



Regular Meeting Agenda

Planning Commission

Mohammad Habib - Chair
Malisha Kumar - Vice-Chair
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Liam Downey - Planning Commissioner
Juan Miguel Munoz-Morris - Planning Commissioner

Tuesday, February 23, 2021 7:00 pm

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONSENT AGENDA

1. APPROVE THE JANUARY 26, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. AAE2020-0004: TENNANT STATION - COMMONWEALTH CENTRAL CREDIT UNION: AMENDMENTS TO THE TENNANT STATION MASTER SIGN PROGRAM. THE TENNANT STATION COMMERCIAL PLAZA IS COMPRISED OF PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 817-06-041, 817-06-055, 817-06-056, 817-06-057, AND 817-06-058 AND IS LOCATED AT THE SOUTHEAST QUADRANT OF TENNANT AVENUE AND MONTEREY ROAD.

Recommendation:

1. Open/close public hearing; and
2. Adopt resolution approving the amendments to the Tennant Station Master Sign Program.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Planning Commission

Mohammad Habib - *Chair*
Malisha Kumar - *Vice-Chair*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Liam Downey - *Planning Commissioner*
Juan Miguel Munoz-Morris - *Planning Commissioner*

Tuesday, January 26, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Habib called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	7:01 PM
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:01 p.m.

Minutes Acceptance: Minutes of Jan 26, 2021 7:00 PM (Consent Agenda)

OPEN PUBLIC COMMENT PERIOD

Chair Habib opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Planning Commissioner
AYES:	Habib, Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris

1. APPROVE THE DECEMBER 8, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE JANUARY 12, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. UP2020-0007: PEAK - ST. CATHERINE: CONDITIONAL USE PERMIT TO ALLOW FOR AN APPROXIMATELY 1,575 SQUARE FOOT ADDITION TO THE EXISTING CHURCH BUILDING. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 767-04-010, IS LOCATED ON THE NORTHWEST CORNER OF NOBLE COURT AND PEAK AVENUE AT 17400 PEAK AVENUE. (ROMAN CATHOLIC WELFARE CORPORATION OF SAN JOSE, OWNER).

Recommendation:

1. Open/close the public hearing; and
2. Adopt a resolution approving the addition to an existing church building.

Associate Planner Joey Dinh presented the Staff Report at 7:04 p.m.

Chair Habib opened the Public Hearing at 7:23 p.m. The following individuals addressed the Planning Commission:

- Sergio Noe Ovando (Applicant)
- John Miller (Architect)
- Bryan Espiritu

Hearing not further requests to speak, the Public Hearing was closed.

Chair Habib re-opened the Public Hearing for the applicant to speak. Sergio Noe Ovando addressed the Planning Commissioners questions. Chair Habib closed the Public Hearing.

MOTION:

Adopt the resolution approving the Conditional Use Permit with the added conditions: 1. Add additional language to the title that states the square footage and a reference to the existing building size; 2. Add a sentence to the Use Limitations section that states all normal uses associated with or are ancillary to the church are within the approval of the Conditional Use Permit; and 3. All masses shall be permitted to the maximum occupancy of the building.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Planning Commissioner
AYES:	Habib, Kumar, Mueller, Gonzalez-Escoto, Downey, Munoz-Morris
NAYS:	Tanda

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director made an announcement at 8:17 p.m.

ADJOURNMENT

There being no further business to discuss the Planning Commission meeting as adjourned at 8:23 p.m..

MINUTES PREPARED BY

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Jan 26, 2021 7:00 PM (Consent Agenda)



CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 23, 2021

PREPARED BY: Joey Dinh, Associate Planner

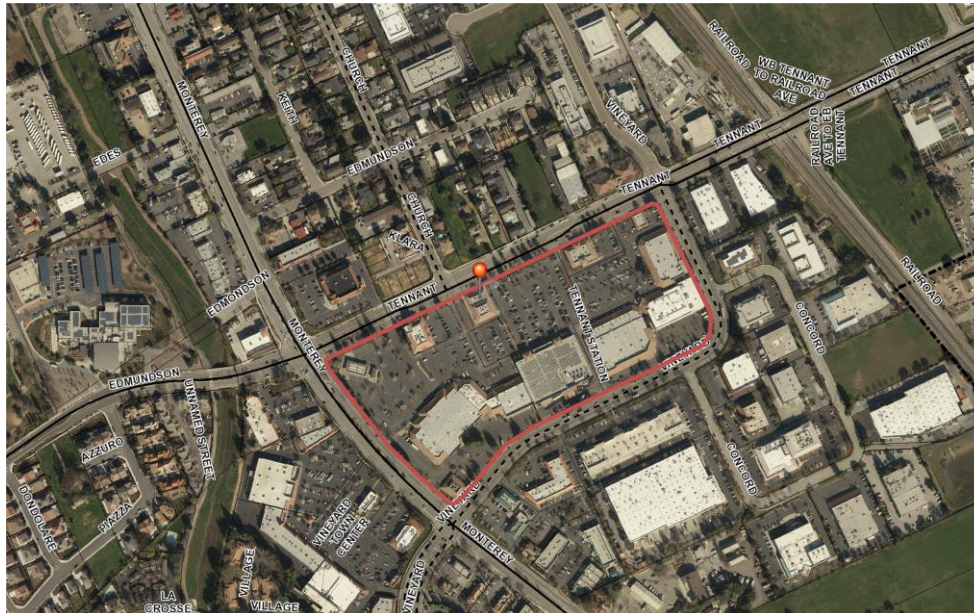
APPROVED BY: Jennifer Carman, Community Development Director

AAE2020-0004: TENNANT STATION - COMMONWEALTH CENTRAL CREDIT UNION: AMENDMENTS TO THE TENNANT STATION MASTER SIGN PROGRAM. THE TENNANT STATION COMMERCIAL PLAZA IS COMPRISED OF PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 817-06-041, 817-06-055, 817-06-056, 817-06-057, AND 817-06-058 AND IS LOCATED AT THE SOUTHEAST QUADRANT OF TENNANT AVENUE AND MONTEREY ROAD.

RECOMMENDATION(S)

1. Open/close public hearing; and
2. Adopt resolution approving the amendments to the Tennant Station Master Sign Program.

LOCATION MAP:



PROJECT SUMMARY

1. Location: Southeast corner of Monterey Road and Tennant Avenue (APN: 817-06-041, 055, 056, 057, and 058)
2. Site Area: 21.88 acres

- 3. General Plan: Commercial
- 4. Zoning: General Commercial (CG) and Planned Development (PUD)

BACKGROUND:

On January 3, 1973, the City Council adopted Ordinance No. 336 N.S., rezoning 75 acres of property located at the southeast corner of Tennant Avenue and Monterey Road to Planned Unit Development (PUD). The City Council adopted Ordinance No. 1039 N.S. on August 7, 1991, incorporating a detailed development plan for 21-acres of the site. The City Council adopted Ordinance No. 1546 N.S. on May 15, 2002, establishing design guidelines for the PUD and amending the precise development plan for the site. Other various amendments have been approved for the PUD over the years. The Tennant Station Master Sign Program (USP-03-04) was approved by the Architectural Review Board (ARB) on April 17, 2003 (Resolution No. 03-009). This was later amended by the ARB on June 15, 2006 (Resolution No. 06-018).

PROJECT DESCRIPTION:

Bootz & Duke Signs submitted an application to amend the Master Sign Program (MSP) for Tennant Station on October 29, 2020. Requested amendments include:

Window Signage:

- 1. Allow any signs posted, painted, placed, or affixed on the window to be a maximum size of 20 percent of the window area and not counted towards the total allowed sign area calculation. Any window signage more than 30 inches behind a window area but exposed to public view shall be allowed to be up to 45 percent of the window area with no restrictions on letter or logo heights but will be counted towards the total allowable sign area of the individual building pads and elevations.

For Tenants with Modified Roof Element:

- 1. Increase the letter size height from 16 inches to 28 inches;
- 2. Increasing logo size from 36 inches square to 72 inches by 141 inches;
- 3. Allow one sign and one logo per tenant elevation (not per lease space);
- 4. Allow sign area to not exceed 1.5 square feet of linear frontage per elevation (not per lease space);
- 5. Allow ATM signage, which will be included in the permitted sign area allowance per elevation (not per lease space);
- 6. Allow window signage that is posted, painted, placed, or affixed more than 30

inches behind a window area but still exposed to public view be allowed to be up to 45 percent of window area. This type of window sign would also have no limit on letter or logo size but will be counted as part of the total allowed sign area. All other window signs will be restricted to 20 percent of the window area but not counted towards the total sign area; and,

7. Allow letter returns and trimcaps to be black (not required to be bronze).

The Tennant Station MSP with proposed changes (Attachment 2), a Letter of Request (Attachment 3) and proposed sign plans for Commonwealth Central Credit Union (Attachment 4) have been provided.

ANALYSIS:

The proposed amendments to the Tennant Station MSP have been analyzed with respect to consistency with the: 1) General Plan; 2) Zoning Ordinance; and 3) California Environmental Quality Act.

1. General Plan

The General Plan land use designation for the subject property is Commercial. The project is consistent with General Plan Policies:

- Policy CNF-8.1 High Quality Design. Require all development to feature high quality design that enhances the visual character of Morgan Hill.
- Policy ED-7.2: Commercial Center Revitalization and Reuse. Support actions and projects that facilitate revitalization of existing shopping centers and, when appropriate, reuse.

The proposed sign program amendments would support the commercial center tenants by allowing signage that would provide public visibility.

2. Zoning Ordinance

The purpose of the Zoning Code is to implement the General Plan and to protect the public health, safety, and welfare.

Pursuant to Morgan Hill Municipal Code (MHMC) Section 18.88.110, a Master Sign program is required for any non-residential development with four or more tenants and/or any building containing more than one business. The purpose of a Master Sign Program is to provide a coordinated approach to signage for multi-tenant commercial developments. The Planning Commission shall consider the following design standards when considering approval of the amendments to the Tennant Station MSP:

Master Sign Program Design Standards

- a. Master Sign Programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property. Master Sign Programs may allow for variety in the design of individual signs provided that the signs contribute to a consistent visual theme within the property.

The existing Tennant Station MSP provides standards for all new building tenant signage, identifying the allowed materials, size, type and placement which will provide a unified look throughout the shopping center. The program allows for flexibility in colors to allow signage to match business colors. Photos of existing signage within the Tennant Station have been provided (Attachment 5).

- b. A Master Sign Program may deviate from standards contained in this chapter relating to permitted sign height, number of signs, sign area, and type of sign. A Master Sign Program may not allow prohibited signs as defined in Section 18.88.050 (Prohibited Signs).

The following chart summarizes the proposed amendments, compares the changes to the adopted Tennant Station MSP and provides municipal code consistency information.

Master Sign Program Proposal-Zoning Standards				
Signage Type	MHMC	Adopted MSP	Proposed	Consistency
Window Area Signage Size	25% of the window area; 75% of total window area must be transparent and free of signage features; Any sign attached or within two feet of the window is considered a window sign.	20% of the window area	Window signs affixed to window: 20% of window area and not counted towards total available sign area Window signs affixed more than 30 inches behind window area but still in public view: 45% of window area, no letter or logo height limit, but counted towards total available sign area	Not consistent Although specifying that window signs affixed directly on or behind the window will still need to meet the 20% window area standard, any window sign that is affixed more than 30 inches behind the window can supersede this restriction.
Max Letter Size (Height)	No specific standard, defer to maximum sign area allowed	16 inches	28 inches	Consistent
Max Logo Sizes (Height)	No specific standard, defer	36 inches square	72 inches by 141 inches	Consistent

Master Sign Program Proposal-Zoning Standards				
Signage Type	MHMC	Adopted MSP	Proposed	Consistency
	to maximum sign area allowed			
Quantity of Signs	No specific standard, defer to maximum number allowed per sign type: Wall sign: One per building frontage for single tenant buildings or one per tenant space for multi-tenant buildings; Window signs: No specific standard	One sign and one logo per tenant space	One sign and one logo per tenant elevation	Not consistent
Sign Area	1.5 square feet per lineal foot of building wall to which it is attached	1.5 square feet of lineal frontage of lease space.	1.5 square feet of linear frontage per elevation of lease space.	Consistent
ATM Signage	No specific standard	No specific standard	Allow ATM signage to be included in the sign area allowance per tenant space elevation	Consistent
Trim Color	No standard	Bronze returns and trimcap	Black returns and trimcap	Consistent

Two proposed amendments would be inconsistent with the City's Municipal Code. One such request is to allow one sign and one logo per elevation of a tenant space. The credit union occupies a corner unit in the modified roof element building, with elevations fronting the internal parking lot of the shopping center and Tennant Avenue. Because this is a significant tenant within the building, allowing signs or a logo on the street side elevation would be justified. There is an existing unpermitted monument sign along Tennant Avenue, which has not been included in the Master Sign Program. This monument sign will be required to be removed as a part of the sign installation work.

The applicant is also requesting an amendment to the allowable window signage. Any window sign that is affixed directly on or within 30 inches of the window would be limited to 20 percent of the window area but not counted towards the total sign area allowed per elevation. Any window sign that is affixed beyond 30 inches from the window will be limited to a maximum size of 45 percent of the window area, with no limits to the letter

height or logo size, however, will be counted towards the total sign area allowed per elevation. Although there are no specific definitions for signs in the Master Sign Program, according to the City's Municipal Code (MHMC 18.88) the definitions for window and wall signs are as follows:

Wall Sign. A sign attached to or painted on the exterior wall of a structure with a display surface of the sign approximately parallel to the building wall.

Window Sign. A sign posted painted, placed, or affixed in or on a window exposed to public view. Any sign attached to a window, within two feet of a window, or attached to a display located within two feet of a window is considered a window sign.

The purpose of this revision is to allow the credit union to install a larger illuminated sign behind the new large window area of the building to increase visibility and attract more customers. This sign would be placed more than 2 feet behind the window; therefore, it would not technically meet the definition of a window sign. However, based on the location of the sign being placed behind a window and the intent of the sign to be seen from public view to attract customers, staff recommends that the Planning Commission consider this a window sign. A temporary banner has been placed behind the window which provides a visual idea of how proposed signage behind the window will look (Attachment 6).

Staff believes that allowing window signage to be up to 45 percent of the window area would be excessive. As a compromise, staff recommends the allowable window signage area be up to 30 percent of the window area and be specific only to the "Tenants with Modified Roof Elements" of the Tennant Station MSP due to the unique characteristics as explained below. Additionally, all window signs regardless of size or location should be counted towards to total allowable sign area. Furthermore, allowing window signage unlimited letter and logo heights is unnecessary since there are two other proposed amendments that would allow letter heights up to 28 inches and logo sizes up to 72 inches by 141 inches for all types of signage. Staff feels that a window sign that is 45 percent of the window area would be unnecessarily large, especially since the sign will be illuminated. However, staff's recommended compromise of 30 percent would allow the applicant more flexibility without creating any potential concerns with light and glare from a larger sign. The tenant buildings with "Modified Roof Elements" tend to have multiple building elevations and larger windows that could support having a larger window sign without dominating the elevation of the building. Most of the other tenant spaces are attached in-line shops apart of a large strip building. Allowing all window signage to be unlimited in size could potentially lead to an overconcentration of window signage along the in-line shop frontages.

The City of Morgan Hill Municipal Code does not restrict the number or percentage of deviations allowed within a Master Sign Program. The proposed deviations would be consistent with other shopping centers within the City. Approval of the amendment to the Tennant Station MSP would supersede the regulations of Chapter 18.88. Once the Tennant Station MSP is approved, signs consistent with the standards and

specifications would be allowed with an Administrative Sign Permit. Any sign not addressed by the Tennant Station MSP would be required to comply with the City of Morgan Hill Sign Regulations (Chapter 18.88).

CONCLUSION

The applicant has requested changes to the allowed window signage for the overall shopping center; however, no changes are recommended by staff to Section A, General Information, I. Sign Area Standard. It is recommended that the maximum allowed window signage for the overall center remain at 20 percent.

For Tenants located within “Modified Roof Elements”, the applicant requested window signage that is posted, painted, placed, or affixed more than 30 inches behind a window area but still exposed to public view be allowed to be up to 45 percent of window area. All other window signs would be restricted to 20 percent of the window area but not counted towards the total sign area. It is recommended that the maximum overall window signage for tenants located within “Modified Roof Elements” be limited to 30 percent. All other requests were found to be acceptable.

A Resolution has been provided for Planning Commission adoption of the Master Sign Program.

California Environmental Quality Act (CEQA):

The amendments to the Tennant Station MSP are Categorically Exempt from further environmental review pursuant to Section 15311 (Accessory Structures) which allows construction or replacement of minor structures accessory to commercial facilities, including but not limited to on-premise signage. A Notice of Exemption has been prepared (Attachment 7).

Community Engagement:

The proposed project was publicly noticed (mailing to property owners within 300 feet of the project and newspaper legal noticing) of the minimum 10-day period and a sign has been posted at the property location pursuant to the Zoning Code requirements.

LINKS/ATTACHMENTS:

1. Resolution
2. Revised Sign Program-February 2021 (Exhibit B)
3. Request Letter - Proposed Amendments to MSP
4. Proposed Sign Plan Drawings
5. Photos of Surrounding Tenant Signs
6. Banner Sign-Window Sign
7. Notice of Exemption

RESOLUTION NO. 21-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING AMENDMENTS TO THE MASTER SIGN PROGRAM FOR TENNANT STATION FOR TENANT BUILDINGS WITH MODIFIED ROOF ELEMENTS LOCATED AT 400 TENNANT STATION WAY ON THE SOUTHEAST CORNER OF TENNANT AVENUE AND MONTEREY ROAD (APN 817-06-041, 055, 056, 057, 058).

WHEREAS, on October 29, 2020, Commonwealth Central Credit Union submitted an application to amend the Tennant Station Master Sign Program AAE-2020-0004: Tennant Station – Commonwealth Central Credit Union to allow window graphics, increase in letter height and logo height, allow wall mounted logo and ATM signs, allow signs on each elevation, and allow flexibility on trim color on tenant buildings with modified roof elements;

WHEREAS, the Development Services Director has determined that the amendment to the Master Sign Program is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 Class 11 of the CEQA Guidelines;

WHEREAS, such request was considered by the Planning Commission at their regular meeting of February 23, 2021; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The Master Sign Program amendments are consistent with Section 18.88.110 (Master Sign Program) of the Morgan Hill Municipal Code.

SECTION 2. The project is Categorically Exempt from CEQA pursuant to Section 15311.

SECTION 3. The Master Sign Program shall be approved with conditions as provided in Exhibit A and amended as provided in Exhibit B – “Tennant Station Master Sign Program – Revised February 2021”.

PASSED AND ADOPTED THIS 23rd DAY OF FEBRUARY 2021, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

City of Morgan Hill
 Resolution No. 21-03
 Page 2

ABSTAIN: **COMMISSIONERS:**

ABSENT: **COMMISSIONERS:**

ATTEST:

APPROVED:

 JENNA LUNA, Deputy City Clerk

 MOHAMMAD HABIB, Chair

A F F I D A V I T

We, _____, applicants, hereby agree to accept and
 abide by the terms and conditions specified in this resolution.

By: _____

Date: _____

EXHIBIT "A" STANDARD CONDITIONS

APPLICATION NO: AAE2020-0004

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

I. PROJECT DESCRIPTION

The project includes an amendment to the Master Sign Program for Tennant Station.

II. PROJECT CONDITIONS OF APPROVAL

This Master Sign Program Amendment (File Number AAE2020-0004) approval is limited to the revised Program dated February 2021 on file (File Number USPA03-04 Tennant- Tennant Station) with the Development Services Department. Signs proposed within Tennant Station must be in substantial conformance with the Master Sign Program as determined by the Development Services Director.

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project are in compliance with the original City Conditions of Approval of the Project, which are hereby incorporated herein as set forth in full.

PLANNING DIVISION

DEFENSE AND INDEMNITY

- A. As part of, and in connection, with this application to the City of Morgan Hill, Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender

litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

SIGNS

- A. **Separate application required for sign approval:** Signs proposed for this development shall be designed in conformance with the Master Sign Program and shall require separate application and approval by the Planning Division prior to installation of any signs.
- B. **Unpermitted Monument Sign:** The unpermitted monument sign located along Tennant Avenue shall be removed prior to issuance of any additional signs within the shopping center.

BUILDING DIVISION

- A. There is a 10'-0" Public Utility Easement (PUE) located along Tennant Avenue. No signs shall be located in the PUE as the easement is required to be kept clear of all buildings and structures.

GENERAL

- A. **Mitigation Fee Act:** Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected as part of development agreements, or as a part of the application for the City's Residential Development Control System. The

Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

- B. **Signed copies of Approval Certificate:** Submit two (2) signed copies of the Approval Certificate to the Planning Division prior to issuance of a building permit.

EXHIBIT B

**MASTER SIGN PROGRAM
TENNANT STATION
REVISED ~~JUNE 2006~~FEBRUARY 2021**

INTENT

The purpose of these Criteria is to establish a coordinated sign program that affords each Tenant an adequate identification while achieving an attractive and harmonious overall appearance among the leased spaces. Deviations from the Criteria will not generally be approved. All signs shall be compatible with the architectural style, design, material and color of buildings attached or adjacent to the signs. Tenants with an established corporate advertising requirement will be allowed special consideration for colors, while the letter style and mounting must match the Sign Criteria. Special consideration will also be accorded when advertising requirements specify logos; sign face colors and letter style. These regulations and guidelines have been established for the purpose of assuring that all environmental graphics within Tennant Station are consistent with established architectural standards. All other conditions are to be met as displayed in these Criteria. All signs shall be in compliance with the following:

AUTHORIZATION

1. This approval authorizes a Master Signage Program in accordance with The City of Morgan Hill for Tennant Station. The Master Sign Program regulated by this approval includes the following properties: Tennant Station – Tennant Avenue @ Monterey Road, Morgan Hill respectively. Unless otherwise stated herein, the Master Sign Program shall be consistent with the local ordinance and standards of the City of Morgan Hill Municipal Code as they pertain to signage.
2. All signs within the subject area shall comply with the sign criteria and made part of the Conditional Use Permit Application entitled “Tennant Station-Morgan Hill, Planned Signage Program”, except as amended herein.

SECTION A**General Information**

- A. Design
 1. On all freestanding signs, including monument signs, only the sign’s copy shall be illuminated and not the signs’ background.
 2. The copy, font and colors vary from tenant to tenant and must be reviewed and approved by the landlord and the City of Morgan Hill for consistency with MSP.

Master Sign Program Tennant Station
Revised February 2021

B. Construction/Installation

1. Tenant wall signs shall be individual pan channel letters constructed of aluminum backs and returns with acrylic face, internally illuminated using neon or LED light source.
2. All exterior signs shall be secured by proven hardware and adequately secured to the backing.
3. All exposed fasteners to be painted to match the background surface.
4. All wireways, transformers, electrical boxes, switches, wiring, conduit and access doors shall be concealed.
5. All exterior signs exposed to the weather shall be flush mounted unless otherwise specified.
6. All tenant signs attached to building wall or metal grille shall be connected to a junction box provided by landlords, with the final electrical hookup and connections by tenant's sign contractor. All tenants shall have their signs connected to their own electrical panel.
7. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
8. All identification labels shall be concealed, excepted where required by code. An Underwriter's label (UL) is required on all electrical signage.
9. Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
10. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
11. All exposed welded seams and joints shall be finished smooth.
12. The general location of wall signs shall be centered vertically and horizontally on facias and metal grilles, unless otherwise specified. Signs shall not cover or interrupt major architectural features.
13. All free standing signs shall have not less than 5'-0" set back from sidewalk.
14. Wall signs shall be allowed on all four elevations of single tenant pad buildings provided the square footage of all signage does not exceed 1.5 square feet of linear frontage of lease space.

C. Code Conformance

1. All signs shall meet or exceed all current applicable codes (i.e. Electrical, Mechanical, Structural).
2. Signage shall meet all requirements of the State of California and the City of Morgan Hill.

D. Submittals

1. Tenants shall submit detailed drawings showing typestyles, graphics, background colors and graphic sizes to be used on both Primary and Secondary Tenant Monument identification panels to landlord for approval.

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2. Tenants shall submit detailed drawings showing typestyles, graphics, background colors and graphic sizes to be used on all building signage to Landlord for approval.

E. Administration

1. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities account thereof.
2. The amount of hours per day during which the signs will be illuminated shall be determined and controlled at the Landlord's sole discretion.
3. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all sign and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
4. The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
5. At the expiration, or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off and secure the electrical connection, patch the fascia and paint the area to satisfy the Landlord's requirements of lease termination, if not adequately satisfied within 10-days of lease termination, Landlord has the right to have this work done and back charge tenant.
6. Sign contractors shall be advised (by tenant) that no substitutes will be accepted whatsoever unless so indicated in specifications and approved by Landlord and Tenant. Any deviation from these specifications may result in the rejection of the sign by Tenant and/or Landlord.
7. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.

F. Prohibited Signage

1. Sign content shall be limited to business identification signs only; products or service shall not be displayed on any permanent signage. Anchor and Major Tenants however, are permitted secondary signage ("Pharmacy", "Photos", "Open 24 Hrs", "Kitchen" logo, "Western Union" and the like) when it forms part of a recognized corporate logo or slogan and/or identifies an independent lease space within the anchor space.
2. No sign shall be installed, relocated or maintained so as to prevent entry of an existing door. No sign shall create a safety hazard by obstructing a view of pedestrian and vehicular traffic.

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3. No sign shall be located within a requirement easement, unless an encroachment permit has been authorized by the affected utilities.
4. No signs shall obstruct access or fire hydrants, fire department connections, or fire department access roads.
5. Signs, which imitate in size, color, and lettering or design any traffic sign or signal in such a manner as to interfere, mislead or confuse traffic, are prohibited.
6. Signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating or otherwise animated are prohibited with the exception of time and temperature and/or fuel pricing displays.
7. Any sign installed for the purpose of advertising a project, event, person or subject not related to the Tenant's business upon which said sign is located is prohibited.
8. Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located in the shopping center.
9. Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
10. It is unlawful for a Tenant to exhibit, post or display or cause to be exhibited, posed or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
11. Painted wall signs are prohibited.
12. Cabinet wall signs are prohibited, except for corporate logos.
13. No flags, banners, streamers, etc.... shall be allowed on the tenant leased space or frontage except as temporary business identification or special event advertising in accordance with the City of Morgan Hill Sign Ordinance and with the prior approval of the City Planner and the Landlord. This provision does not apply to flags and banners, which are integral to the architectural character of the shopping center.

G. Temporary Signs

1. Temporary signs shall be permitted subject to approval through sign permit review.
2. Inflatable advertising devices are prohibited.
3. No temporary sign shall exceed 20 square feet or project above the roofline of the building upon which it is attached.
4. A temporary sign to advertise a commercial business or activity shall be allowed not to exceed a total of sixty (60) days in one calendar year.

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H. Definitions

1. Anchor Tenant: Gross floor area greater than 50,000 square feet.
2. Major Tenant: Gross floor area greater than 14,000 square feet, but not more than 49,999 square feet.
3. Pad Tenant: Freestanding structure with a gross floor area of greater than 2,999 square feet, but not more than 20,000 square feet.
4. Shop Tenant: Gross floor area less than 3,000 square feet.
5. Service Station: Freestanding service station facility at the Tennant Station.
6. Linear Frontage: The length (in feet) of the side of a building or lease space facing public right of way or containing the public entrance.

I. Signage Area Standard

1. Sign area shall be a function of the height of the approved letters and length of the building's frontage, up to a maximum of 1.50 square feet of signage per linear frontage of the façade upon which the sign is located.
2. The square footage of individually installed letters includes the area contained within a rectangular box drawn completely around the display surface, or drawn completely around the individual letters, logs and graphic elements.
3. Window signage size not to exceed 20% of window area.

J. Existing Signage

1. Attached Building Signs:
 Major Tenants: Rosso's Furniture, 24 Hour Fitness and JoAnns Fabric signage will remain the same. Any future proposed architectural building modification will be reviewed by the City of Morgan Hill Architectural Review Board (ARB) and any proposed sign modifications shall be addressed at this time. It is the intent by the MSP to designate sign areas and plan sign placement. Architectural building changes shall also maintain this intent. It is also the intent of this MSP that should a future tenant propose Architectural building modifications there be adequate and appropriate sign locations on the building façade and not on the roof and amendments to the adopted sign criteria will be made to accommodate changes. Otherwise, any new tenant occupying these areas will be allowed signs similar to existing.
2. Freestanding:
 Sizzler monument sign will remain as existing. Should occupant change in future this sign will be replaced with a new sign type TC detailed in these criteria.

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SECTION B

Allowable Signs

A. Freestanding Signs

1. Project Entry Monument –Sign Type T-A
 Location: Tennant Avenue @ Monterey Road
 Quantity: One (1)
 Size: Main sign area not to exceed 72 square feet
 Height: Not to exceed four (4) feet in height
 Content: Identification of center reading: 'TENNANT STATION"
 Illumination: Neon
2. Project Entry Monument –Sign Type T-B
 Location: One (1) each on Monterey Road & Tennant Avenue
 Quantity: Two (2)
 Size: Max. 75 square feet tenant display area
 Height: Eight (8) feet
 Content: Center, Anchor & four (4) Major Tenant Identification only
 Illumination: Flourescent
3. Secondary Tenant Monument –Sign Type T-C
 Location: One (1) each on Vineyard Blvd. & Tennant Avenue
 Quantity: Three (3)
 Size: Max. 60 square feet tenant display area
 Height: Eight (8) feet
 Content: Center, Anchor and four (4) Major Tenant identifications only
 Illumination: Flourescent
4. Fuel Center Monument –Sign Type T-C
 Location: Tennant Avenue @ Monterey Road
 Size: Max. 32 square ft. per monument calculated by enclosing extreme perimeter of all lighted copy with a rectangle.
 Height: 7'-9" OAH (over-all-height) x 7'-2" OAW (over-all-width)
 Content: Safeway logo with fuel prices
 Illumination: Neon and LED prices

B. WALL SIGNS

1. Anchor Tenant & Inclusive Lease Space-Types S-A thru S-I
 Letter Sizes (North Elevation)
 - a. Anchor Tenant – 4'0" maximum height
 - b. Anchor Tenant Secondary Signage – 2'-0" maximum height
 - c. Anchor Lease Space Tenant – 16" maximum height
 - d. Letter Size (South Elevation): Anchor Tenant – 3'-0" maximum height
 Logo Sizes:
 - a. Anchor or Anchor Lease Space Tenant logo – 5'-0" maximum height
 Sign Area: Not to exceed 1.5 square feet of linear frontage lease space

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- Quantity: Can Vary
 Illumination: Neon
2. Major Tenant-Sign Type T-E Types S-A thru S-I
 Letter Size: 16" maximum height
 Logo Sizes: 16" height
 Quantity: One (1) per frontage
 Sign Length: Not to exceed or overhang the length of metal grille
 Sign Area: Not to exceed 1.5 square feet of linear frontage of lease space
 Illumination: Neon
3. Tenants with Modified Roof Element
 Letter Size: ~~16~~ 18 inch" maximum height (~~As shown in detail T-E of sign program~~)
 Logo Sizes: Maximum of ~~36 inches square~~ 72 inches" by 141 inches".
 Logo area shall be included within the maximum allowable sign area
Window Sign: Not to exceed 30 percent% of window area
 Quantity: One (1) sign and one (1) logo per ~~tenant elevation space~~
 Sign Area: Not to exceed 1.5 square feet of linear frontage ~~of lease space per elevation~~
 Illumination: Neon, (LED or Fluorescent Lamps for **logo's only**)
Letter Return & Trim Cap: Black
- Note: Any ATM signage located above the ATM stations shall be allowed and included in the sign area allowance for this project.
4. In Line Shop and Multi Tenant Pad Buildings-Sign Type T-E
 Letter Size: 16" (grill mounted) or 18" (fascia mounted)
 Logo Sizes: 16" (grill mounted) or 18" (fascia mounted)
 Quantity: One (1) per frontage
 Sign Length: Not to exceed or overhang the length of metal grille
 Sign Area: Not to exceed 1.5 square feet of linear frontage of lease space
 Illumination: Neon
5. Under Canopy Signs
 No Under Canopy Signs will be allowed
6. Fuel Center Canopy Signs-Sign Types S-1, S-2
 Location: Tennant Avenue @ Monterey Road
 Letter Size: 22 ½" (h) x 14'-0" (l)
 Logo Size: 24" 9h) x 29 ¼" (w)
 Illumination: Neon
 Sign Area: Not to exceed 1.5 square feet of linear frontage lease space
 The linear frontage of the fuel center canopy shall be considered the side facing Tennant/Monterey intersection.

Master Sign Program Tennant Station
Revised February 2021

Note: Any signage located above the pump station (not located on the canopy) shall be included in the sign area allowance for this project. There is not signage on fuel station kiosk.

7. Marquee Sign-See attached drawings of marquee sign for approved design.
 Letter Size: Theatre letter copy shall not exceed 24" in height.
 Maximum height for the changeable copy sign will not exceed 12".
 Sign Area: Maximum sign area will not exceed 1.5 square feet of linear frontage of lease space.
 Illuminated: Neon, Light Bulbs, Fluorescent tubes, and ground flood lights.
 Location: Sign shall be located at the entrance of the theatre. See the attached drawings for the location of the marquee sign.

Note: The changeable copy sign needs to meet the criteria listed in 18.76.250F1C of the sign code.

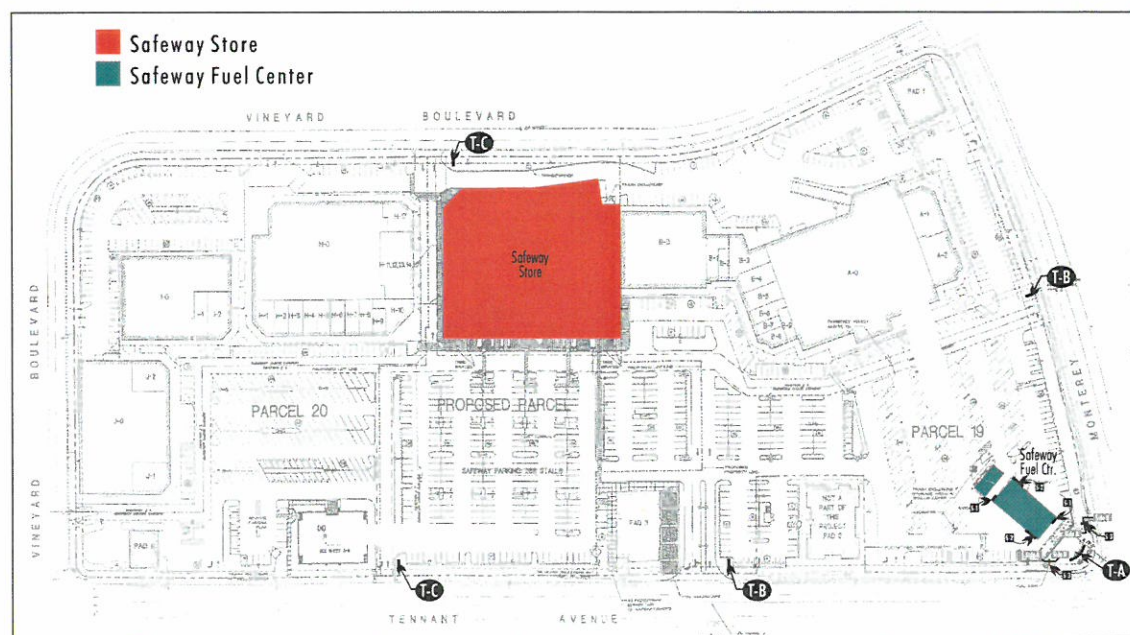
8. Single Tenant Pad Buildings-Sign Type T-D
 Letter Size: 16" (grill mounted) or 18" (fascia mounted)
 Logo Sizes: 16" (grill mounted) or 24" (fascia mounted)
 Quantity: One (1) per elevation
 Sign Length: Not to exceed or overhang the length of metal grille
 Sign Area: Not to exceed 1.5 square feet of linear frontage of lease space
 Illumination: Neon or LED

R:\PLANNING\WP51\General Permits\Sign Permit\2003\USP0304\USP Tennant Station.doc

TENNANT STATION

Morgan Hill, CA

TENNANT STATION LOCATION MAP SCALE: NTS



Master Sign Program

Submitted By: JSJ Electrical Display
459 Industrial Way
Benicia, CA 94510

Ph. 707.747.5595
Fax. 707.747.5599

April 24, 2003

TENNANT STATION SITE DATA

SITE BUILDING AREA SUMMARY

MAJOR TENANTS:		GROSS BUILDING AREA SQ.FT.
SAFEWAY	(THIS APPLICATION)	54,799 S.F.
FUEL CENTER KIOSK	(THIS APPLICATION)	400 S.F.
ROSSO FURNITURE (A-0)	(EXISTING)	40,428 S.F.
HOUSE OF FABRICS (B-0)	(EXISTING)	14,720 S.F.
MORGAN HILL BOWL (H-0)	(EXISTING)	26,525 S.F.
MAJOR (G-0)	(EXISTING)	19,541 S.F.
CINEMACAL (1-0,1-1,1-2)	(EXISTING)	23,009 S.F.
24-HOUR FITNESS (J-0)	(EXISTING)	24,708 S.F.
SUBTOTAL		184,589 S.F.
SHOPS BUILDINGS:		
SHOPS (A)	(EXISTING)	7,275 S.F.
SHOPS (B)	(EXISTING)	11,811 S.F.
SHOPS (C)	(TO BE REMOVED)	7,563 S.F.
SHOPS (D)	(TO BE REMOVED)	4,961 S.F.
SHOPS (E)	(TO BE REMOVED)	7,052 S.F.
SHOPS (F)	(TO BE REMOVED)	15,363 S.F.
SHOPS (G)	(TO BE REMOVED)	3,513 S.F.
SHOPS (H)	(EXISTING)	19,283 S.F.
SHOPS (J)	(EXISTING)	4,137 S.F.
SUBTOTAL		42,506 S.F.
PAD BUILDINGS:		
PAD (1)	(EXISTING)	4,950 S.F.
PAD (2)	(EXISTING)	5,000 S.F.
PAD (3)	(EXISTING INCL. 2ND FLOOR)	9,252 S.F.
PAD (4)	(NOT USED)	N/A S.F.
PAD (5)	(THIS APPLICATION)	7,000 S.F.
PAD (6)	(EXISTING)	2,800 S.F.
SUBTOTAL		30,002 S.F.
TOTAL BUILDING AREA		257,097 S.F.

ZONING:

PUD / GENERAL COMMERCIAL ASSESSOR PARCEL NUMBER: 817-06-039
817-06-040

BUILDING AREA:

TOTAL EXISTING FLOOR AREA TO REMAIN 194,898 S.F.
TOTAL NEW FLOOR AREA 66,299 S.F.
TOTAL AREA 257,097 S.F.

SITE AREA INFORMATION:

TOTAL SITE AREA: 929,489 SQ. FT. / 21.34 ACRES
FLOOR AREA RATIO: 21%

PARKING DATA:

PARKING REQUIRED:
BUILDING AREA / 250 = No. OF STALLS REQUIRED
257,097 S.F. / 250 = 1,056 STALLS REQUIRED

	REQUIRED	PROVIDED
STANDARD STALLS:	718 STALLS	923 STALLS
COMPACT STALLS:	317 STALLS 30% MAX.	146 STALLS
HANDICAP STALLS:	21 STALLS 2% TOTAL	27 STALLS
TOTAL:	1,056 STALLS	1,096 STALLS

FULL SIZE STALLS: 9' x 19.8'(60') / 9' x 18'(90')
COMPACT STALLS: 8' x 16' (60') / 8' x 16'(90')

PROVIDED AISLE WIDTH FOR 60' STANDARD PARKING: 16'
COMPACT PARKING: 16'
PROVIDED AISLE WIDTH FOR 90' STANDARD PARKING: 25'
COMPACT PARKING: 25'

SAFEWAY SITE DATA

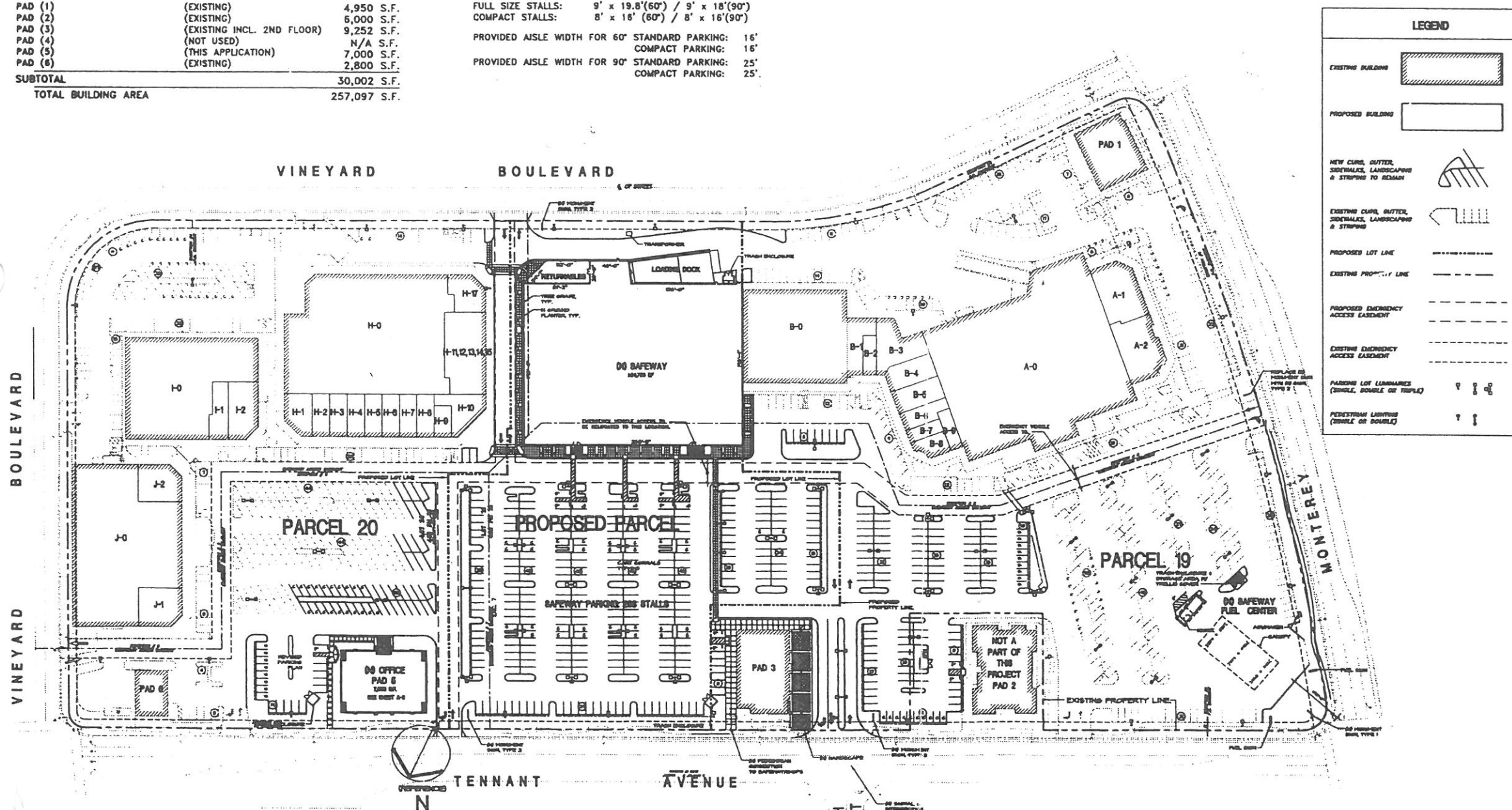
SITE DATA

BUILDING AREA = 54,799 S.F. (NOT INCL. FUEL CENTER KIOSK)
PROPOSED PARCEL = 216,925 S.F. (4.97AC)
FLOOR AREA RATIO = 54,799 S.F. / 216,925 S.F. (4.97 A.C.)
FLOOR AREA RATIO = 25%

PARKING DATA

PARKING REQUIRED:
BUILDING AREA / 250 = No. OF STALLS REQUIRED
54,799 S.F. / 250 = 219 STALLS REQUIRED

	REQUIRED	30% MAX.	PROVIDED
STANDARD STALLS:	149 STALLS		249 STALLS
COMPACT STALLS:	68 STALLS		30 STALLS
HANDICAP STALLS:	4 STALLS		7 STALLS
TOTAL:	219 STALLS		286 STALLS



LEGEND

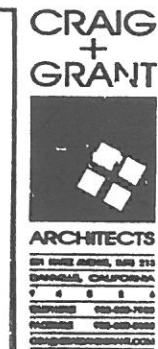
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PROPOSED BUILDING	[Symbol]
NEW CURB, GUTTER, SIDEWALK, LANDSCAPING & STRIPING TO REMAIN	[Symbol]
EXISTING CURB, GUTTER, SIDEWALK, LANDSCAPING & STRIPING	[Symbol]
PROPOSED LOT LINE	[Symbol]
EXISTING PROPERTY LINE	[Symbol]
PROPOSED EMERGENCY ACCESS EASEMENT	[Symbol]
EXISTING EMERGENCY ACCESS EASEMENT	[Symbol]
PARKING LOT LUMINAIRIES (SINGLE, DOUBLE OR TRIPLE)	[Symbol]
PEDESTRIAN LIGHTING (SINGLE OR DOUBLE)	[Symbol]

SAFEWAY STORE #1891

TENNANT STATION
MORGAN HILL, CALIFORNIA

SP-1

04/01/02



SAFEWAY

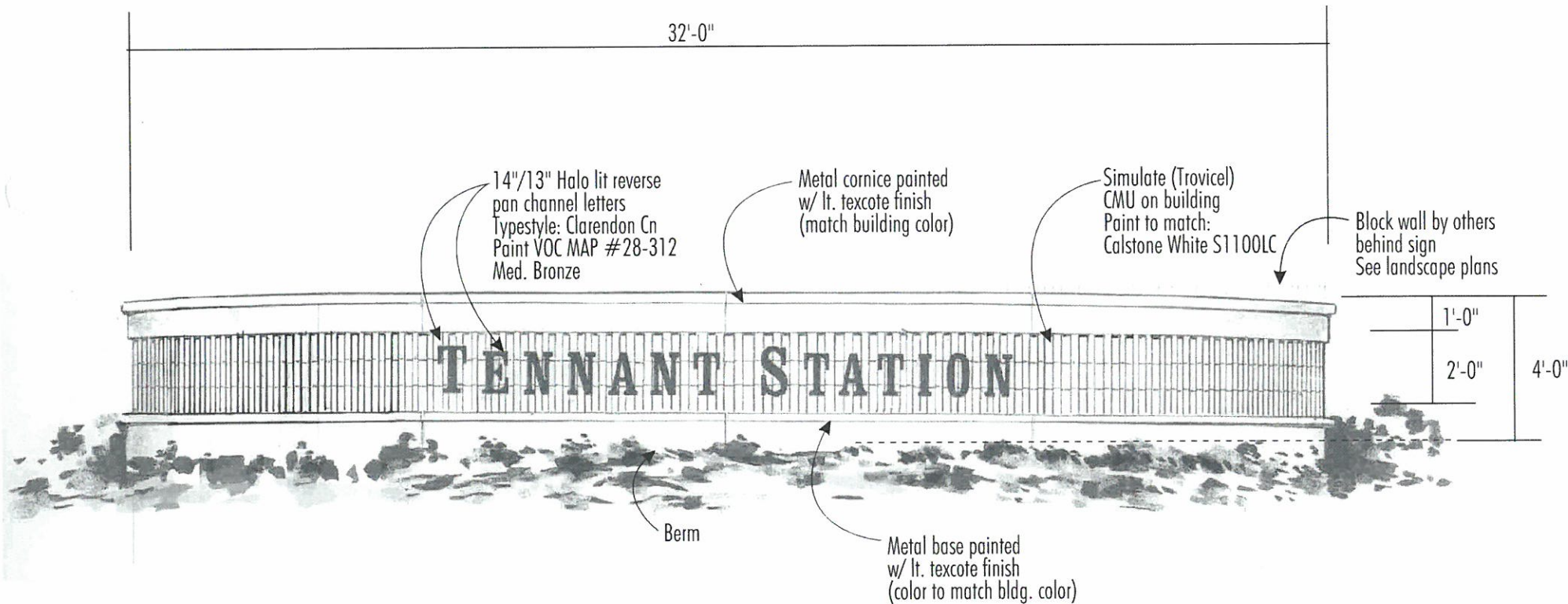
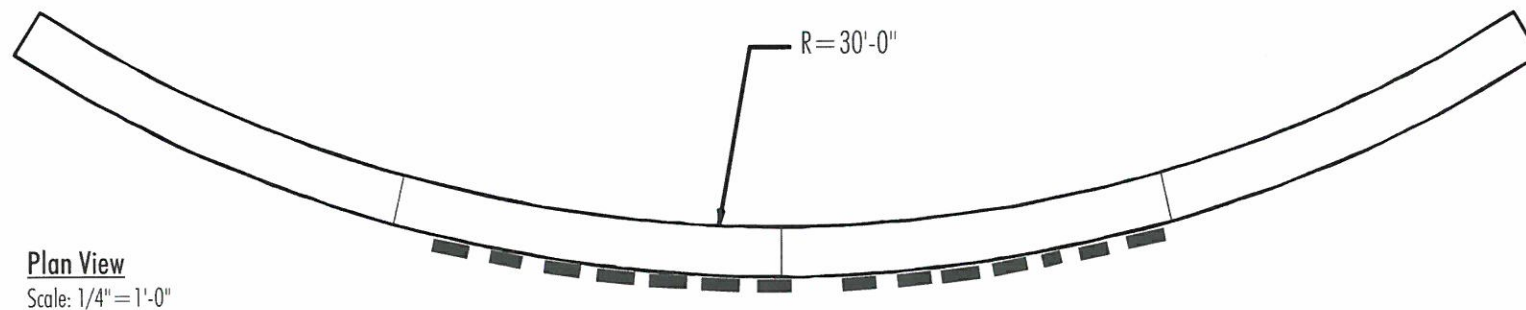
Store #1891 at Tennant Station

ANCHOR TENANT SIGNAGE



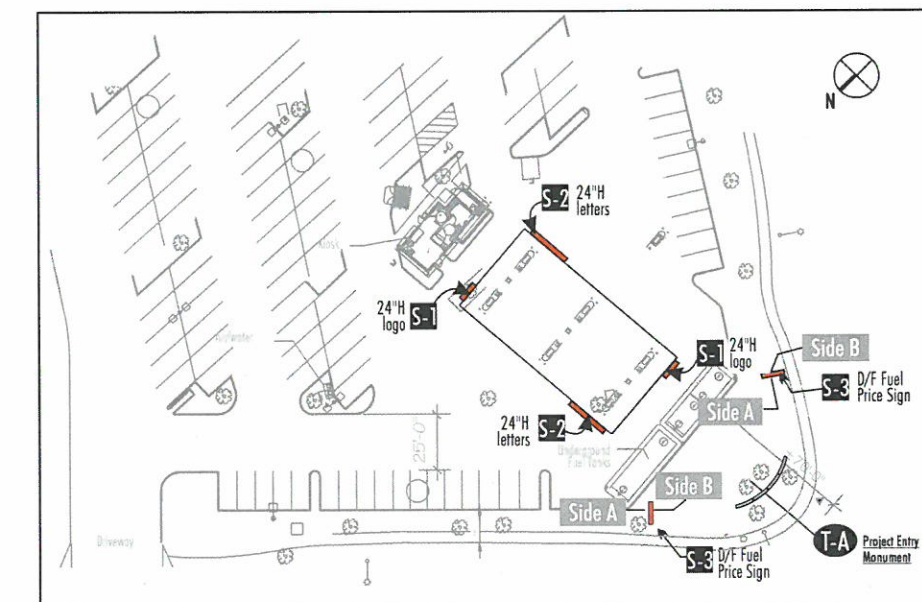
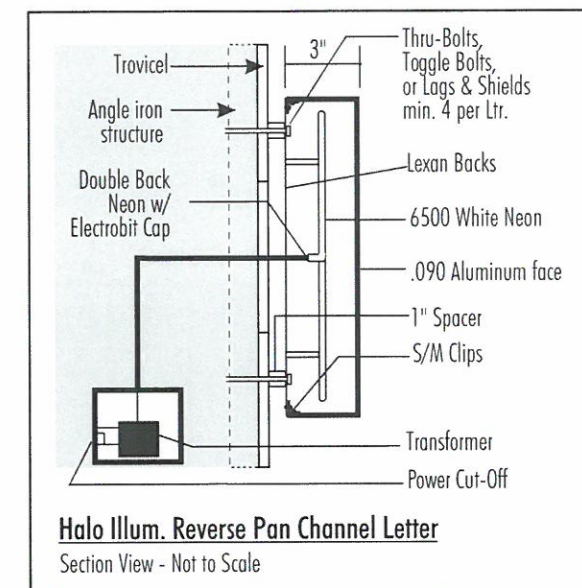
STARBUCKS
COFFEE

WESTERN
UNION



T-A Elevation - Project Entry Monument
Scale: 1/4" = 1'-0"

Qty. 1



T-A Site Plan
Scale: NTS

Sheet	1	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	

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Revisions

1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

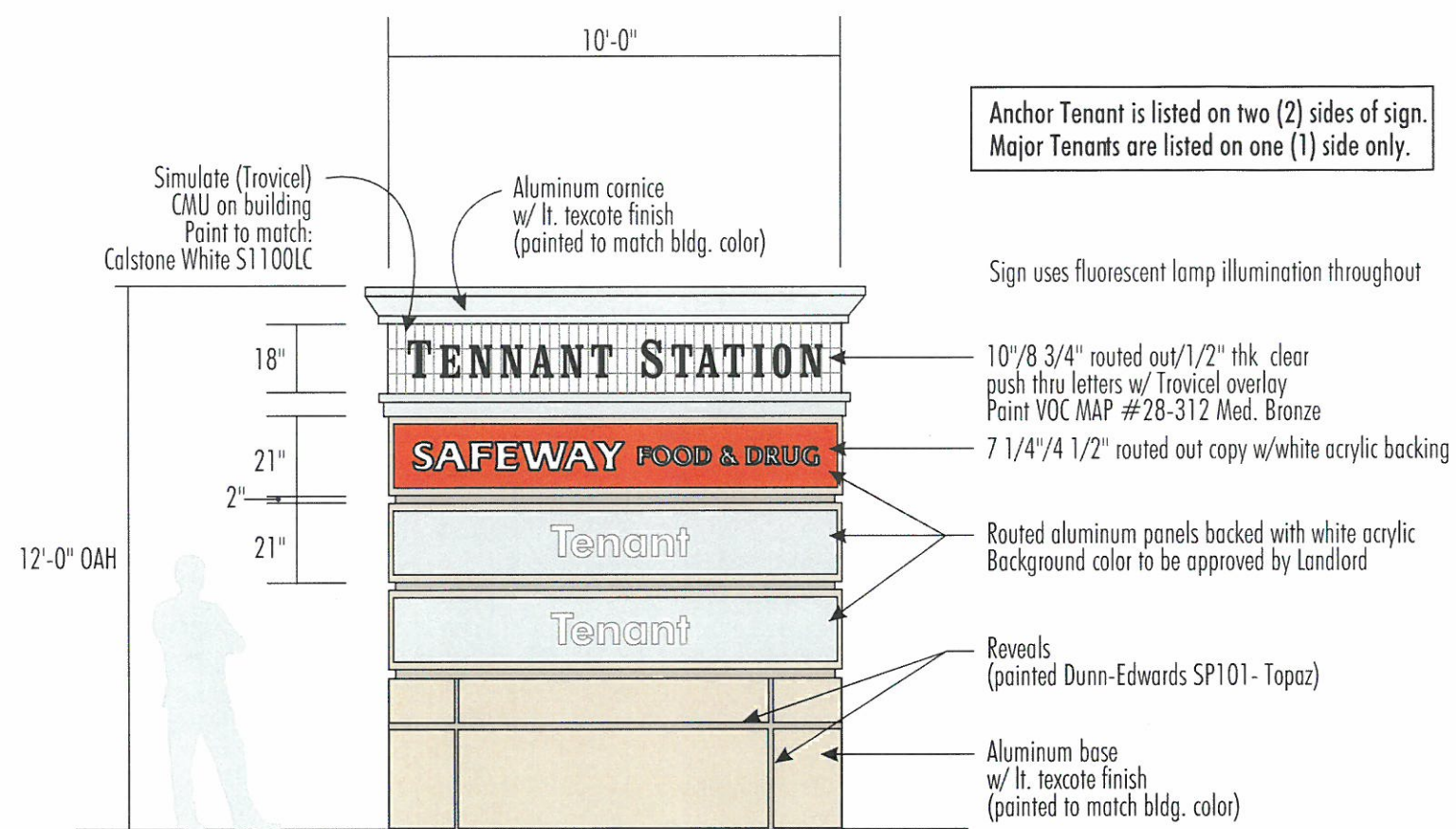
459 Industrial Way
Benicia, CA 94510

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Fax 707.747.5599

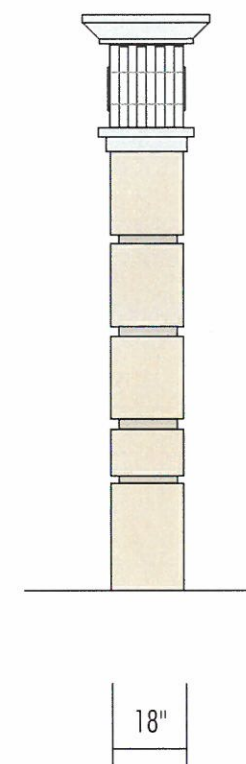
www.isidisplay.com



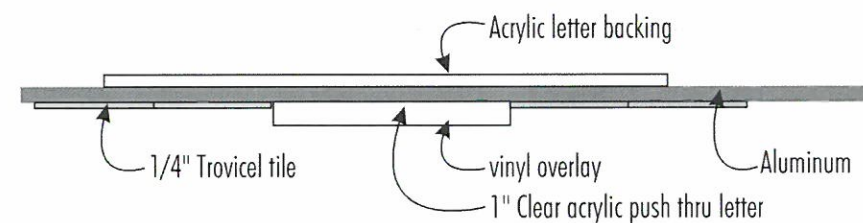
Packet Pg. 30



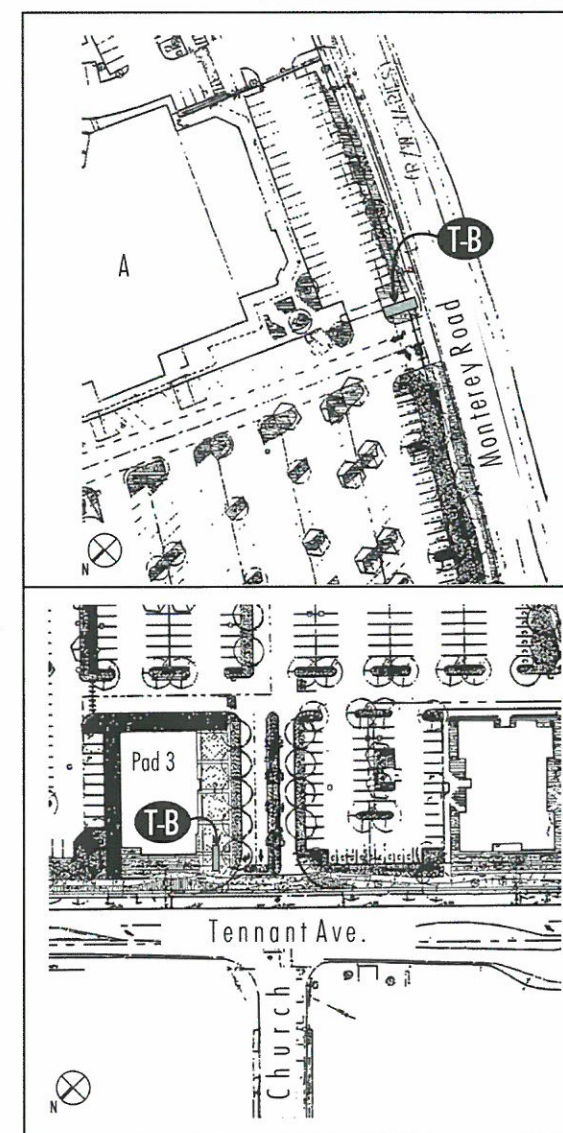
T-B Elevation - Internally illuminated Anchor/Major tenant identification monument (Primary Tenant Monument) Qty. 2
Scale: 1/4" = 1'-0"



Side View
Scale: $1/4" = 1'-0"$



T-B Detail - push thru letter
Scale: 1 1/2" = 1'-0"



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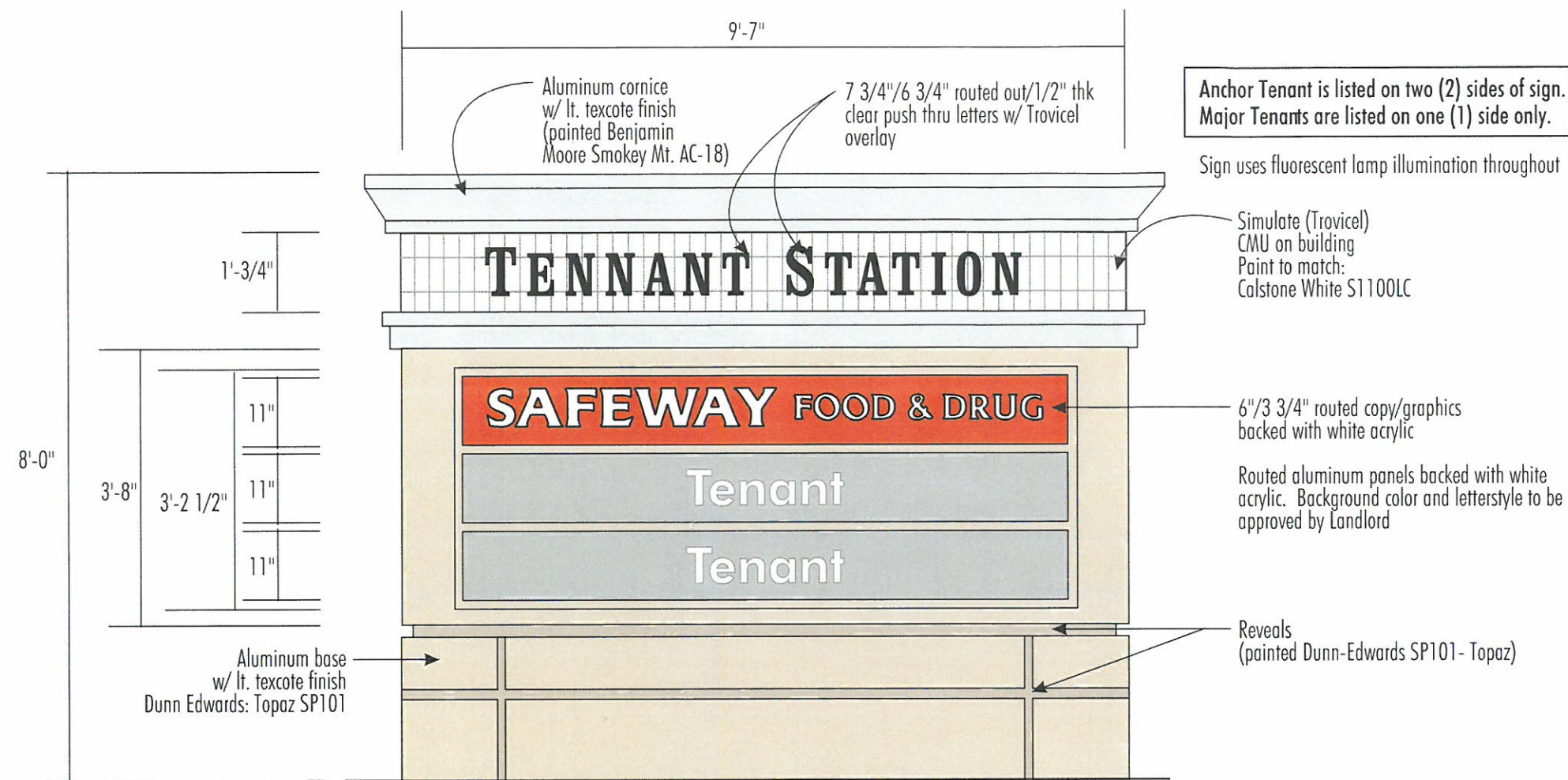
Revisions	
1 4-9-03 ARB rev.	5
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3	7
4	8

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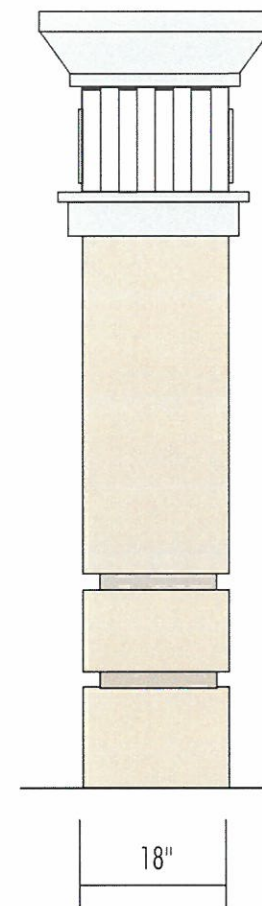


JSJ Electric
CORPORATION

Packet Pg. 31



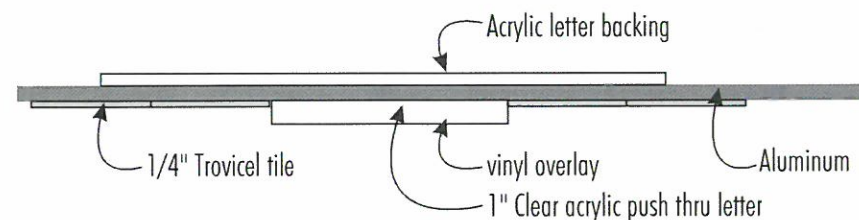
Anchor Tenant is listed on two (2) sides of sign.
Major Tenants are listed on one (1) side only.



T-C Elevation - Internally illuminated tenant identification monument (Secondary Tenant Monument)
Scale: 1/2" = 1'-0"

Qty: 2-3

Side View
Scale: 1/2" = 1'-0"



T-C Detail - push thru letters
Scale: 1 1/2" = 1'-0"

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3		7
4		8

459 Industrial Way
Benicia, CA 94510

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Sheet	4	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	

T-D Elevation - 18" internally illuminated pan channel letters mounted on bldg.fascia - Major Pad & Single Occupant Pad Tenants
Scale: 3/32" = 1'-0"

TENANT SIGNI 18"ltrs max. ht.

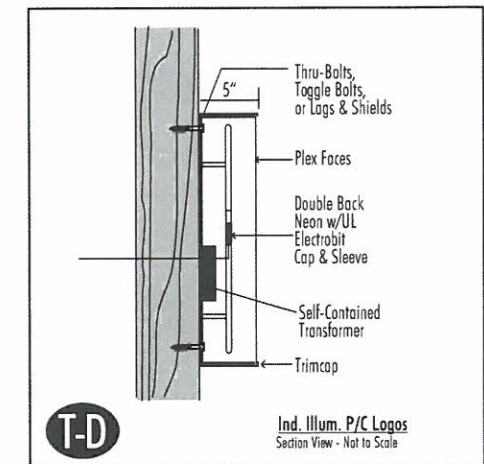
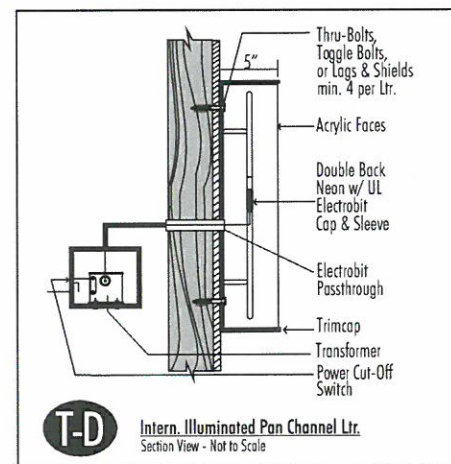
Varies

Front

Flush mount to fascia
Dk. Bronze returns and trimcap

Side

- Typestyle: Tenant Logotype
- Color: Varies
- (1) 18"H logo unit allowable with Landlord approval if total does not exceed allowable area



T-D Detail- 18" internally illuminated pan channel letters
Scale: 1/2" = 1'-0"

NOTE:
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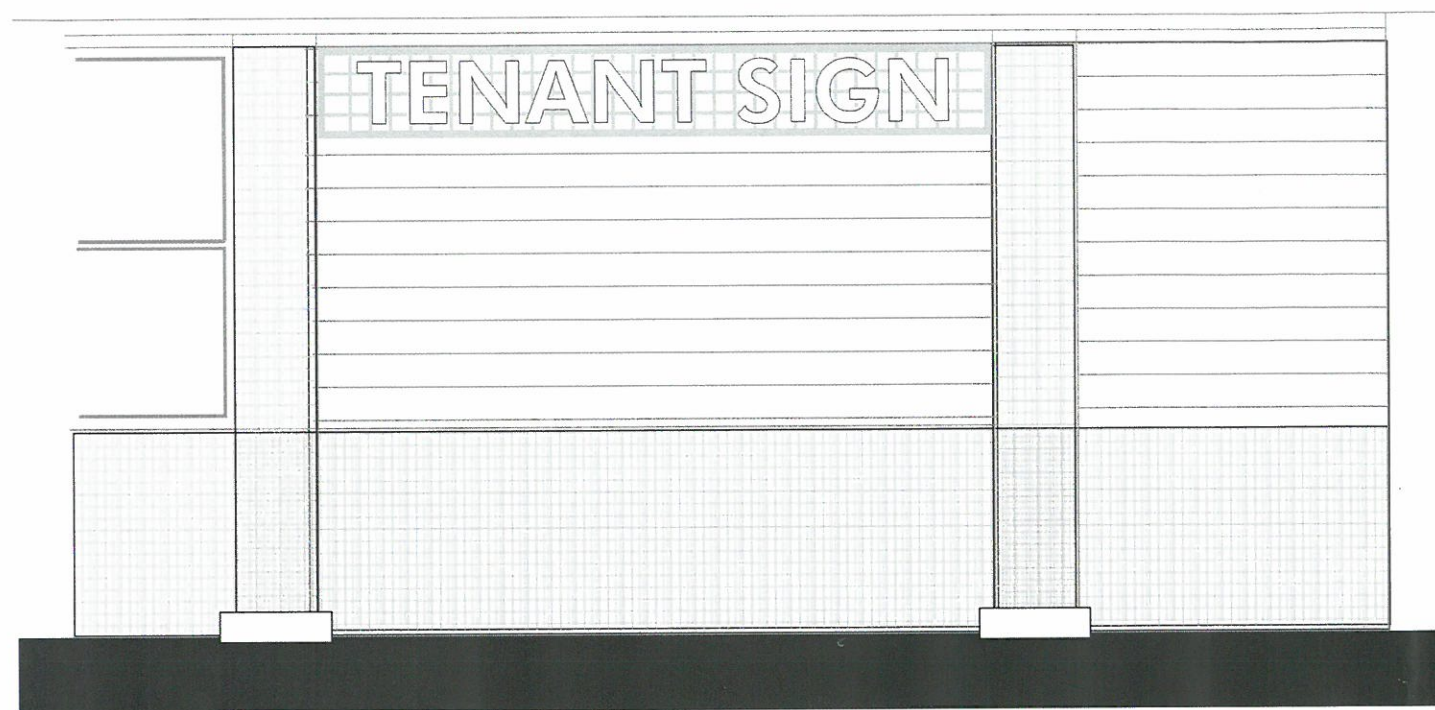
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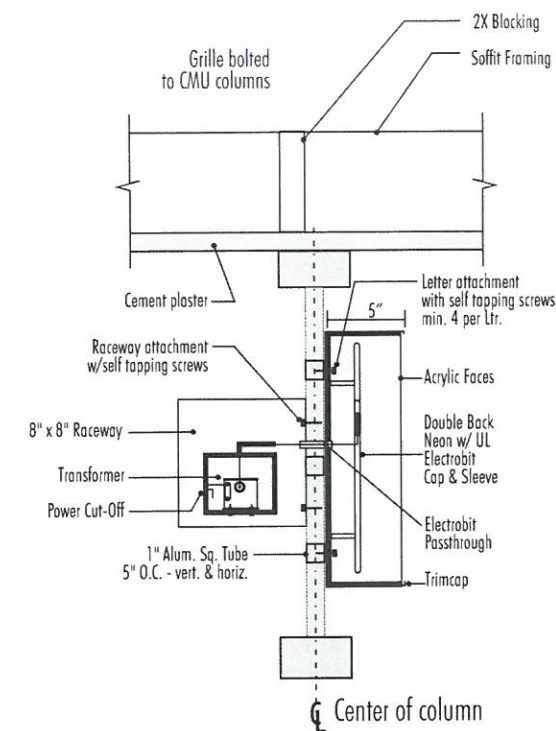
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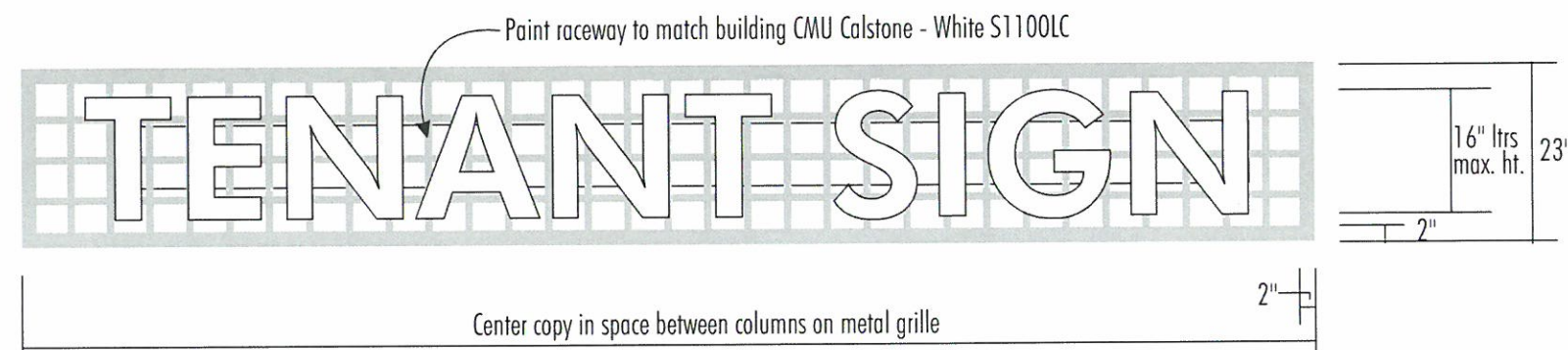
Sheet	5	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



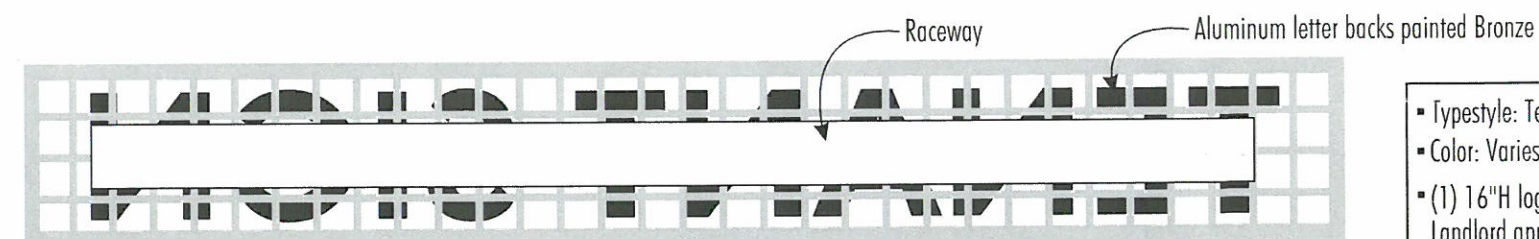
T-E Elevation - 16" internally illuminated pan channel letters mounted on metal grille - Shop/Minor Multi Occupant Pad Tenants
Scale: 1/4" = 1'-0"



T-E Section Detail - 16" internally illuminated pan channel letters mounted on metal grille
Scale: 1" = 1'-0"

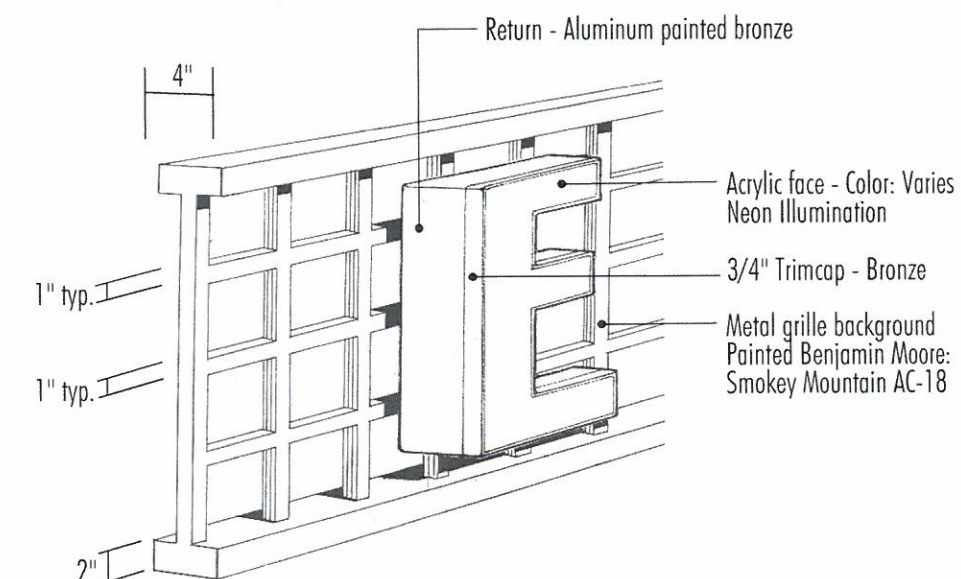


Front



Back

T-E Detail - 16" internally illuminated pan channel letters and raceway mounted on metal grille
Scale: 1/2" = 1'-0"



T-E Detail - 16" internally illuminated pan channel letters mounted on metal grille
Scale: NTS

- Typestyle: Tenant Logotype
- Color: Varies
- (1) 16"H logo unit allowable with Landlord approval if total does not exceed allowable area

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Revisions		
1	2-24-03 rev. ltr. size	5
2	4-9-03 ARB rev.	6
3	4-24-03 ARB rev.	7
4		8

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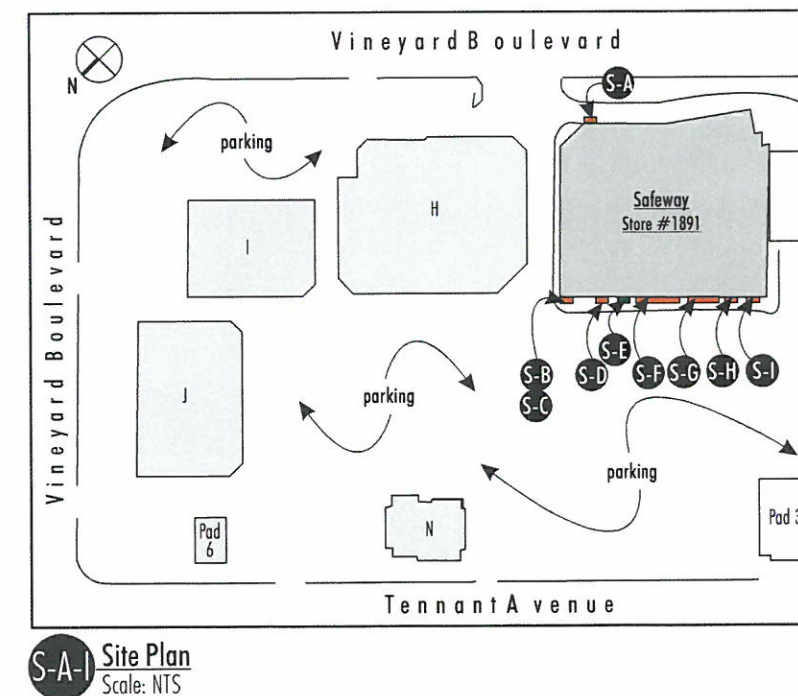
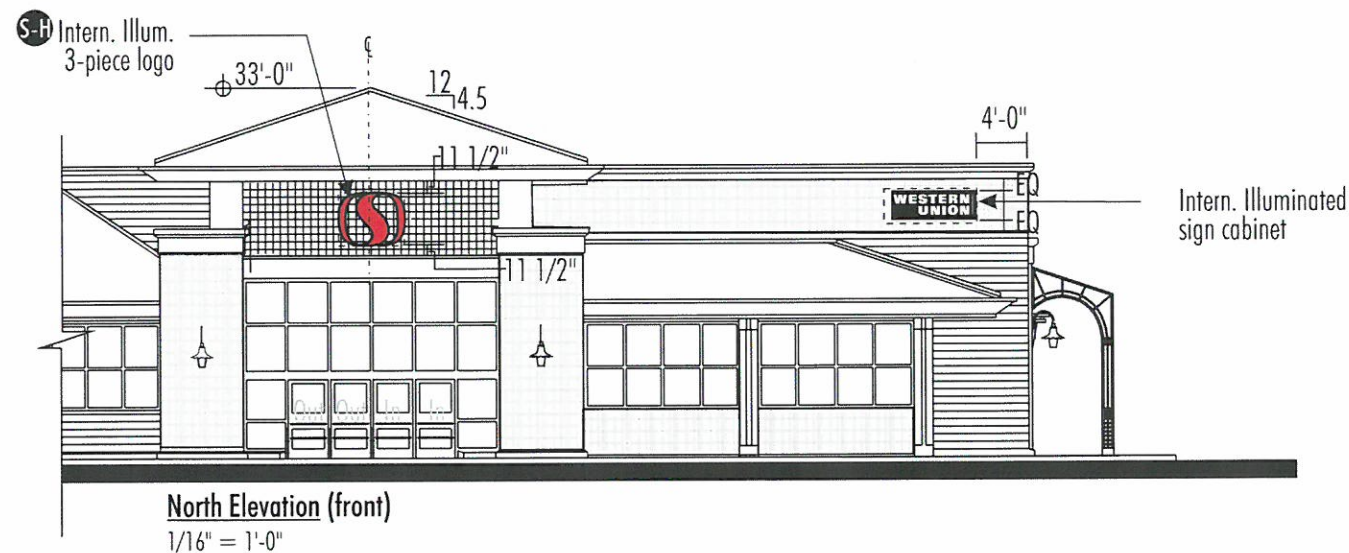
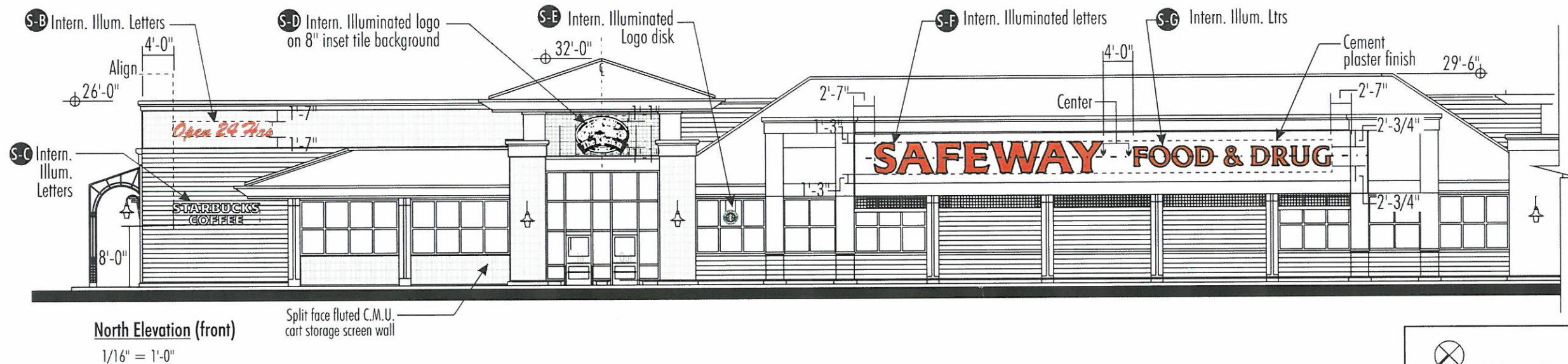
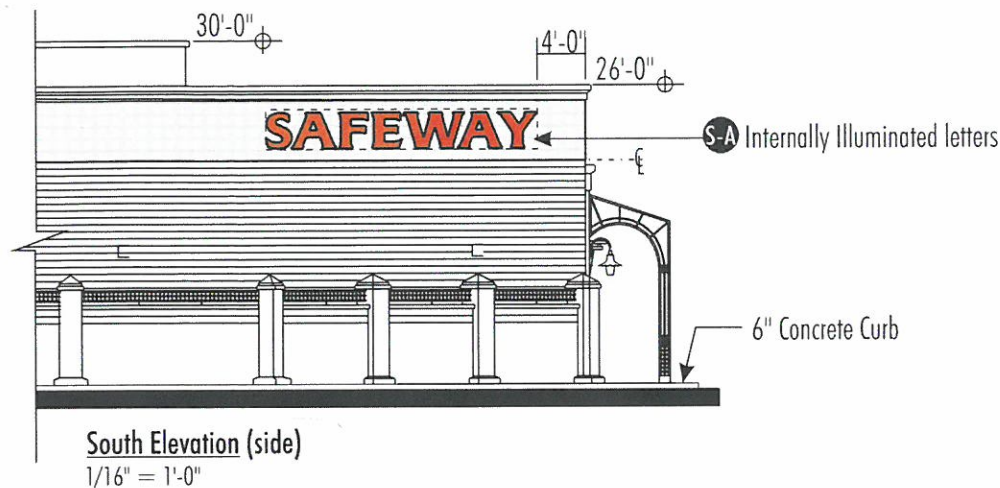
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Sheet	6	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



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Revisions		
1	2-24-03 Rev. locations	5
2	4-9-03 ARB rev.	6
3	4-24-03 ARB rev.	7
4		8

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SAFEWAY

3'-0"

20'-2"

- #2793 acrylic face
- Bronze returns and trimcap

S-A One (1) set 3'-0"H x 20'-2" Internally Illuminated Pan Channel Letters
Scale: 1/4" = 1'-0"

Open 24 Hrs

2'-0"

13'-0"

- #2793 acrylic face
- Bronze returns and trimcap

S-B One (1) set 2'-0"H x 13'-0" Internally Illuminated Pan Channel Letters
Scale: 1/4" = 1'-0"

STARBUCKS
COFFEE

11'-3 1/2"

14"

4 3/4"

14"

7'-0"

- White acrylic face
- Black returns and trimcap

S-C One (1) set 14" face lit letters
Scale: 3/4" = 1'-0"



5'-0"

7'-5"

- White acrylic face
- Multicolor Digital print
- Dark returns to match print color

S-D One (1) 5'-0"H Internally Illuminated Logo
Scale: 1/2" = 1'-0"



24"

24"

- White acrylic face
- Black returns and trimcap
- #76 Holly Green & black vinyl graphics

S-E One (1) 24"Dia. D/F suspended logo disk
Scale: 1" = 1'-0"

Sheet	7	of 13
DR#	03-2252C	
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Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	

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Revisions		
1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

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Sheet	8	of 13
DR#	03-2252C	
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Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	

6P
120
18P

SAFEWAY

30'-2 1/2"

4'-0"

- #2793 acrylic face
- Bronze returns and trimcap

S-F One (1) set 4'-0"H x 30'-2 1/2" Internally Illuminated Pan Channel Letters
Scale: 1/4" = 1'-0"

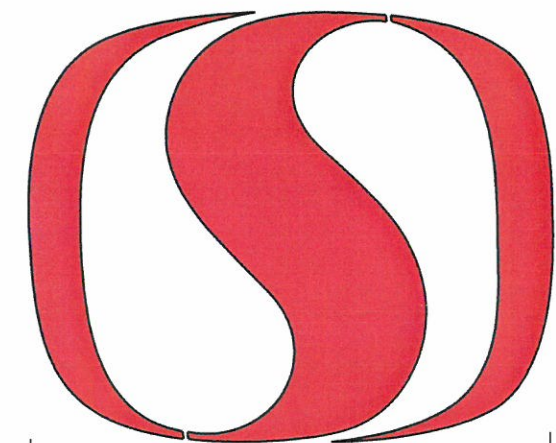
FOOD & DRUG

25'-11 1/2"

2'-6"

- #2793 acrylic face
- Bronze returns and trimcap

S-G One (1) set 2'-6"H x 25'-11 1/4" Internally Illuminated Pan Channel Letters
Scale: 1/4" = 1'-0"



5'-6"

4'-6"

- White acrylic face
- "Brackets" - #253 Cardinal vinyl overlay
- "S" - #43 Lt. Tomato Red vinyl overlay
- Bronze returns and trimcap

S-H One (1) 5'-5"W x 4'-6"H Internally Illuminated Logos
Scale: 1/2" = 1'-0"

WESTERN UNION

7'-6"

30"

- Colors TBD

S-I One (1) 3'-0"W x 7'-6"H Internally Illuminated Sign Cabinet
Scale: 1/2" = 1'-0"

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Revisions	
1	4-9-03 ARB rev.
2	4-24-03 ARB rev.
3	
4	
5	
6	
7	
8	

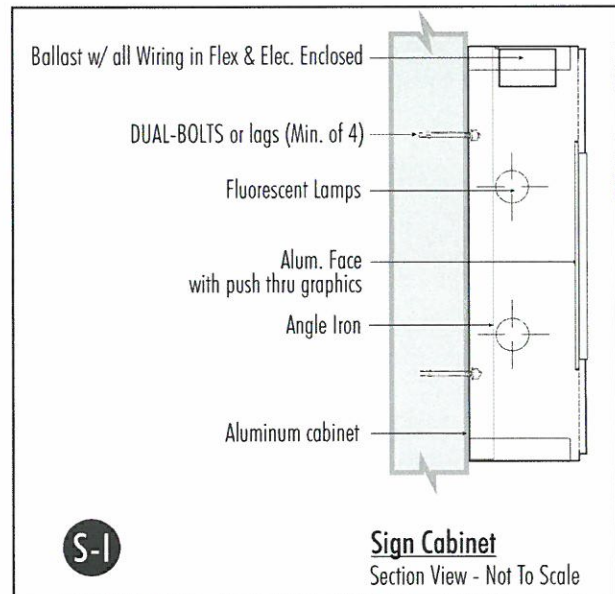
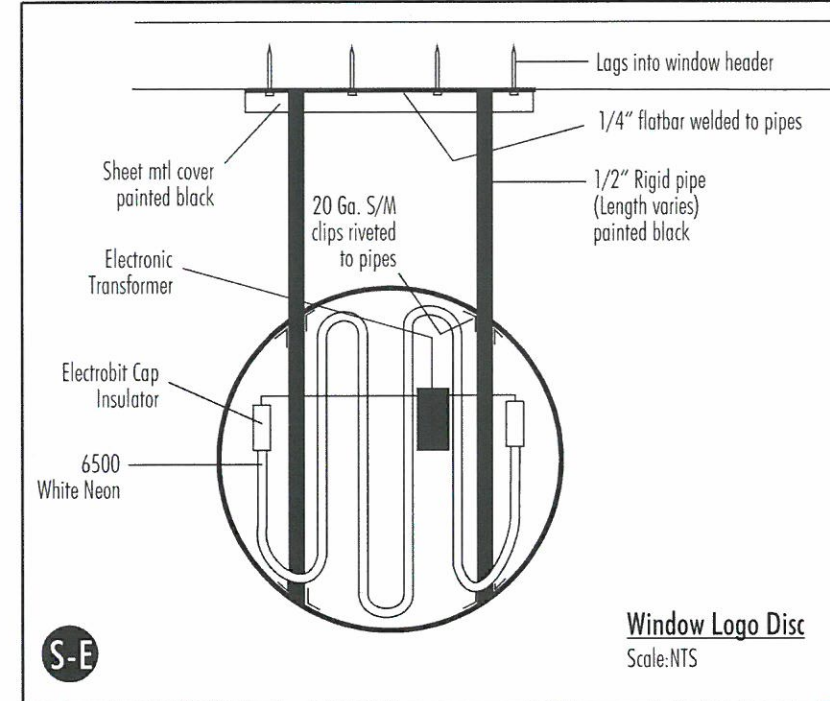
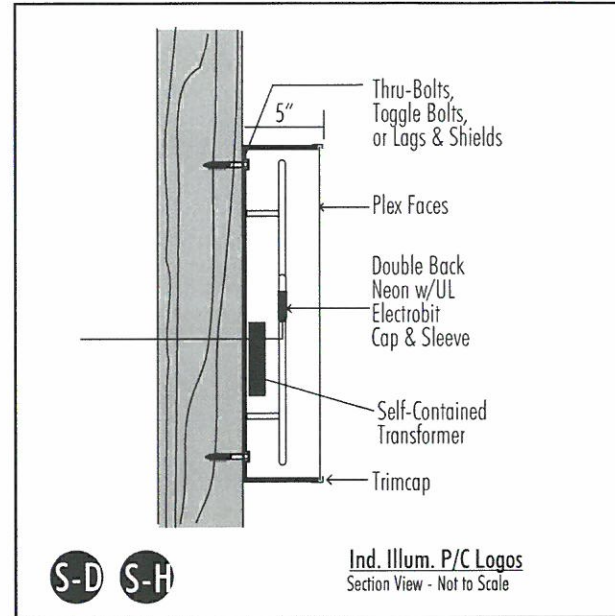
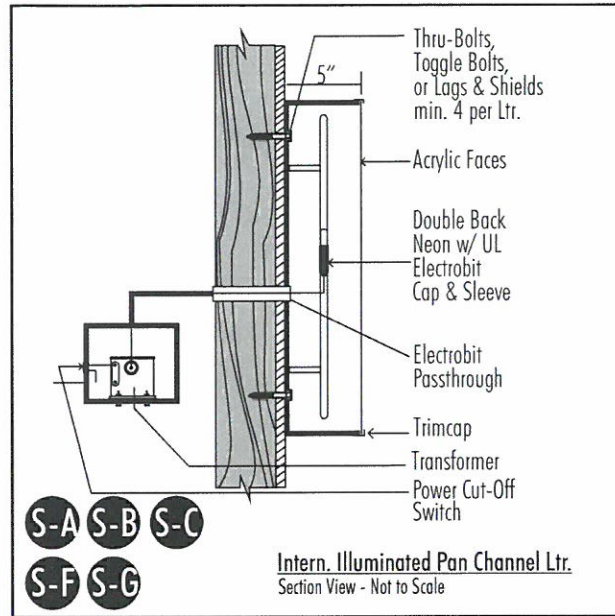
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Sheet	9	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



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Revisions		
1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

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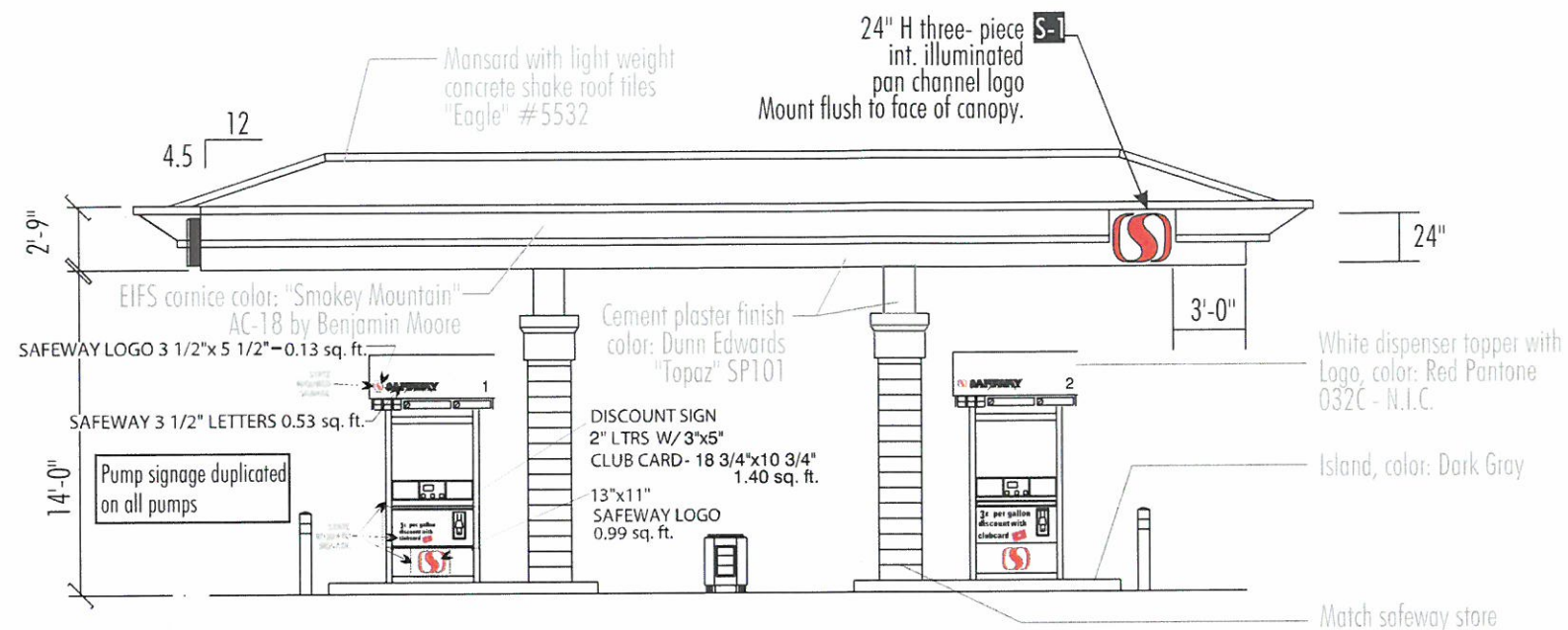


SAFEWAY

Fuel Center at Tennant Station

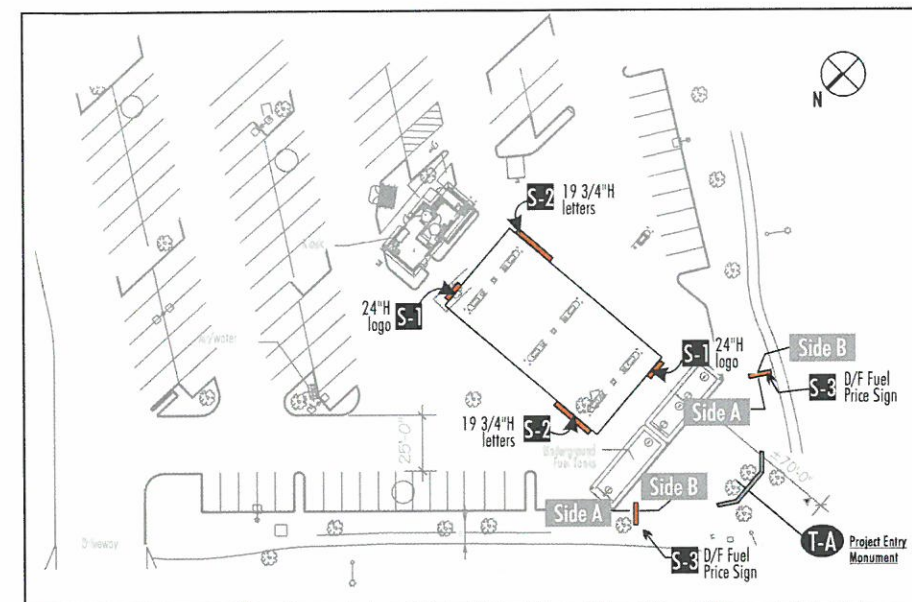
FUEL CENTER SIGNAGE



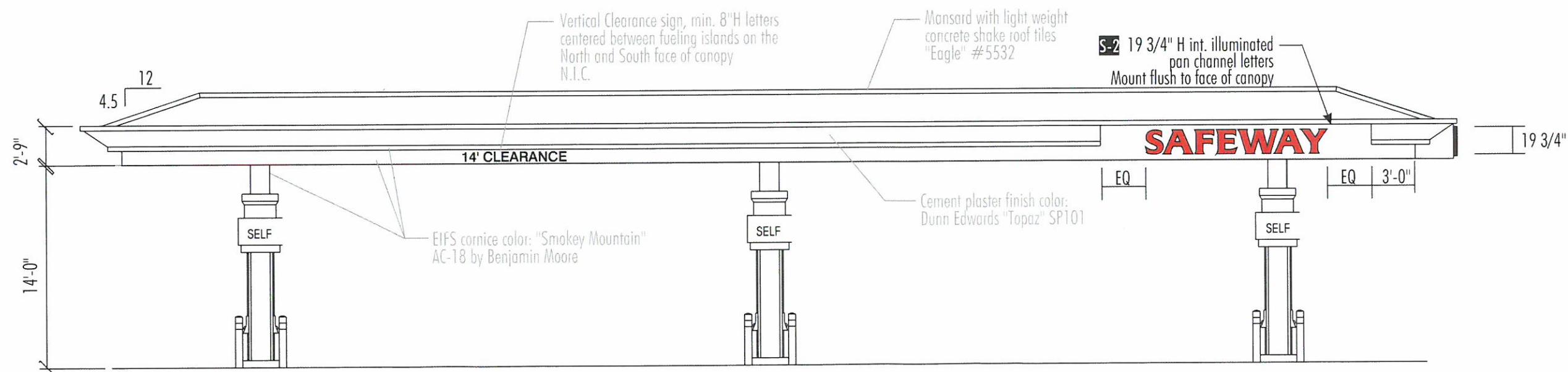


S-1 SAFEWAY Fuel Center Canopy Signage - Typical East & West Elevations Scale: 1/8" = 1'-0"

24"H three-piece internally illuminated pan channel logos with #2793 Red acrylic faces and Bronze returns and trimcap.
Install on East and West canopy elevations.



S1-3 Site Plan
Scale: NTS



S-2 SAFEWAY Fuel Center Canopy Signage - Typical North & South Elevations Scale: 1/8" = 1'-0"

19 3/4"H pan channel letters with #2793 Red acrylic faces and Bronze returns and trimcap.
Install on North and South canopy elevations.

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Revisions

1	2-24-03 rev. elevation per eda	5
2	4-9-03 ARB rev.	6
3	4-24-03 ARB rev.	7
4		8

Customer Approval _____ Date _____

Landlord Approval _____ Date _____

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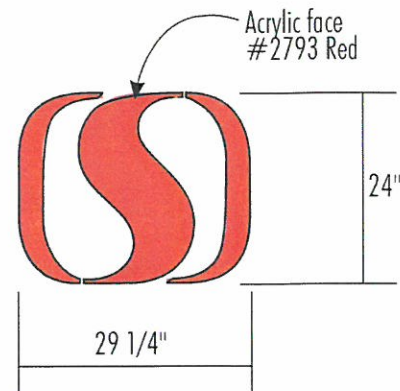
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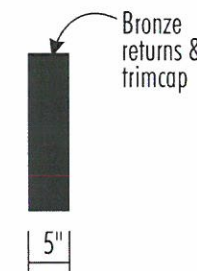
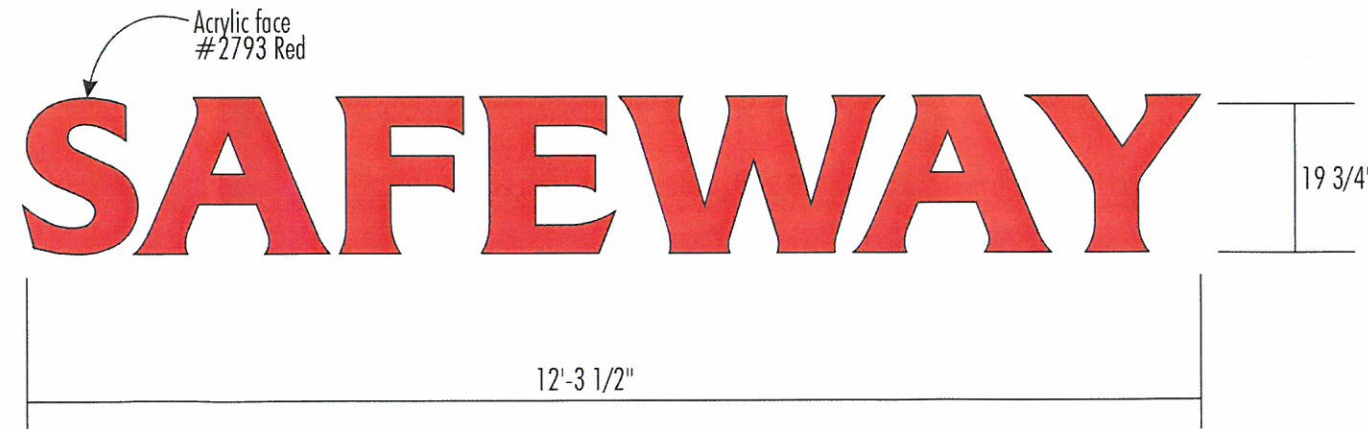
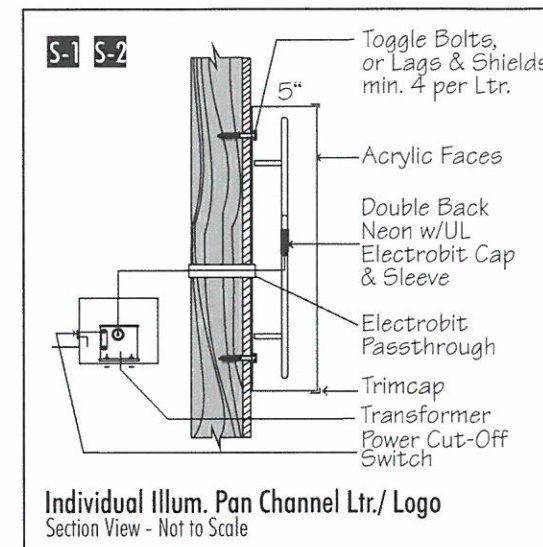


Packet Pg. 40

Sheet	11	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



S-1 Manufacture and Install two (2) 24"H three-piece internally illuminated pan channel logos.
Install on East and West canopy elevations.
Scale: 1/2" = 1'-0"



S-2 Manufacture and Install two (2) sets 19 3/4"H pan channel letters to read: "SAFEWAY".
Install on North and South canopy elevations.
Scale: 1/2" = 1'-0"

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Revisions		
1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

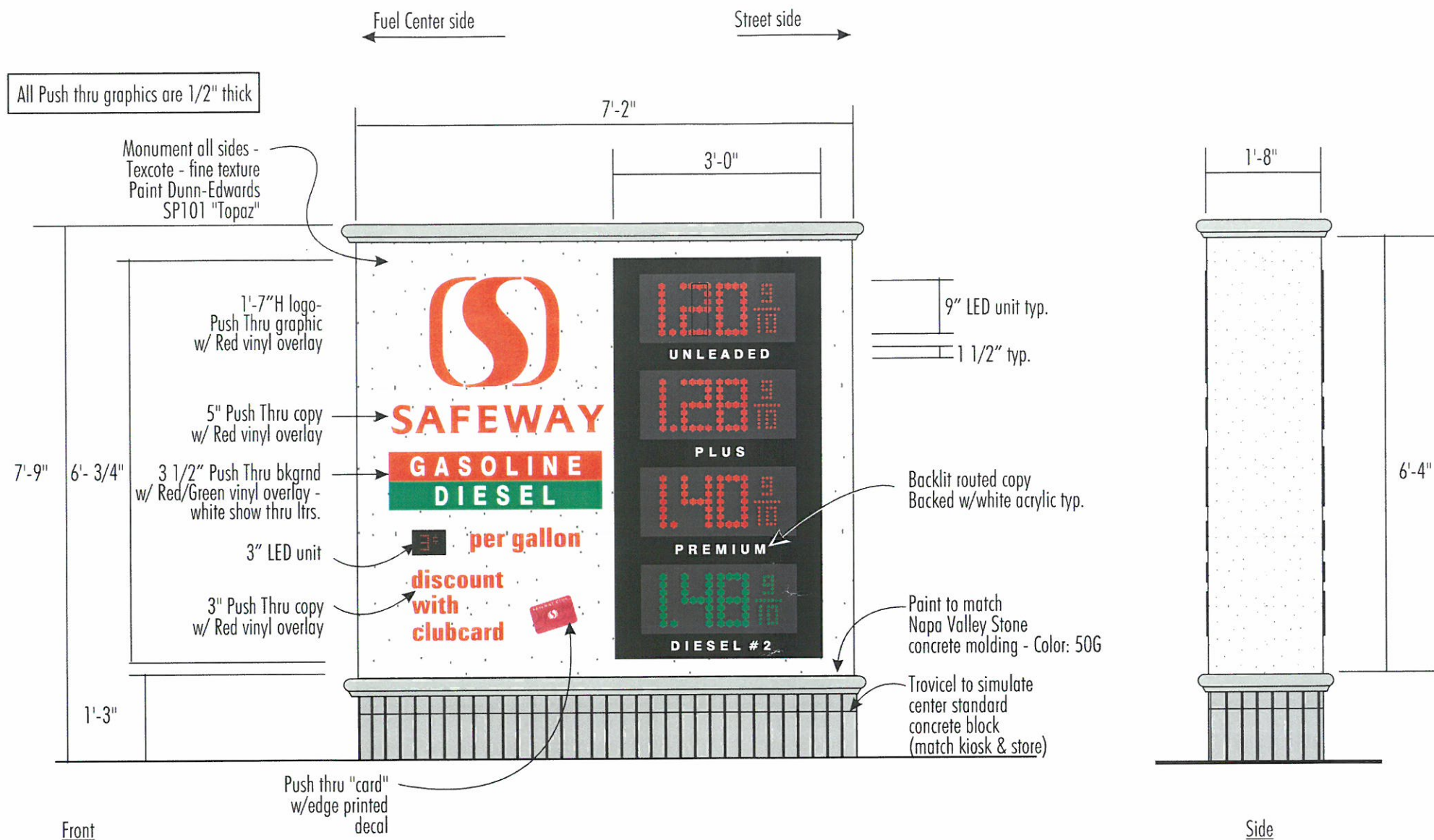
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Sheet	12	of 13
DR#	03-2252C	
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Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



S-3 D/F Monument Signs

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

Qty. 2

Cabinet - Aluminum construction with Med. Texcote finish and painted to match Dunn-Edwards - SP101 "Topaz"

Faces - .090 Aluminum with copy routed out/push thru letters and LED pricing numerals. Red #3630-33 and Green #3630-26 vinyl overlay on push thru ltrs.

Aluminum construction with Med. Texcote finish and painted to match Dunn-Edwards - SP101 "Topaz"

Base - Trovicel banding to simulate Tennant Center standard concrete block. Paint to match Fuel Center kiosk and Safeway Store

Fabricated aluminum cap painted to match Napa Valley Stone concrete molding #50G

Vinyl Colors



#26 Green



#253 Cardinal Red

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Revisions

1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

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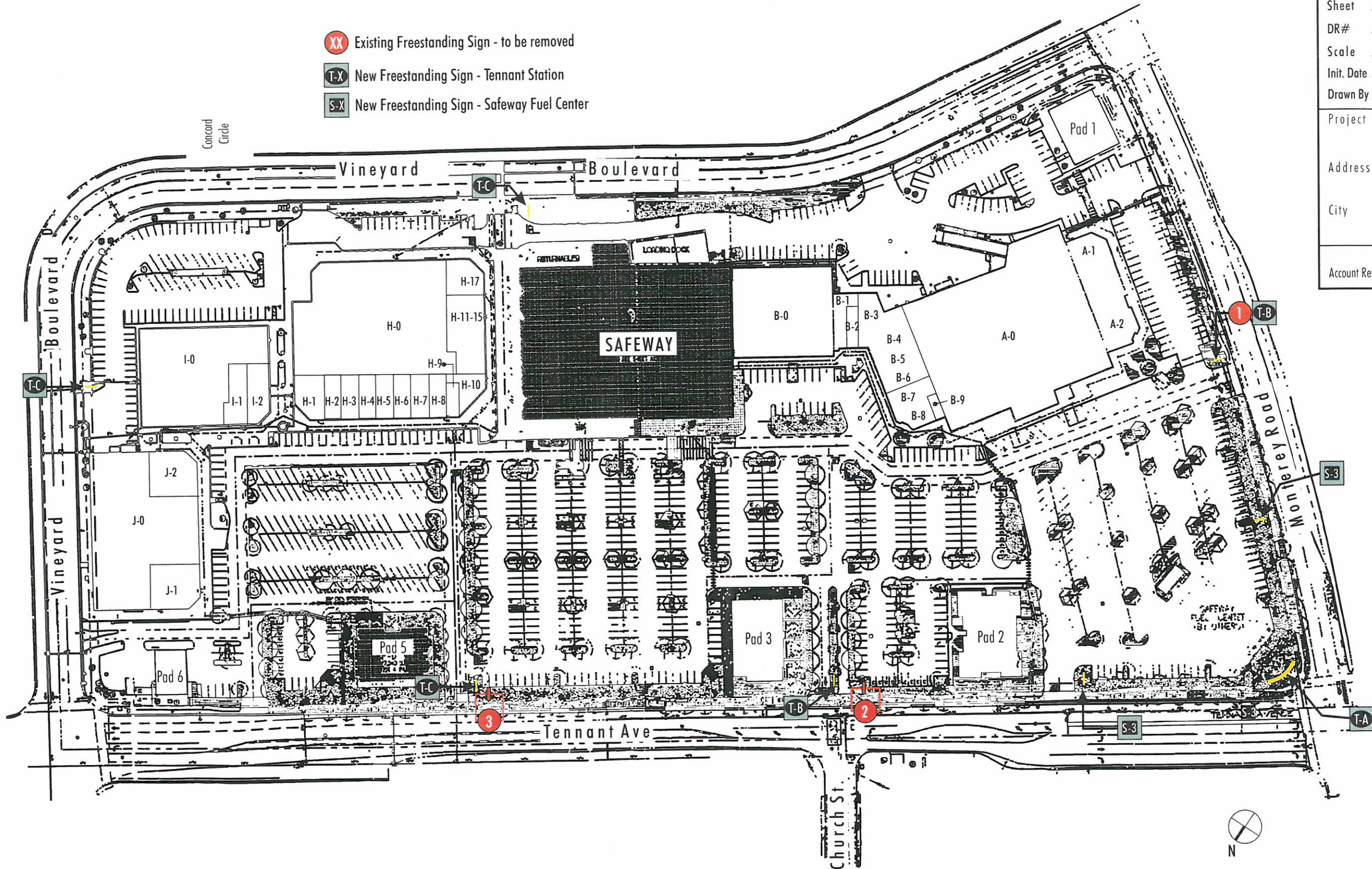
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Sheet	13 of 13
DR#	03-2252C
Scale	As Noted
Init. Date	
Drawn By	
Project	Tennant Station
Address	Address
City	Morgan Hill, CA
Account Rep.	Brian Schneider



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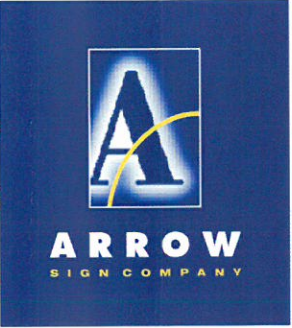
Revisions		
1	4-9-03 ARB rev.	5
2	4-24-03 ARB rev.	6
3		7
4		8

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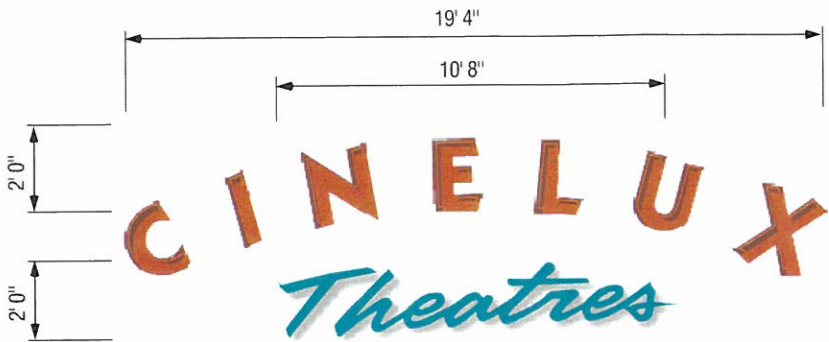
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Oakland, CA 94601
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Fax. 510.533.0815
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www.arrowsigncompany.com



Sign Elevation

scale: 3/16" = 1' 0"

Sign Specifications

Manufacture & install one (1) single faced marquee sign as shown

Item	Description	Vendor	Specification
"Cinelux" Letters	8" deep alum. open pan	Matthews	To match ICI, "Crimson Red"
"Cinelux" Neon	Double tube	Voltarc	Clear Red / Neon
"Theatres" Letters	3" deep aluminum, reverse pan	Matthews	"Blue Canyon #59A-1A
"Theatres" Neon	Single tube	Voltarc	Aquamarine / Argon

Square Footage Summary

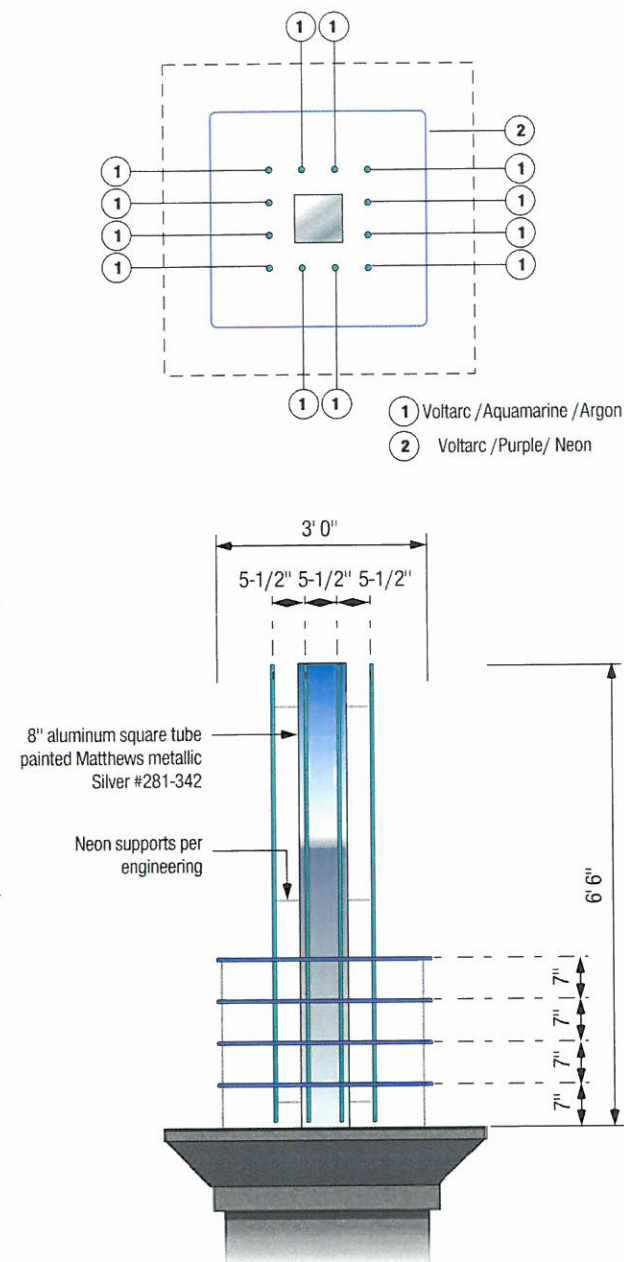
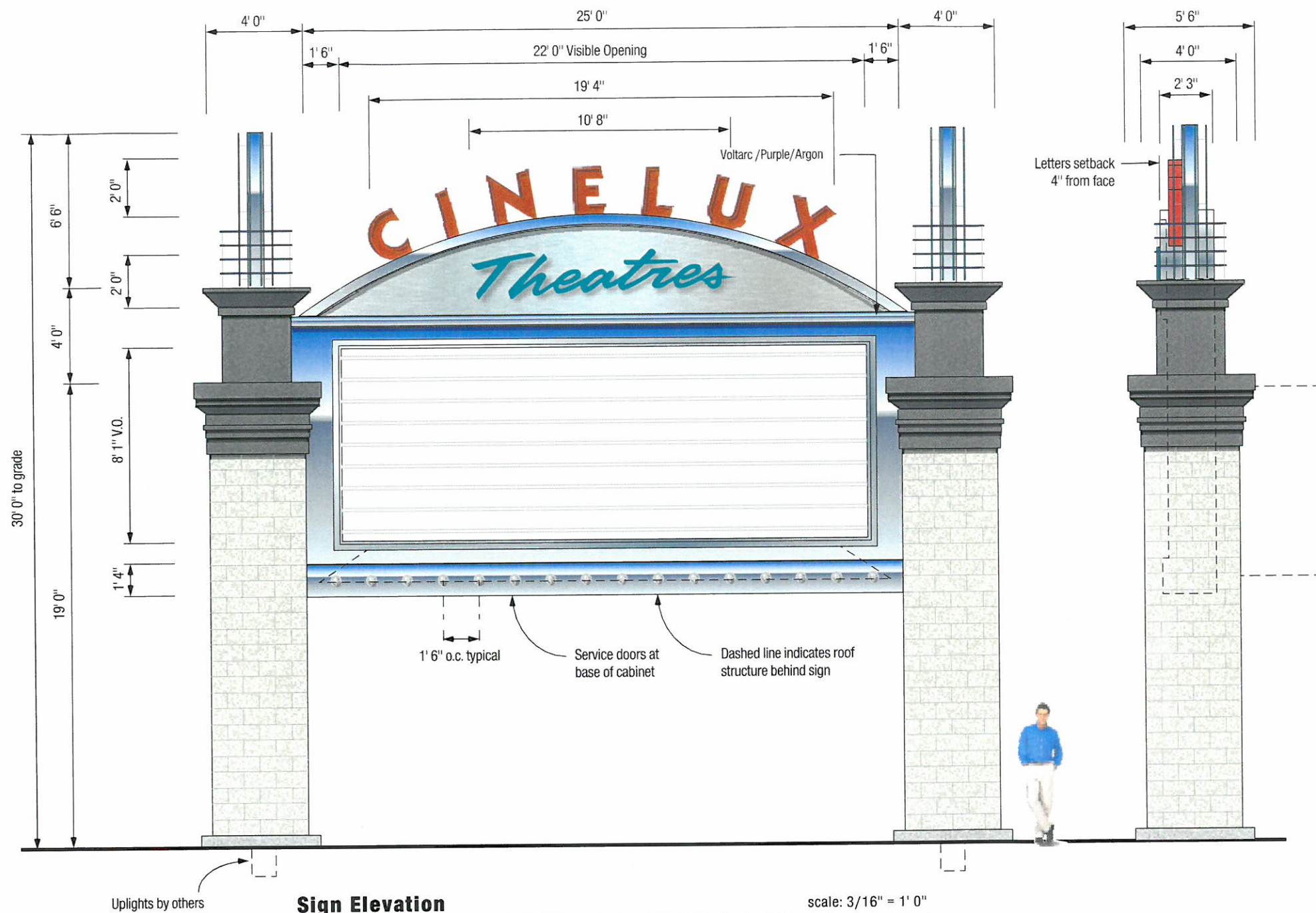
Item	Size	Square Footage
"Cinelux" Letters	2' 0" x 19' 4"	38.66 Square Feet
"Cinelux" Letters	2' x 10' 8"	21.34 Square Feet
Total		60 Square Feet

Job Name: Cinelux Theatre
Address: Tennant Station
City: Morgan Hill, Ca
Date: 3-23-04
Sales: Tryg Olsen
Design: Charlie Stroud
Design: 40336
Filename: 2004/C/Cinelux Theatre Revis

Customer Approval:

Revision	Date	Description

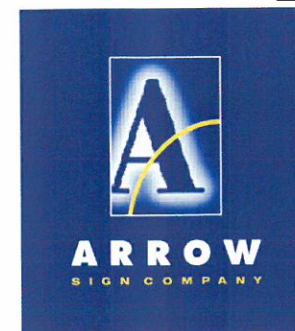
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Manufacture & install one (1) single faced marquee sign as shown

Item	Description	Vendor	Specification
Cabinet & Trim	Prefinished aluminum veneer	Alliance	Polished aluminum
Theatres Background	Prefinished aluminum veneer	Alliance	Brushed aluminum (horiz. grain)
"Cinelux" Letters	8" deep alum. open pan	Matthews	To match ICI, "Crimson Red"
"Cinelux" Neon	Double tube	Voltarc	Clear Red / Neon
"Theatres" Letters	3" deep aluminum, reverse pan	Matthews	"Blue Canyon #59A-1A"
"Theatres" Neon	Single tube	Voltarc	Aquamarine / Argon

Item	Description	Vendor	Specification
Supports	Split face block		By others
Support Cap Sections	Aluminum	Benjamin Moore with texcoat	"Smokey Mountain" #AC 18
Readerboard	Polycarbonate	GE	White Lexan
Track	Plastic mutual track	Wagner	Eight (8) lines of 8" copy
Neon Detail at Top	Exposed		Per detail
Raceway Lights	FVP Fixture	Canlet	13 watt fluor. Quad, Stone Grey, Wall mt., Standard Opal globe
Uplights			By others



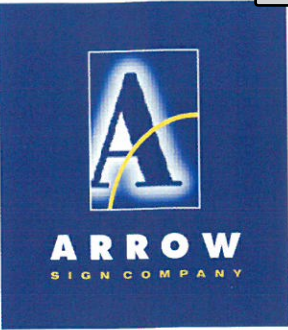
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Oakland, CA 94601
Phone 510.533.7693
Fax. 510.533.0815
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Job Name: Cinelux Theatre
Address: Tennant Station
City: Morgan Hill, Ca
Date: 3-23-04
Sales: Tryg Olsen
Design: Charlie Stroud
Design: 40336
Filename: 2004/C/Cinelux Theatre Revisi
Sheet: 1

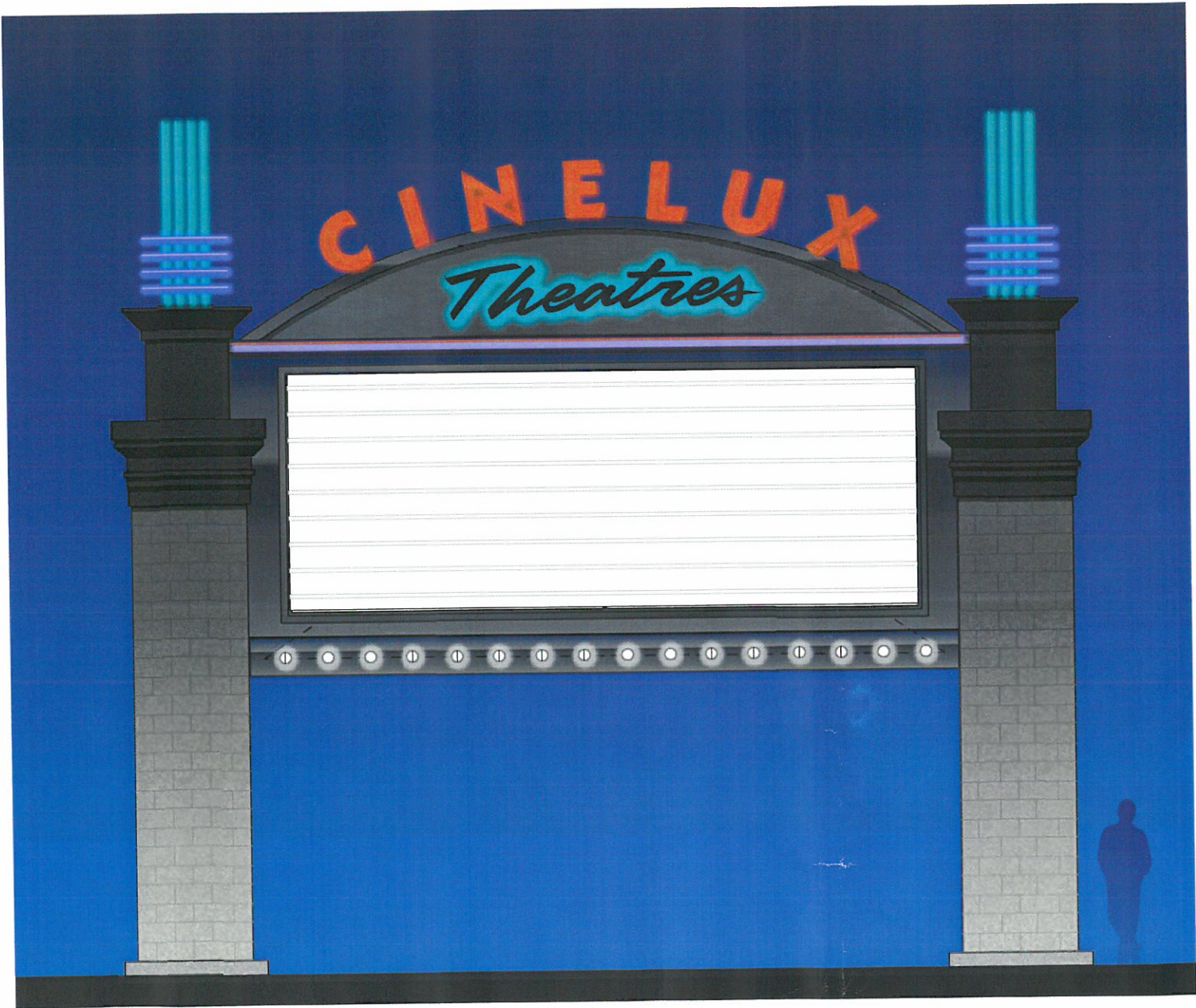
Customer Approval:

Revision	Date	Description
A	4-5-04	Change to different color scheme
B	4-23-04	Change copy size, cap detail, readerboard,
C	4-26-04	Revise track layout
D	4-29-04	Revise colors, track layout
E	5-13-04	Change "Theatre" to "Theatres"

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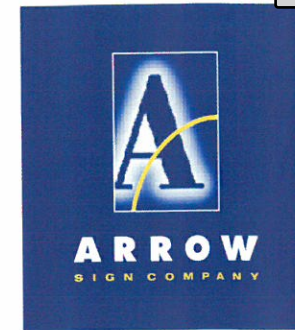
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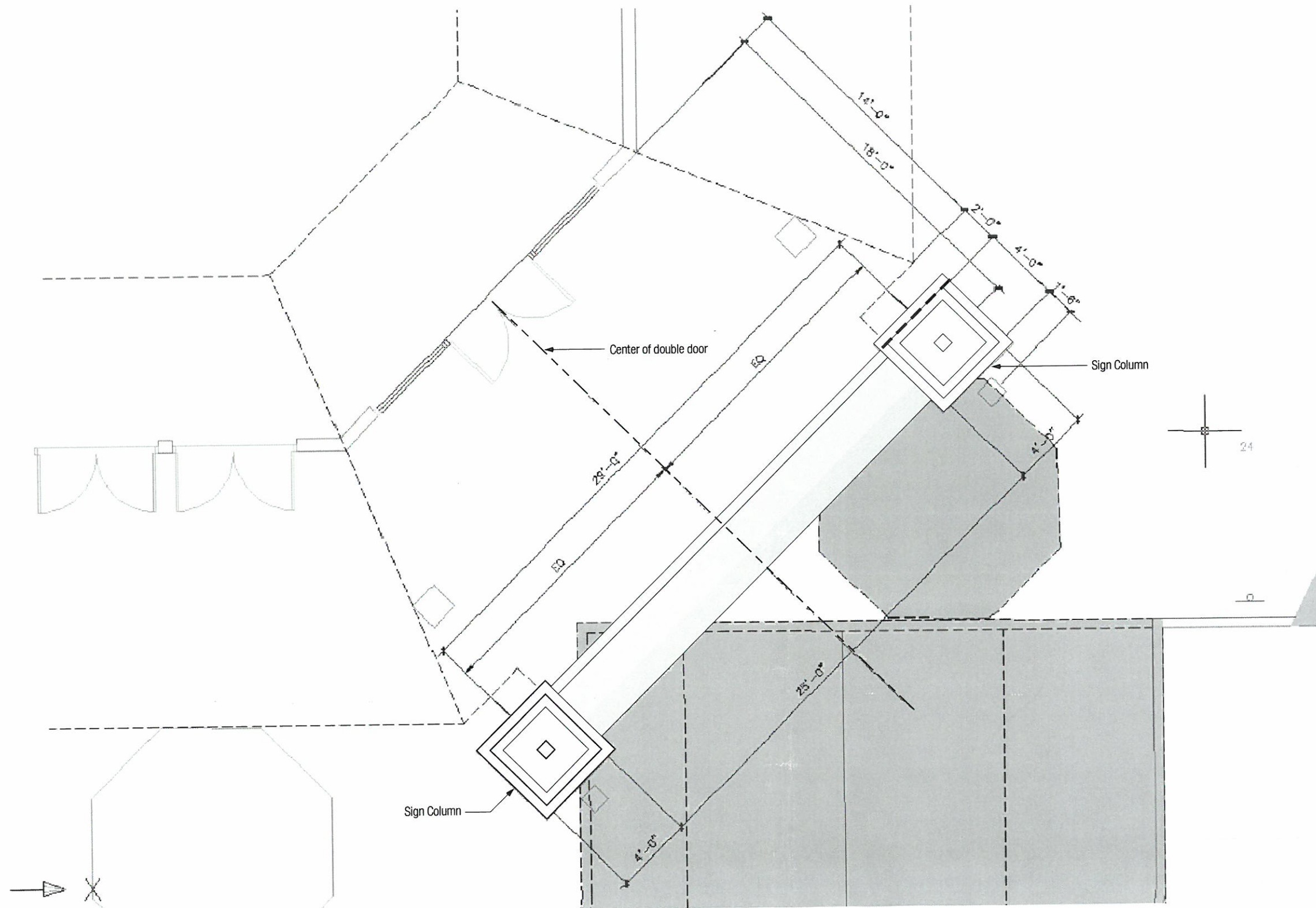
Job Name: Cinelux Theatre
Address: Tennant Station
City: Morgan Hill, Ca
Date: 3-23-04
Sales: Tryg Olsen
Design: Charlie Stroud
Design: 40336
Filename: 2004/C/Cinelux Theatre Revis
Sheet: 2

Customer Approval:

Revision	Date	Description
A	4-5-04	Change to different color scheme
B	4-23-04	Change copy size, cap detail, readerboard
C	4-26-04	Revise track layout
D	4-29-04	Change color scheme
E	5-13-04	Change "Theatre" to "Theatres"



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Sign Location

not to scale

Job Name: Cinelux Theatre
Address: Tennant Station
City: Morgan Hill, Ca
Date: 3-23-04
Sales: Tryg Olsen
Design: Charlie Stroud
Design: 40336
Filename: 2004/C/Cinelux Theatre Revis
Sheet: 3

Customer Approval:

Revision	Date	Description



Signs

10/20/2020

Commonwealth central credit union
400 Tennant station WY.
Morgan Hill, CA 95037

MASTER SIGN PROGRAM – Tennant Station

File request for approval Amendment;

Page 5, Section A, General Information, I. - Sign Area Standard, Line Item #3

- Window signage size not to exceed 20% of window area to be changed to (Window Sign: A sign posted, painted, placed, or affixed on a window exposed to public view cannot exceed 20% of the window area and will not be counted towards total available sign area. Any signage posted, painted, placed, or affixed more than 30 inches behind a window area that is exposed to public view shall not exceed 45% of the window area and have no letter or logo height requirements. All signage placed behind a window area will count against the suites total allowable sign area.

Page 6, Section B. Allowable Signs, B. - WALL SIGNS, line item #3,

(Tenants with Modified Roof Elements)

- Change "Letter Size: 16" maximum height (As shown in detail T-E of sign program)" Change to "(Letter Size: 28" maximum height)".
- Change "Logo Size: Maximum of 36" square. Logo area shall be included within maximum allowable sign area)" Change to "Logo Size: Maximum of 72" by 11'-9". Logo area shall be included within maximum allowable sign area)"
- Change "Quantity: One (1) sign and One (1) logo per tenant space" Change to "Quantity: One (1) sign and One (1) logo per elevation".
- Add line item to section: "Window Sign: A sign posted, painted, placed, or affixed on a window exposed to public view cannot exceed 20% of the window area and will not be counted towards total available sign area. Any signage posted, painted, placed, or affixed more than 30 inches behind a window area that is exposed to public view shall not exceed 45% of the window area and have no letter or logo height requirements. All signage placed behind a window area will count against the suites total allowable sign area).
- Add line item: "ATM signage shall be included in the sign area allowance and not to exceed 1.5 square feet of linear frontage leased space per elevation".
- Add line item: "Letter return and trimcap to be Black".



Signs

Explanation of why amendments are requested:

Commonwealth is located within Tenant Station, Assessor's Parcel Number 817-06-058, PAD #3. This suite takes up approximately 3,522 SQ. FT. gross floor area of the existing building. This commercial pad building/suite is currently in the process of a remodel, reference building permit number BCOM2020-0012, Issued 8/21/2020.

This remodel consists of a full interior and exterior renovation. The main entry of this suite is completely remodeled with new walk-up ATM's, entry doorway and the addition of a recessed main ID sign band wall area that is placed three feet four inches behind an exterior glass window bay. This main ID sign is intended to be seen thru the glass window bay from the main parking lot walking up to the newly renovated suite. The intent of this renovation and sign placement is to update the suites entry with a more modern look of today's era.

The request to amend and modify the verbiage of the existing Tenant Station (MSP) is intended and worded as best as possible to only effect the Common Wealth suite and solve their unique architectural building elements and signage needs. Without the approval of the above, Commonwealth Central Credit Union will not have adequate signage exposure that fits with the approved building permit remodel. Please consider the authorization of the amendment changes.

Sincerely,

Chris Gilliland

Signature: _____

Chris Gilliland

Date: _____

02/03/2021

Date: 5-11-20
Customer: Common Wealth Central Credit Union
Address: 400 Tennant Station
Morgan Hill, CA 95037
Salesperson/Project Manager: Chris Gilliland
Designer: JFrasher
Revision: (8) 2-3-21

Notes:

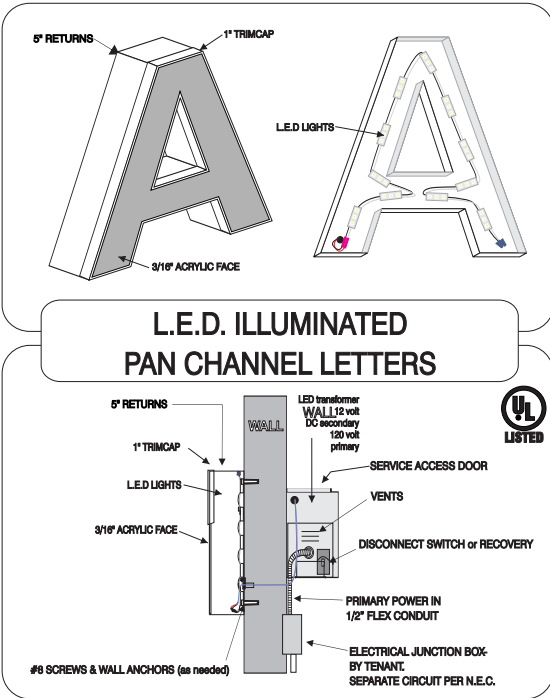
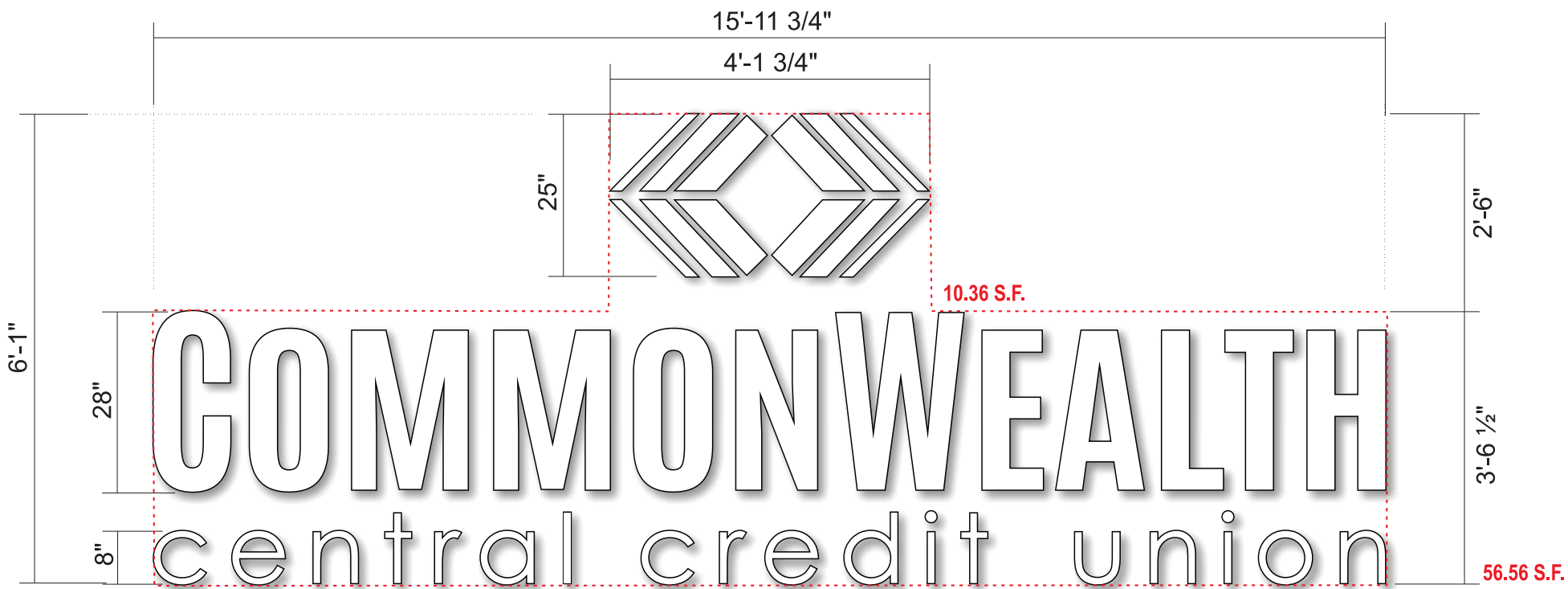
ALL SIGNS MANUFACTURED BY BOOTZ AND DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

Drawings are for customer approval only. All dimensions must be verified before manufacturing. Drawings are not to be used as an installation guide.



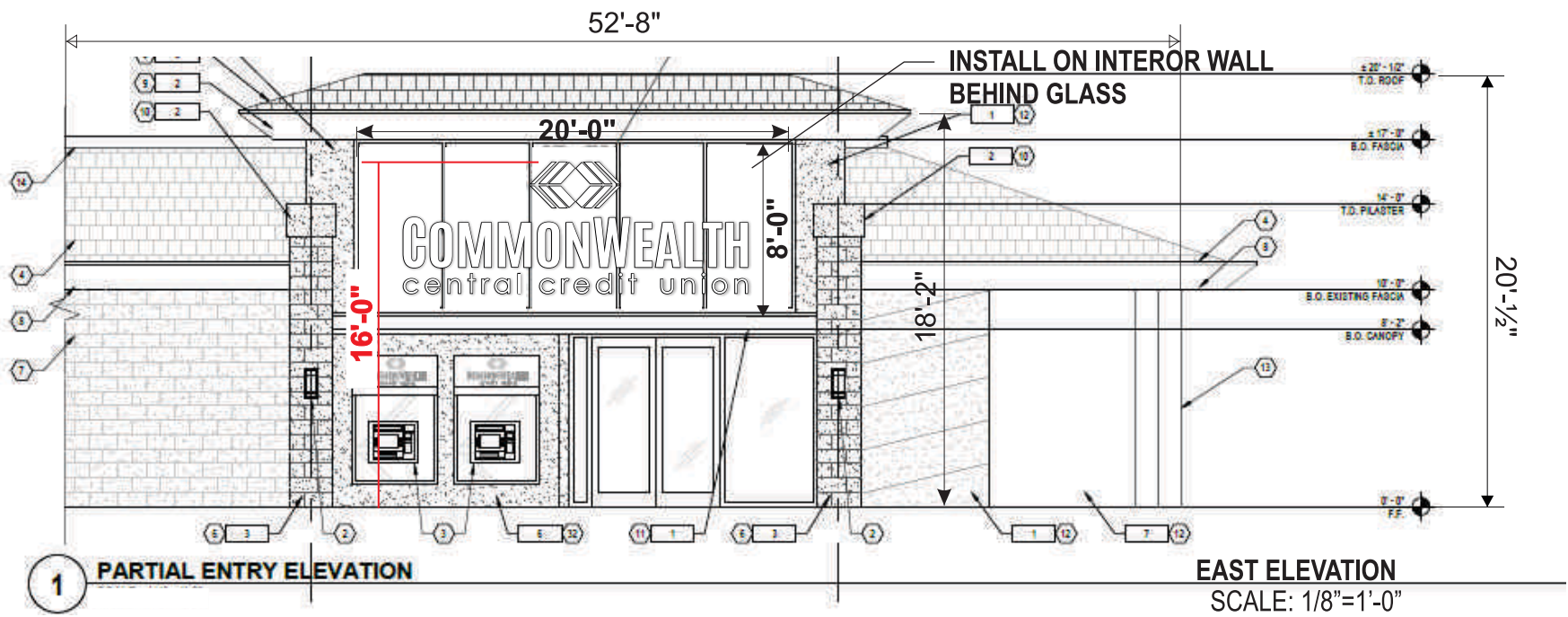
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A MANUFACTURE AND INSTALL ONE(1) SET LED ILLUMINATED PAN CHANNEL LETTERS
SCALE: 1/2" = 1'-0"
FACES: 3/16" WHITE ACRYLIC
RETURNS: 040" CLC, 5" DEEP BLACK
BACKS: .063" ALUMINUM BACKS
TRIMCAP: 1" BLACK JEWELITE
ILLUMINATION: WHITE PRINCIPAL LEDs
POWER SUPPLIES: REMOTE IN TRANSFORMER BOX
INSTALLATION: FLUSH TO FASCIA WITH HARDWARE AS REQUIRED
BEHIND INTERIOR STOREFRONT GLASS

66.92 SQ.FT. TOTAL
79 SQ.FT. MAX



WINDOW AREA 20FT X 8FT. =160 SQ.FT.
PROPOSED WINDOW SIGNAGE AREA = 30%

Attachment: Proposed Sign Plan Drawings (2959 : AAE2020-0004: Tennant Station - Commonwealth Central Credit Union)

Date:

5-11-20

Customer:

Common Wealth Central Credit Union

Address:

400 Tennant Station
Morgan Hill, CA 95037

Salesperson/Project Manager:

Chris Gilliland

Designer:

JFrasher

Revision:

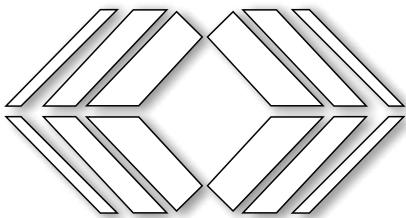
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Notes:



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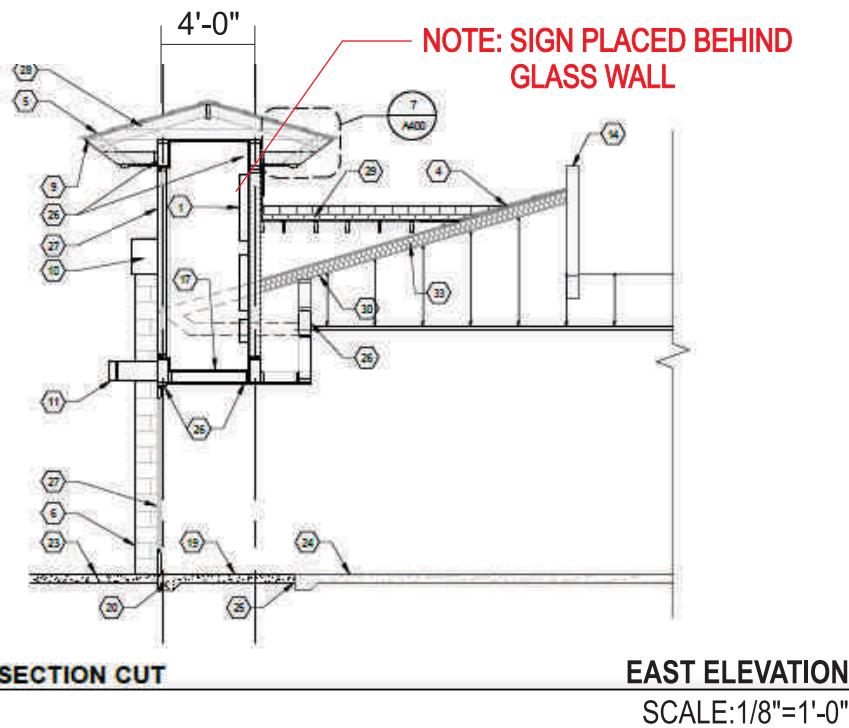
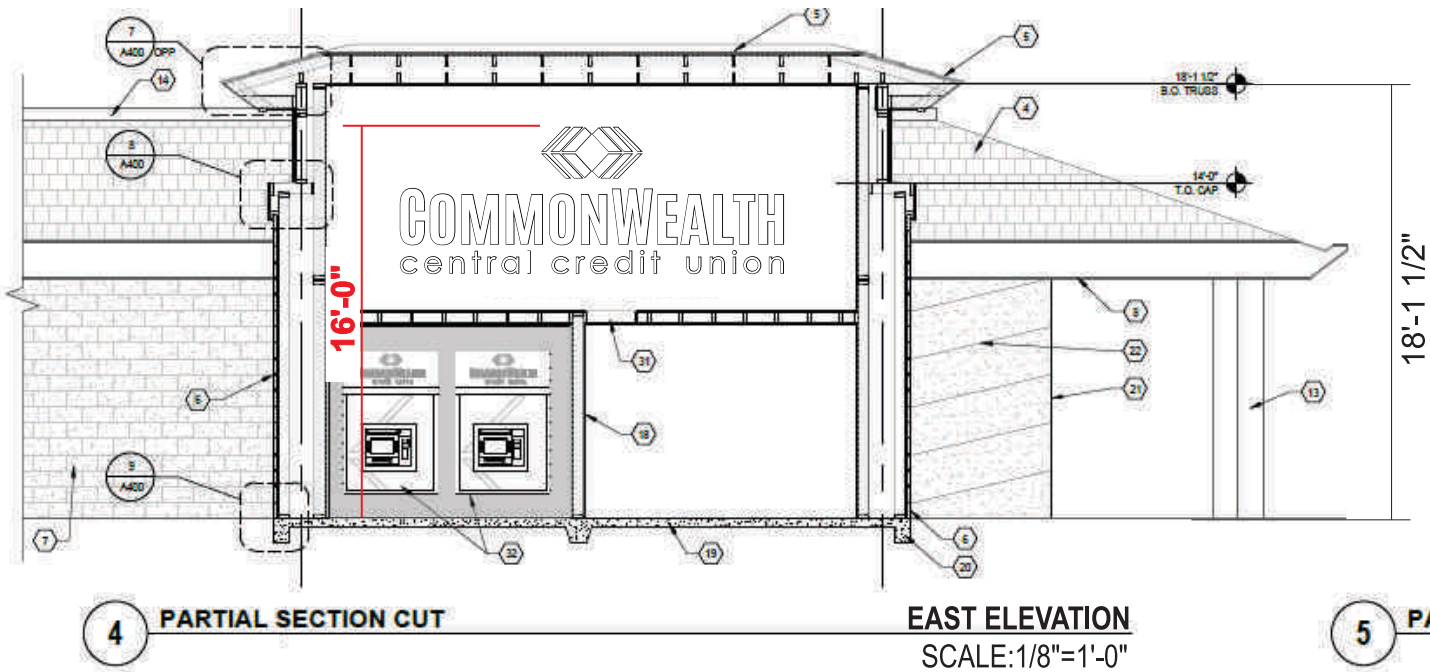
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COMMONWEALTH

central credit union

A INSTALL AREA - PARTIAL CUT SECTIONS



Date:

5-11-20

Customer:

Common Wealth Central Credit Union

Address:

400 Tennant Station
Morgan Hill, CA 95037

Salesperson/Project Manager:

Chris Gilliland

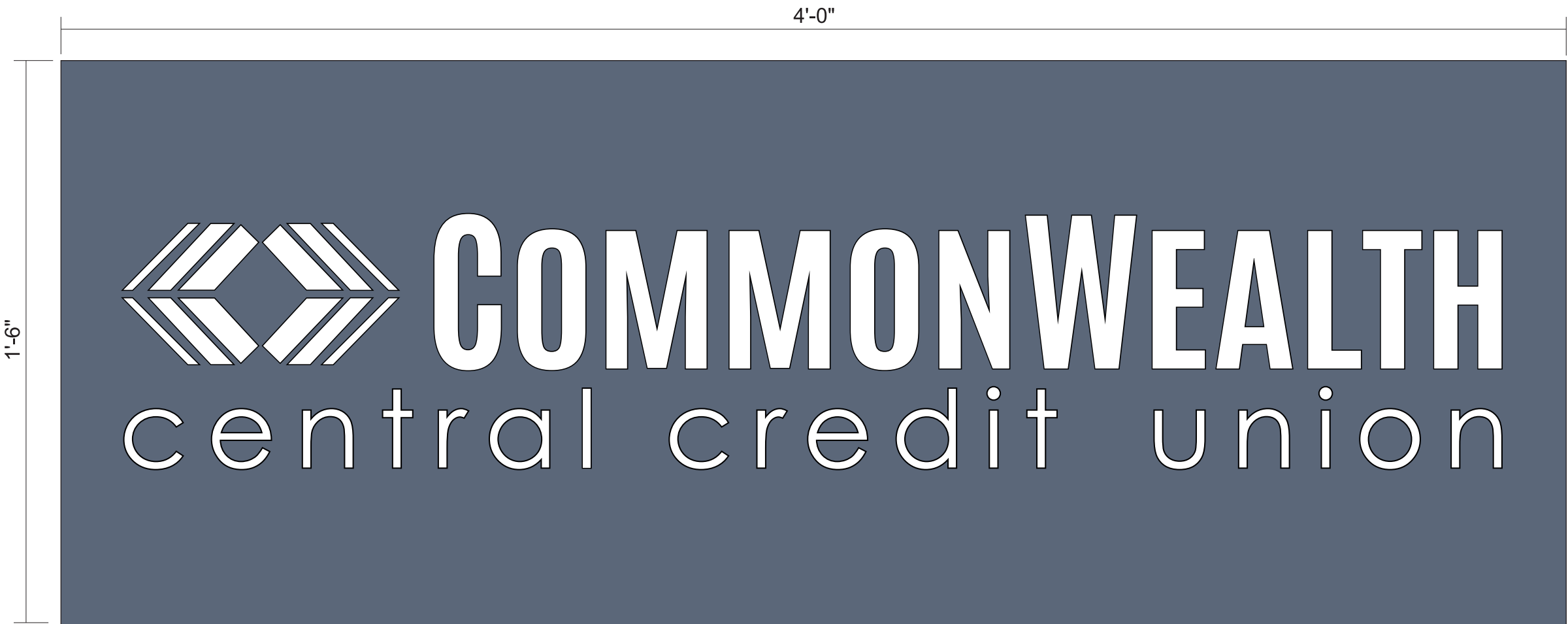
Designer:

JFrasher

Revision:

(8) 2-3-21

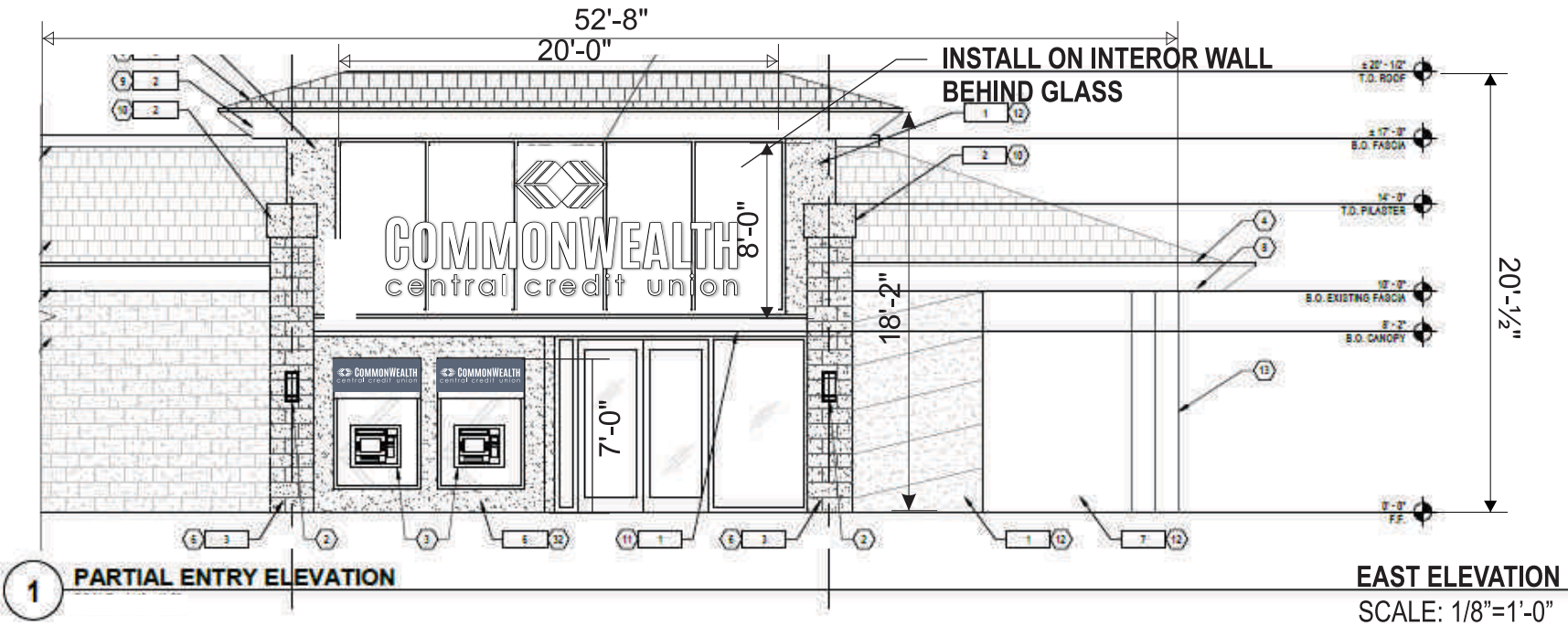
Notes:



MANUFACTURE AND INSTALL TWO (2) ATM PANELS

6 SQ.FT EACH
12 SQ.FT TOTAL

SCALE: 3"=1'-0"



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Customer:

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Address:

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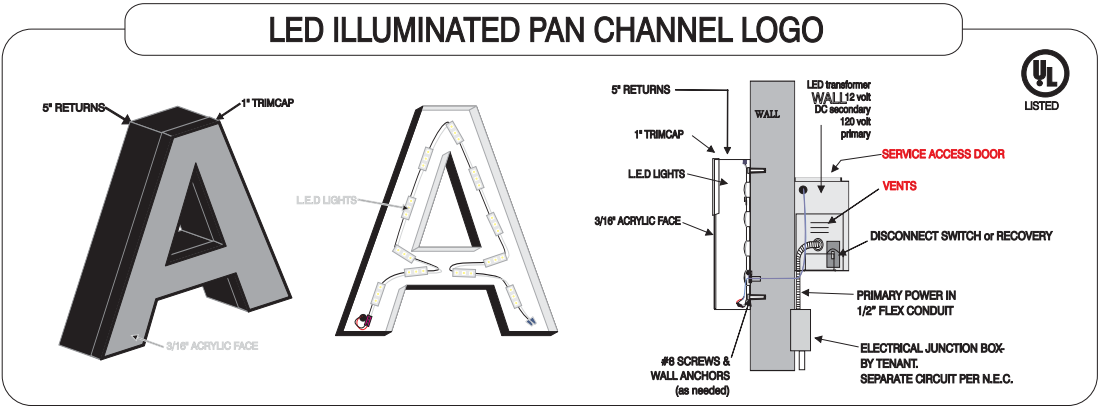
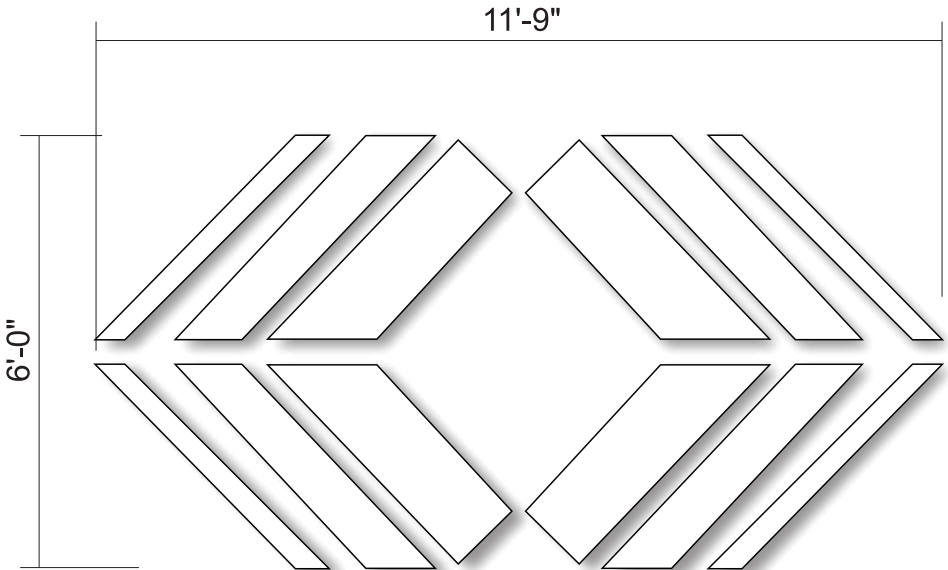
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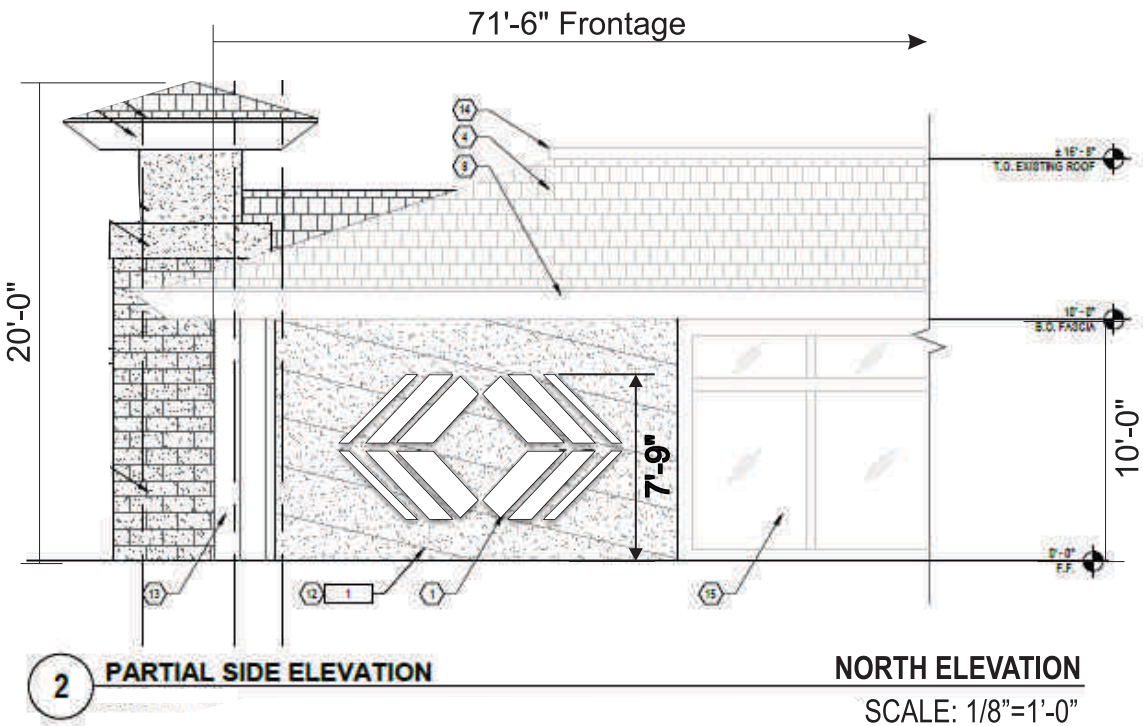


B MANUFACTURE AND INSTALL ONE(1) SET LED ILLUMINATED PAN CHANNEL LETTERS

SCALE: 3/8" = 1'-0" 70.5 SQ.FT.

107.25 SQ.FT. MAX

- FACES: 3/16" WHITE ACRYLIC
- RETURNS: .040" CLC, 5" DEEP BLACK
- BACKS: .063" ALUMINUM BACKS
- TRIMCAP: 1" BLACK JEWELITE
- ILLUMINATION: WHITE PRINCIPAL LEDs
- POWER SUPPLIES: REMOTE IN TRANSFORMER BOX
- INSTALLATION: FLUSH TO FASCIA WITH HARDWARE AS REQUIRED



Date:

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Customer:

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Address:

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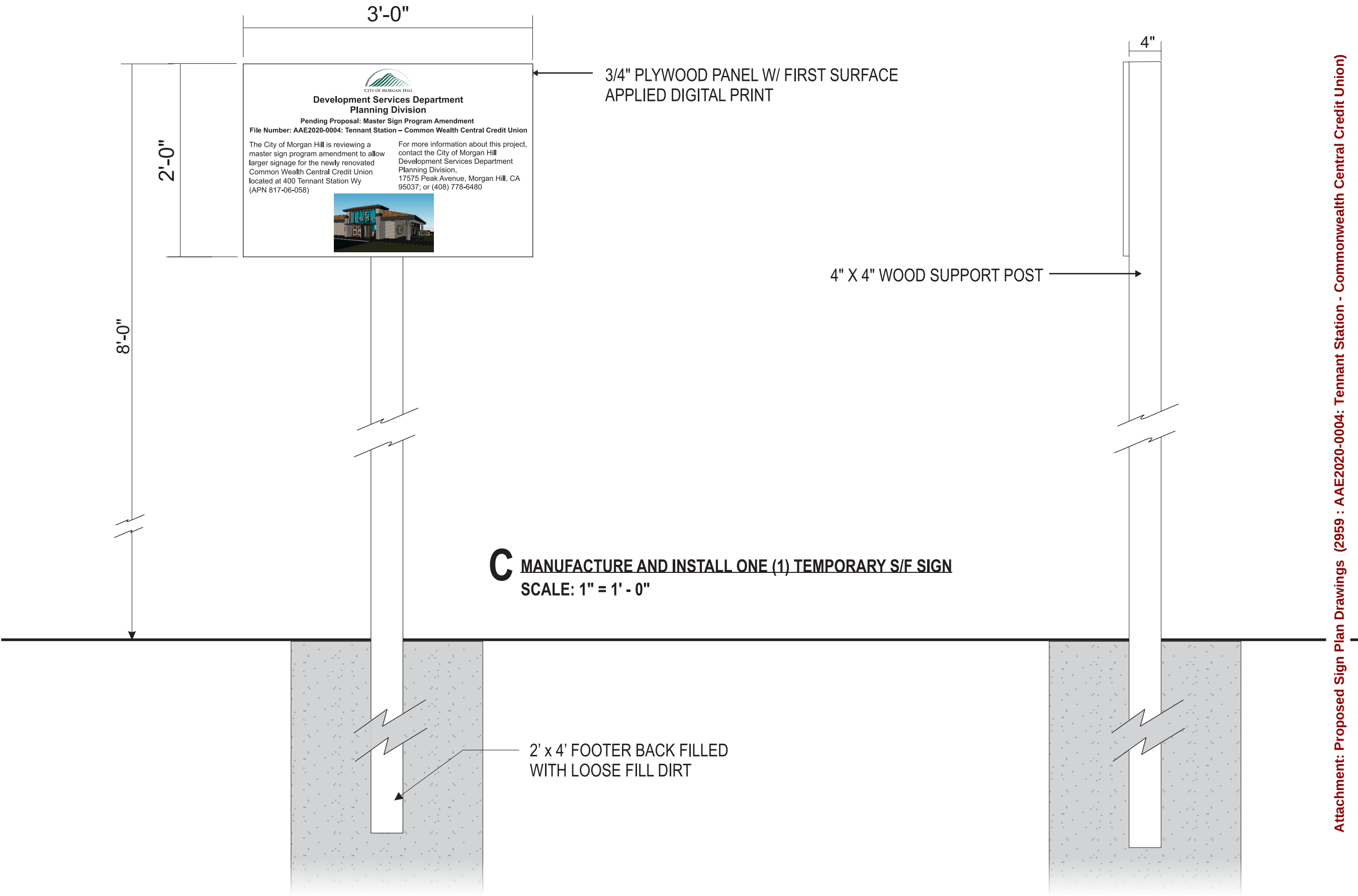
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Attachment: Proposed Sign Plan Drawings (2959 : AAE2020-0004: Tennant Station - Commonwealth Central Credit Union)

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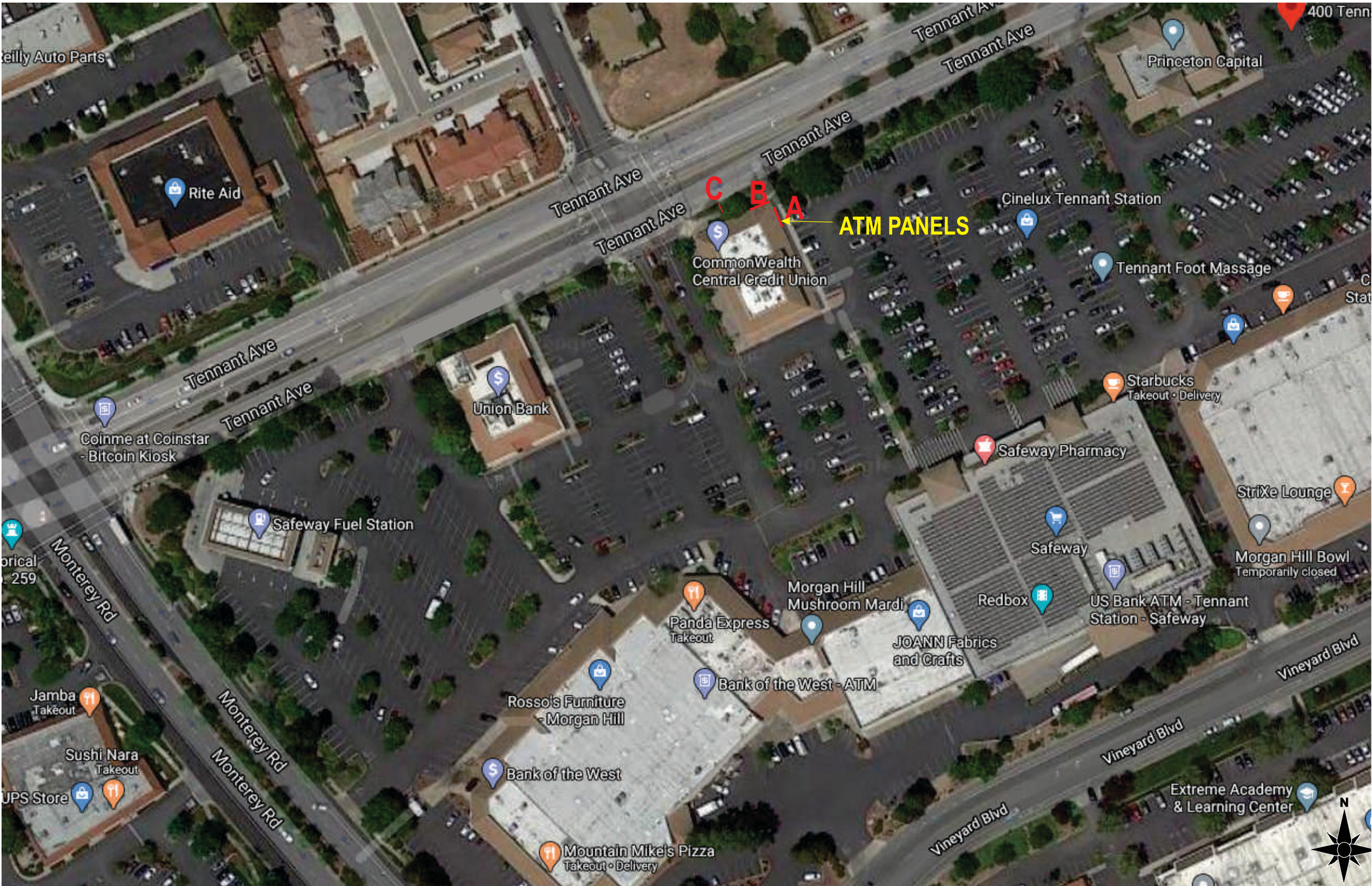


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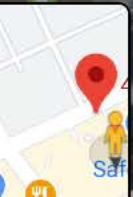
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SITE MAP

Attachment: Proposed Sign Plan Drawings (2959 : AAE2020-0004: Tennant Station - Commonwealth Central Credit Union)











A photograph of a Starbucks Coffee store. The building is a single-story structure with a light-colored, textured facade. The words "STARBUCKS" and "COFFEE" are mounted on the wall in large, blue, three-dimensional letters. A large, leafy tree is in the foreground, partially obscuring the lower part of the building. A black street lamp with a white light fixture is visible on the right side of the image. A small, circular orange icon with a white coffee cup symbol is located near the bottom right of the building.

**STARBUCKS
COFFEE**



Attachment: Banner Sign-Window Sign (2959 : AAE2020-0004: Tennant Station - Commonwealth Central

Notice of Exemption

To: County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

From: (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: AAE2020-0004: Tennant Station – Common Wealth Central Credit Union

Project Applicant: Common Wealth Central Credit Union

Project Location - Specific:

The project site is at the southeast quadrant of Monterey Road and Tennant Avenue, located at 400 Tennant Station Way in the Tennant Station Shopping Center Plaza in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 817-06-041, 055, 056, 057, 058.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would amend the master sign program for Tennant Station to restrict vinyl window graphics, increase in letter height and logo height for fascia mounted signs, allow wall mounted logo or wall art, allow signs on each elevation, and allow flexibility on trim color on single tenant pad buildings. Approval of the proposed project would require issuance of an administrative sign permit and building permit.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: DBSI, Inc.

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State code number: Section 15311, Class 11

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment. This categorical exemption consists of construction, or placement of minor structures accessory to existing commercial facilities, including but not limited to on-premise signs. The project, as proposed would amend a master sign program to an existing commercial shopping plaza; therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, Article 19, Categorical Exemptions of the CEQA Guidelines.

Lead Agency

Contact Person: Joey Dinh, Associate Planner, City of Morgan Hill Development Services Department

Area Code/Telephone/Extension: (408) 310-4676

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____
☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Attachment: Notice of Exemption (2959 : AAE2020-0004: Tennant Station - Commonwealth Central Credit Union)