

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: SEPTEMBER 28, 2015

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
EVAN LANGAN, AICP, ASSOCIATE PLANNER

SUBJECT: SIGN PROGRAM PERMIT SPP15-0004 TO ALLOW A SIGN PROGRAM FOR STARBUCKS COFFEE LOCATED AT 34122 PACIFIC COAST HIGHWAY AND 34162 GRANADA DRIVE

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP15-0004 for 34122 Pacific Coast Highway and 34162 Granada Drive.

PROJECT APPLICANT: Starbucks Coffee Company

PROPERTY OWNERS: Edward K. Frank and Emily Hom

OWNER'S AGENT: Keith Glassman (Glassman Planning Associates, Inc.)

REQUEST: Approval of a Sign Program for a single-tenant commercial building and adjacent parking lot.

LOCATIONS: 34122 Pacific Coast Highway
Assessor Parcel Number (APN): 682-283-20

34162 Granada Drive
Assessor Parcel Number (APN): 682-283-21

NOTICE: The project does not require notification of the public.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

ISSUES:

- Is the proposal consistent with the Dana Point General Plan and Zoning Code?
- Is the project compatible and an enhancement to the site and surrounding neighborhood?

BACKGROUND: The project site encompasses two lots separated by an alley. Broken down, each lot is sized as follows:

- ▶ 34122 Pacific Coast Highway: 11,000 square feet (.25 acres)
- ▶ 34162 Granada: 6,600 square feet (.15 acres)

34122 Pacific Coast Highway (PCH) contains a single-tenant, single-story commercial building housing Starbucks Coffee, while 34162 Granada serves as a parking lot for the business. The PCH property is located within the City's Town Center/Lantern District (zoned "Town Center Mixed-Use"); the Granada lot is zoned as Residential Multiple Family 14 (RMF-14) and not located in the Town Center/Lantern District.

The site currently contains a drive-through design with primary vehicular entry taken from PCH with egress through the adjacent alley to Granada Drive. During peak business hours, vehicles often queue offsite on PCH creating congestion and potential conflicts with through-traffic. The Public Works/Engineering Department, in conjunction with the Community Development Department and Starbucks Management, have worked together to reconfigure vehicular ingress and egress to help alleviate the queuing of vehicles along PCH and so in conjunction with the signage upgrades described herein, the applicant will be making broader site improvements including relocation of the property's primary vehicular entryway from PCH to Granada (the former PCH entryway will become solely an exit from the property), a reorientation of the internal flow of vehicles as well as new parking stalls and landscaping. Finally, the parking lot at 34162 Granada will be resurfaced, existing stalls restriped and new landscaping added throughout.

DISCUSSION: The subject application proposes a Sign Program for the property, memorializing existing signage and creating standards for the type, number and location of new signage. Pursuant to Section 9.37.070 of the Dana Point Zoning Code, the purpose and intent of a Sign Program is to integrate proposed signage with building and landscape design, creating a unified architectural statement. Sign Programs shall be required when any of the following occur:

- *Any new or upgrading center with two or more tenants;*
- *Any new or upgrading single enterprise which proposes three or more signs;*
- *For any new multiple-unit residential project proposing two or more signs;*

- *For any sign proposal deemed necessary by the Director of Community Development and in the interest of the public health, safety and general welfare.*
- *Proposed total signage area exceeding 100 square feet.*

The proposed scope of work would add 11 new signs to those already existing on the two subject properties and so requires approval of a Sign Program Permit (SPP).

Description of Existing Signage

The Starbucks business presently contains 13 signs: two attached to the building, one monument sign fronting Pacific Coast Highway and 10 "Starbucks Parking" identification signs along a property-line wall at the rear of the Granada parking lot. Area calculations for these signs are detailed below. All existing signs are proposed to remain and will not be modified under the proposed scope of work.

- *Roof-mounted sign (south elevation, Starbucks building):* 7.07 square feet
- *Roof-mounted sign (east elevation, Starbucks building):* 36.20 square feet
- *Monument sign (PCH elevation, Starbucks building):* 7.07 square feet
- *10 Wall-mounted Granada parking lot signs (H1 - H10):* 30 square feet

Description of Proposed (Additional) Signage

The subject application proposes the addition of three new sign types and 11 new signs at multiple locations at both 34122 PCH and 34162 Granada, primarily for the purpose of accommodating drive-through traffic at the site. Broken down and as listed in the attached, draft Sign Program, these new sign types are as follows:

- *Directional signage (six signs):* A1, A2, A3, A4, A5 and G
- *Height restriction bar (one sign/structure):* B
- *Drive-through aisle menu boards (four signs):* C, D, E and F

Directional signage "A1 - A5" will be two-sided, mounted on posts at 3 feet and 10 inches tall. The signs will be constructed of steel and aluminum, painted black, internally illuminated and located at vehicular entry and exit points to both the PCH and Granada properties. Wording on these signs will inform patrons of entry and exit points to the property as well as provide direction from streets to the drive-through isle.

Directional sign "G" will be located at the PCH frontage, pole mounted at 9 feet in height with a minimum 7 foot clearance above the adjacent sidewalk. Wording on this aluminum paneled, non-illuminated sign will provide direction to PCH traffic that entry to the drive-through isle as well as additional parking are available from Granada (and not from PCH as present).

A single "height restriction bar" ("B") at 10 feet and 3 inches tall will be located at the drive-through aisle entrance, stipulating the maximum safe height for vehicles attempting to enter. As with the aforementioned directional signs, the structure will be constructed of steel and aluminum and painted black. An aluminum sign (painted green) will hang from the bar and stipulating/illustrating the maximum clearance height for a vehicle passing underneath.

Three electronic menu boards ("C, D, E and F") will be added to the property:

- A "preview board" displaying ordering options to queued vehicles. The preview board would be 5 feet and 5 inches tall, constructed of steel and aluminum and painted to match other proposed signs. Space at the center of the structure would allow for changeable menu copy.
- A digital ordering screen with housing unit would be 9 feet and 10 inches tall (providing a second warning to incoming vehicles as to clearance limitations) and contain a microphone and camera to allow for patron ordering. As with others, the structure would be comprised of steel and aluminum and painted black.
- A primary menu board would be 5 feet and 5 inches tall, constructed of steel and aluminum and comprise three panels with space for changeable copy. As with the aforementioned digital ordering screen, the primary menu board would contain both a microphone and camera to allow interaction by Starbucks staff with patrons. In compliance with Section 9.37.150 of the Dana Point Zoning Code, sound from the menu board shall not exceed 45 decibels (dB) at any point within 20 feet of the sign.

Follows below is a breakdown of the sizes of the both existing and proposed signs (as listed in the attached, draft Sign Program):

	SIGN TYPE/DESCRIPTION	SIGN PROGRAM ID	SIGNAGE SIZE
Existing Signage	Wall-mounted Granada parking lot signage	H1 - H10	30.00 square feet
	Roof-mounted sign (east elevation, Starbucks building)	None	36.20 square feet
	Monument sign (PCH elevation, Starbucks building)	None	7.07 square feet
	Roof-mounted sign (south elevation, Starbucks building)	None	7.07 square feet
			TOTAL: 80.34 square feet

	SIGN TYPE/DESCRIPTION	SIGN PROGRAM ID	SIGNAGE SIZE
Proposed Signage	Directional signage	A1	3.23 square feet
		A2	3.23 square feet
		A3	3.23 square feet
		A4	3.23 square feet
		A5	3.23 square feet
	Height Restriction Bar	G	6.00 square feet
		B	1.66 square feet
	Drive-through Aisle Menu Boards	C	6.72 square feet
		D and E	43.75 square feet
		F	20.16 square feet
			TOTAL: 94.44 square feet

TOTAL OF ALL SIGNAGE (BOTH NEW AND PROPOSED): 174.78 square feet

While the total square footage of all signs (existing and proposed) exceeds the maximum 100 square feet permitted without approval of a Sign Program, proposed signs will serve to clearly identify the entry and egress to and from the subject properties and in doing so, allow safer and more orderly movement of vehicles and pedestrians through its interior. The number and types of signs are appropriate in that they provide guidance without cluttering the property or confusing patrons; and all signs complement existing onsite development with their coloring, lighting and materials.

CONCLUSION:

Staff finds that the proposed sign program would provide a visually coordinated and balanced enhancement to both properties without being overly complicated or confusing. Moreover, the signs will facilitate the movement of patrons through the revised interior and so resulting in more efficient and safer use of the properties. Staff accordingly supports the proposed Sign Program and recommends approval of SPP15-0004, subject to conditions contained in the attached, draft resolution.


Evan Langan, AICP
Associate Planner


Ursula Luna-Reynosa, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 15-10-12-xx

Supporting Documents

2. Draft Sign Program for Starbucks Coffee
3. Project Vicinity Map
4. Site Photos

RESOLUTION NO. 15-10-12-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING SIGN PROGRAM PERMIT SPP15-0004 FOR A SIGN PROGRAM FOR STARBUCKS COFFEE LOCATED AT 34122 PACIFIC COAST HIGHWAY AND 34162 GRANADA DRIVE

The Planning Commission of the City of Dana Point does hereby resolve as follows:

WHEREAS, Edward K. Frank and Emily Hom (the "Owners") are the owners of real property commonly referred to as 34122 Pacific Coast Highway (APN 682-283-20) and 34162 Granada Drive (APN 682-283-21) (the "Properties"); and

WHEREAS, Starbucks Coffee Company (the "Applicant") is the project applicant; and

WHEREAS, the Applicant has filed a verified application for a Sign Program Permit to allow the creation of a Sign Program; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the project is Categorically Exempt Section 15301 (Class 1 – Existing Facilities) in that the project proposes minor alterations to existing development, and;

WHEREAS, the Planning Commission did, on the 12th day of October, 2015 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Sign Program Permit SPP15-0004.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

- A. The above recitations are true and correct.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves SPP15-0004 subject to conditions:

Findings:

Sign Program Permit SPP15-0004

1. That the design, placement, size, and content of the proposed signage is compatible with the project architecture in that the signs will be finished in materials and colors and appropriately sized to complement existing development and the broader project sites. New signage will serve to facilitate efficient and safe entry and egress from the properties without cluttering the property or confusing patrons.
2. That the Sign Program substantially complies with the Permitted Sign Types detailed in the City of Dana Point Zoning Code. Adjustments to these standards are permitted with approval of this Sign Program and are justified based on the unique and complex access patterns of the subject properties.

Conditions:

A. General:

1. Approval of this application permits creation of a Sign Program for Starbucks Coffee located on two lots at 34122 PCH and 34162 Granada Drive. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point Specific Plan and Zoning Code.
2. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, the Director may approve the amendment without requiring a new public hearing.

3. Approval of this application shall be valid for a period of 24 months from the date of determination. If the scope-of-work approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.
6. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the applicant or the applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.
7. The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.
8. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
9. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.

10. The applicant shall obtain all applicable permits for the proposed improvements.
11. In accordance with Section 9.37.150 (e) of the Dana Point Zoning Code, sound from the menu boards shall not exceed 45 dB at any point within 20 feet of the sign.
12. Any future window signage shall be consistent with Section 9.37.150 (e)(6) of the Dana Point Zoning Code.
13. Any signage proposed within public rights-of-way shall require approval of an Encroachment Permit by the Public Works/Engineering Department.

C. Prior to Issuance of a Sign Permit

14. The Applicant shall apply for a Building Permit from the Building/Safety Division. Until an application for a Building Permit has been made, no Sign Permits may be approved for the property.
15. Submitted building construction and/or signage documents shall contain a blue-line print of the City's conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim. The conditions of approval, as specified in this Sign Program Permit, shall appear as the second sheet.
16. Improvements shall comply with the most recently adopted local and State building code regulations, which may include the 2013 CBC, CMC, CPC and CEC with State amendments for disabled accessibility and energy conservation, and all other 2013 code regulations that may apply.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of October, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

April O'Connor, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



STARBUCKS COFFEE

#14006 PCH & Granada - Dana Point, CA 92629



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

Project:
Starbucks Coffee
#14006 PCH & Granada

Address:
34122 S Pacific Coast Hwy
Dana Point, CA 92629

Account Manager:
Jim Sterk

Designer:
J. Villejo 1.50

Scale: **AS NOTED**

Design No.: **15-01-8739-08**

Date: **01.06.15**

Reg. No.:

Revisions:

R2 (pl) 9/9/15 update new site plan (1.00)

R3 (iv) 9/21/15 per planning corrections (1.50)

R4 (iv) 09/22/15 corrections; added directional sign (1.50)

R5 (AD) 09/22/15 add Sign G (0.50)

R6 (pl) 09/23/15 relocate Sign A3 & rev. Sign G layout (1.00)

R7 (pl) 09/29/15 relocate Sign A3 per city (.50)

R8 (pl) 10/5/15 rev. per city planner (1.50)

APPROVALS

FOR JOB CHECK DATE

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FOR CONSTRUCTION DATE

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Production

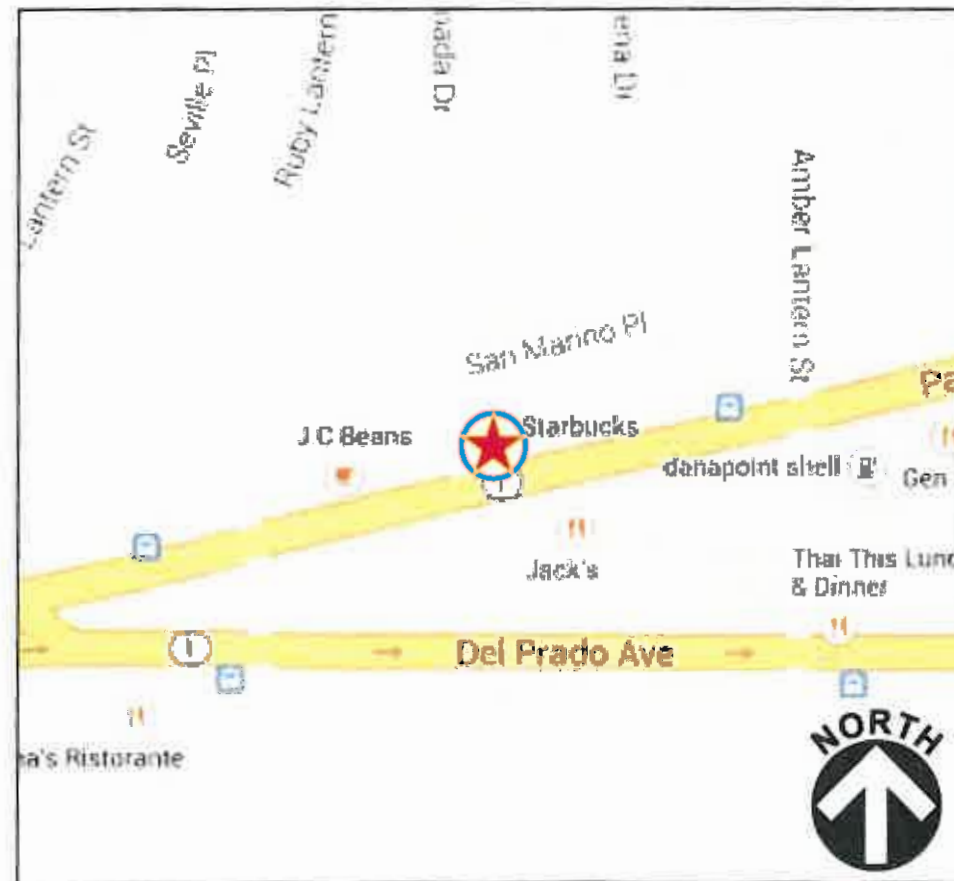
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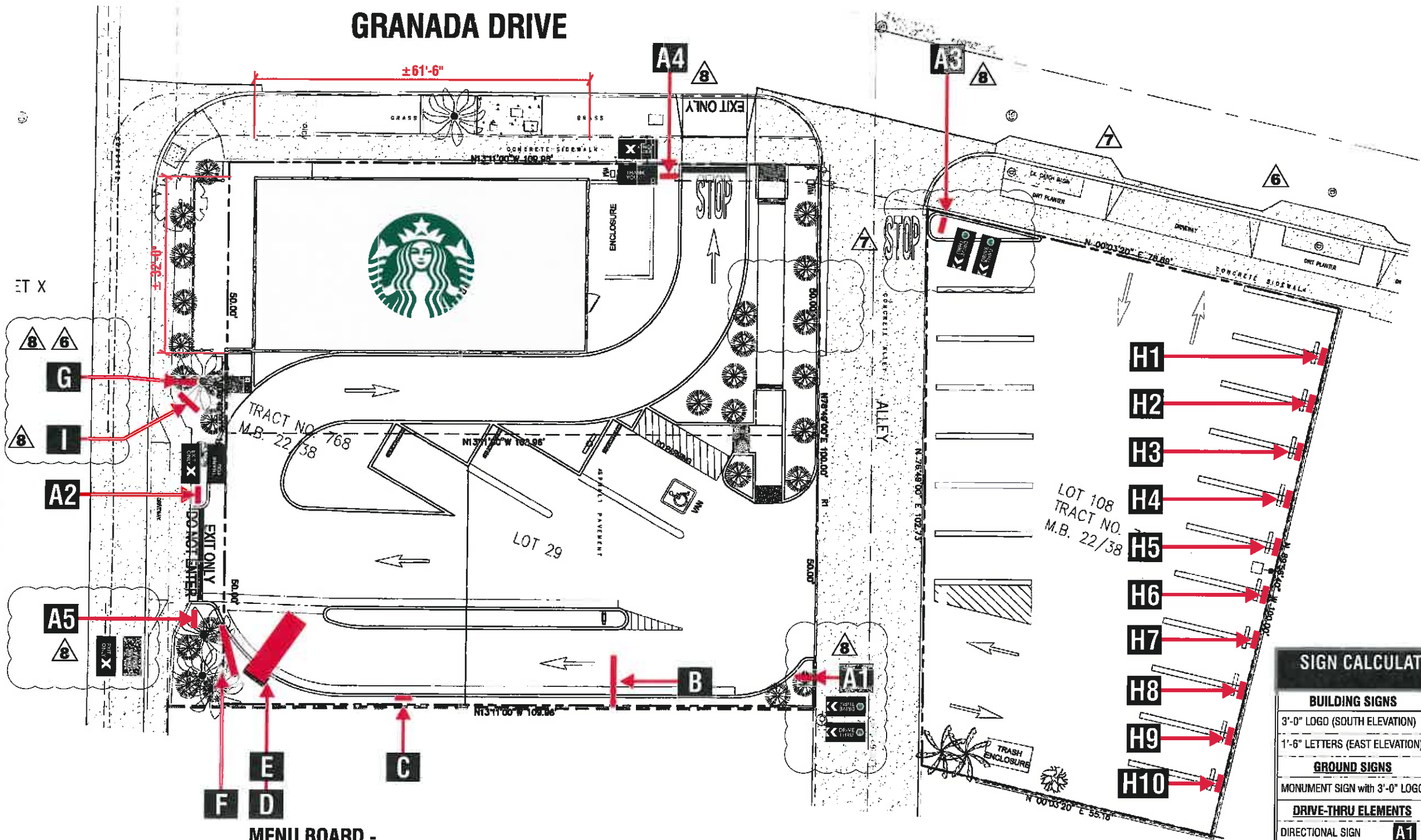


RECEIVED
OCT 05 2015
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

1 VICINITY MAP

GRANADA DRIVE

PACIFIC COAST HIGHWAY



**MENU BOARD -
TO MEET DISABLED ACCESS REQUIREMENTS**



1 PLOT PLAN
SCALE: 1" = 20'-0"

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electrical advertising

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Long Beach, California
90813-1195
Phone: 562.435.3806
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
**Starbucks Coffee
#14006 PCH & Granada**

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Designer:
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SIGN CALCULATION SUMMARY			
SQUARE FOOTAGE			
BUILDING SIGNS	EXISTING	PROPOSED	
3'-0" LOGO (SOUTH ELEVATION)	7.07	n/a	
1'-6" LETTERS (EAST ELEVATION)	36.20	n/a	
GROUND SIGNS			
MONUMENT SIGN with 3'-0" LOGO	7.07	n/a	
DRIVE-THRU ELEMENTS			
DIRECTIONAL SIGN	A1	n/a	3.23
DIRECTIONAL SIGN	A2	n/a	3.23
DIRECTIONAL SIGN	A3	n/a	3.23
DIRECTIONAL SIGN	A4	n/a	3.23
DIRECTIONAL SIGN	A5	n/a	3.23
VERTICAL CLEARANCE	B	n/a	1.66
PREVIEW BOARD	C	n/a	6.72
HOUSING W/ ORDER SCREEN	D E	n/a	43.75
MENU BOARD	F	n/a	20.16
DIRECTIONAL SIGN	G	n/a	6.00
(10) WALL PARKING SIGNS	H	n/a	30.00
TOTAL SQUARE FOOTAGE	50.34	124.44	



NOTE: DIMS PROVIDED BY E.S.



1 SOUTH ELEVATION - EXISTING CONDITION
SCALE: NTS

2 EAST ELEVATION - EXISTING CONDITION
SCALE: NTS

NOTE: DIMS PROVIDED BY E.S.



3 MONUMENT SIGN W/ DOUBLE FACE SAND-BLASTED WOOD LOGO - EXISTING CONDITION
SCALE: NTS

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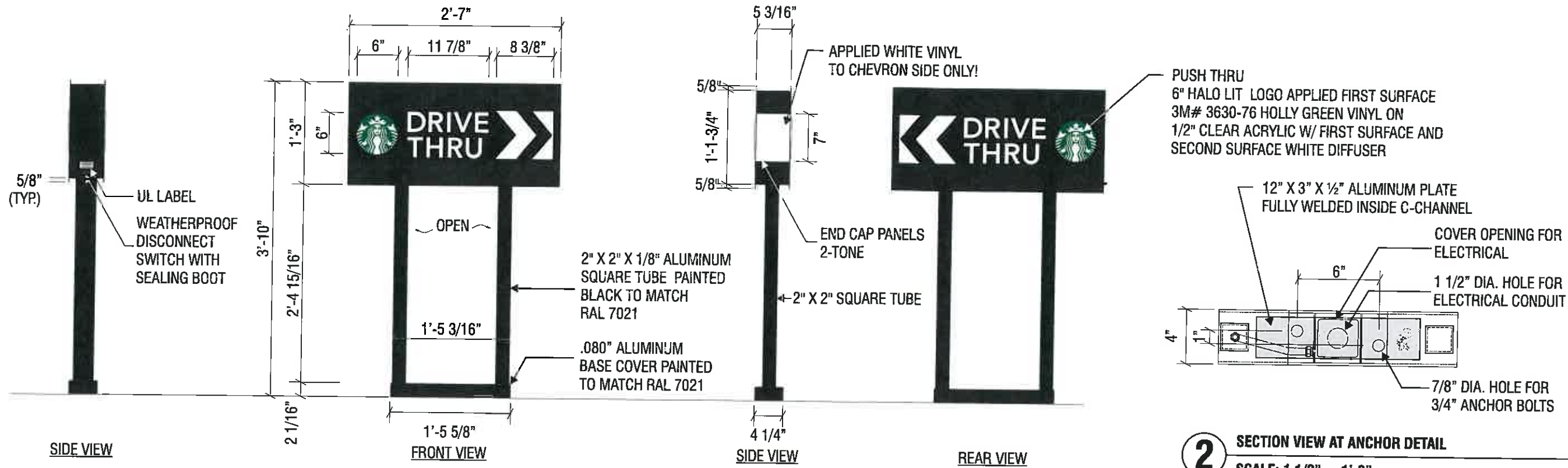
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SIDE VIEW

FRONT VIEW

SIDE VIEW

REAR VIEW

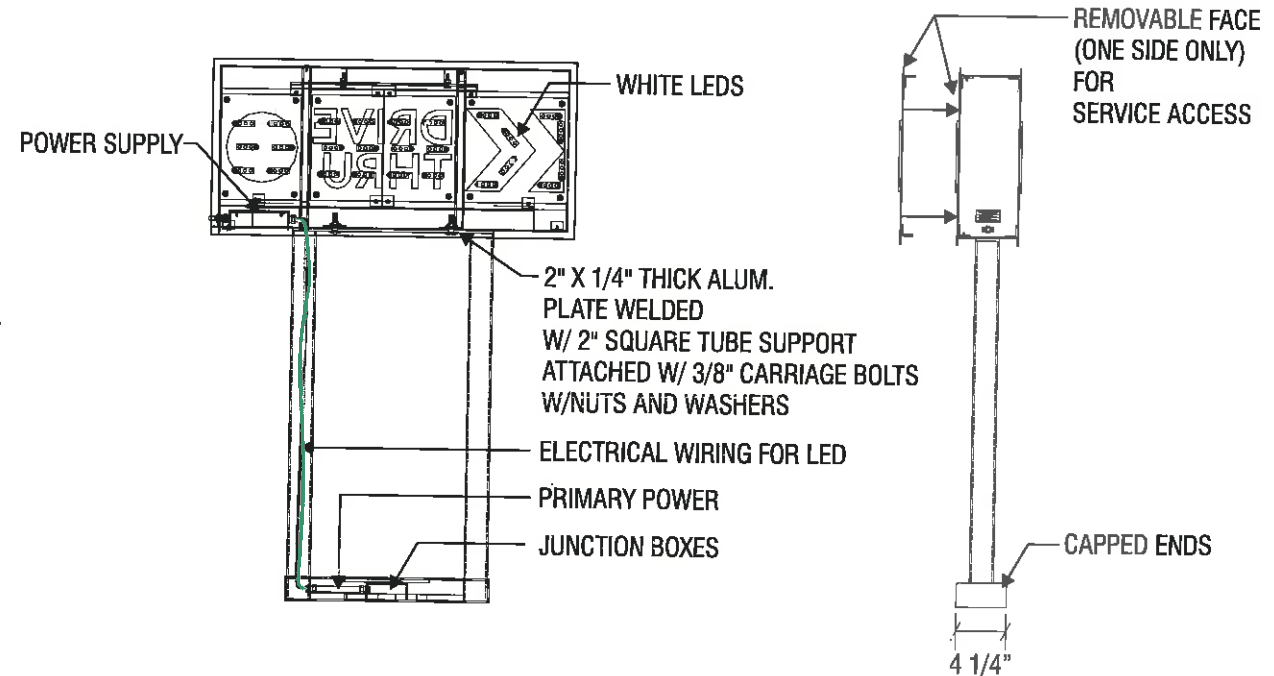
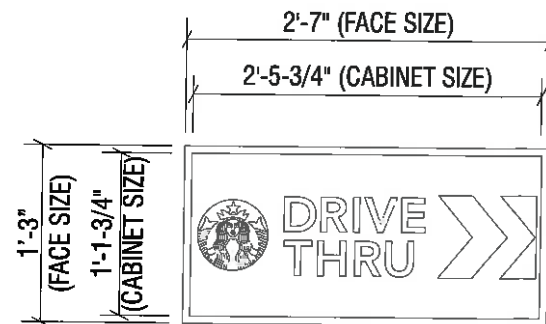
2 SECTION VIEW AT ANCHOR DETAIL
SCALE: 1 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

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

SIGN FACE SCHEDULE			
SIGN	QTY.	FRONT	BACK
A1	1	DRIVE THRU	DRIVE THRU
A2	1	THANK YOU	EXIT ONLY
A3	1	DRIVE THRU	DRIVE THRU
A4	1	THANK YOU	EXIT ONLY
A5	1	THANK YOU	EXIT ONLY



3 SERVICE POSITION VIEW
SCALE: 3/4" = 1'-0"

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 Long Beach, California
 90813-1195
 Phone: 562.495.3808
 Facsimile: 562.435.1867
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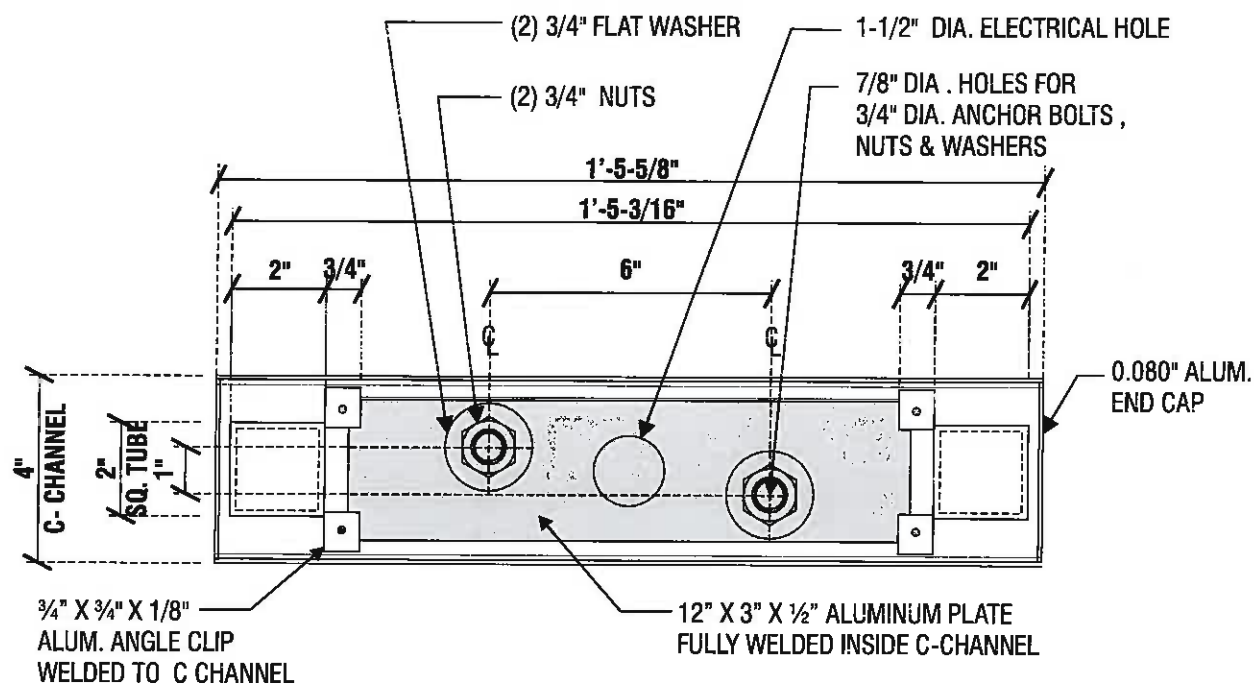
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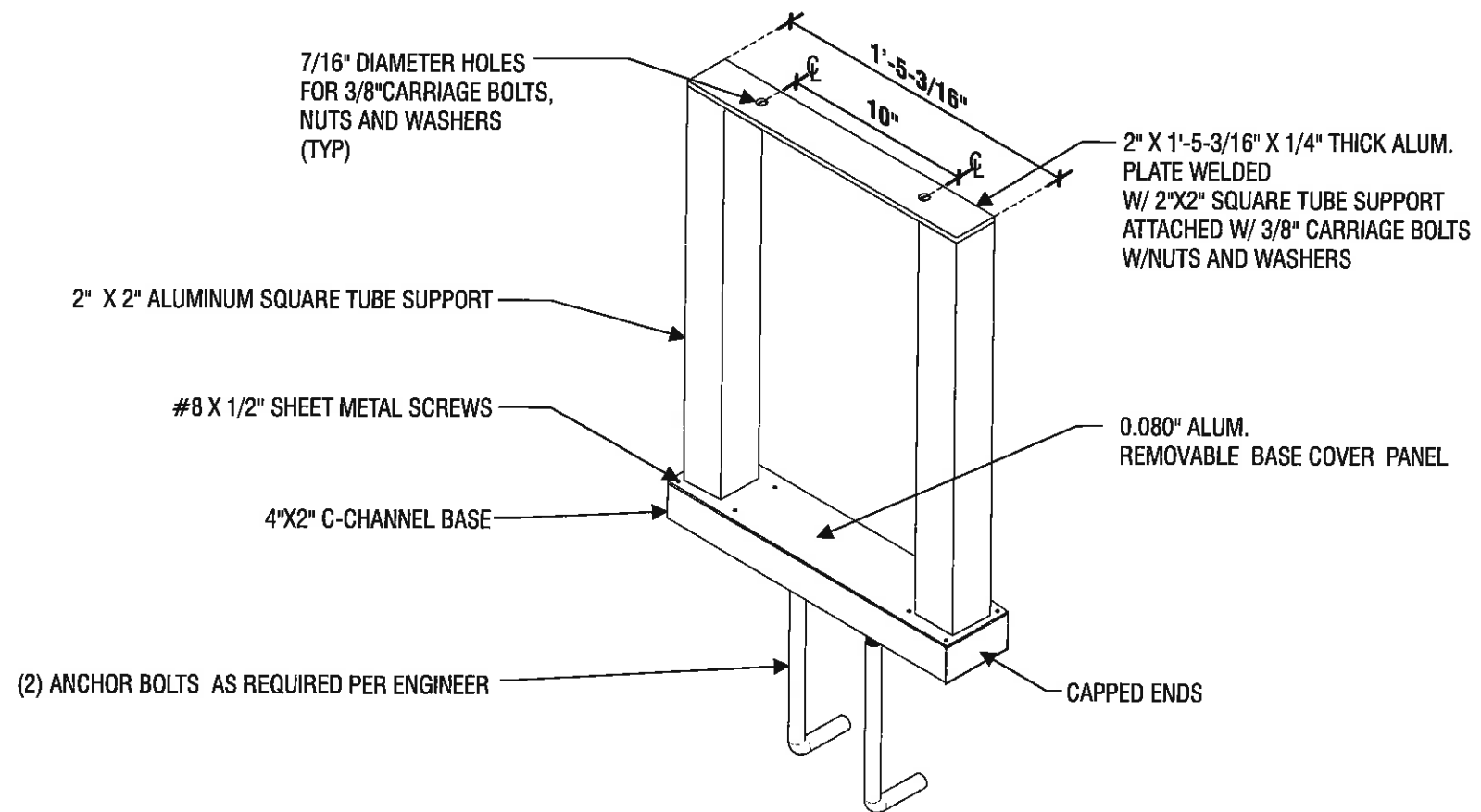
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1 PLAN VIEW AT C-CHANNEL FRAME MOUNTING DETAIL
 SCALE: 3" = 1'-0"



2 ISOMETRIC VIEW AT C-CHANNEL BASE MOUNTING DETAIL
 SCALE: 1-1/2" = 1'-0"



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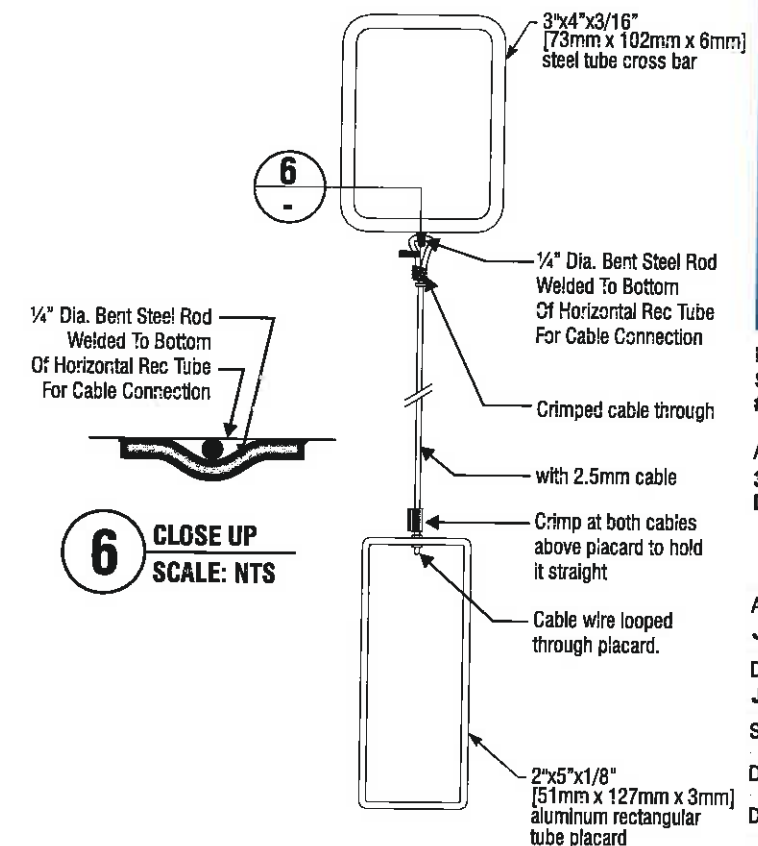
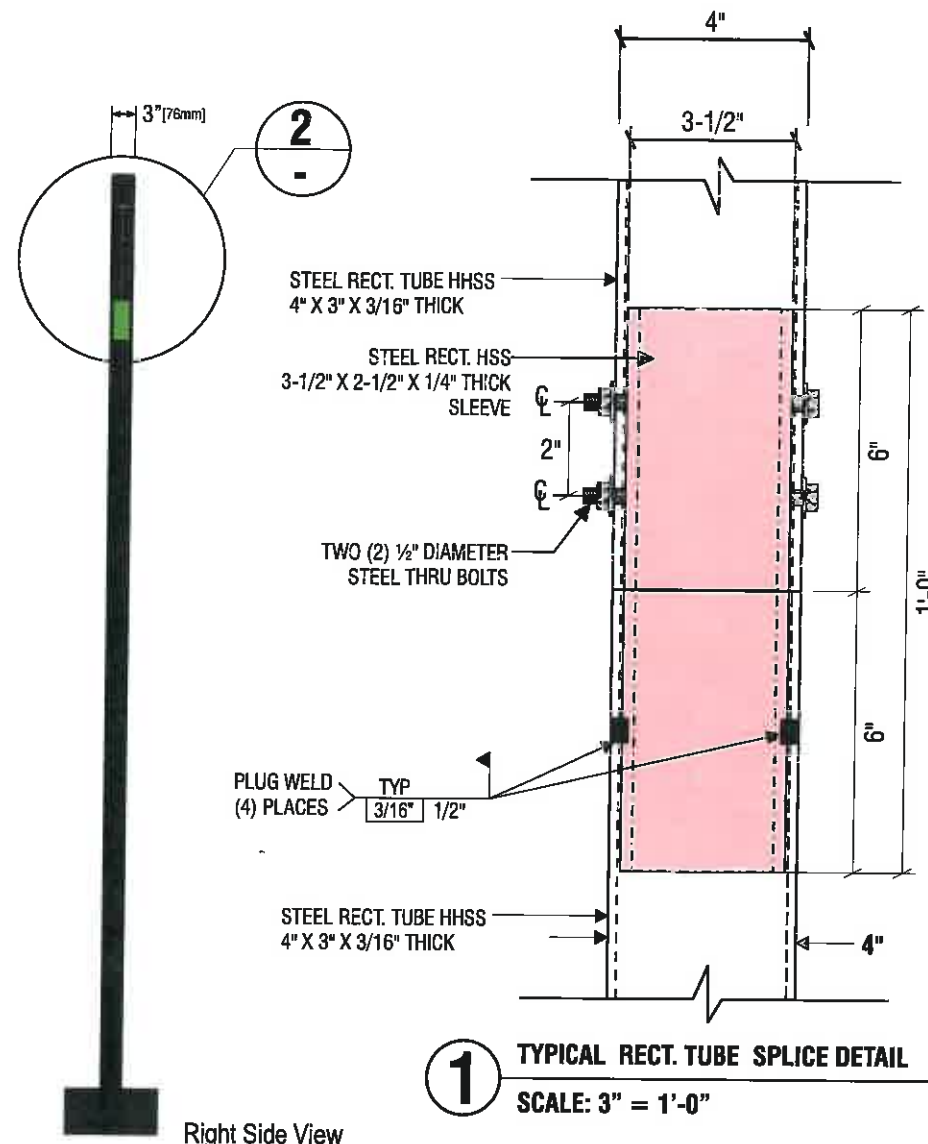
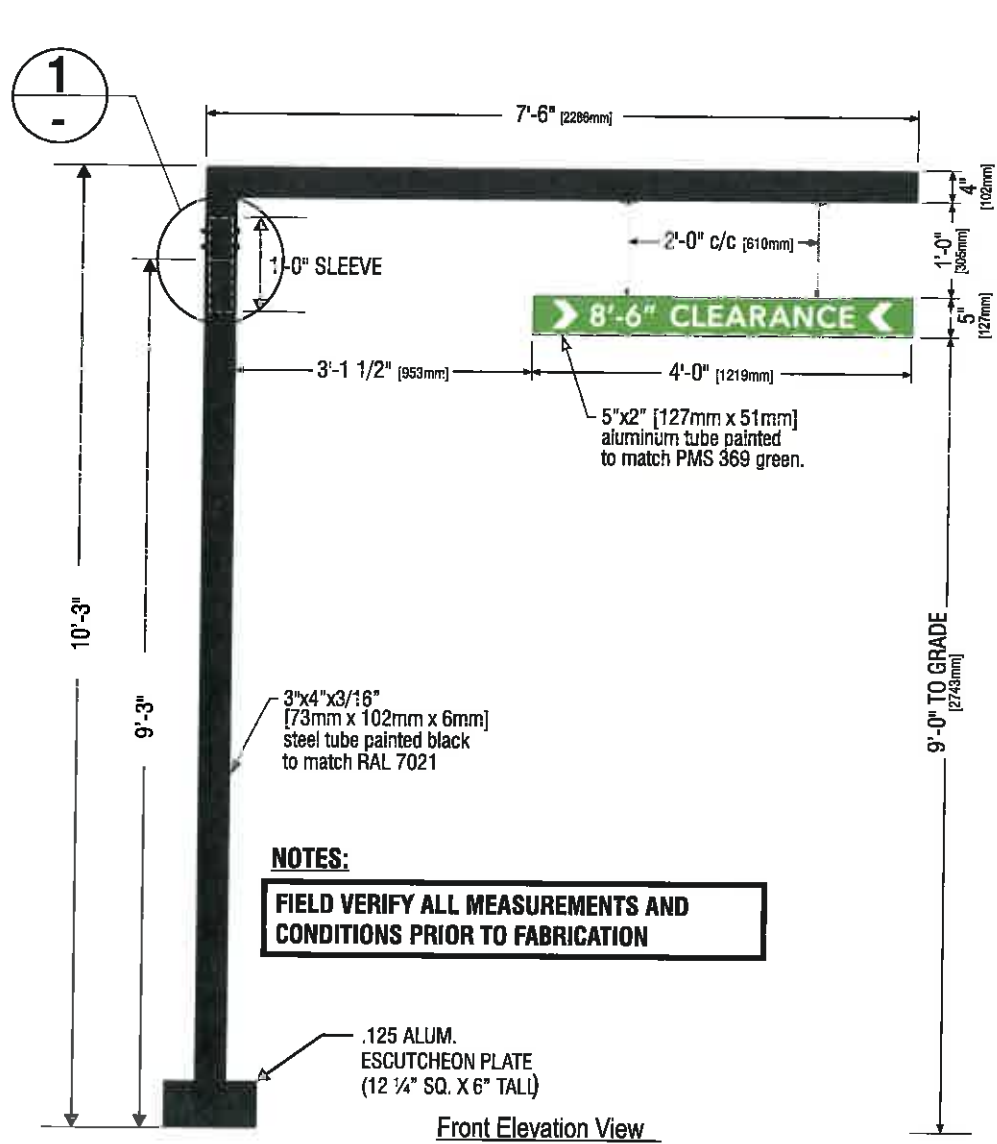
Account Manager:
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 Designer:
J. Villejo 1.50
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Revisions:
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 R3 (iv) 9/21/15 per planning corrections (1.50)
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 R7 (pl) 09/29/15 relocate Sign A3 per city (.50)
 R8 (pl) 10/5/15 rev. per city planner (1.50)

APPROVALS	
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Design	
Production	
FOR INSTALL ONLY	DATE
Acct. Mgr.	

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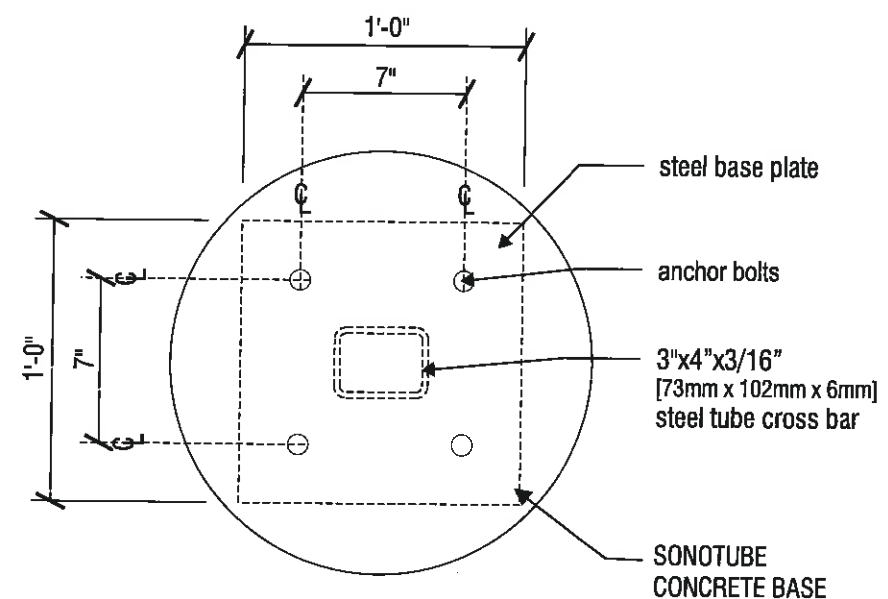
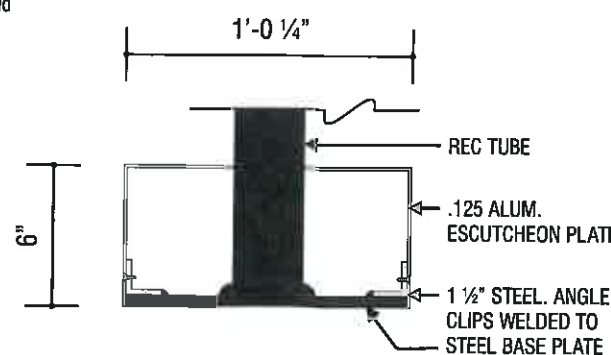
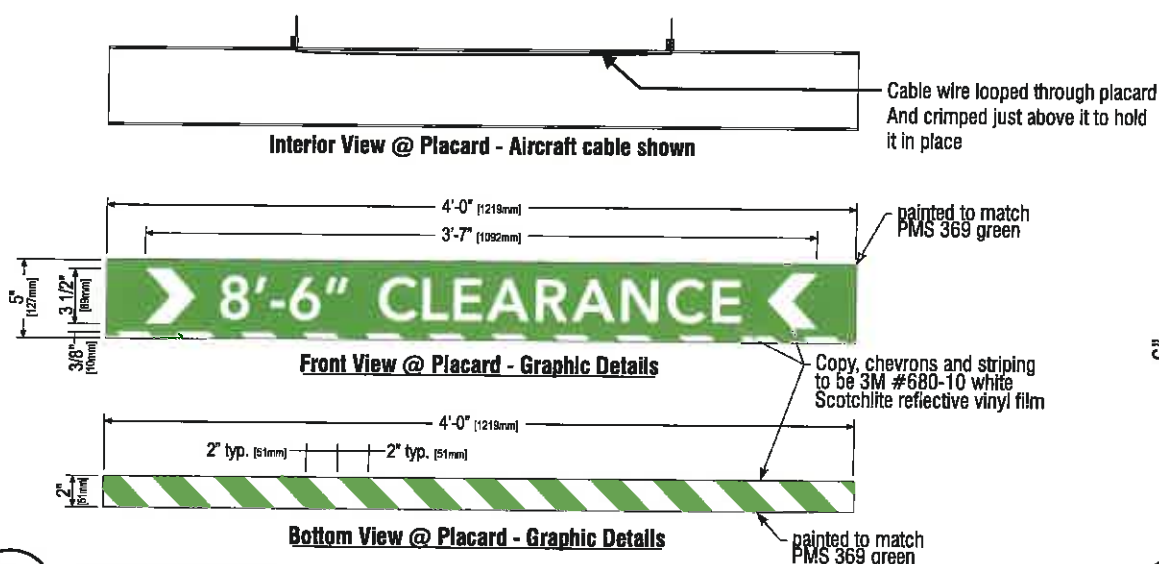
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2 END SECTION VIEW SCALE: NTS

B HEIGHT RESTRICTION BAR QUANTITY: ONE (1) UNIT REQUIRED

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



superior
electrical advertising

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

Project:
Starbucks Coffee
#14006 PCH & Granada

Address:
34122 S Pacific Coast Hwy
Dana Point, CA 92629

Account Manager:
Jim Sterk

Designer:
J. Villejo 1.50

Scale: **AS NOTED**

Design No.: **15-01-8739-08**

Date: **01.06.15**

Reg. No.:

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Production

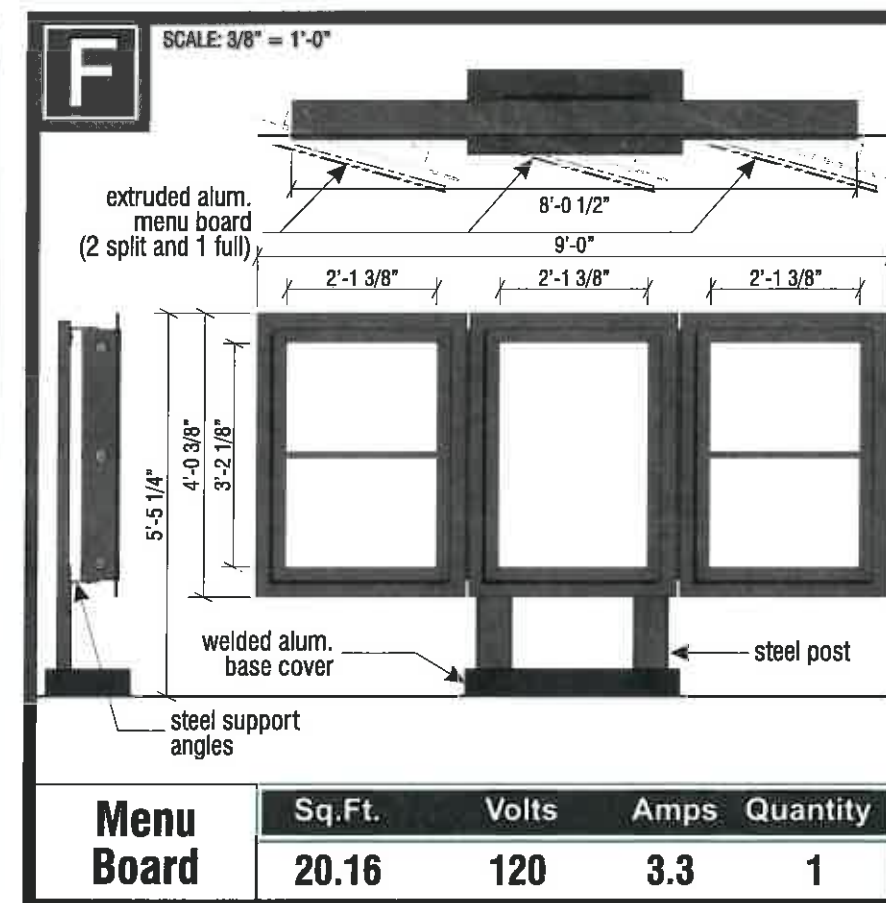
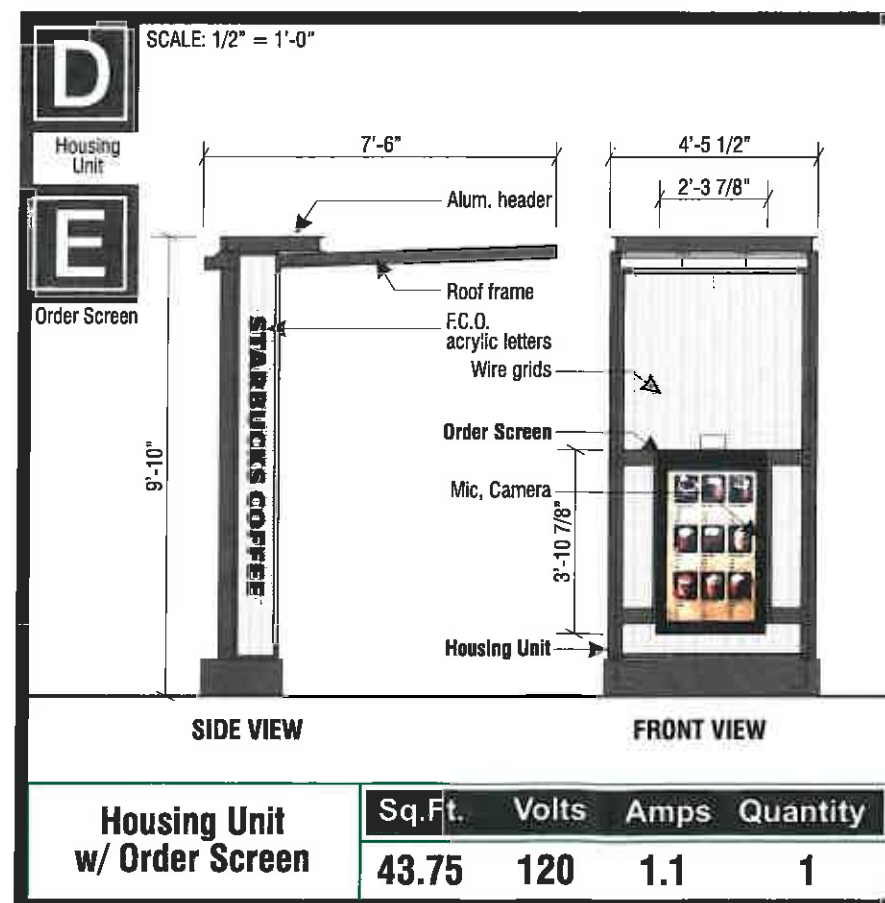
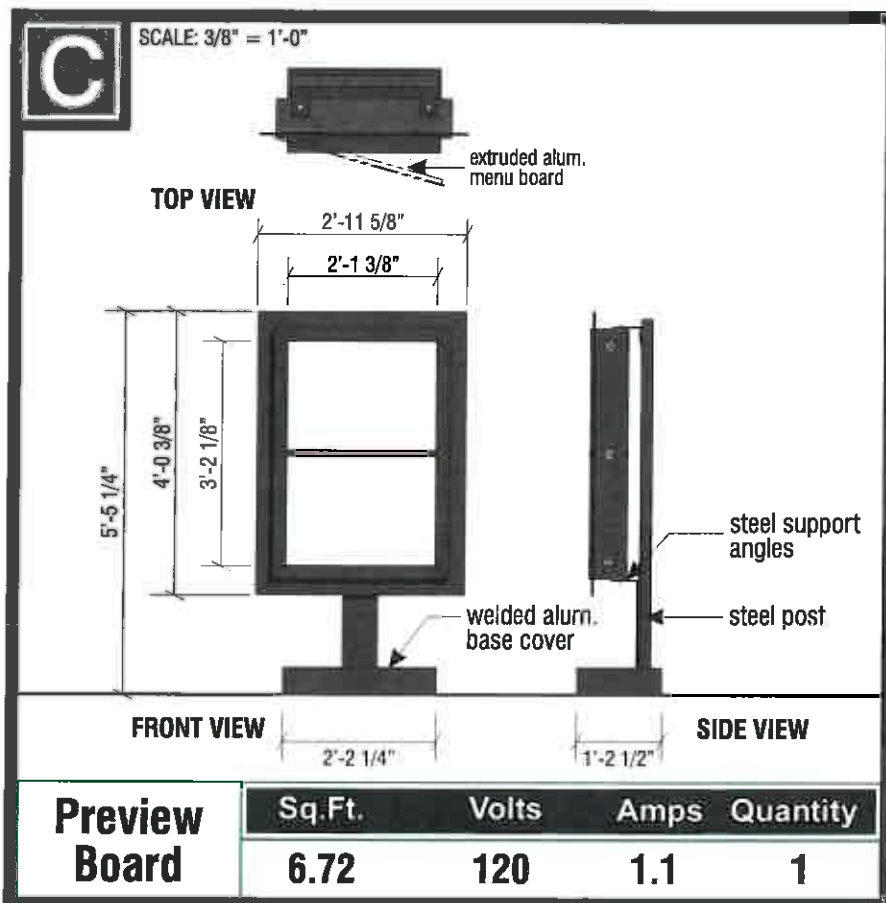
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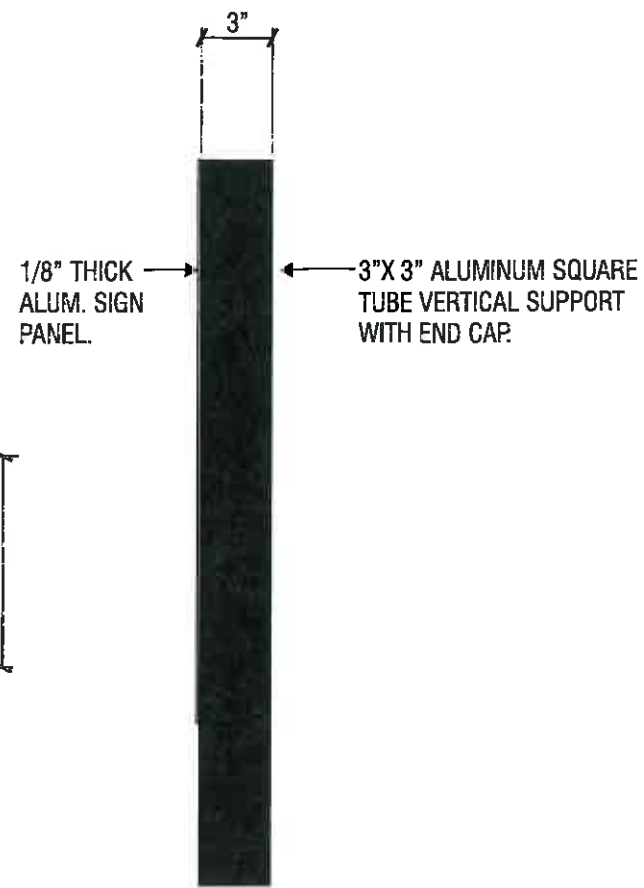
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EVOLVED DT SIGNAGE

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA

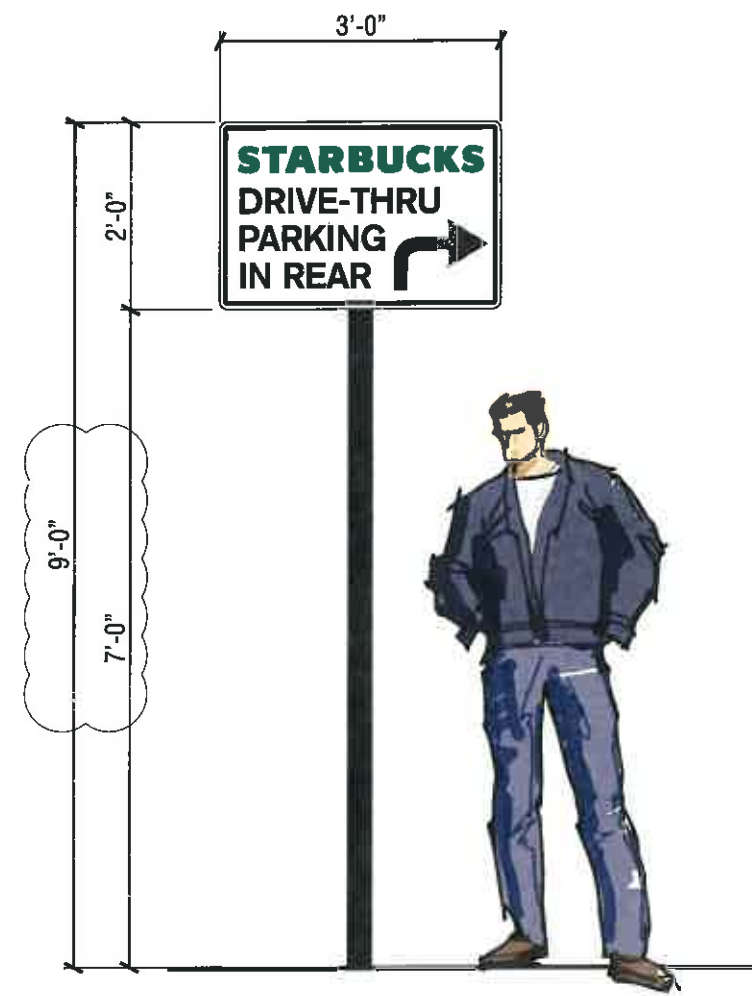


G SIGN ELEVATION / SINGLE FACE NON-ILLUMINATED DIRECTIONAL SIGN
 QUANTITY: ONE (1) REQUIRED SCALE: 1 1/2" = 1'-0"

1 RIGHT SIDE VIEW
 SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS:

- PANEL: 1/8" ALUMINUM PANEL WITH 1" RADIUS CORNERS PAINTED WHITE SEMI-GLOSS
- MOUNTING: PANEL TO BE WELDED TO ALUMINUM SQUARE TUBE POST
- COPY: ALL COPY & BORDERS TO BE APPLIED BLACK 3M VINYL. "STARBUCKS" COPY TO BE APPLIED HOLLY GREEN OPAQUE VINYL OVERLAY
- POST: 3" X 3" ALUMINUM SQUARE TUBE PAINTED BLACK
- NOTES: FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING



1 ELEVATION
 SCALE: 3/8" = 1'-0"



Project:
Starbucks Coffee
#14006 PCH & Granada

Address:
34122 S Pacific Coast Hwy
Dana Point, CA 92629

Account Manager:
Jim Sterk

Designer:
J. Villejo 1.50

Scale: **AS NOTED**

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H1 H10

SIGN ELEVATION / NON-ILLUMINATED WALL PARKING SIGN

QUANTITY: TEN (10) REQUIRED

SCALE: 3" = 1'-0"

SPECIFICATIONS:

PANEL: .080" ALUMINUM PANEL WITH 1" RADIUS CORNERS PAINTED WHITE SEMI-GLOSS

MOUNTING: PANEL TO BE ATTACHED WITH COUNTER-SUNK SCREWS THROUGH FACE

COPY: ALL COPY & BORDERS TO BE APPLIED RED OPAQUE 3M VINYL. "STARBUCKS" COPY TO BE APPLIED HOLLY GREEN OPAQUE VINYL OVERLAY



Project:
Starbucks Coffee
#14006 PCH & Granada

Address:
34122 S Pacific Coast Hwy
Dana Point, CA 92629

Account Manager:
Jim Sterk

Designer:
J. Villejo 1.50

Scale: **AS NOTED**

Design No.: **15-01-8739-08**

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EXISTING SIGN TO REMAIN AS IS.

REMOVE EXISTING "DRIVE THRU" LETTERS (FRONT & BACK). PATCH HOLES AND PAINT TO MATCH ADJACENT COLOR.

I

SIGN ELEVATION / EXISTING DOUBLE SIDED MONUMENT SIGN

SCALE: NTS



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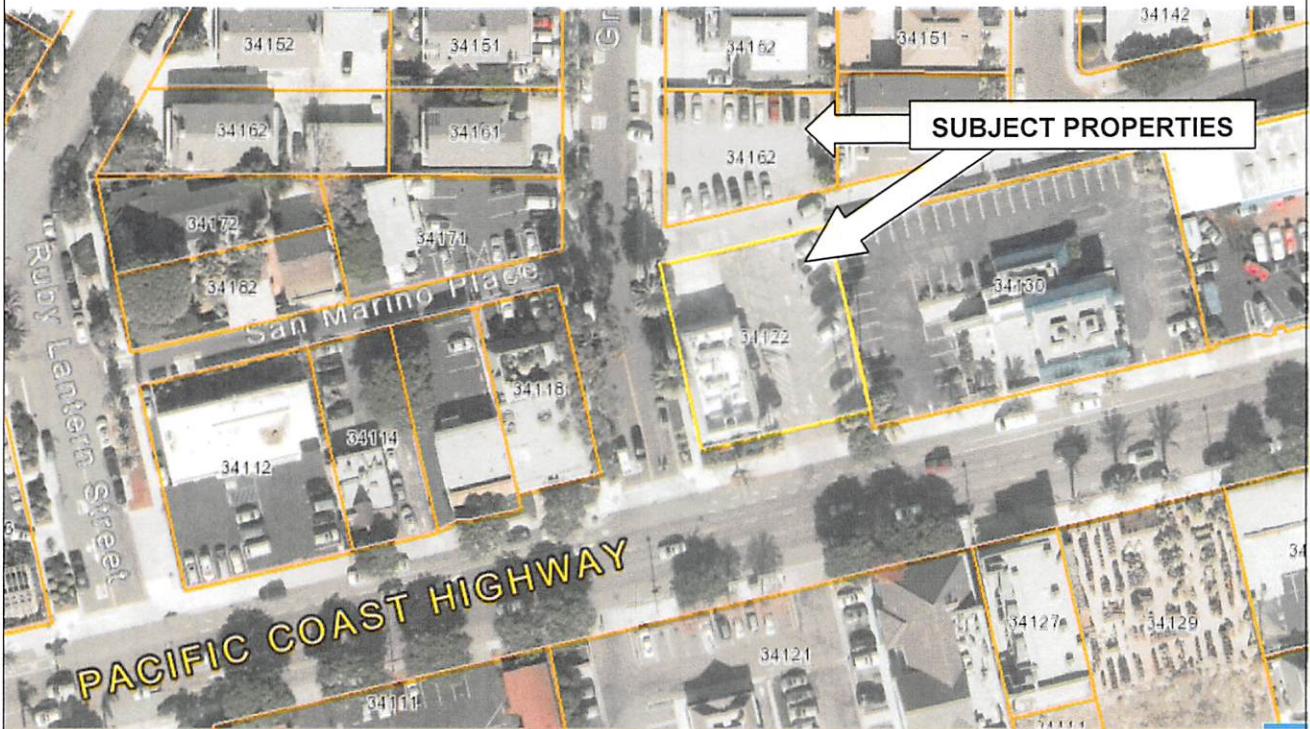
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City of Dana Point
Sign Program Permit SPP15-0004
Evan Langan, AICP, Associate Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

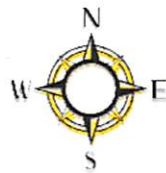
VICINITY MAP



Project : *SPP15-0004*

Project Applicant: *Edward K. Frank and Emily Horn*

Location: *34122 PCH and 34162 Granada*



SITE PHOTOS

