



CITY OF CAMPBELL
Community Development Department

March 11, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **March 22 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of CRP Vasona LLC for a Master Sign Plan (PLN2015-313) with a Sign Exception for the Vasona Technology Park on properties located at **1315 Dell Avenue, 1353 Dell Avenue, 210 E. Hacienda Avenue, and 200 E. Hacienda Avenue** in the C-M/80 (Controlled Manufacturing) Zoning District. Staff is recommending that this project be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1315 Dell Avenue**

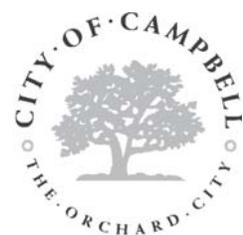
Project Location Map



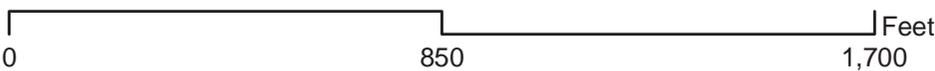
Project Location: Vasona Tech. Park

Application Type: Master Sign Plan and Sign Exception

Planning File No.: PLN2015-313



Community Development Department
Planning Division



VASONA Technology Park

MASTER SIGN PROGRAM

**EAST HACIENDA AVENUE & DELL AVENUE
CAMPBELL, CALIFORNIA**

REV. FEBRUARY 18, 2016



SQUARE PEG DESIGN

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SECTION ONE

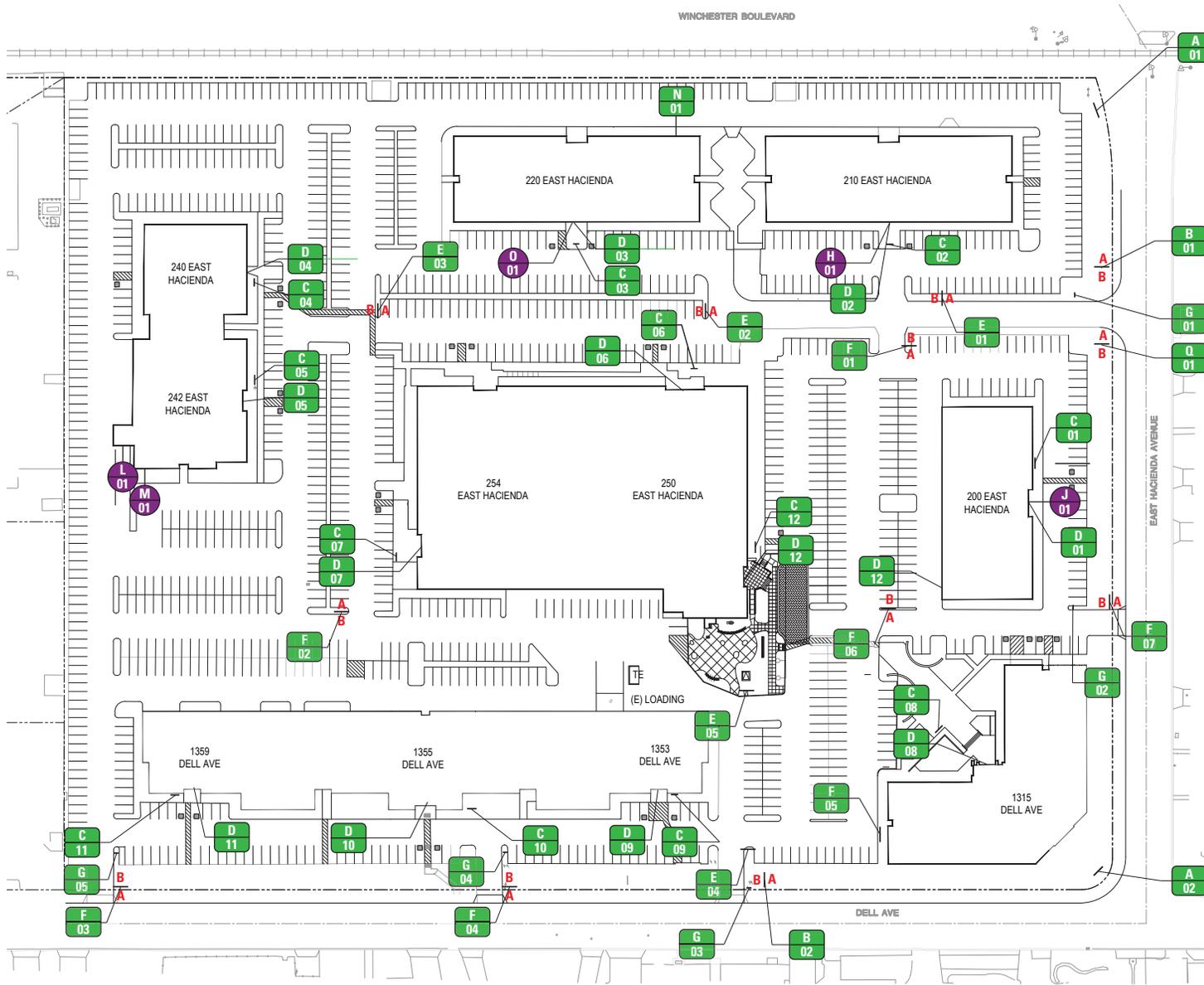
SITE PLAN

SIGN LOCATIONS

SIGN AREA CALCULATIONS



WINCHESTER BOULEVARD



NEW SIGN TYPES TO REPLACE EXISTING

X ##

- A - Corner Monument ID
- B - Main Entrance Monument ID with Address
- C - Tenant Monument ID with Address
- D - Building ID - Address - * EXEMPT
- E - Vehicular Directional - Primary - * EXEMPT
- F - Vehicular Directional - Secondary - * EXEMPT
- G - Private Property Right to Pass - * EXEMPT
- N - Tenant ID - Existing 92' Building Mounted ID
- Q - Main Tenant Entrance Monument ID
- R - Entry Door Tenant ID (not located) - * EXEMPT

SIGNAGE AREA

NEW SIGN TYPE	PROPOSED QUANTITY	AREA PER SIGN
A	2	35
B	2	26
C	12	23
N	1	92
Q	1	41

Total New Signage Area = 531 s.f.

EXISTING SIGN TYPES TO REMAIN

X ##

- H - Tenant ID - 210 E. Hacienda
- J - Tenant ID - 200 E. Hacienda
- L - Tenant ID - 242 E. Hacienda
- M - Directional - 242 E. Hacienda - * EXEMPT
- O - Tenant ID - 220 E. Hacienda
- P - H/C Parking Stall ID (not located) - * EXEMPT

SIGNAGE AREA

EXISTING SIGN TYPE	EXISTING QUANTITY	AREA PER SIGN
H	1	30
J	1	5
L	1	8
O	1	35

Total Existing Signage Area = 78 s.f.

BUILDING MOUNTED TENANT SIGN

- K - Tenant ID - Max 50 s.f. building mounted sign allowed when tenant occupies an entire building

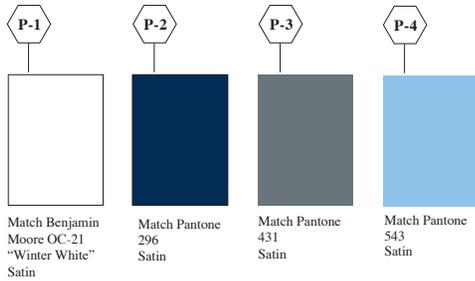
1 SITE PLAN / SIGN LOCATION PLAN
Scale: 1" = 100'

SECTION TWO

NEW SIGN PROGRAM



Color Palette



Materials



Logo



Typography

PT Sans - Bold
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

PT Sans Narrow - Bold
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Symbols





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

C - Tenant Monument ID with Address D - Building ID - Address R - Entry Door Tenant ID



SCALE: 3/8" = 1'-0"

A - Corner Monument ID

B - Main Entrance Monument ID with Address

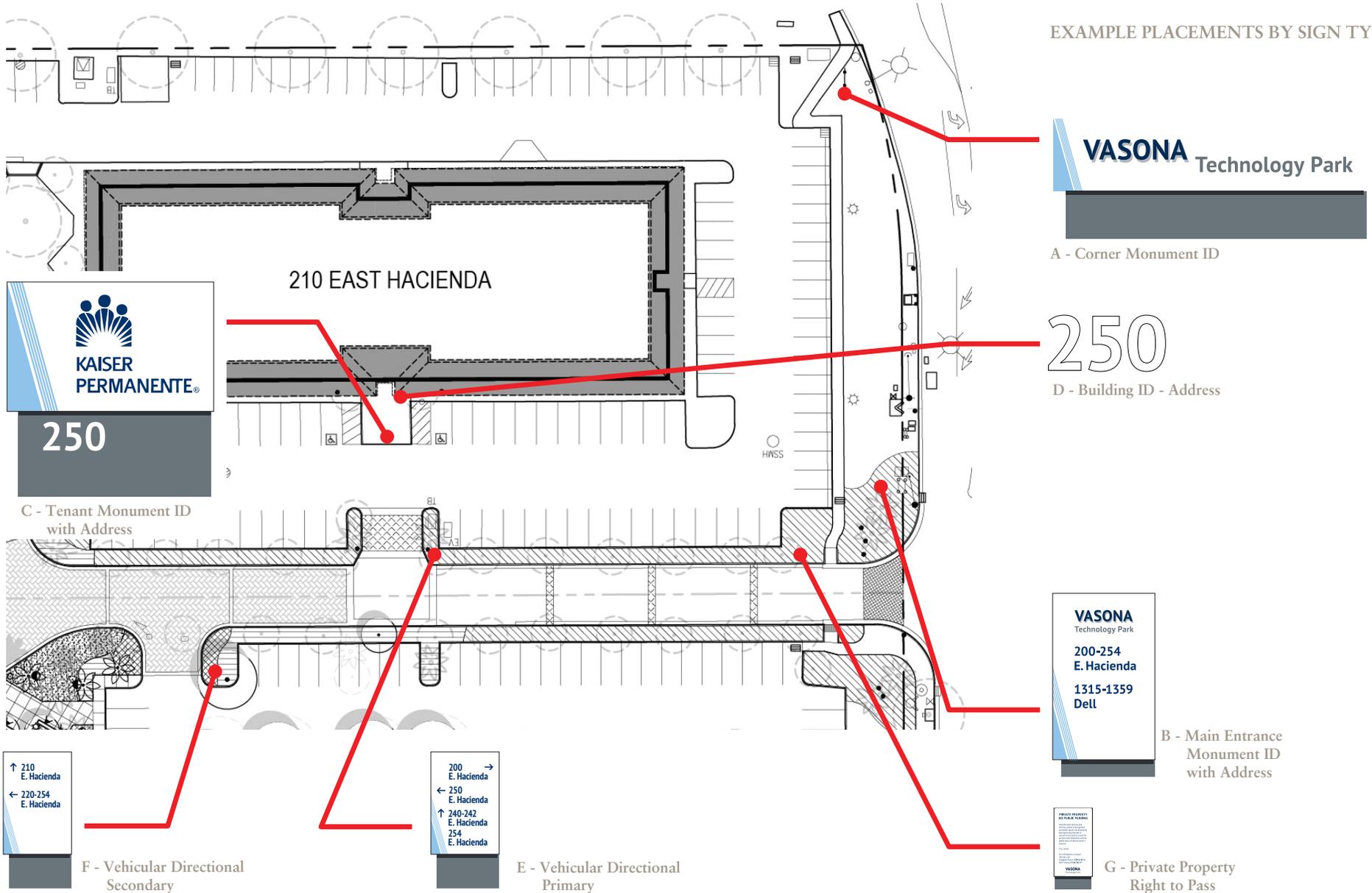
E - Vehicular Directional Primary

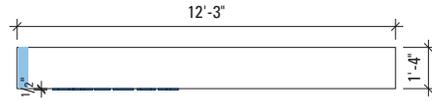
F - Vehicular Directional Secondary

G - Private Property Right to Pass

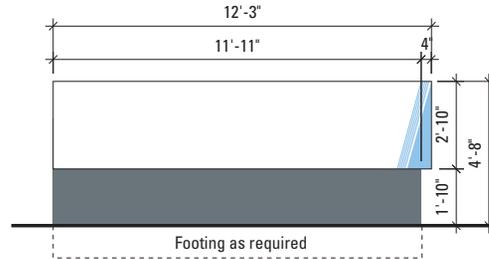


EXAMPLE PLACEMENTS BY SIGN TYPE





5 TOP VIEW
Scale: 1/4" = 1' - 0"



4 BACK ELEVATION
Scale: 1/4" = 1' - 0"

Screenprinted copy



Aluminum cabinet painted all sides



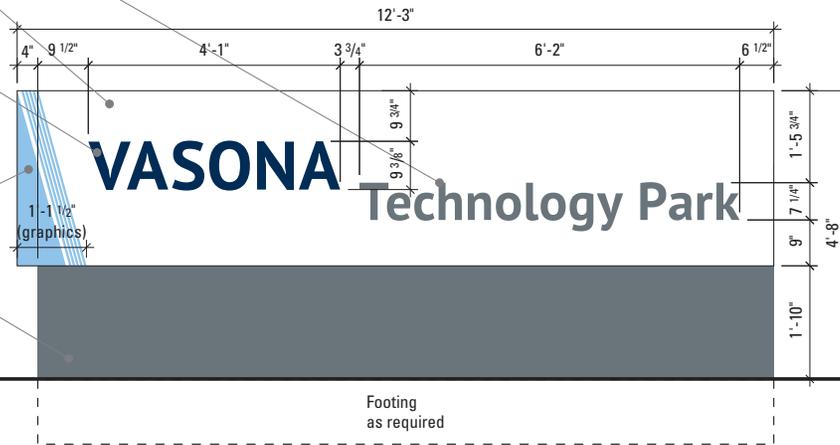
1/2" Proud push-thru clear acrylic letters; opaque front face painted



Masked and painted graphics



Concrete base; paint all sides



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

NOTES:

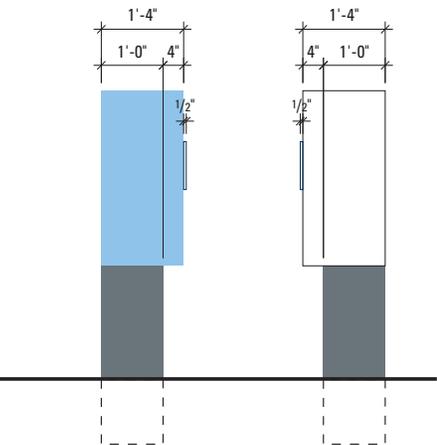
Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

Internal illumination behind push-thru letters; white LED.

Sign is single sided. "VASONA" made of 1/2" proud push-thru acrylic letters; opaque front face painted as specified. Graphic stripes and angle shapes to be masked and painted as specified.

General note:

All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.



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

3 SIDE ELEVATION
Scale: 1/2" = 1' - 0"





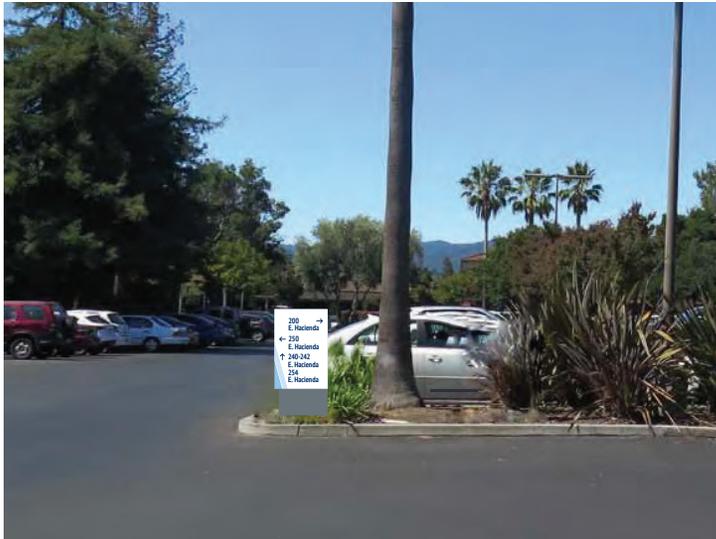
A - Corner Monument ID



G - Private Property Right to Pass



B - Main Entrance Monument ID with Address

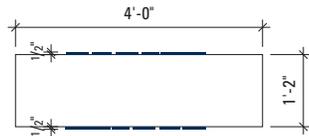


E - Vehicular Directional - Primary



F - Vehicular Directional - Secondary





5 TOP VIEW
Scale: 1/2" = 1' - 0"

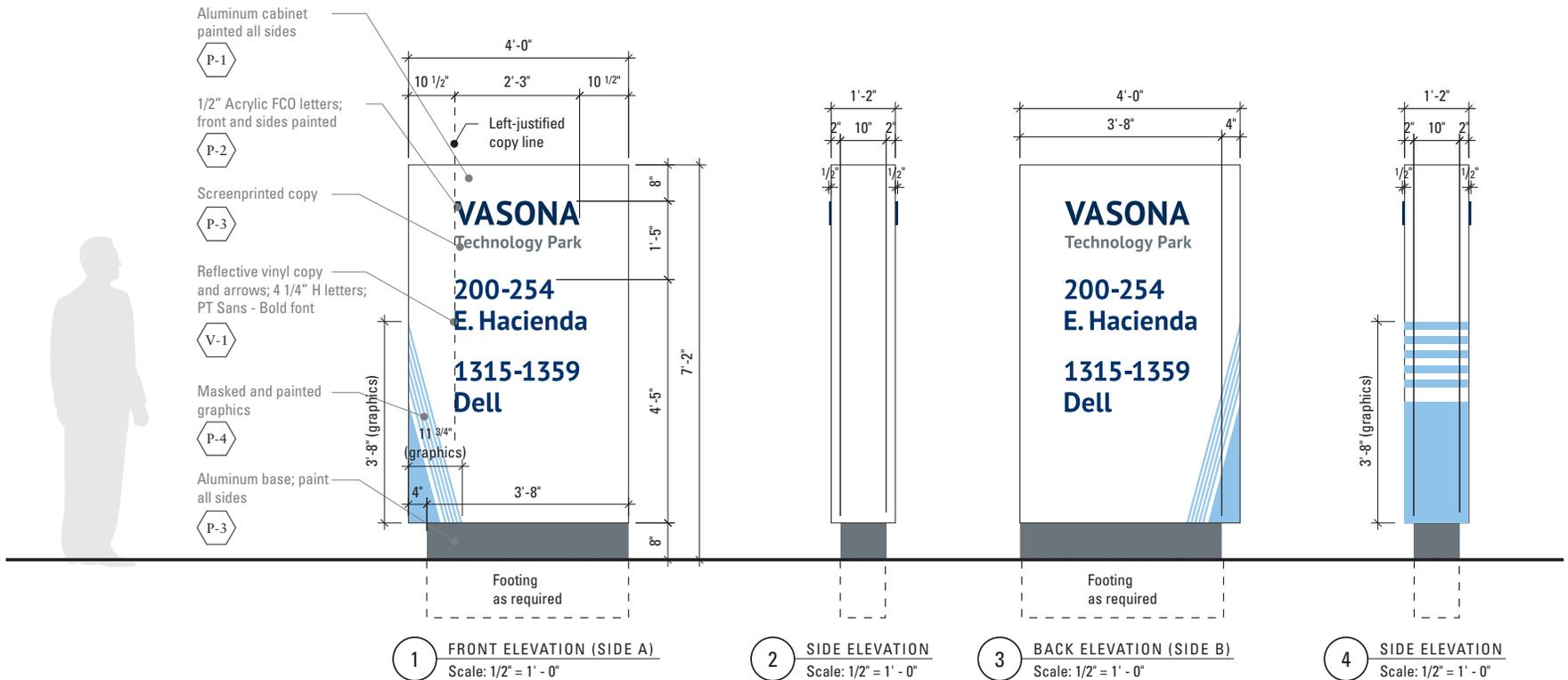
NOTES:

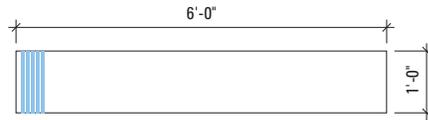
Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

Sign is double sided. Reflective vinyl copy. "VASONA" made of 1/2" FCO acrylic letters; painted front and sides. Graphic stripes and angle shapes to be masked and painted as specified.

General note:

All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.



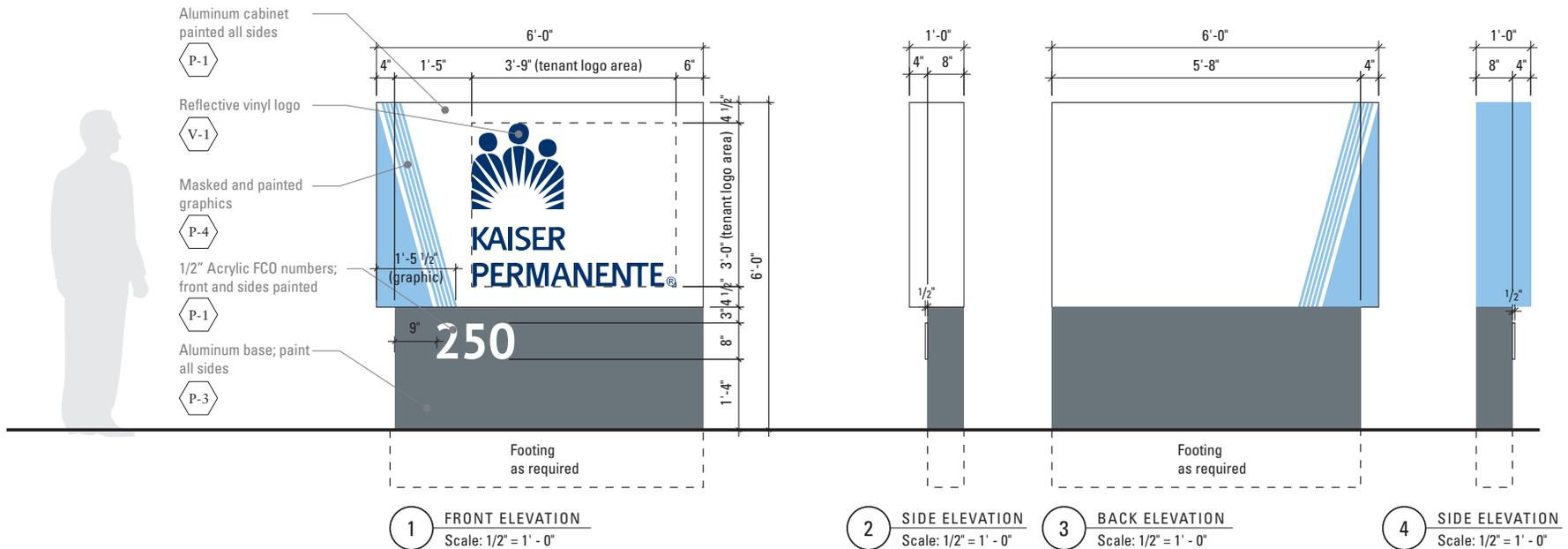


5 TOP VIEW
Scale: 1/2" = 1' - 0"

NOTES:
Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

Sign is single sided. Reflective vinyl copy. Address numbers made of 1/2" FCO acrylic letters; painted front and sides.

General note:
All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.



* EXEMPT SIGN PER CMC 21.30.040

NOTES:

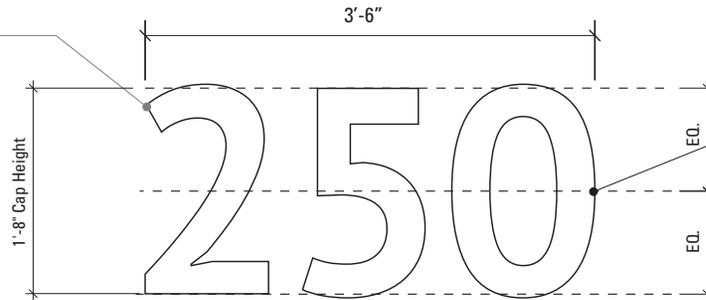
1" D Acrylic FCO numbers, painted all sides, PT Sans - Bold font.

Pin mount to building fascia where specified (TBD).

6 Sq. Ft. Sign Area Max per Tenant



1" D Acrylic FCO numbers
painted all sides; PT Sans
Bold font

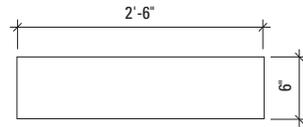


1 FRONT ELEVATION
Scale: 1" = 1' - 0"



2 SIDE ELEVATION
Scale: 1" = 1' - 0"





5 TOP VIEW
Scale: 1" = 1' - 0"

* EXEMPT SIGN PER CMC 21.30.040

NOTES:

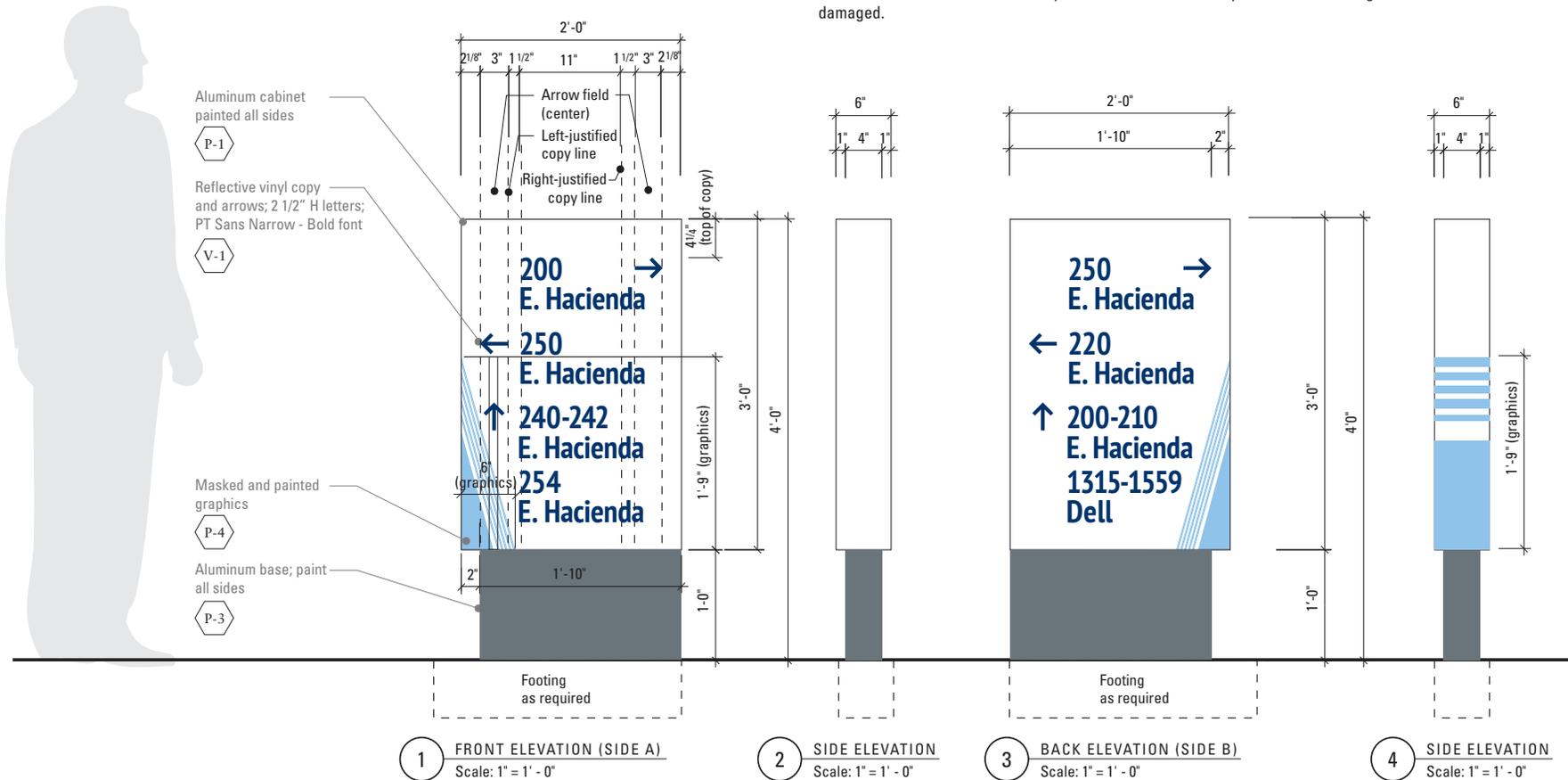
Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

Sign is double sided. Reflective vinyl copy and arrows.

Graphic stripes and angle shapes to be masked and painted as specified.

General note:

All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.



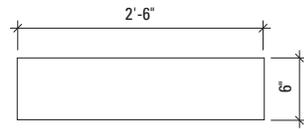
1 FRONT ELEVATION (SIDE A)
Scale: 1" = 1' - 0"

2 SIDE ELEVATION
Scale: 1" = 1' - 0"

3 BACK ELEVATION (SIDE B)
Scale: 1" = 1' - 0"

4 SIDE ELEVATION
Scale: 1" = 1' - 0"





5 TOP VIEW
Scale: 1" = 1' - 0"

* EXEMPT SIGN PER CMC 21.30.040

NOTES:

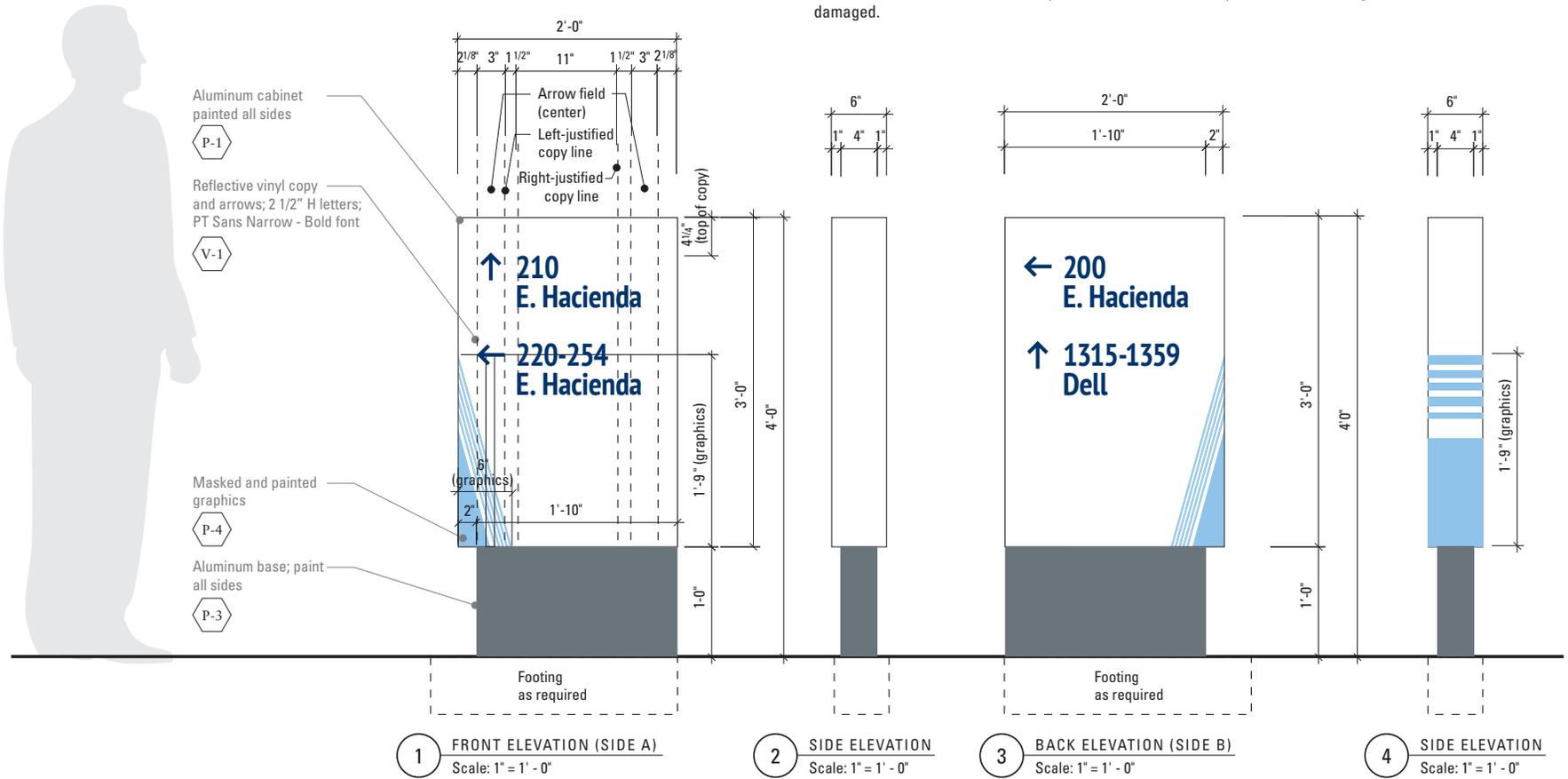
Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

Sign is double sided. Reflective vinyl copy and arrows.

Graphic stripes and angle shapes to be masked and painted as specified.

General note:

All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.



NOTES:

Rectangular aluminum cabinet over poured concrete base; painted finish all sides.

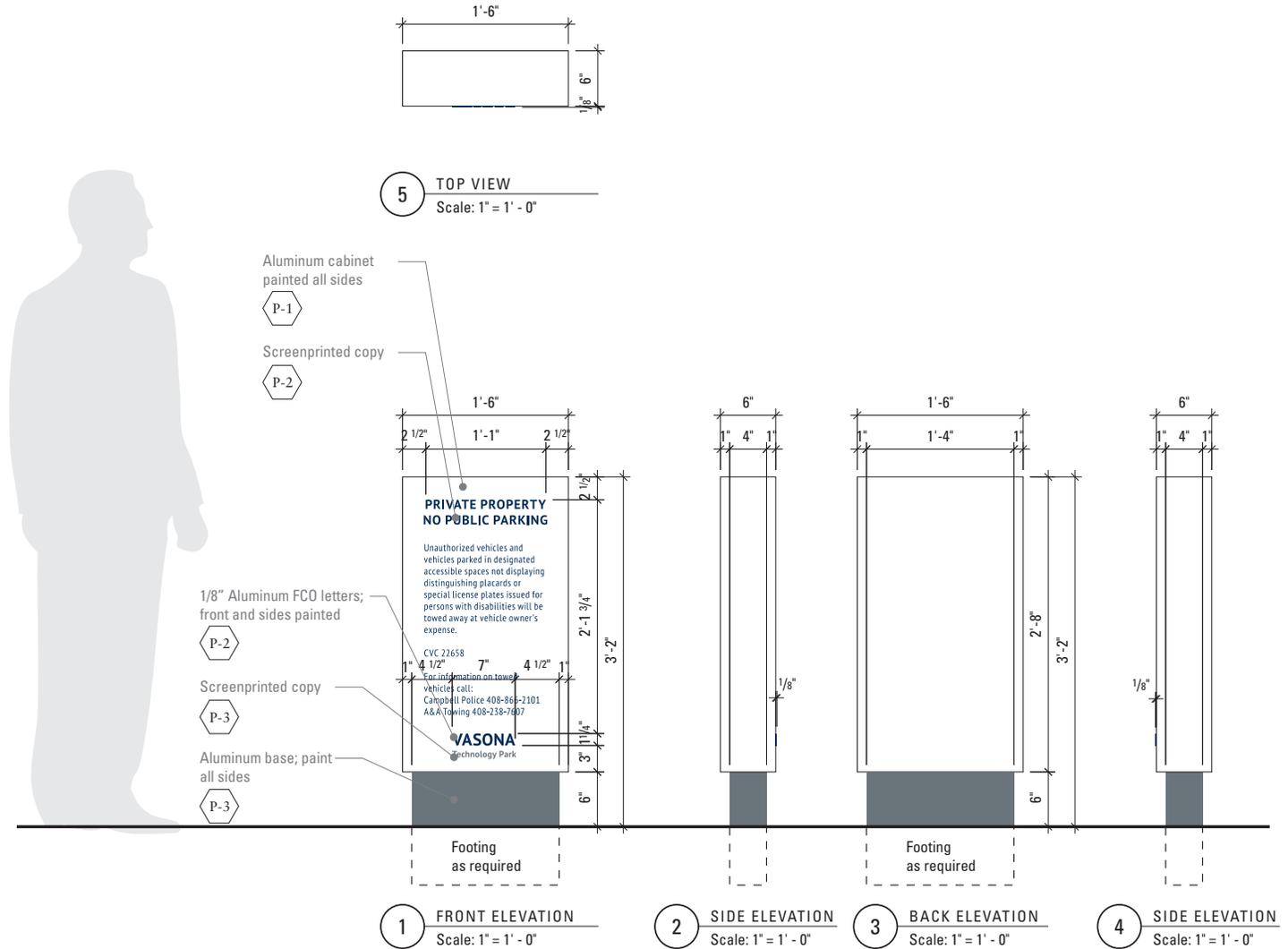
Sign is single sided. Screenprinted copy.

"VASONA" made of 1/8" FCO aluminum letters; painted front and sides.

General note:

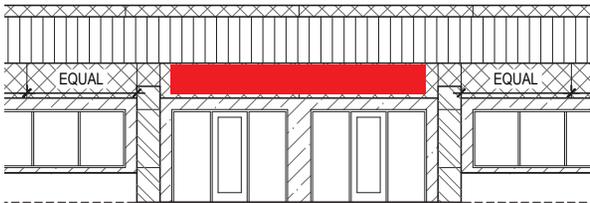
All foundations to be engineered and installed by sign fabricator. Installed sign should be rigid and secure. Installation method should provide for removal and replacement should sign cabinet become damaged.

* EXEMPT SIGN PER CMC 21.30.040

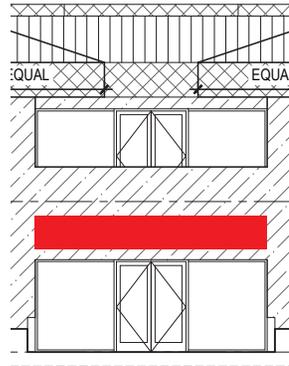


SIGN TYPE K - MAX 50SF

Tenant ID - Max 50 s.f. building mounted sign allowed when tenant occupies an entire building.



1 PARTIAL NORTH ELEVATION
200 EAST HACIENDA
Scale: 3/32" = 1' - 0"



2 PARTIAL EAST ELEVATION
210 & 220 EAST HACIENDA
Scale: 3/32" = 1' - 0"



3 PARTIAL NORTH ELEVATION
240 EAST HACIENDA
Scale: 3/32" = 1' - 0"

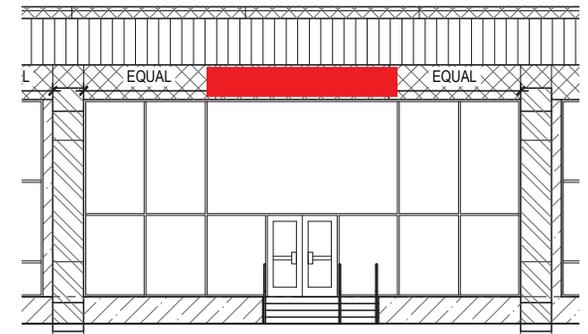


4 PARTIAL NORTH ELEVATION
242 EAST HACIENDA
Scale: 3/32" = 1' - 0"



5 PARTIAL NORTH ELEVATION
250 EAST HACIENDA
Scale: 3/32" = 1' - 0"

Red Area indicates potential location of tenant sign. Maximum size with in indicated area is 50 s.f typical



6 PARTIAL WEST ELEVATION
250 EAST HACIENDA
Scale: 3/32" = 1' - 0"



SIGN TYPE K - MAX 50SF

Tenant ID - Max 50 s.f. building mounted sign allowed when tenant occupies an entire building.



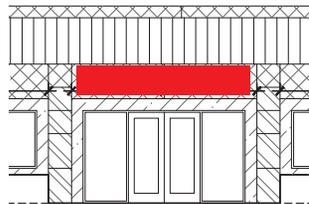
7 PARTIAL SOUTH ELEVATION
254 EAST HACIENDA
Scale: 3/32" = 1' - 0"



8 PARTIAL WEST ELEVATION
1315 DELL AVENUE
Scale: 3/32" = 1' - 0"



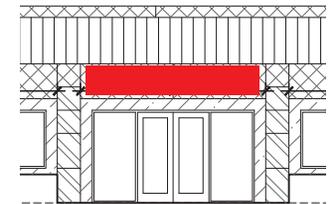
9 PARTIAL SOUTH ELEVATION
1315 DELL AVENUE
Scale: 3/32" = 1' - 0"



10 PARTIAL EAST ELEVATION
1359 DELL AVENUE
Scale: 3/32" = 1' - 0"



11 PARTIAL EAST ELEVATION
1355 DELL AVENUE
Scale: 3/32" = 1' - 0"

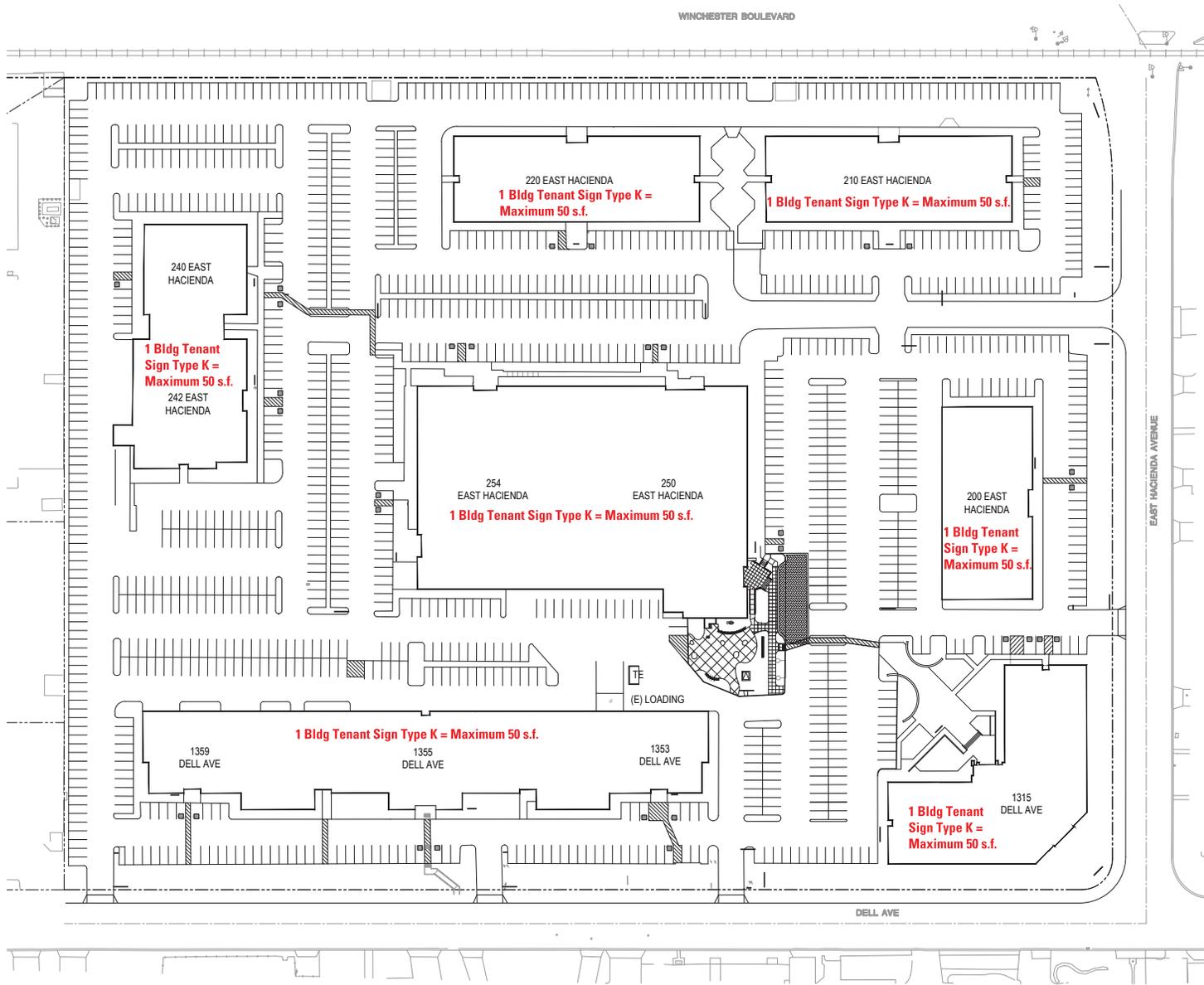


12 PARTIAL EAST ELEVATION
1353 DELL AVENUE
Scale: 3/32" = 1' - 0"

Red Area indicates potential location of tenant sign.
Maximum size within indicated area is 50 s.f. typical



WINCHESTER BOULEVARD



SIGN TYPE K
 Tenant ID - Max 50 s.f. building mounted sign allowed when tenant occupies an entire building.

NOTE: If existing tenant sign H, J, L, O are replaced in the future, they will be replaced by Sign Type K - Max 50 S.F.

Total of all bldg mounted Tenant Signs = MAX 7 QTY.

1 SITE PLAN / SIGN LOCATION PLAN
 Scale: 1" = 100'





ALLOWED - Reverse Channel Halo Lit Logo / Letters - NIGHT



ALLOWED - Reverse Channel Halo Lit Logo / Letters - DAY



ALLOWED - Channel Face Lit Logo / Letters - NIGHT



ALLOWED - Channel Face Lit Logo / Letters - DAY

LED Face or Halo illuminated metal channel letters and/or logo are acceptable. Illuminated sign box cabinets with not be allowed



NOT ALLOWED - Channel Face Lit Logo / Letters - NIGHT

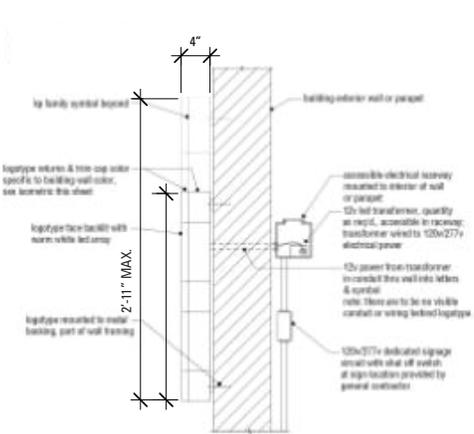


NOT ALLOWED - Channel Face Lit Logo / Letters - DAY

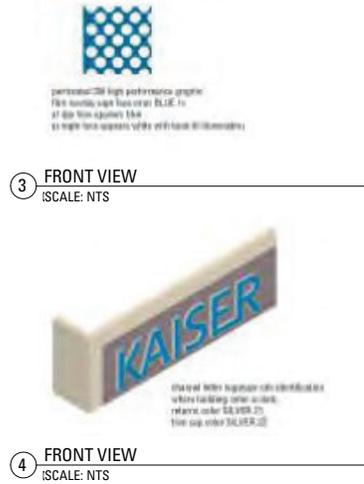




① FRONT VIEW
1/4" = 1'-0"



② FRONT VIEW
1" = 1'-0"



③ FRONT VIEW
SCALE: NTS

④ FRONT VIEW
SCALE: NTS

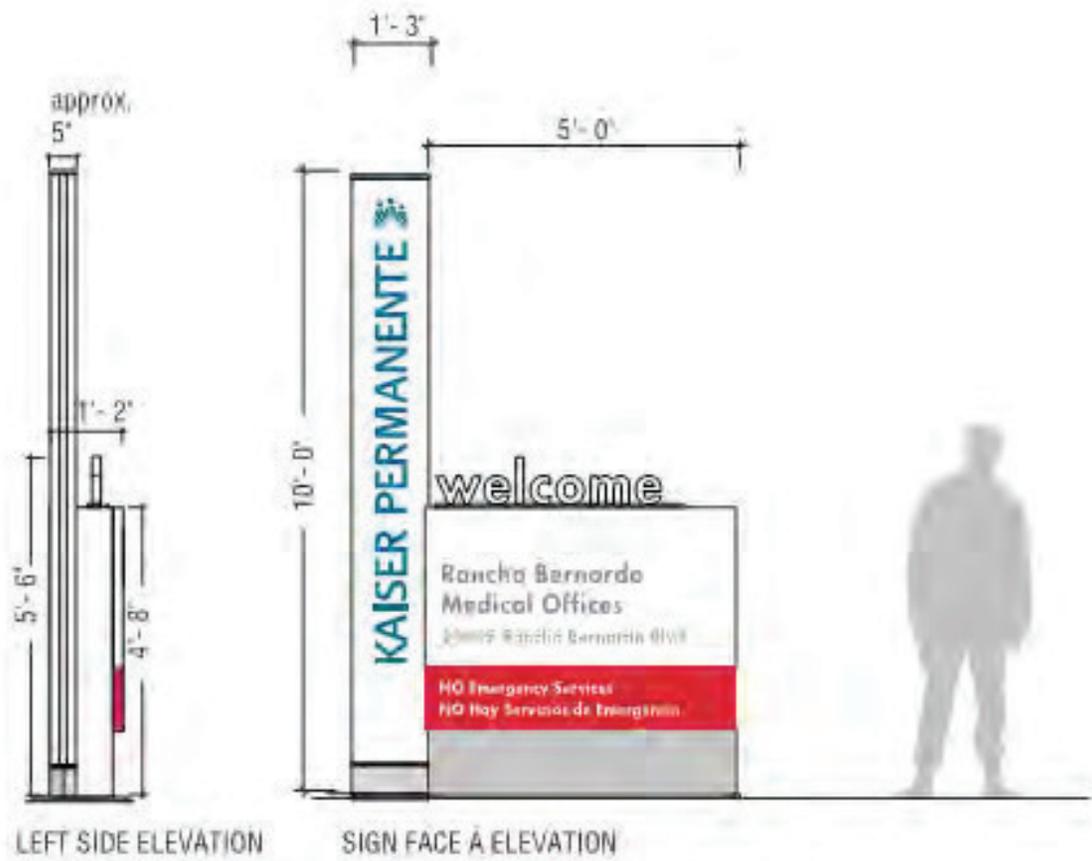


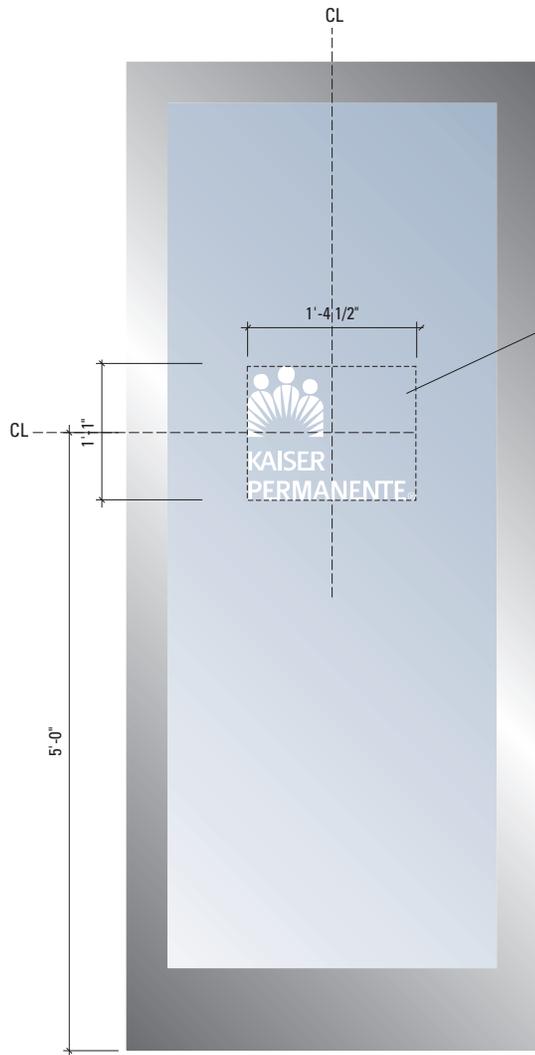
220 E. Hacienda - West side

Notes:

1. Internally illuminated
2. Aluminum channel letters with translucent acrylic faces
3. Perforated graphic film or translucent film may be applied to acrylic faces.







1 TYPICAL ELEVATION
Scale: 1" = 1'-0"

* EXEMPT SIGN PER CMC 21.30.040

NOTES:

Laser-cut white vinyl applied to storefront glazing on second surface. Area of logo graphic limited to 1 1/2 square feet applied within dashed area shown. Apply to left hand exterior door where double-door condition occurs.

1 1/2 sf is the maximum allowable tenant signage area.



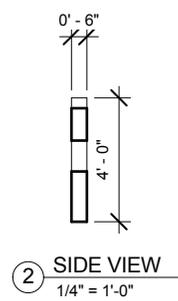
2 TYPICAL LOCATION ELEVATION
Scale: NTS



SECTION THREE

EXISTING SIGNS





EXISTING SIGN

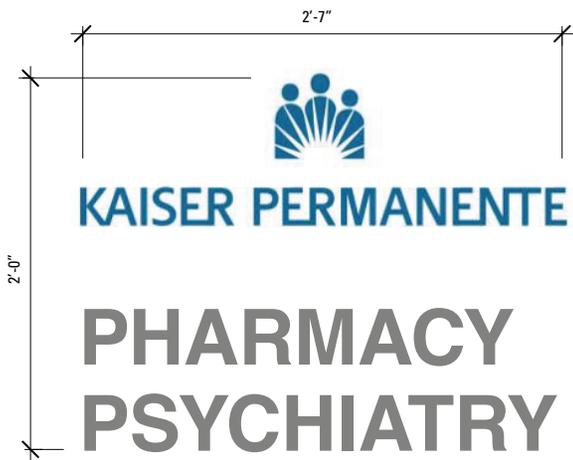


LOCATION:
210 E. Hacienda - West side

Notes:

1. Internally illuminated
2. Channel letters & company logo with acrylic face





1 FRONT VIEW
SCALE: 1 1/2" - 1'

EXISTING SIGN

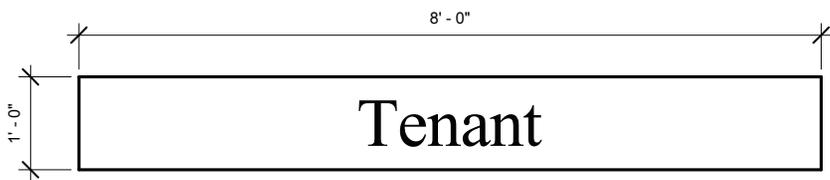


LOCATION:
200 E. Hacienda - South side

Notes:

1. Non-illuminated
2. Painted raised lettering & logo





① FRONT VIEW
3/4" = 1'-0"

EXISTING SIGN

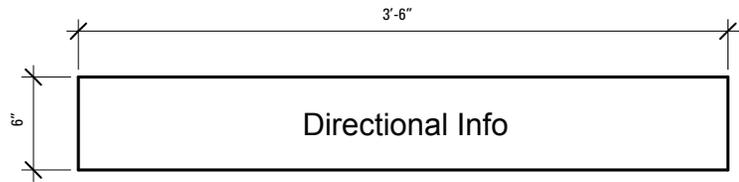


LOCATION:
242 E. Hacienda - East side

Notes:

1. Non-illuminated
2. Film applied letters on painted panel





① FRONT VIEW
1 1/2" = 1'-0"

EXISTING SIGNS



LOCATION:
242 E. Hacienda - East side

Notes:

1. Non-illuminated
2. Film applied letters on painted panel



EXISTING SIGN



LOCATION:
220 E. Hacienda - South side

Notes:

1. Internally Illuminated
2. Channel letters & Company logo with acrylic face

