



Staff Report to the Zoning Administrator

Application Number: **171027**

Applicant: Johnson Lyman Architects
Owner: Terramar Retail Centers, LLC
APN: 039-221-11 & -12

Agenda Date: July 21, 2017
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to perform an exterior remodel of an existing shopping center to include re-facing existing buildings, remodel of Building B (former theater building) including removal of upper floor office space, upgrade and replace existing signs, accessibility upgrades, and install additional landscaping in the parking area.

Requires an Amendment to Commercial Development Permits 03-0070, 02-0265, 77-1945-PD, including a sign exception to adopt a master sign program.

Location: Property located at the southeast corner of State Park Drive and Soquel Drive in Aptos. (Rancho Del Mar Shopping Center)

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Commercial Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171027, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size: 10.5 acres
Existing Land Use - Parcel: Rancho Del Mar Shopping Center

Existing Land Use - Surrounding:	Commercial retail & office, Resurrection Church, Highway 1
Project Access:	State Park Drive & Soquel Drive
Planning Area:	Aptos
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2 (Community Commercial)
Coastal Zone:	☐ Inside ☒ Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	5-10%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed - Additional trees to be planted
Scenic:	Mapped scenic resource - no modifications to rear of property
Drainage:	No modifications to existing drainage
Archeology:	Mapped archaeological resource, no grading proposed

Services Information

Urban/Rural Services Line:	☒ Inside ☐ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District

History

The Master Occupancy Permit for the Rancho Del Mar shopping center was issued in 1978 (77-1945-PD). Planned Development Permit 77-1945-PD consolidated all of the use approvals and permits for buildings constructed on the site through the late 1970s (the earliest permits for the shopping center date back to 1961). Changes of use have followed the guidelines established under 77-1945-PD, with higher levels of approval for more major modifications. The Safeway store was remodeled under Commercial Development Permit 02-0265, which included reconstruction of the adjacent gas station (on an adjacent parcel). Following the Safeway reconstruction, an upgrade to the signage at the Safeway store and gas station were completed under Commercial Development Permit 08-0510. A proposal to re-face and remodel the remaining portions of the shopping center (similar to the current application) was approved under Commercial Development Permit 09-0170, but this approval was not implemented. Instead, a proposal to construct a two story replacement Safeway store was considered on the site (with a preliminary review under Development Review Group 131163). The two story Safeway proposal generated a large amount of community input, and following a number of public meetings, a formal application was not made for that project.

Project Scope

The current proposal is to perform a remodel to upgrade the exterior appearance and signage of the existing shopping center, similar to the application approved under Commercial Development Permit 09-0170. This proposal includes re-facing existing buildings, a master sign program, and a remodel of the former Aptos Cinema building (Building B). The existing restaurant pad building is proposed to be remodeled and the drive-through component of the existing bank (Building G) is proposed to be removed and replaced with parking areas and landscaping. Accessibility improvements are proposed throughout the site and new landscape areas are proposed within the parking areas. No intensification of commercial use is proposed and existing parking will be retained on the project site. The proposed project will only affect the buildings, walkways, and parking areas on APNs 039-221-11, & -12 and the adjacent parcel with the existing gas station (APN 039-221-04) is not part of the project.

Project Setting

The project site is the Rancho Del Mar shopping center located at the southeast corner of State Park Drive and Soquel Drive in Aptos. The shopping center property consists of two separate parcels (APNs 039-221-11, & -12), with a third adjacent parcel for the gas station at the corner of State Park Drive and Soquel Drive (that is not a part of the current application). The subject property is located in an area of existing commercial office and retail development to the north and east, with an existing church facility across State Park Drive to the west, and Highway 1 to the south. The rear of the existing shopping center is visible from Highway 1.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 10.5 acres, located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses. The existing shopping center is a permitted use within the zone district and the C-2 zoning is consistent with the site's (C-C) Community Commercial General Plan designation.

Master Sign Program

The project includes a master sign program which will replace the existing sign program (established under 77-1945-PD) for the project site. The existing sign program authorized all existing signs in 1978 with the exception of the signs that faced the freeway at the rear of the shopping center. All freeway facing signs have since been removed. New signs and alterations to existing signs were allowed under that approval, with review by Planning Department staff.

The primary goal of the proposed sign program is to modernize the external appearance of the shopping center while also providing a unified sign program and improved wayfinding on the project site. Three primary monument signs are proposed, with a fourth monument sign for the restaurant pad tenant on the southeast corner of the site. The tenant sign areas are based on the ratio of 1 square foot per 1 foot of building frontage, which is an appropriate ratio given the size of the buildings and the distances to Soquel Drive and State Park Drive. A sign exception is required to authorize the proposed sign program because the total sign area (both existing and proposed) and the height and

number of monument signs exceed the standards allowed under County Code section 13.10.581 without an exception.

Approximately 1260 square feet of tenant sign area currently exists on the subject property. The proposed master sign program would result in approximately 2000 square feet of tenant sign area. The increased sign area would be scaled to each tenant space based on the 1 square foot to 1 foot of building frontage and the overall appearance of tenant signage would be improved through the consistent nature of the sign program. Blade signs would be allowed in addition to tenant wall signs and directional signage would be installed to help with wayfinding through the shopping center. There are currently four monument signs which would each be replaced with monument signs that are of a consistent sign style. The proposed signage is appropriately scaled to the existing buildings and the increase in sign area beyond code maximums for shopping centers (one monument sign of 50 square feet and tenant signs of 18 square feet) is necessary due to the size of the shopping center and the locations of multiple tenant spaces at a substantial distance from the surrounding roadways.

It is typical for larger shopping centers to require an exception to the sign ordinance. The sign standards specified in County Code are rather limited and are more appropriate to single user sites with buildings in close proximity to roadways. Given the size of the site, the topography (which drops substantially from the northwest to the southeast across the site), and the multiple entrance locations, a sign exception to allow larger signs, and additional monument signage, on the subject property is considered as both reasonable and appropriate.

Design Review

The proposed remodel of the existing shopping center complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a mixture of siding materials, roof pitches, and additional landscaping in the parking lot and planter areas. A consistent color palette will be used and architectural features will be complimentary throughout the development. These features will improve the visual appearance of the existing shopping center and reduce the visual impact of the proposed development on surrounding land uses.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **171027**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for

viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 171027

Assessor Parcel Number: 039-221-11 & -12

Project Location: 140 Rancho Del Mar

Project Description: Exterior remodel of an existing shopping center including a master sign program

Person or Agency Proposing Project: Johnson Lyman Architects

Contact Phone Number: 925-930-9690

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Exterior remodel of an existing shopping center in an area designated for commercial uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Randall Adams, Project Planner

Date: _____

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed remodel of the existing shopping center will be cosmetic in nature and will not be materially injurious to properties or improvements in the vicinity.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed remodel of the existing shopping center and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district in that the primary use of the property will continue to be a commercial shopping center operating in conformance with all previous use approvals and the requirements of the C-2 zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the existing commercial use is consistent with the requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed remodel of the existing shopping center will be cosmetic in nature. No substantial increase in traffic generation or utilities consumption is anticipated as a result of the project.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the remodel of the existing shopping center will include updated building facades and signage with additional landscaping on the property, resulting in an improved exterior appearance. No changes to the existing land use intensity are proposed.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed project will incorporate site and architectural design features such as a mixture of siding materials, roof pitches, and additional landscaping in the parking lot and planter areas. A consistent color palette will be used and architectural features and signage will be complimentary throughout the development. These features will improve the visual appearance of the existing shopping center and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project Plans "Rancho Del Mar", prepared by Johnson Lyman Architects, dated 4/28/17, with Sign Plan, prepared by ADS Companies, dated 5/19/17.

- I. This permit authorizes the remodel of an existing commercial shopping center, to include a cosmetic exterior remodel of existing building facades, remodel of the former Aptos Cinema building (Building B), accessibility improvements, additional landscaping, and a master sign program, as depicted on the approved Exhibit "D" for this permit. This permit amends development permits 03-0070, 02-0265, 77-1945-PD and all conditions of approval of those prior permits are hereby incorporated by reference. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. Elevations shall indicate materials and colors as they were approved by this Discretionary Application.

3. Engineered improvement plans, prepared and wet stamped by a licensed civil engineer, for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Planning Department and the Department of Public Works.
4. Details showing compliance with accessibility requirements.
5. Sign locations, dimensions, and height shall be consistent with the master sign program indicated in the approved Exhibit "D" for this permit.
 - a. Total monument and tenant sign area shall be limited as specified on the approved Exhibit "D" for this permit.
 - b. Signage shall be limited to the monument and tenant sign areas specified in the master sign program approved as Exhibit "D" for this permit.
 - (i) Blade signs and window signage shall also be allowed, as specified on the approved Exhibit "D" for this permit.
 - (ii) No banners, flags, moving or animated signs shall be allowed.
 - (iii) No temporary signage shall be located within landscape areas or the vehicular right of way of Soquel Drive or State Park Drive.
 - c. Signs facing, or otherwise installed or directed to be visible from, the Highway 1 scenic corridor are prohibited.
 - d. Signage may be internally illuminated. Any sign lighting which creates off-site glare, as determined by the Planning Director, shall be addressed through:
 - (i) Reduction of the total effective light emitted (change in wattage or bulb intensity).
 - (ii) Change in the type or method of sign lighting (change in bulb or illumination type).
 - (iii) Removal of the lighting creating the off-site glare.
6. A lighting plan indicating any proposed lighting fixtures. Lighting for the proposed development shall comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall

not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

- b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed. Any existing light standards over 15 feet in height may be retained, but any replacement light standards on the subject property shall be required to comply with the 15 foot height requirement.
 - c. Area lighting shall be energy-efficient fixtures.
 - 7. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened from exterior view.
 - 8. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
 - 9. A landscape plan consistent with the approved Exhibit "D" for this permit, with the following additional information:
 - a. A minimum of (3) three 15 gallon redwood trees (alternate species may be considered, subject to review approval by Planning Department staff) shall be installed to provide additional screening at the rear of the shopping center adjacent to the Highway 1 right of way (behind buildings indicated as Buildings "A" & "B" on the approved Exhibit "D" for this permit).
 - 10. Details showing compliance with fire department requirements.
- B. Meet all requirements of the Department of Public Works, Stormwater Management Services (as referenced in the Discretionary Application Comments dated 2/27/17) including, without limitation, the following standard conditions:
 - 1. Zone 6 Flood Control District storm water drainage impact fees shall be paid based on the square footage of impervious and pervious surfaces.
 - a. A fee credit may be applied for existing improved surfaces on the project site.
- C. Meet all the requirements of the Department of Public Works, Road Engineering including, without limitation, the following conditions:

1. The southernmost driveway shall include a striped crosswalk across the driveway with STOP legends to define the location of where motorists must stop before encroaching into the path of pedestrians and/or bicyclists. The small island between the entrance and exit lanes at this driveway shall be removed or identified more clearly with reflective delineators up to 3 feet high so motorists can see the outline of the island.
 2. The exit driveway at State Park Drive shall include a STOP legend and limit line to keep motorists off the pedestrian sidewalk until they know it is clear to proceed. The island in this location shall be removed or identified more clearly with reflective delineators up to 3 feet high so motorists can see the outline of the island.
- D. Parking shall be required to be maintained per the approved Exhibit "D" for this permit. Modifications to the existing parking area to allow additional landscape planting areas are authorized as indicated on the approved Exhibit "D".
- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting of one of the primary structures described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 171027
APN: 039-221-11 & -12
Owner: Terramar Retail Centers, LLC

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Project Plans

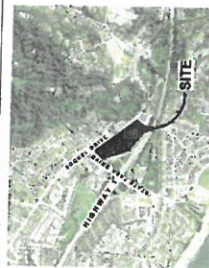
**Application Number 171027
Zoning Administrator Hearing
7/21/17**



View to Building A

Rancho Del Mar Aptos California

Vicinity Map



JOHNSON LYMAN ARCHITECTS
1155 AVENUE 17, SUITE 100, RANCHO DEL MAR, CA 92037
TEL: 949.261.1111 FAX: 949.261.1112
WWW.JOHNSONLYMANARCHITECTS.COM

Project Summary

Existing gross building area 128,760 SF
Proposed gross building area 124,741 SF
Site area 473,497.2 SF +/- (1087 AC)
Lot coverage 277%
Water district Soquel Creek Water District
Sewer district Santa Cruz County Sanitation District
Existing parking 542 cars (236 SF/car)
Proposed parking 544 cars (229 SF/car)

Assessor's Parcel Number: 059-221-11 & 12

Project Team

Owner
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949.261.1111
Attn: Robert Lyman

Civil Engineer
Hiland Engineers
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Santa Cruz, CA 95062
831.486.5315
Attn: David Hinchman

Landscaper Architect
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Walnut Creek, CA 94596
925.933.9983
Attn: Rick Sorey

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A-83 Building Footprint	C-78 Preliminary Grading and Drainage Plan
A-84 Building Footprint	C-79 Preliminary Grading and Drainage Plan
A-85 Building Footprint	C-80 Preliminary Grading and Drainage Plan
A-86 Building Footprint	C-81 Preliminary Grading and Drainage Plan
A-87 Building Footprint	C-82 Preliminary Grading and Drainage Plan
A-88 Building Footprint	C-83 Preliminary Grading and Drainage Plan
A-89 Building Footprint	C-84 Preliminary Grading and Drainage Plan
A-90 Building Footprint	C-85 Preliminary Grading and Drainage Plan
A-91 Building Footprint	C-86 Preliminary Grading and Drainage Plan
A-92 Building Footprint	C-87 Preliminary Grading and Drainage Plan
A-93 Building Footprint	C-88 Preliminary Grading and Drainage Plan
A-94 Building Footprint	C-89 Preliminary Grading and Drainage Plan
A-95 Building Footprint	C-90 Preliminary Grading and Drainage Plan
A-96 Building Footprint	C-91 Preliminary Grading and Drainage Plan
A-97 Building Footprint	C-92 Preliminary Grading and Drainage Plan
A-98 Building Footprint	C-93 Preliminary Grading and Drainage Plan
A-99 Building Footprint	C-94 Preliminary Grading and Drainage Plan
A-100 Building Footprint	C-95 Preliminary Grading and Drainage Plan

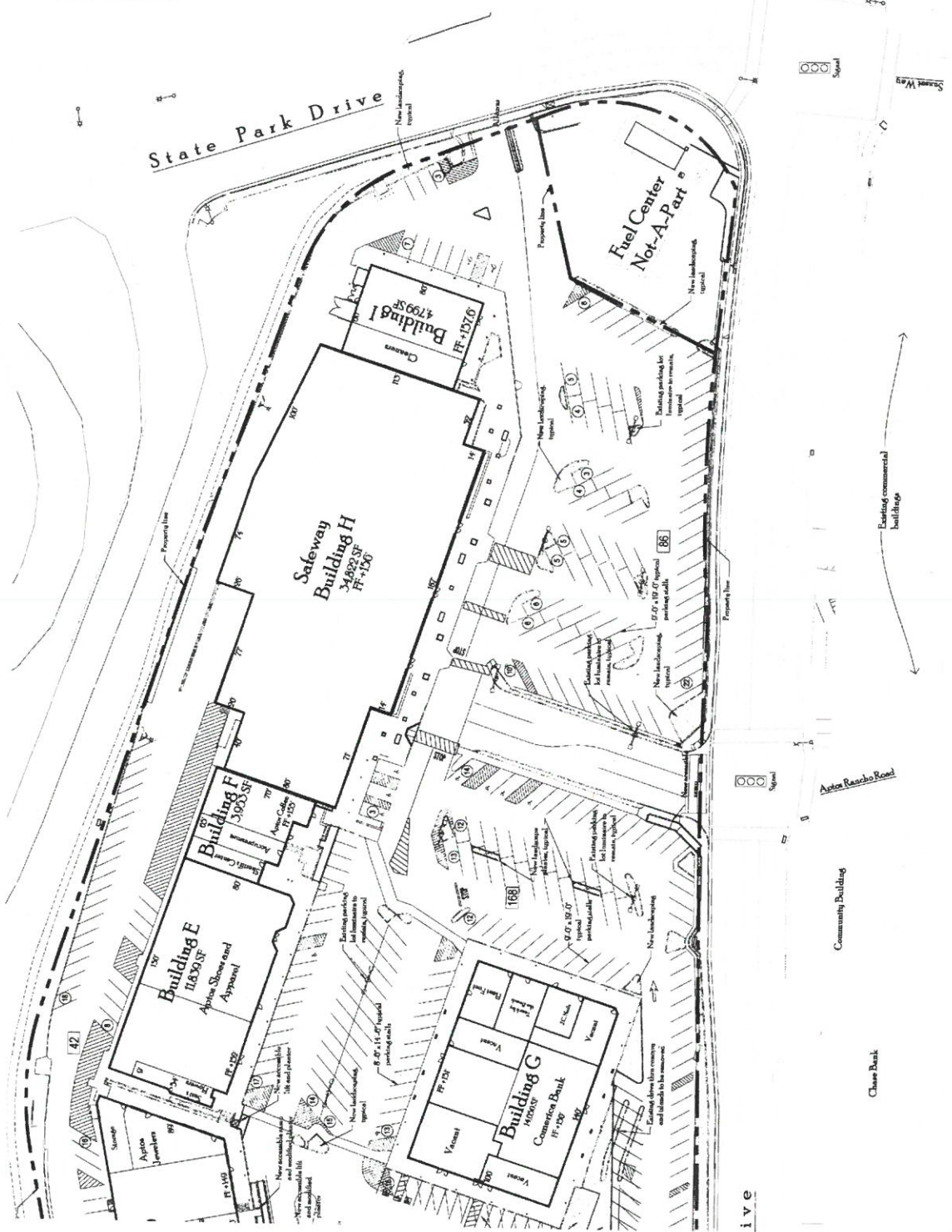
A-0

4-28-17

Summary	100,760 SF
Existing gross building area	100,760 SF
Proposed gross building area	100,760 SF
Site area	473,407.32 sq. ft. (10.87 AC)
Lot coverage	97.7%
Water district	San Jose Water District
Sanitary district	San Jose Sanitary District
Fire district	San Jose Fire District
County	San Jose County
Proposed parking	545 cars (23.57 / car)
Proposed parking	545 cars (23.57 / car)

Legend

Landscaping area or setback



Rancho Del Mar

Aptos California

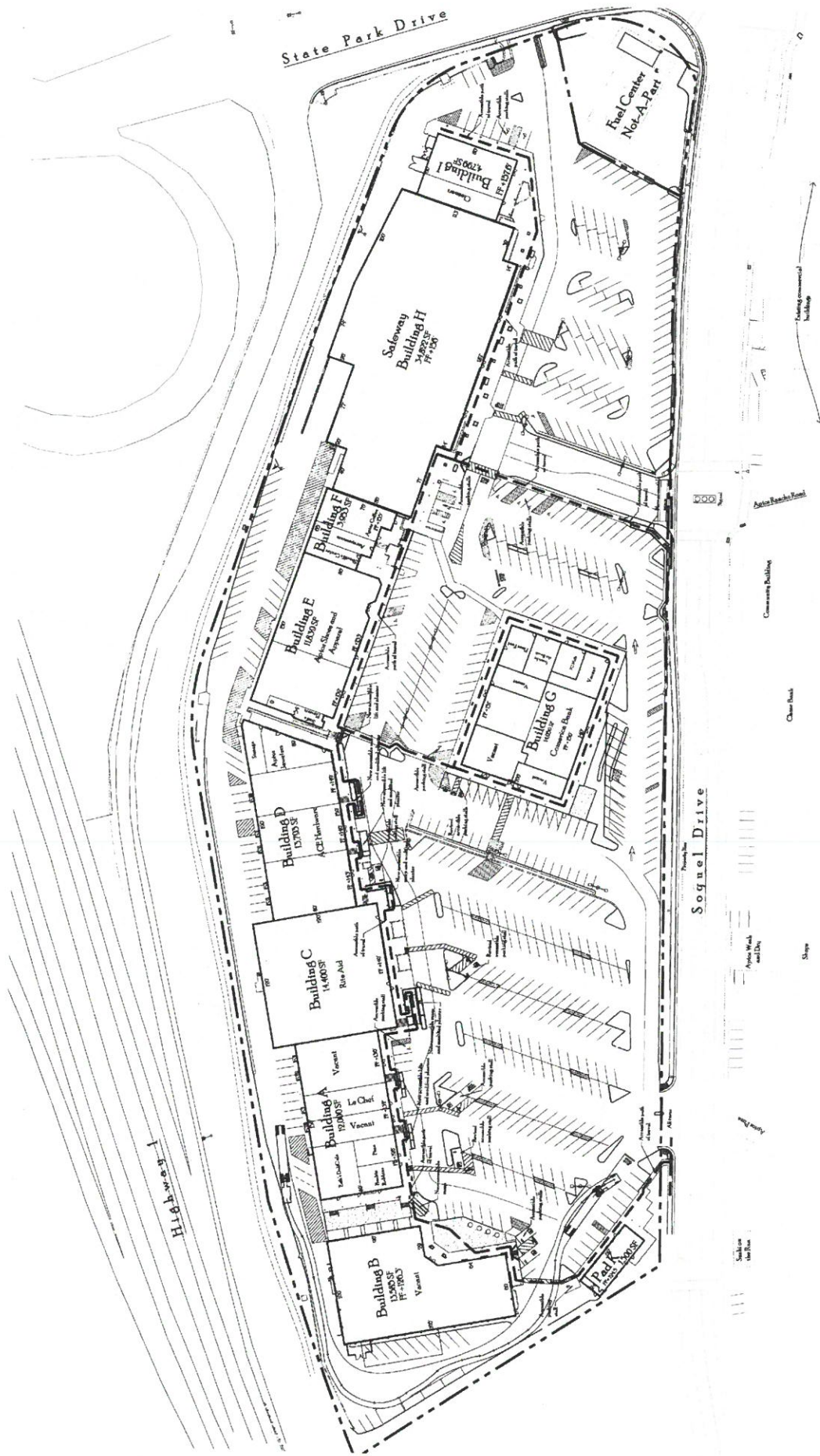
Proposed Site Plan

A-2.2

1-26-17

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Assessor's Parcel Number: 039-021-11 & 12



Assessor's Parcel Number: 039-221-11 & 12

Rancho Del Mar

Aptos
California



Accessibility Site Plan

A-2.3

1-26-17

22



Assessor's Parcel Number: 039-221-11 & 12

Rancho Del Mar
Aptos California

Building B

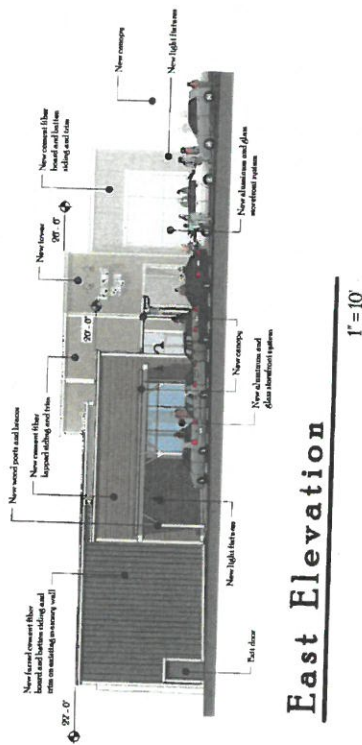
A-5.1
4-28-17

4-28-17

Reference
North

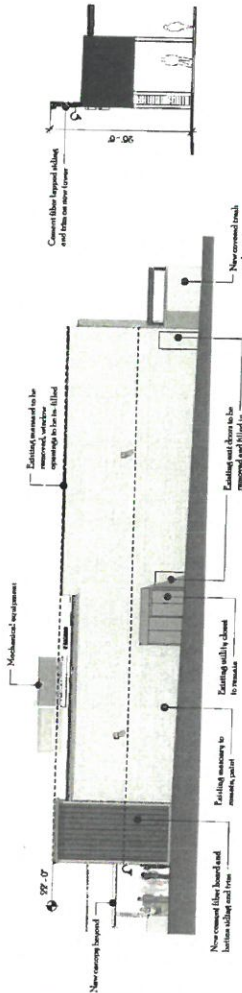
Floor Plan

 $1/16'' = 1'-0''$



East Elevation

1" = 10'

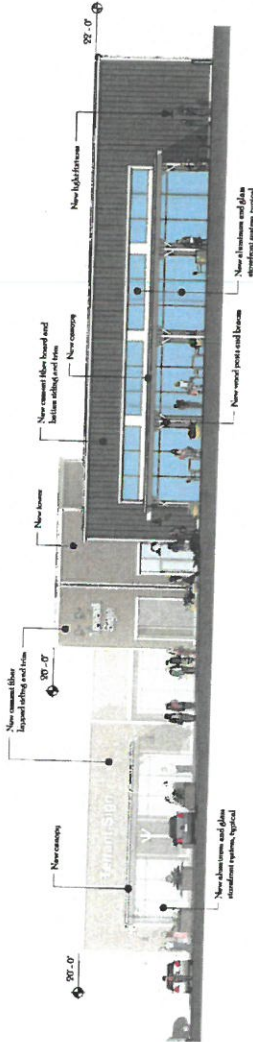


West Elevation

1" = 10'

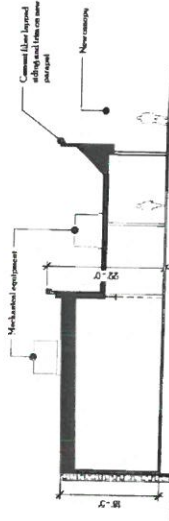
Section C

1" = 10'



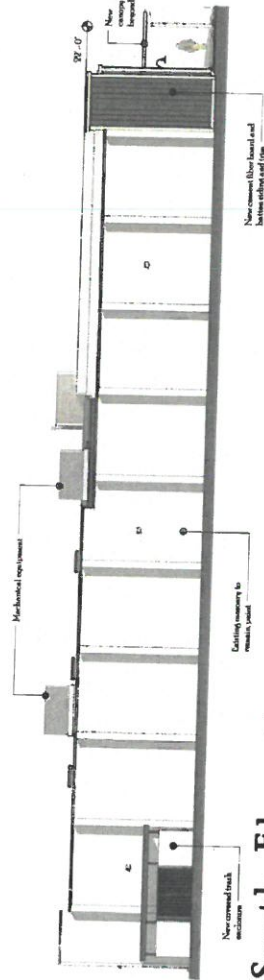
North Elevation

1" = 10'



Section A

1" = 10'



South Elevation

1" = 10'



Section B

1" = 10'



Assessor's Parcel Number: 039-221-11 & 12

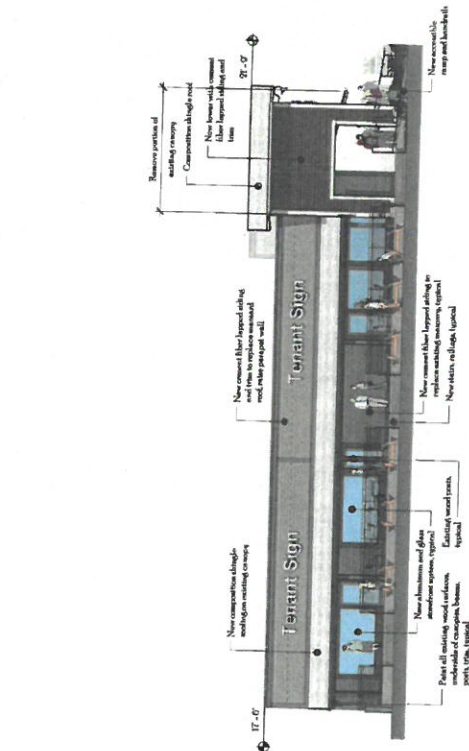
Rancho Del Mar
Aptos
California

Building B

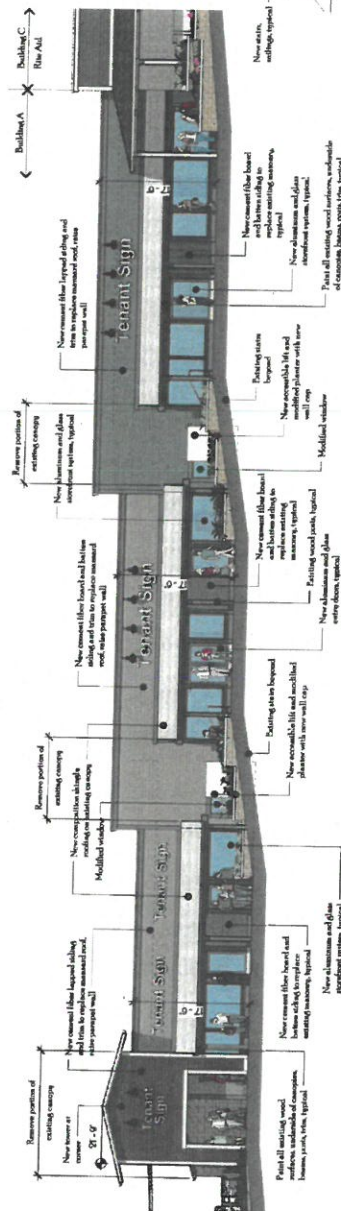
A-5.2

4-28-17

$1' = 10'$ $1'' = 10'$
$$1'' = 10'$$
 $r^* = 10'$



South Elevation

 $1/8" = 1'-0"$ 

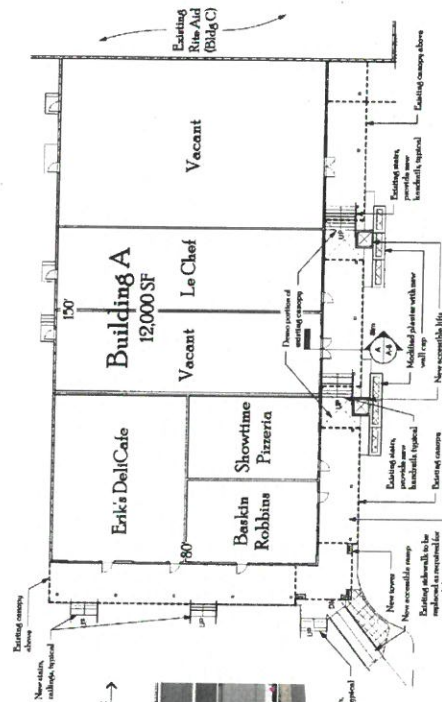
East Elevation

 $1/8" = 1'-0"$ Reference
North

Rancho Del Mar
Aptos California

Assessor's Parcel Number: 039-221-11 & 12

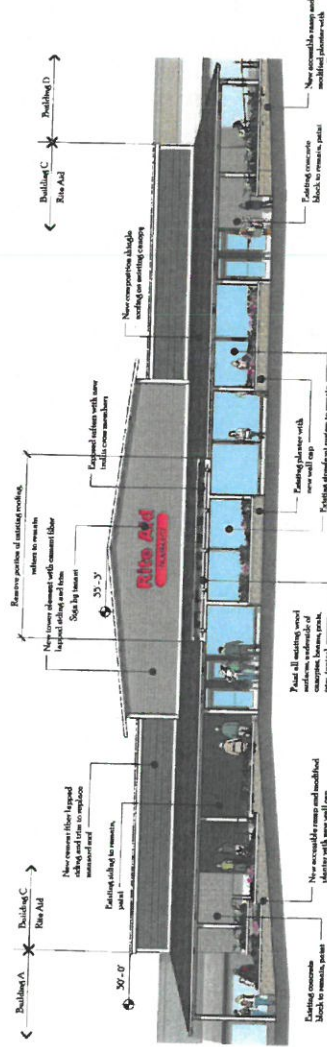
Floor Plan

 $1/16" = 1'-0"$ 

Building A

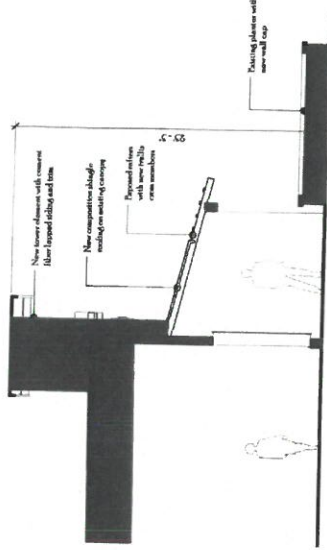
A-6

4-28-17



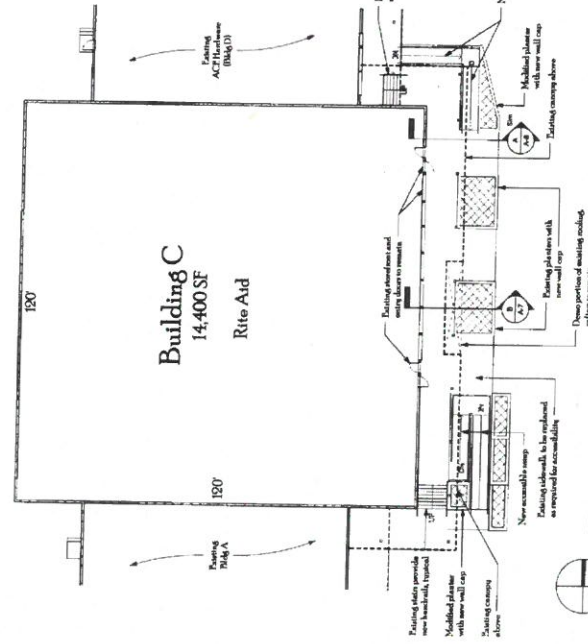
East Elevation

1/8" = 1'-0"



Section B

1/4" = 1'-0"



Floor Plan

1/16" = 1'-0"

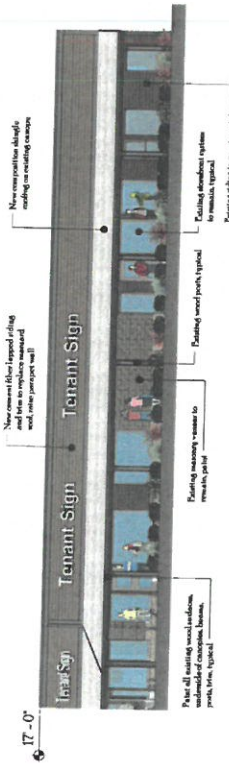
Rancho Del Mar
Aptos California

Assessor's Parcel Number: 039-021-11 & 12

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1111 LUCY STREET, SUITE 100
SAN JOSE, CA 95128
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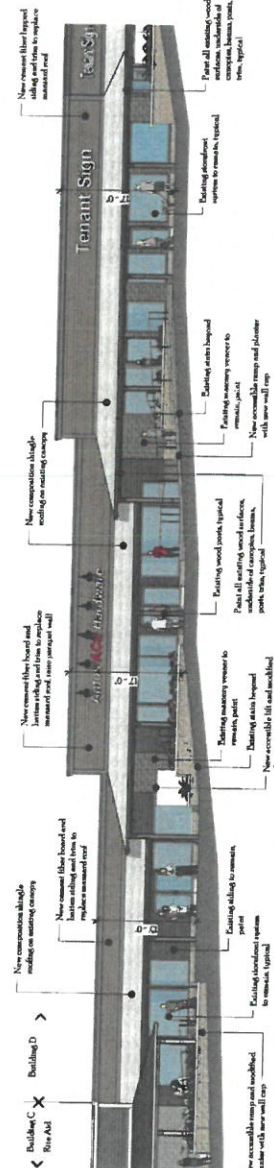
A-7
4-28-17

Building C



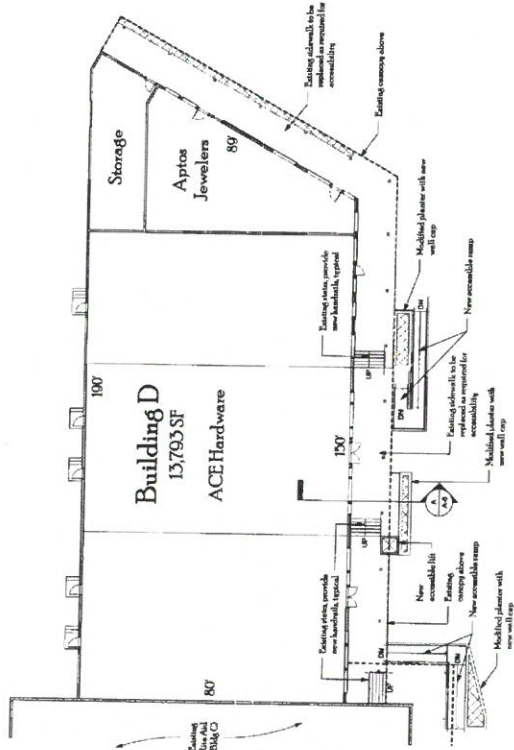
North Elevation

1/8" = 1'-0"



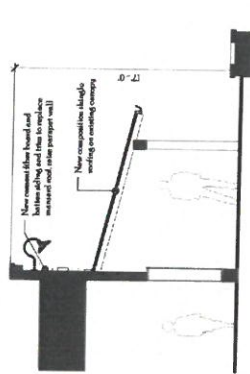
East Elevation

1/8" = 1'-0"



Floor Plan

1/16" = 1'-0"



Section A (typical @ Bldg A, C)

1/4" = 1'-0"

Rancho Del Mar

Aptos California

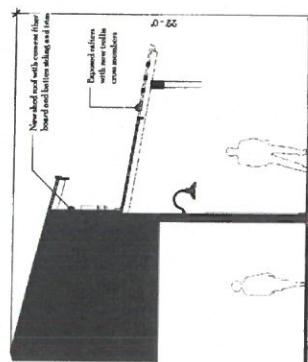
Building D
A-8
4-28-17

Assessor's Parcel Number: 039-221-11 & 12

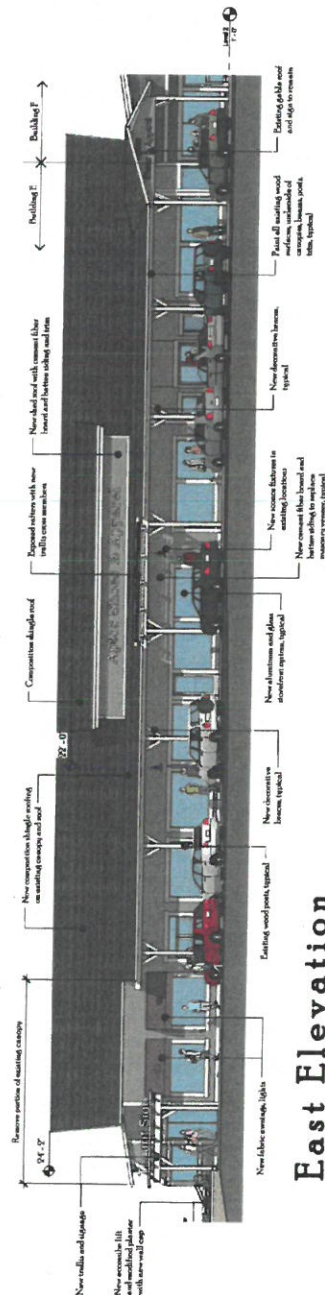
JOHNSON
LYMAN
ARCHITECTS
1000 LYMAN AVE
SAN JOSE, CA 95128
TEL: 408.293.1100
WWW.JLARCHITECTS.COM



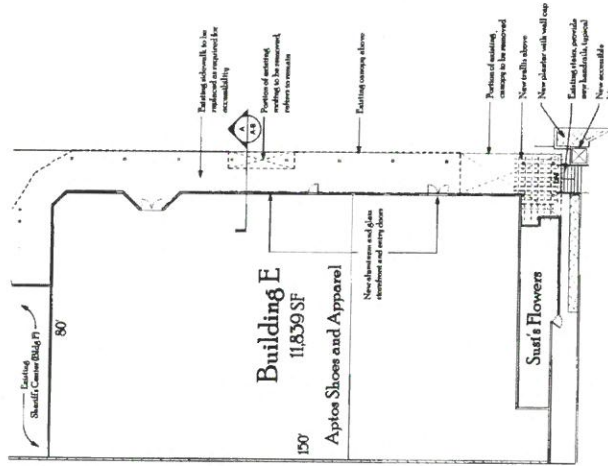
Section A



Rancho Del Mar
Aptos California

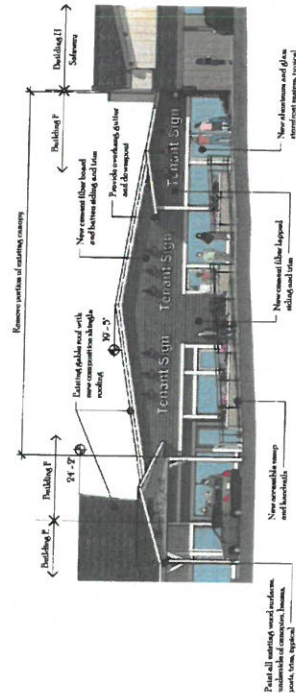


Floor Plan

Reference
North

A-9

4-28-17



East Elevation

 $\frac{1}{8}'' = 1'-0''$ Reference
North

Rancho Del Mar
Aptos California

Assessor's Parcel Number: 039-221-11 & 12

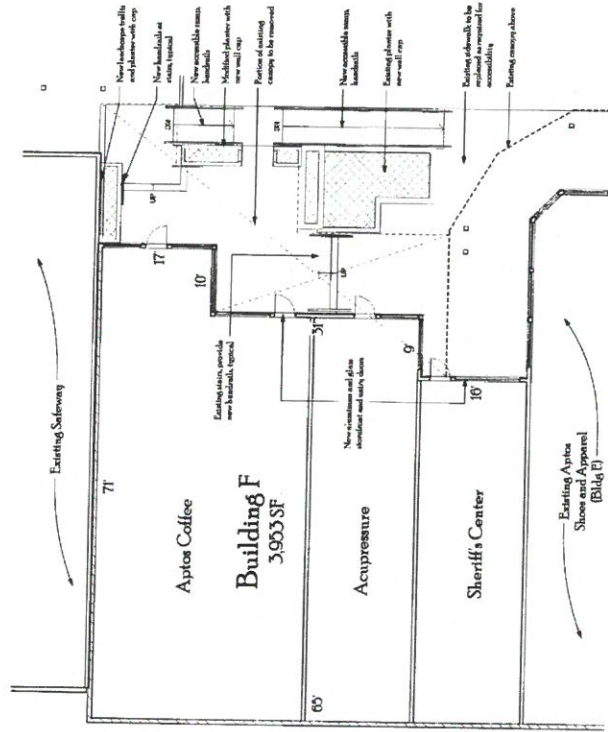
**JOHNSON
LYMAN
ARCHITECTS**

1130 LOCUST ST #100, WILMINGTON, DE 19801
PHONE: (313) 999-1900
FAX: (313) 999-1900
WWW.JLARCHITECTS.COM
TJL@JLARCHITECTS.COM

Building F

A-10

4-28-17



Floor Plan

 $\frac{1}{8}'' = 1'-0''$

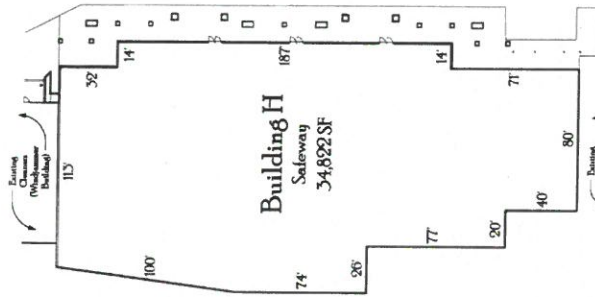


East Elevation

1" = 10'

← Building F
Aptos Coffee

→ Building H
Safeway



Floor Plan

Reference North

1" = 30'

← Building H
Safeway

→ Building I

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1000 LUCY STREET, SUITE 100, SAN JOSE, CA 95128
PHONE: 408.281.1888
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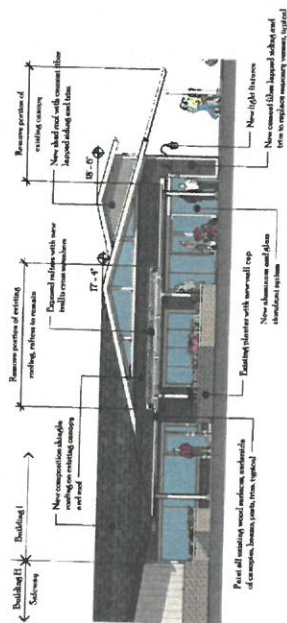
Rancho Del Mar
Aptos
California

Building H

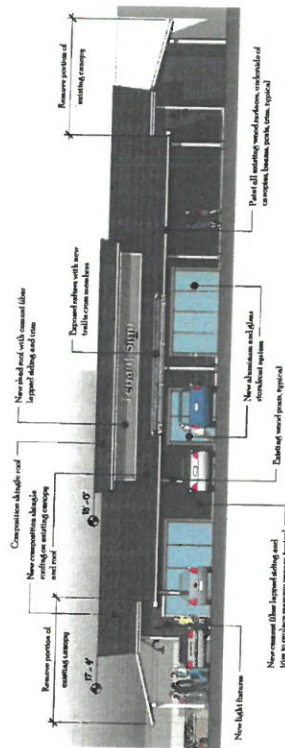
A-11
4-28-17

Section A

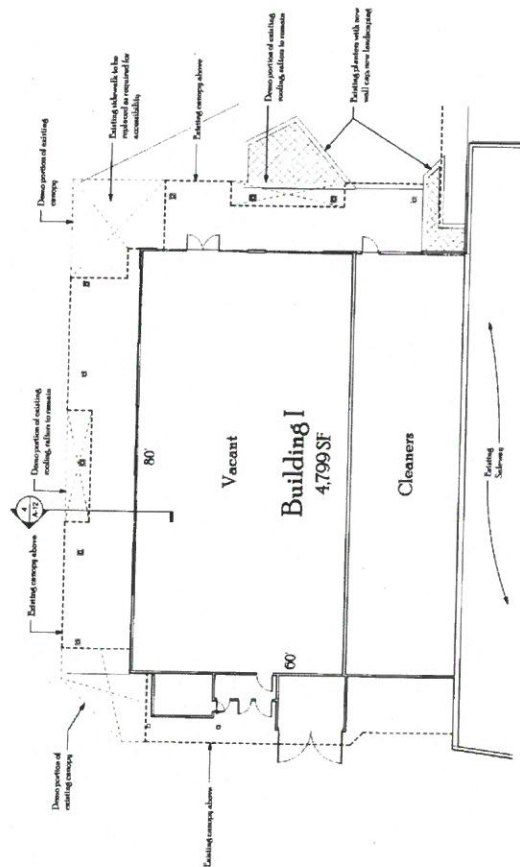
1/4" = 1'-0"



East Elevation

$$\underline{1/8" = 1'-0"}$$


North Elevation

 $1/8" = 1'-0"$ 

Floor Plan

Reference
North

1" = 10'

Rancho Del Mar
Aptos California

Assessor's Parcel Number: 039-221-11 & 12

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 17 ARCHITECTS AND 100+ DESIGNERS
 100% AIA/CES

Building I
A-12
4-28-17



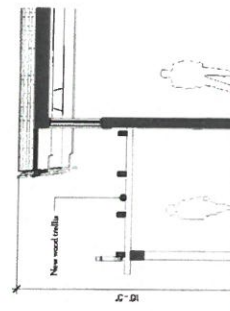
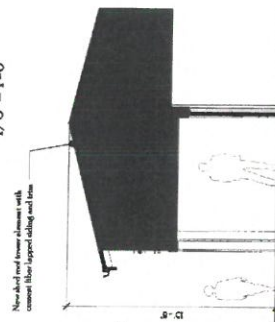
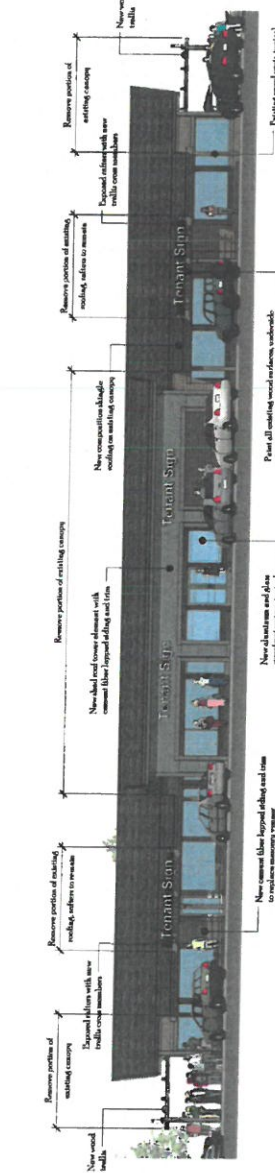
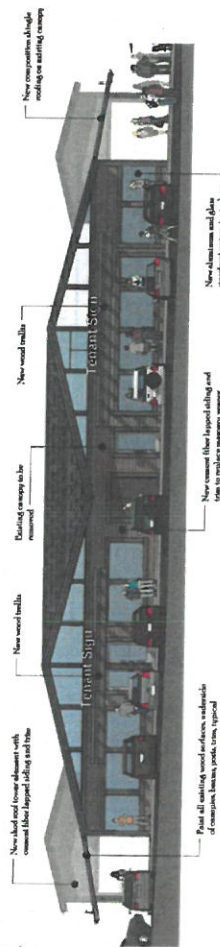
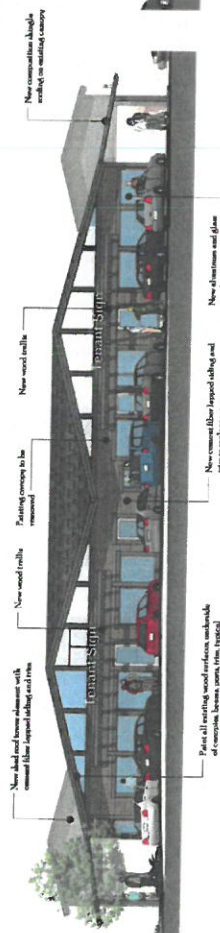
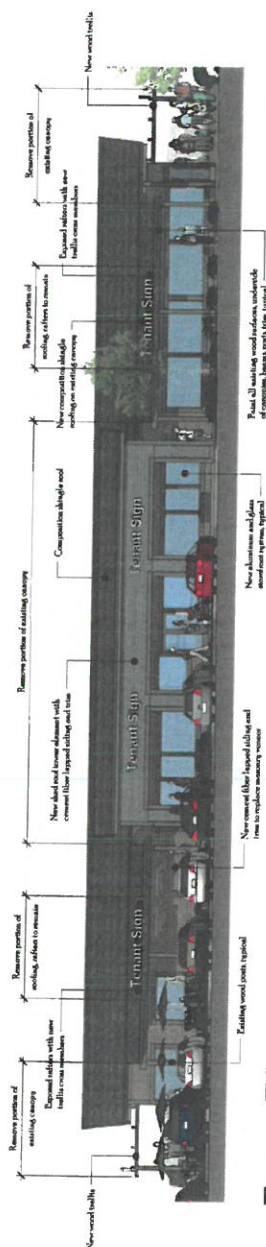
Rancho Del Mar
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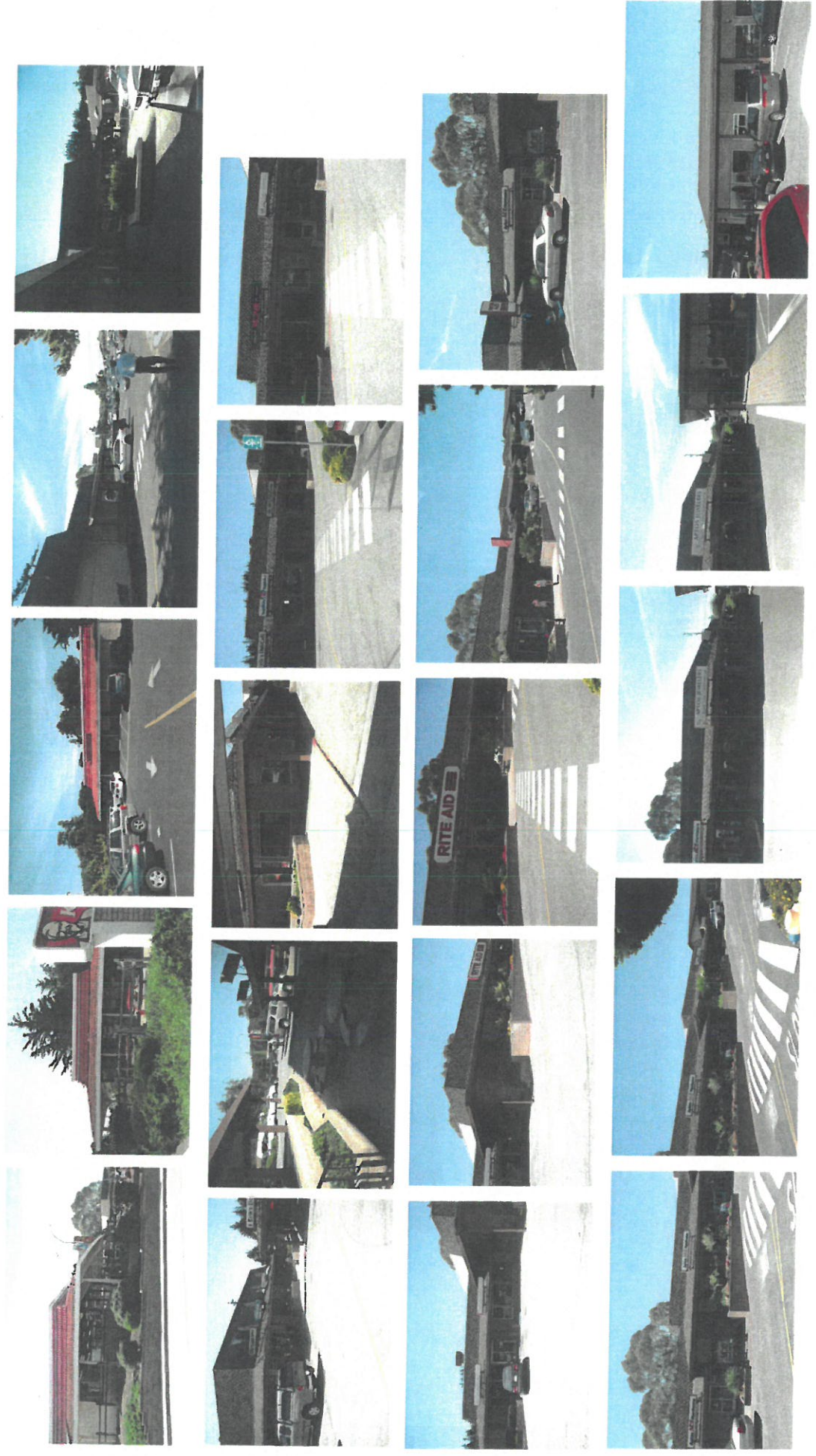
Assessor's Parcel Number: 039-221-11 & 12

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1375 LOCUST ST. #100, WALNUT CREEK, CA 94596
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FAX: (925) 938-5800
WWW.JLARCHITECTS.COM
STAFF@JOHNSON-LYMAN.COM

Building C
A-13.1
4-28-17



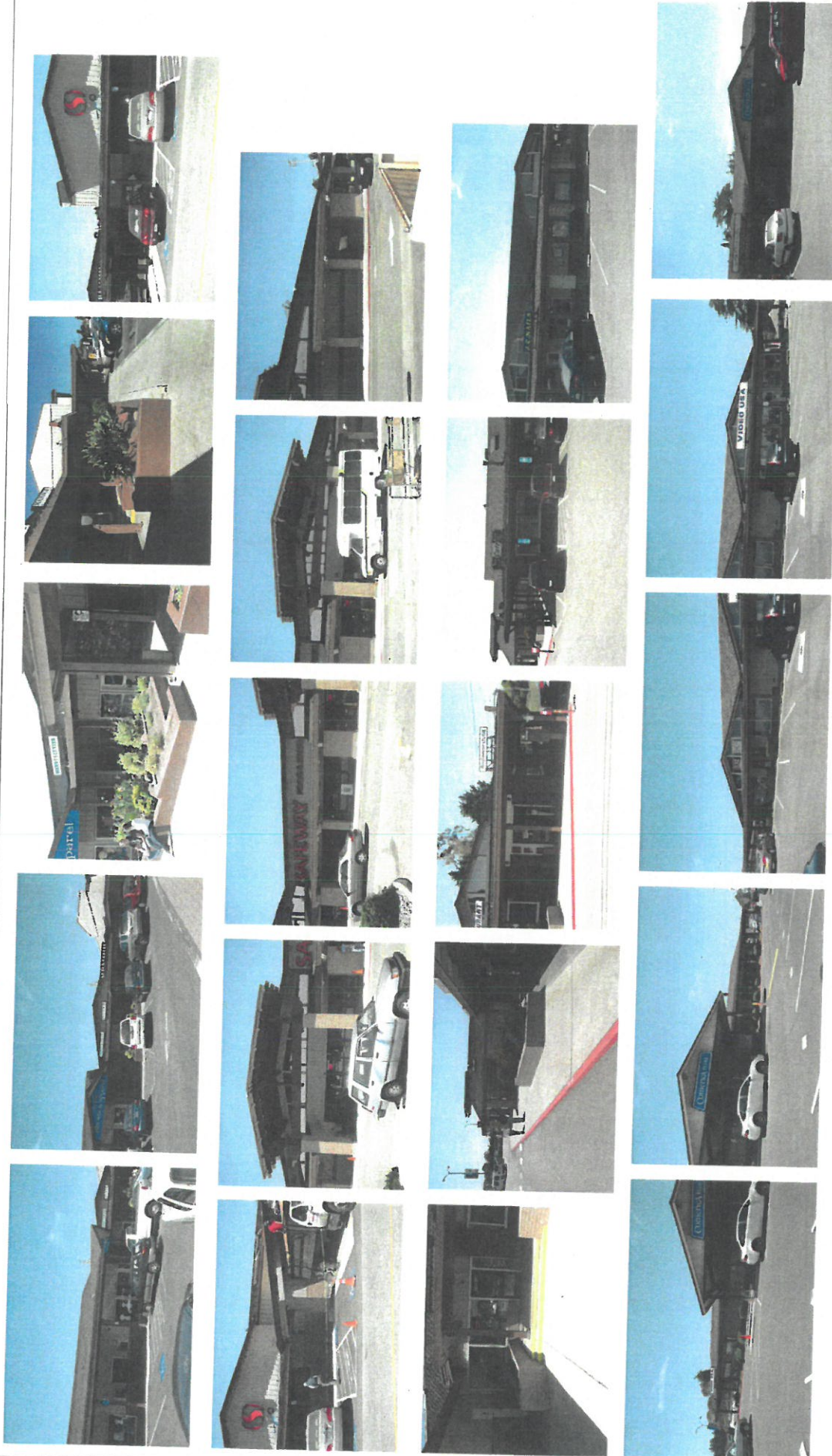


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1850 LYNDEN BLVD. SUITE 100
SAN ANTONIO, TEXAS 78202
TEL: 214-343-1111
WWW.JLARCHITECTS.COM

Assessor's Parcel Number: 039-221-11 & 12

Rancho Del Mar Aptos California

Existing Photos
A-15.1
4-28-17



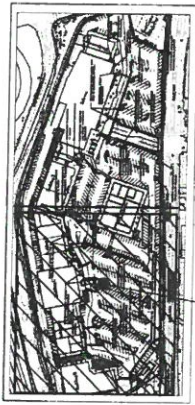
JOHNSON
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1111 LINDSEY DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78204
PHONE: (214) 343-1111
FAX: (214) 343-1112
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E-MAIL: INFO@JLARCHITECTS.COM

Assessor's Parcel Number: 039-221-11 & 12

Rancho Del Mar

Aptos California

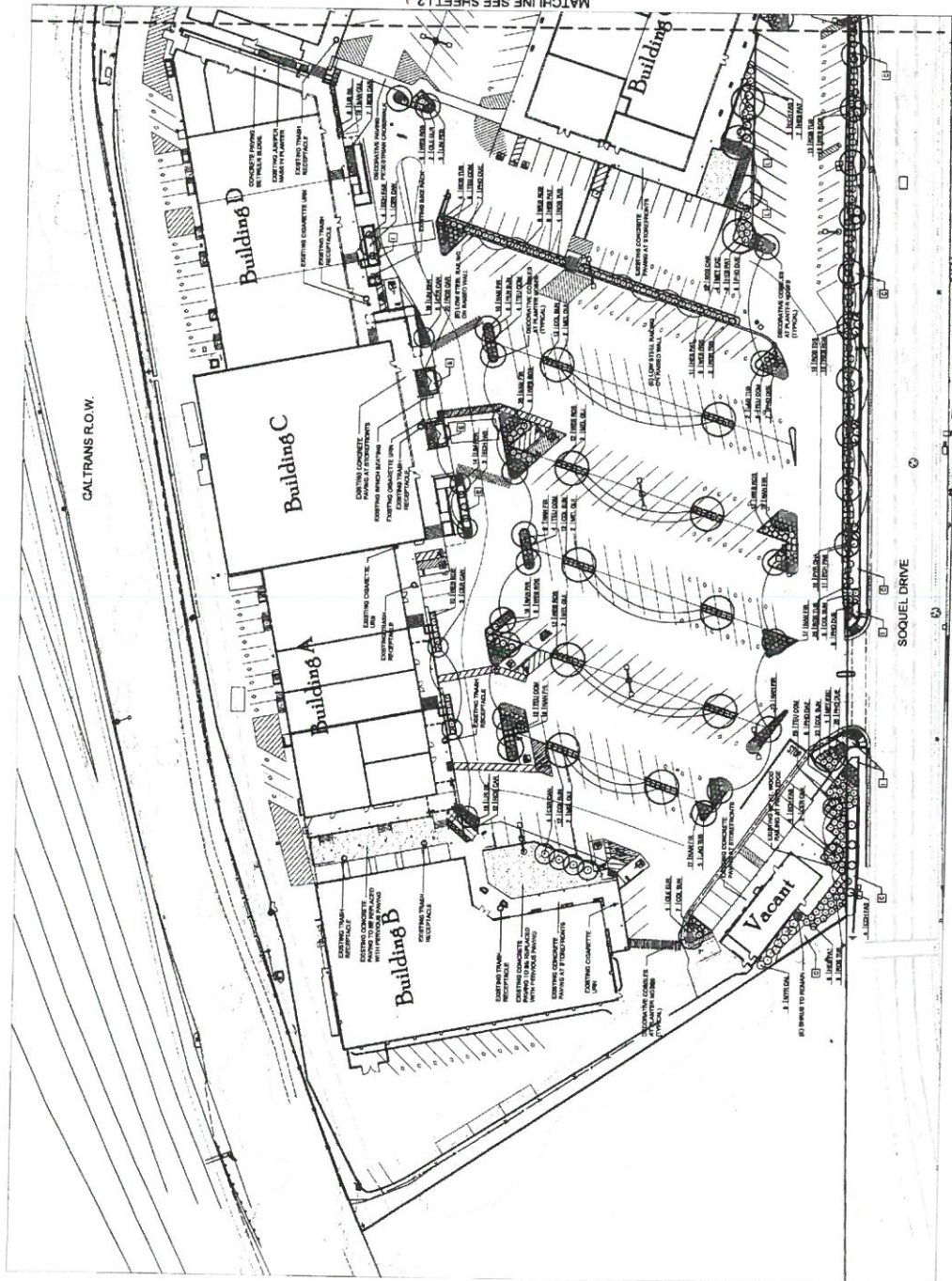
Existing Photos
A-15.2
4-28-17



SITE MAP



REFER TO SHEET L3 FOR PLANT MATERIALS LIST/NOTES
REFER TO SHEET L4 FOR EXISTING PLANTING PLAN



PRELIMINARY LANDSCAPE PLAN



GRAPHIC SCALE



L1

2-28-17

Rancho Del Mar
Aptos California

Aptos



Thomas Baak & Associates, LLP.

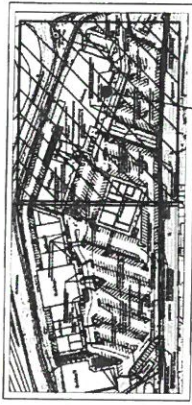
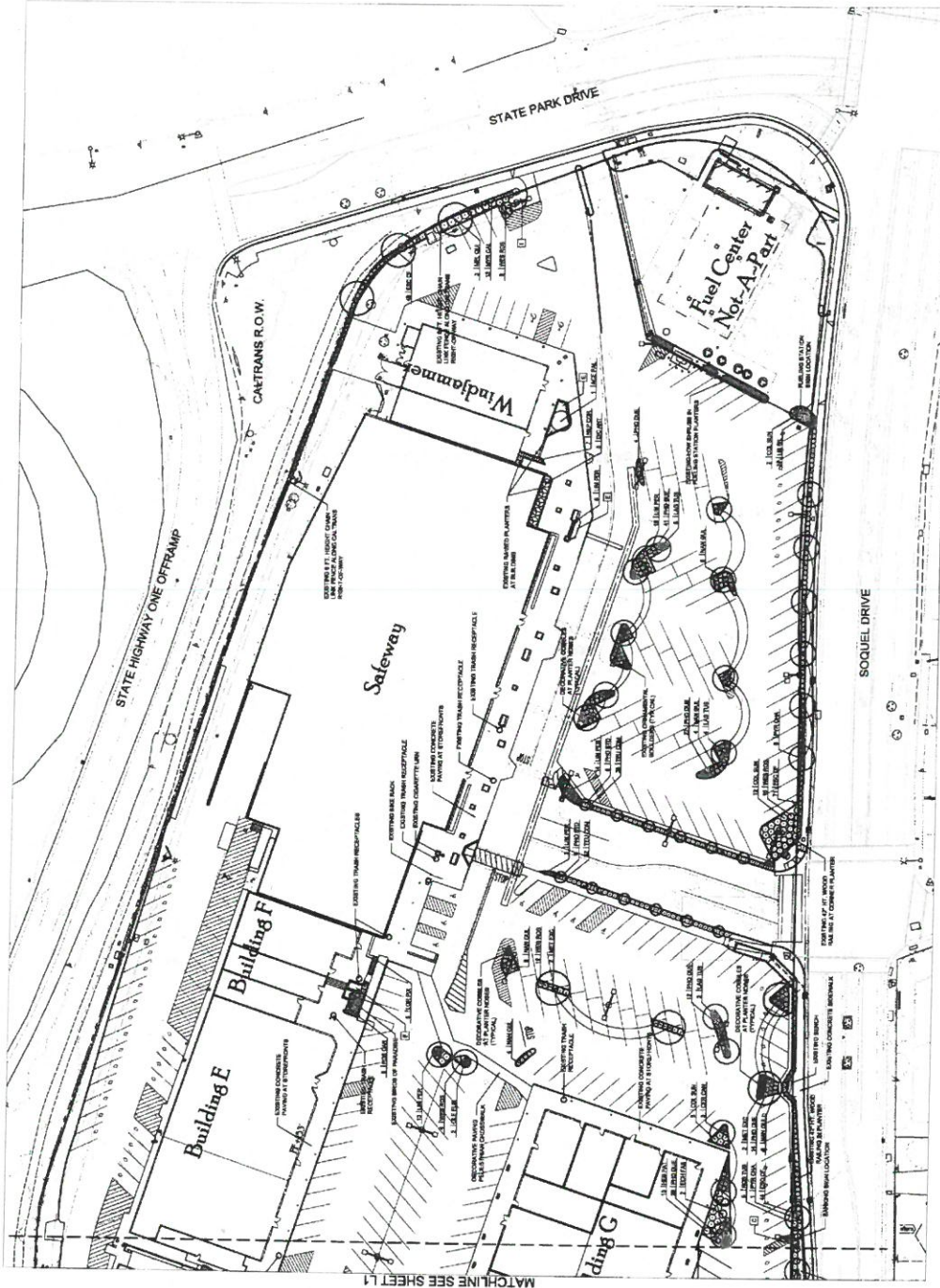
Landscape Architects
1620 North Main Street, Suite 4
Walcott Creek, CA 94596
Ph: 925.933.2181

Wildcat Creek, CA 94596
Ph: 925.933.2511

JOHNSON LYMAN ARCHITECTS

3711 LOCUST ST. #200, WILMINGTON, DE 19804
 PHONE: 302.739.1000 FAX: 302.739.1001
 WWW.KIDSONLYMAG.COM
 STAFF@KIDSONLYMAG.COM

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THIS SHEET

SITE MAP



REFER TO SHEET L3 FOR PLANT MATERIALS LIST/NOTES
REFER TO SHEET L4 FOR EXISTING PLANTING PLAN



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Thomas Bank & Associates, LLP
Landscape Architects
1000 ALABAMA STREET, SUITE 400
SAN FRANCISCO, CA 94106
TEL: 415.774.1100
WWW.TBANDASSOCIATES.COM

Rancho Del Mar

Aptos California

PRELIMINARY LANDSCAPE PLAN

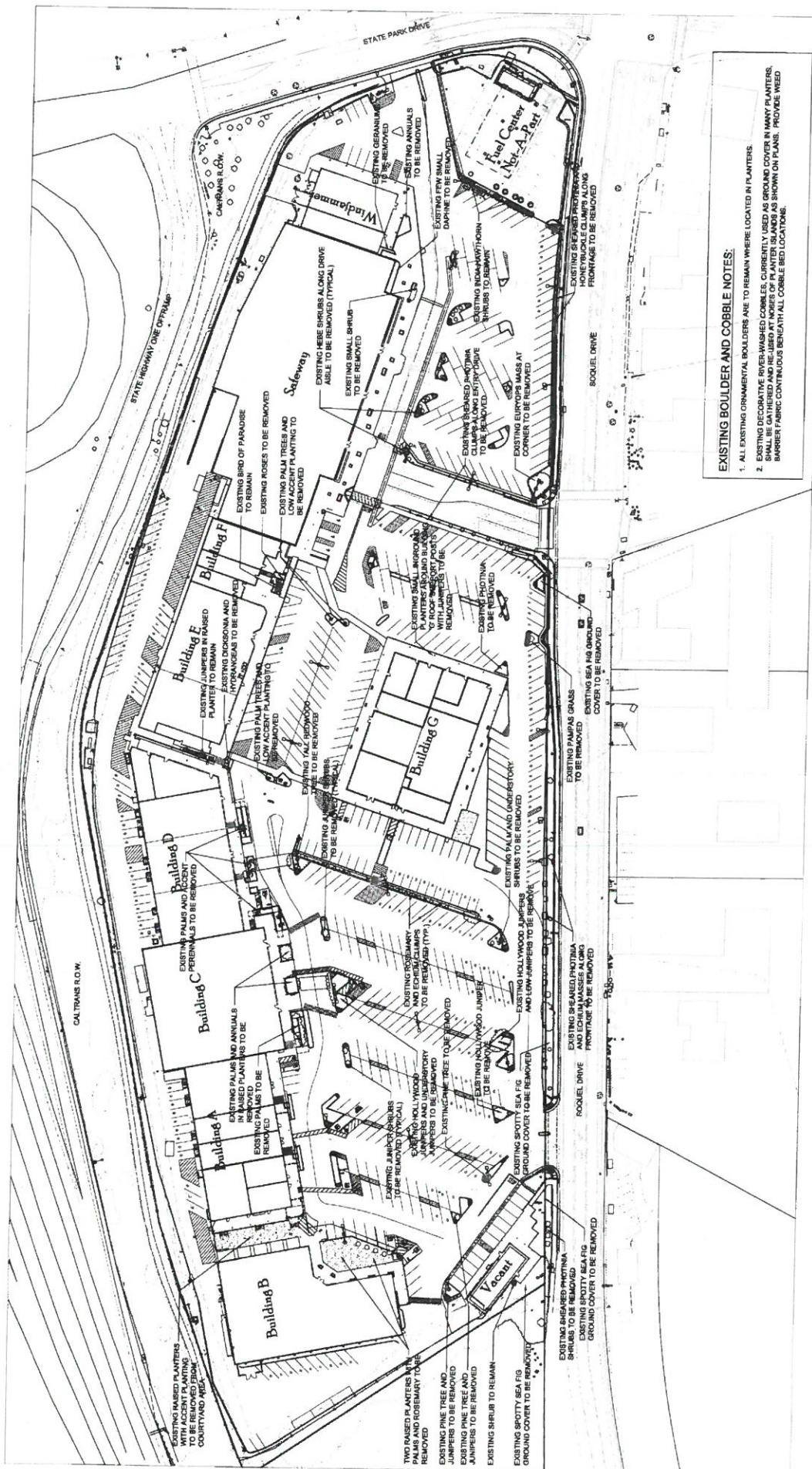


GRAPHIC SCALE



L2

2-28-17



EXISTING BOULDER AND COBBLE NOTES:

1. ALL EXISTING ORNAMENTAL BOULDERS ARE TO REMAIN WHERE LOCATED IN PLANTERS.
2. EXISTING DECORATIVE RIVER WASHED COBBLES, CURRENTLY USED AS GROUND COVER IN MANY PLANTERS, SHALL BE GATHERED AND RE-USED AT AREAS OF PLANT LOCATIONS SHOWN ON PLANS. PROVIDE WEED BARRIER FABRIC CONTINUOUS BENEATH ALL COBBLE BED LOCATIONS.

EXISTING LANDSCAPE PLAN

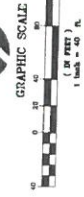


**JOHNSON
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LANDSCAPE ARCHITECTS
1421 North Main Street, Suite 4
Walton Creek, CA 94096
TEL: 707.933.1267
WWW.JOHNSONLYMAN.COM

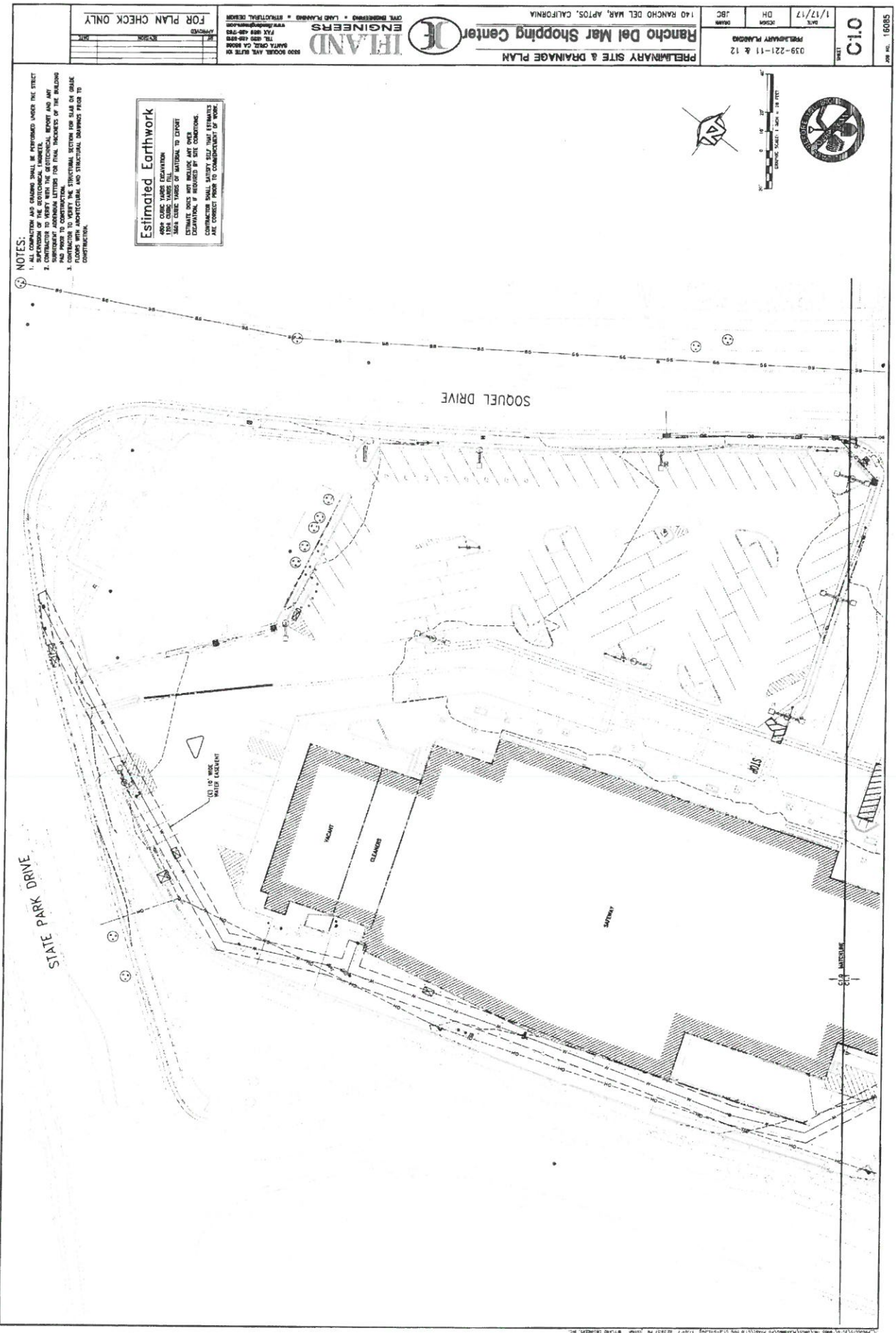
Thomas Bank & Associates, LLP.
Landscape Architects
1421 North Main Street, Suite 4
Walton Creek, CA 94096
TEL: 707.933.1267

Rancho Del Mar

Aptos California



L4
2-28-17





SHEET 16083

C1.3

DATE 1/17/17

DESIGNER JBC

PROJECT 039-221-11 & 12

PRELIMINARY PLANNING

PRELIMINARY ENTRANCE PROFILES

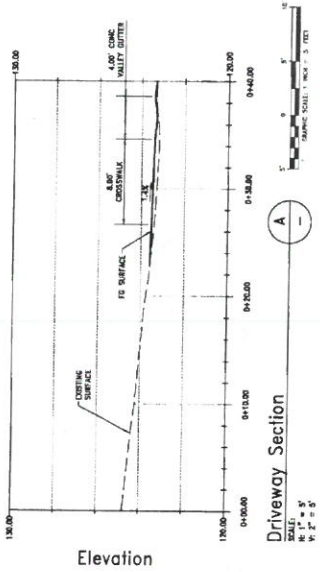
Rancho Del Mar Shopping Center



ISLAND ENGINEERS, INC.

140 RANCHO DEL MAR, APT. 05, CALIFORNIA

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1160 Railroad St.
Corona, CA 92882
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RANCHO DEL MAR

APTOS, CA

Comprehensive Sign Program

MAY 19, 2017



RANCHO DEL MAR

APTOS, CA

RANCHO DEL MAR CENTER, LLC
5973 Avenida Encinas, Suite 300, Carlsbad, CA

T A B L E O F C O N T E N T S

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OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Rancho Del Mar, Aptos is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and County relationship.

The Landlord will be responsible to:

- Provide base building design and construction information requested by Tenant's sign design consultant.
- Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Rancho Del Mar" Sign Program.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.



RANCHO DEL MAR
APTOS, CA

SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlord review/approval of all sign design submittals.

There are many acceptable sign treatments, however a **Mixed Media** • three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

• **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents.

Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total sign area.

With the Landlord approval, complex shaped (i.e. Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

Acceptable sign styles include:

1. National brands and anchor tenants (typically greater than 8,000 SF floor area) may apply creative use of illuminated channel letters at Landlord's discretion. Shop tenants with spaces less than 8,000 SF floor area shall use halo illuminated signage or any listed below.
2. Front and halo illuminated channel letters.
3. Halo illuminated letters, 3" deep minimum.
4. Mixed media / dimensional signs using images, icons, logos, etc.
5. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
6. Dimensional geometric shapes.
7. Sandblasted; textured and/or burnished metal-leaf faced letters, pin mounted from facade with gooseneck light fixtures.



SIGN SIZE PARAMETERS

A. Monuments

EM1.) 12'-0" H x 4'-9" W, double-sided tenant monument signs with painted aluminum tenant panels. Illuminated, push-through acrylic letters, with reverse pan channel logo, halo illuminated. 13'-3" W project name with white reverse pan channel letters and halo illumination.

EM2 & 3.) 12'-0" H x 6'-7" W, double-sided tenant monument signs with aluminum pan tenant panels. Illuminated, push-through acrylic letters.

Halo-illuminated, reverse pan channel logo.

Project name with white reverse pan channel letters, halo illuminated.

EM4.) Double-sided tenant monument with painted aluminum pan tenant panels. Illuminated, push-through acrylic letters.

Reverse pan channel logo.

Project name with white flat cut out letters.

B. Pedestrian Directionals

3'-6" H x 2'-0" W single-sided pedestrian directional signs with flat cut out aluminum tenant panels with white flat cut out letters.

C. Vehicular Directional

5'-0" H x 2'-8" W double-sided vehicular directional signs with flat cut out aluminum tenant panels with flat cut out letters.

Project name and logo to be painted on painted aluminum blade.

Wall Signs

- Each Tenant with an elevation facing a street will be calculated as such:
Sign area allowed for each tenant shall be calculated as follows: One (1) square foot of sign area per each linear foot of each Tenant's street elevation.
Secondary sign copy is permitted but shall not exceed the total square footage of sign area permitted by the Tenant's leased storefront.
- Tenants with building elevations not facing a street shall be calculated as such:
Sign area allowed for each Tenant shall be calculated as follows: One (1) square foot of sign area per each linear foot of each Tenant's non-street elevation.
- The maximum width of any Tenant's storefront sign may not exceed seventy five (75%) percent of the Tenant's leased storefront.
In no case may a sign extend beyond the roof parapet or adjacent building eave line unless specifically approved by the County and the Landlord.
Signs are not allowed on or against any roof structures.
Signs shall be located on or below the upper line of the roof fascia.
- Deviation from requirements:
When it is found that the strict or literal interpretation of the provisions set forth in this criteria would cause undue difficulties and unnecessary hardship inconsistent with the purpose and intent of this criteria, a minor deviation or deviation may be granted subject to specific requirements and findings as set forth below.
 - The sign is in proportion to the structure or use to which it relates.
 - The sign's external features are in balance and unity, and present a harmonious appearance.
 - The sign is consistent with the objectives of the overall general plan.

All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs.
For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.
Ascender and descenders will not be calculated in the overall sign area except capital letters



RANCHO DEL MAR
APTOS, CA

3

BLADE SIGNS / UNDER CANOPY SIGN

Each Tenant is permitted one (1) blade / under canopy sign per customer entrance. The blade sign program requires that each Tenant's graphic identity be transformed into a dimensional double-faced sign. The Landlord encourages the Tenant to propose blade / under canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

Blade / under canopy signs may be illuminated or non-illuminated. Illuminated signs must have an external light source.

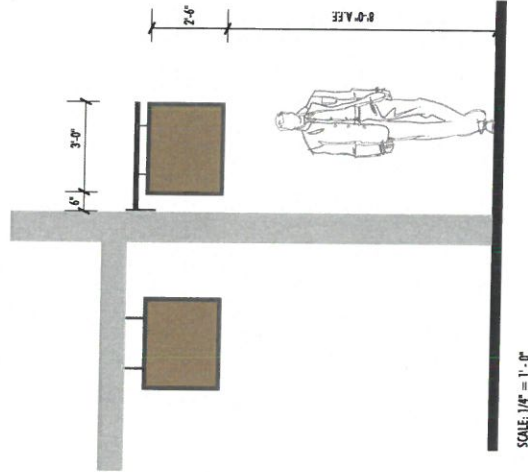
Blade / under canopy signs shall project no more than four feet (3'-6") from the building face, and shall be no more than three feet (2'-6") in height, with a maximum of eight (8) square feet of area for each face. Clearance from the underside of the blade sign to the finished common area paving shall be a minimum of eight (8'-0") feet.

Proposals for blade / under canopy sign designs will be reviewed at the time of the Tenant's overall sign design submission. It is the responsibility of the Tenant to ensure that his fabrication and installation contractor includes adequate support for the blade sign and all required electrical services and connections.

The blade sign may not be the Tenant's primary store identification sign and will not be included in the calculation for the overall area permitted.

The blade sign may use creative shapes and be 3-dimensional.

Note: Tenant reserves the right to choose blade sign style but not location. Each location to be determined by Landlord.



ADS
COMPANIES

3

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Light Emitting Diodes (LED's)
2. Neon or fluorescent contained in letters and panel cabinets
3. Fiber Optics
4. Cove Lighting (Indirect Illumination)
5. Incandescent light bulb

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign or blade sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

All lighting shall be low-intensity directed onto the site and away from adjacent properties.

Signs facing residential zones are to be halo-illuminated.

Illuminated signs are not permitted within scenic corridors.

COLORS

The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials.

Signs may incorporate **regionally** and **nationally** recognized logo colors.

Sign colors should be selected to provide sufficient contrast against building background colors.

Sign colors should be compatible with and complement building background colors.

Sign colors should provide variety, sophistication and excitement.

Color of letter returns shall be a contrasting color to the face of the letter.

Bright colors such as "Hot Pink" will not be allowed.



APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" = 1'-0". Plus a site plan with the marked locations of the proposed sign(s).

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the County of Santa Cruz when submitting for building and electrical permits.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, Pennants, Sale / Promotional Banners, flags, Inflatable displays or Sandwich boards, unless with specific prior approval from Landlord
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord.
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs, unless with specific approval of Landlord.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Signs painted directly onto the building will not be permitted.
21. Noncompliant signs are to be removed immediately upon request.
22. Promotional and temporary signs will not be permitted without written Landlord approval and must be in accordance with County of Santa Cruz ordinances.

WINDOW DISPLAY GRAPHICS

Each Tenant is allowed a limited amount of window signage on their storefront windows.

1. Two (2) square feet of company vinyl name and/or logo in each storefront window or Nine (9) square feet of a company logo (illuminated or non-illuminated) in any one (1) window of a Tenant's storefront. Note: Exposed neon is not permitted in windows.

2. One (1) square foot of company store hours, to be white vinyl or etch vinyl, not lit copy.

3. Alcohol, tobacco and lottery advertisements will not be permitted, unless specifically approved by Landlord.

NOTE: All of the above requires approval from the Landlord and the content will be at the sole discretion of the Landlord.

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.
9. All Signs to be pegged a minimum of a half (1/2") inch from wall or facade onto which the letters are attached.

INSTALLATION

The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the County of Santa Cruz, California and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

SITE PLAN - PROPOSED SIGNAGE

SIGN TYPES

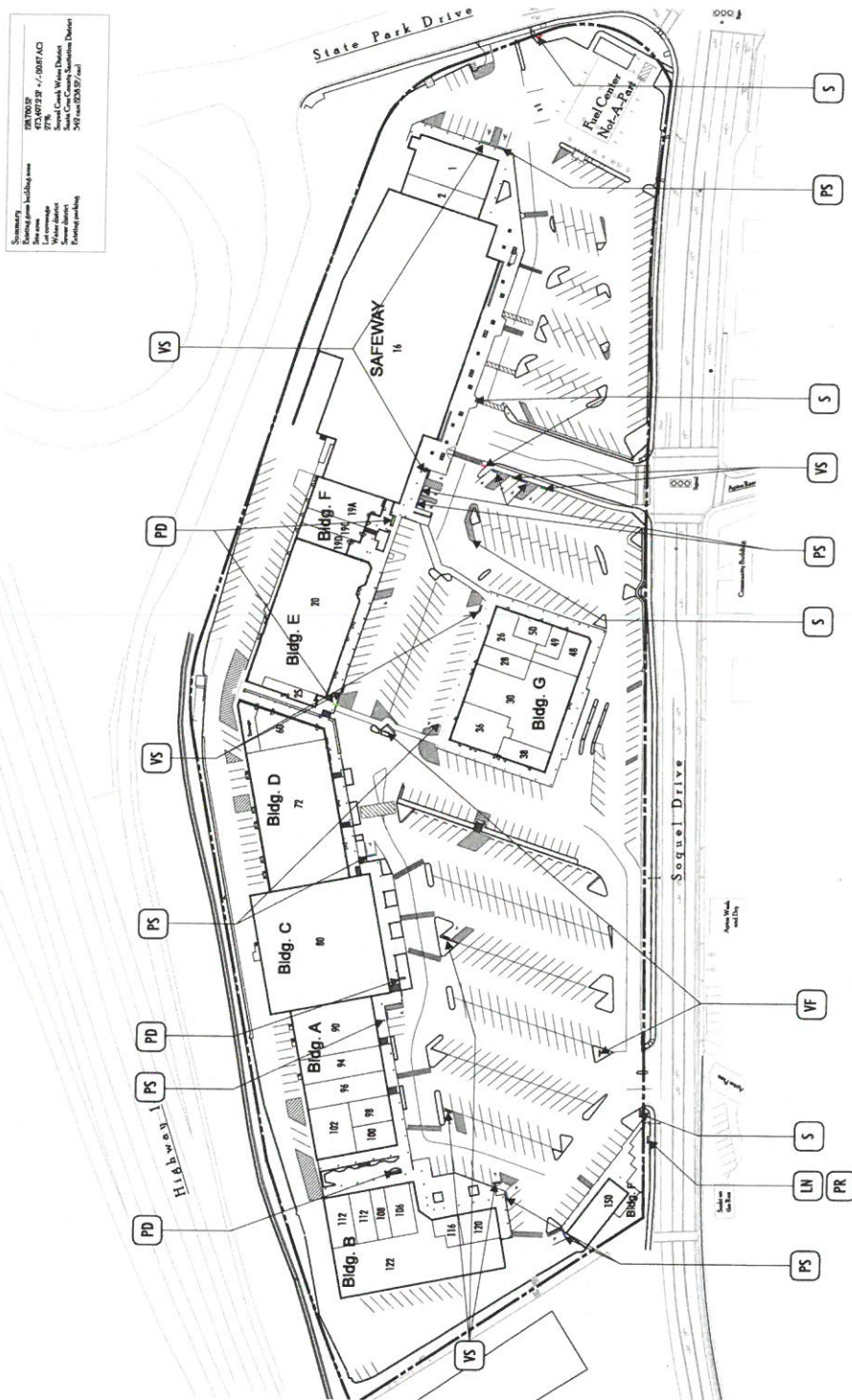
EM	Entry Monuments
ME	Existing Monument Sign

1/2" = 1'00' 3/4"
 1/4" = 1'00' 3/4"
 1/8" = 1'00' 3/4"
 1/16" = 1'00' 3/4"
 1/32" = 1'00' 3/4"
 1/64" = 1'00' 3/4"
 1/128" = 1'00' 3/4"
 1/256" = 1'00' 3/4"
 1/512" = 1'00' 3/4"
 1/1024" = 1'00' 3/4"
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SITE PLAN - PROPOSED SIGNAGE

SIGN TYPES

	Vehicular Directional
	Pedestrian Directionals
	Legal Notices
	Stop Signs
	ADA Parking Signs
	ADA Parking Van Accessible Signs
	Prop 65 Signage
	Right Turn Only Sign



SIGN AREAS

TENANT SIGNAGE

Bldg.	Space Number	Linear Feet of Store Front	Existing Signage				Proposed Signage		Increase or Decreased Amount of SF	Notes
			Roof	Façade	Monument	Hanging	Façade	Total		
F	150	62					62.0	62.0	1.0	
D	72	140	45		21		140.0	140.0	1.0	
G	30	120		72	24	3	120.0	120.0	1.0	
Safeway	16	290		104.5			290.0	290.0	1.0	
C	80	160	116.5			4	160.0	160.0	1.0	
B	112	20	6			6	0.0	0.0	0.0	
B	110	20	6			6	0.0	0.0	0.0	
B	108	14.25	6			4	0.0	0.0	0.0	
B	106	25	6				0.0	0.0	0.0	
B	122	53		32	160		0.0	0.0	0.0	
B	116	28.5	24	16			0.0	0.0	0.0	
B	120	58	23				0.0	0.0	0.0	
B	N1	60					60.0	60.0	1.0	
B	N2	29					29.0	29.0	1.0	
B	N3	125					125.0	125.0	1.0	
I	1	118	30	8			0.0	0.0	0.0	
I	1a		8				0.0	0.0	0.0	
I	2	20.5	12				20.5	20.5	1.0	
F	19a	41.75	12				41.8	41.8	1.0	
F	19c	35	7.5			3	35.0	35.0	1.0	
F	19d	16.25	8				16.3	16.3	1.0	
E	20	173.75	40	48		24	173.8	173.8	1.0	
E	25	69				2	69.0	69.0	1.0	
D	60	78	29			29	78.0	78.0	1.0	
D	66	20	8.25				20.0	20.0	1.0	
A	90	50	30				50.0	50.0	1.0	
A	94	25	12			4.5	25.0	25.0	1.0	
A	96	25	15			6.5	25.0	25.0	1.0	
A	98	25	15			7.5	25.0	25.0	1.0	
A	100	65	13.5			3.5	65.0	65.0	1.0	
A	102	40	12				40.0	40.0	1.0	
G	38	70	39			7	70.0	70.0	1.0	
G	48	65	32			32	65.0	65.0	1.0	
G	50	25	15			4	25.0	25.0	1.0	
G	49	25	12				25.0	25.0	1.0	
G	26	65	30			2	65.0	65.0	1.0	
G	28	40	10			3	40.0	40.0	1.0	
G	36	90	18			3	90.0	90.0	1.0	
Sign SF Sub-total		2387	640.8	328.5	205	87	2050.3	2050.3		

SITE SIGNAGE

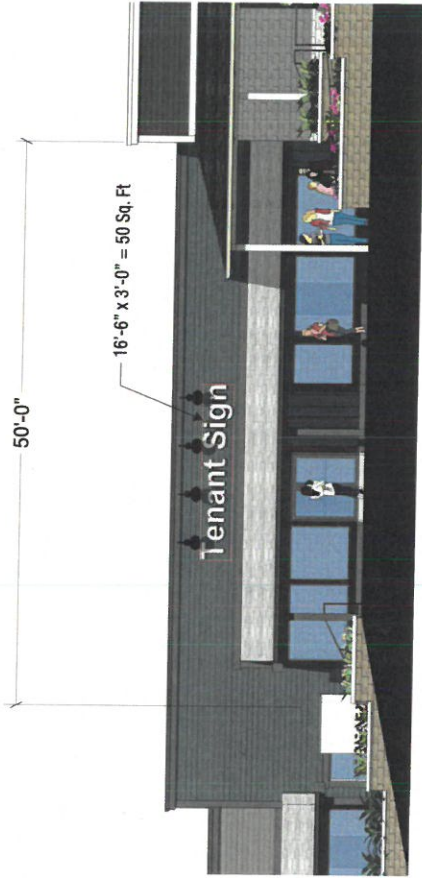
Sign Type	Description	Existing		Proposed		Increase or Decreased Amount of SF	Notes
		Calculated Area (SF)	Illumination	Calculated Area (SF)	Illumination		
ME	Site and Tenant Identification Monument	10	Internal	EM-1	Site and Tenant Identification Monument	51.5	41.5
ME	Site and Tenant Identification Monument	10	Internal	EM-2	Site and Tenant Identification Monument	45.5	35.5
ME	Site and Tenant Identification Monument	10	Internal	EM-3	Site and Tenant Identification Monument	45.5	35.5
ME	Tenant Identification Monument	10	Internal	EM-4	Site and Tenant Identification Monument	11	12.5
				VF-1	Vehicle Directional Sign	12.5	12.5
				VF-2	Vehicle Directional Sign	12.5	12.5
				PD-1	Pedestrian Directional Sign	7	7
				PD-2	Pedestrian Directional Sign	7	7
				PD-3	Pedestrian Directional Sign	7	7
				PD-4	Pedestrian Directional Sign	7	7
Sign SF Sub-total		40				206.5	176.5

RANCHO DEL MAR

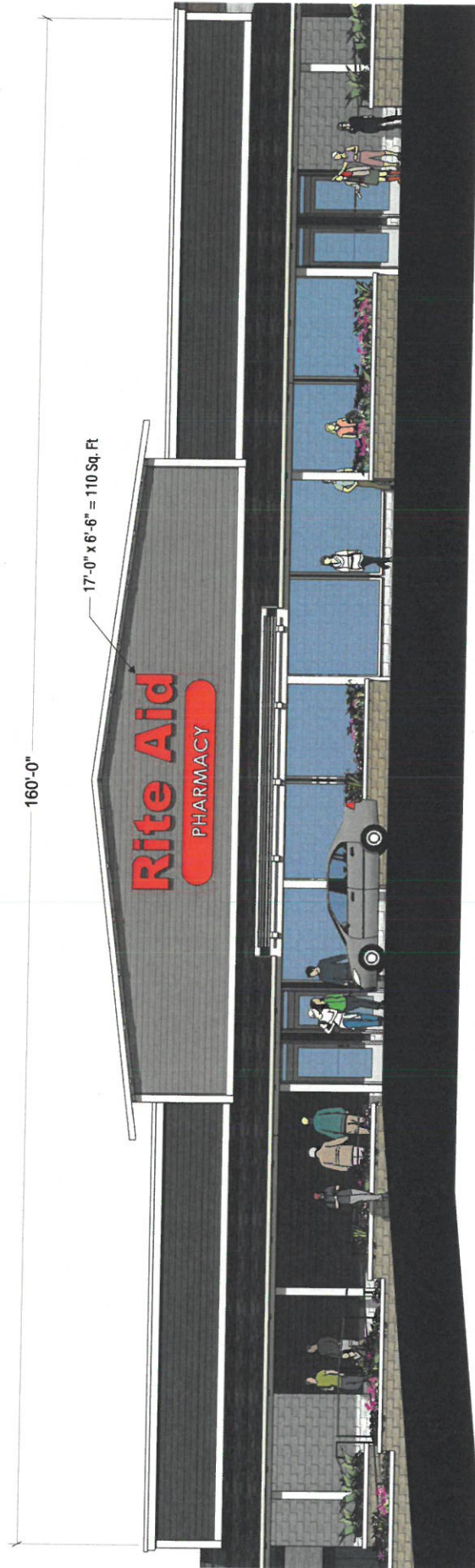
APTOS, CA



ELEVATIONS



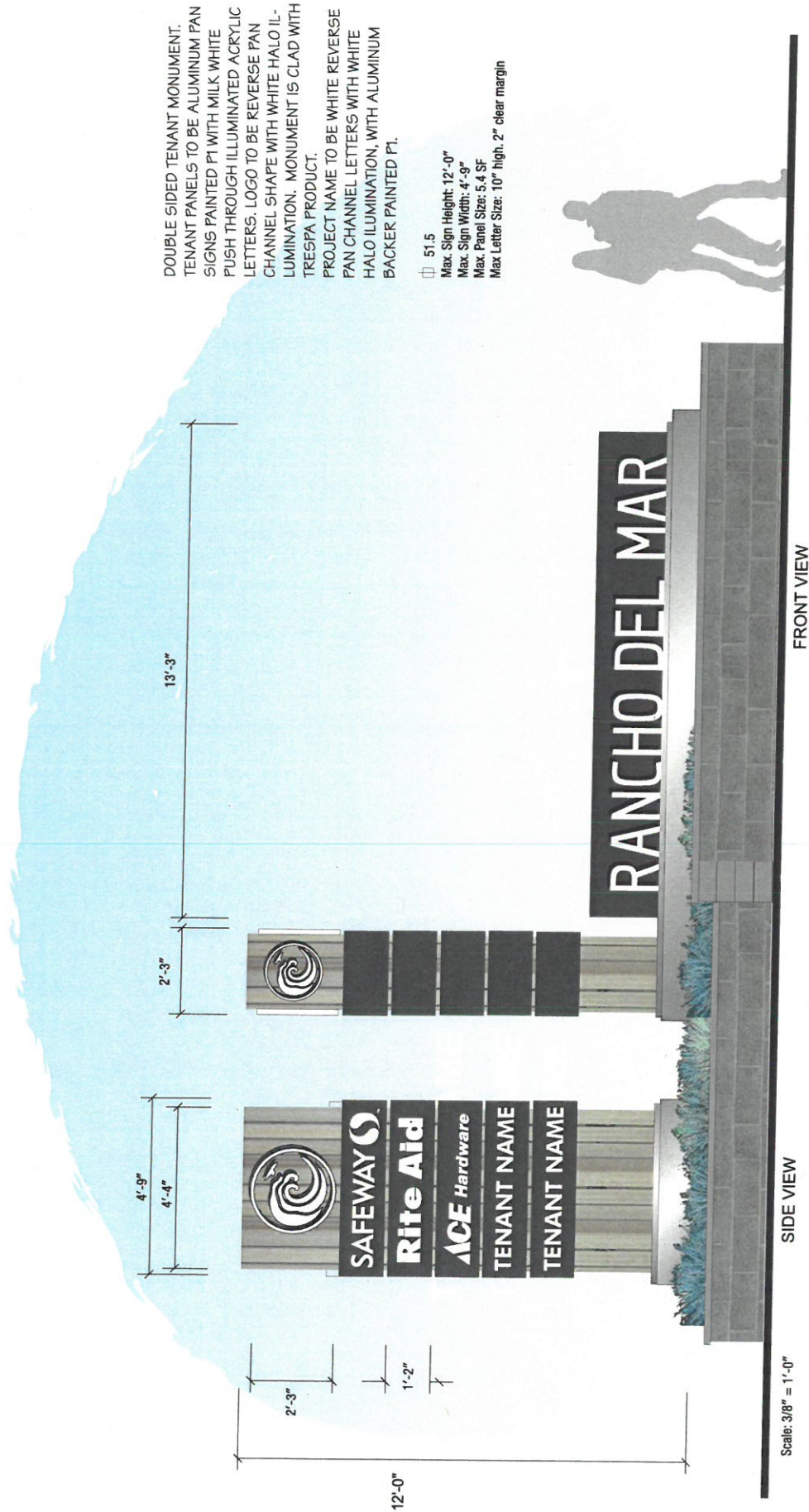
SCALE: 3/32" = 1'-0" Example of shop tenant sign at maximum 1.0 square foot per 1'-0" of storefront elevation



SCALE: 3/32" = 1'-0" Example of shop tenant sign at maximum 1.0 square foot per 1'-0" of storefront elevation

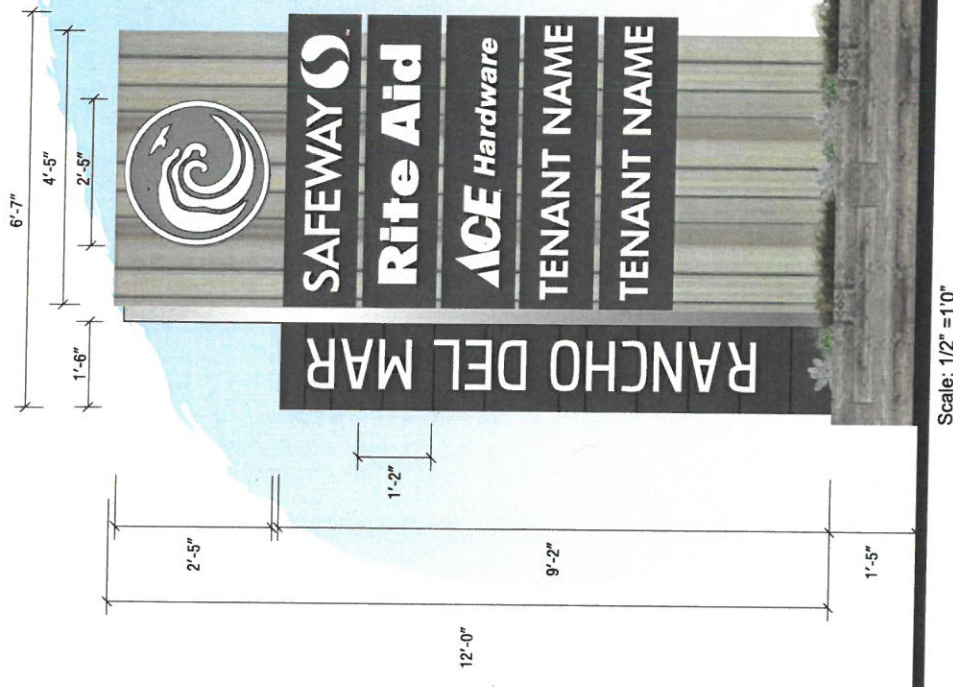
RANCHO DEL MAR
APTOS, CA

ENTRY MONUMENT 1



RANCHO DEL MAR
APTOS, CA

ENTRY MONUMENT 2 & 3



DOUBLE SIDED TENANT MONUMENT.
TENANT PANELS TO BE ALUMINUM PAN
SIGNS PAINTED P1 WITH MILK WHITE
PUSH THROUGH ILLUMINATED ACRYLIC
LETTERS. LOGO TO BE REVERSE PAN
CHANNEL SHAPE WITH WHITE HALO IL-
LUMINATION. MONUMENT IS CLAD WITH
TRESPA PRODUCT.
PROJECT NAME TO BE WHITE REVERSE
PAN CHANNEL LETTERS WITH WHITE
HALO ILLUMINATION, WITH ALUMINUM
BACKER PAINTED P1.

45.5

Max. Sign Height: 12'-0"

Max. Sign Width: 6'-7"

Max. Panel Size: 5.4 SF

Max Letter Size: 10" high, 2" clear margin

EM



RANCHO DEL MAR
APTOS, CA

ENTRY MONUMENT 4

DOUBLE SIDED TENANT MONUMENT.
TENANT PANELS TO BE ALUMINUM PAN
SIGNS PAINTED P1 WITH MILK WHITE
PUSH THROUGH ILLUMINATED ACRYLIC
LETTERS. LOGO TO BE REVERSE PAN
CHANNEL SHAPE. MONUMENT IS CLAD
WITH TRESPA PRODUCT.
PROJECT NAME TO BE WHITE FLAT CUT
OUT LETTER WITH BACKER PAINTED P1.

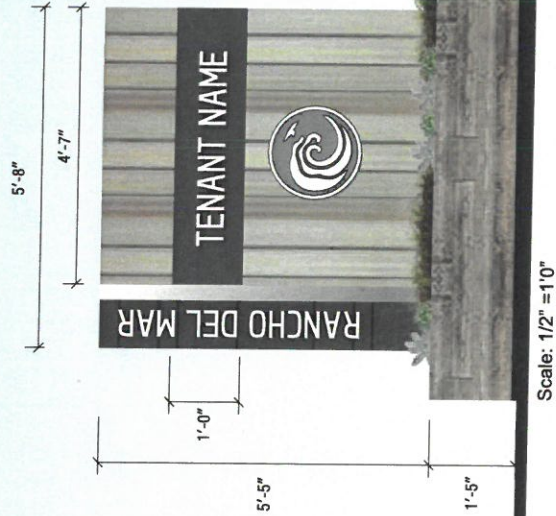
11

Max. Sign Height: 5'-5"

Max. Sign Width: 5'-8"

Max. Panel Size: 5 SF

Max. Letter Size: 8" high, 2" clear margin



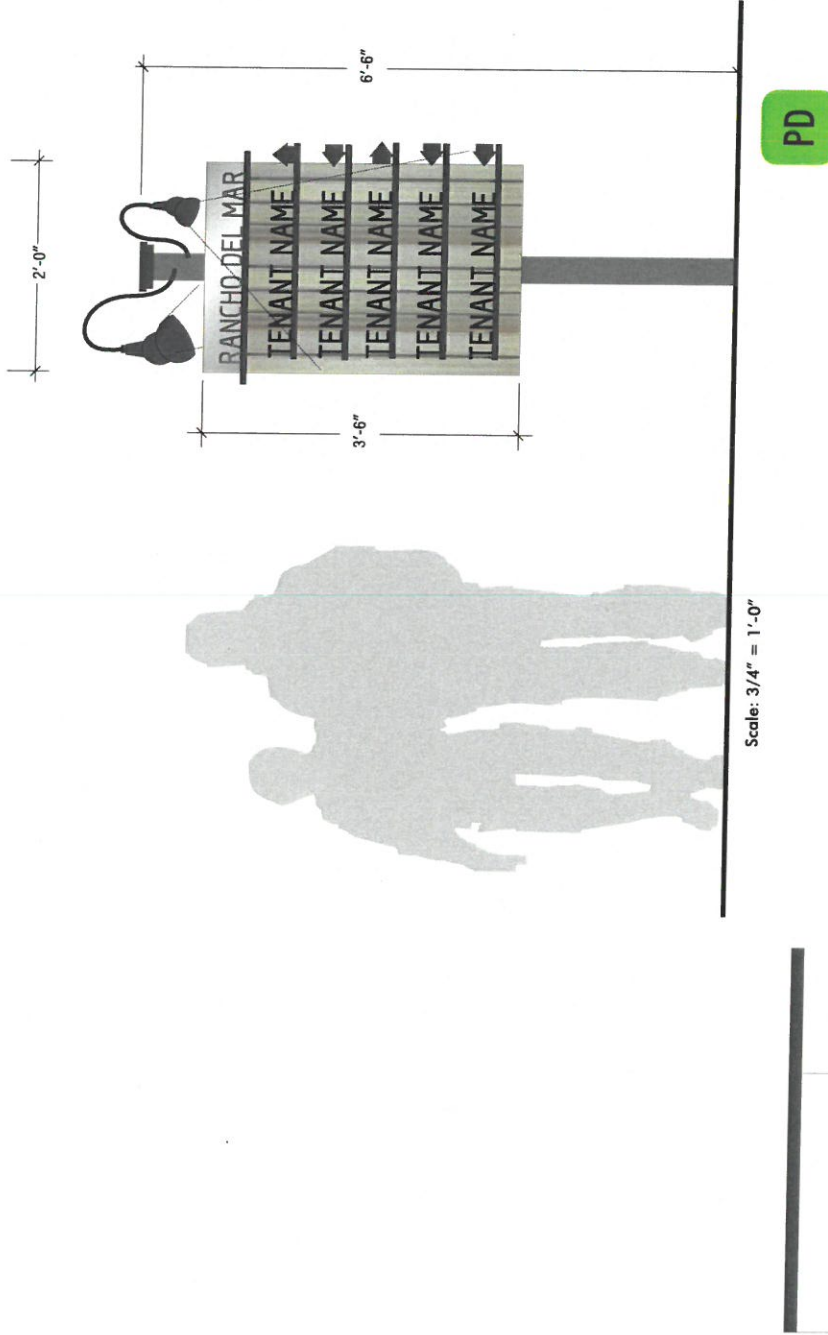
RANCHO DEL MAR
APTOS, CA

PEDESTRIAN DIRECTIONAL

DOUBLE SIDED PEDESTRIAN DIRECTIONAL-
FLAT CUT OUT ALUMINUM TENANT LETTERS
WITH WHITE FLAT CUT OUT ARROWS.

POST MOUNTED SIGN WITH INTEGRAL
GOOSENECK LIGHTING

7
Max. Sign Height: 6'-6"
Max. Sign Width: 2'-0"
Max. Letter Size: 3" high.



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

RANCHO DEL MAR
APTOS, CA

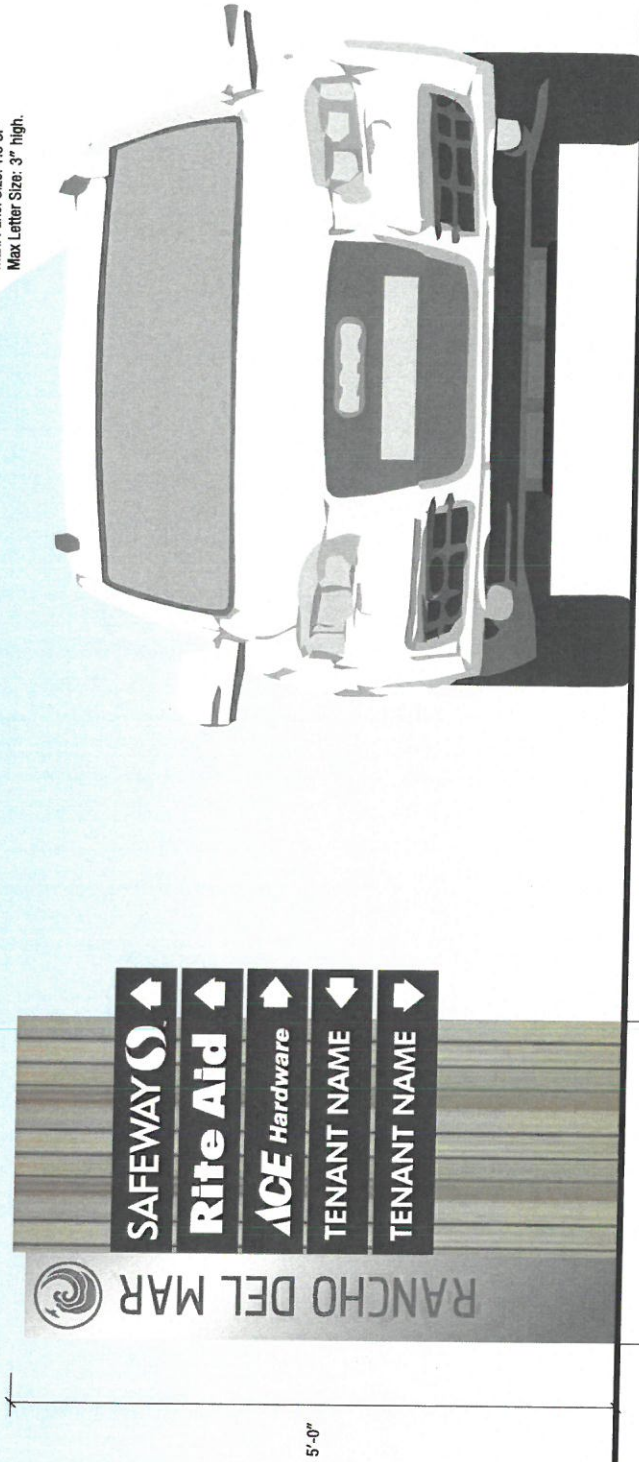


VEHICULAR DIRECTIONAL

DOUBLE SIDED VEHICULAR DIRECTIONAL TO HAVE FLAT CUT OUT ALUMINUM TENANT PANELS WITH WHITE FLAT CUT OUT LETTERS. SIGN IS CLAD WITH TRESPA PRODUCT. PROJECT NAME AND LOGO TO BE PAINTED ON ALUMINUM BLADE PAINTED PL.

12.5

Max. Sign Height: 5'-0"
Max. Sign Width: 2'-6"
Max. Panel Size: 1.5 SF
Max. Letter Size: 3" high.



VF

2'-8"

5'-0"

Scale: 1" = 1'-0"

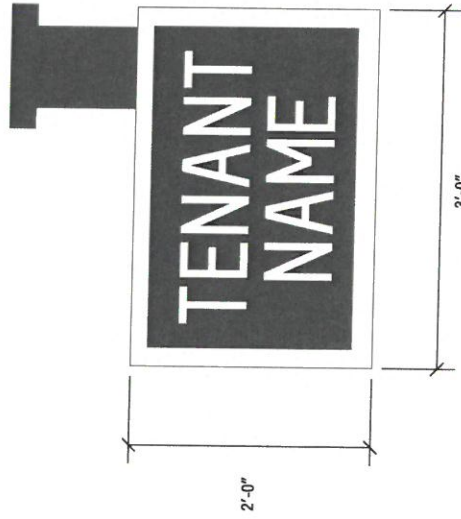
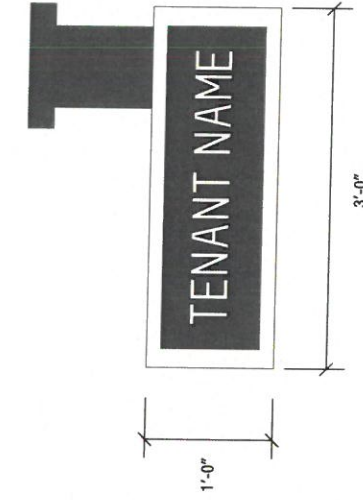
RANCHO DEL MAR
APTOS, CA



TENANT PEDESTRIAN HANGING SIGN

DOUBLE SIDED TENANT SIGN TO HAVE
 FLAT CUT OUT ALUMINUM PANS PAINTED
 P1 AND P2. TENANT PANELS HAVE MILK
 WHITE ILLUMINATED ACRYLIC PUSH
 THRU LETTERS FOR TENANT NAMES.
 MOUNTING BRACKET TO ACT AS
 RACEWAY FOR POWER.

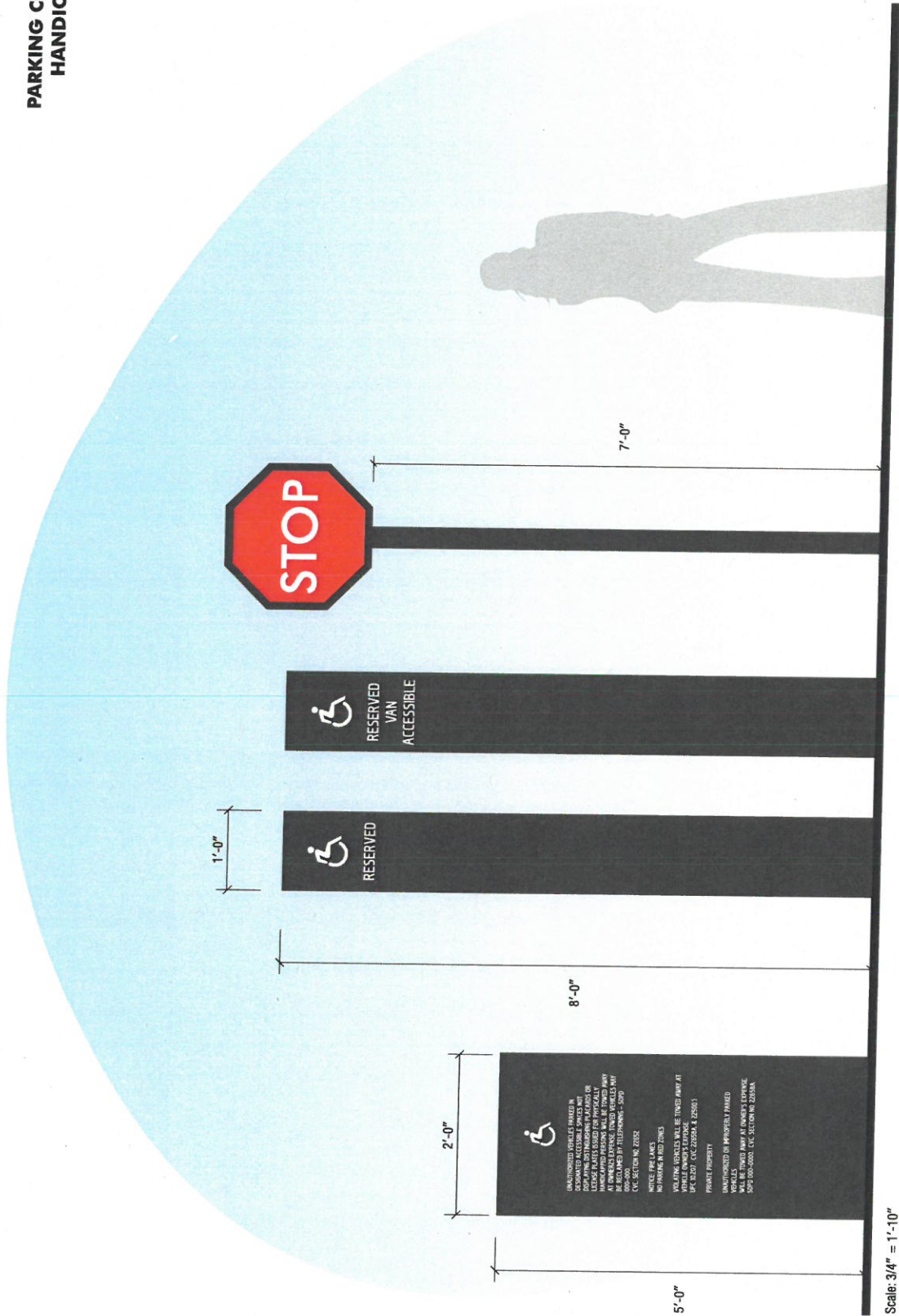
ALTERNATE NON ILLUMINATED.



Scale: 1" = 1'-0"



**PARKING CODE ENTRY SIGN/
HANDICAP & STOP SIGNS**



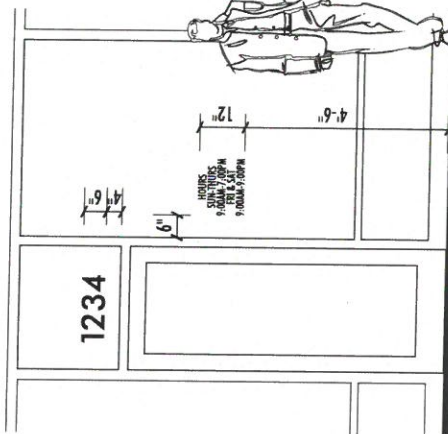
Scale: 3/4" = 1'-10"

RANCHO DEL MAR
APTOS, CA

**WINDOW HOURS AND
REAR ENTRY SIGNS
BUILDING ADDRESS NUMBERS**

SPECIFICATIONS:

- 6" HIGH OPAQUE WHITE VINYL OR ETCHED NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL OR ETCHED ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2 SQ. FT. MAXIMUM SIGN AREA.

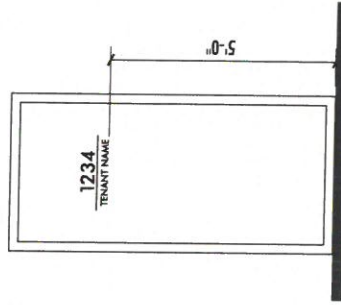


TYPICAL FRONT ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 10" HIGH x 1/2" THICK ACRYLIC NUMBERS.
- (Note: stroke of letter to be no less than 1/4" - CBC section 501.2)
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.



FOR TAX PURPOSES ONLY

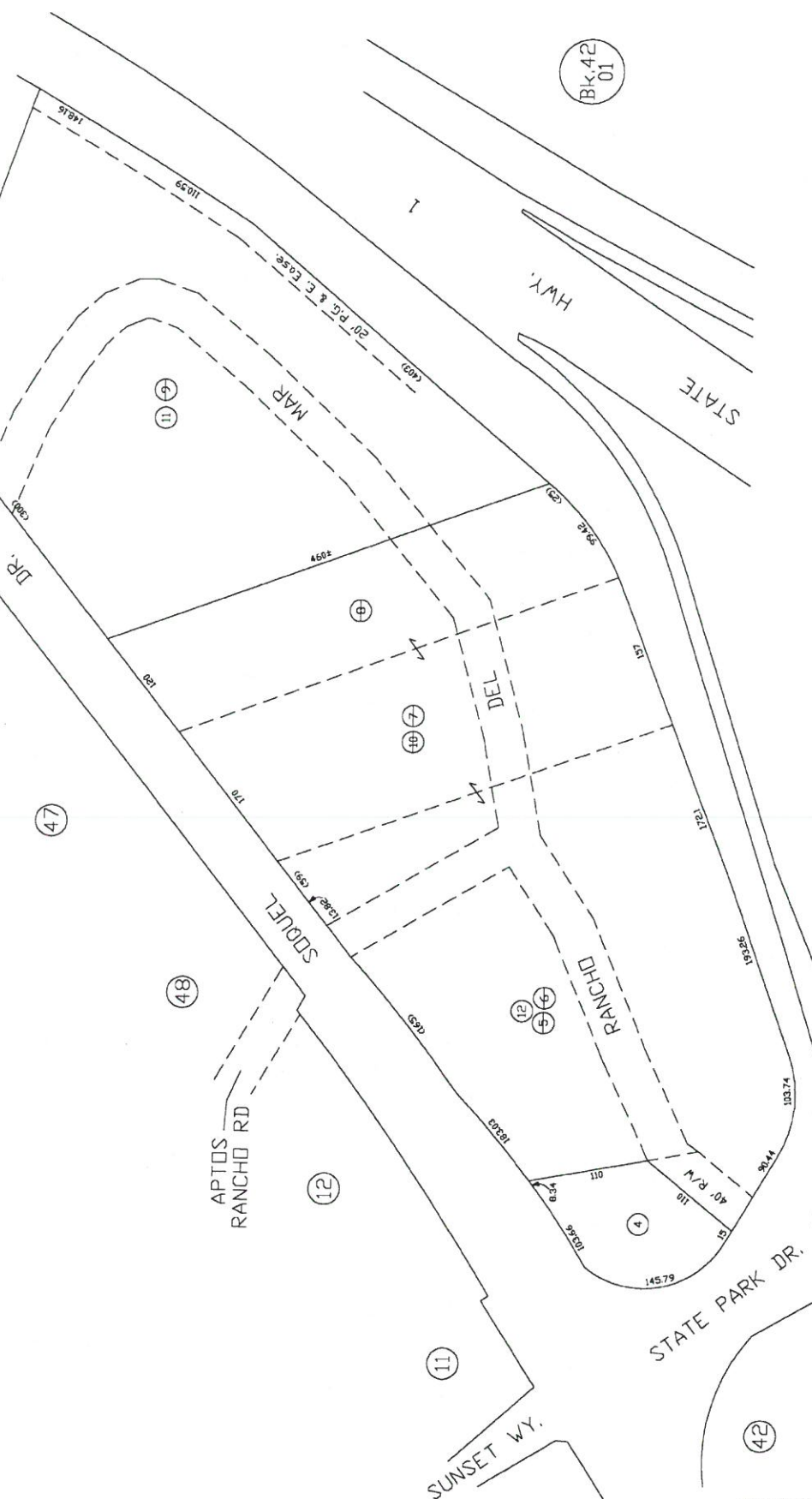
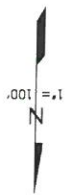
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POR. APTOS RANCHO
N.W. 1/4 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

39-22

(23)



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Bk.42
08

Bk.42
34

Assessor's Map No. 39-22
County of Santa Cruz, Calif.
Dec., 1997

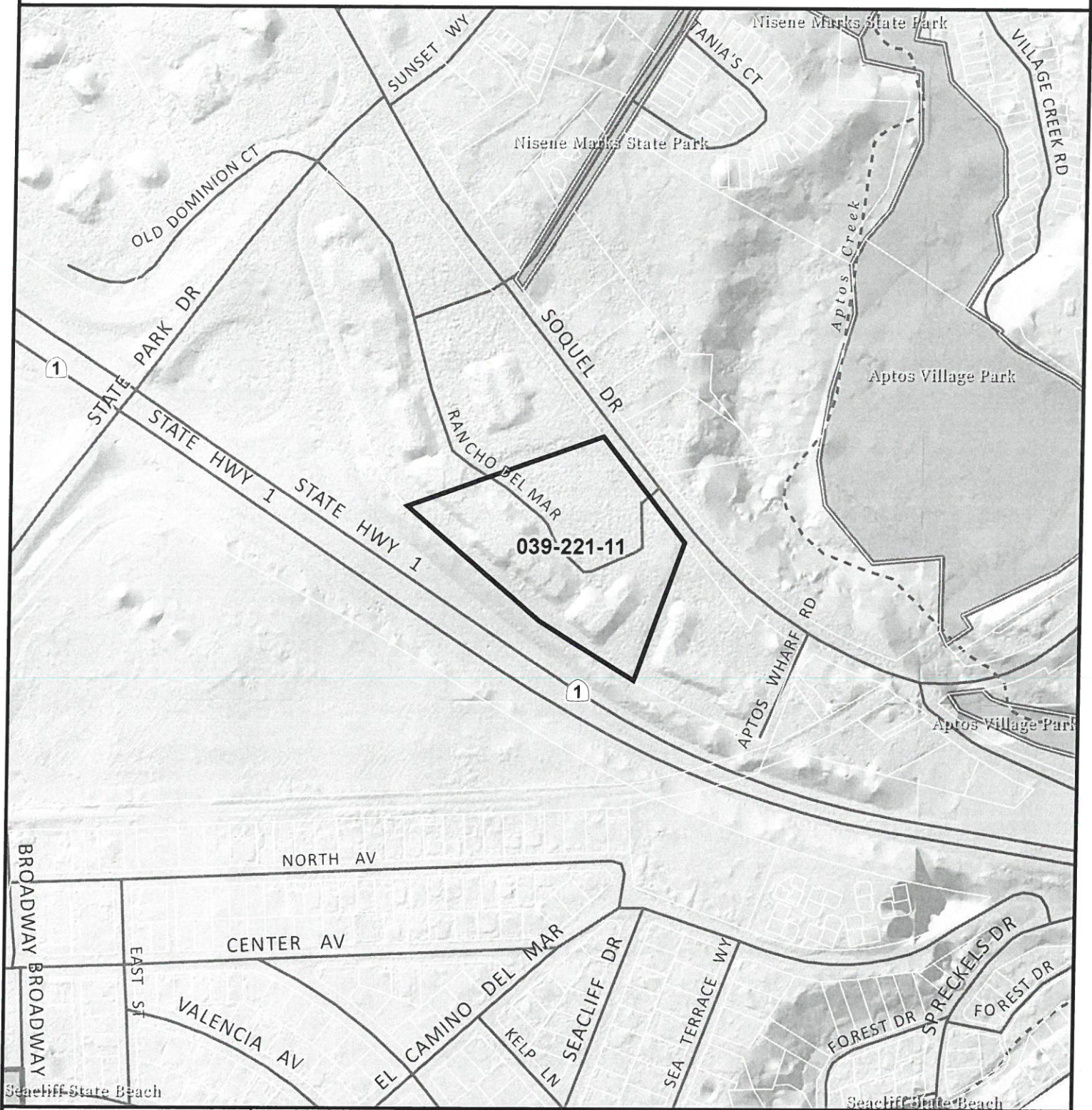
Electronically Redrawn 12/18/97 wfp
Rev. 4/30/98 KSA (CA)
Rev. 5/1/01 NVM (changed page refs.)
Rev. 5/1/02 NVM (st name)



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
039-221-11
Jun. 6, 2017



Symbol Key

- Street
- - - Perennial Stream
- Park



0 120 240
Feet

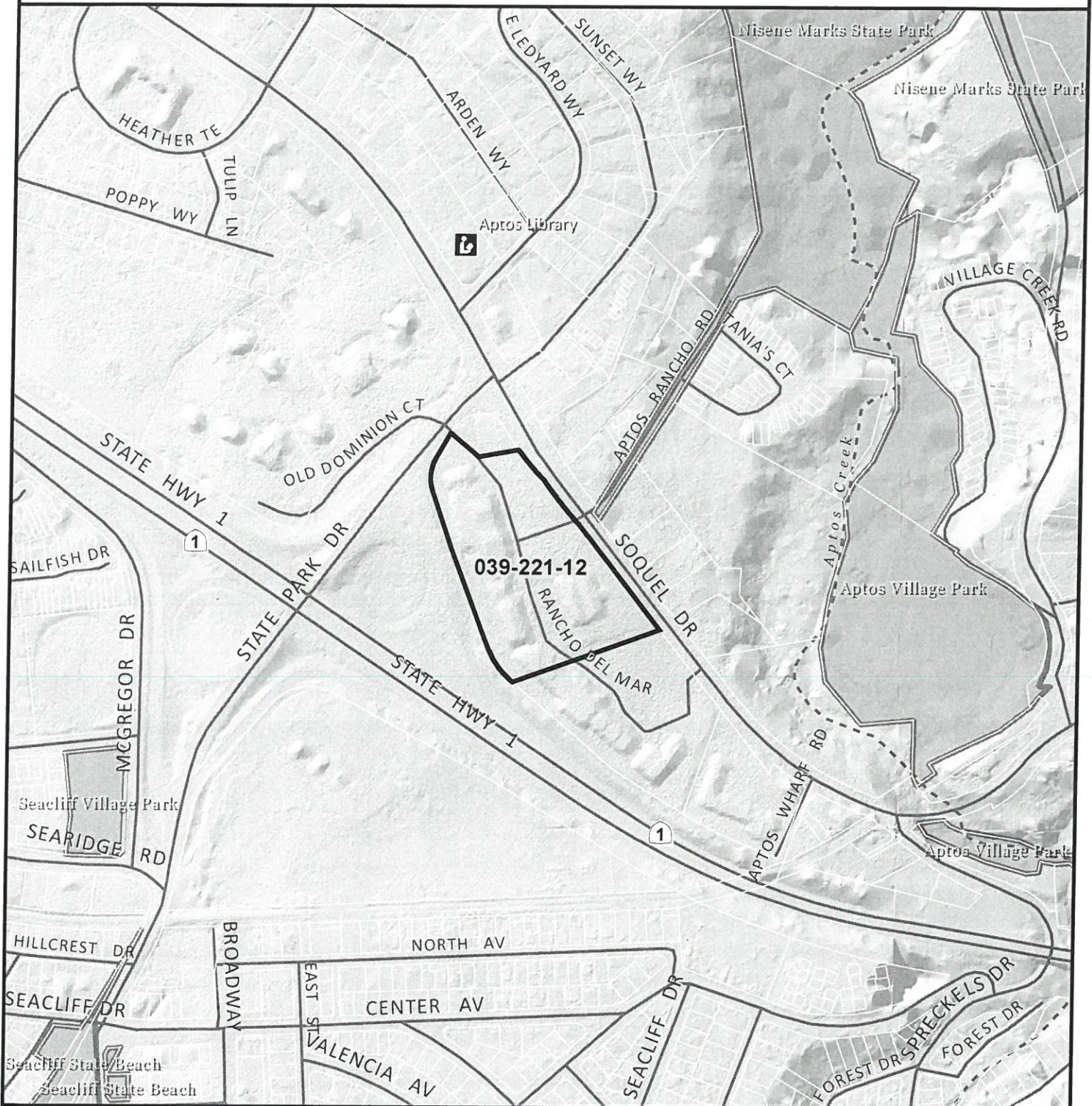
EXHIBIT E



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
039-221-12
Jun. 6, 2017



Symbol Key

- Library
- Park
- Street
- Perennial Stream



0 160 320
Feet

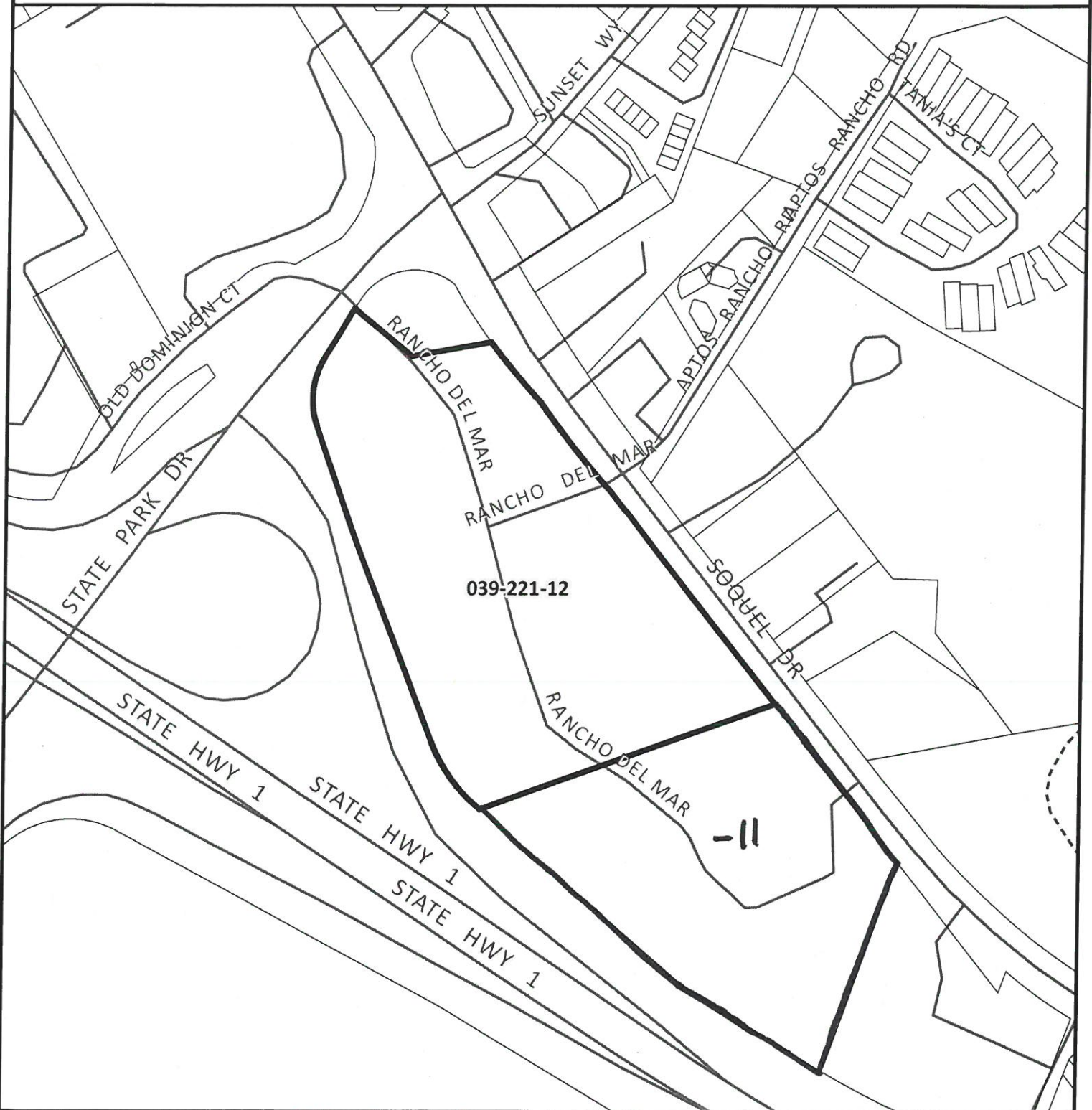
EXHIBIT E



Parcel Zoning Map

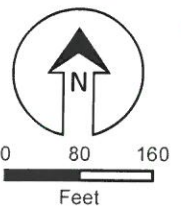
Santa Cruz County Planning Department

Parcel Number
039-221-12
Jun. 6, 2017



Zoning

EXHIBIT E





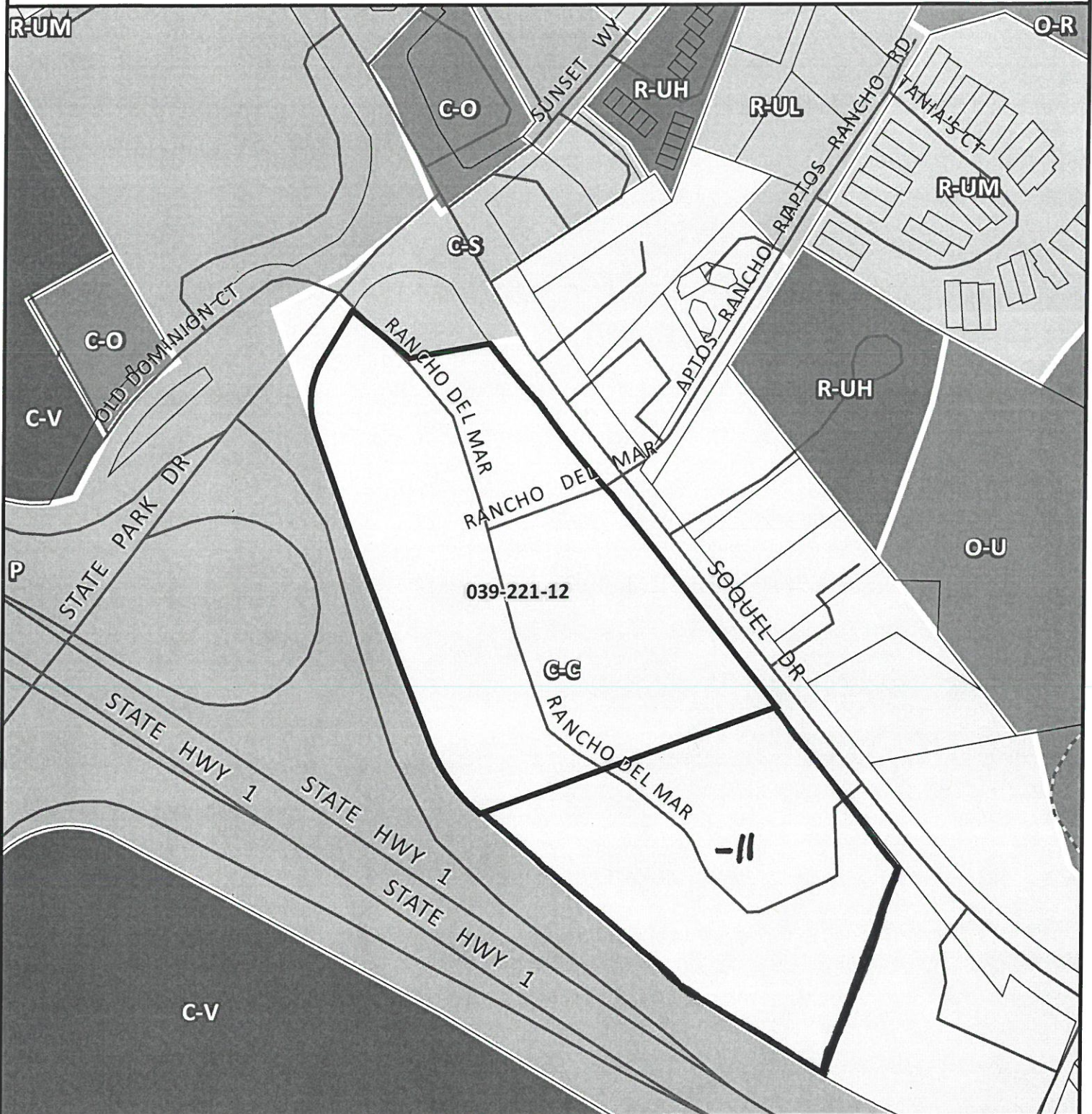
Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

039-221-12

Jun. 6, 2017



General Plan

- | | |
|---------------------------------|---|
| C-C - Commercial-Community | O-R - Parks and Recreation |
| C-O - Commercial-Office | P - Public Facilities |
| C-S - Commercial-Service | R-UL - Residential - Urban Low Density |
| C-V - Commercial-Visitor Accom. | R-UM - Residential - Urban Medium Density |

- | |
|---|
| R-UH - Residential - Urban High Density |
| O-U - Urban Open Space |

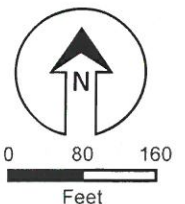


EXHIBIT E