



CITY OF TRACY

Department of Development and Engineering Services

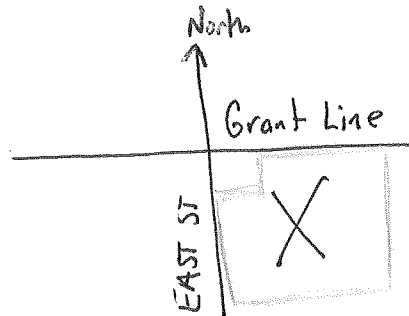
520 Tracy Boulevard
Tracy, California 95376

Telephone: (209) 831-4600

Fax: (209) 831-4606

June 26, 2001

Craig Yeszin
Tracy Sign Service
222 West Larch Road
Tracy, CA 95376



Subject: Master Sign Program Amendment for Tracy Shopping Center
Application Number 22-01-SGN

Dear Craig:

Thank you for your sign permit application submitted on April 10, 2001 for an amendment to the existing Master Sign Program for Tracy Shopping Center. The Development and Engineering Services Director has approved the attached amendment to the master sign program dated June 19, 2001, subject to compliance with the following conditions:

1. All new signs installed at the Tracy Shopping Center, 2300-2358 Grant Line Road shall be designed and installed in conformance with the master sign program amendment approved by the Development and Engineering Services Director on June 26, 2001, and with the requirements of Article 35, Section 10.08.4430 of the Tracy Municipal Code.
2. Prior to the erection of any sign at the Tracy Shopping Center, each tenant shall receive landlord approval, and approval of a sign permit application from the Development and Engineering Services Director, and shall obtain a building permit to the satisfaction of the Chief Building Official.
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 with the current design and colors of the Tracy Shopping Center.
4. A single 7' X 10' freestanding sign for the Tracy Shopping Center, attached, shall be permitted, and will match in colors and materials with the current design and colors of the Tracy Shopping Center. This sign shall be located a minimum of 15 feet from the property line, and not closer than 14 feet to any driveway, alley, or vehicular access.

The amendment to the Master Sign Program approved herein dictates that each wall-mounted tenant sign shall be a maximum of two (2) feet in height, and vary in length proportional to the length of each tenant space, except for the two existing signs to

Master Sign Program
Tracy Shopping Center
22-01-SGN
June 26, 2001

remain, at 2340 Grant Line Road (World's Gym, a 98 square foot individually lettered wall sign) and at 2358 Grant Line Road (Tri-Valley Carpet, a 35 square foot wall-mounted cabinet sign). The sign for Vintage Spirits Liquors, at the opposite end of the shopping center is also proposed to be a 35 square foot wall-mounted cabinet sign (2.5' X 14') to match the existing Tri-Valley Carpet. It should be noted that the allowable sign area is not solely based on each tenant's building frontage, but on the frontage of the entire shopping center (778'), and then distributed throughout the center as proposed by the owner in this amendment to the Master Sign Program.

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 \$230 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, please contact me at (209) 831-4620.

Sincerely,



Victoria Lombardo
Associate Planner

Attw: Vicki

RECEIVED

JUN 19 2001

CITY OF TRACY
D.E.S.

Master sign program

To: City of Tracy
 CC: Vicki/John/Alan
 From: Craig Yeszin @ Tracy Sign Service
 Date: 06/19/01
 Re: Exterior Wall Signs

All Signs Shall Be In Accordance With Tracy Municipal Code. Additionally The Following Criterion Shall Apply.

1. The Purpose of this Criteria Is To Establish The Minimum 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 One (1) Copy Of A Detailed Shop Drawing Of His Proposed Sign Indicating Conformance To The Criteria. Such Submittals Shall Include But Not Be Limited To Pertinent Dimensions, Detail And Color Call Outs
3. The Tenant Shall Pay For Lexan Sign Faces. The Sign Cabinet Enclosure Is The Property Of The Center In Which Its In
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 In Excellent Quality. Landlord Reserves The Right To Reject Any Work Determined To Be Of Insufficient Quality
6. All Signs And Their Installation Must Comply With local Building Codes.
7. No Animated, Flashing or Audible Signs Will Be Permitted
8. No Exposed Crossovers, Conduits, Conductors, Transformers Etc. Shall Be Permitted
9. Sign Contractor Shall Provide Necessary Fastening And Bracing To Securely Install The Sign

Specifications:

Type "A" Sign (Major Tenants) 30" Maximum Height Cabinet With Full Radius Ends Or Pan-Channel Type.

Type "B" Sign (Minor Tenant) 24" Maximum Height Cabinet Type With Full Radius Ends

*See Other Sheet For Frontage Breakdown

Jun. 14 2001 02:06PM P2

FAX NO. : 209-835-3471

FROM : Tracy Signs=\$

SIGN INVENTORY LIST (MSP)

SQUARE FOOTAGE CALCULATED AT
 1/2 SQ. FT. PER LINER FT. ON CABINETS,
 1 SQ. FT. PER LINER FT. ON CHANNEL LETTERS

ADDRESS	SIZE	
2300	2.5'X14'	=70 SQ. FT.
2302	2'X14'	=56 SQ. FT.
2306	2'X10'	=40 SQ. FT.
2308	2'X10'	=40 SQ. FT.
2310	2'X6'	=24 SQ. FT.
2312	2'X6'	=24 SQ. FT.
2314	2'X14'	=56 SQ. FT.
2318	2'X6'	=24 SQ. FT.
2324	2'X10'	=40 SQ. FT.
2340	CHANNEL LETTERS	= 98 SQ. FT.
2350	2'X14'	=56 SQ. FT.
2354	2'X14'	=56 SQ. FT.
2358	2.5'X17'	=85 SQ. FT.

BUILDING FRONTAGE = 778' 669 SQ. FT.

TRACY SIGN SERVICE

222 W. LARSEN RD. TRACY, CA
209-835-3474

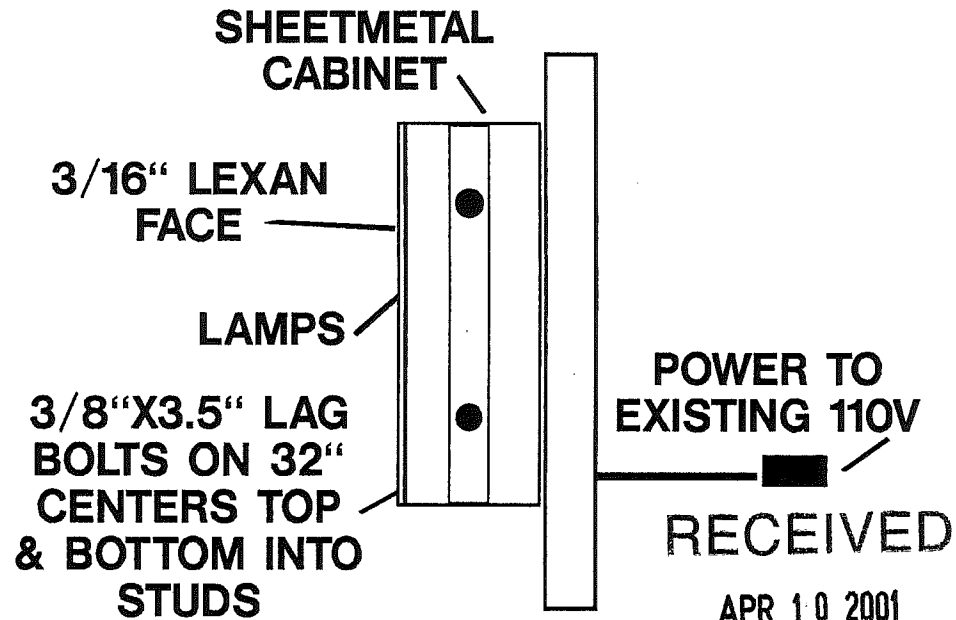
TITLE	LOCATION	DATE	BY
N.T.S.	CSY	DATE	BY

ALL WORK AND CORRECTIONS TO BE MADE
 THE EXCLUSIVE PROPERTY OF TRACY SIGN SERVICE
 THE USER OF THIS LIST SHALL BE RESPONSIBLE FOR
 MAINTAINING IT WITHOUT MATERIAL ABUSE OR AN
 ORDER OF TRACY SIGN SERVICE IS REQUESTED
 TO BE MADE

ILLUMINATED SIGN CABINET

S I G N

**ALL CABINETS
TO BE PAINTED
BLACK WITH
WHITE FACES**



SIDE VIEW

**POWER TO
EXISTING 110V**

RECEIVED

APR 10 2001

**CITY OF TRACY
D.E.S.**

**TRACY SIGN
SERVICE**
222 W. LARCH RD. TRACY, CA.
208-835-3464

SCALE	DATE
N.T.S.	
DATE BY	JOB NO.
CSY	
PERSON	

TITLE *Tracy Shopping Center*
LOCATION

THIS DESIGN AND INVENTION IS TO REMAIN THE EXCLUSIVE PROPERTY OF TRACY SIGN SERVICE UNLESS ACCEPTED AND APPROVED BY CLIENT. THE USE OF THIS DESIGN FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY AN OFFICER OF TRACY SIGN SERVICE IS PROHIBITED BY LAW.

Master sign program

To: City of Tracy
CC: Vicki/John/Alan
From: Craig Yezzin @ Tracy Sign Service
Date: 06/19/01
Re: Monument Sign

Specifications:

The Purpose Of This Sign Is To Modernize The look Of The Center With The Removal Of The Old Skyscraper Sign To A New Sleek Archetectal Style. As Well , It Serves As A Directory For The Tenants And Its Customers. Each Tenant Is Granted (1) Spot With The Major Tenants Each Getting A Larger Portion Of The Sign.

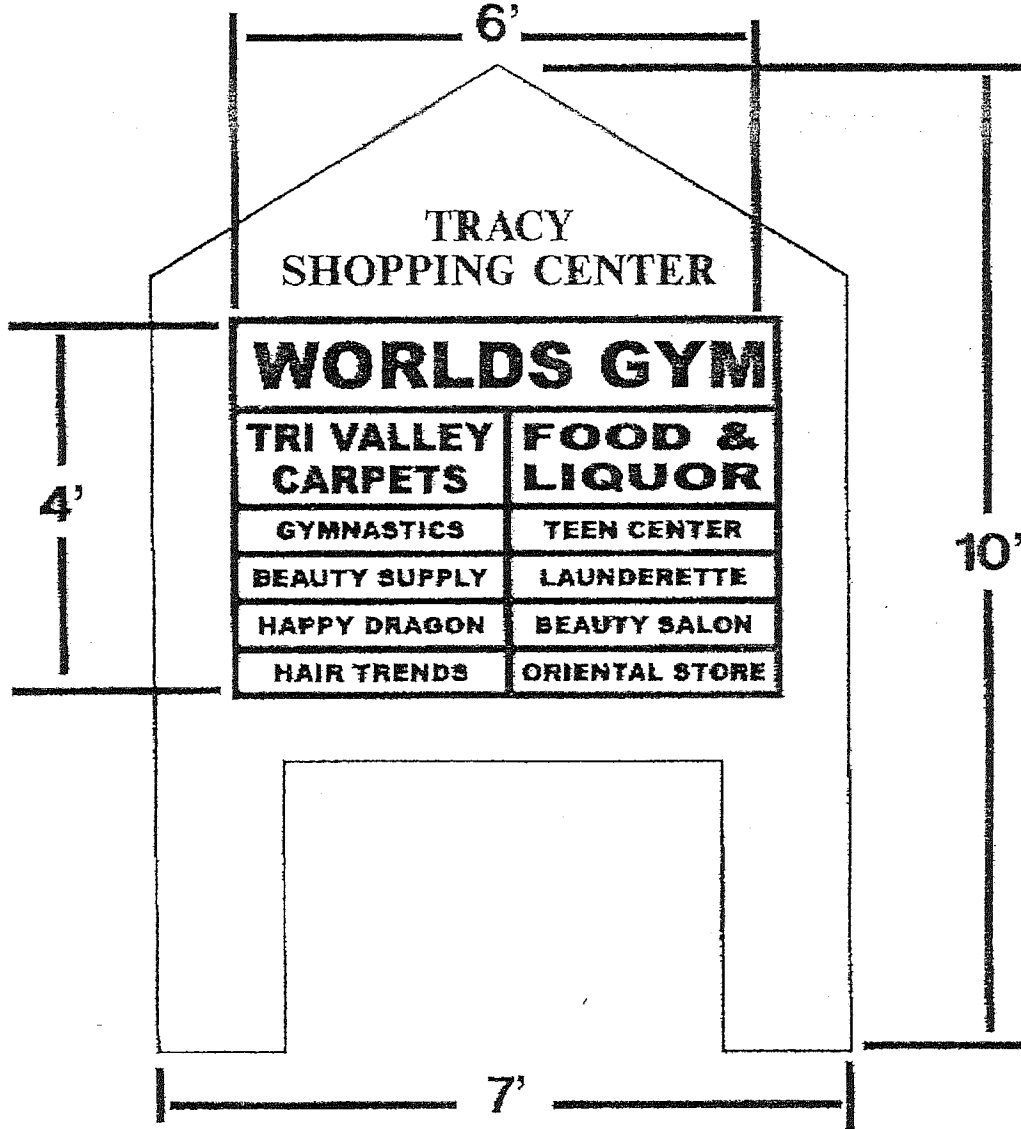
LIC#788138

FROM : Tracy Signs#8

FAX NO. : 209-835-3471

Jun. 14 2001 02:06PM P4

ILLUMINATED MONUMENT



THIS MONUMENT SIGN IS THE EXCLUSIVE PROPERTY OF TRACY SIGNS SERVICE. IT IS LOCATED AND DISPLAYED ON THE TRACY SHOPPING CENTER. NO OTHER SIGNS OR MARKINGS OF ANY KIND ARE TO BE PLACED ON OR NEAR THIS SIGN WITHOUT THE WRITTEN PERMISSION OF TRACY SIGNS SERVICE. NO SIGN SERVICE IS TO BE USED.

TITLE

LOCATION

SCALE

N.T.S.

DATE

BY

DATE

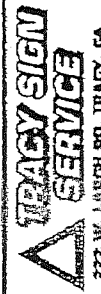
BY

DATE

BY

DATE

BY



ATTN WICKY

Master sign program

RECEIVED

To: City of Tracy
CC: Vicki/John/Ajan
From: Craig Yeszin @ Tracy Sign Service
Date: 06/19/01
Re: Exterior Wall Signs

JUN 26 2001

CITY OF TRACY
D.E.S.

Landlord
Approval
↓

L.L. # *[Signature]*
[Signature]

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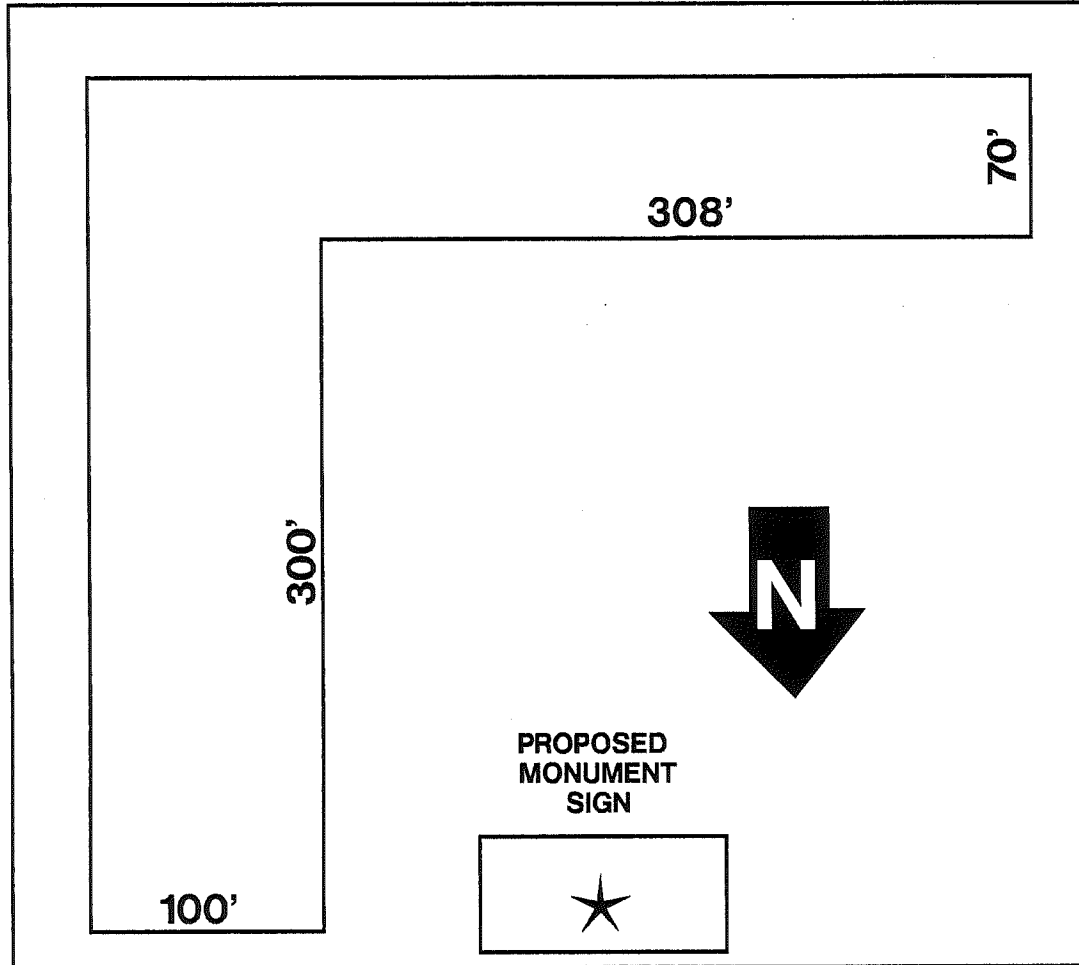
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Type "B" Sign (Minor Tenant) 24" Maximum Height Cabinet Type With Full Radius Ends

*See Other Sheet For Frontage Breakdown

LIC#788138



GRANT LINE RD.

EAST ST.

RECEIVED

APR 10 2001

**CITY OF TRACY
D.E.S.**

TRACY SIGN SERVICE
222 W. LARCH RD. TRACY, CA.
209-835-3454

SCALE	N.T.S.	DATE	
DRAWN BY	CSY	JOB NO.	
PROJ. NO.			

TITLE

LOCATION

THIS DESIGN AND ENGINEERING IS TO REMAIN THE EXCLUSIVE PROPERTY OF TRACY SIGN SERVICE AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN APPROVAL OF AN OFFICER OF TRACY SIGN SERVICE IS PENALIZED BY LAW.

RECEIVED

JUN 12 2001

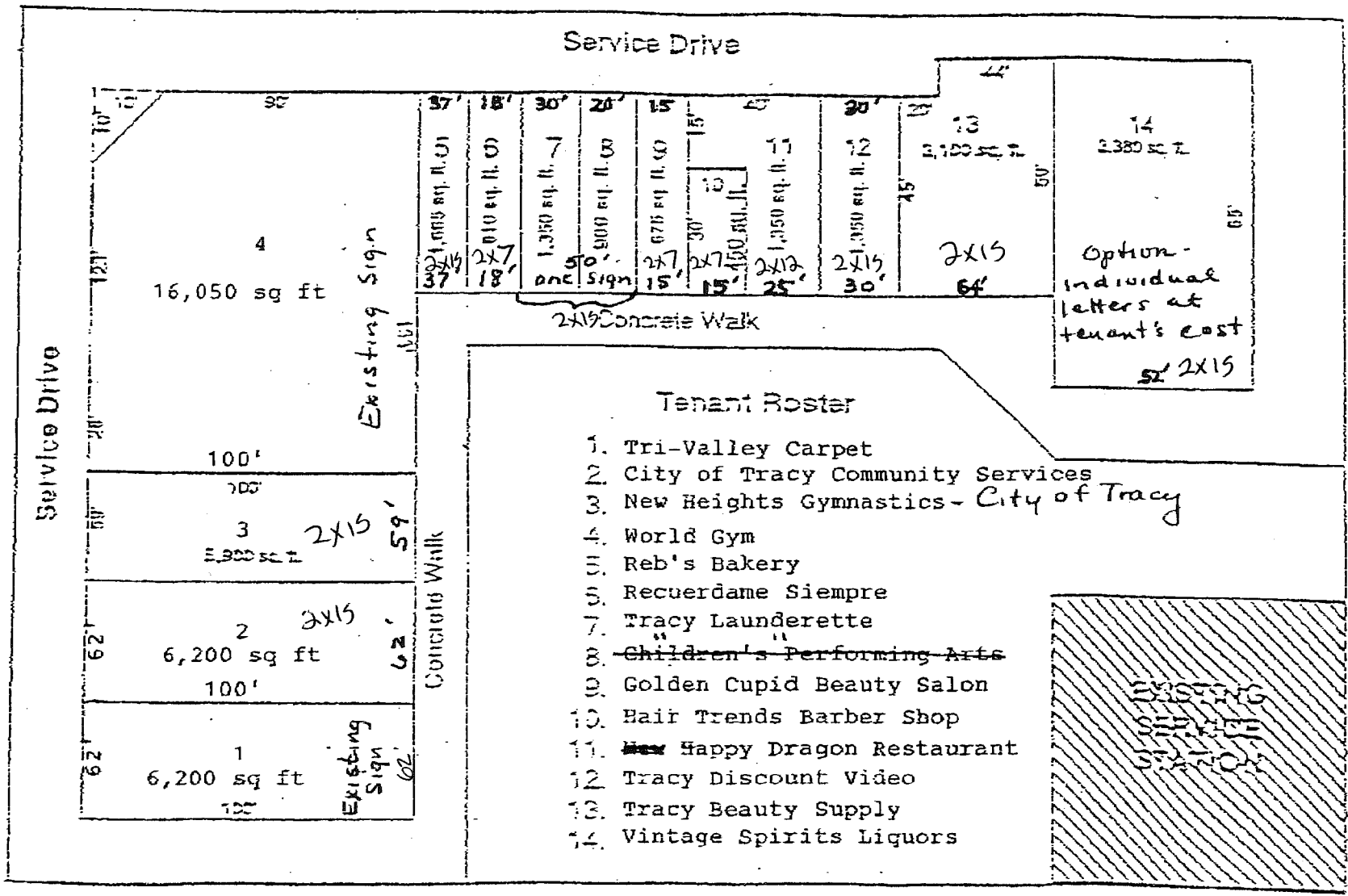
CITY OF TRACY
D.E.S.

Tracy Center

P.02

F.J. Leonardo & Son, Inc 510 886 5680

EXHIBIT A



Service Drive

4
16,050 sq ft

Existing Sign

37' 18' 30' 24' 15' 15' 30' 12' 12' 12' 12'

1,000 sq. ft. 1,000 sq. ft. 1,050 sq. ft. 800 sq. ft. 675 sq. ft. 1,150 sq. ft. 1,050 sq. ft. 2,150 sq. ft. 2,150 sq. ft.

2x7 2x7 50' 2x7 2x7 2x12 2x15 2x15

one sign 15' 15' 25' 30'

2x15 64'

2,380 sq. ft. 2,380 sq. ft.

2x19 Concrete Walk

Option - Individual letters at tenant's cost
52' 2x15

Service Drive

100'

100'

3

3,900 sq ft

2x15

59'

2

6,200 sq ft

2x15

62'

100'

1

6,200 sq ft

Existing Sign

62'

Concrete Walk

Tenant Roster

1. Tri-Valley Carpet
2. City of Tracy Community Services
3. New Heights Gymnastics - City of Tracy
4. World Gym
5. Reb's Bakery
6. Recuerdame Siempre
7. Tracy Launderette
8. ~~Children's Performing Arts~~
9. Golden Cupid Beauty Salon
10. Hair Trends Barber Shop
11. ~~Happy~~ Happy Dragon Restaurant
12. Tracy Discount Video
13. Tracy Beauty Supply
14. Vintage Spirits Liquors

EXISTING
CONCRETE
WALK

Grandline Road

100' (18' 150')