off at light levels approximately equal to sunrise and on at sunset.
OCCUPANCY SENSING - Small, built-in flush-mounted sensor (optional) detects movement in a 20-foot circle. Unit dims to 30% power when no presence is detected. Smart dim slowly lowers light level over a 15-second period.
LEDS - Four LED array choices: 64 and 84 (19.4" square optical unit) and 104 and 128 (21.7" square). Each feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).
DRIVE CURRENT OPTIONS - Choose from three drive current levels; 350 mA (most energy-efficient), 450 mA or 550 mA (best first-cost value).
OPTICS / DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions to meet your lighting needs. Choose from symmetric, asymmetric (for directing light toward or away from selected areas), or enhanced symmetric (for increased brightness and attraction from the road). Luminaires is rated full cutoff.
OPTICAL UNIT - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an IP67 rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
THE INDUSTRY'S ONLY BREATHABLE SEAL - Teflon® breather allows super-tight IP67 protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.
DRIVER - Proprietary, state-of-the-art SmartTec™ driver technology provides unsurpassed system efficiency, control and protection. Components are fully encased in potting for IP67 moisture resistance. Complies with IEC and FCC standards.
DRIVER HOUSING - Wet location rated driver/electrical enclosure is elevated above canopy deck to help prevent water entry and to provide easy "knock-out" connection of primary wiring.
FINISH - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)
ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C
INSTALLATION - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing. Unit is designed to retrofit into existing Scottdale® (4") hole as well as openings for Encore® and Encore® Top Access and to reconnect wiring from the SC/ECTA without having to relocate conduit. Retrofit panels are available for existing Scottdales and Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets).
EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
WARRANTY - Limited 5-year warranty.
LISTING - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.
PHOTOMETRICS - Application layouts are available on request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

Lighting facts

Light Output (Lumens)	11950
Watts	146.5
Lumens per Watt (Efficiency)	81
Color Accuracy Color Rendering Index (CRI)	67
Light Color Correlated Color Temperature (CCT)	5176 (Daylight)
Color Temperature (K)	2700K - 3000K - 4500K - 6500K

Light Output - CR03

# of LEDs	S	A	ES	Watts
64	7087	8872	8272	75
84	8996	8899	7996	99
104	11243	10661	10318	123
128	13599	13227	12416	150
64	8616	8304	7440	99
84	10753	10639	8567	131
104	13292	12981	12346	162
128	16021	15667	14722	199
64	9767	9435	8386	128
84	12158	11939	10796	163

Light Output - CR03

# of LEDs	S	A	ES	Watts
64	7087	8872	8272	75
84	8996	8899	7996	99
104	11243	10661	10318	123
128	13599	13227	12416	150
64	8616	8304	7440	99
84	10753	10639	8567	131
104	13292	12981	12346	162
128	16021	15667	14722	199
64	9767	9435	8386	128
84	12158	11939	10796	163

10/18/11 Project Name _____ Fixture Type _____
 © 2011 LSI INDUSTRIES INC. Catalog # _____

GENERATION 3 LED AMBIENT CANOPY LIGHT (CR03)



US patent 0574994 & 7828456 and US & Int'l. patents pending

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CR03 S LED 128 450 CW UE WHT IMS**

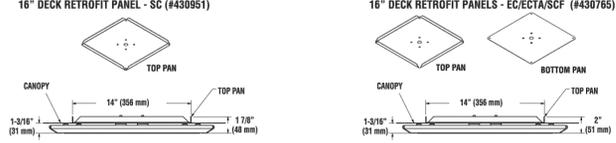
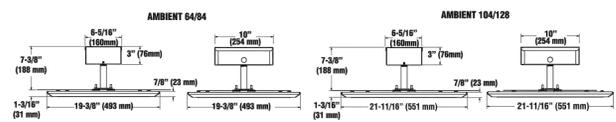
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options*
CR03	S-Symmetric A-Asymmetric ES-Enhanced Symmetric	LED	64	350-550mA	CW - Cool White	UE - Universal Voltage (120-277 VAC)	WHT - White	IPC - Integral Photocell IMS - Integral Motion Sensor
			104	500-550mA				
			128	450-450mA				

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panel - SC to CR03, for 16" Deck Panel	430961	Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit Panel - EC / ECTA / SCF to CR03, for 16" Deck Panel	430785	Retrofit RIC Cover Panel Blank (no holes)	354702
Retrofit Panel - SC to CR03, for 12" Deck Panel	430797	RI - Hole Plugs and Silicone (enough for 25 retrofits)	1320540
Retrofit Panel - ECTA / SCF to CR03, for 12" Deck Panel	430799		
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CR03)	430966		

Superkits® are available to retrofit CR03 Ambient and Focus fixtures into a wide variety of existing 2x2 and recessed housings. See separate spec sheets.

DIMENSIONS



10/18/11 Project Name _____ Fixture Type _____
 © 2011 LSI INDUSTRIES INC. Catalog # _____

SIGN LIGHTING CONTROLS (2010 CEC)

CONTROLS FOR ALL SIGNS.
 ALL SIGNS WITH PERMANENTLY CONNECTED LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 133.

AUTOMATIC TIME SWITCH CONTROL
 ALL SIGNS WITH PERMANENTLY CONNECTED LIGHTING SHALL BE CONTROLLED WITH AN AUTOMATIC TIME SWITCH CONTROL THAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF SECTION 119.

PHOTO-CONTROL OR OUTDOOR ASTRONOMICAL TIME SWITCH CONTROL
 ALL OUTDOOR SIGNS SHALL BE CONTROLLED WITH A PHOTO-CONTROL OR OUTDOOR ASTRONOMICAL TIME SWITCH CONTROL UNLESS EXEMPTED FROM THE EXCEPTIONS. SEE SECTION 133(A).2.

DIMMING
 ALL OUTDOOR SIGNS SHALL BE CONTROLLED WITH A DIMMER THAT PROVIDES THE ABILITY TO AUTOMATICALLY REDUCE SIGN POWER BY A MINIMUM OF 65 PERCENT DURING NIGHTTIME HOURS UNLESS EXEMPTED FROM THE 5 POSSIBLE EXCEPTIONS. SEE SECTION 133(A).3.

DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER (EMC) CONTROL
 NEWLY CONNECTED LIGHTING POWER LOAD GREATER THAN 15 KW SHALL HAVE A CONTROL INSTALLED THAT IS CAPABLE OF REDUCING THE LIGHTING POWER BY A MINIMUM OF 30 % WHEN RECEIVING A DEMAND RESPONSE SIGNAL THAT IS SENT OUT BY THE LOCAL UTILITY.

DISCONNECTS
 EACH SIGN AND OUTLINE LIGHTING SYSTEM SHALL BE CONTROLLED BY AN EXTERNALLY OPERABLE SWITCH OR CIRCUIT BREAKER THAT WILL OPEN ALL UNGROUNDED CONDUCTORS. (ARTICLE 600.6)

THE DISCONNECTING MEANS SHALL BE WITHIN SIGHT OF THE SIGN OR OUTLINE LIGHTING SYSTEM THAT IT CONTROLS, WHERE THE DISCONNECTING MEANS IS OUT OF THE LINE OF SIGHT FROM ANY SECTION THAT MAY BE ENERGIZED, THE DISCONNECTING MEANS SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION.

SIGNS OR OUTLINE LIGHTINGS SYSTEMS OPERATED BY ELECTRONIC OR ELECTROMECHANICAL CONTROLLERS LOCATED EXTERNAL TO THE SIGN OR OUTLINE LIGHTING SYSTEM SHALL BE PERMITTED TO HAVE A DISCONNECTING MEANS LOCATED WITHIN SIGHT OF THE CONTROLLER OR IN THE SAME ENCLOSURE WITH THE CONTROLLER. THE DISCONNECTING MEANS SHALL DISCONNECT THE SIGN OR OUTLINE LIGHTING SYSTEM AND THE CONTROLLER FROM ALL UNGROUNDED SUPPLY CONDUCTORS. IT SHALL BE DESIGNED SO NO POLE CAN BE OPERATED INDEPENDENTLY AND SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION. (ARTICLE 600.6(A))

ELECTRIC SIGNS AND OUTLINE LIGHTING, FIXED, MOBILE, OR PORTABLE) SHALL BE LISTED AND INSTALLED IN CONFORMANCE WITH THAT LISTING, UNLESS OTHERWISE APPROVED BY SPECIAL PERMISSION. (ARTICLE 600.3)

SPECIFICATIONS

UNDERCANOPY LED LIGHT FIXTURES
 NEW LED UNDER CANOPY LIGHT FIXTURES TO REPLACE EXISTING UNDER CANOPY LIGHTS. SEE SITE SURVEY FOR EXISTING UNDER CANOPY LIGHT QUANTITY & PLACEMENT.

LED UNDER CANOPY LIGHT FIXTURE SUPPLIER TO PROVIDE NEW FIXTURES THAT APPROVED STANDARDS FOR LUMEN OUTPUT.

LIGHTING SUPPLIER TO DETERMINE AMOUNT OF LEDES AND SPACING OF FIXTURES.

THE LIFE OF A NEW LED UNDER CANOPY LIGHT FIXTURES IS 5 TIMES GREATER THAN METAL HALIDE LIGHTING, TYPICALLY 50,000 HOURS.

ENERGY SAVINGS OF 40-70% COMPARED TO MH FIXTURES.

LASER LINE LED STRIP
 POLYCARBONATE LENS - ARCO LIGHT BLUE (PMS 2935C) MUST MATCH BRIGHTNESS OF CURRENT LED STRIP.

ENTIRE LENGTH AND PROFILE OF LENS MUST ILLUMINATE EVENLY, WITH NO DARK SPOTS OR LIGHT LEAKS.

LASER LINE LED STRIP IS FLUSH MOUNTED TO THE CANOPY ACM, AND SHOULD BE EASILY SERVICEABLE.

LIGHTING - UL LISTED
 LED LIGHTING/LOW VOLTAGE
 SEALED UNIT
 ACCESSIBLE FOR MAINTENANCE/REPAIR

ARCO CHANNEL LETTERS
 MATERIAL - WHITE TRANSLUCENT ACRYLIC FACES, METAL LETTER CABINET
 LIGHTING - UL LISTED
 LED LIGHTING/LOW VOLTAGE
 SEALED UNIT, SELF-CONTAINED TRANSFORMER
 ACCESSIBLE FOR MAINTENANCE/REPAIR

ARCO SPARK LED SIGN
 MATERIAL - THERMO-FORMED POLYCARBONATE FACE, METAL SEALED UNIT
 LIGHTING - UL LISTED
 LED LIGHTING/LOW VOLTAGE
 SEALED UNIT
 ACCESSIBLE FOR MAINTENANCE/REPAIR

GRAPHICS - SCREENED GRAPHICS, 2ND SURFACE UV RATED

GENERATION 3 LED AMBIENT UNIVERSAL SUPERKIT®- 2X2 (CSK3 UNV)



US patent 0574994 & 7828456 and US & Int'l. patents pending

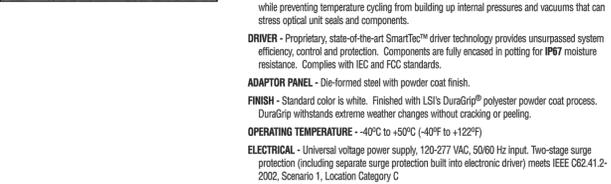


Crossover SuperKits allow you to replace many existing 2x2 canopy fixtures (including LSI, Whiteaway and Jet-Phillips) without having to know the dimensions of the existing fixture.

SMARTTEC™ ENERGY SAVING FEATURES:
THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until recommended operating temp is reached.
DAYLIGHT SENSING - Eliminates day-burners (optional) by sensing daylight levels (not affected by the light coming from the LEDs). Turns fixture off at light levels approximately equal to sunrise and on at sunset.
OCCUPANCY SENSING - Small, built-in flush-mounted sensor (optional) detects movement in a 20-foot circle. Unit dims to 30% power when no presence is detected. Smart dim slowly lowers light level over a 15-second period.
LEDS - Four LED array choices; 64 and 84 (19.4" square optical unit) and 104 and 128 (21.7" square). Each feature select high-brightness LEDs; 5300°K color temperature, 70 CRI (nominal).
DRIVE CURRENT OPTIONS - Choose from three drive current levels; 350 mA (most energy-efficient), 450 mA or 550 mA (best first-cost value).
OPTICS / DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions to meet your lighting needs. Choose from symmetric, asymmetric (for directing light toward or away from selected areas), or enhanced symmetric (for increased brightness and attraction from the road). Luminaires is rated full cutoff.
OPTICAL UNIT - Featuring an ultra-slim 1" profile, housing is die-formed aluminum with a clear tempered glass lens. Unit is water-resistant, sealed to an IP67 rating. Patented integral single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
THE INDUSTRY'S ONLY BREATHABLE SEAL - Teflon® breather allows super-tight IP67 protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.
DRIVER - Proprietary, state-of-the-art SmartTec™ driver technology provides unsurpassed system efficiency, control and protection. Components are fully encased in potting for IP67 moisture resistance. Complies with IEC and FCC standards.
ADAPTOR PANEL - Die-formed steel with powder coat finish.
FINISH - Standard color is white. Finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)
ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C
INSTALLATION - Pre-assembled optical unit and mounting panel hinges and screws to existing fixture housing in place of current door assembly. Driver is pre-mounted to back of CSK assembly.
EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
WARRANTY - Limited 5-year warranty.
LISTING - ETL listed to UL1598, UL8750 and other U.S. and International safety standards. Suitable for wet locations.
PHOTOMETRICS - Application layouts are available on request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

Light Output - CSK3 UNV

# of LEDs	S	A	ES	Watts
64	7087	8872	8272	75
84	8996	8899	7996	99
104	11243	10661	10318	123
128	13599	13227	12416	150
64	8616	8304	7440	99
84	10753	10639	8567	131
104	13292	12981	12346	162
128	16021	15667	14722	199
64	9767	9435	8386	128
84	12158	11939	10796	163



07/28/11 Project Name _____ Fixture Type _____
 © 2011 LSI INDUSTRIES INC. Catalog # _____

GENERATION 3 LED AMBIENT UNIVERSAL SUPERKIT®- 2X2 (CSK3 UNV)



US patent 0574994 & 7828456 and US & Int'l. patents pending

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CSK3 UNV S LED 128 450 CW UE WHT IMS**

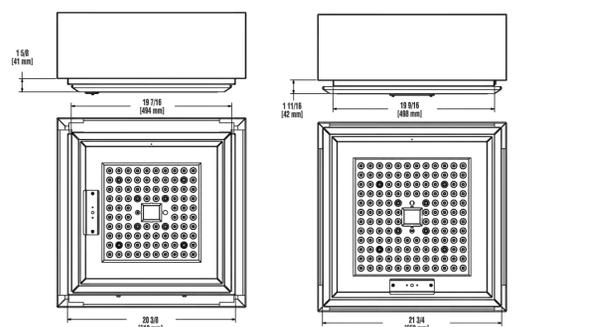
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options*
CSK3 UNV	S-Symmetric A-Asymmetric ES-Enhanced Symmetric	LED	64	350-550mA	CW - Cool White	UE - Universal Voltage (120-277 VAC)	WHT - White	IPC - Integral Photocell IMS - Integral Motion Sensor
			104	500-550mA				
			128	450-450mA				

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

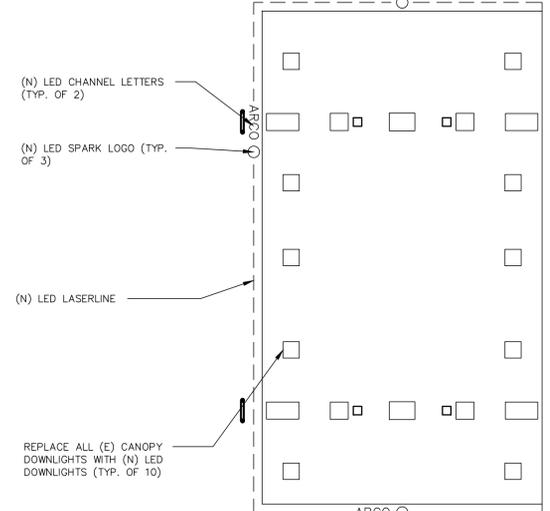
Description	Order Number	Description	Order Number
Retrofit Panel - SC to CR03, for 16" Deck Panel	430961	Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit Panel - EC / ECTA / SCF to CR03, for 16" Deck Panel	430785	Retrofit RIC Cover Panel Blank (no holes)	354702
Retrofit Panel - SC to CR03, for 12" Deck Panel	430797	RI - Hole Plugs and Silicone (enough for 25 retrofits)	1320540
Retrofit Panel - ECTA / SCF to CR03, for 12" Deck Panel	430799		
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CR03)	430966		

Superkits® are available to retrofit CR03 Ambient and Focus fixtures into a wide variety of existing 2x2 and recessed housings. See separate spec sheets.

DIMENSIONS



07/28/11 Project Name _____ Fixture Type _____
 © 2011 LSI INDUSTRIES INC. Catalog # _____



1 CANOPY LIGHTING LAYOUT
 L.1 1"=10'-0"

PREPARED BY: **Stantec**
 Stantec Architecture Inc. Tel: 707.765.1660
 1383 N. McLowell Blvd. Fax: 707.765.9908
 Petaluma, CA U.S.A. 94954 www.stantec.com

PREPARED FOR: **ARCO Products Company**
 Division of AtlanticRichfieldCompany
 Retail Marketing Design and Engineering
 4 Centerpointe Drive
 La Palma, CA 90623-1066 (714) 670-5300

STANTEC JOB # 2007161077
 STD ISSUE DATE
 REVIEWED BY
 DATE ISSUED

TITLE LIGHTING PLAN
 DESCRIPTION

SHEET NO. L.1

299 MARINA BLVD
 SUSSUN CITY, CA 94087

SBW
 SBW
 BY

ISSUED FOR PERMIT 12/22/11
 ISSUED FOR ARCO REVIEW 12/14/11

DATE REV

DESCRIPTION