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JUL 14 2005  
CITY OF TRACY

# MASTER SIGN PROGRAM

“Tracy Auto Service Center”  
Power Drive & Auto Plaza Road

Real Development LLC  
Andy Lux and Robert Edelman  
18 Crow Canyon Ct.  
San Ramon, CA 94583  
(925) 831-9779

Developed by:

**SAVAGE**  
**Signs**

5778 Sonoma Drive, Suite C • Pleasanton, CA 94566  
925-484-0444 fax 925-484-0445

City of Tracy Planning Division	
APPROVE <input checked="" type="checkbox"/>	
DENY <input type="checkbox"/>	
BY <u>Johannes</u>	DATE <u>7/28/05</u>
COMMENTS/CONDITIONS:	

Master Sign Program Application  
Number 27-05-SGN

## PROJECT DIRECTORY

- **Owner/Landlord:** Real Development LLC  
Andy Lux and Robert Edelman  
18 Crow Canyon Court  
San Ramon, CA 94583  
(925) 831-9779 TEL  
(925) 831-9475
- **Sign Agent:** Savage Signs  
Keston Huntington  
5776-C Sonoma Drive  
Pleasanton, CA 94566  
(925) 484-0444 TEL  
(925) 484-0445 FAX
- **City Planning:** City of Tracy  
520 Tracy Blvd  
Tracy, CA 95376  
Phone: (209) 831-4600  
Fax: (209) 831-4606

## PURPOSE & INTENT

The purpose and intent of this Master Sign Program (hereinafter "Program") is to provide sign design and manufacturing guidelines necessary to ensure that occupant signage will achieve architectural consistency, balance and placement for the mutual benefit for all occupants within the *Tracy Auto Service Center* (hereinafter "Center"). High quality signage that reflects the integrity of the Center's architectural design is the primary objective of this Program. The criteria outlined in this Program will be enforced by Owners Association or its manager, the designated Sign Company and the City of Tracy.

## GENERAL REQUIREMENTS

1. Occupant's signage shall conform to the requirements of the I205 Corridor specific plan & Tracy Municipal Code.
2. Occupants signage that is nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Occupants sole expense.
3. Occupant is solely responsible for all sign costs including manufacturing, permitting, installation, maintenance and removal.
4. Sign Company shall be a vendor approved by the Owners Association or its manager. All City of Tracy permits and inspection shall be obtained by the Sign Company.
5. Occupant's sign installation contractor shall carry a valid C45 state contractors license, workers compensation, if more than one employee, and public liability insurance again all damage suffered or done by any and all persons or property damaged while engaged in the construction or erection of the signs, in the amount of \$1,000,000 per occurrence. Evidence of insurance coverage shall be presented to the City of Tracy Building Division and occupant when applying for the sign permit.
6. All architectural signage must be approved by Owners Association or its manager prior to manufacturing and installation. Written approval of the proposed sign must be obtained and presented to the City of Tracy for the permit review and approval process.

Prior to manufacturing, the Occupant/Sign Company shall submit colored drawings of the proposed signage to Owners Association or its manager for approval. These drawings shall include the building elevation to which the signs are to be attached (with the proposed sign shown), Occupant building frontage site plan, complete sign dimensions (including overall square foot measurements), design graphics, colors, the location of the sign, and the method of attachment.

Prior to manufacturing, and after Owners Association or its manager, approval is granted, the Sign Company shall submit necessary sets (one of which shall include the signed approval of The Owners Association or its manager) of colored drawings of the proposed signage to the City of Tracy Planning Division for design review approval. These drawings shall include

building elevation to which the signs are to be attached (with the proposed sign shown), tenant building frontage site plan, complete sign dimensions (including overall square foot measurements), design graphics, colors, the location of the sign, and the method of attachment.

7. All signs shall be reviewed for conformance with this Program and overall design quality. The Owners Association or its manager has the right to approve or disapprove sign design submittals based on aesthetics of the sign, which include colors, design and style.
8. The Owners Association or its manager reserves the right to periodically hire an independent contractor to inspect the installation of Occupant's signage. Occupants will be required to have any discrepancies and or code violations corrected at the Occupant's expense. Any code violations, requests for sign removal, or discrepancies not corrected within 15 days of notice, may be corrected by the Owners Association or its manager at the Occupant's sole expense.
9. All signage shall be maintained in proper operational condition at all times. Maintenance shall be at the Occupant's sole expense. The Occupant is responsible for signage repairs within 15 days of notification by the Owners Association or its manager or the City of Tracy that such repairs are required.
10. Electrical sign circuits and any components needed to maintain electricity to signage shall be at the Occupant's sole expense.
11. Within 15 days of the sale, termination or expiration of Occupancy, Occupant shall remove all signs and restore the building and/or site to its original condition at the Occupant's sole expense. In regards to leased property, the property owner/landlord shall be responsible to restore the building and/or site to its original condition if not performed by occupant.
12. Sign space dedicated to Directional Monument and Anchor Monument will be subtracted from available permitted signage area for occupants according to City regulations.

## **PERMITTED SIGNAGE/DESIGN REQUIREMENTS**

1. Occupants are required to have signage comprised of internally illuminated individual channel characters (cans), designed to specifically enhance the architectural design of the building. Signs are limited to letters and one LOGO.
2. Signs are limited to and shall be located within the sign band (the façade area designed to include signage above the storefront). Signage shall NOT overlap, obscure or hide architectural features.
3. Logos may be permitted at the discretion and approval of the Owners Association or its manager. Letter font style is subject to Owners Association or its manager approval. Maximum width of the sign shall not exceed 75% of the Occupant's building frontage (the linear footage of that side of the Occupant's unit) upon which the sign is to be placed. Colors must be approved in advance by Owners Association or its manager.

Notwithstanding the maximum square footage for each sign, signs and copy type in all cases shall appear balanced and in scale within context of the sign space and the building as a whole. Signs shall be centered horizontally over Occupant's space unless otherwise approved by the Owners Association or its manager and the City of Tracy.

4. All transformers, conductors, wire and all other electrical components shall be concealed behind the exterior wall.
5. Window signage is permitted in removable vinyl and shall meet the City of Tracy standards and requires approval of the Owners Association or its manager.

### **PROHIBITED SIGNS**

1. Roof mounted signs.
2. Pole Signs.
3. Audible signs.

### **SIGN CONSTRUCTION AND INSTALLATION CRITERIA**

1. All signs and their installation shall comply with all applicable City and State codes.
2. All illuminated signs must bear the Underwriters Laboratories (U.L.) label and comply with the California Electrical Code Article 600.
3. Occupant's sign contractor shall completely install and connect all sign display and primary wiring at sign location. Signs are to be connected to a sign circuit box provided by the Occupant. Sign circuit boxes are not to be installed by the sign installation contractor and can only be installed by a licensed electrician.
4. All penetrations of exterior walls to be sealed watertight and finished to match adjacent materials.
5. Internal illumination to be 60 milliamp neon and the installation label in accordance with the "National Board of Fire Underwriters Specifications" and bear the U.L. label. No other labels or identification will be permitted.
6. All exposed aluminum returns shall be of 24 gauge, 5" standard returns. All trim caps shall be 3/4" thick, and painted to match the returns.
7. **Letters and characters to be fabricated in aluminum.**
8. Neon transformer to be 30 milliamps, with white or red wiring.

## **FREESTANDING MONUMENT SIGNAGE**

1. There are two freestanding monumental signs.

### **Anchor Monument**

2. The anchor freestanding monument shall be located at the southern driveway of Power Drive and shall be designed to match the architecture of the building. It shall be a two sided and installed at an angle to be seen from both directions of traffic, all as shown on EXHIBIT "A".
3. The monument will be internally illuminated, constructed of aluminum at a maximum height of 6' and depth of 16" per I205 Corridor Specific Plan shall not exceed 32 sq ft. All engineering drawings of the monument shall be submitted to the City of Tracy.
4. The freestanding Monument shall be permanently located in a maintained landscape planter.
5. Freestanding anchor monument shall conform to the City's clear sight requirements and be set back 10 feet from public right of way, sidewalk and access driveways.
6. The Owners Association or its manager will determine tenant monument face locations.
7. Occupant is financially responsible for face plate signage. All monumental face plates shall conform to the requirements outlined. Occupants monument face plate signage that are nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Occupants sole expense.
8. For consistency, each face plate is limited to size and font style. Each face plate must be designed in a reverse vinyl to maintain consistency of the architectural design.

### **Directional Monument**

1. The directional freestanding monument shall be located at the driveway entrance of Auto Plaza Road, shall be designed to match the architecture of the building and shall be a one sided sign as shown on EXHIBIT "B".

2. The monument will be internally illuminated, constructed of aluminum at a maximum height of 7' with a width of 6' and depth of 12". All engineering drawings of the monument shall be submitted to the City of Tracy.
3. The freestanding Monument shall be permanently located in a maintained landscape planter.
4. Freestanding directional monument shall conform to the City's clear sight requirements.
5. The Owners Association or its manager will determine tenant monument face locations. Occupant is financially responsible for face plate signage.
6. All monumental face plates shall conform to the requirements outlined. Occupants monument face plate signage that are nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Occupants sole expense.
7. For consistency, each face plate is limited to size and font style. Each face plate must be designed in a reverse vinyl to maintain consistency of the architectural design.



# CITY OF TRACY

## Department of Development and Engineering Services

520 Tracy Boulevard  
Tracy, California 95376

Telephone: (209) 831-4600  
Fax: (209) 831-4606

July 28, 2005

Andy Lux  
Real Development  
18 Crow Canyon Court, Suite 290  
San Ramon, CA 94583

Subject: Master Sign Program, Application Number 27-05-SGN  
Tracy Auto Service Center  
Southeast corner of Auto Plaza Drive and Power Road

Dear Mr. Lux,

Thank you for your submittal of Master Sign Program Application Number 27-05-SGN, on July 28, 2005. The Development and Engineering Services Director has approved your application for a Master Sign Program subject to the following conditions:

1. Any sign installed at the Tracy Auto Service Center located at the southeast corner of Auto Plaza Drive and Power Road shall be designed and installed in conformance with the Master Sign Program submitted to the Development and Engineering Services Department on July 14, 2005.
2. Prior to the erection of any sign, each tenant shall receive Development and Engineering Services Director approval of a sign application, and shall obtain a construction permit to the satisfaction of the Chief Building Official. Tenants shall submit four colored copies of the detailed signage plan to the City, in conformance with the Master Sign Program, along with a completed sign application and the required application fee
3. Upon removal or installation of any new sign, the site must be rehabilitated to its original condition, which shall include, but is not limited to the removal of mounting equipment, patching, plastering, and/or painting to conform to the current design and colors of the Tracy Auto Service Center.
4. Approval of Master Sign Program Application Number 27-05-SGN includes approval of:
  - a. A monument sign is permitted in the location shown on the plan submitted on July 28, 2005. The maximum height of monument signs shall be six (6) feet with maximum total signage of twenty-four (24) square feet.
  - b. A directory sign is permitted in the location shown on the plan submitted on July 28, 2005. The directory sign is approved with dimensions of six (6) feet high by seven (7) feet wide for a total of forty-two (42) square feet.



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Master Sign Program Application 27-05-SGN  
July 28, 2005  
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In the event you are not satisfied with the decision of the Development and Engineering Services Director, you may file an appeal with the Planning Commission within ten (10) days from the date of this letter. There is a \$276 non-refundable appeal application fee due upon submittal. The appeal must be filed in writing with the Secretary of the Planning Commission.

If you have any questions regarding the above, please contact me at (209) 831-4401.

Sincerely,

A handwritten signature in black ink, appearing to read "John Palmer". The signature is written in a cursive, flowing style.

John Palmer  
Associate Planner