



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

## DESIGN REVIEW BOARD

Phone 536-5271  
Fax 374-1540  
374-1648

### NOTICE OF ACTION

December 8, 2016

Ahmad Ghaderi  
24805 Sand Canyon Road, Suite B  
Canyon Country, CA 91387

**APPLICATION:** SIGN CODE EXCEPTION NO. 16-006/ PLANNED SIGN PROGRAM NO. 15-003 (ARCO LUMINATE PROGRAM)

**APPLICANT:** Ahmad Ghaderi, 24805 Sand Canyon Road, Suite B, Canyon Country, CA 91387

**PROPERTY OWNER:** Best California Gas, Ltd , 13116 Imperial Highway, Santa Fe Springs, CA 90670

**REQUEST:** **SCE:** To permit new canopy signs in conjunction with existing building wall signs in lieu of no wall signs **PSP:** To review the design, colors and materials for a proposed planned sign program for an existing service station

**LOCATION:** 19971 Beach Boulevard (NWC of Beach Boulevard and Adams Avenue)

**DATE OF ACTION:** December 8, 2016

The Design Review Board of the City of Huntington Beach took action on your application on **December 8, 2016**, and your application was recommended for **approval with conditions** to the Department of Community Development. On **December 8, 2016**, the Department of Community Development **approved your application with conditions**. Attached to this letter are the conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Community Development Department becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Community Development Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the basis for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. In your case, the last day for filing an appeal and paying the filing fee is **Monday, December 19, 2016**.

Please be advised that the Department of Community Development reviews the conceptual plan as a basic request for entitlement. The action taken by the Department of Community Development does not presume issuance of building permits. Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one year after final approval, unless actual construction has started. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing of your building permit application and the completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Excepting those actions commenced pursuant to the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions, please contact Alex Truong, Contract Planner at (714) 375-5058 or via email at [alex.truong@surfcity-hb.org](mailto:alex.truong@surfcity-hb.org)

Sincerely,

Scott Hess,  
Director of Community Development

by



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Jessica Bui, Secretary  
Design Review Board

Attachment: Findings and Conditions of Approval – SCE No. 16-006 and PSP No. 15-003

- c Honorable Mayor and City Council
- Chair and Planning Commission
- Fred A. Wilson, City Manager
- Ken Domer, Assistant City Manager
- Scott Hess, Director of Community Development
- Jane James, Planning Manager
- Bill Reardon, Division Chief / Fire Marshall
- Debbie DeBow, Principal Civil Engineer
- Mark Carnahan, Building Manager
- Project File

**ATTACHMENT NO. 1**

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

**SIGN CODE EXCEPTION NO. 16-006/PLANNED SIGN PROGRAM NO. 15-003**

**RECOMMENDED FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 16-006:**

- 1 Sign Code Exception No 16-006 to permit new canopy signs which include a combination of LED spark logos and LED internally illuminated channel letters in conjunction with existing building wall signs in lieu of no wall signs are compatible with the character of the area and are needed since the wall signs are existing and shall remain as part of the site's update. Additionally, the canopy signs are necessary to capture the visibility and appropriately direct customers to the site
- 2 The signs will not adversely affect other signs in the area. The proposed signs will not obscure views to other signs or businesses in the vicinity
- 3 The proposed signs will not be detrimental to properties located within the vicinity. The proposed signs are designed to complement the existing design and materials of the service station which includes new fuel dispensers and replacement of the monument sign panels
- 4 The locations of the proposed canopy signs and existing wall signs will not obstruct vehicular or pedestrian traffic visibility. Furthermore, the proposed signs will not be a hazardous distraction as they are designed and located to be compatible with the existing design and materials onsite

**RECOMMENDED CONDITIONS OF APPROVAL - SIGN CODE EXCEPTION NO. 16-006/PLANNED SIGN PROGRAM NO. 15-003:**

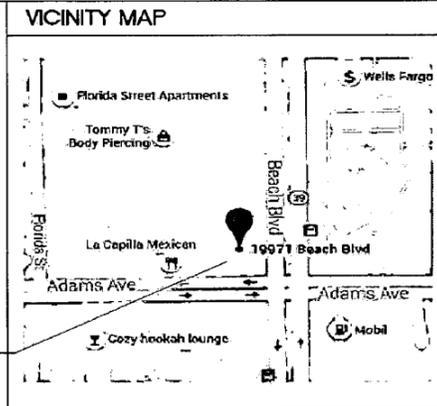
- 1 The plans received and dated September 23, 2016, shall be the conceptually approved planned sign program

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

EXISTING SIGN SCHEDULE					
CODE	DESCRIPTION	QTY	SQ. FT.	SQ. FT.	REMARKS
	27.5" CANOPY SPARKS	3	5.3	15.9	TO BE REPLACED
	MAIN ID SIGN (EXCLUDING PRICE SIGN)	1	33	33	PANELS TO BE REPLACED
	BUILDING WALL SIGN	1	41.3	41.3	NO PROPOSED CHANGE
	BUILDING ID SIGN	2	29.2	58.4	NO PROPOSED CHANGE
EXISTING TOTAL SIGN AREA =			148.6	SQ. FT.	

PROPOSED SIGN SCHEDULE					
CODE	DESCRIPTION	QTY	SQ. FT.	TOTAL	REMARKS
A	15" CHANNEL LETTERS	2	6.64	13.28	ON CANOPY FASCIA
B	24" CANOPY SPARKS	2	4.00	8.00	ON CANOPY FASCIA
C	MAIN ID SIGN (EXCLUDING PRICE SIGN)	1	33	33	PANELS TO BE REPLACED
PROPOSED TOTAL SIGN AREA =			54.28	SQ. FT.	



PROJECT LOCATION

LEGEND

---	LED "LASERLINE"
ARC	CHANNEL LETTERS
O	"SPARK" LOGO
(N)	NEW
(E)	EXISTING

CANOPY KEY

D	DISPENSER
C	COLUMN
P	PIG MACHINE
T	TRASH VALET

SHEET INDEX

REVISIONS	BY
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SPO SITE PLAN  
A1.0 EXISTING BUILDING & FREESTANDING SIGNS  
A2.0 CANOPY ELEVATIONS  
A2.1 CANOPY ELEVATIONS  
A2.2 CANOPY DETAILS  
AD.1 DISPENSER GRAPHICS  
AF.1 FORECOURT DETAILS

PROJECT DESCRIPTION/SCOPE OF WORK

EXTERIOR RE-IMAGE TO INCLUDE:

- FORECOURT PAINT
  - CANOPY COLUMNS (ARCO PEARL)
  - CANOPY DECK (WHITE)
  - DISPENSER ISLAND CURB (ARCO WARM GRAY)
  - BOLLARDS (ARCO YELLOW AND ARCO PEARL)
- CANOPY SIGNAGE
  - INSTALL NEW ACM AND STRUCTURE AS NEEDED
  - INSTALL NEW ARCO SPARK(S) AND PEARL DISC(S)
  - INSTALL NEW ARCO CHANNEL LETTERS
  - INSTALL NEW LED "LASERLINE"
  - INSTALL NEW CLEARANCE SIGNS
  - INSTALL NEW NUMBER BLADE SIGNS
- DISPENSERS
  - NEW DISPENSER GRAPHICS
  - (E) DISPENSERS TO BE REPLACED (UNDER SEPARATE PERMIT)
  - INSTALL APPROACH TYPE ON UPRIGHT, IE: "SELF"
- OTHER FORECOURT
  - REPLACE (E) YARD LIGHT FIXTURES WITH (N) LED FIXTURES.
  - INSTALL NEW LED CANOPY DOWNLIGHTS
  - INSTALL NEW TRASH VALETS
  - REIMAGE PIC UNITS
- BUILDING REPAIR/PAINT
  - PAINT BUILDING EXTERIOR
  - REPAIR AND PAINT POP FRAMES (AS NEEDED)



PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON ROAD, SUITE B  
CANYON COUNTRY, CA 91387  
PHONE #: (661) 250-9300; FAX #: (661) 250-9333

APPLICABLE STANDARDS FOR SERVICE STATIONS ARE WITHIN THE HUNTINGTON BEACH ZONING and SUBDIVISION ORDINANCE (HBZSO) CHAPTER 233.06 (E)

233.06 Permitted Signs  
All signs shall be governed by the following schedule, except if addressed elsewhere in this chapter. The schedule lists maximum standards for number, area, and height of allowed signs which does not necessarily ensure architectural compatibility. Therefore, in addition to the enumerated standards, consideration shall be given to building setbacks, visibility of attached signing on the site, and the proposed sign's relationship to the overall appearance of the property, to the surrounding neighborhood, and to community goals. Compatible design, simplicity, sign effectiveness and adherence to the objectives and policies in the Urban Design Element of the General Plan shall be used as guidelines for sign approval. Nothing in this chapter shall preclude public access signage. (3334-697, 3360-12/97)

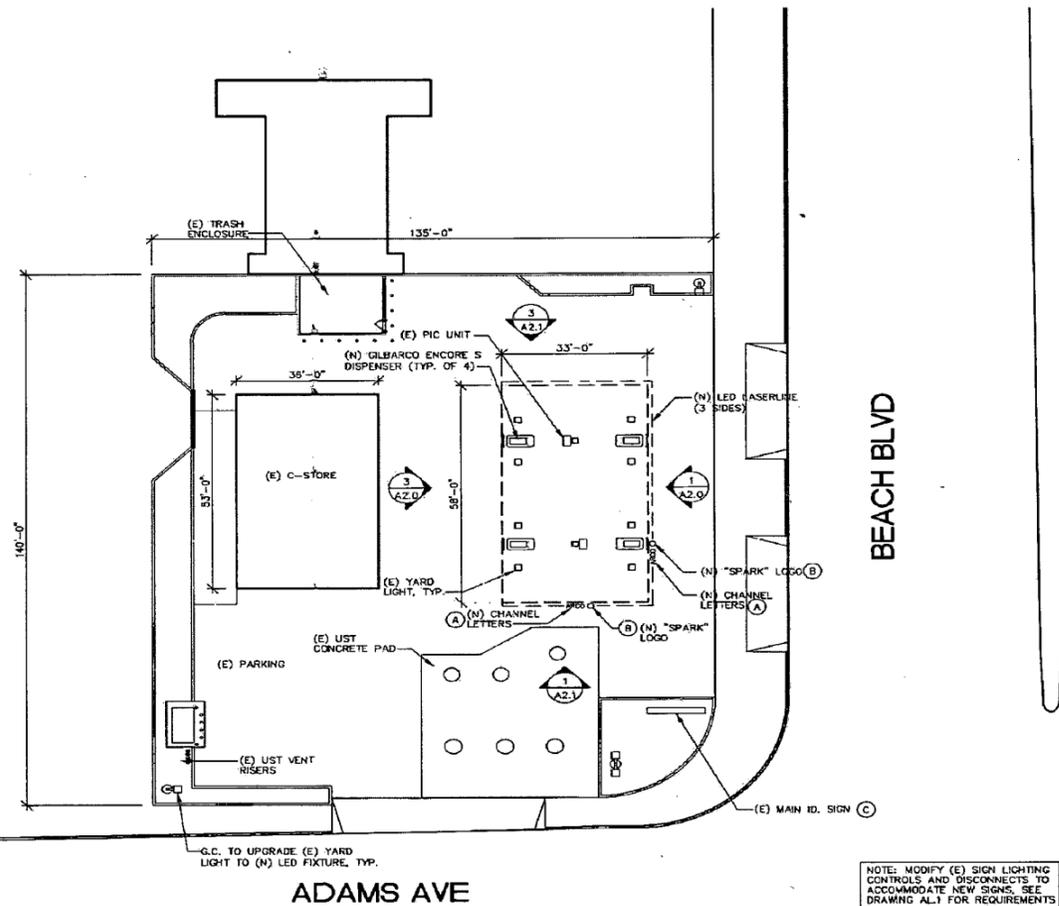
The City may, in addition, from time to time adopt policies regarding sign standards. Such policies may include separate standards or provisions for specific areas of the community. (3334-697, 3826-4/09)

E. SERVICE STATIONS

SITE CRITERIA	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	OTHER STANDARDS
Business Identification	On	One per site	Alternative A: 20 sq. ft. if sign contains only identification and no changeable copy panels for pricing. Alternative B: 50 sq. ft. if price information is incorporated on sign. Sign shall contain panels for fuel price only. No detached price signs shall be located elsewhere on the site.	7 ft.	1. Service stations with convenience markets shall use Alternative A. 2. Freestanding signs shall be located in a landscaped planter a minimum of 2 feet wider than the sign itself. 3. Signs shall be monument type. 4. All freestanding signs shall have the address included on the sign.
	wall and/or canopy	One per street frontage	1 sq. ft. per linear foot of building frontage 10 sq. ft.	Below roofline	1. Internal illumination or channel letters only. 2. If canopy fascia signs are used for business ID, no wall signs shall be permitted on bldg. 3. Max. letter height for fascia signs shall be 75% of fascia width. 4. If canopy fascia signs are not provided, a logo may be permitted on each side of canopy column connector (pandrol) in addition to wall signs.
Fuel Price and Credit Information	On	One per street frontage in conjunction with Alternative A sign	12 sq. ft. Price signs shall be located a minimum 15 ft. from other freestanding signs.	6 ft.	1. Price signs shall advertise fuel prices only and no other product available. 2. Freestanding signs shall be completely located within a landscaped planter.

E. SERVICE STATIONS (CONTINUED)

SITE CRITERIA	TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	OTHER STANDARDS
Fuels, Lubricants or Other Products	attached to pump island column	One per canopy column	2 sq. ft.	10 ft.	1. No other signs shall be permitted on the canopy or column except as specified. 2. Point of purchase signs shall be prohibited. 3. State or Federal government required signs encompassed within a fuel pump shall not be regulated by this ordinance.



1 SITE PLAN  
SPO  
1" = 20'-0"



PROJECT DATA

PROJECT ADDRESS: 19971 BEACH BLVD, HUNTINGTON BEACH, CA

OWNER'S NAME: TESORO COMPANIES, INC

OWNER'S ADDRESS: 19100 RIDGEWOOD PKWY., SAN ANTONIO, TX 78259

APN: 025-200-50

ZONING: C-G

BUILDING CODES: CBC 2013, GBC 2013, CMC 2013, CPC 2013, CEC 2013, GFC 2013, CA ENERGY CODE T-24

PROJECT TEAM

PROJECT & PLAN CONSULTANT: AHMAD GHADERI, A & S ENGINEERING INC., 28405 SAND CANYON RD., SUITE "B" CANYON COUNTRY, CA 91387 (661) 250-9300

TESORO PROPERTY REP: RONALD ROGERS, ENGINEERING CONSTRUCTION AND MAINTENANCE MANAGER, TESORO REFINING AND MARKETING, 400 OCEANGATE, SUITE 600, LONG BEACH, CA 90802 (714) 709-3815

RECEIVED  
SEP 23 2016  
& Building

Tesoro Refining & Marketing Co.  
ATTN: RETAIL SUPPORT SERVICES  
19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX 78259  
PHONE #: (210) 626-6224

COST CENTER #: ARCO #4219  
ADDRESS: 1971 BEACH BOULEVARD  
HUNTINGTON BEACH, CA 92648

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EXISTING SITE PLAN
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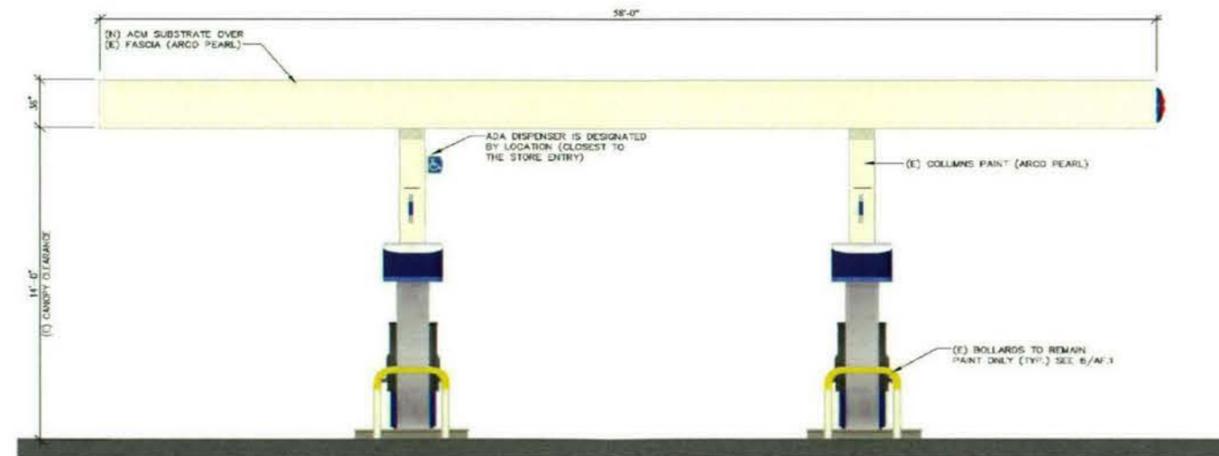




1 PROPOSED EAST ELEVATION - CANOPY  
A2.0 N.T.S.



2 EXISTING EAST ELEVATION (WEST SIMILAR) - CANOPY  
A2.0 N.T.S.



3 PROPOSED WEST ELEVATION - CANOPY  
A2.0 N.T.S.

**SPECIFICATIONS**

**LASER LINE LED STRIP**  
 POLYCARBONATE LENS - ARCO LIGHT BLUE (PMS 2935C) MUST MATCH BRIGHTNESS OF CURRENT LED STRIP.  
 ENTIRE LENGTH AND PROFILE OF LENS MUST ILLUMINATE EVENLY, WITH NO DARK SPOTS OR LIGHT LEAKS.  
 LASER LINE LED STRIP IS FLUSH MOUNTED TO THE CANOPY ADM. AND SHOULD BE EASILY SERVICEABLE.  
 LIGHTING - UL LISTED  
 LED LIGHTING/LOW VOLTAGE  
 SEALED UNIT  
 ACCESSIBLE FOR MAINTENANCE/REPAIR

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

**ARCO SPARK LED SIGN**  
 MATERIAL - THERMO-FORMED POLYCARBONATE FACE, METAL CABINET  
 LIGHTING - UL LISTED  
 LED LIGHTING/LOW VOLTAGE  
 SEALED UNIT  
 ACCESSIBLE FOR MAINTENANCE/REPAIR  
 GRAPHICS - SCREENED GRAPHICS, 2ND SURFACE UV RATED

CONTRACTOR TO VERIFY DIMENSIONS BEFORE ORDERING MATERIALS.

NOTE:  
 EXISTING FASCIA HEIGHT TO REMAIN THE SAME. CONTRACTOR TO VERIFY AND MATCH (E) FASCIA HEIGHT IN THE FIELD. STRUCTURAL ENGINEERING IS NOT REQUIRED PURSUANT TO CDC 2013, SECTION 3403.4 "EXCEPTION: ANY EXISTING LATERAL STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ADDITION IS NO MORE THAN 10 PERCENT GREATER THAN THE DEMAND-CAPACITY RATIO WITH THE ADDITION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED."

REVISIONS	BY



PLANS PREPARED BY:  
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Tesoro Refining & Marketing Co.  
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 PHONE # (210) 626-6224  
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 ADDRESS: 19971 BEACH BOULEVARD  
 HUNTINGTON BEACH, CA 92648

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1 PROPOSED SOUTH ELEVATION - CANOPY  
A2.1 N.T.S.



2 EXISTING SOUTH ELEVATION (NORTH SIMILAR) - CANOPY  
A2.1 N.T.S.



3 PROPOSED NORTH ELEVATION - CANOPY  
A2.1 N.T.S.

SPECIFICATIONS		REVISIONS	BY
LASER LINE LED STRIP:	POLYCARBONATE LENS - ARCO LIGHT BLUE (PMS 2835C) MUST MATCH BRIGHTNESS OF CURRENT LED STRIP.	1	
	ENTIRE LENGTH AND PROFILE OF LENS MUST ILLUMINATE EVENLY, WITH NO DARK SPOTS OR LIGHT LEAKS.	2	
	LASER LINE LED STRIP IS FLUSH MOUNTED TO THE CANOPY ACM, AND SHOULD BE EASILY SERVICEABLE.	3	
LIGHTING:	UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT ACCESSIBLE FOR MAINTENANCE/REPAIR.	4	
ARCO CHANNEL LETTERS:	MATERIAL - WHITE TRANSLUCENT ACRYLIC FACES, METAL LETTER CABINET.	5	
	LIGHTING - UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT, SELF-CONTAINED TRANSFORMER ACCESSIBLE FOR MAINTENANCE/REPAIR.	6	
ARCO SPARK LED SIGN:	MATERIAL - FRAMCO-FORMED POLYCARBONATE FACE, METAL CABINET.	7	
	LIGHTING - UL LISTED LED LIGHTING/LOW VOLTAGE SEALED UNIT ACCESSIBLE FOR MAINTENANCE/REPAIR.	8	
	GRAPHICS - SCREENED GRAPHICS, 2ND SURFACE UV RATED.	9	

CONTRACTOR TO VERIFY DIMENSIONS BEFORE ORDERING MATERIALS.

NOTE: EXISTING FASCIA HEIGHT TO REMAIN THE SAME. CONTRACTOR TO VERIFY AND MATCH (E) FASCIA HEIGHT IN THE FIELD. STRUCTURAL ENGINEERING IS NOT REQUIRED PURSUANT TO CBC 2013, SECTION 5403.4. EXCEPTION: ANY EXISTING LATERAL STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ADDITION IS NO MORE THAN 10 PERCENT GREATER THAN THE DEMAND-CAPACITY RATIO WITH THE ADDITION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED.

REVISIONS	BY
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Tesoro Refining & Marketing Co.  
ATTN: RETAIL SUPPORT SERVICES  
19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX 78259  
PHONE #: (210) 626-6224  
COST CENTER # ARCO 442139  
ADDRESS: 19971 BEACH BOULEVARD  
HUNTINGTON BEACH, CA 92648

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1 PROPOSED DISPENSER  
AD.1 N.T.S.



2 EXISTING DISPENSER TO BE REMOVED (UNDER SEPARATE PERMIT)  
AD.1 N.T.S.

REVISIONS	BY



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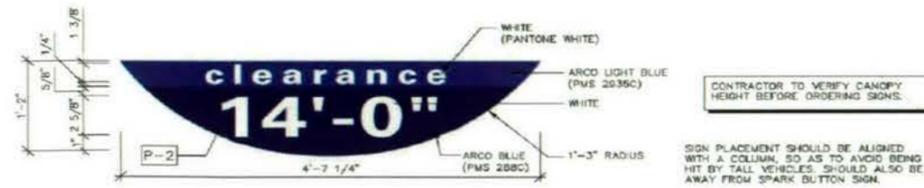


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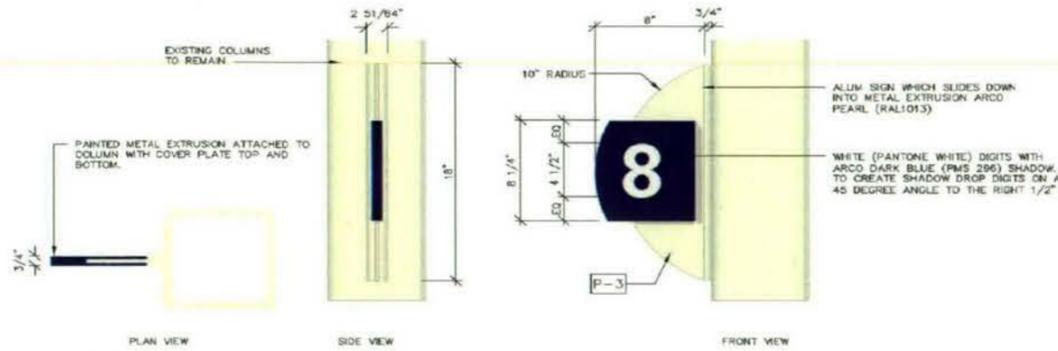
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DISPENSER
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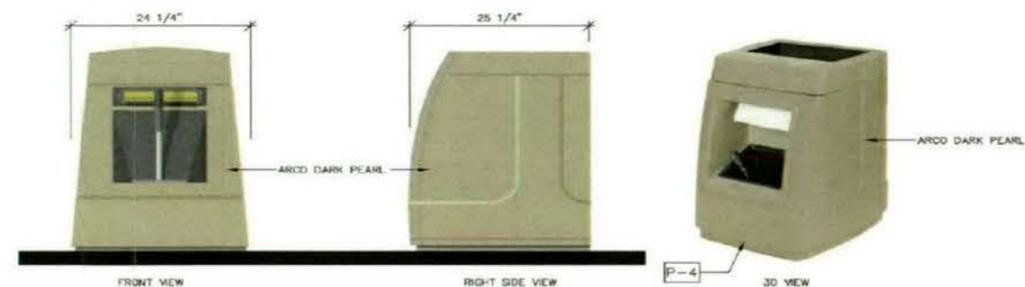
1 ARCO PIC UNIT - REIMAGE  
AF.1 N.T.S.



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



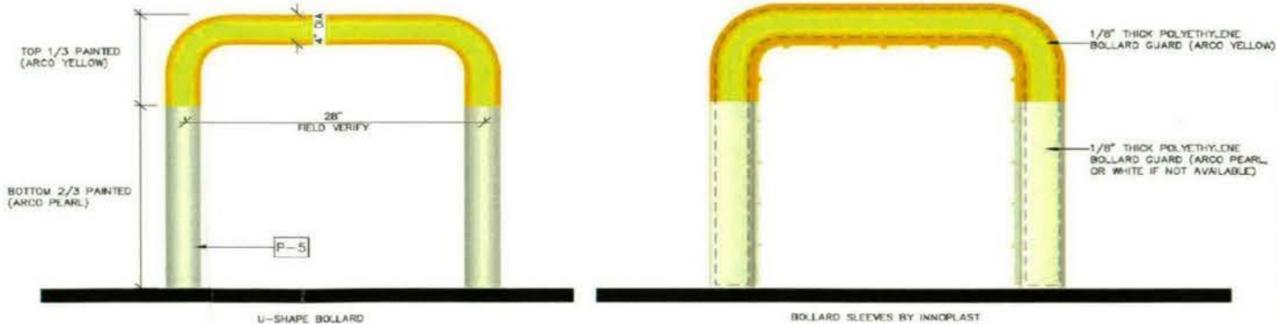
4 COLUMN SIGNAGE - PRODUCT LOCATOR  
AF.1 N.T.S.



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



2 UNDER CANOPY PAINT  
AF.1 N.T.S.



6 BOLLARD PAINT  
AF.1 N.T.S.

SPECIFICATIONS	
P-1	ARCO PIC UNIT (RE-IMAGE)
FLEXIBILITY	FIT TWO MAKE/REMODELS (FOUR SIDES)
MATERIAL	APPLIED VINYL DECALS
GRAPHICS	SCREENED GRAPHICS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRODUCTION
P-2	CANOPY CLEARANCE SIGN
MATERIAL	ALUMINUM
GRAPHICS	SCREENED GRAPHICS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRODUCTION
CONSTRUCTION	ALUMINUM SHEET METAL WITH APPROPRIATE FASTENERS
P-3	PRODUCT LOCATOR SIGNS (COLUMN MOUNTED)
FLEXIBILITY	MOUNT TO VARIOUS COLUMN SIZES AND CONFIGURATIONS
MATERIAL	ALUMINUM
GRAPHICS	APPLIED VINYL LETTERS, 1ST SURFACE UV RATED WARRANTY FOR COLOR/QUALITY COLOR SAMPLE APPROVAL PROCESS PRODUCTION
CONSTRUCTION	METAL SLEEVE MOUNTING SYSTEM WHICH CONCEALS ALL FASTENERS
P-4	TRASH VALET
SUPPLIER	FORTE PRODUCT SOLUTIONS "CONTOUR" PRODUCT LINE
MATERIAL	POLYCARBONATE
COLOR	ARCO DARK PEARL, CUSTOM COLOR MATCH ESTABLISHED
P-5	BOLLARD PAINT
PAINT	TOP 1/3 PAINTED ARCO YELLOW BOTTOM PAINTED ARCO PEARL. SURFACE MUST BE PREPARED PER PRODUCT SPECIFICATIONS (MUST USE ESTABLISHED ARCO APPROVED PAINT PRODUCTS AND COLORS TO PAINT, SHERWIN WILLIAMS OR BENJAMIN MOORE)
P-6	UNDERCANOPY FORECOURT PAINT
PAINT	SURFACE MUST BE PREPARED PER PRODUCT SPECIFICATIONS (MUST USE ESTABLISHED ARCO APPROVED PAINT PRODUCTS AND COLORS TO PAINT, SHERWIN WILLIAMS OR BENJAMIN MOORE)

REVISIONS	BY



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