

CITY OF TRACY

OLD Safeway Center

June 27, 1992

Susan Quon
Musil Perkowitz Ruth, Inc.
911 Studebaker Road
Long Beach, CA 90815

Dear Susan:

Subject: APPLICATION 54-91-SGN: Uniform Sign Program for the Gateway Plaza at the southeast corner of Corral Hollow Road and Eleventh Street.

Thank you for your application dated December 17, 1991. The Community Development Director has approved your application provided the following conditions are met:

1. Prior to erection of any signage, a building permit shall be obtained (except for McDonald's building attached signage which has already been reviewed by the City).
2. The following permit number shall be placed on the first the letter of all signs:

"54-91-SGN" (minimum size is 1" lettering, in a contrasting color)

For freestanding signs, (monument and center i.d. signs), this requirement shall be satisfied by placing the permit number opposite the streetside face of the structure at breast height.

3. This sign permit shall become null and void if installation of a sign is not commenced within six months from the date of this approval letter, dated above.
4. Signage shall be installed per the plans dated July 23, 1992.
5. This permit allows the following:
 - a) Approval of the building attached signs for McDonalds, Walgreens, Safeway, and Chevron. No further sign permit is required. A separate building permit is required for Safeway, Walgreens and Chevron.
 - b) Establishes a sign program for future tenants in Buildings 1a, 2 and 3. All tenants to apply for sign permits consistent with this USP. Buildings permits will be required for

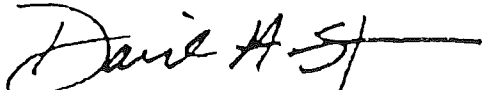
all tenants.

- c) Approval for monument signs for McDonalds, Chevron (2), Wells Fargo, and pad 7 (limited to no more than two tenants). Building permits required for all signs.
 - d) Approval of two 15 foot freestanding center ID signs with a maximum of three tenants per sign. A building permit is required for each sign.
 - e) Approval of the rear door signage as depicted on the plans.
- 6) The Chevron signs shall include a peacock tile accent to tie the monument sign in with the other center monument signs.
 - 7) The plans are to be modified to include the 75% frontage lease information as requested by the developer.
 - 9) Type A sign text shall be modified to allow a maximum sign height from 42" to 36".
 - 10) Monument signs are permitted in their shown locations to be 6 feet in height from the nearest street curb (as determined by Planning Staff) and not to be 6 feet on top of a berm.
 - 11) A reduced set of amended plans (8.5" x 11") shall be sent to the Community Development Department within 90 days of the date of this permit.

In the event that you are not satisfied with the decision of the Community Development Director, you may file an appeal with the Planning Commission within ten (10) working days from the date of this letter. There is a \$200.00 non-refundable appeal application fee and the appeal must be filed in writing with the secretary of the Commission.

If you have any questions regarding this matter, please contact me at (209) 836-2665.

Sincerely,



DAVID A. STORER, AICP
Senior Planner

CC: Building Department

TYPE "A" SIGN:

TYPE A - TENANT SHALL BE REQUIRED TO INSTALL ONE (1) SIGN COMPRISED OF INTERNALLY ILLUMINATED METAL LETTERS WITH PLEXIGLAS FACES PER THE ADJACENT DRAWINGS/LETTER EDGES TO BE SHEET METAL AND PAINTED DK. BRONZE/SIGN FACE TO BE PLEXIGLAS /COLOR SELECTED BY TENANT SUBJECT TO LANDLORD APPROVAL/LETTERS NOT TO EXCEED 36" IN HEIGHT AT BLDGS. 1B AND 4. LETTER HEIGHTS AT BUILDINGS 1A, 2 AND 3 SHALL BE 18". PAD BUILDINGS 5,6,7,8&9 SIGNAGE SHALL BE APPROVED SEPARATELY BY CITY AND OWNER/SIGN AREA SHALL NOT EXCEED 1 SF PER 1 LIN. FT. OF TENANT LEASE FRONTAGE ON BUILDINGS 1A, 2&3 /SIGN LENGTH NOT TO EXCEED 75% OF TENANT LEASE SPACE.

TYPE "B" SIGN: (BUILDINGS 1A, 2 & 3)

TYPE "B" - WINDOW SIGNAGE: TENANT SHALL BE ALLOWED TO PLACE IN THE UPPER WINDOW PANEL ADJACENT TO THE DOOR NOT MORE THAN 144 SQUARE INCHES OF HANDPAINTED, DECAL, OR STICK-ON LETTERING OR GRAPHICS INDICATING HOURS OF BUSINESS, TELEPHONE NUMBERS FOR EMERGENCY CONTACT, APPROVED CREDIT CARDS, ETC. NO OTHER WINDOW SIGNAGE SHALL BE ALLOWED INCLUDING BUT NOT LIMITED TO TEMPORARY SIGNS, SALE BANNERS, POSTERS, AND PRODUCT INFORMATION WITHOUT WRITTEN LANDLORD AND CITY OF TRACY APPROVAL

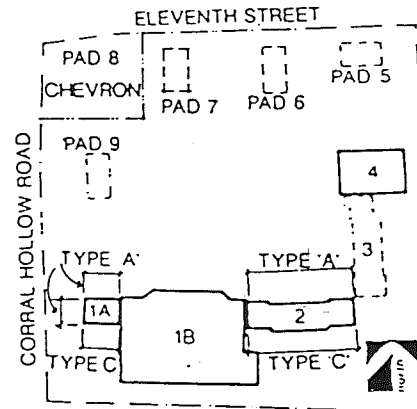
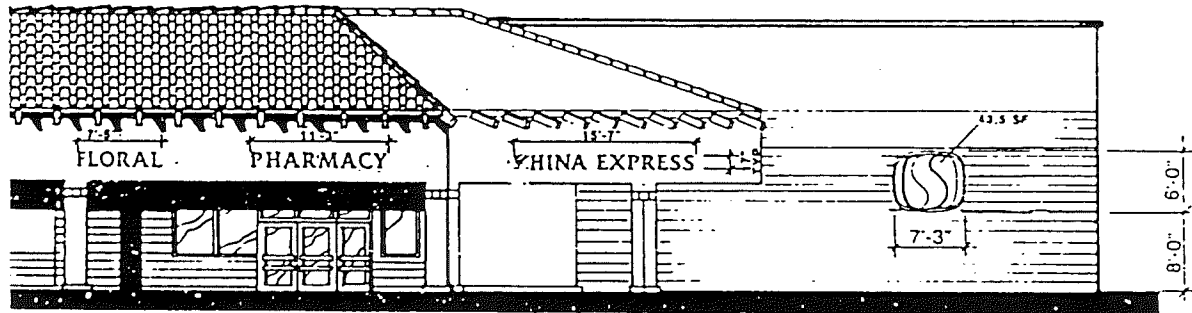
TYPE "C" SIGN:

TYPE "C" - REAR SERVICE DOOR. TENANT SHALL IDENTIFY SERVICE DOOR WITH COMPANY NAME AND SUITE/STREET ADDRESS FOR DELIVERY AND EMERGENCY PURPOSES ONLY. SIGN SHALL BE 8 INCHES LONG SHEET METAL PLAQUE AFFIXED TO THE REAR DOOR WITH A MINIMUM OF 4 SELF TAPPING SHEET METAL SCREWS. PLAQUE BACKGROUND SHALL BE PAINTED TO MATCH BUILDING. LETTERS SHALL BE 4 INCHES HIGH, BLACK, BLOCK PRINT.

2-A
3-4"
adjacent drawings?

1'-11 1/2" - TYP.
SIGN TYPE "A"

*PADS
ALL 4 SIDE*



A PROJECT FOR

PACIFIC/BOWIE-TRACY

P.O. BOX 3060
NEWPORT BEACH, CA. 92658
(714) 760-8591

A COMMERCIAL PROJECT AT •

NEC OF 11TH STREET & CORRAL HOLLOW ROAD
**GATEWAY PLAZA
SHOPPING CENTER
TRACY, CA.**

5

6/12/92 GC
7/27/92 SQ 7/29/91 DD
7/23/92 SQ 6/20/91 DD
90-350

Musil Perkwitz Ruth, inc.

Architect
Planning
Engineering

911 S. DeSoto Road
Long Beach CA 90815
213 594 9333

GENERAL NOTES: ONE SQUARE FOOT OF SIGNAGE PER ONE LINEAL FOOT OF BUILDING FRONTAGE IS THE MAXIMUM ALLOWABLE PER CITY OF TRACY CODE.

- 1 THE PURPOSE OF THIS CRITERIA IS TO ESTABLISH THE MINIMUM SIGN STANDARDS NECESSARY TO INSURE COORDINATED PROPORTIONAL EXPOSURE FOR ALL TENANTS PERFORMANCE SHALL BE STRICTLY ENFORCED AND ANY NON CONFORMING SIGNS SHALL BE REMOVED BY THE TENANT OR HIS SIGN CONTRACTOR AT THEIR EXPENSE
- 2 EACH TENANT SHALL SUBMIT TO THE LANDLORD FOR APPROVAL TWO (2) COPIES OF A DETAILED SHOP DRAWING OF HIS PROPOSED SIGN INDICATING CONFORMANCE TO THIS CRITERIA SUCH SUBMITALS SHALL INCLUDE BUT NOT BE LIMITED TO PERTINENT DIMENSIONS DETAILS AND COLOR CALL OUTS
- 3 THE TENANT SHALL PAY FOR ALL SIGNS AND THEIR INSTALLATIONS AND MAINTENANCE
- 4 THE TENANT SHALL SUBMIT LANDLORD APPROVED DRAWINGS TO ALL AGENCIES REQUIRING APPROVAL AND SHALL PAY FOR THE REQUIRED APPROVALS AND PERMITS
- 5 ALL WORK SHALL BE OF EXCELLENT QUALITY LANDLORD RESERVES THE RIGHT TO REJECT ANY WORK DETERMINED TO BE OF INSUFFICIENT QUALITY BY LANDLORD OR THE PROJECT ARCHITECT
- 6 ALL SIGNS AND THEIR INSTALLATION MUST COMPLY WITH LOCAL BUILDING AND ELECTRICAL CODES LOCAL SIGN ORDINANCES SHOULD BE CONSULTED FOR REQUIREMENTS NOT COVERED IN THIS CRITERIA
- 7 TENANT SHALL BE RESPONSIBLE FOR PENETRATIONS LEAKS AND OR DEFACEMENT CAUSED BY HIS SIGN CONTRACTOR
- 8 NO ANIMATED FLASHING OR AUDIBLE SIGNS WILL BE PERMITTED
- 9 NO EXPOSED TUBING LAMPS WILL BE PERMITTED
- 10 NO EXPOSED RACEWAYS CROSS OVERS CONDUITS CONDUCTOR TRANSFORMERS ETC SHALL BE PERMITTED
- 11 SIGN CONTRACTOR SHALL PROVIDE NECESSARY FASTENINGS AND BRACINGS TO SECURELY INSTALL THE SIGN

SPECIFICATIONS:

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12" - TYP.
TYPE "A"

