CITY OF CLAYTON

Founded 1857 . . . Incorporated 1964

Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, May 8, 2012

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton

CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Administrative

1A. Review of agenda items.

1B. Commissioner Armstrong to report at the City Council meeting on May 15, 2012.

Public Comment

Approval of Minutes

2. Approval of minutes from the meeting of April 10, 2012.

Public Hearing

3. The following public hearings pertain to the Safeway building in the Clayton Station Shopping Center. The applicant is Safeway Inc. The project site is located at 5431 Clayton Road (APN 118-031-056) in Clayton.

- **SPR 01-12, Site Plan Review Permit.** Consideration of proposed exterior modifications which entail a new paint scheme, masonry treatments, light sconces, and lattice in the entryway gable features.
- **SP 01-12, Sign Permit.** Consideration of seven new wall signs on the front and side elevations.

Proposed Action: Approval, with conditions.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

6B. Commission.

Adjournment

7. The next meeting of the Planning Commission is scheduled for **Tuesday, May 22, 2012.**

Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present. Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

Plng Comm\Agendas\2012\0508

Minutes
Clayton Planning Commission Meeting
Tuesday, April 10, 2012

Call to Order
Chair Dan Richardson called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Dan Richardson, Vice Chair Keith Haydon, Commissioner Sandra Johnson, and Commissioner Gregg Manning
Absent: Commissioner Bob Armstrong
Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative
1A. Review of agenda items.
1B. Vice Chair Haydon is to report at the City Council meeting on April 17, 2012.

Public Comment
Chris Benham, 5517 Pamplona Court, indicated the following:

- He is a restauranteur who was involved with a restaurant in Danville.
- Lives in Concord close to the Clayton border and his children attend Diablo View Middle School in Clayton.
- He is interested in teaching people about the importance of sustainable food and healthier restaurants.
- He has many years of experience in the restaurant and vintner business and would like to open a sustainable food restaurant in Clayton.
- He asked the Commission for guidance on how to open such a business in Clayton.

The Commission expressed strong interest in Mr. Benham's proposal and indicated that the City contracted for a market study in recent years that found a significant locally unfilled need for restaurants in Clayton. The Commissioners suggested that he speak with the Community Development Director who could provide contact information for property owners and property managers who may know of opportunities to start a new restaurant in Clayton. (Subsequently, Community Development Director Woltering did contact Mr. Benham and provided him with several contacts to further explore his interest in bringing a restaurant to Clayton).

Approval of Minutes
2. Approval of minutes from the meeting of March 13, 2012.

Commissioner Manning moved and Commissioner Johnson seconded a motion to approve the minutes, as submitted. The motion passed 3-0 (Commissioner Haydon abstained since he did not attend the March 13, 2012 Planning Commission meeting).

Public Hearing

3. **ZOA 01-12, Reasonable Accommodations Ordinance, City of Clayton.** Consideration of proposed Ordinance No. 439 that would add Chapter 15.90 to the Clayton Municipal Code which establishes a process for individuals with disabilities seeking equal access to housing to request reasonable accommodations in the application of the City's land use, zoning, or building standards, regulations, policies, and procedures, and to establish relevant criteria for the City to use when considering such requests.

Director Woltering presented the staff report. During his presentation, he described the various proposed Chapter 15.90 sections pertaining to applicability, definitions, application process, review authority, review procedure, State-allowed conditions of approval, findings, decision, and appeal process, as well as highlighting the following:

- As part of the adopted Housing Element, the City needs to establish a reasonable accommodations ordinance.
- The City needs to establish reasonable accommodations as a ministerial request.
- If a reasonable accommodations request is submitted concurrently with a companion entitlement request such as a site plan review permit, use permit, home occupation permit, then the reasonable accommodation would be handled with the related entitlement review process.
- If a reasonable accommodation request is submitted individually and not associated with another entitlement request, then the reasonable accommodation request would be reviewed with a decision rendered by the Community Development Director.
- The Director's decision may be appealed to the Planning Commission and, in turn, the City Council.
- If the need for the reasonable accommodation is no longer there, then three outcomes may occur:
  - The structure/land use related to the reasonable accommodation may be removed;
  - If the structure/land use related to the reasonable accommodation is part of the standard operating procedure of the residence, then the structure/land use related to the reasonable accommodation may remain; or
  - If another party moves into the residence and needs the structure/land use related to the reasonable accommodation, then the structure/land use related to the reasonable accommodation may remain.

Vice Chair Haydon asked the following:

- Would it be good in the required application materials to have the applicant address when the reasonable accommodation would be needed and for how long?
- In the draft Ordinance it is indicated there is a 12 month period for vesting a reasonable accommodation; could staff clarify the meaning of that statement?

Director Woltering responded, yes, having the applicant provide information as to when and for how long the reasonable accommodation may be needed would be useful and that staff could add that requirement to the list of application materials in the draft Ordinance. Mr. Woltering also provided clarification regarding the12-month period for vesting a reasonable accommodation in the draft Ordinance. He stated that once a reasonable accommodation is approved, the

applicant would have 12 months to establish the request. As an example, if approval were granted for a ramp, the applicant would need to obtain a building permit and make substantial progress if not complete the construction of the ramp within the 12-month period from the date of approval or the reasonable accommodation approval would become null and void.

Commissioner Manning asked if Fair Housing Laws are absolutely defined or if there is the opportunity for some interpretation? *Director Woltering responded that the Fair Housing Laws allow the governing jurisdiction some latitude in interpreting applicable local regulations related to the reasonable accommodation.*

Commissioner Manning asked how the staff determined which of the 30 categories of the Housing Element implementation measures were selected to focus on and was staff comfortable with the City making a good faith effort toward addressing the large breadth of implementation measures in the Housing Element?

Director Woltering responded by indicating that, prior to the State-mandated dissolution of the Clayton Redevelopment Agency, staff had identified a scope of work for enacting a number of the implementation measures (i.e., the Housing Element Implementation Project). It was clear this scope of work would require the preparation of an environmental document. Fortunately, the City was able to secure a contract with Raney Planning and Management to prepare the environmental document and assist with other research to move forward for consideration the implementation measures prior to the dissolution of the Redevelopment Agency.

A key concern of the State Department Housing and Community Development (HCD) during the review of the City's Housing Element was the City having enough land designated for high density multi-family residential development to facilitate the construction of more affordable housing in Clayton. Consequently, the initial bundle of implementation measures staff selected related to General Plan and Zoning amendments to facilitate high density multi-family and related housing opportunities. And, given the community had recently needed to handle a reasonable accommodation request without the benefit of an ordinance with related procedures and evaluation criteria, it seemed timely given the familiarity with that subject to move forward with an ordinance addressing that subject. Finally, yes, staff believes these efforts, in terms of the Housing Element Implementation Project and the Reasonable Accommodations Ordinance, clearly demonstrate a good faith effort on the part of the City to implement its Housing Element.

Chair Richardson indicated that he was very happy with the Reasonable Accommodations Ordinance since it provides the City the authority and process needed to address reasonable accommodation issues and gives us a good check-and-balance system.

Vice Chair Haydon moved and Commissioner Manning seconded a motion to adopt Resolution No. 02-12, with amendments to have the applicant indicate when and for how long a reasonable accommodation may be needed as part of the application requirements, which recommends City Council approval of Ordinance No. 441 for ZOA 01-12, Reasonable Accommodations Ordinance. The motion passed 4-0.

Old Business
4. None.

New Business
5. None.

Communications
6A. Staff.

Director Woltering provided status updates on the Diablo Estates at Clayton project, the City's Affordable Housing Program, the Silver Oaks Estates project, and the Safeway project.

6B. Commission – None.

Chair Richardson indicated he visited the Diablo Estates at Clayton subdivision and was pleased with the project.

Adjournment
7. The meeting was adjourned at 7:42 p.m. to the following regularly-scheduled meeting of April 24, 2012.

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Dan Richardson
Chair

Plng Comm\Minutes\2012\0410

PLANNING COMMISSION
STAFF REPORT

Meeting Date: **May 8, 2012**

From: **Milan J. Sikela, Jr.** MS
Assistant Planner

Subject: **Safeway**
Site Plan Review Permit (SPR 02-12)
Sign Permit (SP 01-12)

REQUESTS

A request for approval of a Site Plan Review Permit to consider proposed exterior modifications to the existing Safeway building in the Clayton Station shopping center.

A request for approval of a Sign Permit to consider the installation of seven new replacement signs on the front and side elevations of the Safeway building in the Clayton Station shopping center.

PROJECT INFORMATION

Applicant/Property Owner:	Safeway Inc. 5918 Stoneridge Mall Road Pleasanton, California 94566
Location:	5431 Clayton Road Clayton, California 94517 APN 118-031-056
General Plan Designation:	Kirker Corridor Commercial. This proposal complies with the General Plan designation.
Zoning:	PD – Planned Development.
Environmental Review:	Categorically exempt per Sections 15301 and 15311(a) of the California Environmental Quality Act (CEQA) Guidelines.
Public Notice:	On April 27, 2012, a public hearing notice was posted at the notice boards and mailed to property owners within 300 feet of the site.
Agency Referrals:	Stormwater requirements and Construction and Demolition Recycling regulations that are associated with the project (and would be required by the City Engineer and Construction and Demolition Recycling Manager) are addressed in the advisory notes. The Contra Costa County Building Inspection Department, Contra Costa County Fire Protection District, and Contra Costa Water District did not respond.

Authority: Section 17.44.020 of the Clayton Municipal Code (CMC) authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the standards of review in CMC Section 17.44.040.

Section 15.08.030.B.3 of the CMC Sign Provisions authorizes the Planning Commission to approve a Sign Permit in accordance with a master sign plan, as listed in CMC Section 15.08.070.K, for a major tenant at the Clayton Station shopping center, in accordance with the Clayton Station Master Sign Plan sign criteria.

SITE PLAN REVIEW PERMIT DISCUSSION

The applicant has requested approval of a Site Plan Review Permit to allow various minor exterior modifications and improvements to the existing Safeway building in the Clayton Station shopping center (see **Attachment 1—Pages 2, 3, and 4**). The proposed modifications include a new paint scheme, light sconces, lattice in the entryway gable features, and masonry treatments. The applicant has indicated to staff that color and material samples will be brought to the Tuesday, May 8, 2012 Planning Commission meeting for Commission review (**Attachment 2**).

Overall, the proposed improvements provide enhanced character and aesthetic integration for the structure. Staff notes that the colors proposed for the building are compatible with the colors on the other buildings in Clayton Station. The color scheme utilizes differing shades of brown and tan, providing a more natural, wood-like, earth-tone appearance to the structure. The light sconces proposed on the two supports for each entryway projection serve to accentuate the curb appeal of the building. Furthermore, the lattice in the entryway gable features enhances the visual interest and presence of the entryway gable projections, which currently are empty openings. The dual entryway gable projections being accentuated by the lattice adds symmetry, rhythm, and balance to the front of the building. The ledgestone masonry treatments proposed around the entryway supports also lends presence and a point-counterpoint design fluidity to the structure.

Staff Concerns

Staff notes that aesthetic integration and visual continuity would be better provided through use of complementary masonry treatments. The existing seat walls adjacent to the Safeway building utilize an asymmetrical, rough-hewn, natural rock appearance. However, the masonry treatments proposed for the Safeway building appear to be brick-like, incorporating symmetrical rectangular elements that are cut along horizontal lines. With the existing seat walls and entryway supports being located in close proximity to each other, the project would benefit from a more connective, integrated masonry design between these two architectural components. Staff has provided a condition that the masonry used on the entryway and front overhang support columns utilize a comparable design with the masonry on the existing seat walls.

From staff's perspective, the project would be improved through consistently-located masonry treatments. The Safeway building has thirteen support columns along the front and wrapping around the sides of the front. Staff has had discussions with the applicant regarding the one leftmost and two rightmost columns being blocked by vegetation on the plan elevations (see **Pages 2 and 3, respectively**). The applicant's designer informed staff that he was unsure if

masonry treatments were proposed on these three columns but agreed with staff's proposal to include a condition requiring that masonry treatments be used consistently on all thirteen columns. That condition has been provided below.

SIGN PERMIT DISCUSSION

The applicant has requested approval of a Sign Permit to allow the installation of seven new signs which are to replace the existing Safeway signage (see **Attachment 1—Pages 5, 6, 7, 8, and 9**). Since the building is located in the Clayton Station, the building's signage is subject to approval in accordance with the Clayton Station Master Sign Plan sign criteria. The Clayton Station Master Sign Plan requires that all signs for major tenants and pad buildings utilize interior illumination, which the subject proposed signs do, and specifies that size and color of the signs for such buildings are allowed to vary from the Clayton Station Master Sign Plan criteria in accordance with the tenant's trade and style. From staff's perspective, given that the Safeway building is 262 feet in width, being the largest single-tenant structure in Clayton, it would require signage befitting of its structural and economic stature. Furthermore, the Safeway building, while being an anchor and major draw in Clayton, is screened from Clayton Road and Kirker Pass Road by other buildings. As a result, larger signage is needed for visibility and identification purposes.

Staff notes that the signage itself improves the front of the building with uniformity and variety. The existing signs of "Safeway Food and Drug" and "Open 24 Hours" will be replaced with succinct, solid wording, utilizing trademark logs and colors as well as providing some variation (as with the single "S" above the left entryway and "Signature Cafe" above the right entryway) and familiarity (as with the "Safeway", "Wells Fargo", and "Starbucks" signs).

Based on the proposed signage and allowances in the Clayton Station Master Sign Plan criteria, staff is in support of the proposed signage and observes that the signage, along with the architectural modifications, serve to add to the overall improvement of the Safeway store.

RECOMMENDATION

Staff recommends that the Planning Commission approve Site Plan Review Permit SPR 02-12 and Sign Permit SP 01-12 for the Safeway building located in the Clayton Station shopping center, based upon the following findings of approval and subject to following conditions or approval.

Proposed Site Plan Review Permit Findings of Approval

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings that Site Plan Review Permit SPR 02-12, as conditioned:

1. Is consistent with the General Plan designation and policies.
2. Meets the standards and requirements of the Zoning Ordinance.
3. Preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.
4. Maintains solar rights of adjacent properties.
5. Reasonably maintains the privacy of adjacent property owners and/or occupants.
6. Reasonably maintains the existing views of adjacent property owners and/or occupants.

7. Is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk.
8. Is compatible with the neighborhood and surrounding land uses.

The above-stated findings assume acceptance and approval of the proposed conditions of approval listed below.

Proposed Site Plan Review Permit Conditions of Approval

These conditions of approval apply to the Safeway Exterior Improvements plans (including Proposed Elevation View 1 and Proposed Elevation View 2) prepared by Safeway Inc., date stamped April 5, 2012.

1. On the plans submitted for building permit issuance, the masonry used on the entryway and front overhang support columns shall utilize a design that is integrated with the masonry used on the existing seat walls adjacent to the Safeway building, subject to review and approval by Community Development Director.
2. On the plans submitted for building permit issuance, the masonry used on the entryway and front overhang support columns shall be located on all thirteen support columns located at the entryways and under the overhang, subject to review and approval by the Community Development Director.
3. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including, but not limited to, attorney's fees, costs, and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, and any environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

Proposed Sign Permit Findings of Approval

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings that Sign Permit SP 01-12, as conditioned:

1. Is consistent with the General Plan designation and policies.
2. Meets the standards of the Clayton Station Master Sign Plan sign criteria.
3. Is compatible with the Clayton Station shopping center.
4. Is compatible with the neighborhood and surrounding uses.

The above-stated findings assume acceptance and approval of the proposed conditions of approval listed below.

Proposed Sign Permit Proposed Condition of Approval

This condition of approval applies to the Safeway Sign Changes plans prepared by Pacific Neon, date stamped April 5, 2012.

1. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including, but not limited to, attorney's fees, costs, and disbursements arising out of or in any way relating to the issuance of this

entitlement, any actions taken by the City relating to this entitlement, and any environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

Advisory Notes

Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; and (b) requirements imposed by other agencies. The advisory notes state requirements that may be in addition to the conditions of approval.

1. The applicant shall comply with all applicable State, County, and City codes, regulations and adopted standards as well as pay all associated fees and charges.
2. Prior to obtaining a building permit, the applicant shall prepare an erosion and stormwater control plan for review and approval by the City Engineer (Clayton Municipal Code Chapter 13.12).
3. Prior to obtaining a building permit, the applicant shall prepare a construction and demolition recycling plan for review and approval by the Construction and Demolition Recycling Manager (Clayton Municipal Code Chapter 15.80).
4. This Site Plan Review Permit and Sign Permit shall be used, exercised, or established within twelve months after the granting of the Permit, or a time extension must be obtained from the Planning Commission, otherwise the Permit shall be null and void (Clayton Municipal Code Sections 17.64.010-17.64.030).
5. All construction and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday. Any such work beyond these hours and days is strictly prohibited unless specifically authorized in writing by the City Engineer (Clayton Municipal Code Section 15.01.101) located at 5375 Clayton Road, Concord, 925-363-7433.
6. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.
7. Additional requirements may be imposed by the Contra Costa County Fire Protection District. Before proceeding with the project, it is advisable to check with the Fire District located at 2010 Geary Road, Pleasant Hill, 925-930-5500.
8. Unenclosed uses and outdoor display or sales of goods and materials shall be removed from the exterior of the Safeway store, in accordance with Condition of Approval 11 of the Clayton Station Project Final Development Plan.

ATTACHMENTS

1 Safeway Exterior Improvement Plans, prepared by Safeway Inc., date stamped April 5, 2012; and Safeway Sign Changes Plans, prepared by Pacific Neon, date stamped April 5, 2012.

2 Safeway Colors and Materials Examples (to be provided by the applicant at the Tuesday, May 8, 2012 Planning Commission meeting)

SPR\2012\02-12.sr.pc.5.8.12.safeway

SAFEWAY™

Exterior Improvements

Store #1195 Clayton, CA

5431 Clayton Road

RECEIVED
APR 05 2012
CLAYTON COMMUNITY
DEVELOPMENT DEPT

Index

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CS

Exterior Improvements

- Upgrade Finishes
- Addition of Light Sconces
- Addition of Lattice in Gable Features

Paint Color Legend

1. Gargoyle - BM 1546 (Benjamin Moore Paint)
2. Desert Gray - DEC760 with 25% darkener (Dunn Edwards
3. Bungalow Taupe - DE 6172 (Dunn Edwards Paint)
4. Grant Beige - BM HC-83 (Benjamin Moore Paint)
5. Black - DEA 187 (Dunn Edwards Paint)
6. Stone - Safeway Blend Natural Ledgestone

Proposed Elevation -View 1

SAFEWAY

Store #1195 Clayton, CA

Paint Color Legend

1. Gargoyle - BM 1546 (Benjamin Moore Paint)
2. Desert Gray - DEC760 with 25% darkener (Dunn Edwards
3. Bungalow Taupe - DE 6172 (Dunn Edwards Paint)
4. Grant Beige - BM HC-83 (Benjamin Moore Paint)
5. Black - DEA 187 (Dunn Edwards Paint)
6. Stone - Safeway Blend Natural Ledgestone

Proposed Elevation -View 2

SAFEWAY

Store #1195 Clayton, CA

Sign Changes

- Drawings Prepared by Pacific Neon

Site Plan - Not To Scale

	SIGN TYPE	SQ.FT.
A1	ILLUM. INDIVIDUAL SAFEWAY 3'-0" LETTERS W/ 4'-0" LOGO (SAF-36-LOCK-LED)	71.21
A2	ILLUM. INDIVIDUAL SAFEWAY 3'-0" LETTERS W/ 4'-0" LOGO (SAF-36-LOCK-LED)	71.21
B	ILLUM. INDIVIDUAL SAFEWAY 1'-0" LETTERS W/ 5'-0" LOGO (SAF-12-CMPCT-LED)	33.19
C	ILLUM. INDIVIDUAL PHARMACY 1'-8" LETTERS (SAF-20-PHRMCY-LED)	21.12
D	ILLUM. SAFEWAY 4'-0" PUCK CABINET SIGN (SAF-48-SIGNATURECAFE-LED)	16.00
E	ILLUM. STARBUCKS 4'-0" PUCK CABINET SIGN	16.00
F	ILLUM. WELLS FARGO 1'-3" LETTERS W/ 1'-6" LOGO CABINET (EXISTING)	25.48

TOTAL BUILDING SIGN AREA 254.21

PACIFIC NEON
ESTABLISHED 1946

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 08-3043-00

Account Executive: Howard Herlitz

Project:

Safeway, Inc.
Store No. 1195
Phase 2 Drawings

Address:

5431 Clayton Road
Clayton, CA

Drawn By: William Dickson
Date: 2.23.12
Revision: 3.6.12

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (hot shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant

THINK GREEN
KEEP IT ON THE SCREEN

Sheet No. 1

Front Elevation Rendering - North
Scale 3/64" = 1'-0"

Front Elevation Architectural Line Drawing - North
Scale 3/64" = 1'-0"

PACIFIC NEON
ESTABLISHED 1946

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

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Address:

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Drawn By: William Dickson
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U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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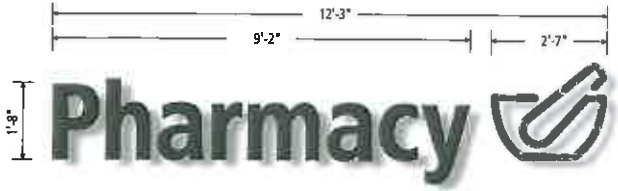
THINK GREEN
KEEP IT ON THE SCREEN

Sheet No. 2

LA1 A2 Halo Illum. Letters / Face Illum. Logo
SAF-36-LOCK-LED
Scale 1/4"=1'-0"
Sign Area 71.21 SqFt.



C Halo Illum. Letters
SAF-20-PHRMCY-LED
Scale 3/8"=1'-0"
Sign Area 21.12 SqFt.

B Halo Illum. Letters / Face Illum. Logo
SAF-12-CMPCT-LED
Scale 3/8" = 1'-0"

Sign Area: 33.19 sq.ft.

E Face Illum. Puck Logo
48" STARBUCKS
Scale 3/8 = 1'-0"

Sign Area: 16:00 sq.ft.

D Face Illum. Puck Logo
SAF-48-SIGNATURECAFE-LED
Scale 1/2 = 1'-0"

Sign Area: 16.00 sq.ft.

F Illum. Letters / Face Illum. Logo (Existing)
Wells Fargo Bank
Scale 3/8"=1'-0"
Sign Area 25.48 SqFt.

PACIFIC NEON
ESTABLISHED 1946
2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
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Project No: 08-3043-00

Account Executive: Howard Herlitz

Project:
Safeway, Inc.
Store No. 1195
Phase 2 Drawings

Address:
5431 Clayton Road
Clayton, CA

Drawn By: William Dickson
Date: 2.23.12
Revision: 3.6.12

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics shall be on a separate dedicated 120V complete circuit (1 shared neutral). Common ground to electrical panel acceptable.

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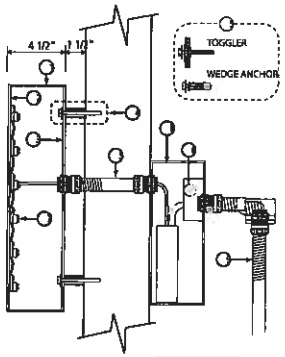
THINK GREEN KEEP IT ON THE SCREEN

Sheet No. 3

LETTER SECTION L.E.D. RPCL HALO LIT
INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTER

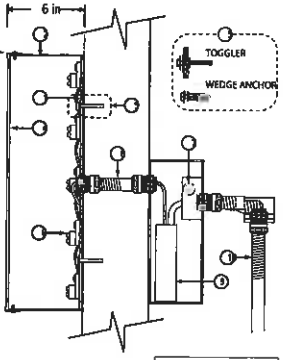
1. .063 ALUM. RETURN
2. .125 ALUM. FACE
3. LEXAN BACK
4. 1/4"DIA. UP TO 36" LETTER 3/8" DIA. OVER 36" LETTER FASTENER TYPE PER WALL CONDITION-SEE FIELD CHECK
5. LOW VOLTAGE CABLE W/ 1/2" DIA. FLEXIBLE SEALTIGHT CONDUIT
6. DISCONNECT SWITCH
7. L.E.D.
8. RACEWAY WITH GROUNDED 12V POWER SUPPLY
9. PRIMARY



PACIFIC NEON CO. ©2011

LETTER SECTION PCL-L.E.D. FACE LIT
INTERNALLY ILLUMINATED PAN CHANNEL LETTER

1. .063 ALUM. LETTER BACK
2. .040 ALUM. RETURN
3. TRIMCAP
4. ACRYLIC FACE
5. 1/4"DIA. UP TO 36" LETTER 3/8" DIA. OVER 36" LETTER FASTENER TYPE PER WALL CONDITION-SEE FIELD CHECK
6. LOW VOLTAGE CABLE W/ 1/2" DIA. FLEXIBLE SEALTIGHT CONDUIT
7. DISCONNECT SWITCH
8. L.E.D.
9. RACEWAY WITH GROUNDED 12V POWER SUPPLY
10. PRIMARY



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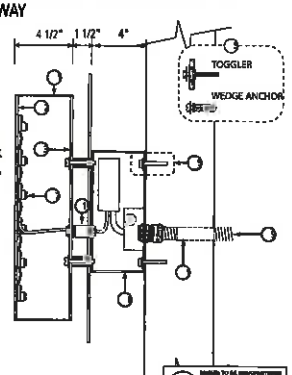
LETTER SECTION L.E.D. RPCL HALO LIT
INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTER
WITH EXPOSED RACEWAY

1. .063 ALUM. RETURN
2. .125 ALUM. FACE
3. LEXAN BACK
4. 1/4"DIA. UP TO 36" LETTER 3/8" DIA. OVER 36" LETTER FASTENER TYPE PER WALL CONDITION-SEE FIELD CHECK
5. LOW VOLTAGE CABLE W/ 1/2" DIA. FLEXIBLE SEALTIGHT CONDUIT
6. DISCONNECT SWITCH
7. L.E.D.
8. RACEWAY WITH GROUNDED 12V POWER SUPPLY
9. PRIMARY
10. CONDUIT / COUPLER



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PACIFIC NEON
ESTABLISHED 1946

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 08-3043-00

Account Executive: Howard Herlitz

Project:

Safeway, Inc.
Store No. 1195
Phase 2 Drawings

Address:

5431 Clayton Road
Clayton, CA

Drawn By: William Dickson
Date: 2.23.12
Revision: 3.6.12

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant

THINK GREEN
KEEP IT ON THE SCREEN

DRAWING NO. 4