



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Elizabeth Corpuz, Director of Planning and Building Services

FROM: Jason P. Clarke, Senior Planner

SUBJECT: Consideration and possible action to conduct a meeting to consider an application from Garry Wilcox (CNP Signs & Graphics) for a Sign Permit modification, and adopt Resolution No. PC 18-22 – A Resolution approving Sign Permit Case No. SP 18-02 modifying Sign Permit Case No. SP 18-01 by increasing the height of a previously approved freestanding freeway identification sign from 75 feet to 100 feet, which exceeds the maximum allowable height of 25 feet within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard.

DATE: December 3, 2018

RECOMMENDATION

1. Open the meeting; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-22; or
2. Alternatively, discuss and take other action related to this item.

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 11, § 15311) from the provisions of CEQA (Accessory Structures) because the project involves the construction of a new freestanding on-premises sign.

BACKGROUND

On June 4, 2018, the Planning Commission considered and approved Conditional Use Permit Case No. CU 18-02 and Development Review Case No. DR 2-18-8742 to construct a new 3,878-square foot, drive-through restaurant (i.e., In-N-Out Burger). In addition, the Planning Commission approved Sign Permit Case No. SP 18-01 to allow for a double-face, 75-foot tall freestanding freeway identification sign that exceeds the maximum allowable height of 25 feet (**Attachment B**).

During that meeting, a discussion ensued between the Planning Commission and the Applicant (Michelle Bennett) regarding the height of the proposed freestanding freeway identification sign and its visibility. At the conclusion of the meeting, it was decided that the Applicant's original request of a 75-foot high sign be approved and that the Applicant could request for a taller sign at a later date (**Attachment C**).

PROJECT DESCRIPTION

The Applicant is requesting to modify Sign Permit Case No. SP 18-01 to increase the height of the previously approved freestanding freeway identification sign, from 75 feet to 100 feet to allow for better visibility from the 91 freeway (eastbound). The Applicant is also proposing to architecturally enhance the sign by including building materials and colors similar to the proposed restaurant building. All other components of the sign, as it relates to sign face and location, remain the same.

PROJECT ANALYSIS

Pursuant to BMC § 17.65.030 (DFD - Special Controls), any development within the DFD area must comply with the regulations of the DFD chapter in addition to the required development standards of the C-G (General Commercial) Zone. As such the proposed freestanding freeway identification sign is subject to BMC § 17.68.030(A) (C-G - On-Premises Signs), which limits the height of the sign to no more than 25 feet above grade level. Thus, the proposed freestanding freeway identification sign is subject to a Sign Permit because it exceeds the height requirement. According to the Applicant's submittal documents, increasing the height of the previously approved freestanding freeway sign by 25 feet (75 feet to 100 feet) would not obstruct any existing freestanding freeway signs in the area. Before the Commission grants approval of a Sign Permit, it must find that the project complies with the criteria in BMC § 17.68.030(A)(6). As proposed, the project meets all four criteria, as outlined in Resolution No. PC 18-22 (**Attachment A**).

ATTACHMENTS

- A. Resolution No. PC 18-22
- B. June 4, 2018 PC Staff Report (without attachments)
- C. June 4, 2018 Resolution No. PC 18-05
- D. June 4, 2018 PC Minutes
- E. Project Process and Timeline
- F. Aerial, Assessor's Map, Zoning Map and General Plan Map
- G. Documents and Plans Submitted by Applicant

Attachment A
Resolution No. PC 18-22

CITY OF BELLFLOWER

RESOLUTION NO. PC 18-22

A RESOLUTION APPROVING SIGN PERMIT CASE NO. SP 18-02 MODIFYING SIGN PERMIT CASE NO. SP 18-01 BY INCREASING THE HEIGHT OF A PREVIOUSLY APPROVED FREESTANDING FREEWAY IDENTIFICATION SIGN FROM 75 FEET TO 100 FEET, WHICH EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT OF 25 FEET WITHIN THE DESIGN FOR DEVELOPMENT FOR THE SOUTH BELLFLOWER COMMERCIAL AREA (DFD) ON PROPERTY LOCATED AT 17325 BELLFLOWER BOULEVARD. APPLICANT: GARRY WILCOX (CNP SIGNS & GRAPHICS)

THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1. *Recitals.* The Planning Commission finds and declares as follows:

- A. On June 4, 2018, the Planning Commission considered and approved Conditional Use Permit Case No. CU 18-02 and Development Review Case No. DR 2-18-8742 to construct a new 3,878-square foot, drive-through restaurant (i.e., In-N-Out Burger). In addition, the Planning Commission approved Sign Permit Case No. SP 18-01 to allow for a double-face, 75-foot tall freestanding freeway identification sign that exceeds the maximum allowable height of 25 feet within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard;
- B. On October 18, 2018, Mr. Garry Wilcox (CNP Signs & Graphics) (the "Applicant"), filed an application for a Sign Permit to modify Sign Permit Case No. SP 18-01 by increasing the height of a previously approved freestanding freeway identification sign from 75 feet to 100 feet, which exceeds the maximum allowable height of 25 feet within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard;
- C. The Application was reviewed by the City's Department of Planning and Building Services for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");
- D. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"); CEQA, CEQA Guidelines and Bellflower Guidelines collectively referred to as "CEQA Regulations");
- E. The Department of Planning and Building Services completed its review and scheduled a meeting regarding the Application before this Planning Commission on December 3, 2018; and
- F. The Planning Commission considered the information provided by City Staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its December 3, 2018 meeting including, without limitation, the staff report submitted by the Department of Planning and Building Services.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds as follows:

- A. The Applicant seeks to modify Sign Permit Case No. SP 18-01 for a freestanding freeway identification sign at 17325 Bellflower Boulevard (“Project Site”);
- B. The Project Site is located within the Design for Development for the South Bellflower Commercial Area (DFD), with a General Plan – Land Use Designation of “C” (Commercial);
- C. The Project Site is accessible from Bellflower Boulevard, a 80’-0” wide right-of-way secondary arterial street; and Artesia Boulevard, a 100’-0” wide right-of-way arterial street;
- D. The Project Site is bounded to the north by the 91 Freeway off-ramp; to the south by a mixed-use development, an auto body shop and shopping center; to the east by a restaurant; and to the west by four residential units and Motel; and
- E. The Project Site is approximately 63,508 square feet (1.45 acres) in area and is currently comprised of one vacant parcel.

SECTION 3. *Environmental Assessment.* Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 11, § 15311) from the provisions of CEQA (Accessory Structures) because the project involves the construction of a new freestanding on-premise sign.

SECTION 4. *Notice of Exemption.* The Director of Planning and Building Services, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062; and any other applicable law.

SECTION 5. *General Plan and Zoning.* The proposed project conforms to the City’s General Plan and the zoning regulations in the BMC as follows:

- A. The Land Use Designation of the project site is Commercial. Moreover, the proposed project is consistent with General Goal 2 (Create a City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources) and General Policies 2.3 (Promote Artesia Boulevard as a major commercial corridor), 2.7 (Carefully scrutinize plans for developments which will have significant impact on the city or on surrounding developments to ensure the highest quality design); and 2.12 (Develop strong themes identifying Bellflower as a city of visual and community quality) of the General Plan. The proposed sign was architecturally enhanced by including building materials and colors similar to the proposed commercial building; and

- B. The BMC zoning classification for the project site is DFD which allows for freestanding signs. In addition, the proposed sign meets the objective, intent and purpose of the DFD because it would help promote a freeway and highway oriented commercial/retail use that is desired for the area. In addition, the proposed sign maintains and promotes quality architecture.

SECTION 6: *Sign Permit Findings.* The Planning Commission finds the following facts exist:

- A. *Sign is compatible with area* with regards to the location and height of existing structures within the vicinity. The proposed sign will not obstruct the view of an existing 85-foot tall, freeway-oriented sign located at 17308 Bellflower Boulevard, which is approximately 445 feet away from the proposed sign. In addition, the proposed sign height is less than the existing 110-foot tall flag pole located on the north side of the 91 freeway, approximately 400 feet away from the proposed sign;
- B. *Sign is not detrimental to adjacent property* in that the proposed sign will not create any glare or significant light source impacting the surrounding properties because the project is conditioned to provided 0-foot candle at all property lines; in addition, because the base of the sign is within the proposed parking lot of the restaurant, will be at least 65 feet from the nearest property and will not be detrimental to any adjacent properties;
- C. *Sign is in keeping with the purpose and intent of the Zoning Ordinance* in that the proposed sign is a freeway identification sign/pylon sign structure that is intended to provide freeway-oriented store identification for the commercial activity that is located on the property on which the freeway identification sign is located; and
- D. *Sign complies with the General Plan* because it meets the following goals of the Land Use Element: General Goal 2.3 (Promote Artesia Boulevard as a major commercial corridor); and General Goal 2.12 (Develop strong themes identifying Bellflower as a city of visual and community quality).

SECTION 7. *Approval.* Subject to the conditions set forth in the attached "Exhibit A," which are incorporated by reference, the Planning Commission approves Sign Permit Case No. SP 18-02. Resolution No. PC 18-05 approving Sign Permit Case No. SP 18-01 is supplemented by this resolution. Wherever a conflict exists, this resolution controls.

SECTION 8. *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 9. *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10. *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 12. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 13. This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to BMC § 17.112.

SECTION 14. The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 15. The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Bellflower, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER THIS 3rd DAY OF DECEMBER 2018.

John B. Nowlin, Chairman

Attest:

Elizabeth Corpuz, Secretary

Approved as to form:

David King, Assistant City Attorney

Attachment: Exhibit A - Conditions of Approval

**RESOLUTION NO. PC 18-22 – EXHIBIT A
CONDITIONS OF APPROVAL FOR
SIGN PERMIT CASE NO. SP 18-02**

In addition to all applicable provisions of the Bellflower Municipal Code (“BMC”), Garry Wilcox (CNP Signs & Graphics) (“Applicant”), agrees that it will comply with the following provisions as conditions for the City of Bellflower’s approval of Sign Permit Case No. SP 18-02 (“Project Conditions”). These Project Conditions supplement those approved pursuant to Resolution No. PC 18-05. Wherever a conflict exists, these Project Conditions control.

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Conditions of Approval use the definitions set forth in the BMC.

Standard Conditions of Approval

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped October 18, 2018, unless revisions and/or additional conditions are specifically required herein.
2. Any proposed deviations from the exhibits, Project Description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
3. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
4. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
5. The Applicant and its successors in interest must indemnify, protect, defend (with legal counsel reasonable acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code § 21000, et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, must be paid for by the Applicant.
6. The Applicant must comply with all requirements of this Resolution, the applicable Zone, the BMC, including but not limited to, Section 17.68.030, rules and regulations and applicable law, policies and regulations of any State, Federal or local agency with jurisdiction thereof.

7. The Applicant must sign these Conditions of Approval, as set forth below, to acknowledge acceptance within 30 days from the date of approval by the Planning Commission.
8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans and building plans) substantially comply with the approved plans. The size, shape arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity may be determined by the Director.
9. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.
10. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.
11. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this section null and void. Construction (if any) must cease until all requirements of this section are complied with. Development entitlements may be withheld until violations of the BMC are abated.
12. The Applicant must provide a sheet on the construction plans with the City of Bellflower signed Resolution stating the Conditions of Approval as adopted by the Planning Commission. The information must be incorporated into the plans before the City issues a construction permit.
13. The Applicant must comply with all Conditions of Approval before the City issues a certificate of occupancy.

Specific Conditions of Approval

Planning

14. The on-premises, freestanding freeway identification sign must not exceed 100 feet in height.
15. Submit a final master sign plan for review for all proposed signs on the site (i.e. freestanding/pylon sign, wall signs, identification signs, parking lot signs, directional sign, etc.).
16. No flashing, blinking, or animated lights will be permitted for the proposed signs.

Building

17. Provide four sets of complete plans and two sets of supporting documents at plan check submittal. Additional comments may occur during the plan check review process.
18. Commercial projects must be designed by a California Licensed Design Professional. Plan must be stamped and signed by the California Licensed Design Professional.

Traffic Engineering

19. The site plan must show the location and dimensions of all existing and proposed drive approaches.
20. The site plan must show all existing right-of-way improvements.
21. Landscape and hardscape improvements adjacent to drive approaches and intersecting drive aisles may not exceed 42" in height, as measured from the paved driveway surface to ensure safe vehicular sight distance.

City Engineering

22. This development may require construction of fire protection improvements. Prior to the approval of any development plans, the applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.
23. The Applicant must contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant must provide the necessary means for meeting the fire flow rates required by the Fire Department.
24. The site plan must show how site drainage is to be addressed. The minimum slope on concrete flow lines is 0.50%. Minimum slope on asphalt concrete or turf is 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development. All applicable NPDES requirements must be complied with.
25. The plans must illustrate and dimension all existing and proposed easements.
26. The site plan must show and dimension all existing and proposed perimeter walls/fences.
27. If a new sanitary sewer lateral is proposed from the property to the existing sewer main, the minimum lateral size from the main to property line is 6". Excavation permits with necessary insurance and bonds are required.
28. For any new sewer connections, please contact the Los Angeles County Sanitation District and obtain any connection permits. Documentation of said permits must be submitted to the Building Official prior to the issuance of any construction permits. Provide documentation from the District that sufficient sewer capacity is provided.

- 29. Any un-sodded, mounded planters adjacent to public sidewalk must be provided with 6" curbs to prevent soil run-off onto the public sidewalk. Curbs are not required if the planter consists of sod.
- 30. The contractor must meet with the City Public Works Inspector before starting any construction within the public right-of-way.
- 31. All work within the public right-of-way, including placing and removal of traffic control devices, is restricted to the hours between 8:30am and 3:30pm, Monday through Friday. No work requiring continuous inspection or traffic control may be done on Saturday, Sunday or Holidays, unless prior arrangements have been made at least one week in advance with the approval of the City Engineer.
- 32. The developer, at his/her cost, is responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.
- 33. Permits are required for all work within the public right-of-way.

By signing this document, Garry Wilcox (CNP Signs & Graphics). (Applicant) certifies that she has read, understood, and agrees to the project conditions listed in this document.

Garry Wilcox (CNP Signs & Graphics) (Applicant)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

By signing this document, Brad Becker, dba Bellflower 111 Partners, LLC (Property Owner) certifies that he has read, understood, and agrees to the project conditions listed in this document.

Brad Becker, dba Bellflower 111 Partners, LLC (Property Owner)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

Attachment B
June 4, 2018 PC Staff Report (without
attachments)



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Rowena Genilo-Concepcion, Interim Director of Planning and Building Services

FROM: Jason P. Clarke, Acting Planning Manager

SUBJECT: Consideration and possible action to conduct a public hearing to consider an application from Michelle Bennett (representing In-N-Out Burger Inc.) for a Conditional Use Permit, Development Review and Sign Permit, and adopt Resolution No. PC 18-05 – A Resolution approving Conditional Use Permit Case No. CU 18-02 and Development Review Case No. DR 2-18-8742 to construct a new 3,878-square foot, drive-through restaurant on parcels of less than 1.5 acres, and Sign Permit Case No. SP 18-01 to: (1) construct a double-face, 75-foot tall freestanding freeway identification sign that exceeds the maximum allowable height of 25 feet, and (2) allow for one of the freestanding signs to be located along Beverly Street, which has a street frontage of less than 150 feet, within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard.

DATE: June 4, 2018

RECOMMENDATION

1. Open the public hearing, receive testimony, close the public hearing, consider the evidence, and adopt Resolution No. PC 18-05; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on May 24, 2018. Public hearing notices were sent on May 24, 2018 to 32 property owners within a 300' radius of the project area and posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, Simms Park, and Caruthers Park. Public hearing notices were also posted on the subject site on May 25, 2018. As of the writing of this staff report, the City has received two correspondences (*Attachment H*).

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project

Staff Report – 17325 Bellflower Boulevard (CU 18-02)

June 4, 2018

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has been determined to be Categorically Exempt (Class 3, § 15303) from the provisions of CEQA (New Construction or Conversion of Small Structures) because the project involves the construction of a new drive-through restaurant structure and freestanding signs in an urbanized area not exceeding 10,000 square feet in floor area on a site zoned for such use, and does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. (**Attachment A**)

BACKGROUND

Property Owner:	Bradley Becker, dba Bellflower 111 Partners, LLC
General Plan Land Use Designation:	"C" Commercial
Zoning Classification:	Design for Development for the South Bellflower Commercial Area (DFD)
Property Size:	63,508-square feet (1.45 acres)
Current Development:	Vacant Building and Partially Demolished
Previous Applications/Entitlements:	Resolution No. 624 – Variance Case No. BV-193 for less parking at 17325 Bellflower Boulevard Resolution No. 616 – CUP Case No. CU-194 construct an addition for a new kitchen to existing bar and restaurant serving at 9747 Artesia Boulevard Resolution No. 638 – CUP Case No. CU-206 construct addition for a new kitchen for a bona fide restaurant serving alcohol at 9747 Artesia Boulevard Resolution No. 727 – CUP Case No. CU-243 to expand floor area of an existing bar at 9747 Artesia Boulevard
Surrounding Land Uses and Zoning:	
North	91 Freeway
South	Mixed Use Development (M-1 zone), and Auto Body Shop and Shopping Center (DFD zone)
West	Four residential units (R-3 zone), and Motel (DFD zone)
East	Restaurant Use (DFD zone)

The subject site is comprised of four lots, located at the northwest corner of Artesia Boulevard and Bellflower Boulevard. Currently, the subject site is accessible from Bellflower Boulevard to the east (via two existing driveways), Artesia Boulevard south (via two three driveways), and Beverly Street to the northwest (via one driveway). Two of the four lots, located adjacent Bellflower Boulevard, was formerly developed with a 9,746-square foot multi-tenant commercial building with residential uses above, which was demolished in May 2018. The former "Fritz" building fronting Artesia Boulevard, which measures 5,524 square feet, will also be demolished. The site is bounded by existing walls and fences along the west property line.

PROJECT DESCRIPTION

➤ *Request*

The Applicant is requesting a Conditional Use Permit (CUP) approval for a 3,878-square foot drive-through restaurant, propose development on less than 1.5 acres of land; and a Sign Permit approval for a freestanding freeway identification sign to exceed the maximum allowable height and to be located along a street frontage less than 150 feet. The proposal is subject to the standards of both the DFD and the General Commercial (CG) zones [BMC §§ 17.65 and 7.44].

• *Restaurant and Site Improvements*

Restaurant Operation – The proposed business hours for the restaurant are: Sunday thru Thursday from 10:30 a.m. to 1:00 a.m., and extends through 1:30 a.m. on Fridays and Saturdays. The restaurant anticipates having 10-15 employees per shift, and there will be three shifts per day. In order to avoid on-site circulation issues and parking, deliveries are proposed to be outside the business hours, from 1:00 a.m. to 9:00 a.m. during weekdays, and 1:30 a.m. to 9:00 a.m. on weekends. Delivery vehicles, 18-wheeler trucks, will enter the site off of Bellflower Boulevard and will exit on Artesia Boulevard.

Restaurant Building - The proposed one-story restaurant building measures 3,878-square feet in size, with a dining area that seats 82 (additional 32 seats available for outside dining). The proposed building has modern Spanish style features, and incorporates In-N-Out signature features: four-sided architecture that includes stucco siding, cornices, “S” shape tiles, varying roof styles and height. The roof styles are flat and pitched, with three different roof heights. The highest part of the roof is the pitched-roof tower element, which measures 28’-10” in height. Columns are proposed to support the canopies located above the drive-through window areas (pay and pick-up areas). The canopy above the pay window area measures 352 square feet and the canopy above the pick-up window area measures 708 square feet. The exterior building colors are predominantly sand float with a red band at the bottom of the building and red lighting throughout. All the windows include a red awning with palm tree logos on the awning lip.

Site Configuration – The proposed building will be constructed near the southeast corner of the subject site, accessible via a driveway off of Artesia Boulevard and a driveway off of Bellflower Boulevard. The existing driveway off of Beverly Street is proposed to be removed. The Applicant indicated that she anticipates that drive-through patrons are more likely to access the site via Artesia Boulevard. However, Bellflower Boulevard will remain accessible to patrons who would like to dine in, pick-up orders, or wait to be in queuing for the drive-through. The Applicant proposes to have staff within the parking lot area to direct patrons to the drive-through lane and to take orders. Both driveways along Artesia Boulevard and Bellflower Boulevard will be designated as right-turn exits only. Each driveway includes decorative paving within the first 10 feet of the site.

A total of 68 parking spaces and one loading space are proposed, which exceed the minimum required parking of 16 spaces (13 spaces for the 3,878-square foot building and 3 spaces for outside seating area). The parking spaces are accessible via drive aisles that range from 25 feet to 38.42 feet in width. All of the proposed parking spaces measures 9 feet in width by 20 feet in length; and the proposed loading space measures 10 feet in width by 20 feet in length. All parking spaces are adjacent to concrete curbs, except for eight spaces located near the trash enclosure. In addition, the site includes a space for bike racks.

Drive-Through Layout - As shown on the site plan, the drive-through lane is primarily located along the south side of the property, leads to the drive-through pick-up window area facing Bellflower Boulevard, and exits west into the parking lot. The narrowest portion of the drive-through lane is 11 feet and the widest portion is 17.63 feet. The drive-through lane has a queuing capacity of 21 vehicles and an additional queuing area for 7 vehicles are proposed at the northwest area of the subject site as illustrated and described in the traffic study (***Attachment E***).

Walls and Fences - The Applicant is proposing a new six-foot tall decorative block wall along portions of the west property line. Because the subject site abuts residential uses along the west property line, the minimum wall height requirement is six feet. In order to comply, the Applicant is proposing to replace the existing walls - if located on the subject site, or build a secondary wall (i.e., double wall) - if located on the neighboring property or paint the existing walls to match the new wall and development and increase the height is needed. The Applicant indicated that the reason for constructing a double wall is to prevent having to alter or remove existing walls/fences on neighboring properties. During the Develop Review (DR) process, staff recommended that a new decorative block wall along the entire west property line be constructed; however, the Commission could consider the Applicant's request to only replace the existing chain link fence and for the existing block wall to be altered to match the new block wall. (***See Attachment I***)

Landscaping - The Applicant is proposing 10,236 square feet of landscaping on the site, consisting of 5,502 square feet within the parking lot (11.5% of parking lot area). The landscaping is dispersed throughout the site, with 10-foot wide landscape planters along the street frontages. Accented dry stream beds are proposed within landscape planters that are at least 10 feet in width. Also, the Applicant is proposing to install the In-N-Out signature "X" palm trees near the driveway along the southwest property line.

Trash Enclosure/Pick Up - A 440-square foot decorative trash enclosure with a trellis cover is proposed near the northwest portion of the subject site; which has been approved by CR&R. With the trellis cover, the trash enclosure stands 11'-9" high. It is proposed to be architecturally compatible with the proposed building, as it relates to material and color. Typically, commercial sites are provided with metal bins; however, In-N-Out uses a different disposal system (*Verti-pak "Side Channel" compactor; 2yd bins*), which according to CR&R are industry standards. The written description and agreement between CR&R and In-N-Out is included as ***Attachment G***.

➤ ***Freestanding Freeway Sign (“Pole Sign”)/Monument Sign/Other Signs***

The Applicant is requesting approval of a 197.1-square foot, 75-foot tall pole sign as part of this project. Initially, the pole sign was proposed to be constructed at the northwest corner of the site. However, due to the proposed sign's proximity to the Southern California Edison's power lines, the Applicant is proposing two alternate locations: **Location 1** is near the northwest property line, adjacent Beverly Street. Beverly Street has a street frontage of approximately 65 feet with a radius of 38. The sign is proposed to be located approximately 65 feet from the west property line, and 10 feet from the north property line (approximately 130 feet from the 91 Freeway); or **Location 2**, which is within a landscape planter within the parking lot, near the northeast property line and parallel to Bellflower Boulevard. Bellflower Boulevard has a street frontage of more than 150 feet. The sign is proposed to be located approximately 60 feet from the east property line, and approximately 150 feet from the 91 Freeway. The Planning Commission has the option to approve either Location 1 or Location 2 for the proposed pole sign. Staff recommends Location 2 because it is farther from the residential uses to the west, and is closer to the initially proposed sign location.

In addition to the pole sign, a monument sign is proposed to be located at the southeast corner of the site, located approximately 8 feet from the property lines off Artesia Boulevard and Bellflower Boulevard (each having a street frontage of over 150 feet). The proposed monument sign measures 8 feet in height by 8 feet in width. The top portion of the monument sign includes In-N-Out's name and logo, while the 2-foot base of the sign includes the City of Bellflower logo and the phrase “Welcome to Downtown Bellflower.” Other signs being proposed include wall signs, drive-thru signs, a menu board/sign, parking lot signs, and an interior neon sign. The signs mentioned in this paragraph are permitted by right and thus not subject to Planning Commission approval.

PROJECT ANALYSIS

➤ ***Traffic Impact Analysis (“TIA”)***

On March 28, 2018, an updated Traffic Impact Analysis was submitted by the Applicant for City's review (***Attachment E***). The highlights of the updated TIA are:

- For Existing Plus Project Conditions, all study area intersections are operating at Level of Service (LOS) D or better. Based on the thresholds set by the City of Bellflower, the project is forecasted to not generate a significant impact to any of the project study intersections for the Existing Plus Project Conditions.
- With regards to future median opening on Artesia Boulevard, based on the thresholds set by the City of Bellflower, the project is forecasted to not generate a significant impact to any of the project study intersections for the Existing Plus Project, with Median Opening (Right-Turn Out Only Driveway) Conditions.
- Average peak vehicular queue lengths are 17 vehicles for the weekday PM peak hour and 23 vehicles for Saturday mid-day peak hour. Therefore, the drive-

through storage capacity, as shown on the site plan is forecasted to be sufficient during the weekday PM and Saturday MD peak periods.

Upon review of the updated document, the City Engineer concurred with the conclusions and recommendations noted on the TIA. Those conclusions and recommendations are found on pages 61-64 of the TIA. Staff has incorporated all of the recommendations indicated in the TIA as conditions of approval for the project. Also the TIA must be revised to include updated data to reflect the current project plans (i.e. number total parking spaces, number of indoor and outdoor seating, site plan etc.) (**See Resolution No. PC 18-05, Exhibit A, Condition Nos. 28, 34 and 35**).

➤ ***Monument Sign***

Pursuant to BMC § 17.65.080(2) of the DFD zone, monument sign “typically does not exceed a height greater than six (6) feet.” As proposed, the sign exceeds the typical height for a monument sign because the City of Bellflower logo and the phrase “Welcome to Downtown Bellflower” were incorporated into the design. In analyzing the design of the monument sign, it was deemed by Staff that the two-foot deviation in height is acceptable because the existing DFD language provides for flexibility - in that it uses the term “typically” rather than “cannot.”

➤ ***Required Lot Size of 1.5 acres in the DFD***

Pursuant to BMC §17.65.080 (Conditional Uses), a minimum lot size requirement of 1.5 acres (65,340 square feet) is required for any new development within the DFD Area to encourage larger commercial/retail developments. Per the DFD, every effort must be made and demonstrated to assemble parcels to meet the minimum lot size requirements. For projects not meeting the minimum required lot size, a CUP is required.

On October 23, 2017, Lot Line Adjustment No. LLA-10-17-8443 was completed to combine three parcels into one as part of a future road-widening project along Bellflower Boulevard. After the lot line adjustment and future road-widening project, there are four parcels remaining and the total land area is decreased by approximately 3,820 square feet. The remaining total combined lot size is approximately 63,508-square feet (1.45 acres). Before the lot line adjustment was completed, the area was comprised of six (6) parcels measuring a combined total of 67,328 square feet (or 1.54 acres).

On February 26, 2018, the City sold approximately 9,099 square feet of surplus land located at 9571 Artesia Boulevard to the property owner to meet the 1.5 acre of land requirement. On May 25, 2018, the property owner submitted a line adjustment application (LLA No. 5-18-9047) to combine the remaining four parcels into one parcel.

Every effort was made and demonstrated by the property owner to assemble parcels to meet the minimum lot size requirements; however, since the total combined lot size is less than 1.5 acres, a CUP is required.

➤ **Consultation with the Native American Tribes**

On February 27, 2018 and March 3, 2018, the project was routed to eight California Native American Tribes for AB52 consultation because the project was conservatively anticipated to be subject to a Mitigated Negative Declaration. Of the eight tribes, only one tribe responded. During the consultation period, the tribe required the Applicant to retain a Native American Monitor during construction. However, upon receiving an updated Traffic Impact Analysis, it was deemed that the project qualifies as a Categorically Exempt project and preparation of a Mitigated Negative Declaration was not necessary. However, because the tribe had already required the Applicant to provide a monitor on-site, a condition is being recommended that the Applicant coordinate with the Native American Tribe (**See Resolution No. PC 18-05, Exhibit A, Condition No. 22**).

➤ **Bellflower Municipal Code**

CUP - Pursuant to BMC § 17.65.080(1) (Conditional Uses) of the DFD zone, Developments on parcels of less than 1.5 acres is subject to a Conditional Use Permit. Before the Commission grants approval of a CUP, it must find that the project meets all the conditions outlined in BMC Section 17.96.040. As proposed, the project meets all four findings, as outlined in Resolution No. PC 18-05 (**Attachment A**).

CUP - Pursuant to BMC § 17.65.080(2) (Conditional Uses) of the DFD zone, the drive-through facility is subject to a Conditional Use Permit. Before the Commission grants approval of a CUP, it must find that the project meets all the conditions outlined in BMC Section 17.96.040. As proposed, the project meets all four findings, as outlined in Resolution No. PC 18-05 (**Attachment A**).

Sign Permit - Pursuant to BMC § 17.65.030 (Special Controls), any development within the DFD area must comply with the regulations of the DFD chapter in addition to the required development standards of the C-G (General Commercial) Zone. As such the proposed freestanding freeway identification sign is subject to BMC § 17.68.030(A) (On-Premises Signs in the General Commercial Zone) of the CG zone, which limits the height of the sign to no more than 25 feet above grade level; and also limits one freestanding sign to be located only along a street frontage of 150 feet or more. Thus the proposed freestanding freeway identification sign is subject to a Sign permit because it exceeds the height requirement and Location 1 is along Beverly Street, which has less than the minimum street frontage. Before the Commission grants approval of a Sign Permit, it must find that the project complies with the criteria in BMC § 17.68.030(A)(6). As proposed, the project meets all four criteria, as outlined in Resolution No. PC 18-05 (**Attachment A**).

DFD - Pursuant to BMC § 17.65.010 (Purpose and Intent), it is the goal of the DFD to promote freeway and highway oriented commercial/retail uses that have a commercial/retail development intensity that is directly correlated to the unique business opportunity that the DFD Area provides because of the its location, visibility, and superior access to the regional freeway network. The project meets the goals and objectives of the DFD, as outlined in Resolution No. PC 18-05 (**Attachment A**).

Furthermore, pursuant to BMC § 17.65.070 (Permitted Uses), the restaurant use is defined as a “community-serving commercial” and “freeway-oriented commercial” use and is a permitted by right use in the DFD.

➤ **Conditions of Approval**

Pursuant to BMC § 17.96.080 (Conditions), the Planning Commission may establish Conditions of Approval that are found to be necessary to secure substantial protection for the public health, safety, comfort, convenience and general welfare. Included as **Attachment A** is the resolution containing an exhibit that outlines the conditions of approval for the project, some of which are:

- Providing wheel stops for parking spaces near the trash enclosure area (**See Resolution No. PC 18-05, Exhibit A, Condition No. 17**).
- Revising the site plan to include the location of the bike racks and the bike racks being required to be decorative (**See Resolution No. PC 18-05, Exhibit A, Condition No. 18**).
- The delivery trucks must comply with truck route provisions (**See Resolution No. PC 18-05, Exhibit A, Condition No. 19**).
- The apron along Bellflower Boulevard must comply with Caltrans distance requirement (**See Resolution No. PC 18-05, Exhibit A, Condition No. 20**).
- Coordinating with Metro for existing bus stop along Artesia Boulevard that may have to be relocated (**See Resolution No. PC 18-05, Exhibit A, Condition No. 21**).
- Submitting a master sign plan for all proposed signs. Final design for City name on monument must be approved by the Director of Planning and Building Services or designee (**See Resolution No. PC 18-05, Exhibit A, Condition Nos. 24 & 25**).
- Completing a Lot Line Adjustment to consolidate the existing four parcels into one parcel (**See Resolution No. PC 18-05, Exhibit A, Condition No. 26**).
- Delineating (i.e. pavement marking) and providing appropriate signage informing customers the use of the drive-through queue storage area (**See Resolution No. PC 18-05, Exhibit A, Condition No. 27**).

ATTACHMENTS

- A. Resolution No. PC 18-05
- B. Project Process and Timeline
- C. DR Letter
- D. Aerial, Assessor’s Map, Zoning Map and General Plan Map
- E. Traffic Impact Memorandum and Traffic Impact Analysis (CD provided and conclusion printed)
- F. Phase I Environmental Site Assessment Update (CD provided and conclusion printed)
- G. CR&R Trash Agreement
- H. Correspondences
- I. Project Documents Submitted by Applicant (Including, operation, project plans, sign plans, etc.)

Attachment C
June 4, 2018 Resolution No. PC 18-05

CITY OF BELLFLOWER

RESOLUTION NO. PC 18-05

A RESOLUTION APPROVING CONDITIONAL USE PERMIT CASE NO. CU 18-02 AND DEVELOPMENT REVIEW CASE NO. DR 2-18-8742 TO CONSTRUCT A NEW 3,878-SQUARE FOOT, DRIVE-THROUGH RESTAURANT, ON PARCELS OF LESS THAN 1.5 ACRES, AND SIGN PERMIT CASE NO. SP 18-01 TO: (1) CONSTRUCT A DOUBLE-FACE, 75-FOOT TALL FREESTANDING FREEWAY IDENTIFICATION SIGN THAT EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT OF 25 FEET, AND (2) ALLOW FOR ONE OF THE FREESTANDING SIGNS TO BE LOCATED ALONG BEVERLY STREET, WHICH HAS A STREET FRONTAGE OF LESS THAN 150 FEET, WITHIN THE DESIGN FOR DEVELOPMENT FOR THE SOUTH BELLFLOWER COMMERCIAL AREA (DFD) ON PROPERTY LOCATED AT 17325 BELLFLOWER BOULEVARD. APPLICANT: MICHELLE BENNETT (REPRESENTING IN-N-OUT BURGER INC)

THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: *Recitals.* The Planning Commission finds and declares as follows:

- A. On February 8, 2018, Ms. Michelle Bennett, representing In-N-Out Burger Inc (the "Applicant"), filed an Application and submitted plans on April 23, 2018 for the landscape plan, grading and improvement plan, utility plan, ALTA survey, window and door schedule plan, and hardware plan, April 25, 2018 for the floor plan, trash details, roof plan, and building elevation, and May 23, 2018 for the site plan for Conditional Use Permit Case No. CU 18-02 and Development Review Case No. DR 2-18-8742 to allow construction of a new 3,878-square foot, drive-through restaurant on parcels of less than 1.5 acres, and Sign Permit Case No. SP 18-01 to: (1) construct a double-face, 75-foot tall freestanding freeway identification sign that exceeds the maximum allowable height of 25 feet, and (2) allow for one of the freestanding signs to be located along Beverly Street, which has a street frontage of less than 150 feet, within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard.
- B. The Application was reviewed by the City's Department of Planning and Building Services for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");
- C. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- D. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines ("Bellflower Guidelines"; CEQA, CEQA Guidelines and Bellflower Guidelines collectively referred to as "CEQA Regulations");
- E. On March 8, 2018 a development review was completed for the Project;

- F. The Department of Planning and Building Services completed its review and scheduled a public hearing regarding the Application before this Planning Commission for June 4, 2018; and
- G. The Planning Commission considered the information provided by City Staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its June 4, 2018 hearing.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds as follows:

- A. The Applicant seeks a Conditional Use Permit to establish a new drive-through restaurant and a Sign Permit for a freestanding freeway identification sign at 17325 Bellflower Boulevard ("Project Site");
- B. The Project Site is located within the Design for Development for the South Bellflower Commercial Area (DFD), with a General Plan – Land Use Designation of "C" (Commercial);
- C. The Project Site is accessible from Bellflower Boulevard, a 80'-0" wide right-of-way secondary arterial street; and Artesia Boulevard, a 100'-0" wide right-of-way arterial street;
- D. The Project Site is bounded to the north by the 91 Freeway off-ramp; to the south by a mixed-use development, an auto body shop and shopping center; to the east by a restaurant; and to the west by four residential units and Motel; and
- E. The Project Site is approximately 63,508 square feet (1.45 acres) in area and is currently comprised of four parcels, one of which has a vacant building that will be demolished.

SECTION 3: *Environmental Assessment.* Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorically Exempt (Class 3, § 15303) from the provisions of CEQA (New Construction or Conversion of Small Structures) because the project involves the construction of a new drive-through restaurant structure not exceeding 10,000 square feet in floor area and a freestanding sign, in an urbanized area and on a site zoned for such use. The project does not involve the use of significant amounts of hazardous substances and is located where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

SECTION 4: *Notice of Exemption.* The Director of Planning and Building Services, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062; and any other applicable law.

SECTION 5: *DFD Objectives and Conclusions.* The Planning Commission finds the following facts exist:

- A. The DFD desires to encourage development concepts that will create a land use strategy that promotes intense freeway and highway-oriented commercial retail development; this is accomplished because the proposed development is adjacent to the 91 freeway to the north;
- B. The DFD desires to encourage development concepts that will provide for regional, local, and neighborhood access to and from the DFD Area, without negatively impacting the community character of Bellflower; this is accomplished because the subject site is accessible from the 91 freeway to the north, Bellflower Boulevard to the east, and Artesia Boulevard to the south. Furthermore, the Beverly Street access will be closed off to not impact the adjacent residential neighborhood;
- C. The DFD desires to encourage development concepts that will maintain and promote quality architectural and site planning principles in the development of the DFD Area; this is accomplished because the proposal includes a new structure with four-sided architecture features, including building materials such as: stucco, cornices, s-tile roofing material, faux and real columns, and canopies. Furthermore, the site design exceeds parking and landscaping requirements, and incorporates unique landscape design, decorative concrete stamping on the driveway, and pedestrian access from Artesia Boulevard; and
- D. The DFD desires to encourage development concepts that will ensure that vehicular access to and from the DFD Area is designed in a manner that is efficient, safe, and can accommodate future growth and access demand; this is accomplished because the site is designed with efficient and safe vehicular access off Bellflower Boulevard and Artesia Boulevard. Due to the size of the lot and surplus parking, the site is large enough to accommodate future growth and access demand.

SECTION 6: *Conditional Use Permit Findings and Conclusions.* The Planning Commission finds the following facts exist:

- A. *That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by Title 17 of the Bellflower Municipal Code.*

The proposed drive-through restaurant and development on parcels of less than 1.5 acres are conditionally permitted uses within the DFD zone.

- B. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan and is not detrimental to existing uses or to uses specifically permitted in the district in which the site is located.*

The proposed project is consistent with the following goals and policies of the General Plan – Land Use Element and Circulation Element: Land Use General Goal 2 (Create a City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources); Land Use Policy 2.1 (Create opportunities wherein a population diverse in terms of income,

age, occupation, race, lifestyle, values, interest, and religion may interact, exchange ideas, and realize common goals); Land Use General Policy 2.2, (Provide commercial facilities to meet the retail and service needs of the community); Land Use General Policy 2.3 (Promote Artesia Boulevard as a major commercial corridor); Land Use General Policy 2.8 (Encourage rehabilitation or redevelopment of designated commercial and industrial areas); Land Use General Policy 2.12 (Develop strong themes identifying Bellflower as a city of visual and community quality); Land Use Commercial, Policy 1.3 (Provide lot consolidation incentives for commercial parcels in order to create large, viable, commercial properties); and Circulation Policy 5.1 (Require new development projects to provide parking facilities consistent with zoning code requirements and ensure adequate off-street parking requirements in the zoning code).

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

The 63,508-square foot (1.45 acres) subject site is proposed to be developed with a new 3,878-square foot drive-through restaurant building. The development has been evaluated for consistency with existing regulations and determined that it complies with all the DFD development standards relative to, shape, yards, setbacks, and walls except for the lot size. The lot size, although less than 1.5 acres as required per the DFD, is short 1,832 square feet because of a street widening project along Bellflower Boulevard to alleviate traffic congestion and benefit the public's safety and general welfare. Prior to the street widening project the total lot size was compliant at 67,328 square feet (or 1.54 acres). Per the DFD, the subject development encourages access of automobile traffic from the 91 Freeway and from the adjoining streets of Bellflower Boulevard, and Artesia Boulevard. As proposed, the development is automobile-oriented and regionally attractive. The lot can accommodate the proposed development, because the building design is placed near the corner of Artesia and Bellflower Boulevard allowing for future growth on the interior of the lot; the site allows for setbacks of 10 feet or more from all surrounding streets and neighboring properties. Per the traffic impact analysis prepared the proposed project is not expected to create significant impacts because the on-site drive-through lane has sufficient queuing storage capacity. The lot provides a surplus of 52 parking spaces for current and future growth. Surplus landscaping within the parking lot is provided since the site requires 2,383 square feet and provides 5,502 square feet. Lastly, the site includes existing and proposed walls and fences along the north and west property line; the westerly wall separates the commercial use from adjacent residential uses.

- D. *That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.*

A traffic impact analysis was prepared for the project which concluded the following: that the proposed project is not expected to create significant impacts at any of the study intersections; based on the established thresholds, Bellflower Boulevard and the SR-91 Ramps are forecasted to

operate at an acceptable Level of Service (LOS). In addition, the City Engineer and the study recommended right-in and right-out turns on all driveway locations to address traffic impacts and left-in turns only along open median along Artesia. The City Engineer determined that the conclusions and recommendations were accurate and that the streets and highways are sufficient to carry the type and quantity of traffic generated by the proposed use.

SECTION 7. *Development Review Findings.* The Planning Commission finds as follows:

- A. *That the proposal is consistent with the Bellflower General Plan and the Zoning Code.*

The proposed project is consistent with the following Goals and Policies of the Bellflower General Plan – Land Use Element: General Policy 2.2 (Provide commercial facilities to meet the retail service needs of the community); and General Policy 2.8 (Encourage rehabilitation or redevelopment of designated commercial and industrial areas).

The subject property will be improved with uses consistent with the goals and policies of the General Plan, including but not limited to: General Goal 1 (Discourage disjoint land use patterns), General Goal 2 (Create a City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources); General Policy 1.2 (Encourage opportunities to sensitively integrate different, but compatible, land uses); General Policy 2.1 (Create opportunities wherein a population diverse in terms of income, age, occupation, race, lifestyle, values, interest, and religion may interact, exchange ideas, and realize common goals); General Policy 2.2 (Provide commercial facilities to meet the retail and service needs of the community); and General Policy 2.7 (Carefully scrutinize plans for developments which will have a significant impact on the city or on surrounding developments to ensure the highest quality design).

- B. *That the design of the proposal is appropriate to the City, the neighborhood, and lot on which it is proposed.*

That the proposed project is compatible with the surrounding neighborhood and adjacent properties in that there are commercial developments at each intersection of Artesia Boulevard and Bellflower Boulevard. In addition, the commercial building design is modern and similar in height and style with the existing commercial building to the east of the subject site. Furthermore, the building design is functional, but is also unique, pleasant and visually interesting because of the wall articulations, consistent four-sided architecture, blends of pitched and flat roof styles, thick decorative trims on the roof line and decorative drive-through roof covers.

- C. *That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.80.010.*

The proposed design is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, and similar qualities. The project will redevelop a site and by replacing the existing vacant building with a new drive-through restaurant that incorporates a four-sided modern architecture, containing superior architectural elements and materials (wood, stone, metal, tile roof and stucco). Furthermore, the project is subject to conditions of approvals, such as providing new perimeter walls, lighting, sufficient pedestrian and vehicles access, and decorative paving. Those features are compatible with surrounding commercial developments, and accomplishes the Goals and Policies of the General Plan — Land Use Element, and the Bellflower Municipal Code (BMC).

SECTION 8: *Sign Permit Findings.* The Planning Commission finds the following facts exist:

- A. *Sign is compatible with area*, in that the sign will be compatible in height with an existing freeway-oriented sign located to the east of the property;
- B. *Sign is not detrimental to adjacent property* in that the proposed sign will not create any glare or significant light source impacting the surrounding properties because the project is conditioned to provided 0-foot candle at all property lines and will be at least 65 feet from the nearest property;
- C. *Sign is in keeping with the purpose and intent of the Zoning Ordinance* in that the proposed sign is a freeway identification sign/pylon sign structure that is intended to provide freeway-oriented store identification for the commercial activity that is located on the property on which the freeway identification sign is located; and
- D. *Sign complies with the General Plan* because it meets the following goals of the Land Use Element: General Goal 2.3 (Promote Artesia Boulevard as a major commercial corridor); and General Goal 2.12 (Develop strong themes identifying Bellflower as a city of visual and community quality).

SECTION 9: *Approval.* Subject to the conditions set forth in the attached "Exhibit A," which are incorporated by reference, the Planning Commission approves Conditional Use Permit Case No. 18-02, Development Review Case No. DR 2-18-8742 and Sign Permit Case No. SP 18-01.

SECTION 10: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 11: *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 12: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 13: Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 14: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 15: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within 10 days pursuant to BMC § 17.96 and 17.112.

SECTION 16: The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

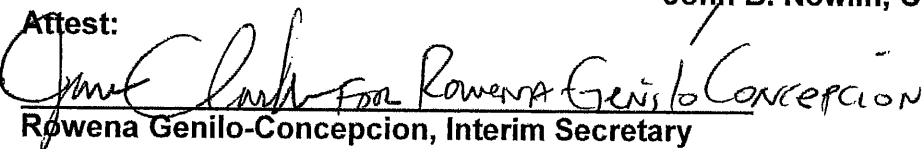
SECTION 17: The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Bellflower, and the Planning Commission Secretary is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION
OF THE CITY OF BELLFLOWER THIS 4th DAY OF JUNE 2018.**



John B. Nowlin, Chairman

Attest:



Rowena Genilo-Concepcion, Interim Secretary

Approved as to form:



David King, Assistant City Attorney

Attachment:

Exhibit A - Conditions of Approval

RESOLUTION NO. 18-05 - "EXHIBIT A"
CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT CASE NO. CU 18-02

In addition to all applicable provisions of the Bellflower Municipal Code ("BMC"), Michelle Bennett, on behalf of In-N-Out Burger Inc. (the "Applicant"), agrees that it will comply with the following provisions as conditions for the City of Bellflower's approval of Conditional Use Permit Case No. CU 18-02, Development Review Case No. DR 2-18-8742, and Sign Permit Case No. SP 18-01 ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the BMC.

Standard Conditions of Approval

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped April 23, 2018 for the landscape plan, grading and improvement plan, utility plan, ALTA survey, window and door schedule plan, and hardware plan, April 25, 2018 for the floor plan, trash details, roof plan, and building elevation, and May 23, 2018 for the site plan unless revisions and/or additional conditions are specifically required herein.
2. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon Applicant's successors in interest. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Bellflower Municipal Code (BMC).
3. Any proposed deviations from the exhibits, Project description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
4. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
5. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
6. The Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, public facilities fees, parkland fees, and public art fees as required by the Bellflower Municipal Code (BMC). In addition, the impact fees established by the Consolidated Fire Protection District of Los Angeles County and Bellflower Unified School District must also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code § 66020(d) that the City of Bellflower is imposing development impact fees ("DIFs").

7. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CU 18-02, DR 2-18-8742, and SP 18-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval of CU 18-02, DR 2-18-8742, and SP 18-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Bellflower's elected officials, appointed officials, officers, and employees.
8. The Applicant must comply with all requirements of this Resolution, the applicable Zone, the BMC, rules and regulations and applicable law, policies and regulations of any State, Federal or local agency with jurisdiction thereof..
9. The Applicant must sign these Conditions of Approval, as set forth below, to acknowledge acceptance within 30 days from the date of approval by the Planning Commission.
10. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans and building plans) substantially comply with the approved plans. The size, shape arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity may be determined by the Director.
11. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.
12. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this section null and void. Construction (if any) must cease until all requirements of this section are complied with. Development entitlements may be withheld until violations of the BMC are abated.
13. The Applicant must provide a sheet on the construction plans with the City of Bellflower signed resolution stating the conditions of approval as adopted by the Planning Commission. This information must be incorporated into the plans before the City issues a building permit.
14. The Applicant must comply with all Conditions of Approval before the City issues a certificate of occupancy.

Specific Conditions of Approval

Planning

15. The landscape plan must be revised to identify the freestanding sign and monument sign.
16. The landscape plan must comply with State Model Water Efficient Landscape Ordinance (MWELO).
17. Revise the site to include wheel stops for the eight parking spaces adjacent to the trash enclosure.
18. The site plan must be revised to include the location of the short term bike racks. The bike racks must be decorative.
19. Delivery hours must be from 1:00 a.m. to 9:00 a.m. on the weekday and 1:30 a.m. to 9:00 a.m. on the weekend.
20. The driveway along Bellflower Boulevard must meet the distance requirement from the 91 freeway off-ramp, as established by Caltrans.
21. The Applicant must comply with all Metro requirements for the existing bus stop along Artesia Boulevard.
22. The Applicant must provide at least one experienced and certified Native American monitor on-site during all ground disturbance construction activity (i.e. grading).
23. No flashing, blinking, or animated lights will be permitted for the proposed signs.
24. Submit a master sign plan for review for all proposed signs on the site (i.e. freestanding/pylon sign, wall signs, identification signs, parking lot signs, directional sign, etc.).
25. The final design of the City logo on the monument sign must be approved by the Director of Planning and Building Services or designee. The monument sign must not block line-of-sight along Bellflower Boulevard and Artesia Boulevard.
26. A Lot Line Adjustment or applicable, must be completed in order to include and consolidate the remaining parcels (APNs: 7161-003-900, 7161-003-035, 7161-003-026, and 7161-003-027).
27. Drive-through queue storage area located on the northwest portion of the site, as shown on the page 2 of the Traffic Impact Analysis, must be delineated (i.e. pavement marking) and appropriate signage must be provided informing customers the use of this area.

28. Provide an updated Traffic Impact Analysis to reflect the current project plans with regard to the following: **a)** number of parking spaces near the entrance of the building; **b)** the number of parking spaces changed from 69 to 68 spaces due to a new loading space, **c)** Landscaping layout is slightly different around the trash enclosure and other areas; **d)** the inside and outside dining area seating numbers have decreased from 84 to 82 indoor seats and from 44 to 32 outside seats and **e)** the outdoor dining location has changed.
29. All site plan drawings (i.e. landscape, photo metrics, grading, etc.) must be revised to match with most recent site plan date-stamped May 23, 2018.
30. Before the City issues a building permit for the Project, the property owner must submit a signed letter relinquishing the following past entitlements: Variance Case No. BV-193 and acknowledging that Resolution No. 624 is no longer in effect; CUP Case No. CU-194 and acknowledging that Resolution No. 616 is no longer in effect; CUP Case No. CU-206 and acknowledging that Resolution No. 638 is no longer in effect; and CUP Case No. CU-243 and acknowledging that Resolution No. 727 is no longer in effect.
31. Provide an updated title report with current property owner information.
32. Revise the photometric plan to illustrate a zero-foot candle light at west property line.
33. The Applicant must install a new decorative, uniform, eight-foot tall, single (whenever possible) wall along the west property line. The maximum wall height within the front yard setback along Artesia Boulevard and Beverly Street must be 42 inches.
34. The Applicant must obtain neighbor's consent and approval in writing before conducting any work (i.e., demolition and construction) of buildings, walls on, partially or entirely located on any of the adjacent properties. If any construction requires encroachment onto adjacent properties, a Right-of-Entry letter signed and dated by the affected property owners must be submitted to the City Building and Safety Division before the issuance of building permits.

Traffic Impact Analysis

35. The driveways along Bellflower Boulevard and Artesia Boulevard must be right-turn in and right-turn out only.
36. If the center median on Artesia Boulevard will be redesigned to allow for vehicles to access the proposed driveway along Artesia Boulevard, then the median must be left-turns only. The vehicle storage length for the median must be 100 feet with a 90-foot taper.

Environmental

37. Per the Phase I Environment Site Assessment Update dated December 4, 2017, a Soil Management Plan must be implemented during redevelopment of the site.

38. Per the Phase I Environment Site Assessment Update dated December 4, 2017, an asbestos survey must be completed prior to any building demolition. If such materials are identified, a licensed abatement contractor should be consulted.

Building and Safety

39. Provide four sets of complete plans and two sets of supporting documents at plan check submittal. Additional comments may occur during the plan check review process.
40. Commercial projects must be designed by a California Licensed Designed Professional. Plan must be stamped and signed by the California Licensed Designed Professional

Storm Water

41. The project must comply with the following water quality conditions of approval dated February 23, 2018:
- a. **Prior to grading permit**, the Applicant must comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board.
 - b. **Prior to grading permit**, the Applicant must file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.
 - c. **Prior to grading permit**, the Applicant must furnish the project's LID Plan for review and approval to the satisfaction of the City Planner and/or the City Engineer. The LID Plan will be required to implement post-construction treatment controls as identified in the MS4 PERMIT, Los Angeles RWQCB Order No. R4-2012-0175-Planning and Land Development Program (page 94). The design treatment volume must be calculated in accordance with the MS4 Permit and LA County Hydrology Manual Appendix A procedures to the satisfaction and approval of the City Engineer. The calculations must be performed by a licensed Civil Engineer in the State of California. Structural treatment controls must be designed to meet CASQA design requirements at a minimum (<http://www.cabmphandbooks.com> for New Development/Redevelopment).
 - d. **Prior to grading permit**: the project must demonstrate to the satisfaction of the City Engineer and/or the City Planner that the MS4 Permit requirements are met and shown on the project plans.
 - e. **Prior to grading permit: Treatment of Pollutants**- The Applicant must demonstrate to the satisfaction of the City Planner and/or City Engineer that the selected Structural Treatment Controls adequately treat pollutants of concern for the expected project pollutants to a medium or high removal efficiency and for the currently approved Lower San Gabriel River Reach 1 and Los Cerritos Channel 303(d) listed pollutants. The Applicant must include in the LID report all calculations and treatment control manufacturer information, if applicable, to demonstrate the pollutant removal efficiency for the project pollutants and 303(d) listed pollutants (<http://www.swrcb.ca.gov>).

- f. **Prior to grading permit: Maintenance Agreement-** A maintenance agreement must be reviewed and approved to the satisfaction of the City Planner and/or City Engineer. The Maintenance agreement must be submitted in accordance with the requirements of Order No. R4-2012-0175, Page 111. The Maintenance Agreement must be signed and notarized by the owner, City Manager and City Attorney and recorded with the LA County Recorder.
- g. **Prior to grading permit: Project Plan Requirements-** The Applicant must include on the project plans to the satisfaction of the City Engineer the following information:
 - i. Grading Plan Title Sheet: Indicate the project is subject to LID requirements with the Following text: "LID PROJECT".
 - ii. Maintenance requirements must be listed for all structural treatment controls.
 - iii. All constructed LID requirements must be clearly identified as such in the project plans and in the LID Report including maintenance operations and maintenance responsibility.
- h. **Prior to grading permit: Construction Requirements-** The Applicant must sign the owner's certification form and embed this document in the project plans to the satisfaction of the City Planner or City Engineer.
- i. **Prior to grading permit: Low Impact Development (LID) -** The project must incorporate structural LID practices for the site in consideration of the site's land use, hydrology, soil type, climate and rainfall patterns.
- j. **Prior to grading permit: Trash Enclosures –** Trash enclosures must meet storm water quality standards. They must be designed to have a solid impermeable roof and concrete slab floor. The roof must have a minimum clearance height of at least 9 feet to allow the bin lid to completely open. The concrete slab must be graded to contain any spill within the enclosure. The enclosure area must be protected from receiving direct rainfall or run-on from collateral surfaces. Rainwater or wastewater runoff from trash enclosure is prohibited. An alternate drain from the interior of the enclosure that discharges to the sanitary sewer may be constructed if approved by sewer district.
- k. **Prior to grading permit,** the Applicant must submit a Storm Water Pollution Prevention Plan (SWPPP) for sites 1 acre or greater, for the review and acceptance by the City Engineer. The SWPPP must describe the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for storm water discharges associated with construction activity.

City Engineer/ Traffic Engineering

- 42. The site plan must show the location and dimensions of all existing and proposed drive approaches.
- 43. The site plan must be revised accordingly to note prior and new right-of-way.
- 44. The site plan must show all existing right-of-way improvements.

45. Landscape and hardscape improvements located adjacent to driveways, parking lot drive aisles and within the limited use areas identified in the traffic impact analysis must not exceed 42" in height as measured from the paved driveway surface to ensure safe vehicular sight distance.
46. The site plan must provide driveway dimensions at all angle points and any proposed radii. Dimensions and curb radii must also be shown for the proposed drive-through.
47. The site plan must dimension the parking spaces, disabled loading zones, parking lot drive aisles, sidewalks and pedestrian paths.
48. Specific recommendations relative to development of the site, as outlined in the Traffic Impact Analysis dated March 28, 2018, must be incorporated into the final construction documents.
49. All drive approaches must be designated right-turn in and right-turn out only.
50. The site plan must show the designated disabled access path from the public right-of-way.
51. The site plan must show and dimension the on-site loading zone.
52. The site plan must show and dimension all property lines and any internal lot lines.
53. The site plan must show and dimension all easements.
54. A preliminary soils report prepared by a licensed civil or geotechnical engineer is required and must include an assessment of liquefaction potential.
55. Prior to the approval of any development plans, the Applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.
56. The Applicant must contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the Applicant must provide the necessary means for meeting the fire flow rates required by the Fire Department.
57. A grading plan prepared by a California licensed civil engineer is required. The bench mark and basis of bearings must be consistent with the bench mark and basis of bearings used for the widening of Bellflower Boulevard and previously provided to the Applicant. The minimum slope on concrete flow lines must be 0.50%. Minimum slope on asphalt concrete or turf must be 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development. All applicable NPDES requirements established by the City of Bellflower storm water consultant must be complied with including the preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP).

58. Roof drains associated with the proposed trash enclosure must connect to the storm drain system as proposed in the project plan submittal.
59. Any proposed landscaping in the public right-of-way must be installed per the City of Bellflower Master Street Tree Plan.
60. Provide a revised American Land Title Association (ALTA) survey that reflects the current conditions, following a lot line adjustment that was recorded Nov. 8, 2017.
61. The site plan must show and dimension all existing and proposed perimeter walls/fences.
62. The three (3) existing driveway aprons located along Artesia Boulevard must be addressed as follows:
 - a. The westerly most driveway apron must be removed and reconstructed per current City of Bellflower Standards (Standard Plan BSP-02 – Commercial).
 - b. The middle and easterly driveway aprons must be removed and the sidewalk, curb and gutter reconstructed full parkway width.
63. A fourth driveway apron located at the northwest corner of the site, fronting Beverly Street, must be removed and the sidewalk, curb and gutter reconstructed full parkway width.
64. Curb and gutter must be removed and reconstructed corresponding to the reconstructed driveway apron. Curb and gutter corresponding to the three (3) abandoned driveway aprons must be removed and reconstructed in accordance with City of Bellflower standards. Note: Curb and gutter must be monolithic.
65. An on-site sanitary sewer lateral must be constructed to service the property. The minimum lateral size from main to property line is 6". Excavation permits with necessary insurance and bonds are required.
66. For any new sewer connections please contact the Los Angeles County Sanitation District and obtain any connection permits. Documentation of said permits must be submitted to the Building Official prior to the issuance of any building permits. Provide documentation from the District that sufficient sewer capacity is provided.
67. A City of Bellflower Sewer Reconstruction fee in the amount of \$12,096.00 must be paid to the City of Bellflower.
68. The contractor must meet with the City Public Works Inspector before starting any construction within the public right-of-way.
69. The developer, at his/her cost, is responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.

City of Bellflower
Resolution No. PC 18-05 - Exhibit A
Page 9 of 9

By signing this document, Michelle Bennette, representing In-N-Out Burger Inc (Applicant) certifies that he/she has read, understood, and agrees to the project conditions listed in this document.

Michelle Bennett, representing In-N-Out Burger Inc (Applicant)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

By signing this document, Brad Becker, dba Bellflower 111 Partners, LLC (Property Owner) certifies that he/she has read, understood, and agrees to the project conditions listed in this document.

Brad Becker, dba Bellflower 111 Partners, LLC (Property Owner)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

Attachment D
June 4, 2018 PC Minutes



MINUTES

CITY OF BELFLOWER

16600 Civic Center Drive • Bellflower, California 90706 • (562) 804-1424

REGULAR PLANNING COMMISSION MEETING MONDAY, JUNE 4, 2018

1 Call to Order

Chairman Nowlin called the June 4, 2018, Planning Commission Meeting to order at 7:07 p.m., at City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the Planning Commission responded present to roll call:

Chairman John B. Nowlin
Vice Chairman Wayne Brown
Commissioner Ray Hamada
Commissioner Victor Sanchez

City Staff participants:

Rowena Genilo-Concepcion, Interim Director of Planning and Building Services
Jason P. Clarke, Acting Planning Manager

Also present:

David King, Assistant City Attorney

3 Invocation

Commissioner Hamada led the Invocation.

4 Pledge of Allegiance

Commissioner Sanchez led the Pledge of Allegiance.

5 Public Comment

Chairman Nowlin advised Ms. Diana DeYager, that the item she wished to speak on would be heard later on the Agenda.

6-A Approval of the May 7, 2018, Planning Commission Meeting Minutes.

Following discussion, it was moved by Commissioner Hamada, seconded by Commissioner Sanchez, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held May 7, 2018, as presented:

AYES: Commissioners - Sanchez, Hamada, Brown, and Chairman Nowlin
ABSENT: Commissioner - Franzen

6-B Approval of the May 21, 2018, Planning Commission Meeting Minutes.

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held May 21, 2018, as presented:

AYES: Commissioners - Sanchez, Hamada, Brown, and Chairman Nowlin
ABSENT: Commissioner - Franzen

7-A Conditional Use Permit/Development Review/Sign Permit - Consideration and possible action to conduct a public hearing to consider an application from Michelle Bennett (representing In-N-Out Burger Inc.) for a Conditional Use Permit, Development Review and Sign Permit, and adopt Resolution No. PC 18-05 – A Resolution approving Conditional Use Permit Case No. CU 18-02 and Development Review Case No. DR 2-18-8742 to construct a new 3,878-square foot, drive-through restaurant on parcels of less than 1.5 acres, and Sign Permit Case No. SP 18-01 to: (1) construct a double-face, 75-foot tall freestanding freeway identification sign that exceeds the maximum allowable height of 25 feet, and (2) allow for one of the freestanding signs to be located along Beverly Street, which has a street frontage of less than 150 feet, within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard.

Acting Planning Manager Clarke briefly reviewed the staff report highlighting the history, background, and the proposed project. He stated staff received a few recommendations from Metro that: 1) the applicant provide pavement along Artesia Boulevard to hold the weight of the buses, however, staff is not recommending that because the applicant is not required to do any right-of-way improvements along Artesia Boulevard, and the current bus shelter may be changed to the City's new shelters, 2) with regard to the driveway on Artesia Boulevard, staff spoke to Metro and they determined the location was sufficient and will not interfere with the bus routes, and 3) with regard to construction, the applicant reviewed their hours to ensure they do not conflict with any bus schedules. He further stated staff also received a phone call from a resident on Beverly Street, who is the person who came to the podium earlier.

Commissioner Hamada indicated he visited the site.

Acting Planning Manager Clarke answered Commission questions and concerns relative to 1) the lot area, 2) traffic counts and queuing, 3) if the proposed sign would interfere with the Golden Corral sign, 4) underground utilities, 5) the current bus stop, 6) Condition 32, regarding foot candle, 7) the "D" rate in the Traffic Impact Study, 8) egress and ingress, and 9) access aprons.

Chairman Nowlin opened the Public Hearing.

Michelle Bennett, Development Manager, In-N-Out Inc., answered Commission concerns and questions relative to 1) the driveways, 2) traffic, 3) the use of delineators and cones, 4) an article written about In-N-Out's outstanding service), 5) the widening project will help traffic flow and help alleviate concerns, 6) the location of the drive-through stacking to keep it away from residents, 7) the block wall, 8) why they chose the proposed site, 9) the ability of being self-contained because they will be the only business on the site, 10) the drive-thru queuing, 11) you can barely see the freeway sign at 60 feet, and 12) the proposed two alternative locations, stating she preferred Location No. 2.

7-A Public Hearing – CU 18-02/DR 2-18-8742/SP 18-01 (In-N-Out Burger) – Continued

Ms. Bennett further responded that, 13) in speaking to Edison, they were not concerned with the distance between the wires and sign, 14) the sign closest to Bellflower Boulevard would have better visibility because it is further away from the screen wall going eastbound, and 15) the Golden Corral sign was about 95 feet tall. She also discussed, 16) the radius of the curb, and the entrance on Bellflower Boulevard, 17) the driveway, and proposed the U-Turn sign, 19) the fence on the west side, 20) the motel owner's concerns, stating it was related to the demolition which has already occurred, and 21) the fence, stating they had to speak to the adjacent property owner because it was on his property. She asked the Commission to keep in mind they are not the property owners.

A discussion ensued between the Commission, Ms. Bennett, and staff relative to 1) the height of the sign, 2) whether a study could be done to determine how high the sign could go, 3) the delivery truck route and operating hours, 4) the access aprons, 5) whether a patio will be constructed, 6) CR&R service, trash bins and recycling, 7) the Left-Turn only sign, and 8) the tank at the Downey location.

Mark Violet, Michael Baker International, answered Commission questions regarding 1) a left turn only sign, and 2) placing a "No U-Turn" signage at the end of the median.

Patrick Salcedo, Civil Engineer with Truxaw & Associates, stated 1) the project is required to comply with CalGreen, 2) the tank at the Downey location may be a LID (Low Impact Development) requirement, 3) the dry stream beds are at grade and for aesthetic landscaping, and 4) the curb along the northeast wall are a little higher than the existing ground so they have a depression along there to collect drainage and flow to the storm water treatment system.

Jhakor Patel, 9731 Artesia Blvd, property owner of the motel, expressed his concerns about the block wall and the noise that would be generated.

A discussion ensued between the Commission, Staff, and Mr. Patel regarding whether the block wall could be higher, and building one single wall. Mr. Patel stated he had no objections to the wall being higher than 6 feet.

Chairman Nowlin asked if anyone wished to speak in opposition of the project.

Diana DeYager, 9730-36 Beverly Street, stated her mother owns the apartments adjacent to the proposed site and expressed her concerns with 1) the 6-foot high wall, 2) noise, 3) delivery and trash trucks coming early in the morning, 4) her tenants moving due to this project, 5) the proposed lighting, 6) the sign being too close to their apartments, 7) stacked parking, and 8) overflow of people coming and going. She stated a taller sign may alleviate the light concerns.

Don Sunday, 9726 Beverly Street, welcomed the applicant, and 1) stated the City needs good people and businesses because the town is in trouble, and 2) this is a positive thing because the City has many empty buildings. He expressed concern regarding trash trucks coming too early in the morning.

A discussion ensued between staff, the Commission and Mr. Sunday relative to concerns regarding the entrance on Beverly Street, and they explained to Mr. Sunday that entrance would be closed to all vehicles.

Mr. Sunday suggested installing speed bumps, and expressed his disappointment that Golden Corral was unable to use their sign the way they could.

7-A Public Hearing – CU 18-02/DR 2-18-8742/SP 18-01 (In-N-Out Burger) – Continued

Rey Alvarado, owner of the motorcycle shop at 9740 Artesia Blvd, stated he has been there for 25 years, and expressed his concerns regarding 1) the additional traffic that will be generated, 2) parking, 3) the removal of the island between his business and In-N-Out would create more problems due to the business at 9742 Artesia Boulevard which uses forklifts, and tow trucks to drop off cars that end up blocking the street, 4) asked if they were going to add one lane traveling south bound on Bellflower Boulevard, and 5) the proposed sign should not be higher than the flag pole. He stated the 3 businesses that were relocated should have been given a little bit more honor, than just be asked to move, and asked if he was going to be the next one asked to relocate.

Mr. Alvarado as informed that the 3 businesses were compensated for the relocation and moved to better locations.

Without objection, it was moved by Commissioner Sanchez, and seconded by Vice Chairman Brown, to close the public hearing.

Assistant City Attorney King reminded Chairman Nowlin that the applicant should have a chance for rebuttal.

Speaking in rebuttal, Ms. Bennett responded that 1) the condition requires that the wall be 6 to 7 feet to match the existing wall and they will need to speak to staff if they go any higher, 2) the Beverly Street entrance is going to be completely closed to vehicles, however, pedestrians can access the sidewalk to come onto the site, 3) they do not dictate when trash is picked up but they will work with CR&R to try to accommodate that concern, 4) the delivery truck hours are arranged, however, they will work with their operations staff to determine a more definite time frame, but it will be during non-business hours so they don't disrupt circulation on the site, and 5) they are going to make sure they accommodate the last customers through the drive-through, however, it will not be past 2:30 a.m.

A discussion ensued between the Commission, staff, and Ms. Bennett relative to 1) the design of the pedestrian entrance on Beverly Street to prohibit vehicles from entering 2) the height of the proposed sign, 3) noise, and 4) their proposed wall and adjacent property owners' existing walls.

Without objection, it was moved by Commissioner Sanchez, seconded by Vice Chairman Brown, to close the Public Hearing.

Interim Planning Director Genilo-Concepcion, along with Assistant City Attorney King clarified the Commission's recommendation that 1) Condition No. 32 be amended to include that the zero foot candles be only applicable along the residential property line on the westerly side, 2) the aprons be designed in a manner where cars would not be jumping the curb, and will provide language pertaining to that, 3) the wall be a single wall, 4) the median be permitted with an opening per the TIA comments on the left turn, right-out only from the site, and that it be designed per the City Traffic Engineer's specifications, 5) condition be amended to incorporate either a wall or decorative bollards along Beverly Street to prevent vehicles from going on the property, 6) provide a pedestrian path off Beverly Street onto the site (it was later decided not to include this as a condition of approval), 7) the sign to be 75 feet, however, after conducting a sign study, the applicant can return to request that the sign be higher, and 8) the sign will be placed in Location No. 2.

Interim Planning Director Genilo-Concepcion clarified that since Location 2 was selected, the second part of the sign permit would not be applicable because it would only be applicable if the freestanding sign was located off of Beverly Street.

Acting Planning Manager Clarke clarified that a variance would be required if the wall was higher than 8 feet.

7-A Public Hearing – CU 18-02/DR 2-18-8742/SP 18-01 (In-N-Out Burger) – Continued

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 18-05, approving Conditional Use Permit Case No. CU 18-02, Development Review Case No. DR 2-18-8742, and Sign Permit Case No. SP 18-01, with conditions as amended:

AYES: Commissioners - Sanchez, Hamada, Brown, and Chairman Nowlin
ABSENT: Commissioner - Franzen

For the record, Assistant City Attorney King stated that the minutes will reflect that the Public Hearing was closed with the vote on this action.

8 Resolutions for Consideration

None.

9 Item of Consideration

None.

10 Consent Calendars

None.

11 Director's Report on Upcoming Agenda Items and Schedule

Interim Director Genilo-Concepcion briefly reviewed the Upcoming Agenda Item Schedule.

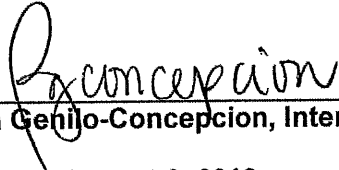
12 Commission Comments/Reports

The Commission made various comments and reports.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 9:39 p.m. to the next meeting at 7 p.m. on Monday, June 18, 2018.

Attest:



Rowena Genilo-Concepcion, Interim Secretary

Approved: August 6, 2018

Attachment E

Project Process and Timeline

17325 BELLFLOWER BOULEVARD (SP 18-02)

Table 1.0 (Process and Timeline)

Timeline (Application)				
Event	Meeting/Submittal	Applicant Response Time	City Response Time	Lapse Time
SP Submittal	10-18-18	-	-	0 days
Planning Commission Meeting	12-03-18	-	47 days	47 days
			Total Lapse Time	47 Days (1.5 Months)

Table 2.0 (Compliance Table based on C-G and DFD Development Standards)

	Development Criteria	Required/Allowed	Proposed	Complies
	On-Premises Signs	25 feet above grade level if the sign is a freestanding or ground sign.	100 feet tall	No

* Sign Permit modification request

Attachment F
Aerial, Assessor's Map, Zoning Map and
General Plan Map

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2019



MAPPING AND GIS
SERVICES
SCALE 1" = 80'

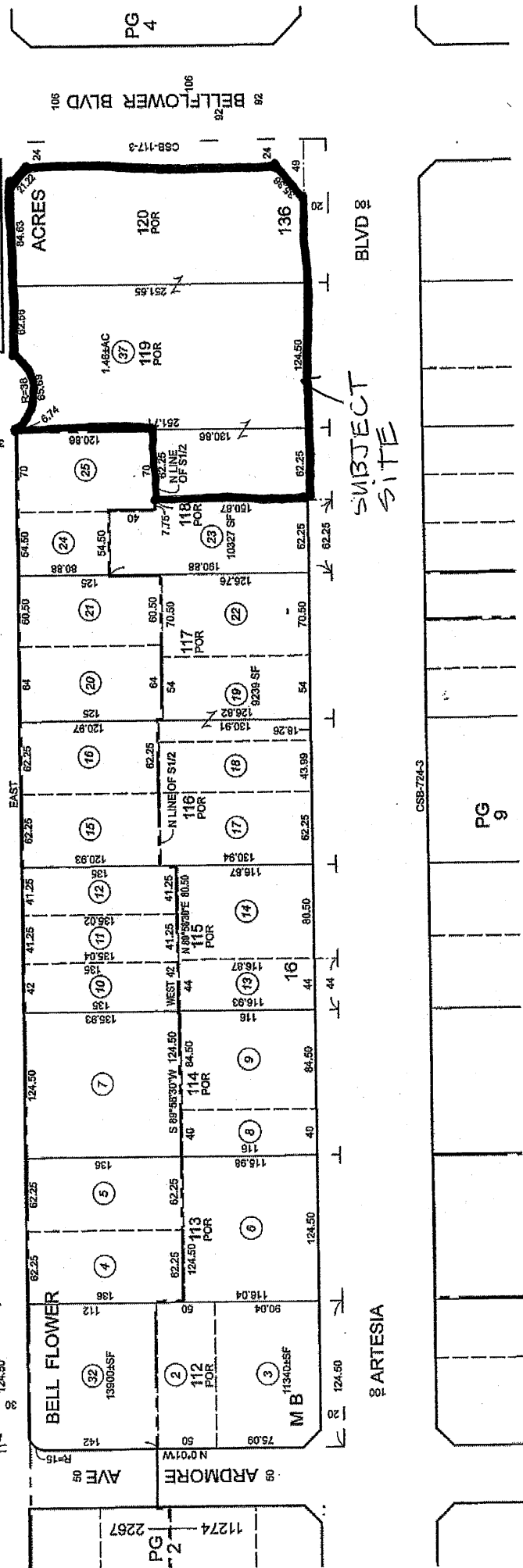
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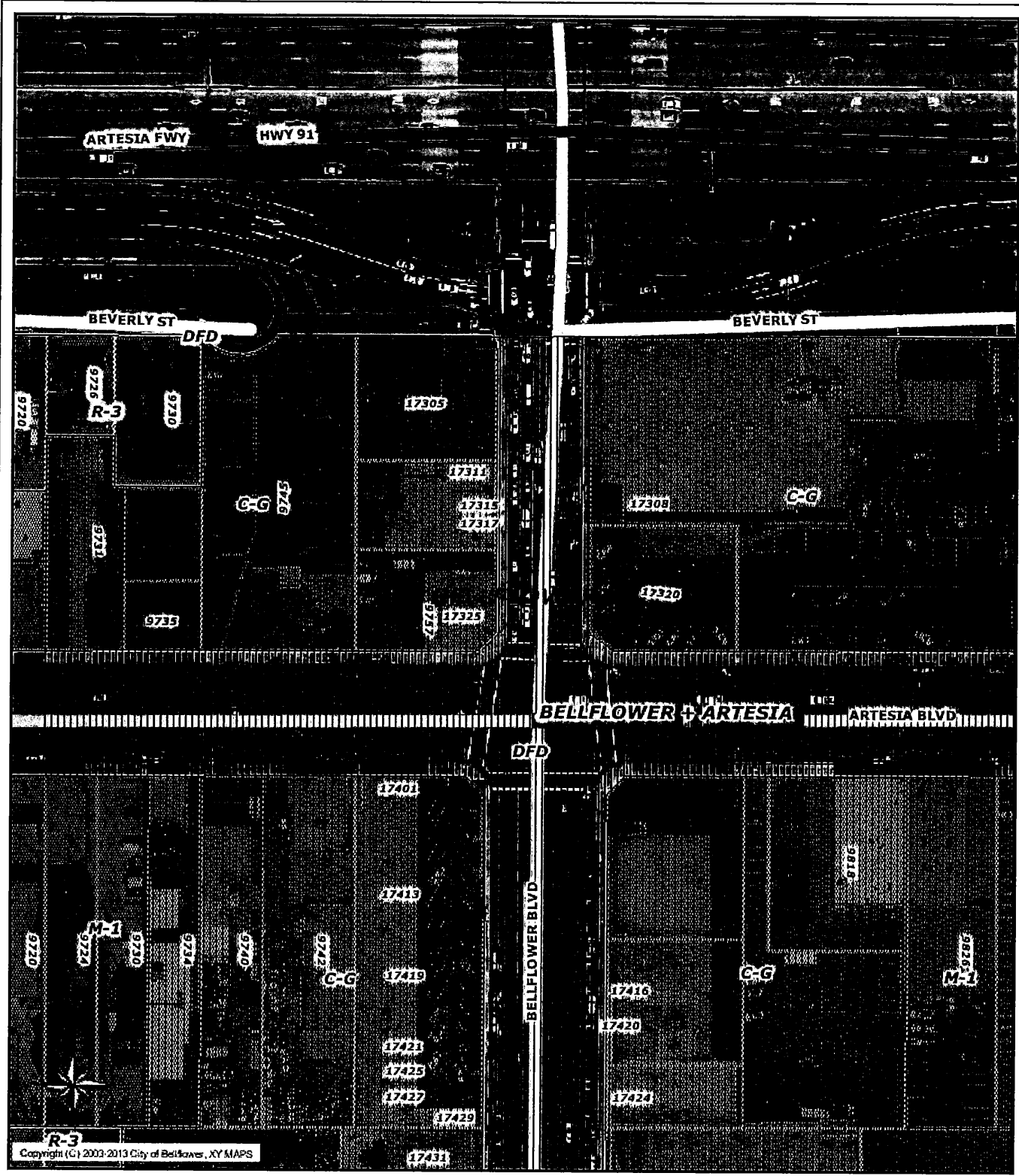
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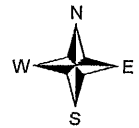


Copyright (C) 2003-2013 City of Bellflower, XY MAPS

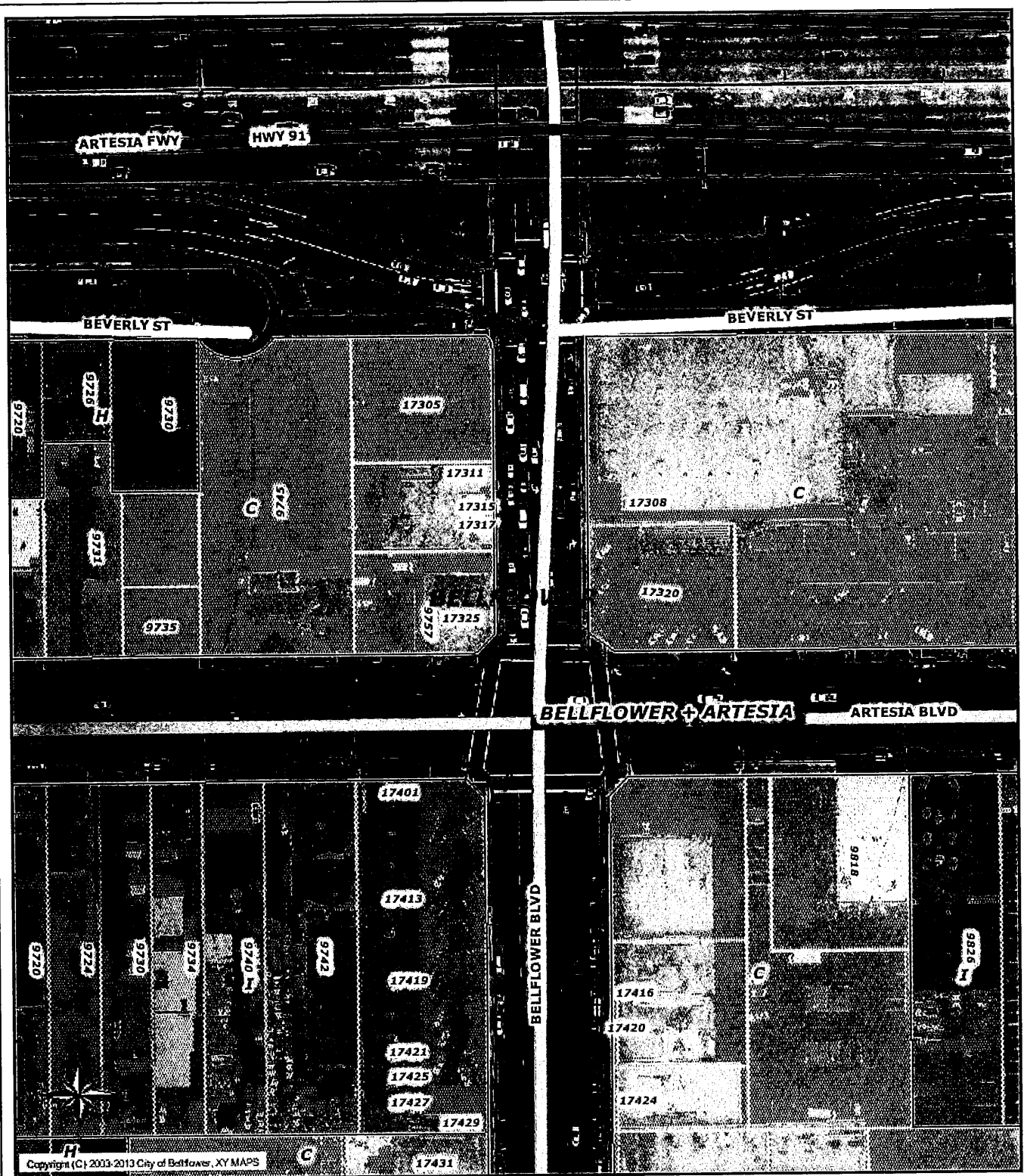


17325 Bellflower Blvd

Zoning Map (On-Premises Sign for In-N-Out Burger)

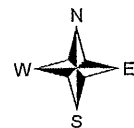


Scale: 1 in = 111 ft
Printed 11/29/2018



17325 Bellflower Blvd

GP Map (On-Premises Sign for In-N-Out Burger)



Scale: 1 in = 111 ft

Printed 11/29/2018

Attachment G
Documents and Plans Submitted by
Applicant

IN-N-OUT BURGER

PROJECT
IN-N-OUT BURGER #XXX

LOCATION
**17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706**

SHEET TITLE
SITE PLAN & SIGN KEY

ARCHITECT
GARRY WILCOX
 DESIGNER
ANDREW WRIGHT
 DATE
01/12/17
 SCALE
NOTED

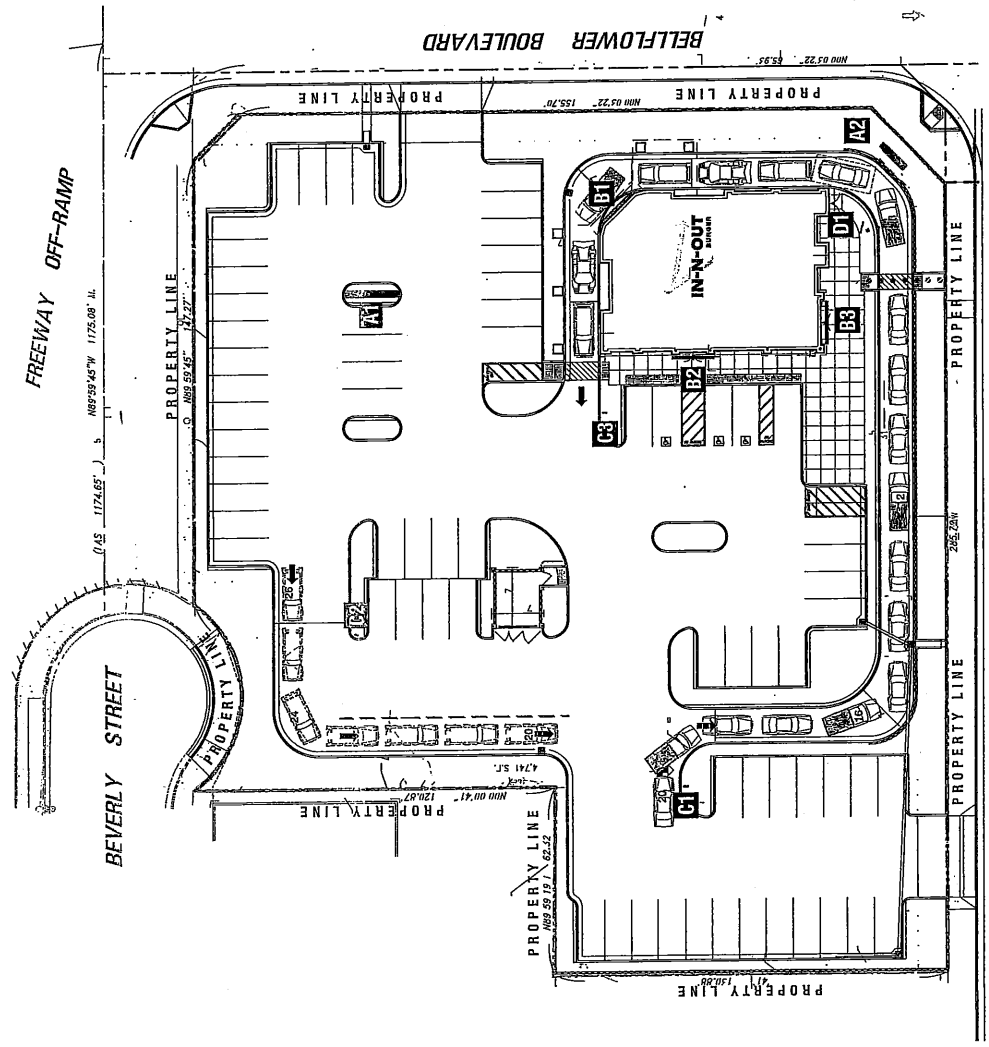
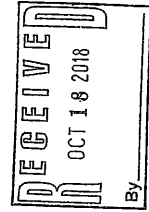
CUSTOMER APPROVAL

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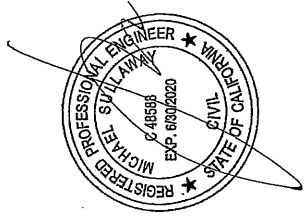
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PROJECT #	17-018	DATE	01/12/17
REVISIONS	1	DATE	01/12/17

NO.	DATE	BY	DESCRIPTION
1	02/07/17	JL	ISSUED FOR PERMITTING
2	03/07/17	JL	ISSUED FOR PERMITTING
3	03/07/17	JL	ISSUED FOR PERMITTING
4	03/07/17	JL	ISSUED FOR PERMITTING
5	03/07/17	JL	ISSUED FOR PERMITTING
6	03/07/17	JL	ISSUED FOR PERMITTING
7	03/07/17	JL	ISSUED FOR PERMITTING
8	03/07/17	JL	ISSUED FOR PERMITTING
9	03/07/17	JL	ISSUED FOR PERMITTING
10	03/07/17	JL	ISSUED FOR PERMITTING
11	03/07/17	JL	ISSUED FOR PERMITTING
12	03/07/17	JL	ISSUED FOR PERMITTING



- KEY**
- A1** D/F POLE SIGN 5'-0" X 15'-0" CABINET @ 100'-0" OAH "IN-N-OUT BURGER"
 - A2** D/F MONUMENT SIGN 2'-4" X 6'-9" CABINET @ 8'-2 1/8" OAH "IN-N-OUT BURGER"
 - B1** S/F 6'-3 1/8" X 10'-6 1/8" INTERNALLY ILLUMINATED WALL SIGN (41.6 SQ. FT.) "IN-N-OUT BURGER"
 - B2** S/F 6'-3 1/8" X 10'-6 1/8" INTERNALLY ILLUMINATED WALL SIGN (41.6 SQ. FT.) "IN-N-OUT BURGER"
 - B3** S/F 6'-3 1/8" X 10'-6 1/8" INTERNALLY ILLUMINATED WALL SIGN (41.6 SQ. FT.) "IN-N-OUT BURGER"
 - C1** D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY "DRIVE THRU"
 - C2** D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY "DRIVE THRU"
 - C3** D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY "THANK YOU DO NOT ENTER"
 - D1** S/F INTERNALLY ILLUMINATED MENU BOARD



ARTESIA BOULEVARD

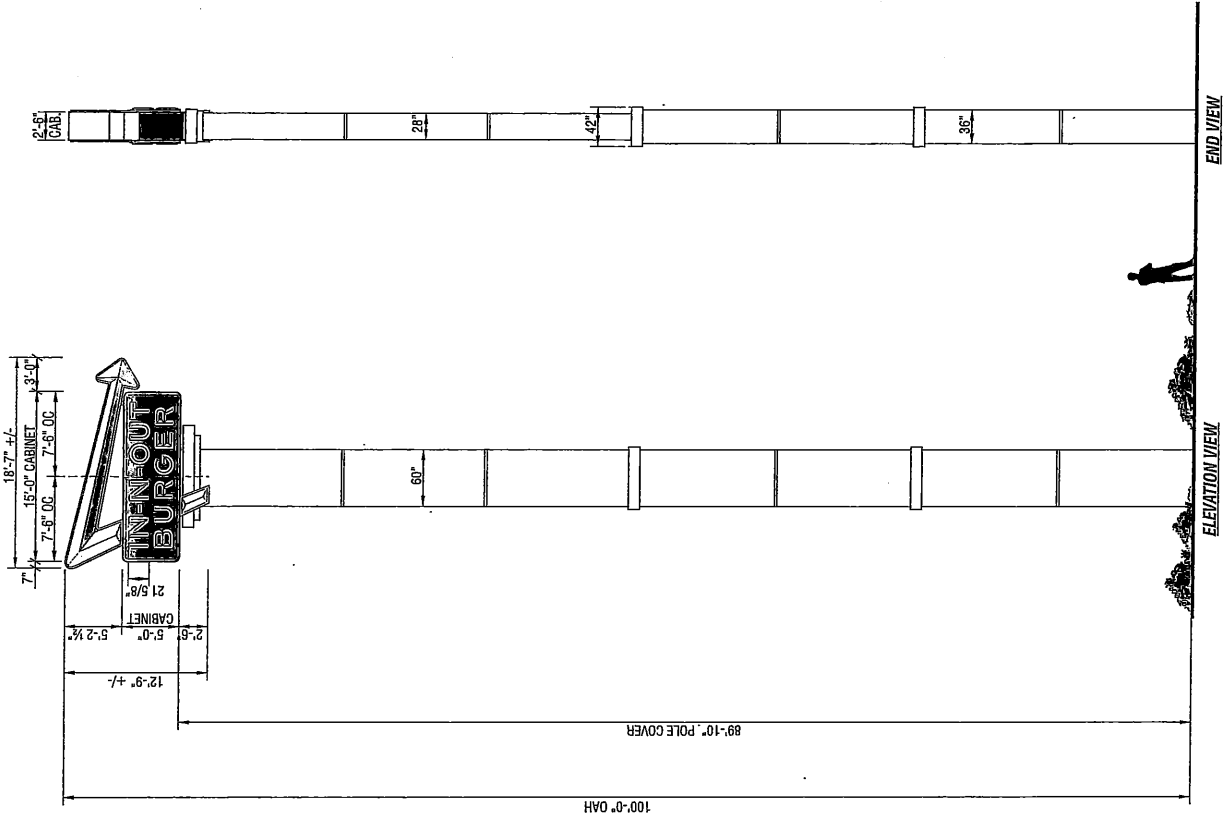
BELFLOWER BOULEVARD

FREEWAY OFF-RAMP

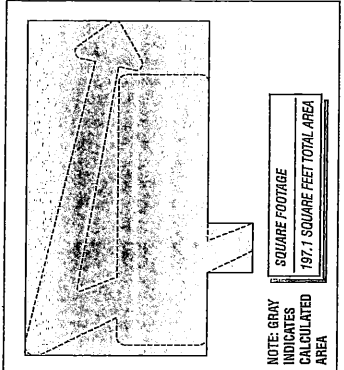
BEVERLY STREET

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

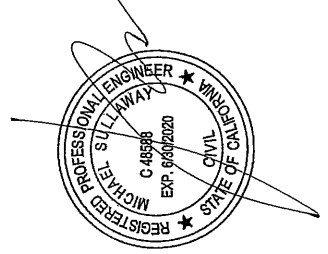




ELEVATION VIEW
 D/F INTERNALLY ILLUMINATED 5'-0" X 15'-0" PYLON SIGN @ 100'-0" OAH
 SCALE: 3/32" = 1'-0"



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 IND RED W/ GLOSS FINISH. FORMED RED #211-1 ACRYLIC PLASTIC FACES W/ WHITE LETTERS. HO TRIPHOSPHORUS LAMP ILLUMINATION.
POLE: STANDARD PIPE AS REQD/ PAINT TO MATCH DUNN EDWARDS 'STONE CHINA WHITE'.



CNP
SIGNS & GRAPHICS
 4830 Mission George Place
 San Diego, CA 92120
 Tel: 619.283.2719
 Fax: 619.283.9503
 Web: www.cnpgraphics.com

CLIENT
IN-N-OUT BURGER
 PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706
 SHEET TITLE
 GROUND SIGN

APPROVER
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT
 DATE
 01/12/17
 SCALE
 NOTED
CUSTOMER APPROVAL

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PROJECT	17-018	PROJECT #	000000
REVISIONS	11	DATE	

NO.	DATE	BY	DESCRIPTION
1	01/12/17	AW	ISSUE FOR PERMIT
2	01/12/17	AW	ISSUE FOR PRODUCTION
3	01/12/17	AW	ISSUE FOR PRODUCTION
4	01/12/17	AW	ISSUE FOR PRODUCTION
5	01/12/17	AW	ISSUE FOR PRODUCTION
6	01/12/17	AW	ISSUE FOR PRODUCTION

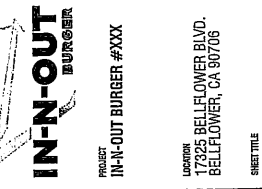
REV. NO.
A1

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REVISIONS
 1. 8/20/18
 2. 8/23/18
 3. 9/18/18
 4. 10/11/18
 5. 10/11/18
 6. 10/11/18
 7. 10/11/18
 8. 10/11/18

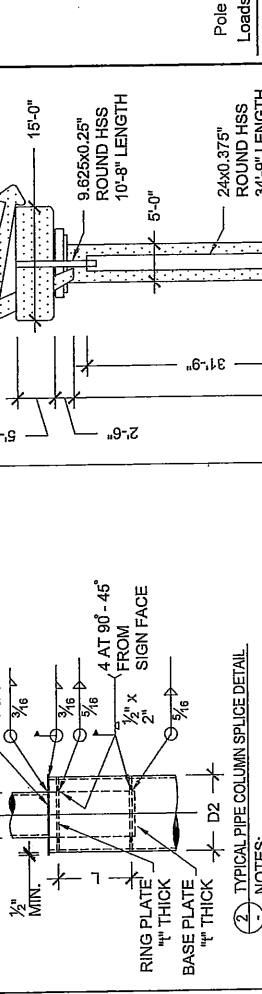
REVISIONS
 1. 8/20/18
 2. 8/23/18
 3. 9/18/18
 4. 10/11/18
 5. 10/11/18
 6. 10/11/18
 7. 10/11/18
 8. 10/11/18



Applied Wind Loads; from ASCE 7-10
 $F = q_z \cdot G \cdot C_f \cdot A_r$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (28.3.2 & 29.4)
 $C_f = 1.0$ (26.8.2) ($\neq 1.0$ unless unusual landscape)
 $K_z = 0.85$ for signs (table 26.6-1)
 $V = 110$ mph
 $G = 0.85$ (26.9)
 $s/h = 4.1$
 $B/s = 4.4$

Pole Loads	structure component	height at section c.g.	K_z	q_z	$G \cdot C_f$	A_r	shear	Moment M_W	Wind
1	7.5	0.85	22.4	34.2	75.0	2568	19261		
2	16.25	0.86	22.7	34.8	12.5	435	7070		
3	18.75	0.89	23.4	35.8	12.5	447	8384		
4	22.5	0.92	24.2	37.1	25.0	927	20865		
5	27.5	0.96	25.3	38.7	25.0	968	26610		
6	32.5	1.00	26.2	40.1	25.0	1003	32587		
7	37.5	1.03	27.0	41.3	25.0	1033	38733		
8	46.875	1.08	28.30	43.3	68.8	2977	139559		
9	56.875	1.118	29.44	45.04	31.3	1407	80048		
10	70	1.1708	30.83	47.16	100.0	4716	330154		
11	82.75	1.2184	32.08	48.08	27.5	1350	111693		
12	88.375	1.2292	32.96	49.52	8.8	433	37424		
13	88.5	1.2358	32.84	49.78	25.0	1245	110146		
14	92.25	1.2448	32.78	50.15	75	3761	346947		
15	97.375	1.2548	33.04	50.55	43	2174	211654		

sums: 579.3 25444 1521.13 k-ft $M = 1521.13$ k-ft $M = \text{sqrt}(M_{dc}^2 + M_w^2)$



Pole Design
 $M_d \leq f M_n$ with $M_n = f Z$
 $P_u = 6.95$ kip
 $M_d = \text{sqrt}(1.2 M_{dc}^2 + 1.0 M_w^2) = 1521$ k-ft
 $f_y = 42$ ksi
 $f_u = 58$ ksi

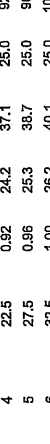
USE
 35x0.5" ROUND HSS, f_y=Mn=1657
 30x0.5" ROUND HSS, f_y=Mn=1323
 24x0.375" ROUND HSS, f_y=Mn=629
 9.625x0.25" ROUND HSS, f_y=Mn=64

GENERAL NOTES
 1. DESIGN CODE: CBC 2016
 2. DESIGN LOADS: ASCE 7-10
 3. WIND VELOCITY 110 MPH EXPOSURE C
 4. CONCRETE 2500 PSI MINIMUM
 5. ROUND HSS STEEL ASTM A500 GR. B F_y = 42 KSI MIN.
 6. LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF/FT)
 7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
 8. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE



NOTES:
 1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
 2. L = 1.5xD1 OR 12", WHICHEVER IS LARGEST

THICKNESS (t)
 FOR D1 THRU 16" DIA., USE t = 1/2" PL.
 FOR 16" DIA. < D1 < 30" DIA., USE t = 3/4" PL.
 FOR D1 > 30" DIA., USE t = 1" PL.



SULLAWAY ENGINEERING
 PROJECT: IN-N-OUT
 PROJ. NO.: 17020B
 CLIENT: CALIFORNIA NEON PRODUCTS

10815 Rancho Bernardo Rd., SD, CA 92121
 projectmanager@sullawayeng.com
 Phone: 858-312-5150 Fax: 858-777-3534

DATE: 8/10/18
 ENGINEER: SA

units: pounds, feet unless noted otherwise

Footprint Design
 footprint: round
 W= 1.3 (7-10 1605.3.2)
 P= 19.85 kip
 S1= 1066
 A= 6.22
 7-10 Table 1605.3.2, sections 1605.3.4, 1607.3.2
 $S1 = S \times d / 3$
 $A = 2.34 \times P / (S1 \times b)$
 $d = 0.5XA \sqrt{1 + (1 + 4.36 \times (A/A)^2)}$
 footing: 7' - 0" dia.
 23' - 6" deep

SULLAWAY ENGINEERING
 PROJECT: IN-N-OUT
 PROJ. NO.: 17020B
 CLIENT: CALIFORNIA NEON PRODUCTS

10815 Rancho Bernardo Rd., SD, CA 92121
 projectmanager@sullawayeng.com
 Phone: 858-312-5150 Fax: 858-777-3534

DATE: 8/10/18
 ENGINEER: SA

units: pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC section: HSS(>12") weight= 5.793 kips
 $E = 29,000$ ksi

H	M _u (k-ft)	Size(in)	t (in)	Z	I	A	h (L)	r	spec wt=
at grade	1521.13	36	0.5	630.2	488.1	12.55	55.76	100	5.793 k

$F_y = 42$ ksi
 $F_u = 49$ ksi
 $E = 29,000$ ksi

$D/t = 72.0$
 $K/L = 191.2$
 $K = 2$
 $F_e = 8.1$ ksi (E3-4)
 $4.71 \sqrt{E t_f} = 125.9$

$F_c = F_u A_g$
 $M_u = F_c Z_x$
 $M_u = F_c Z_x$
 $M_u = F_c Z_x$

$P_c = F_y A_g = 396.1$ k
 $M_u = F_y Z_x = 2064.3$ k-ft (non-compact)
 $M_u = F_y Z_x = 2205.6$ k-ft (compact)
 $M_u = F_y Z_x = 288.9$ k-ft (slender - slender sections NOT USED)
 use $M_u = 2064.3$ k-ft
 $M_u = F_y Z_x = 1857.9$ k-ft

$P_c = F_y A_g = 396.1$ k
 $P_c = F_y A_g = 396.1$ k
 $P_c = F_y A_g = 396.1$ k

$P/P_c = 0.0520$
 $P/P_c = 0.0260$
 $P/P_c + 8/19 \cdot M_u/M_c = 0.780$
 For $P/P_c < 0.2$; $P/P_c + M_u/M_c = 0.845$
 use **0.845**

less than 17

ok

IN-N-OUT BURGER

PROJECT: IN-N-OUT BURGER #XXX

LOCATION: 17325 BELFLOWER BLVD. BELFLOWER, CA 90706

SHEET TITLE: PYLON ENGINEERING

ARCHITECT: GARRY WILCOX
 DESIGNER: ANDREW WRIGHT
 DATE: 01/12/17
 SCALE: NOTED

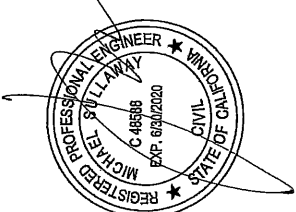
CUSTOMER APPROVAL

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REVISIONS	NO.	DATE	BY	APP'D	TT
1	0001	11/11	7	4/11/11	TT
2	0002	11/11	8	4/11/11	TT
3	0003	11/11	9	4/11/11	TT
4	0004	11/11	10	4/11/11	TT
5	0005	11/11	11	4/11/11	TT
6	0006	11/11	12	4/11/11	TT

KEY NO.





SIGNS & GRAPHICS
4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.233.5503
Fax: 619.233.5503
Web: www.cnpsigns.com

CURT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
17325 BELFLOWER BLVD.
BELFLOWER, CA 90706

SHEET #
PYLON ENGINEERING

ARCHITECT
GARRY WILCOX

DESIGNER
ANDREW WRIGHT

DATE
01/12/17

SCALE
NOTED

CUSTOMER APPROVAL

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PROJECT #	17-018	DATE	01/12/17
REVISIONS	1	DATE	01/12/17
BY	AW	DATE	01/12/17
CHKD	AW	DATE	01/12/17
APP'D	AW	DATE	01/12/17

NO.	DATE	BY	DESCRIPTION
1	01/12/17	AW	ISSUED FOR PERMITTING
2	01/12/17	AW	ISSUED FOR PERMITTING
3	01/12/17	AW	ISSUED FOR PERMITTING
4	01/12/17	AW	ISSUED FOR PERMITTING
5	01/12/17	AW	ISSUED FOR PERMITTING
6	01/12/17	AW	ISSUED FOR PERMITTING
7	01/12/17	AW	ISSUED FOR PERMITTING
8	01/12/17	AW	ISSUED FOR PERMITTING
9	01/12/17	AW	ISSUED FOR PERMITTING
10	01/12/17	AW	ISSUED FOR PERMITTING

KEYNO.

10815 Rancho Bernardo RD., SD, CA 92116
projectmanager@sullawayeng.com
Phone: 655-312-5150 Fax: 655-777-3551

PROJECT: IN-N-OUT
PROJ. NO.: 17020B
CLIENT: CALIFORNIA NEON PRODUCTS

DATE: 8/10/18
ENGINEER: SA

units: pounds, feet unless noted otherwise

10815 Rancho Bernardo RD., SD, CA 92116
projectmanager@sullawayeng.com
Phone: 655-312-5150 Fax: 655-777-3551

PROJECT: IN-N-OUT
PROJ. NO.: 17020B
CLIENT: CALIFORNIA NEON PRODUCTS

DATE: 8/10/18
ENGINEER: SA

units: pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

section: HSS(>12") weight= 5.793 kips E= 29,000 ksi

H	M ₀ (k-ft)	Size(in)	t (in)	Z	spec wf=	signage wt;	pipe weight	P=
splice at 53'-9"	417.19	24	0.375	209.3	0.289	5.793	4.828	13.828

$D/t = 64.0$
 $KL/r = 287.3$
 $F_e = 64.0$ for $KL/r \leq \sqrt{E/F_c}$
 $K = 2$
 $F_e = 3.6$ ksi (E3-4)
 $4.7\sqrt{E/F_c} = 125.9$ use $F_e = 4.91$

$P_e = F_c A_g = 87.6$ k
 $M_0 = (0.021E/Dt) + F_y S = 699.3$ k (non-compact)
 $M_0 = F_c Z = 732.6$ k-ft (compact)
 $M_0 = F_c S = 42.4$ k-ft (slender - slender sections NOT USED)
 use $M_0 = 699.3$ k-ft
 $M_0 = F_c M_0 = 629.3$ k-ft

$P/P_e = 0.1617$
 $P/2P_e = 0.0808$
 $P/P_0 + 8/9 * M/M_0 = 0.751$
 For $P/P_e < 0.2$; $P/2P_e + M/M_0 = 0.744$ use 0.744

AISC Chap. H1
ok

Check Buckling for Round HSS Section

section: HSS(>12") weight= 5.793 kips E= 29,000 ksi

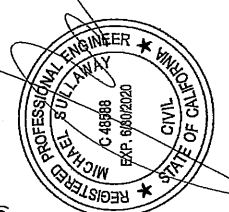
H	M ₀ (k-ft)	Size(in)	t (in)	Z	spec wf=	signage wt;	pipe weight	P=
splice at 17'-6"	1102.09	30	0.5	435.2	0.289	5.793	4.828	13.828

$D/t = 60.0$
 $KL/r = 230.1$
 $F_e = 1.81$ for $KL/r \leq \sqrt{E/F_c}$
 $K = 2$
 $F_e = 4.91$ ksi (E3-4)
 $4.7\sqrt{E/F_c} = 125.9$ use $F_e = 4.91$

$P_e = F_c A_g = 227.3$ k
 $M_0 = (0.021E/Dt) + F_y S = 1470.6$ k (non-compact)
 $M_0 = F_c Z = 1523.1$ k-ft (compact)
 $M_0 = F_c S = 137.4$ k-ft (slender - slender sections NOT USED)
 use $M_0 = 1470.6$ k-ft
 $M_0 = F_c M_0 = 1323.6$ k-ft

$P/P_e = 0.0811$
 $P/2P_e = 0.0406$
 $P/P_0 + 8/9 * M/M_0 = 0.821$
 For $P/P_e < 0.2$; $P/2P_e + M/M_0 = 0.873$ use 0.873

AISC Chap. H1
ok



CNP
SIGNS & GRAPHICS
 4530 Mission Gorge Plaza
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 Tel: 619.283.2791
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CLIENT

IN-N-OUT
BURGER

PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 17225 BELLEFLOWER BLVD.
 BELLEFLOWER, CA 90706

SHEET TITLE
 GROUND SIGN

ACCOUNT
 GARRY WILCOX
 DESIGNED BY
 ANDREW WRIGHT
 DATE
 01/12/17
 SCALE
 NOTED

CUSTOMER APPROVAL

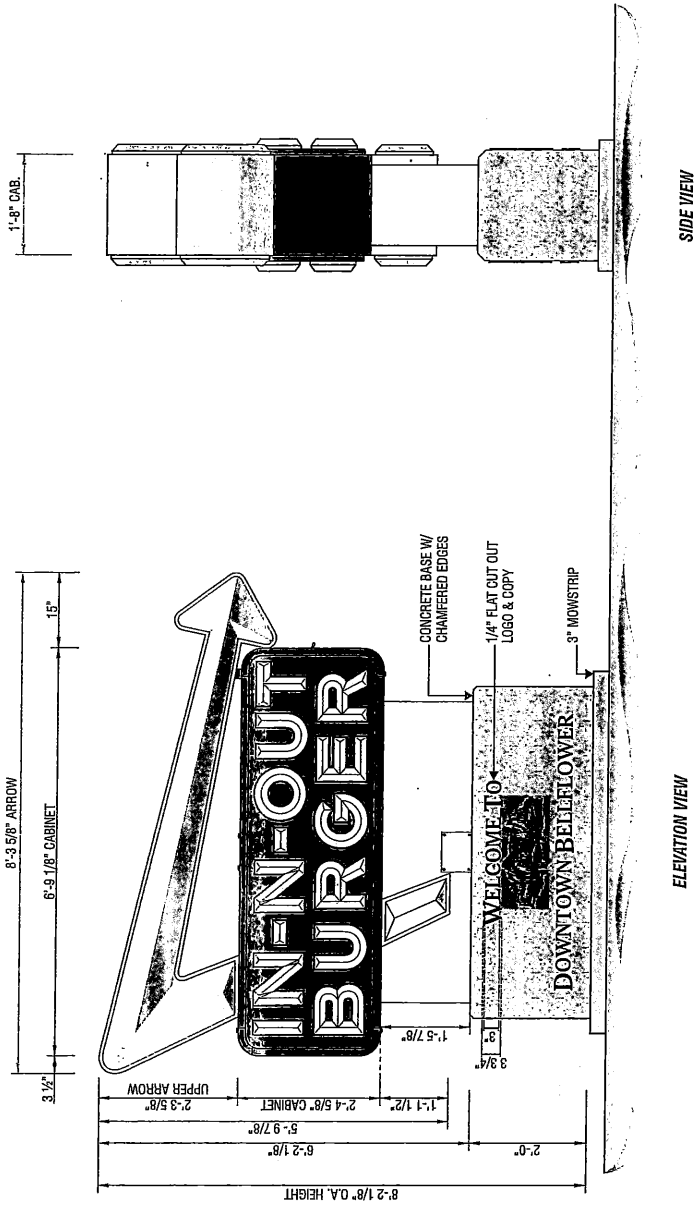
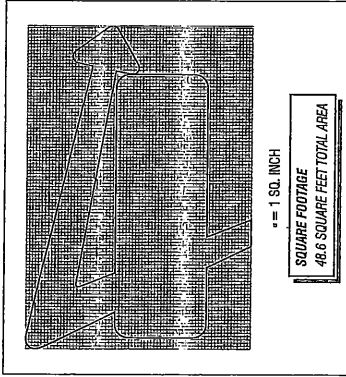
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REV	DATE	DESCRIPTION
1	11-01-18	ISSUED
2	11	000000

REVISIONS	1	2017-11	1	4/18	11
	2	2017-11	1	4/18	11
	3	2017-11	1	4/18	11
	4	2017-11	1	4/18	11
	5	2017-11	1	4/18	11
	6	2017-11	1	4/18	11
	7	2017-11	1	4/18	11
	8	2017-11	1	4/18	11
	9	2017-11	1	4/18	11
	10	2017-11	1	4/18	11

REV NO.
A2



SIGN SPECIFICATIONS:

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

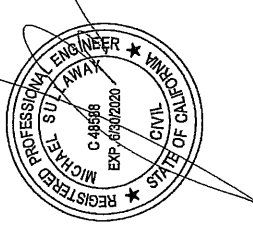
ARROW: FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH PMS YELLOW "C" W/ GLOSS FINISH. FORMED YELLOW #2037 ACRYLIC PLASTIC FACES WITH 1" YELLOW TRIMCAP EDGES. LED ILLUMINATION - GE TETRAS 4100K

CABINET: FABRICATED CABINET & RETAINERS PAINTED TO MATCH INO #95 RED LACRYL 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. LED ILLUMINATION - SLOAN SIGN BOX II 6500K DUAL SIDED.

BASE: FABRICATED ALUMINUM BASE PAINTED TO MATCH DUNN EDWARDS "BONE CHINA" #514 W/ FINE TEXCOTE 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"



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NO.	DATE	DESCRIPTION
1	17-018	PROJECT # 000000
2	11	WSP

REVISIONS	
NO.	DESCRIPTION
1	17-018
2	11
3	17-018
4	17-018
5	17-018
6	17-018
7	17-018
8	17-018

SULLAWAY ENGINEERING
 PROJECT: IN-N-OUT
 PROJ. NO.: 17020C
 CLIENT: CALIFORNIA NEON PRODUCTS
 10815 Rancho Bernardo Rd., SD, CA 92127
 projectmanager@sullawayeng.com
 Phone: 658-312-5150 Fax: 658-777-3534
 DATE: 7/25/18
 ENGINEER: SA

units: pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10

$F = q_z \cdot G \cdot C_f \cdot A_g$ with $q_z = 0.00256 K_z K_d K_{zt} V^2$ (29.3.2 & 29.4-1)
 $C_f = 1.0$ (Fig. 29.4-1) max. height = 8.4
 $K_z = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_d = 0.85$ for signs (table 26.6-1) Exposure = C
 $K_{zt} = 1.0$ (26.8.2) for signs (table 26.6-1)
 $V = 110$ mph weight = 0.461 kips
 $G = 0.85$ (26.9) $M_{wt} = 0.00$ k-ft
 $s/h = 4.5/4.4$
 $B/s = 1/4$

Pole Loads component	structure height at section c.g.	K_z	q_z	$q_z \cdot G \cdot C_f$	A_g	shear Moment M_{wy}	Wind
1	0.125	0.85	22.4	33.7	1.5	51	6
2	1.25	0.85	22.4	33.7	11.0	371	463
3	2.99479167	0.85	22.4	33.7	7.4	251	752
4	4.99229167	0.85	22.4	33.7	16.1	544	2681
5	7.27604167	0.85	22.4	33.7	10.0	337	2453

sums: 46.1 1563 6.36 (M_w) $\pm DZ$ amp = 4.1
 $M = 6.36$ k-ft $M = \sqrt{M_{DZ}^2 + M_w^2}$

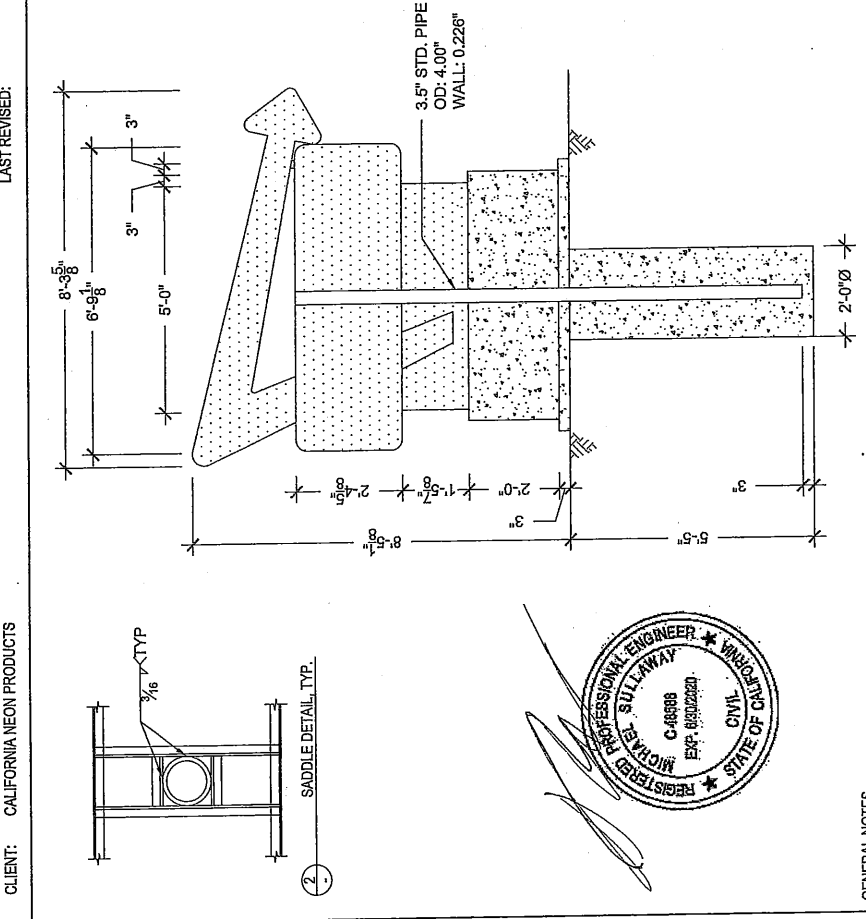
Pole Design

$M_w \leq 1 M_h$ with $M_h = f_y Z$
 $P_u = 0.55$ kip
 $M_u = \sqrt{(1.2 M_{DZ} + 1.0 M_w)^2} = 6$ k-ft
 $f_y = 35$ ksi
 Z req'd. (in) = 2.42
 at grade 6.4 3.5 0.226 3.0 3.5 STD PIPE, $f_{Mn} = 7.96$

Footing Design

$W = 1.3$ (7-10 1605.3.2) footprint: round
 $P = 1.21$ kip
 $S_1 = 480$
 $A = 2.96$
 $S_1 = S \cdot x \cdot d / 3$ A = 2.94 x P / (S1 x b) S = (1.3x2x)
 $d = 0.5XA (1 + (1 + 4.36x h/A)^{0.5})$ 7-10 1807.3.2.1
 footing: 2' - 0" dia.
 5' - 5" deep

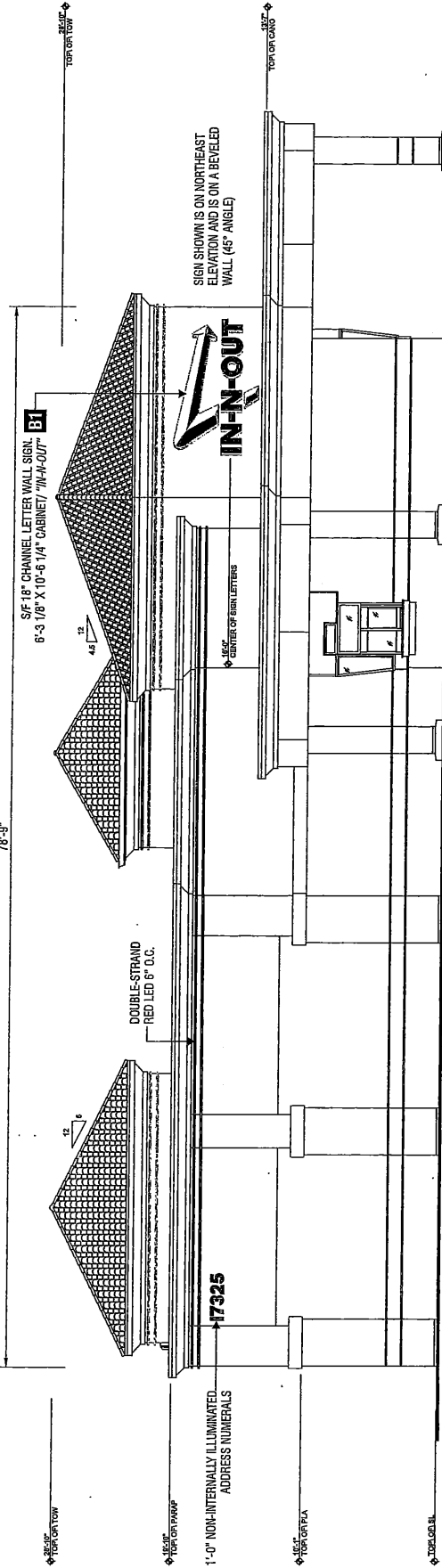
SULLAWAY ENGINEERING
 PROJECT: IN-N-OUT - 17325 BELFLOWER BLVD, BELFLOWER, CA
 PROJECT #: 17020C
 CLIENT: CALIFORNIA NEON PRODUCTS
 10815 RANCHO BERNARDO RD., SUITE 260
 SAN DIEGO, CA 92127
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534
 DATE: 7/25/2018
 ENGINEER: SA
 LAST REVISED:



GENERAL NOTES

- DESIGN CODE: CBC 2016
- DESIGN LOADS: ASCE 7-10
- WIND VELOCITY: 110 MPH EXPOSURE C
- CONCRETE: 2500 PSI MINIMUM
- PIPE STEEL: ASTM A53 GR B $F_y = 35$ KSI MIN.
- LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE

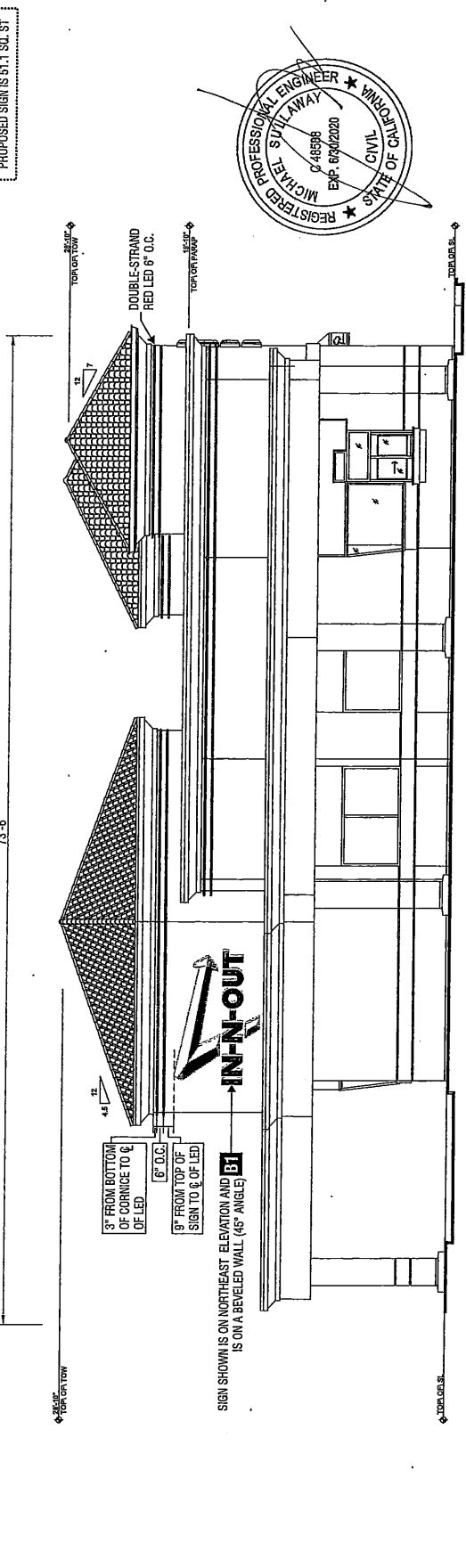
REGISTERED PROFESSIONAL ENGINEER
 MICHAEL SULLAWAY
 C-48988
 Exp. 03/31/2020
 CIVIL
 STATE OF CALIFORNIA



EAST / DRIVE THRU ELEVATION

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

NOTE:
1483 SQUARE FOOT AREA
5% OF AREA = 74.1 SQ. FT.
PROPOSED SIGN IS 51.1 SQ. FT.



NORTH / REAR ELEVATION

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

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4590 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.5503
Web: www.cnpaigns.com

IN-N-OUT
BURGER

PROJECT
IN-N-OUT BURGER #XXX

LOCATION
17325 BELLEFLOWER BLVD.
BELLEFLOWER, CA 90706

SHEET TITLE
ELEVATIONS

ARCHITECT
GARRY WILCOX
DESIGNED BY
ANDREW WRIGHT
DATE
07/12/17
SCALE
NOTED

CUSTOMER APPROVAL

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PROJECT	17-018	00000
DATE	7/12/17	
SCALE	NOTED	

REVISIONS						
1	ISSUE	1	7	DATE	17	
2	ISSUE	1	8	DATE	17	
3	ISSUE	1	8	DATE	17	
4	ISSUE	1	10	DATE	17	
5	ISSUE	1	11	DATE	17	
6	ISSUE	1	11	DATE	17	

KEY PLAN
B1

CLIENT

**IN-N-OUT
 BURGER**

PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706

SHEET NO.
 ELEVATIONS

ACT. REP.
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT
 DATE
 01/12/17 SCALE
 NOTED

CUSTOMER APPROVAL

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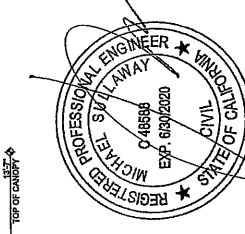
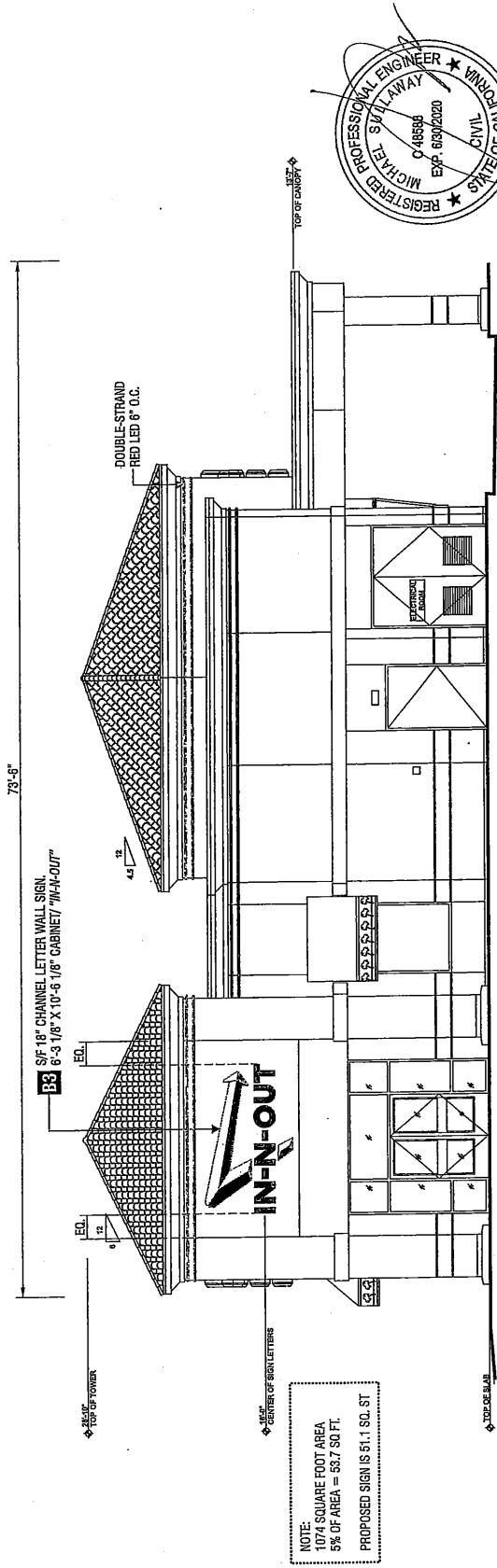
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DATE	PROJECT #	000000
17-018	11	

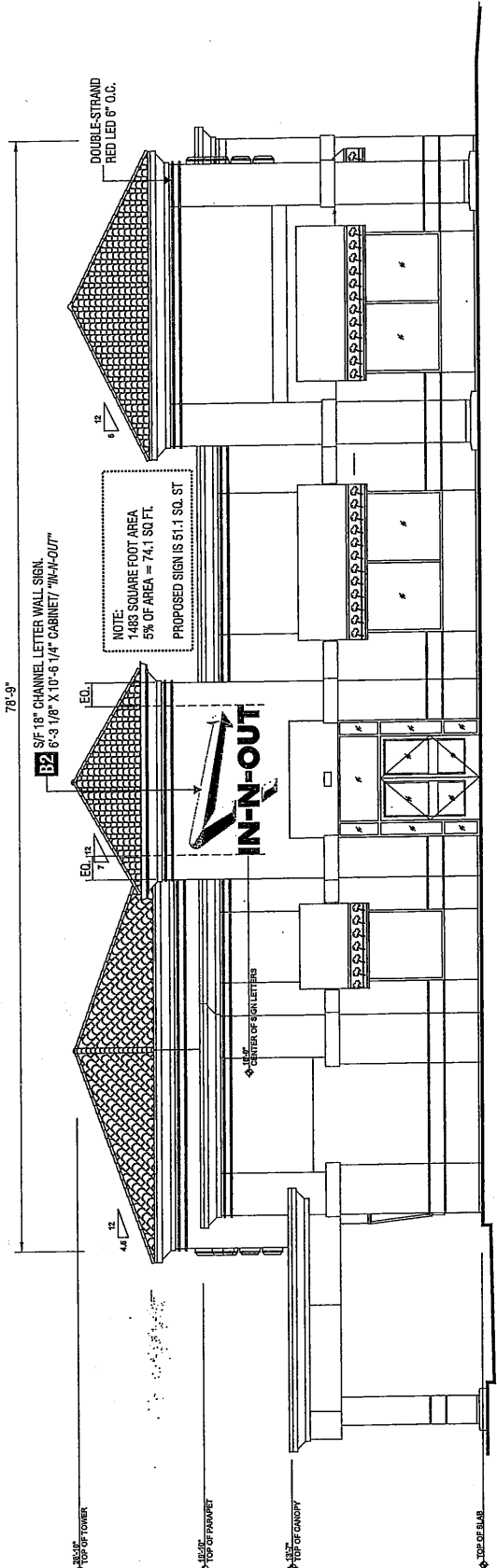
NO.	DATE	BY	DESCRIPTION
1	02/07/17	TT	7 4/16" TT
2	02/07/17	JR	6 4/20" TT
3	08/08/16	JAC	6 4/20" TT
4	07/04/16	JAC	10 7/16" TT
5	08/16/16	TT	11 15/16" JR
6	04/18/16	TT	12

KEY NO.

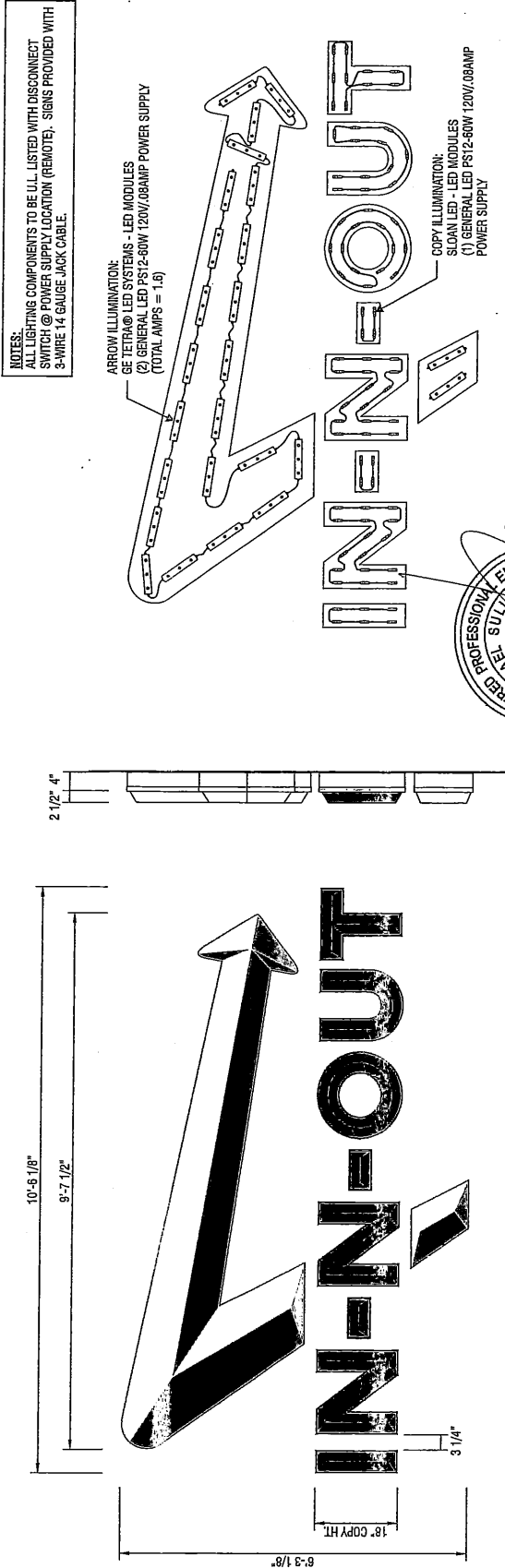
B2 B3



SOUTH / FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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



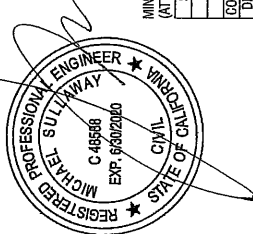
ELEVATION VIEW

SIDE VIEW

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

ARROW ILLUMINATION:
 GE TETRA® LED SYSTEMS - LED MODULES
 (2) GENERAL LED PS12-50W/120V/0.8AMP POWER SUPPLY
 (TOTAL AMPS = 1.6)

COPY ILLUMINATION:
 SLOAN LED - LED MODULES
 (1) GENERAL LED PS12-50W/120V/0.8AMP
 POWER SUPPLY



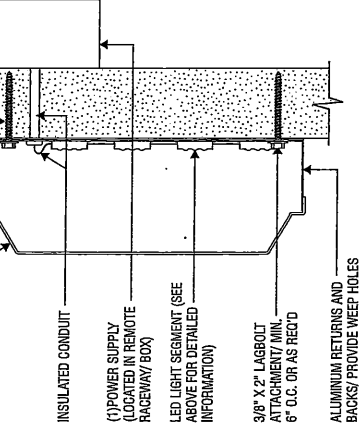
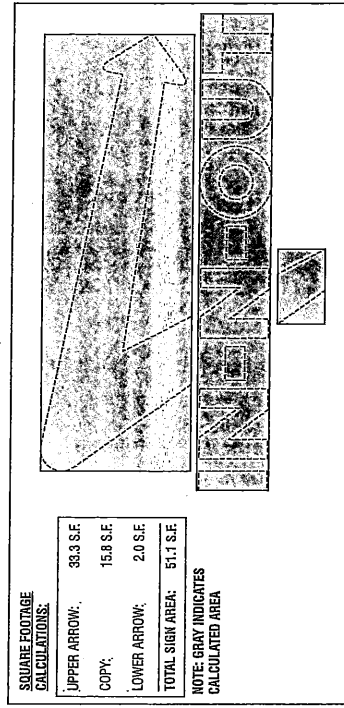
LIGHTING COMPONENT DETAIL

MIN. (4) PER CABINET/2 1/2" EMBEDMENT
 (ATTACHMENT TYPE VARIES PER SURFACE):

STUCCO:	3/8" SST. BOLT W/ WOOD SCREW
WOOD:	3/8" WOOD SCREW
CONCRETE:	3/8" EXPANDED ANCHOR
DRYWALL:	3/8" TOGGLE BOLT

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

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 514 BY DUINN EDWARDS W/ SATIN FINISH. FORMED YELLOW #2037 ACRYLIC FACES. LED ILLUMINATION (SEE ABOVE).
COPY:
 FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH BONE CHINA. SP 514 BY DUINN EDWARDS W/ SATIN FINISH. FORMED RED #211-1 ACRYLIC FACES WITH 1" GOLD TRIMCAP. RED LED ILLUMINATION (SEE ABOVE).
 CHANNEL LETTERS TO BE 4" DEEP/ ALL SIGNS TO BE INSTALLED ONTO BUILDING AS REQUIRED.



SECTION DETAIL (NOT TO SCALE)

CNP
SIGNS & GRAPHICS
 4630 Mission George Place
 San Diego, CA 92120
 Tel: 619.285.2191
 Fax: 619.285.2191
 Web: www.cnp-signs.com

IN-N-OUT
BURGER
 PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706

SHEET TITLE
 WALL SIGNS

ARCHITECT
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT
 DATE
 01/12/17
 SCALE
 NOTED

CUSTOMER APPROVAL

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DATE	17-018	PROJECT	000000
REVISION	11	DATE	

REVISIONS	NO.	DATE	BY	DESCRIPTION
1	0001	11	AW	ISSUE FOR PERMIT
2	0002	11	AW	ISSUE FOR PERMIT
3	0003	06	BI	ISSUE FOR PERMIT
4	0004	06	BI	ISSUE FOR PERMIT
5	0005	11	AW	ISSUE FOR PERMIT
6	0006	11	AW	ISSUE FOR PERMIT

REF NO.
B1 B2 B3

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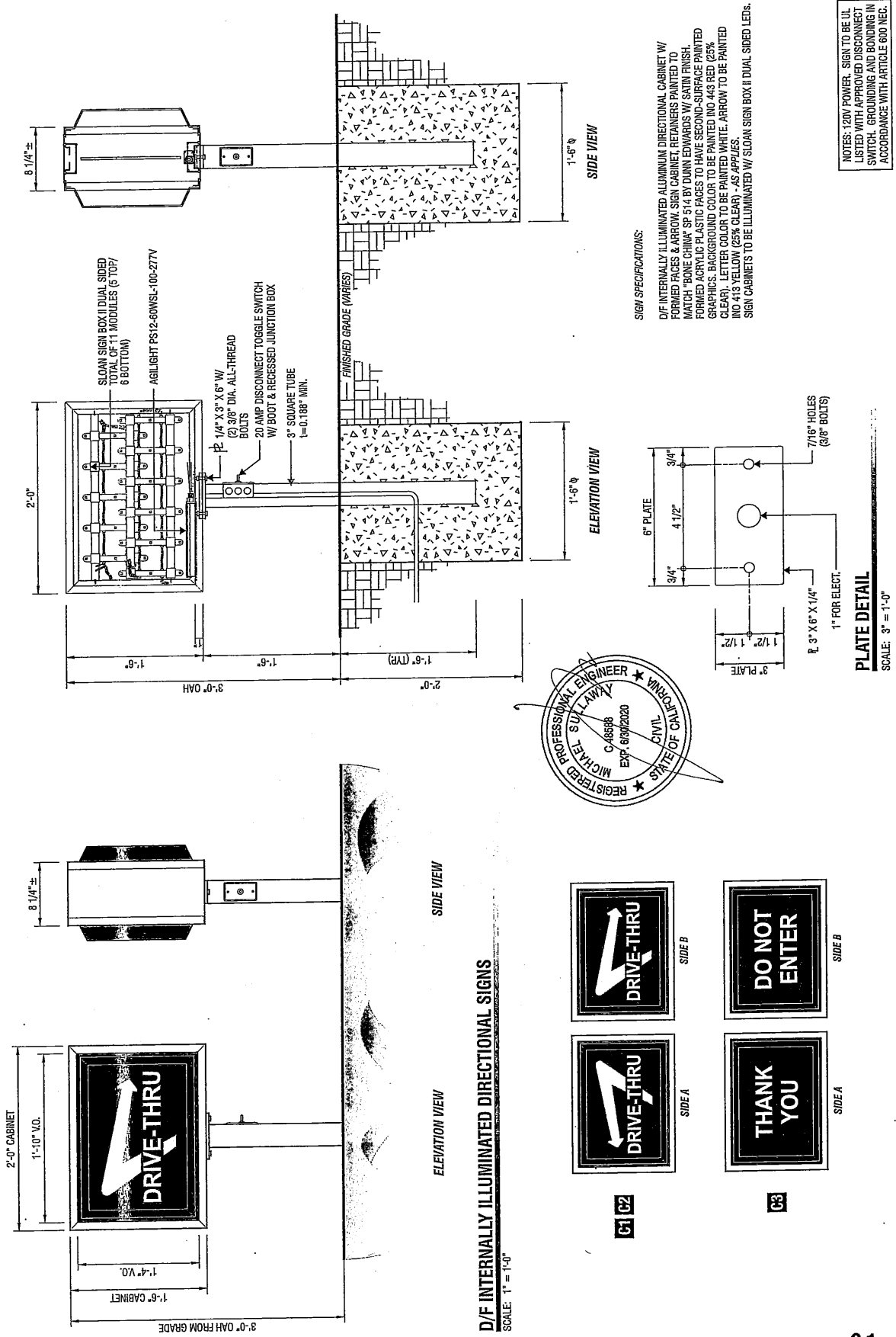
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PROJECT #	17-018	DATE	01/12/17
REVISION	11	DATE	

REV	DATE	BY	APP	DESCRIPTION
1	02/07/17	TT	7	4/20/18 TT
2	03/07/17	AT	8	02/04/18 TT
3	02/04/18	JAL	9	02/04/18 TT
4	02/04/18	JAL	10	02/04/18 TT
5	02/04/18	JAL	11	02/04/18 TT
6	02/04/18	JAL	12	02/04/18 TT

KEY NO.

C1 C2 C3



SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED ALUMINUM DIRECTIONAL CABINET W/ FORMED FACES & ARROW. SIGN CABINET, RETAINERS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUAN 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 SIGN BOX II DUAL SIDED LEDS.

NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

PLATE DETAIL

SCALE: 3" = 1'-0"



SIDE B



SIDE B



SIDE A



SIDE A

C1 C2

C3

CNP
SIGNS & GRAPHICS
 4530 Mission George Place
 San Diego, CA 92120
 Tel: 619.283.2191
 Fax: 619.581.8163
 Web: www.cnp-signs.com

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706

SHEET TITLE
MENU BOARD

ASSIGNED
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT

DATE
 01/12/17

SCALE
 NOTED

CUSTOMER APPROVAL

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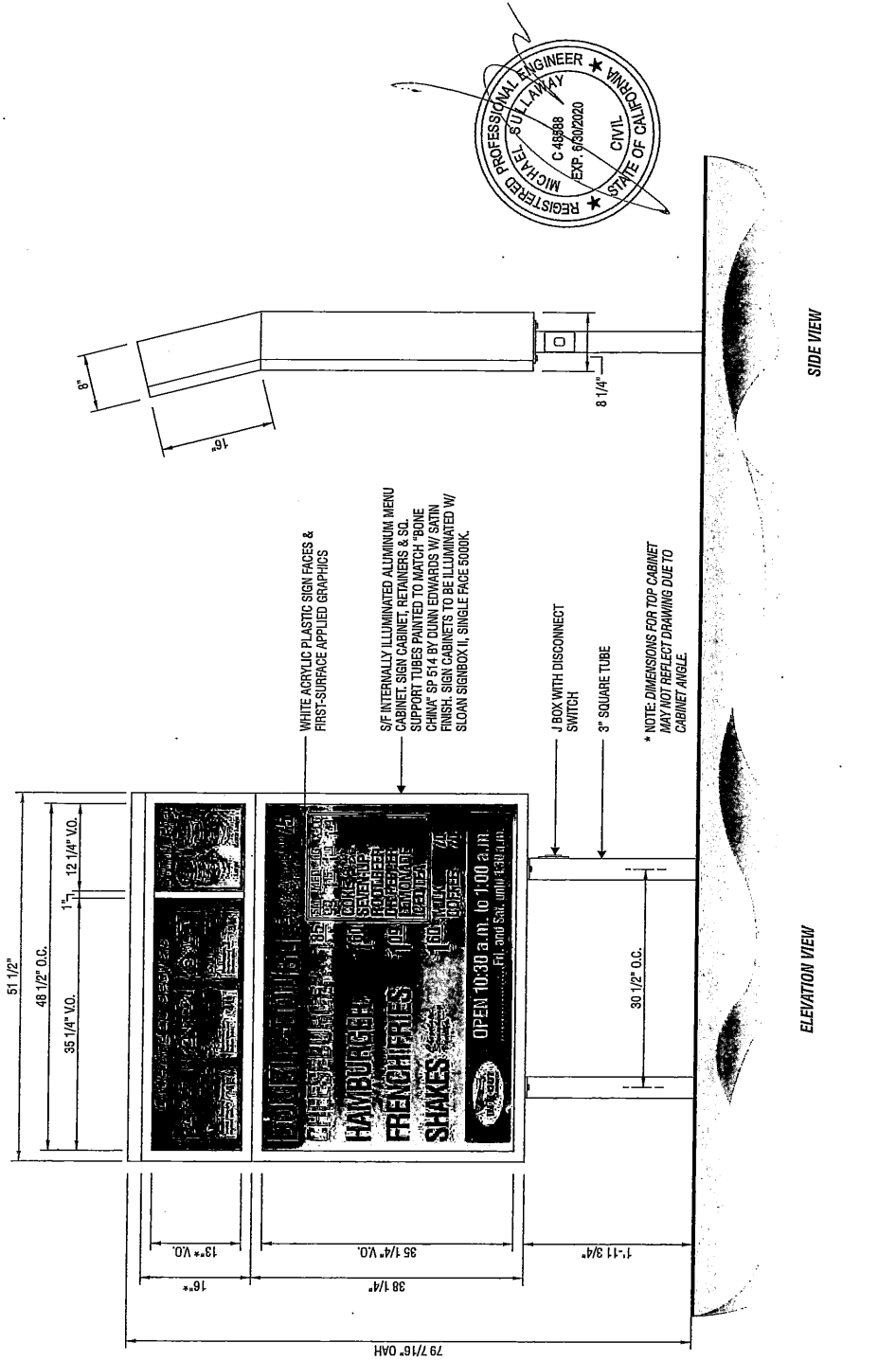
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PROJECT	17-018	DATE	01/12/17
REVISIONS	11	DATE	01/12/17

NO.	DESCRIPTION	DATE	BY
1	ISSUED	01/12/17	TT
2	REVISION	01/12/17	TT
3	REVISION	01/12/17	TT
4	REVISION	01/12/17	TT
5	REVISION	01/12/17	TT
6	REVISION	01/12/17	TT

KEY NO.

D1



S/F INTERNALLY ILLUMINATED MENU BOARD

SCALE: 3/4" = 1'-0"

PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 17325 BELFLOWER BLVD.
 BELFLOWER, CA 90706

SHEETLINE
BORDER LED DETAIL

ACCT. REP.
GARRY WILCOX
 DESIGNER
ANDREW WRIGHT
 DATE
01/12/17 SCALE
NOTED
CUSTOMER APPROVAL

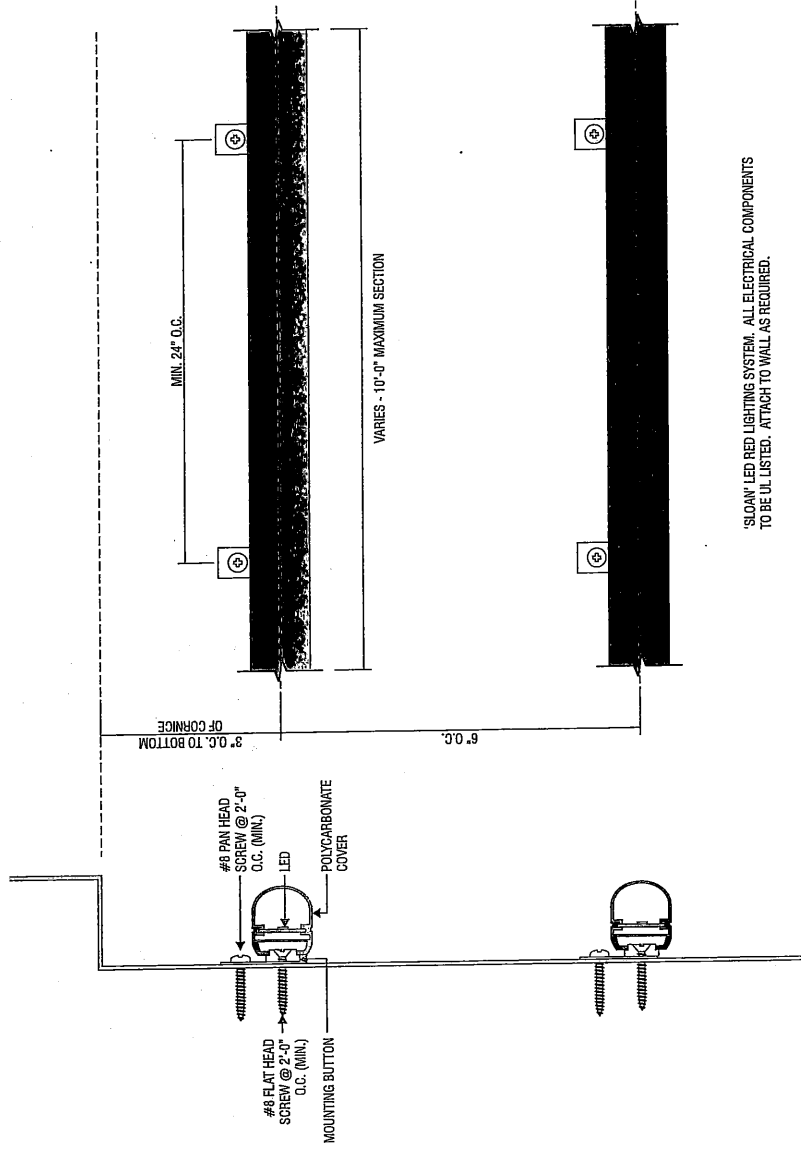
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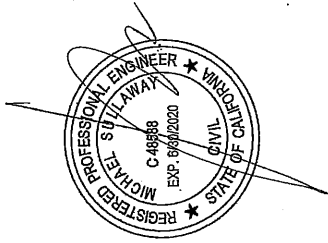
PROJ.#	17-018	PROJECT #	000000
REVISIONS	11	WSP	

REV	DATE	BY	CHKD	APP
1	03/01/17	TT	J	TT
2	03/27/17	AS	J	TT
3	3/29/18	JAC	J	TT
4	2/27/18	JAC	TT	TT
5	3/29/18	TT	TT	AS
6	4/19/18	TT	TT	TT

REV. NO.



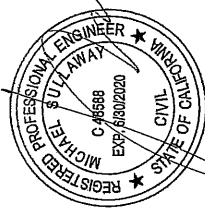
'SLOAN' LED RED LIGHTING SYSTEM. ALL ELECTRICAL COMPONENTS TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.



LED BORDER
 HALF SIZE

COLOR SPECIFICATIONS
C1 ■ RED ACRYLIC #211-1

CNP
SIGNS & GRAPHICS
 4530 Mission George Place
 San Diego, CA 92120
 Tel: 619.283.2191
 Fax: 619.283.8503
 Web: www.cnp signs.com



CLIENT
IN-N-OUT
 BURGER
 PROJECT
 IN-N-OUT BURGER #XXX

LOCATION
 17295 BELLEWATER BLVD.
 BELLEWATER, CA 90706

SUBMITTAL
 NON-ILLUMINATED
 ADDRESS NUMERALS

ARCHITECT
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT
 DATE
 07/12/17 NOTED
CUSTOMER APPROVAL

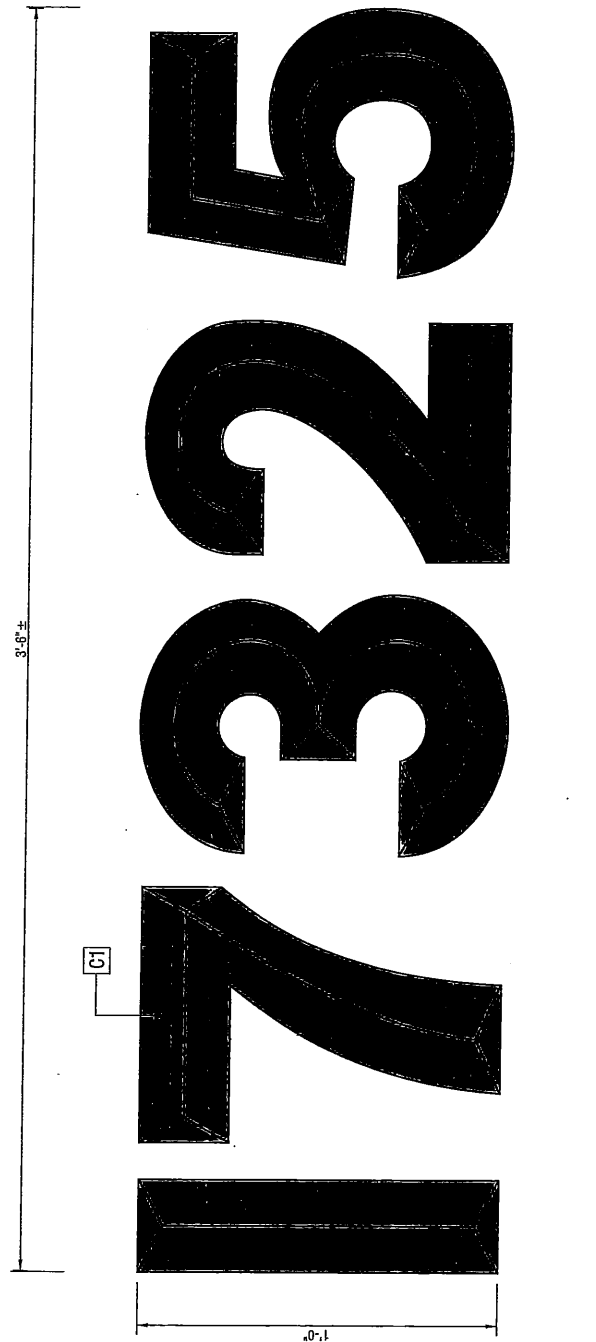
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PROJECT #	17-018
DATE	000000
REVISIONS	11

NO.	DATE	BY	DESCRIPTION
1	02/17	TT	7 4/16/18 TT
2	03/17	JR	8 4/25/18 TT
3	04/18	JR	9 4/25/18 TT
4	05/18	JR	10 7/27/18 TT
5	06/18	JR	11 10/4/18 JR
6	07/18	TT	12

KEY NO.



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

CNP
SIGNS & GRAPHICS
 4530 Mission Gorge Place
 San Diego, CA 92120
 Tel: 619.451.1111
 Fax: 619.283.6503
 Web: www.cnp-signs.com

CUSTOMER

IN-N-OUT BURGER

PROJECT
IN-N-OUT BURGER #XXX

LOCATION
 17325 BELLFLOWER BLVD.
 BELLFLOWER, CA 90706

NEON TYPE
 INTERIOR NEON DISPLAY

ACCOUNT
 GARRY WILCOX
 DESIGNER
 ANDREW WRIGHT
 DATE
 07/12/17
 SCALE
 NOTED

CUSTOMER APPROVAL

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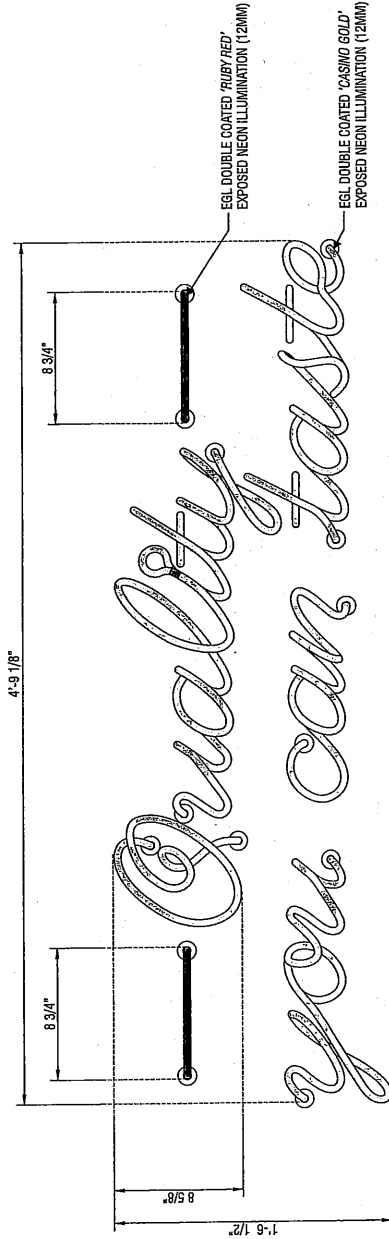
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PROJECT #	17-018	DATE	000000
REVISIONS	11		

NO.	DATE	BY	DESCRIPTION
1	02/07	TT	7 4/101 TT
2	03/07	JL	8 4/2014 TT
3	03/10	JAM	9 4/2014 TT
4	03/10	JAM	10 7/2014 TT
5	03/10	TT	11 10-14 JN
6	03/10	TT	12

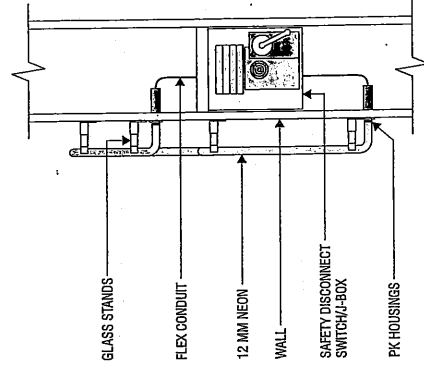
KEY NO.

15 of 15



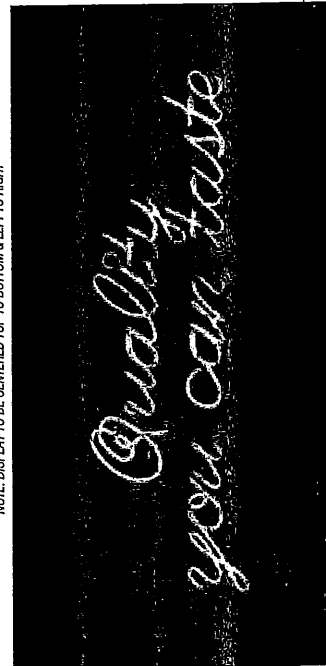
INTERIOR NEON SIGN

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



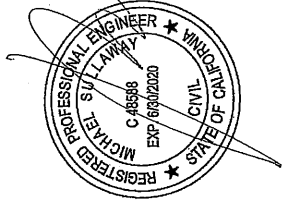
NEON DETAIL
 SCALE: NTS

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

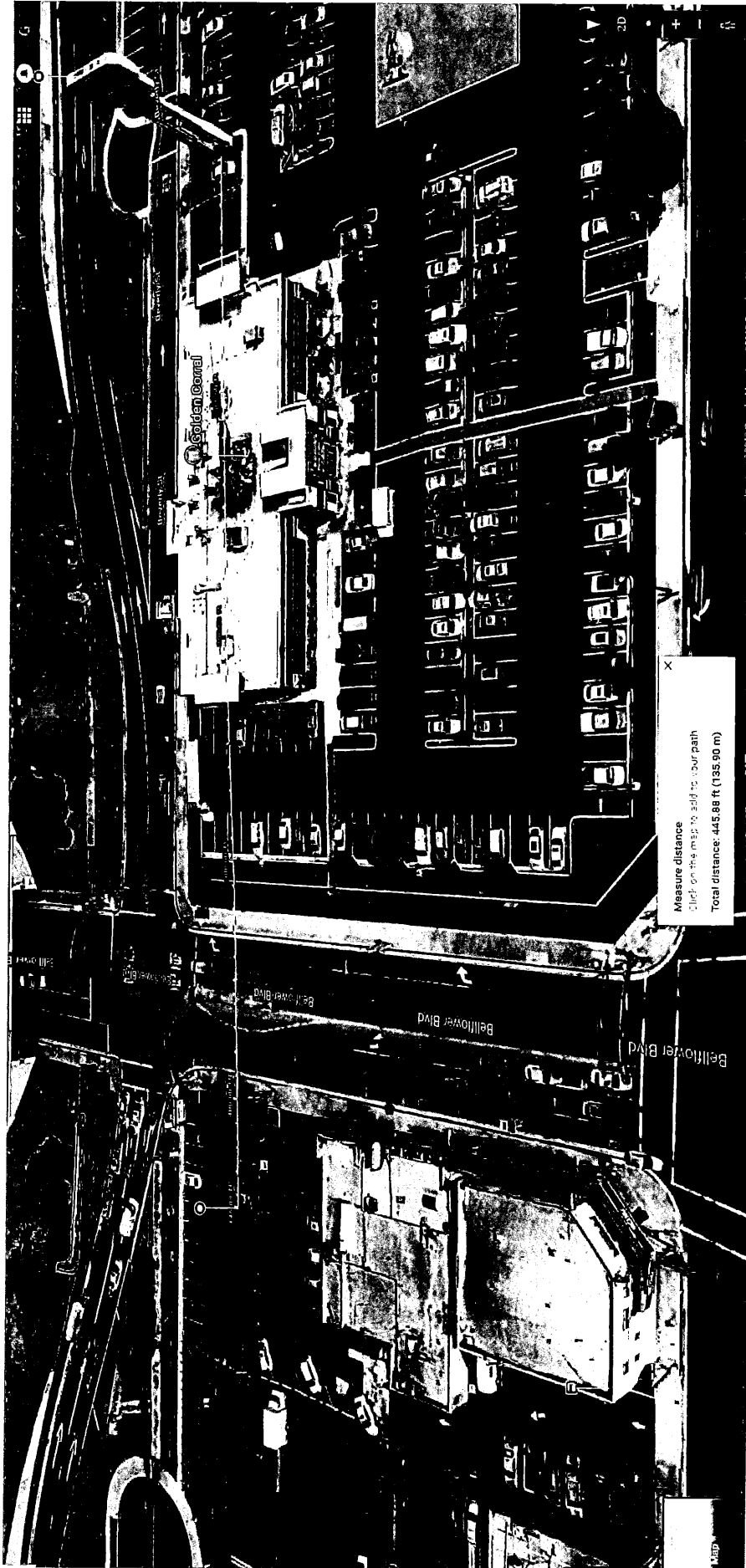


INSTALLED NEON DISPLAY (TYPE)

NOTE: NEON SIGN IS ORIENTED FOR INTERIOR VISIBILITY ONLY

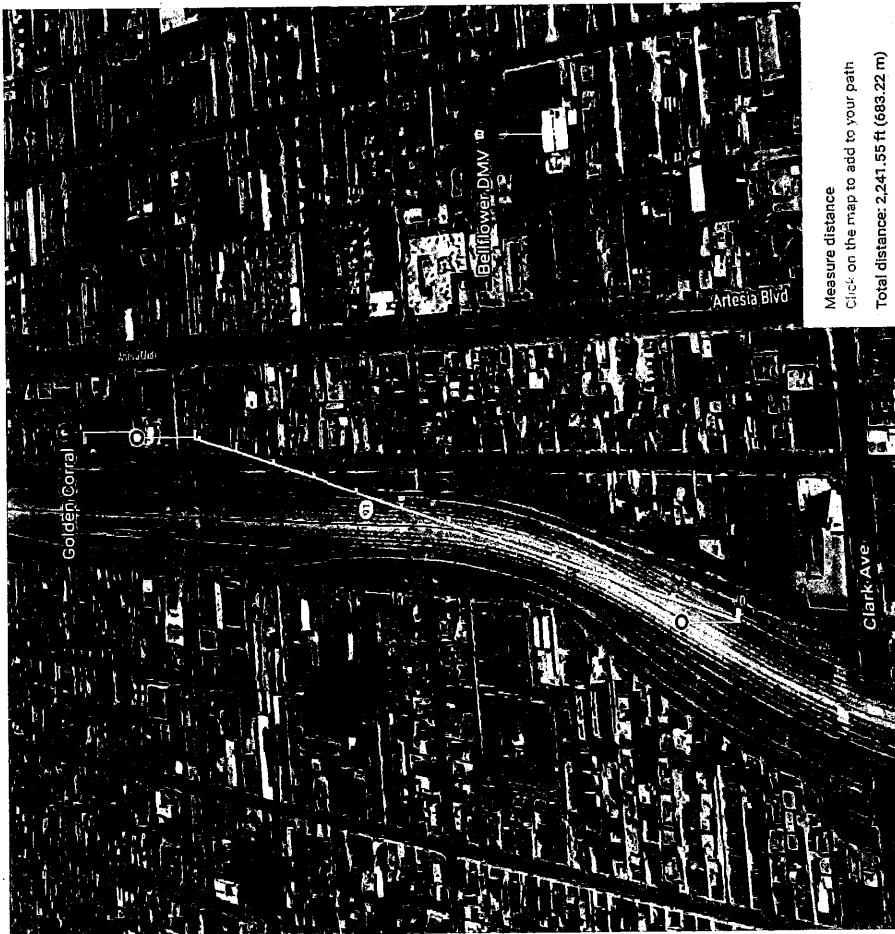


INO Bellflower, CA 17325 Bellflower Blvd.

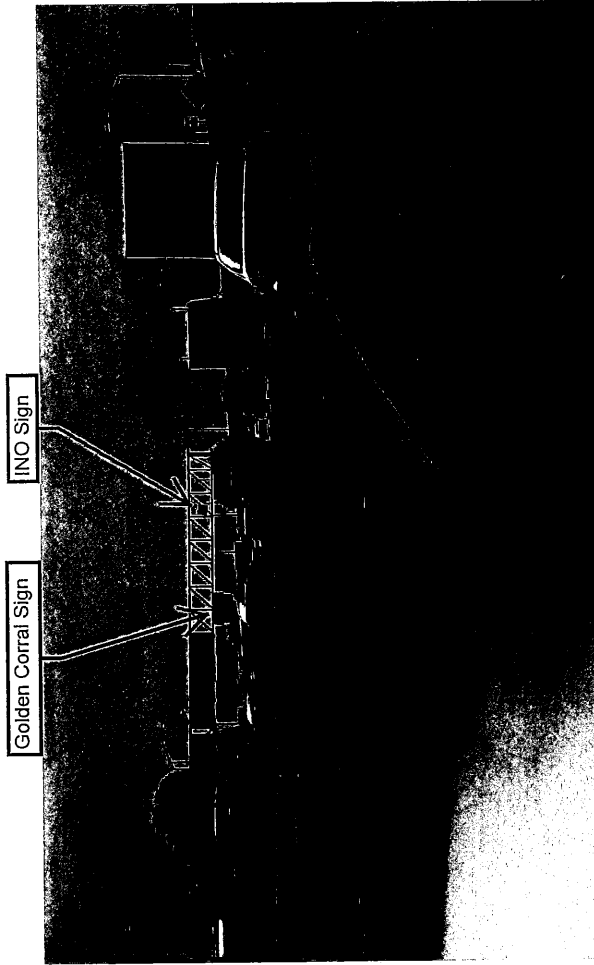


Pylon Location in comparison to Golden Corral pylon: For INO Bellflower, CA - the above rendering shows the pylon location "a" for the future IN-N-OUT BURGER location. Using Google maps measurement tool, the distance between the 85' Golden Corral and the 100' INO pylon is roughly 445 feet. The distance between the two is more than enough for visibility. Eastbound 91 traffic would see the Golden Corral sign more clearly than the INO sign. At 100 feet, the INO sign would almost have no issues with the sound wall. Westbound 91 traffic will have no issues seeing both Golden Corral and IN-N-OUT BURGER pylons.

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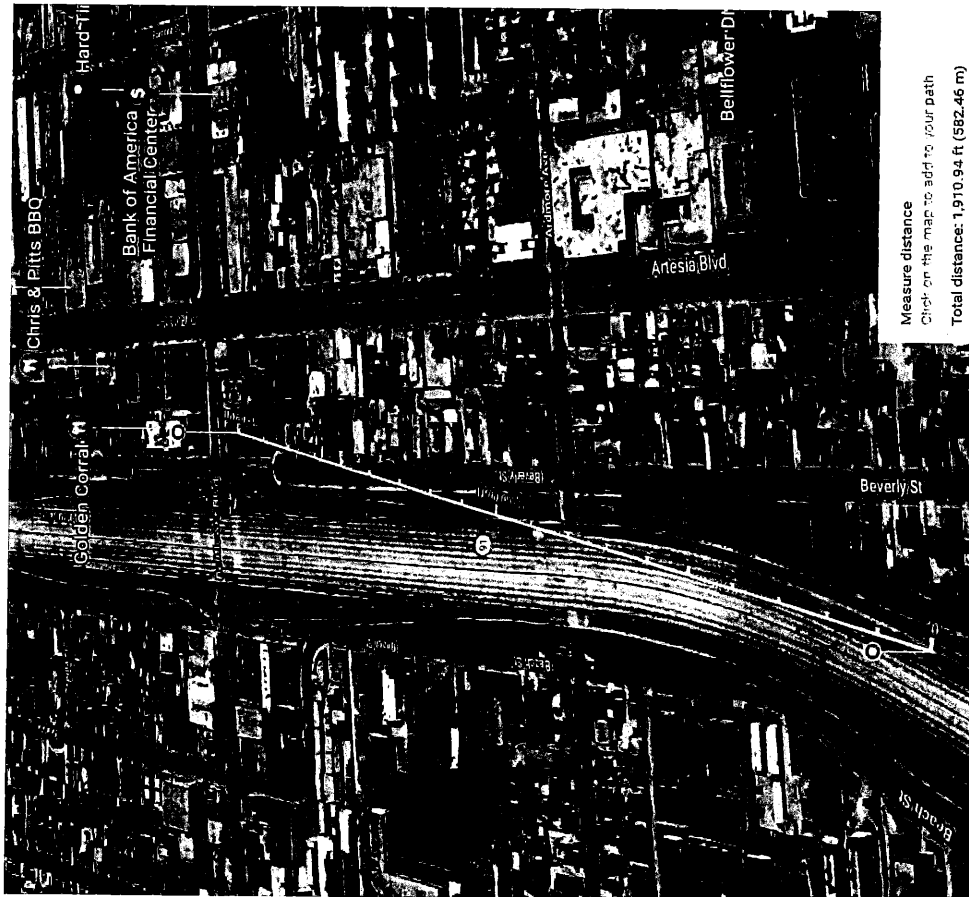


Measure distance
Click on the map to add to your path
Total distance: 2,241.55 ft (683.22 m)



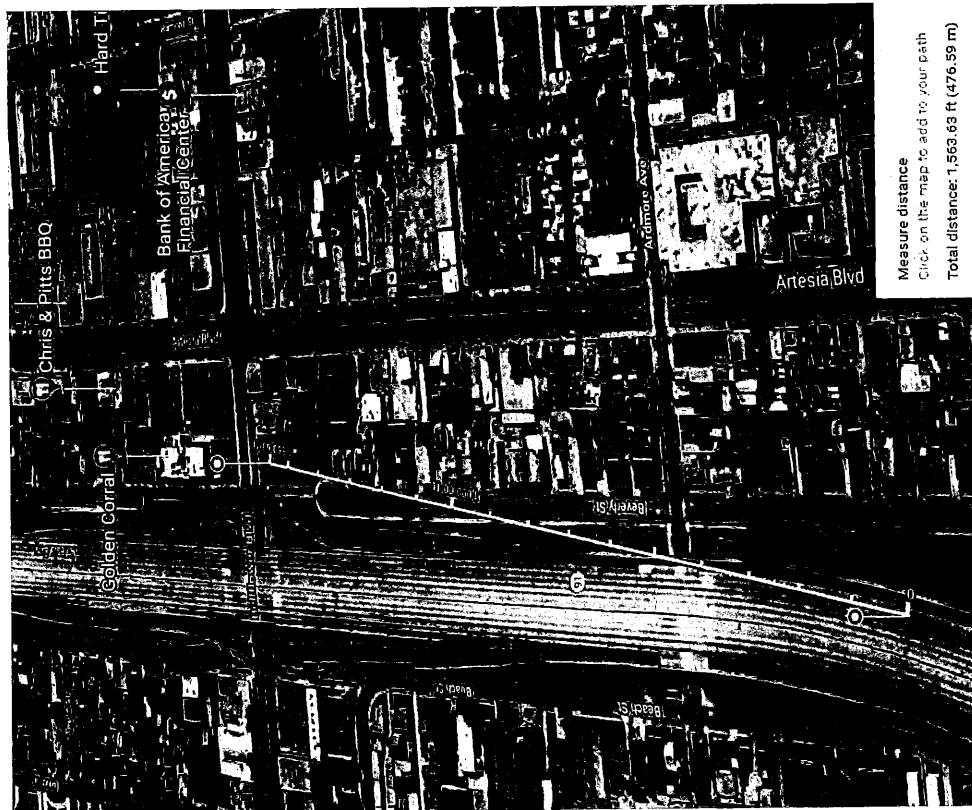
On the Eastbound 91 Freeway, you can clearly see the Golden Corral sign and the CNP flag (INO Sign) at 100' approximately 2241 feet on the freeway. From this view, there is no concern with blocking of signage.

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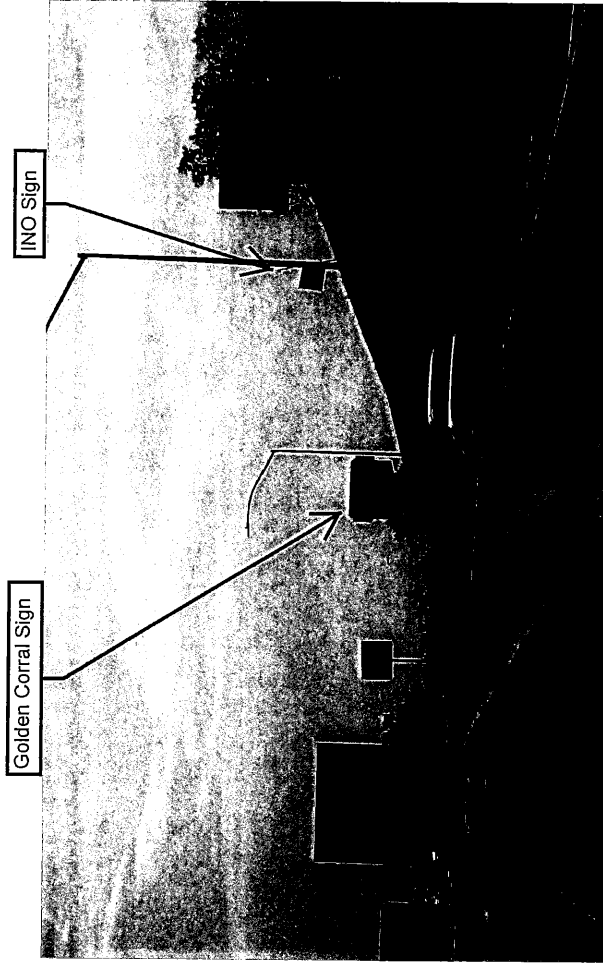
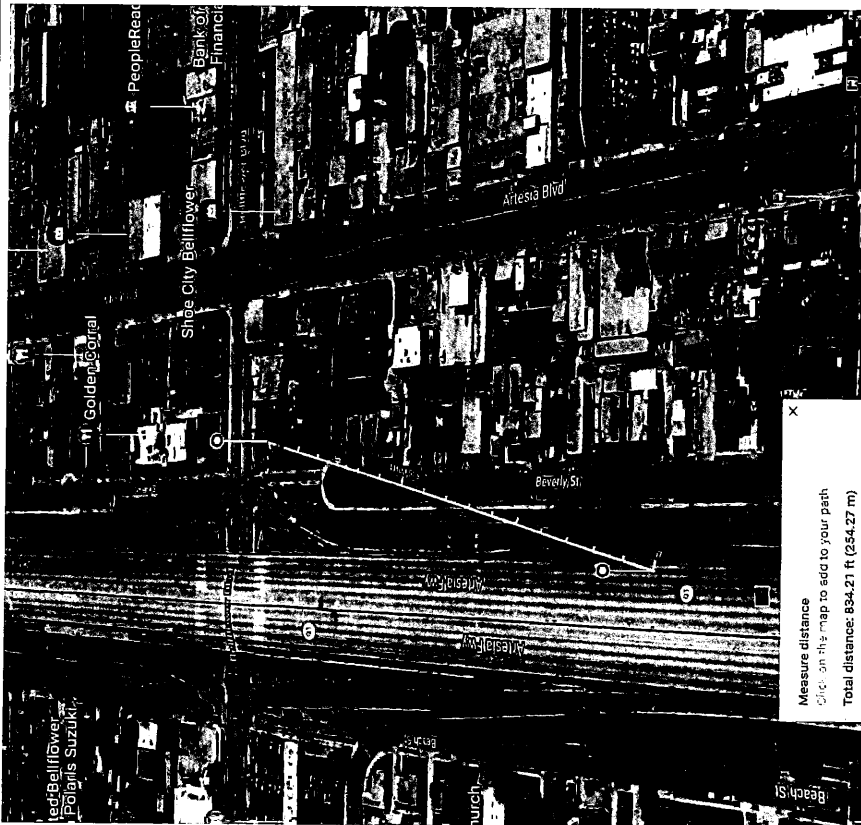
Eastbound 91 Freeway - Approximately 1910 feet. Both Golden Corral and the "INO" Sign are both clearly visible. No visibility issues or concerns.

INO Bellflower, CA 17325 Bellflower Blvd.



Eastbound on 91 Freeway - Approximately 1563 feet from "INO" Sign. Both Golden Corral and INO can be seen without any visibility issues between the signs.

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Eastbound 91 Freeway - Approximately 834 feet from INO sign. Both Golden Corral and INO sign are visible and without visibility issues.