



**Regular Meeting Agenda
Planning Commission**

LIAM DOWNEY - CHAIR
PAUL LAKE - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER

Tuesday, January 28, 2025 7:00 PM

**Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037**

MEETING PARTICIPATION

Morgan Hill Planning Commission meetings are held in person. The community may attend in person or via Zoom (video/teleconference). The meetings are also live-streamed on the City's website, Facebook page, and Channel 17.

Those wishing to participate in the meetings remotely must register in advance at <https://bit.ly/PlanningCommissionMtg>. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

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 Planning Office at (408) 310-4709 or by email at planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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 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. NOVEMBER 12, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

2. DECEMBER 10, 2024, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

3. JANUARY 14, 2025, MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

4. **SIGN2024-0026: TENNANT STATION - CINELUX: MASTER SIGN PROGRAM AMENDMENT FOR THE TENNANT STATION SHOPPING CENTER TO ALLOW MORE FREQUENT MESSAGE CHANGES FOR A CHANGEABLE COPY SIGN FOR THE EXISTING MOVIE THEATER. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 81706055 IS LOCATED ON THE SOUTHWEST CORNER OF TENNANT AVENUE AND TENNANT STATION WAY (602 TENNANT STATION WAY) (CINELUX THEATRES**

**MORGAN HILL LLC, APPLICANT). CEQA: CATEGORICALLY EXEMPT
PURSUANT SECTION 15061(B)(3) COMMON SENSE EXEMPTION.**

Recommendation:

1. Approve proposed amendment to the Sign Program

OTHER BUSINESS

5. LEGISLATIVE UPDATE

Recommendation:

1. Receive presentation

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning 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 Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council 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 Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning 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 Planning Commission.

Persons interested in proposing an item for the Planning 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 Planning's action, your request may be placed on the next appropriate agenda. Planning 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.



Meeting Minutes
Planning Commission

LIAM DOWNEY - CHAIR
PAUL LAKE - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
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JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER

Tuesday, November 12, 2024 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	Paul Lake, Mohammad Habib, Malisha Kumar, James Wilson, Joseph Mueller, Wayne Tanda
EXCUSED	Liam Downey

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commission Tanda led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Vice Chair Lake opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak, the public comment period was closed.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. SEPTEMBER 10, 2024 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

MOTION:

Accept the September 10, 2024, Meeting Minutes

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Muller, Planning Commission Wilson, Planning Commissioner Tanda
NAYS:	None
ABSTAIN:	Planning Commission Kumar
ABSENT:	Chair Downey

PUBLIC HEARINGS

2. MUNICIPAL CODE TEXT AMENDMENT (ZA2024-0003) ESTABLISHING CHAPTER 18.78 (STANDARDS FOR PUBLIC ARTS) WITHIN TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING THE REQUIREMENT OF PUBLIC ART IN NEW LAND DEVELOPMENT PROJECTS

Recommendation:

1. Open/close the public hearing; and,
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Principal Planner Adam Paszkowski introduced the item at 7:05 p.m. Intern for Economic Development Division Alia Bashadi presented the Staff Report at 7:05 p.m.

Planning Commissioner Habib joined the meeting at 7:07 p.m.

Vice Chair Lake opened the Public Hearing at 7:10 p.m. The following individuals addressed the Planning Commission:

- Rocke Garcia
- Doug Muirhead

Hearing no further requests to speak, the Public Hearing was closed.

MOTION:

Adopt the resolution recommending City Council approval of the Zoning Amendment.

RESULT:	Passed
MOVER:	Planning Commissioner Habib
SECONDER:	Planning Commissioner Mueller
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Kumar, Planning Commissioner Muller
NAYS:	Planning Commissioners Wilson, Planning Commissioner Tanda
ABSTAIN:	None
ABSENT:	Chair Downey

OTHER BUSINESS

3. TRANSPORTATION MASTER PLAN

Recommendation:

1. Review Draft Transportation Master Plan;
2. Provide feedback on Draft Plan; and
3. Provide a recommendation to the City Council on adoption of the Plan.

Public Services Director Chris Ghione introduced the item at 8:10 p.m. Hexagon Traffic consultant Robert Del Rio gave a presentation at 8:11 p.m.

MOTION:

The Planning Commission provided a recommendation of approval to the City Council on the adoption of the Transportation Master Plan.

RESULT:	Passed
MOVER:	Planning Commissioner Tanda
SECONDER:	Planning Commissioner Mueller
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Kumar, Planning Commissioner Wilson, Planning Commissioner Mueller, Planning Commissioner Tanda

November 12, 2024

NAYS:	None
ABSTAIN:	None
ABSENT:	Chair Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:47 p.m.

ADJOURNMENT

There being no further business to discuss, Vice Chair Lake adjourned the meeting at 8:48 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



**Meeting Minutes
Planning Commission**

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MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER

Tuesday, December 10, 2024 7:00 PM

**Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Chair Downey called the meeting to order at 7:04 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:04 p.m.

PRESENT	Liam Downey, Paul Lake, Mohammad Habib, James Wilson, Joseph Mueller, Wayne Tanda
EXCUSED	Malisha Kumar

DECLARATION OF POSTING

Minutes Clerk Luna declared to the posting of the agenda at 7:04 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance at 7:05 p.m.

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:05 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

1. SEPTEMBER 24, 2024 MEETING MINUTES

Recommendation:

1. Accept the September 24, 2024 Meeting Minutes

MOTION:

Accept the September 24, 2024 Meeting Minutes.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Lake
AYES:	Chair Downey, Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Wilson, Planning Commissioner Mueller
NAYS:	None
ABSTAIN:	Planning Commissioner Wayne Tanda
ABSENT:	Planning Commissioner Kumar

PUBLIC HEARINGS

- 2. MUNICIPAL CODE TEXT AMENDMENT (ZA2024-0002) AMENDING CHAPTER 12.32 (RESTRICTIONS ON REMOVAL OF SIGNIFICANT TREES) WITHIN TITLE 12 (STREET, SIDEWALKS AND PUBLIC PLACES) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL AND VARIOUS CODE PROVISIONS WITHIN TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING REPRODUCTIVE HEALTH COMMUNITY CLINICS BY-RIGHT TO COMPLY WITH ASSEMBLY BILL 2085; UPDATES TO ACCESSORY DWELLING UNIT PROVISIONS TO COMPLY WITH SENATE BILL 477 AND SENATE BILL 1211; UPDATES TO PARKING PROVISIONS TO COMPLY WITH ASSEMBLY BILL 2097; AND IMPLEMENTING MINOR AMENDMENTS DUE TO CLERICAL ERRORS AND INCONSISTENCIES**

Recommendation:

1. Open/close the public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Principal Planner Adam Paszkowski presented the Staff Report at 7:07 p.m.

Chair Downey opened the Public Hearing at 7:48 p.m. The following individuals address the Planning Commission:

- William Sabile Hearing

Hearing no requests to speak, the Public Hearing was closed.

MOTION:

Adopt a Resolution recommending City Council approval of the Zoning Amendment.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Lake
AYES:	Chair Downey, Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Wilson, Planning Commissioner Mueller, Planning Commissioner Tanda
NAYS:	None
ABSTAIN:	None
ABSENT:	Planning Commissioner Kumar

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carman made an announcement at 7:55 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:04 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



**Meeting Minutes
Planning Commission**

LIAM DOWNEY - CHAIR
PAUL LAKE - VICE-CHAIR
MOHAMMAD HABIB - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER

Tuesday, January 14, 2025 7:00 PM

**Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	Liam Downey, Paul Lake, Mohammad Habib, Malisha Kumar, James Wilson, Joseph Mueller
EXCUSED	Wayne Tanda

Planning Commissioner Habib joined the meeting at 7:01 p.m.

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:01 p.m.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **SD2022-0002/EA2022-0009: WATSONVILLE - BLACKROCK (QUAIL MEADOWS): REQUEST FOR A TENTATIVE SUBDIVISION MAP OF AN EXISTING 18.54-ACRE SITE FOR THE DEVELOPMENT OF 14 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS WITH THE COMPLETION OF SECRETARIAT WAY (PUBLIC STREET) TO WATSONVILLE ROAD AND OTHER ASSOCIATED SITE IMPROVEMENTS.**

Recommendation:

1. Open/Close the public hearing;
2. Adopt a Resolution approving a Mitigated Negative Declaration with Mitigation Monitoring Report Program; and
3. Adopt a Resolution approving the Tentative Subdivision Map for the future development of a single-family detached residential project consisting of 14 custom lots.

Planning Commissioner Downey stepped down from the dais at 7:02 p.m. due to a conflict of interest.

Senior Planner Tiffany Brown presented the staff report at 7:03 p.m.

Vice Chair Lake opened the Public Hearing at 7:17 p.m. The following individuals addressed the Planning Commission:

- Rocke Garcia
- Bruce Schlegel
- Mark Wiselogel
- Ken Howell
- William McClintock
- Rocke Garcia
- Mark Wiselogel
- Rocke Garcia

Hearing no further requests to speak, the Public Hearing was closed. 7:40 p.m.

Vice Chair Lake re-opened Public Hearing at 7:55 p.m. The following individual addressed the Planning Commission:

- Bruce Schlegel

Hearing no further requests to speak the Public Hearing was closed.

MOTION:

Adopt a resolution approving the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program.

RESULT:	Passed
MOVER:	Planning Commission Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Kumar, Planning Commissioner Wilson, Planning Commissioner Mueller
NAYS:	None
ABSTAIN:	Chair Downey
ABSENT:	Planning Commissioner Tanda

MOTION:

Adopt a resolution approving the Tentative Subdivision Map with the following added conditions: 1. Exhibit B, Engineering Section, a review that the overall design of the project shall not impact the water facilities of the existing private wells of the adjacent properties; 2. Where appropriate in Exhibit B, Notice shall be given to the potential buyer of lot 5 informing them that the barn located on the property is listed in two historical registries.

RESULT:	Passed
MOVER:	Planning Commission Mueller
SECONDER:	Planning Commissioner Wilson
AYES:	Vice Chair Lake, Planning Commissioner Habib, Planning Commissioner Kumar, Planning Commissioner Wilson, Planning Commissioner Mueller
NAYS:	None
ABSTAIN:	Chair Downey
ABSENT:	Planning Commissioner Tanda

The Planning Commission meeting recessed at 8:03 p.m.
The Planning Commission meeting reconvened at 8:11 p.m.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carman made an announcement at 8:12 p.m.
Assistant City Manager for Community Development Edith Ramirez made an announcement at 8:15 p.m.

ADJOURNMENT

There being no further business, Vice Chair Lake adjourned the meeting at 8:22 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 28, 2025

PREPARED BY:

Rich Buikema, Planner

APPROVED BY: Jennifer Carman

SIGN2024-0026: TENNANT STATION - CINELUX: MASTER SIGN PROGRAM AMENDMENT FOR THE TENNANT STATION SHOPPING CENTER TO ALLOW MORE FREQUENT MESSAGE CHANGES FOR A CHANGEABLE COPY SIGN FOR THE EXISTING MOVIE THEATER. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 81706055 IS LOCATED ON THE SOUTHWEST CORNER OF TENNANT AVENUE AND TENNANT STATION WAY (602 TENNANT STATION WAY) (CINELUX THEATRES MORGAN HILL LLC, APPLICANT). CEQA: CATEGORICALLY EXEMPT PURSUANT SECTION 15061(B)(3) COMMON SENSE EXEMPTION.

RECOMMENDATION(S)

1. Approve proposed amendment to the Sign Program

LOCATION MAP/PROJECT INFORMATION:



- | | | |
|----|---------------|---|
| 1. | Location: | Southeast corner of Monterey Road and Tennant Avenue (APN: 817-06-041, 055, 056, 057, and 058) |
| 2. | Site Area: | 21.88 |
| 3. | General Plan: | Commercial |
| 4. | Zoning: | General Commercial (CG) and Planned Development (PUD) |
| 5. | Request: | Request for a Sign Program amendment to allow more frequent copy change intervals (as short as 8 seconds) for a movie marquee |

BACKGROUND:

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). The Sign Program was last amended in February 2021 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.

A new digital changeable copy sign was approved on November 21, 2024 (attachment 1).

Changeable Copy Signs are prohibited, except for movie theaters, and automotive-related businesses (within one hundred feet of the Highway 101 right-of-way). The City Council determined that movie theaters have unique needs for communicating their messages due to the number of films and the frequency of changes. However, there's a restriction: the copy can change no more frequently than every two minutes (see MHMC 18.88.100 below).

B. Changeable Copy Signs. The city council finds that automotive-related businesses near to Highway 101 have unique needs for communicating their message due to large market area of car dealerships, the site area required to maintain inventory, and the tendency for multiple car dealerships to cluster in a single location. the City Council also finds that movie-theatres have unique needs for communicating their message due to the number of and frequent change to films typically showing at a single time.

1. Where Permitted: Changeable copy signs are permitted only for:
 - a. Automotive-related business within one hundred feet of the Highway 101 right-of-way; and
 - b. Movie theatres.
2. Frequency of Copy Change: Copy may change no frequently than every two minutes.

Sign Programs are subject to Planning Commission approval and provide a unified and coordinated approach to the materials, color, size, type, placement, and general design of signs for multi-tenant commercial developments like Tennant Station. A Master Sign Program may deviate from the Sign Ordinance standards concerning sign height, number, area, and type, but it cannot allow prohibited signs as specified in Section 18.88.050 (Prohibited Signs).

PROJECT DESCRIPTION:

Cinelux Theatres applied to amend the Master Sign Program (MSP) for Tennant Station on December 6, 2024. The proposed amendment will allow more frequent copy change intervals (as short as 8 seconds) for the movie marquee to display static images of current movies and showtimes (examples below).



As indicated in the applicant's request letter (attachment 2) this new marquee is being installed in conjunction with the remodel of the theatre that includes new seating and other upgrades. The sign will be operated during the operating hours of the theatre. Animation will remain to be prohibited in the Sign Program.

Staff is recommending revising the Sign Program (attachment 3) Section BB7 as follows:

Changeable Copy Marquee Signs are allowed in accordance with MHMC Section 18.88.100 as amended with an allowance for copy changes no more frequently than every 8 seconds.

Restrictions on the letter size and illumination are no longer applicable to a digital sign and will be

stricken from the sign program.

PROJECT ANALYSIS AND FINDINGS: ANALYSIS

The proposed amendments to the Tennant Station MSP have been analyzed for 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 amendment would support the commercial center tenants by allowing signage that supports the recently remodeled movie theatre and brings additional business to the center. The LED sign utilizes the latest technology for movie theatre signage.

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

1. 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 proposed amendment is consistent with the sign program existing Tennant Station MSP as no other changes are proposed.

2. 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 proposed amendment would allow the changeable copy sign as allowed by the Sign Ordinance for movie theatres. The only proposed deviation is the allowance for more frequent message changes as is permitted with a Sign Program.

CONCLUSION:

The proposed Sign Program Amendment will modernize the Sign Program by allowing more frequent image changes, meeting the current needs of a movie theatre. Therefore, staff recommends approval of the Sign Program Amendment. The sign is setback approximately 150 feet from Tennant Road and should not pose a distraction to drivers on Tennant Avenue or Monterey Road.

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

CEQA (California Environmental Quality Act):

The proposed Sign Program amendments is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed project is covered by the common-sense exemption that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project will not result in any direct impact upon the physical environment.

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.

ATTACHMENTS:

1. Sign Plans
2. Applicant Request Letter
3. Planning Commission Resolution



Sign Elevation - Scale: 3/16" = 1'-0"

Section View - Scale: 3/16" = 1'-0"

Scope of work: Retrofit existing freestanding changeable letter sign-marquee structure with one new single face color digital display.

COPY CHANGE FREQUENCY IS LIMITED TO EVERY 2 MINUTES

	120 Encinal Street Santa Cruz, CA 95060-2111 Phone: 831.469.8208 Fax: 831.469.8172 Email: cody@northwestsigns.com Web: www.northwestsigns.com	Project: Cinelux Theatres Address: 750 Tennant Station Morgan Hill, CA 95037	Dates / Revisions: 06/14/24 06/24/24 08/15/24 11/05/24	Approvals: Client: Architect: Landlord: Project Manager: Northwest\CineluxTheatres\Morgan Hill\Cinelux - Morgan Hill Digital Display 11-5-24	Drawing Number: JUN-10.24 Page Number: 1 Salesman: Mike Terron Drawn By: Adrian Nieto Scale: As Noted
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Site Sign Location Plan - Scale: NTS



120 Encinal Street
Santa Cruz, CA 95060-2111
Phone: 831.469.8208
Fax: 831.469.8172
Email: cody@northwestsigns.com
Web: www.northwestsigns.com

Project: **Cinelux Theatres**

Address: 750 Tennant Station
Morgan Hill, CA 95037

Dates / Revisions:
06/14/24
06/24/24
08/15/24
11/05/24

Approvals:

Client:

Architect:

Landlord:

Project Manager:
Northwest\CineluxTheatres\Morgan Hill\Cinelux - Morgan Hill Digital Display 11-5-24

Drawing Number: **JUN-10.24**
Page Number: **2**
Salesman: Mike Terron
Drawn By: Adrian Nieto
Scale: As Noted



December 18, 2024

Members of the Planning Commission
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Sent Via Email

Re: Letter of Necessity – Digital Marquee Messaging Frequency
CineLux Tennant Station
750 Tennant Station Way, Morgan Hill, CA 95037

Dear Members of the Morgan Hill Planning Commission,

In 2004, we installed the existing marquee at our theatre, which now requires substantial repair. We have received approval from the Planning Department to replace the existing, outdated display area with a modern digital display. This upgraded display aligns with the significant investment we are making in the theatre, which includes the installation of large reclining seats in all auditoriums and comprehensive upgrades throughout the complex.

The Master Sign Program for Tennant Station allows for variances to sign regulations. Accordingly, we are requesting a variance to *Municipal Code Section 18.88.100.B*, which currently limits the frequency of digital copy changes to every two minutes.

Our request for this variance aligns with the frequent copy changes permitted for other digital displays in both the City of Morgan Hill and Santa Clara County. Specifically, we are requesting approval for copy changes as frequent as every eight seconds, consistent with other digital displays such as those at the Morgan Hill Community and Cultural Center.

Thank you in advance for your thoughtful consideration of this request. Should you have any questions or need further clarification prior to the Planning Commission meeting, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gunsky", with a stylized, flowing script.

Paul Gunsky
Manager
CineLux Theatres Morgan Hill LLC

RESOLUTION NO. 25-03

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MORGAN HILL APPROVING AN
AMENDMENT TO THE MASTER SIGN PROGRAM FOR
TENNANT STATION FOR A MOVIE THEATRE SIGN
LOCATED AT 602 TENNANT STATION WAY ON THE
SOUTHEAST CORNER OF TENNANT AVENUE AND
MONTEREY ROAD (APN 817-06-055).**

WHEREAS, on December 6, 2024, Cinelux Theatres LLC submitted an application to amend the Tennant Station Master Sign Program SIGN2024-0026: Tennant Station – Cinelux to allow more frequent copy change intervals for the changeable copy sign ;

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 15061(b)(3) of the CEQA Guidelines;

WHEREAS, such request was considered by the Planning Commission at their regular meeting of January 28, 2025; 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 15061(b)(3).

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 January 2025”.

**PASSED AND ADOPTED THIS 28th DAY OF JANUARY 2025, AT A REGULAR
MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

JENNA LUNA, Deputy City Clerk

APPROVED:

LIAM DOWNEY, Chair

EXHIBIT "A"
STANDARD CONDITIONS

APPLICATION NO: SIGN2024-0026)
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 SIGN2024-0026) approval is limited to the revised Program dated January 2025 on file 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.

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.

EXHIBIT "B"
TENNANT STATION MASTER SIGN PROGRAM
REVISED JANUARY 2025

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.

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.
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.
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.

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: Any future proposed architectural building modification will be reviewed the Planning Division 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.

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
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: 28” maximum height
Logo Sizes: Maximum of 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 lease space
Sign Area: Not to exceed 1.5 square feet of linear frontage of lease space
Illumination: Neon, (LED or Fluorescent Lamps for **logo’s only**)
Letter Return & Trim; 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.

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. Theatre 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, Flourescent 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.

Changeable Copy Marquee Signs are allowed in accordance with MHMC Section 18.88.100 as amended with an allowance for copy changes no more frequently than every 8 seconds.

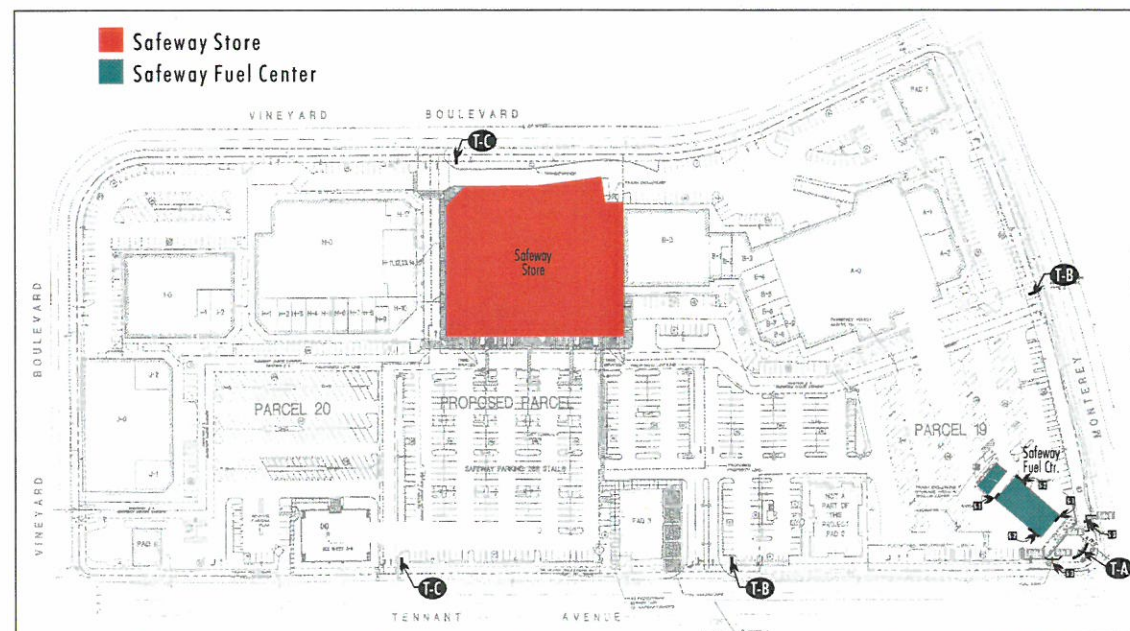
~~Note: The changeable copy sign needs to meet the criteria listed in 18.76.250F1C of the sign code.~~

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

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

TENANT 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'

PROVIDED AISLE WIDTH FOR 90' STANDARD PARKING: 25'

COMPACT PARKING: 16'

COMPACT PARKING: 25'

SAFEWAY SITE DATA

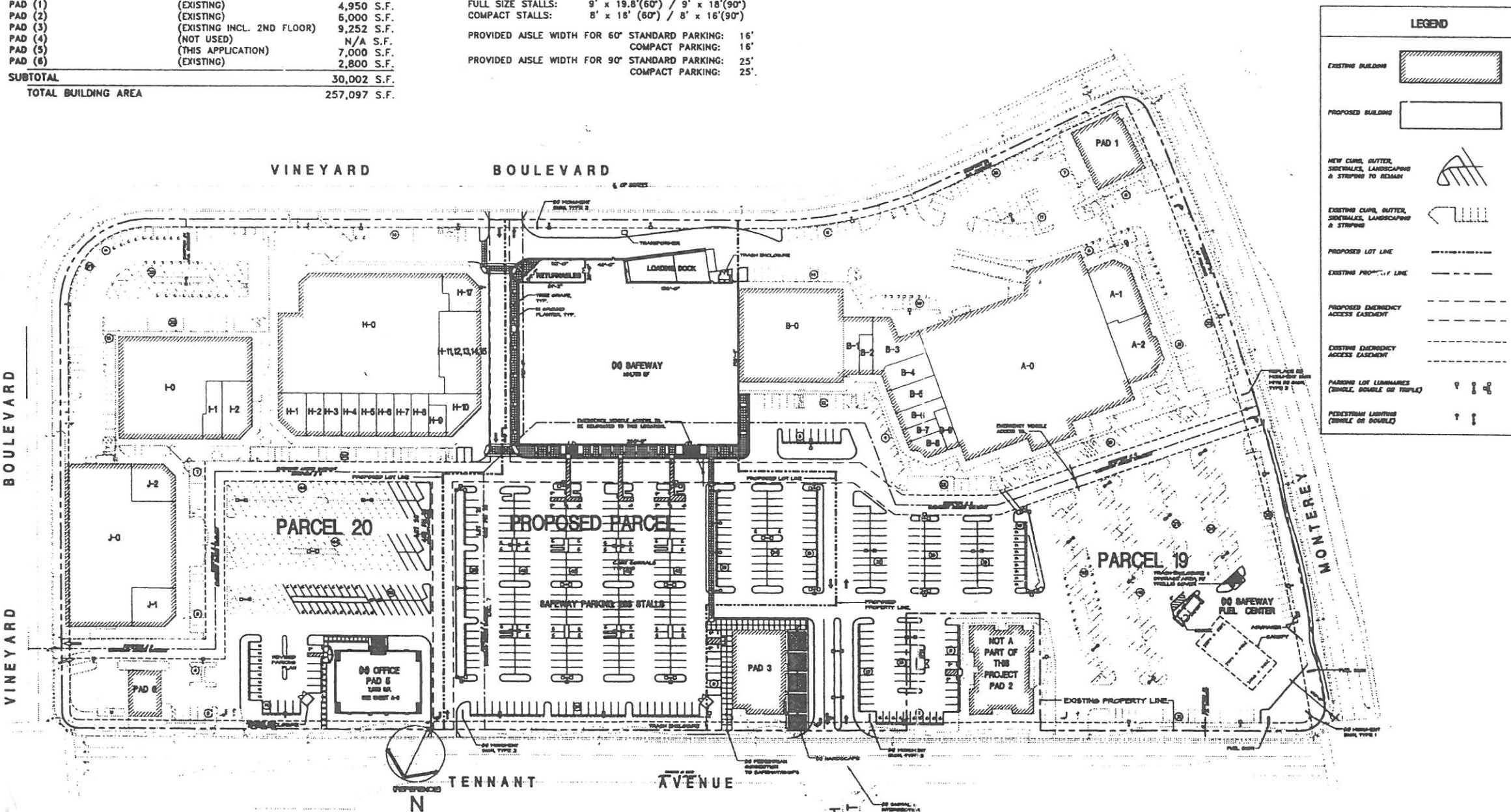
SITE DATA

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



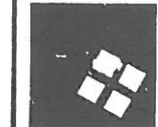
SAFEWAY STORE #1891

TENANT STATION
MORGAN HILL, CALIFORNIA

SP-1

04/01/02

CRAIG
+
GRANT



ARCHITECTS

20100 BAYVIEW, SUITE 210
DANFORTH, CALIFORNIA 94526
PHONE (925) 435-7000
FAX (925) 435-7000
WWW.CRAIGGRANTARCH.COM

SAFEWAY

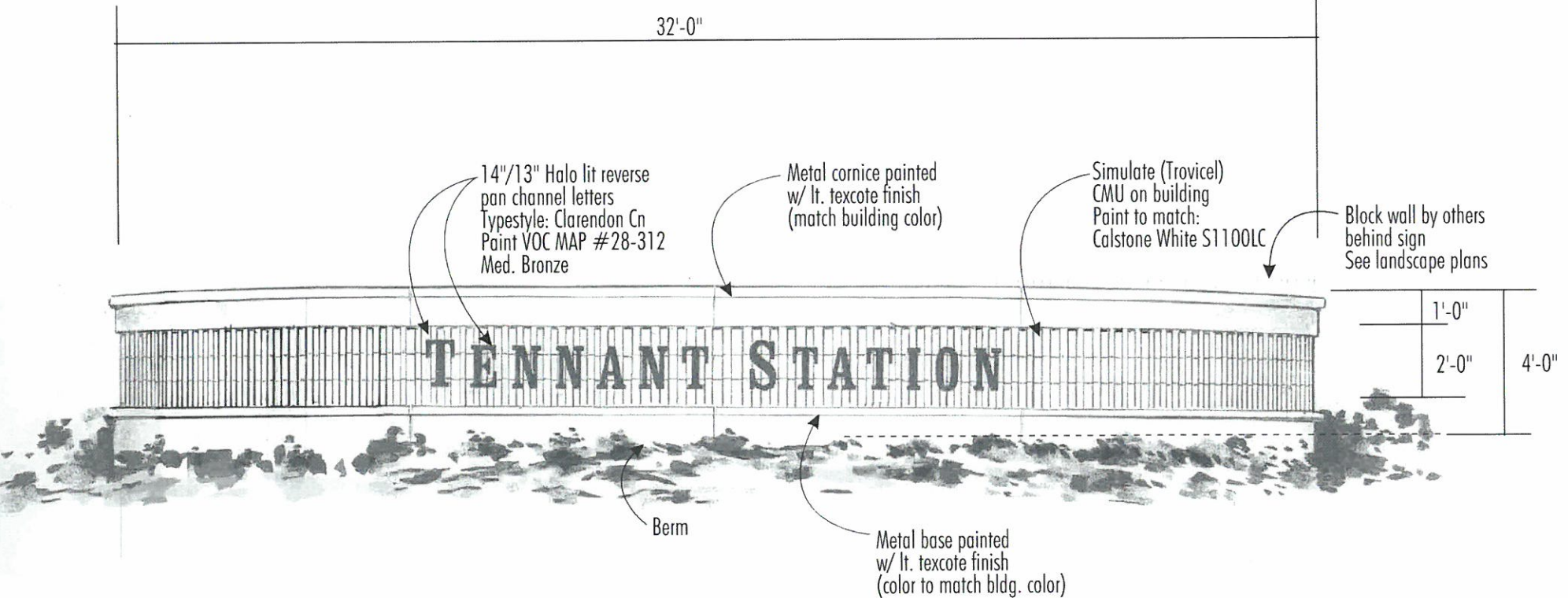
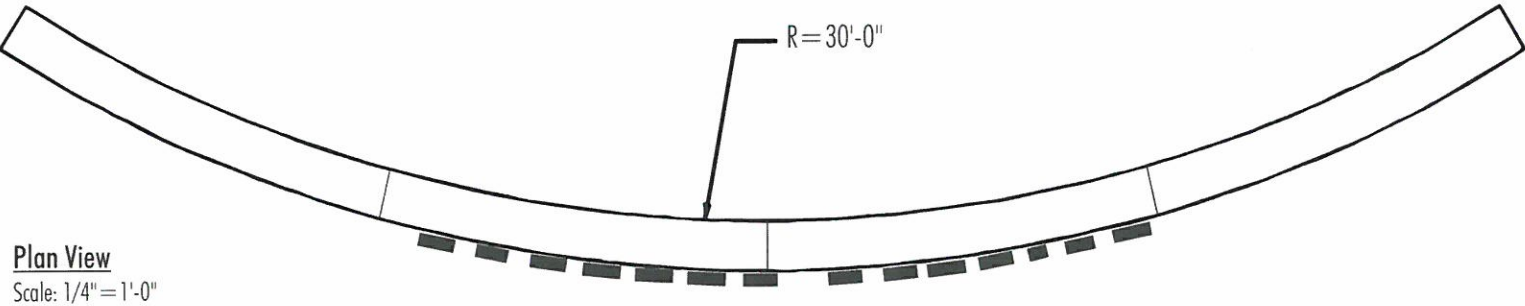
Store #1891 at Tennant Station

ANCHOR TENANT SIGNAGE

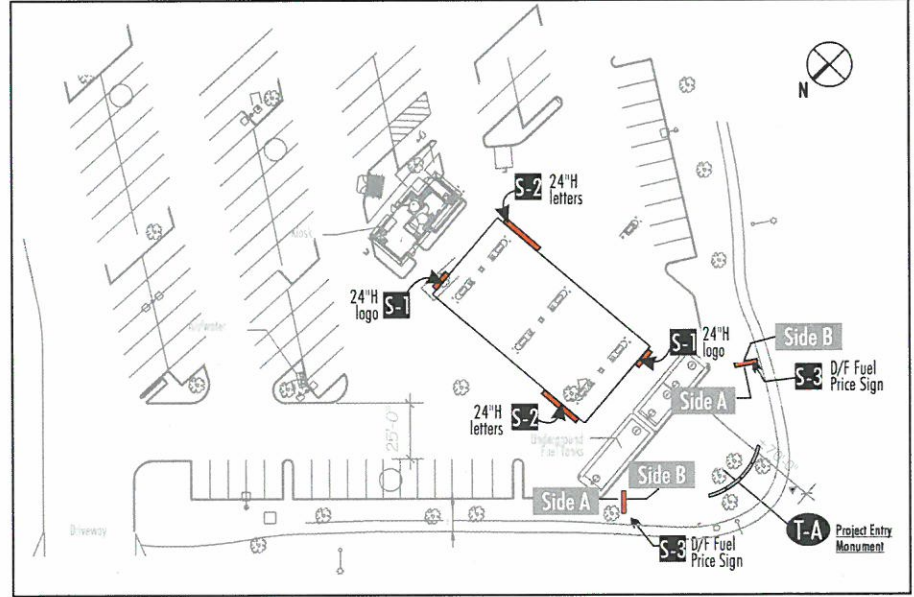
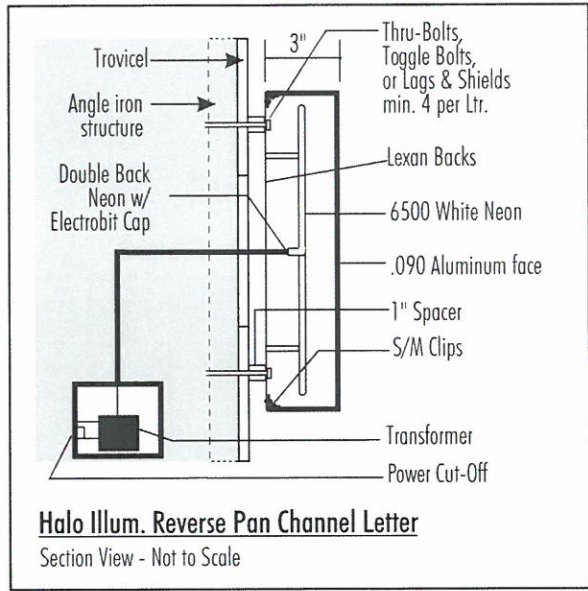


STARBUCKS
COFFEE





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



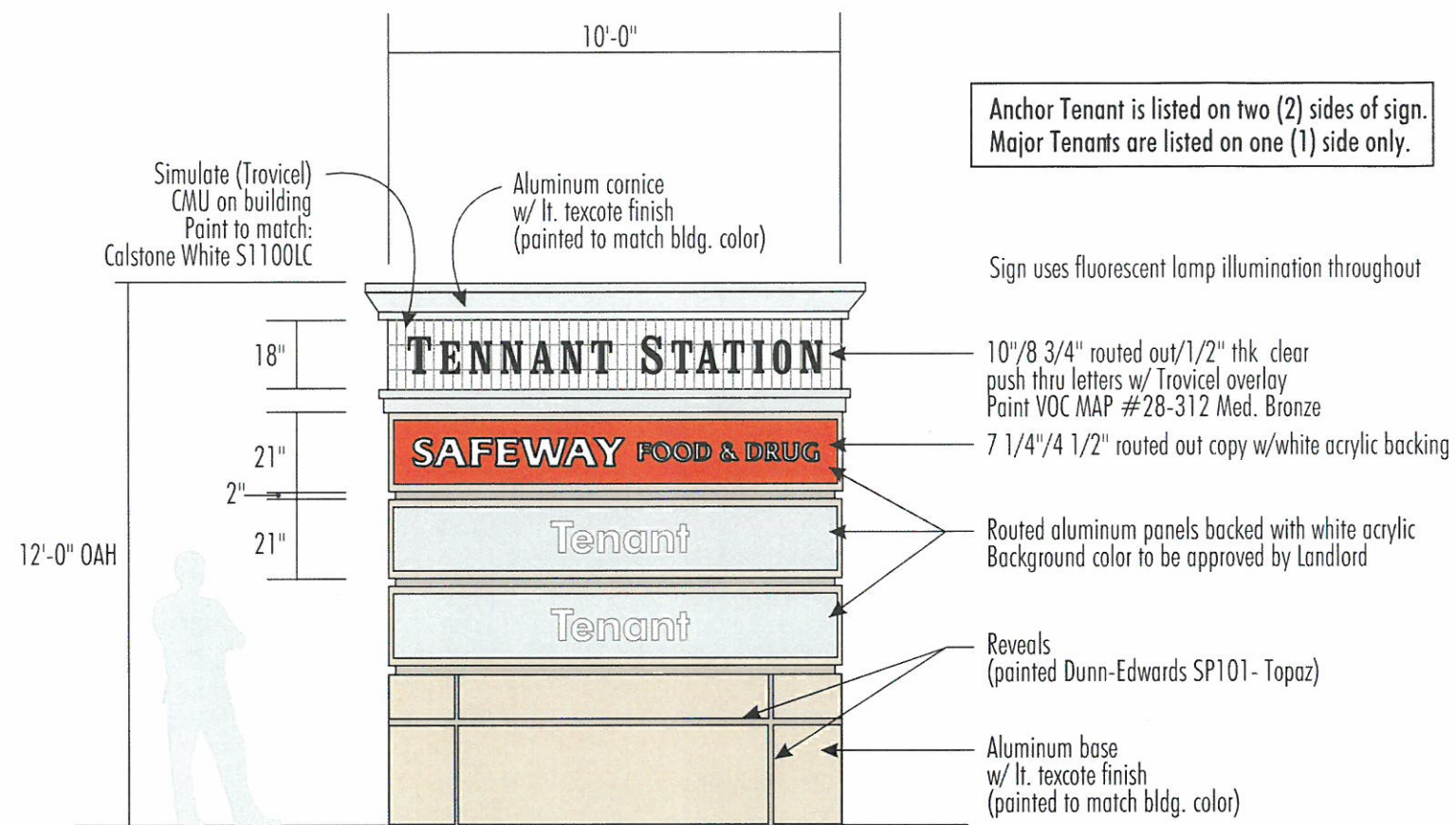
Sheet **1** of 13
 DR# **03-2252C**
 Scale **As Noted**
 Init. Date _____
 Drawn By _____
 Project **Tennant Station**
 Address **Address**
 City **Morgan Hill, CA**
 Account Rep. **Brian Schneider**

NOTE:
 This is an original drawing created by JSJ Electrical Display Corporation. It is submitted for your personal use in connection with a project being planned for you by JSJ Electrical Display Corporation. It is not to be reproduced, copied, or exhibited in any fashion without the written permission of JSJ Electrical Display Corporation.

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

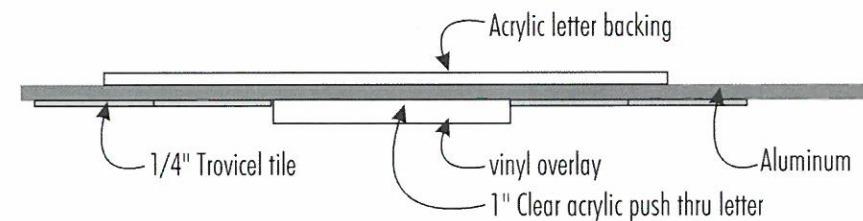
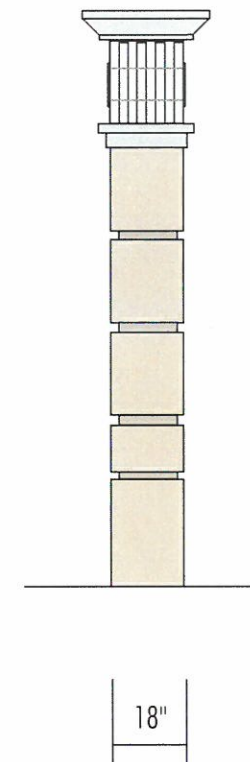
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CORPORATION
Page 38 of 54

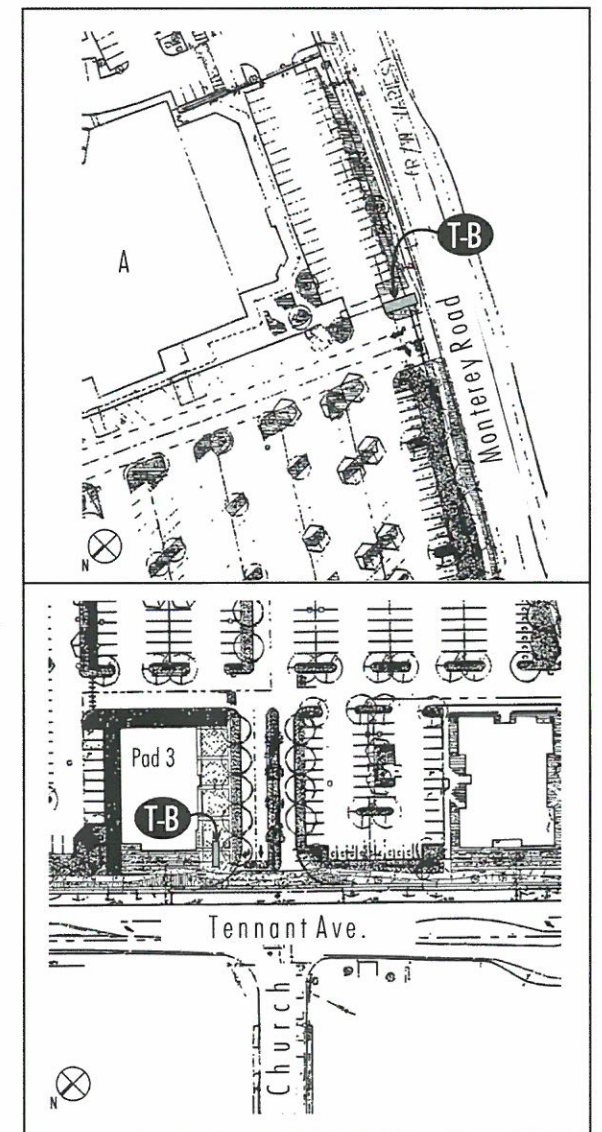


T-B Elevation - Internally illuminated Anchor/Major tenant identification monument (Primary Tenant Monument) Qty. 2
Scale: 1/4" = 1'-0"

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

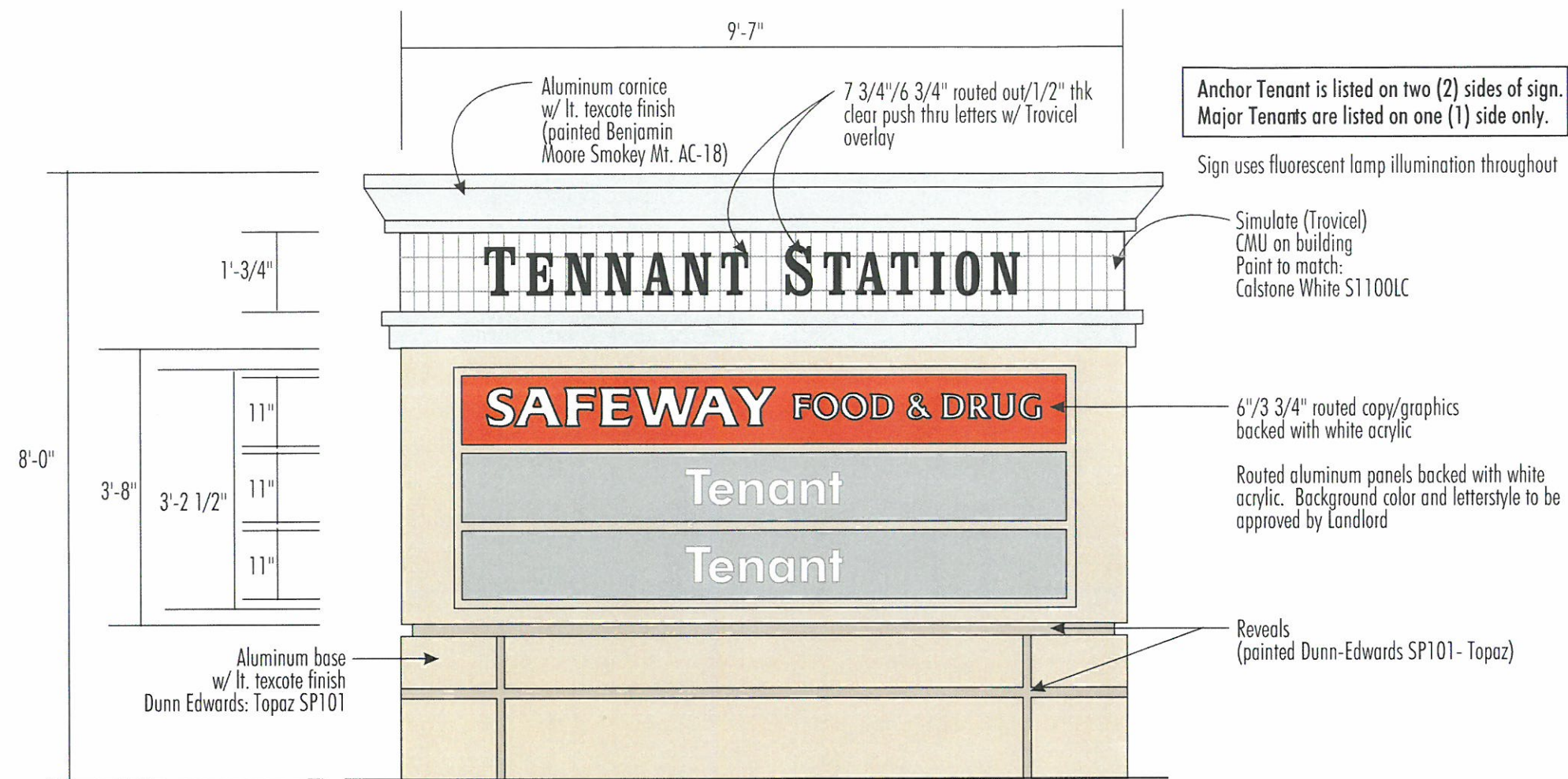
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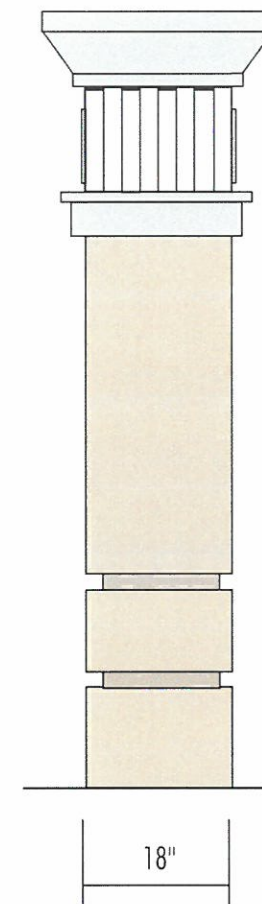


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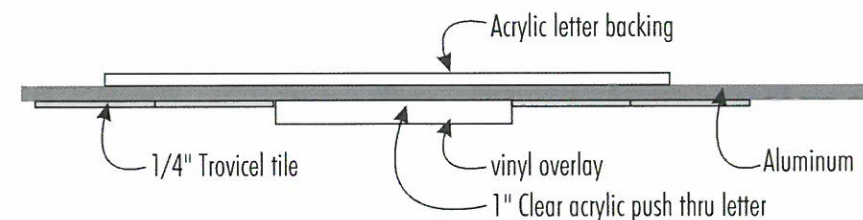
T-C Elevation - Internally illuminated tenant identification monument (Secondary Tenant Monument)
Scale: 1/2" = 1'-0"

Qty: 2-3



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

Sheet	3	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-C Detail - push thru letters
Scale: 1 1/2" = 1'-0"

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

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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.

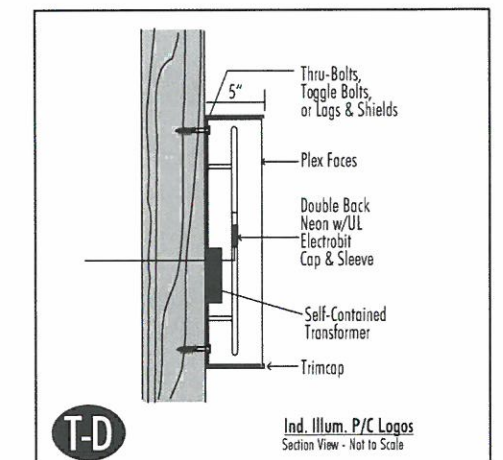
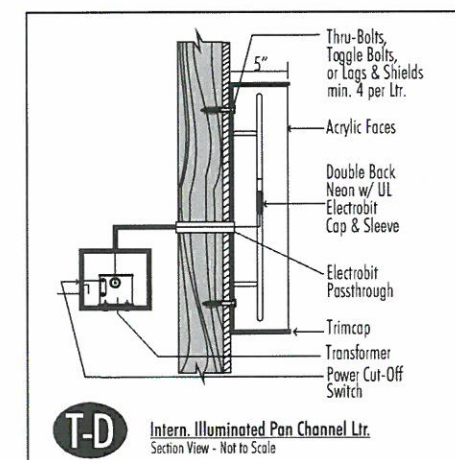
Varies

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"

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Revisions

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

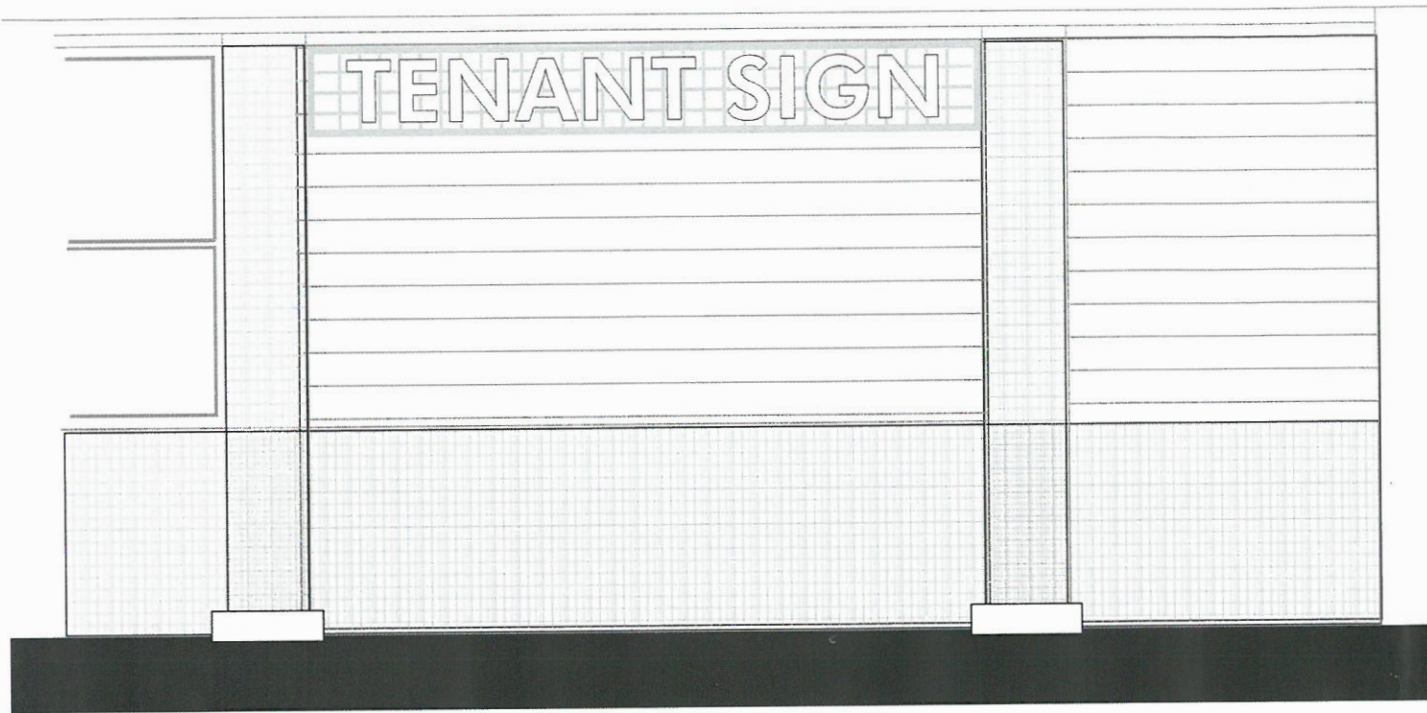
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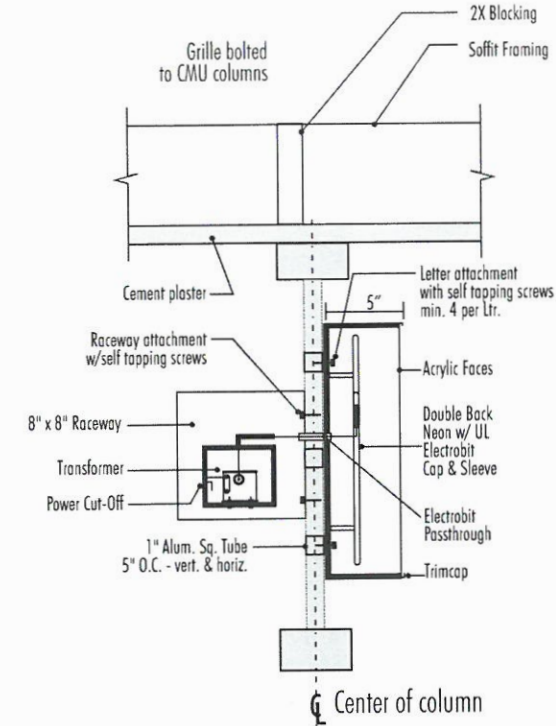
www.isidisplav.com



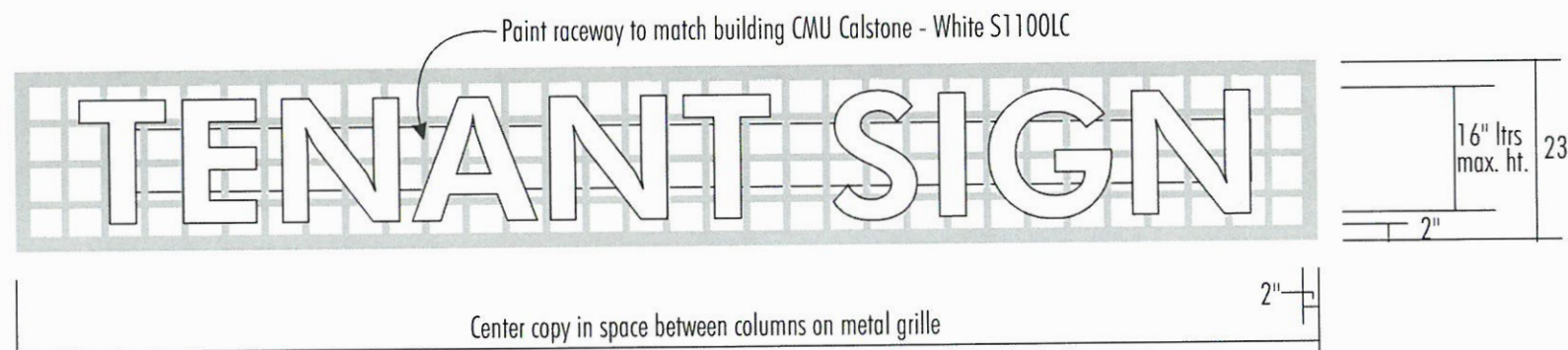
JSJ Electrical Display
CORPORATION



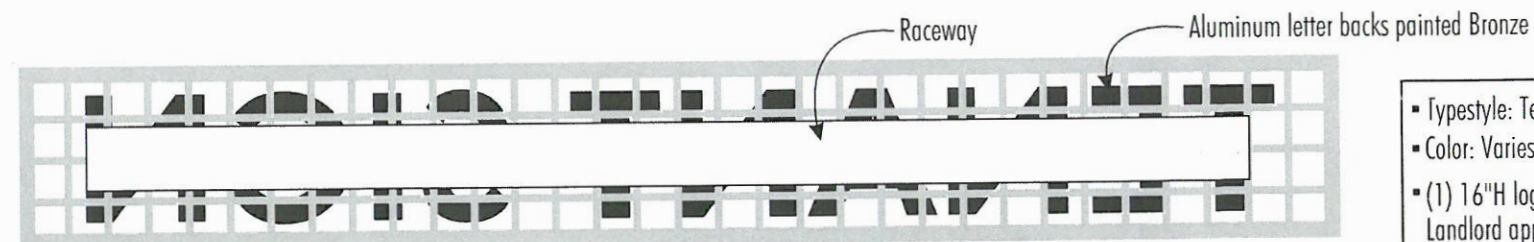
T-E Elevation - 16" internally illuminated pan channel letters mounted on metal grille - Shop/Minor Multi Occupant Pad Tenants
Scale: 1/4" = 1'-0"



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

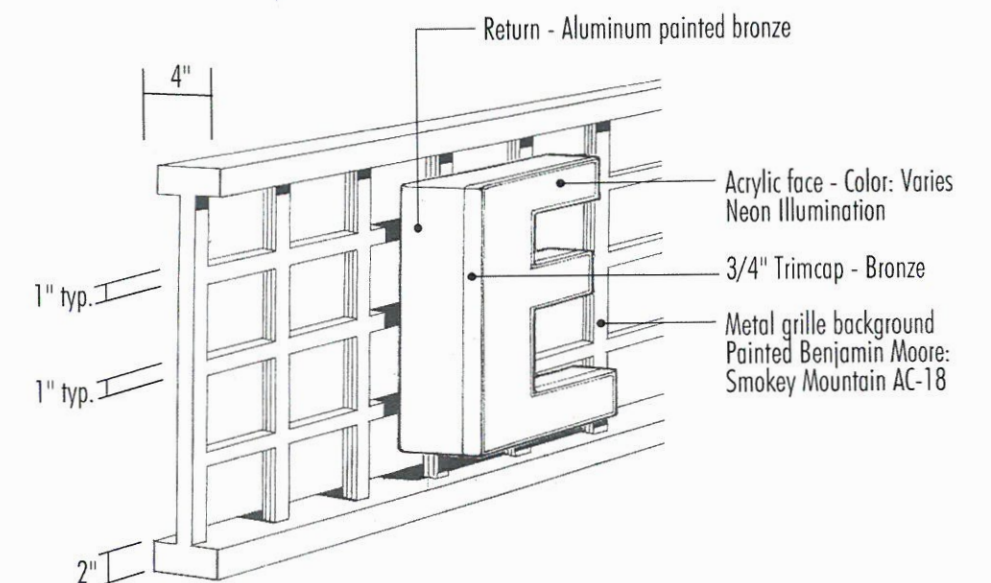


Front



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

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Revisions

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

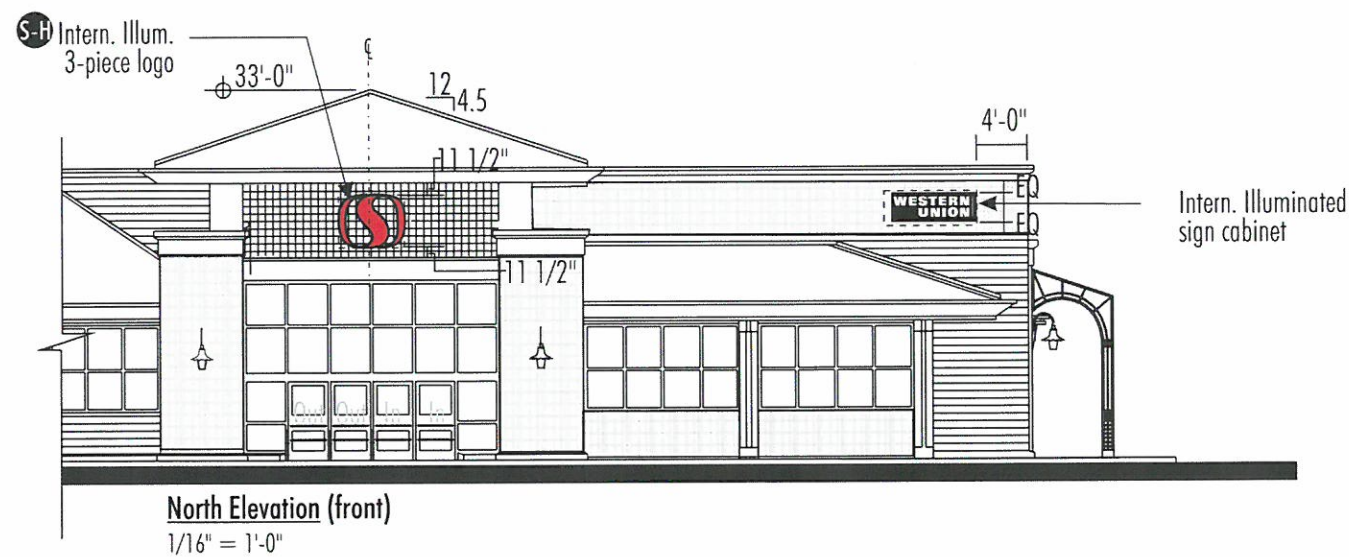
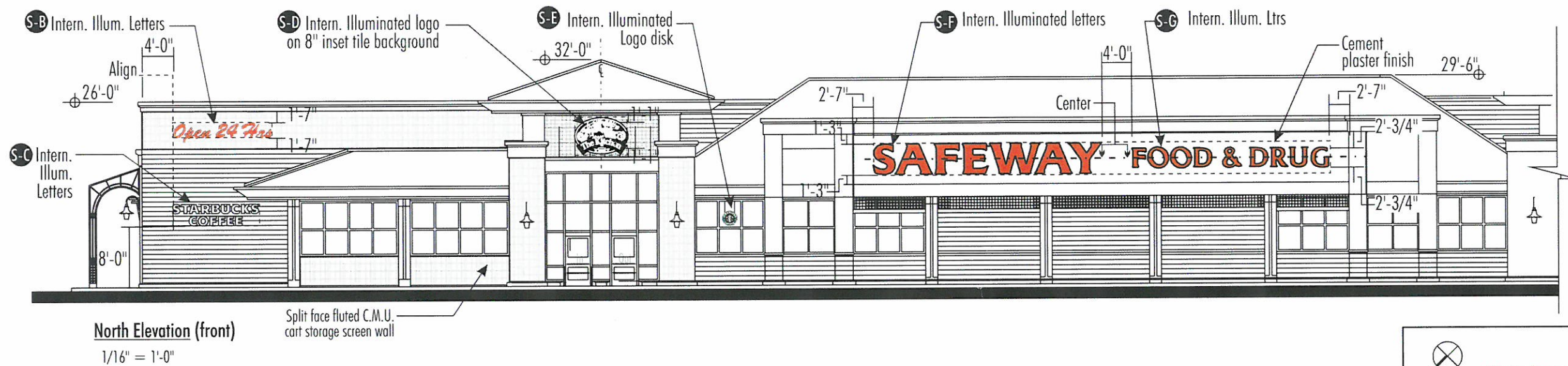
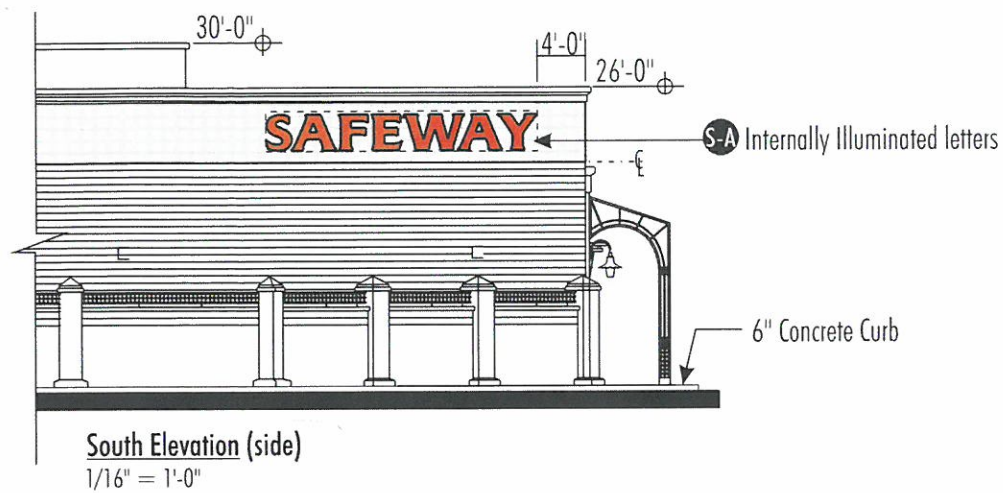
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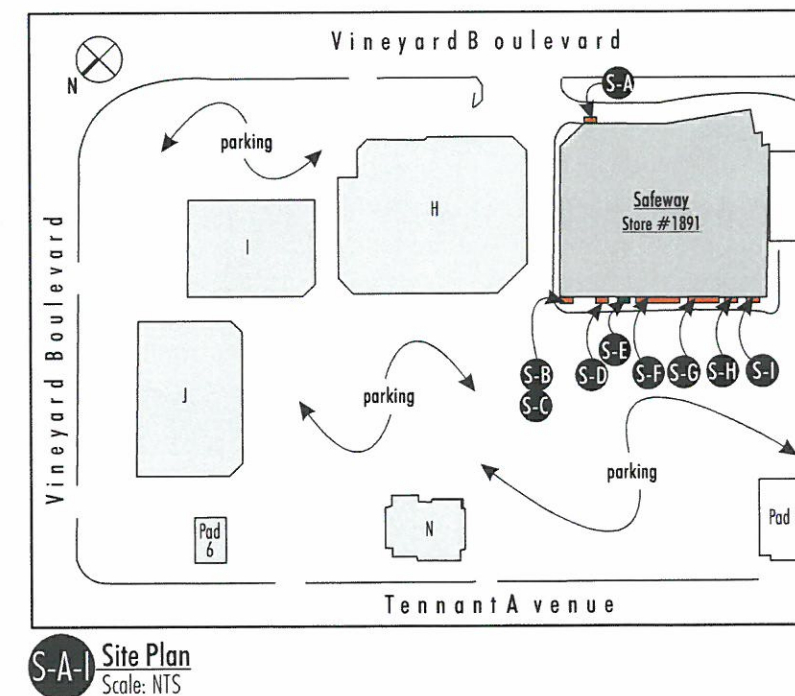
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Sheet	6	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



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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
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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"

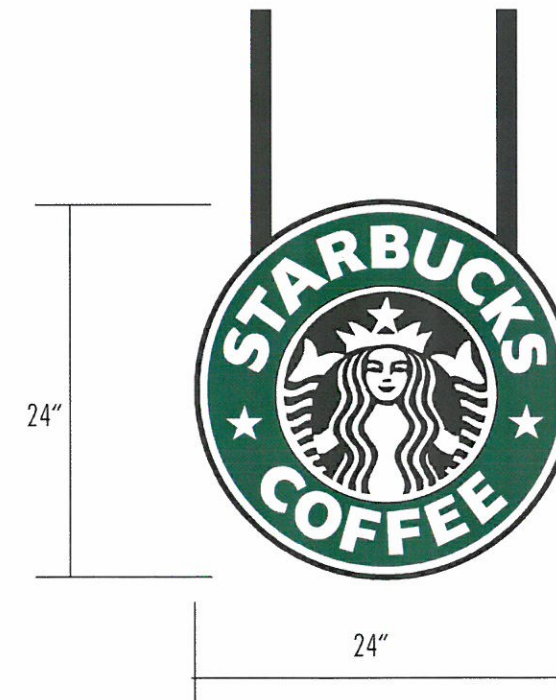


5'-0"

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
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Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	

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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"

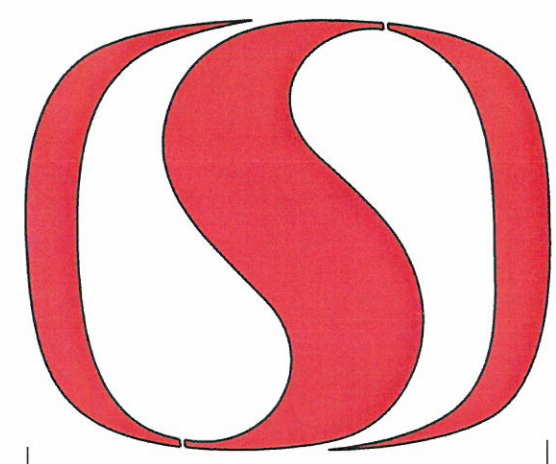
FOOD & DRUG

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"

Sheet	8	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	

68
120
188

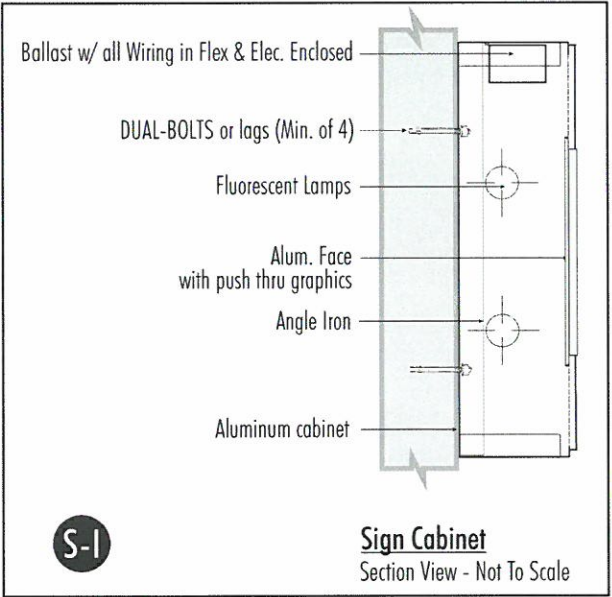
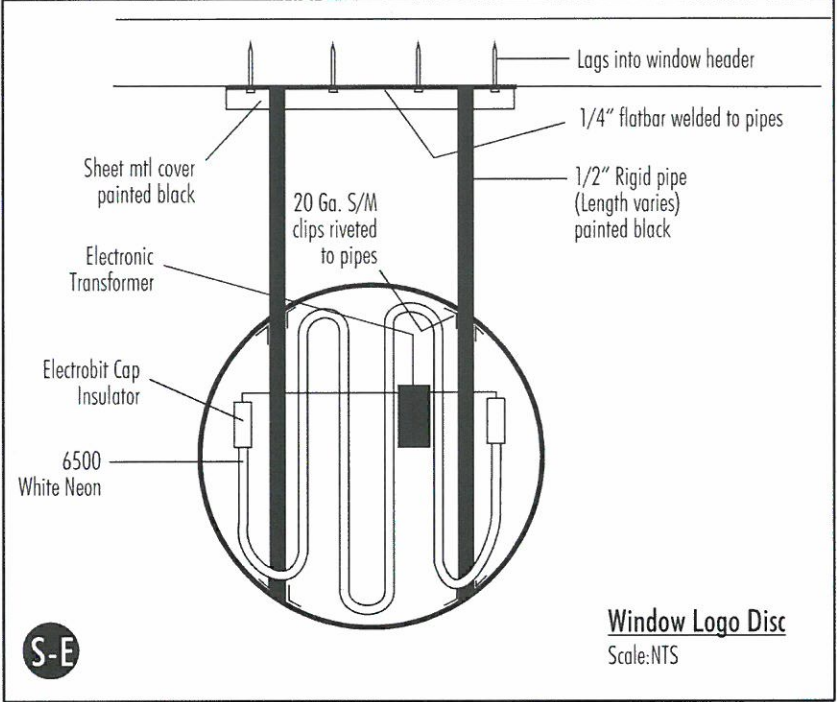
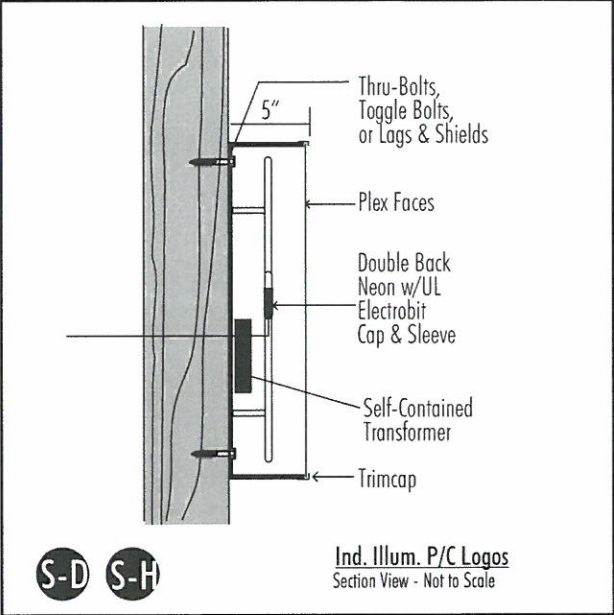
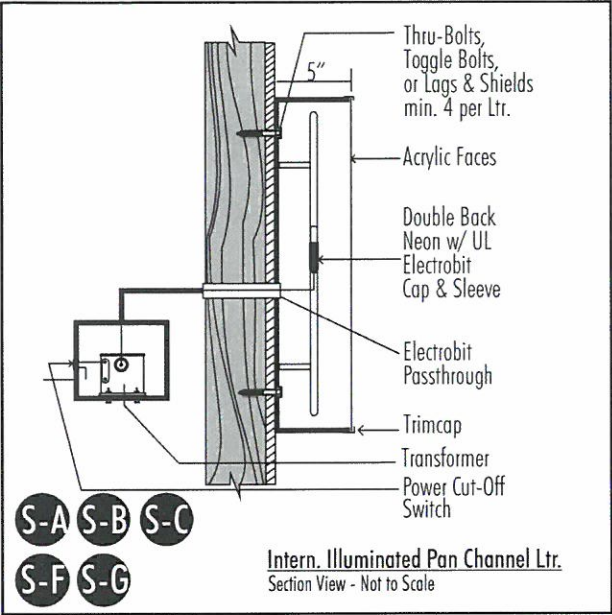
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Revisions		
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2	4-24-03 ARB rev.	6
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4		8

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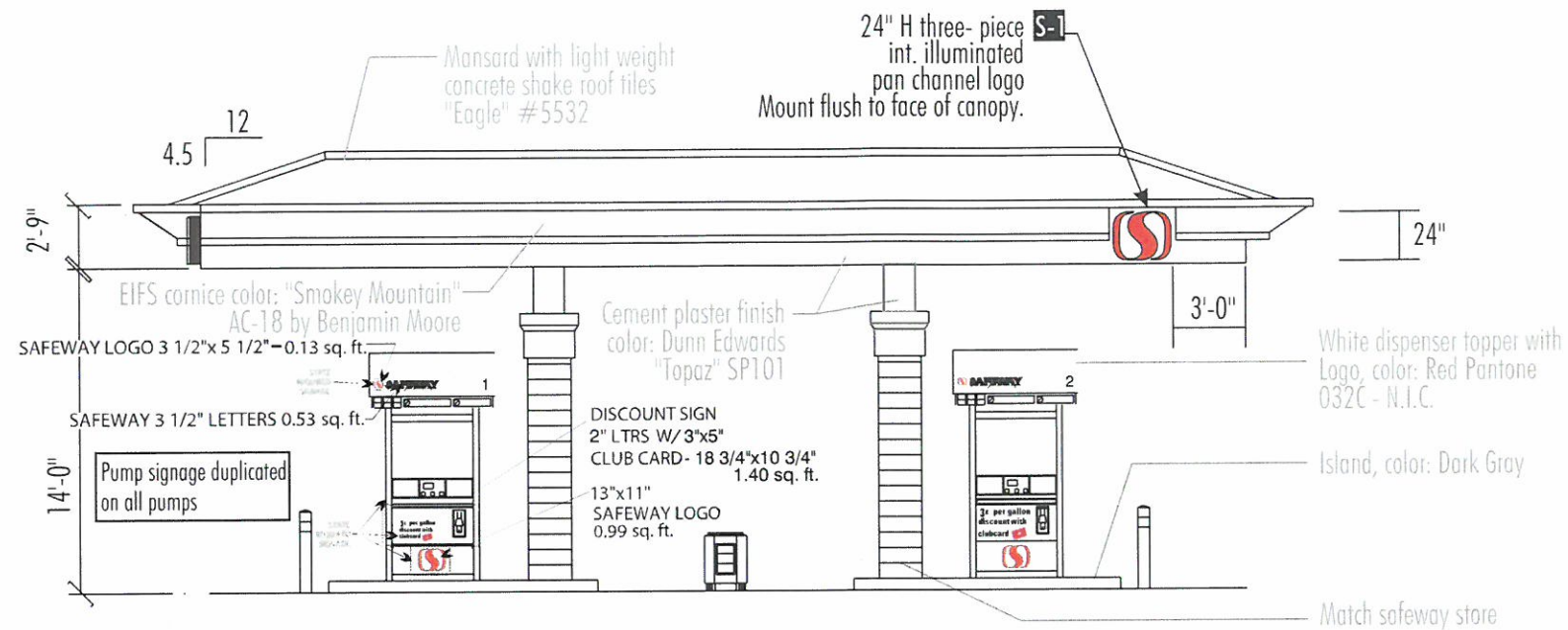
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SAFEWAY

Fuel Center at Tennant Station

FUEL CENTER SIGNAGE

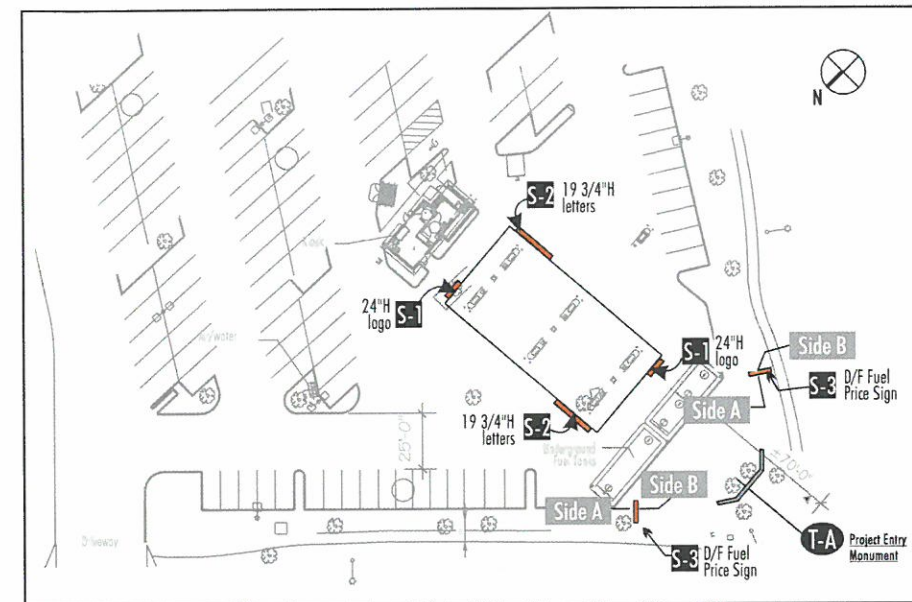




S-1 SAFEWAY Fuel Center Canopy Signage - Typical East & West Elevations

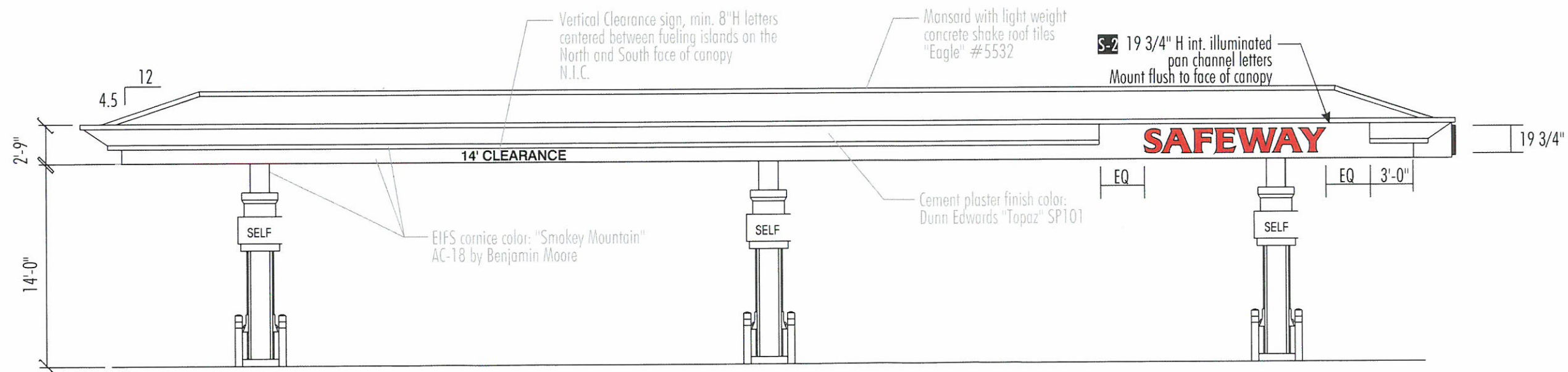
Scale: 1/8" = 1'-0"

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.



S-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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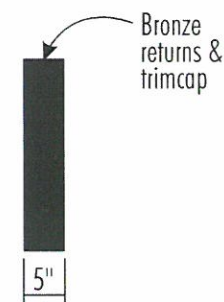
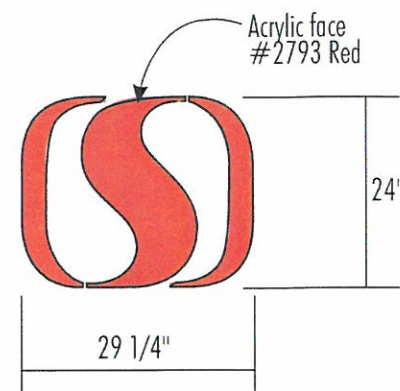
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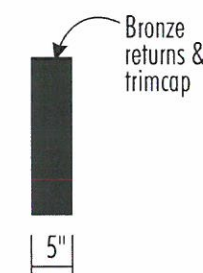
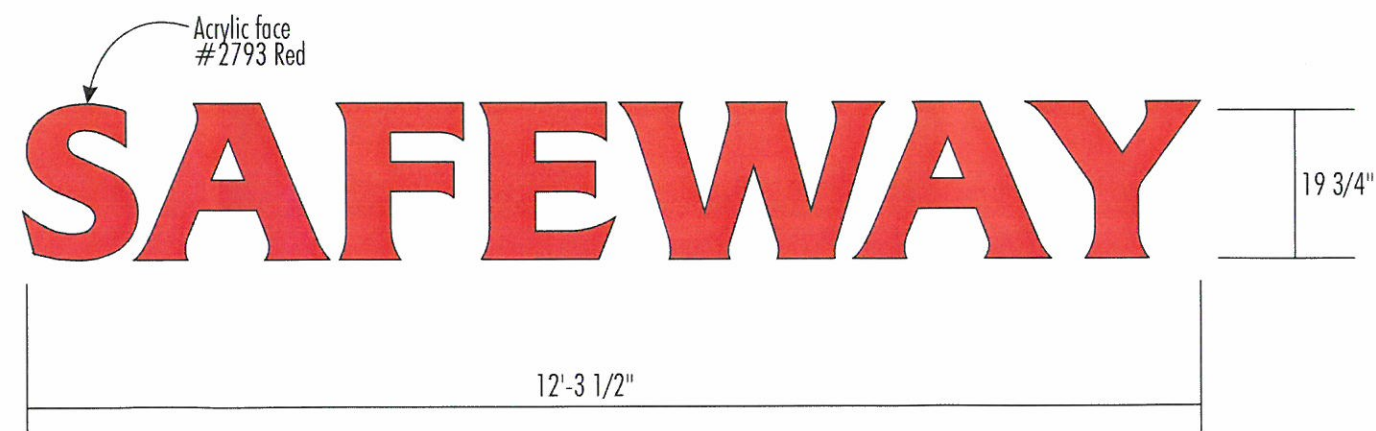
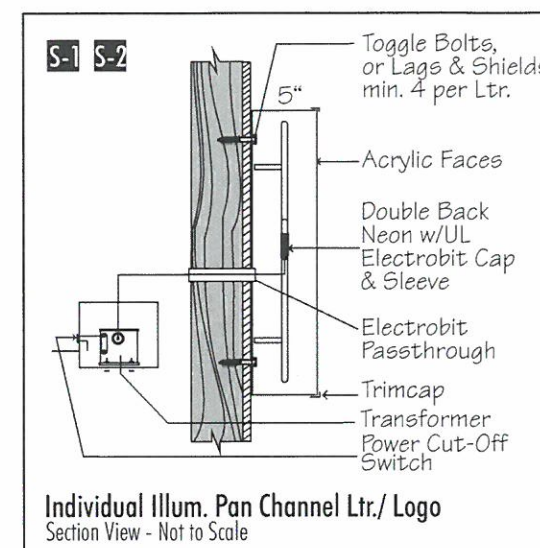


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Sheet	10	of 13
DR#	03-2252C	
Scale	As Noted	
Init. Date		
Drawn By		
Project	Tennant Station	
Address	Address	
City	Morgan Hill, CA	
Account Rep.	Brian Schneider	



- 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

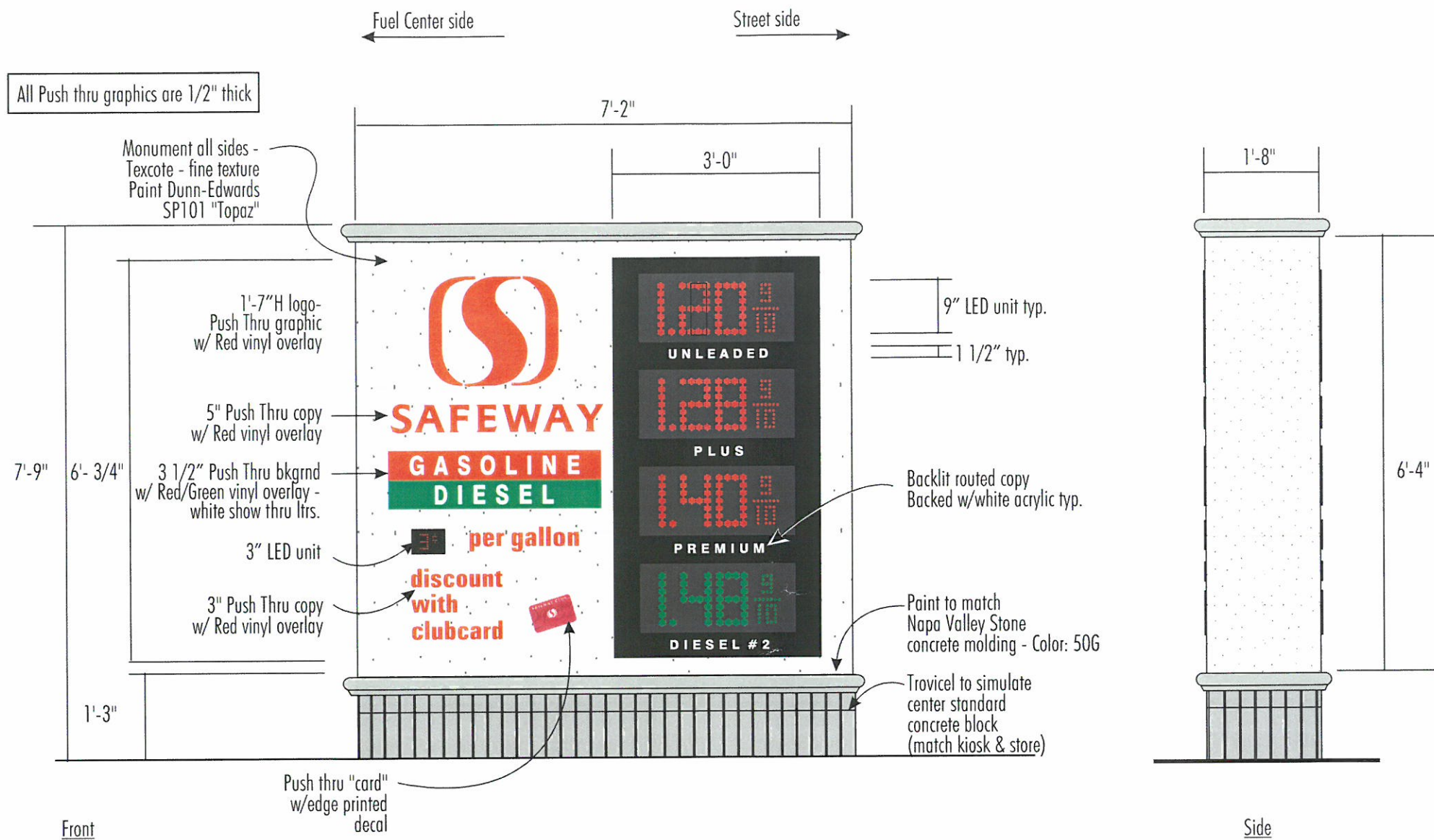
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S-3 D/F Monument Signs

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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Sheet 13 of 13

DR# 03-2252C

Scale As Noted

Init. Date

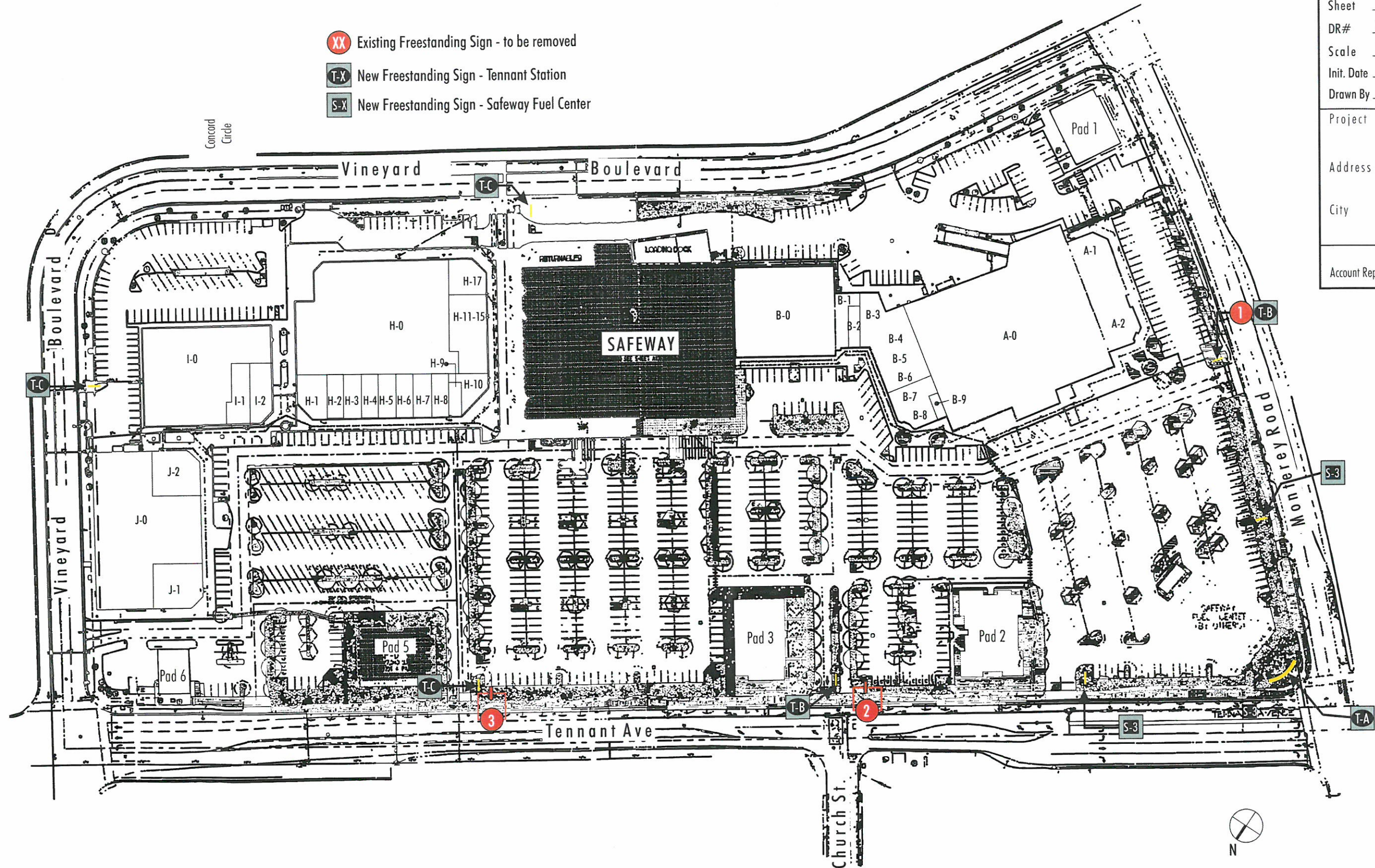
Drawn By

Project Tennant Station

Address Address

City Morgan Hill, CA

Account Rep. Brian Schneider



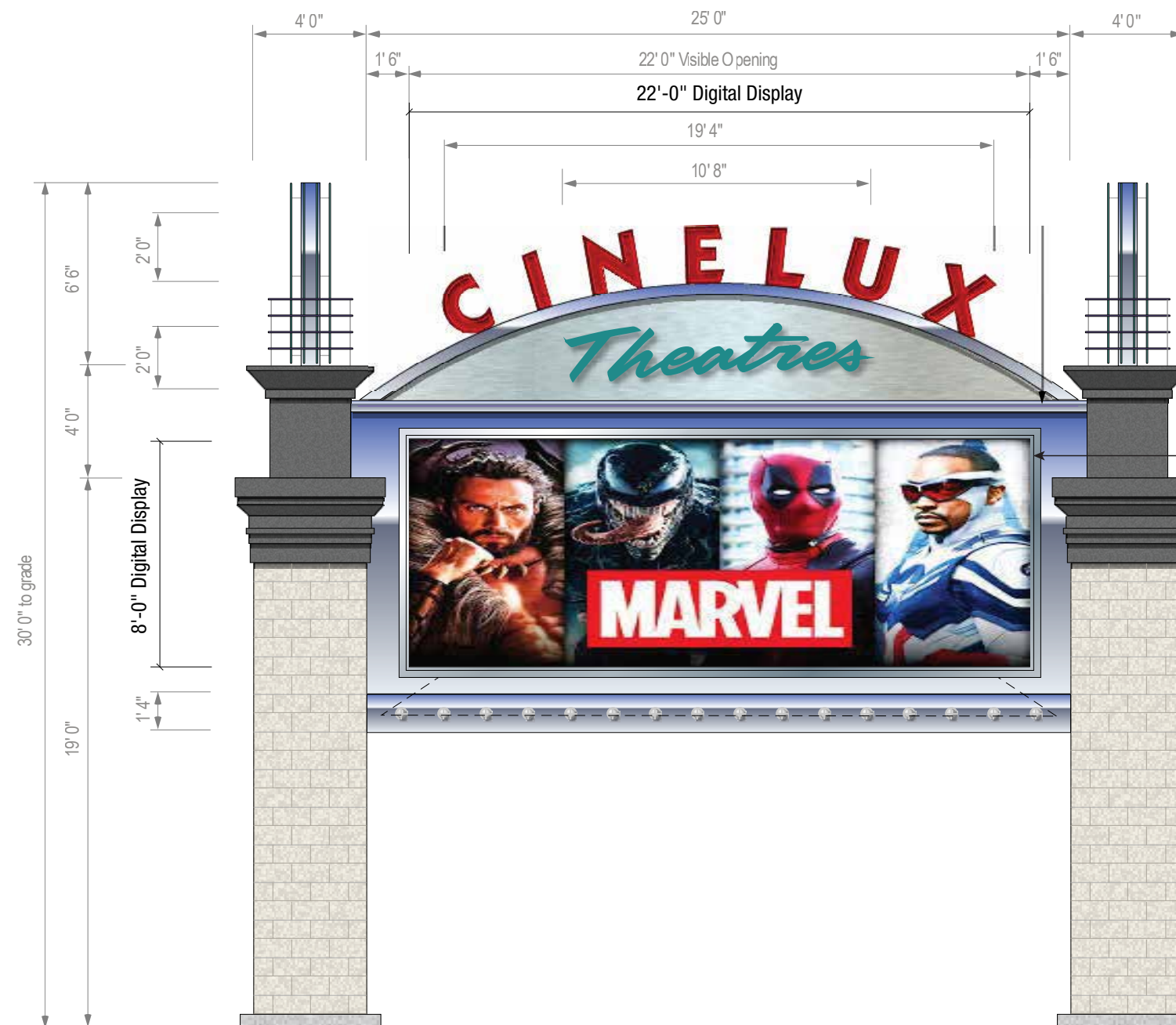
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2	4-24-03 ARB rev.	6
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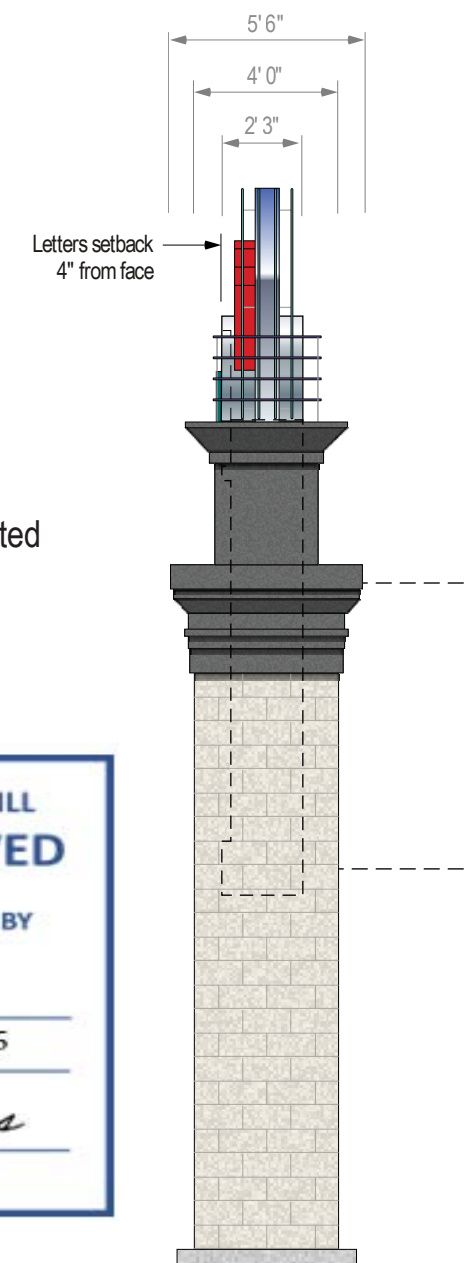
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New digital display sign mounted onto existing sign structure



COPY CHANGE FREQUENCY SHALL BE NO MORE THAN EVERY 8 SECONDS

Sign Elevation - Scale: 3/16" = 1'-0"

Scope of work: Retrofit existing freestanding changeable letter sign-marquee structure with one new single face color digital display.

Section View - Scale: 3/16" = 1'-0"

BCOM2024-0111
BUILDING DIVISION
11/27/2024
CITY OF MORGAN HILL



120 Encinal Street
Santa Cruz, CA 95060-2111
Phone: 831.469.8208
Fax: 831.469.8172
Email: cody@northwestsigns.com
Web: www.northwestsigns.com

Project: **Cinelux Theatres**
Address: 750 Tennant Station
Morgan Hill, CA 95037

Dates / Revisions:
06/14/24
06/24/24
08/15/24
11/05/24

Approvals:

Client:

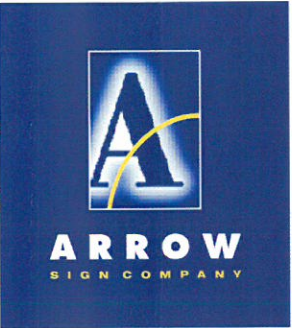
Architect:

Landlord:

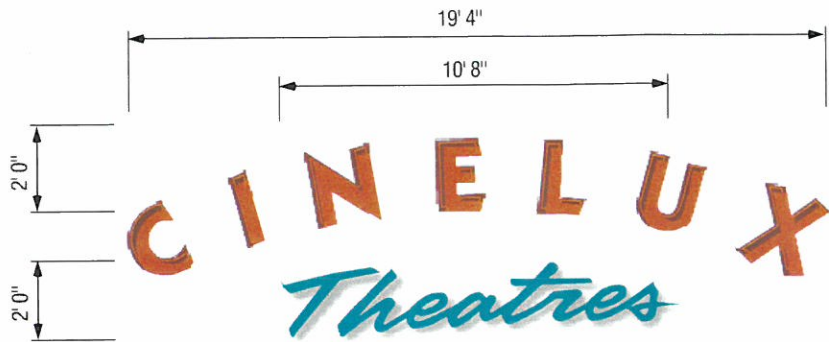
Project Manager:

Northwest\CineluxTheatres\Morgan Hill\Cinelux - Morgan Hill Digital Display 11-5-24

Drawing Number: **JUN-10.24**
Page Number: **1**
Salesman: Mike Terron
Drawn By: Adrian Nieto
Scale: As Noted



1051 46th Avenue
Oakland, CA 94601
Phone 510.533.7693
Fax. 510.533.0815
Lic. #314794
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

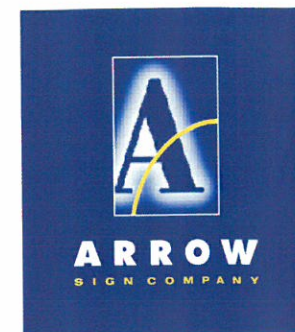
Square Footage Summary

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

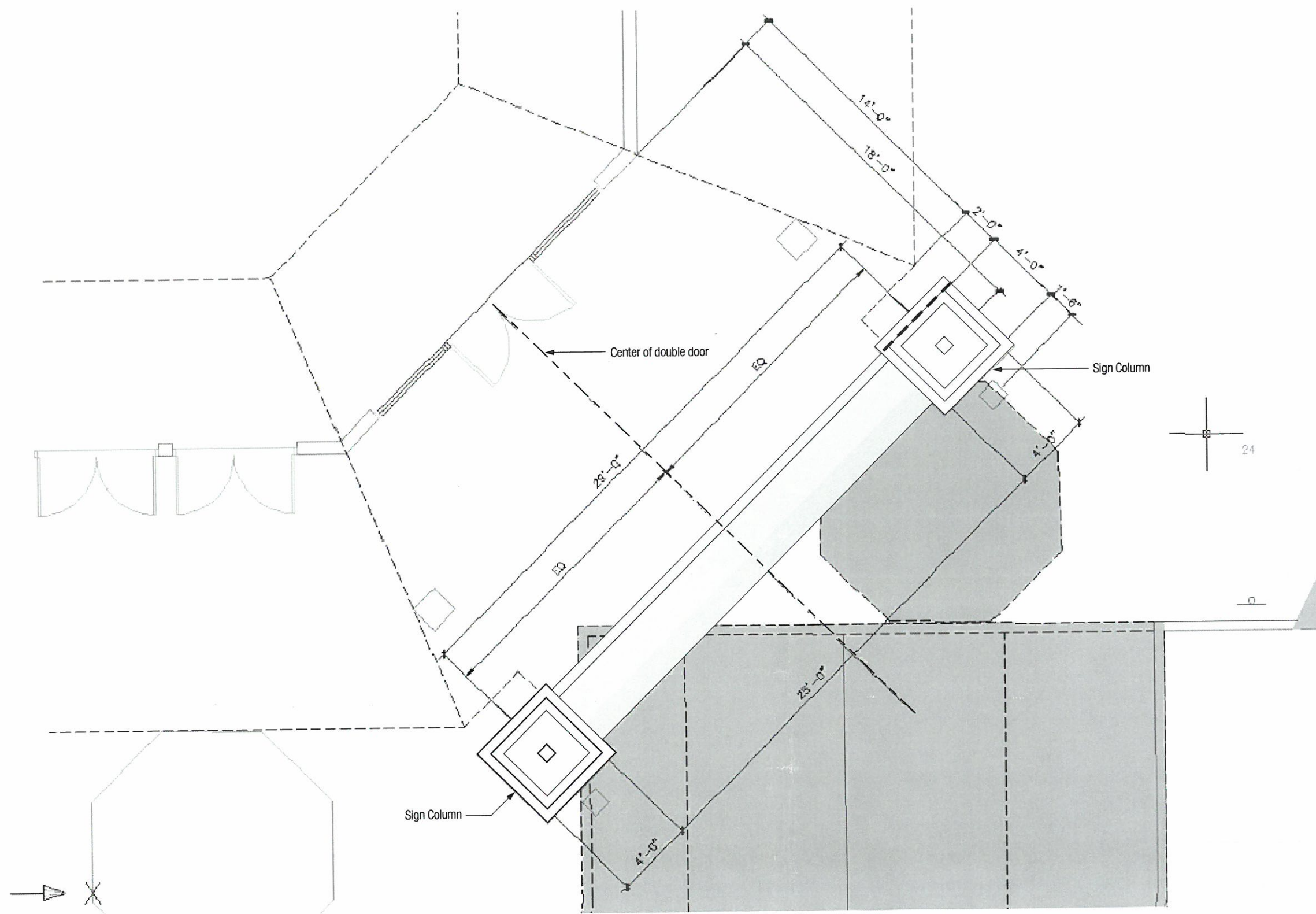
Job Name: Cinelux Theatre
Address: Tennant Station
City: Morgan Hill, Ca
Date: 3-23-04
Sales: Tryg Olsen
Design: Charlie Stroud
Design: 40336
Filename: 2004/C/Cinelux Theatre Revised

Customer Approval:

Revision	Date	Description



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www.arrowsigncompany.com



Sign Location

not to scale

Job Name: Cinelux Theatre
Address: Tennant Station
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Filename: 2004/C/Cinelux Theatre Revised
Sheet: 3

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