

P12-1797
Exhibit A, Draft Conditions of Approval

Shops #8 Building (Pleasanton Gateway Shopping Center)
6786 Bernal Avenue
February 27, 2013

1. The signs for the Shops #8 building shall be installed in substantial conformance to Exhibit B, dated "Received, November 30, 2012," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
2. This approval shall lapse one year from the effective date unless a building permit is obtained for the signs.
3. The previous master sign program approved under P12-0794 and its conditions of approval shall remain in full force and effect, except as modified by this approval.
4. All Conditions of Approval of PUD-02-07M and PUD-02-09M that govern signage for the Pleasanton Gateway shopping center and the Safeway Service Station, respectively, shall remain in full force and effect.
5. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
6. Planning Division approval is required before any changes are implemented to the master sign program covered by this approval.
7. The sign applicants shall obtain a Building Permit from the Building and Safety Division and any other applicable City permits for the tenant signs prior to their installation.
8. Any tenant sign plans shall be submitted to the Building and Safety Division for review and approval before installation. The sign installation plans shall comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

9. The building permit plan check package for these signs will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

< End >

CONDITION NO. 37

ORDINANCE NO. 2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF PLEASANTON GATEWAY, L.L.C., FOR A PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION FOR APPROXIMATELY 129,370 SQUARE FEET OF COMMERCIAL/RETAIL FLOOR AREA AND APPROXIMATELY 588,781 SQUARE FEET OF OFFICE FLOOR AREA AND REVISED USES ON AN APPROXIMATELY 39.22-ACRE SITE LOCATED ON THE SOUTH SIDE OF BERNAL AVENUE BETWEEN THE NORTHBOUND I-680/BERNAL AVENUE EXIT RAMP AND VALLEY AVENUE (6750 BERNAL AVENUE) AND OFF-SITE STREET CONSTRUCTION. (PUD-02-07M.)

Signage

37. Site and building signage shall be reviewed under a comprehensive signing program submitted to the Planning Division under a separate application. General specifications for the site/building signs shall include the following:
- a) All monument sign locations including one project identification sign facing the I-680 freeway or the I-680/Bernal Avenue exit ramp and the Phase I monument signs on the Bernal Avenue and Valley Avenue driveway entrances;
 - b) Tenant identification signs for the Phase 1 major tenants and retail businesses;
 - c) Traffic-directory signs;
 - d) One wall-mounted sign above the main lobby entrance per office building, one building parapet sign per west-facing elevation per office building, one monument identification sign per office building;
 - e) Design details including location, height, length, illumination, colors and materials, and mounting;
 - f) Except for the Major Tenant #1 logos, that may be internally illuminated, all Phase I retail lettering shall be composed of "halo-lit" letters or "flood-lit" letters illuminated by the gooseneck lamps shown on the building elevations. All Phase II office letters shall be composed of "halo-lit" letters;
 - g) There shall be no limitation on sign colors or lettering styles;
 - h) There shall be no exposed electrical raceways or transformers for any Phase I and Phase II signs. The project applicant or developer shall design and construct these buildings so that all building signs are flushed-mounted to the building wall surface with hidden electrical raceways and transformers;
 - i) A 30-day Grand Opening banner is allowed per tenant;
 - j) Temporary signs for a shopping center event or a sidewalk sales event per tenant are allowed; and,
 - k) There shall be no paper window signs, balloons, or other inflatable devices of any type allowed. A window sign program featuring tastefully painted-on lettering in a decorative pattern will be considered with the master sign program.

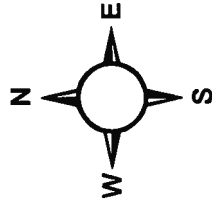
The comprehensive signing program shall be subject to the review and approval of the Planning Commission at a public hearing.

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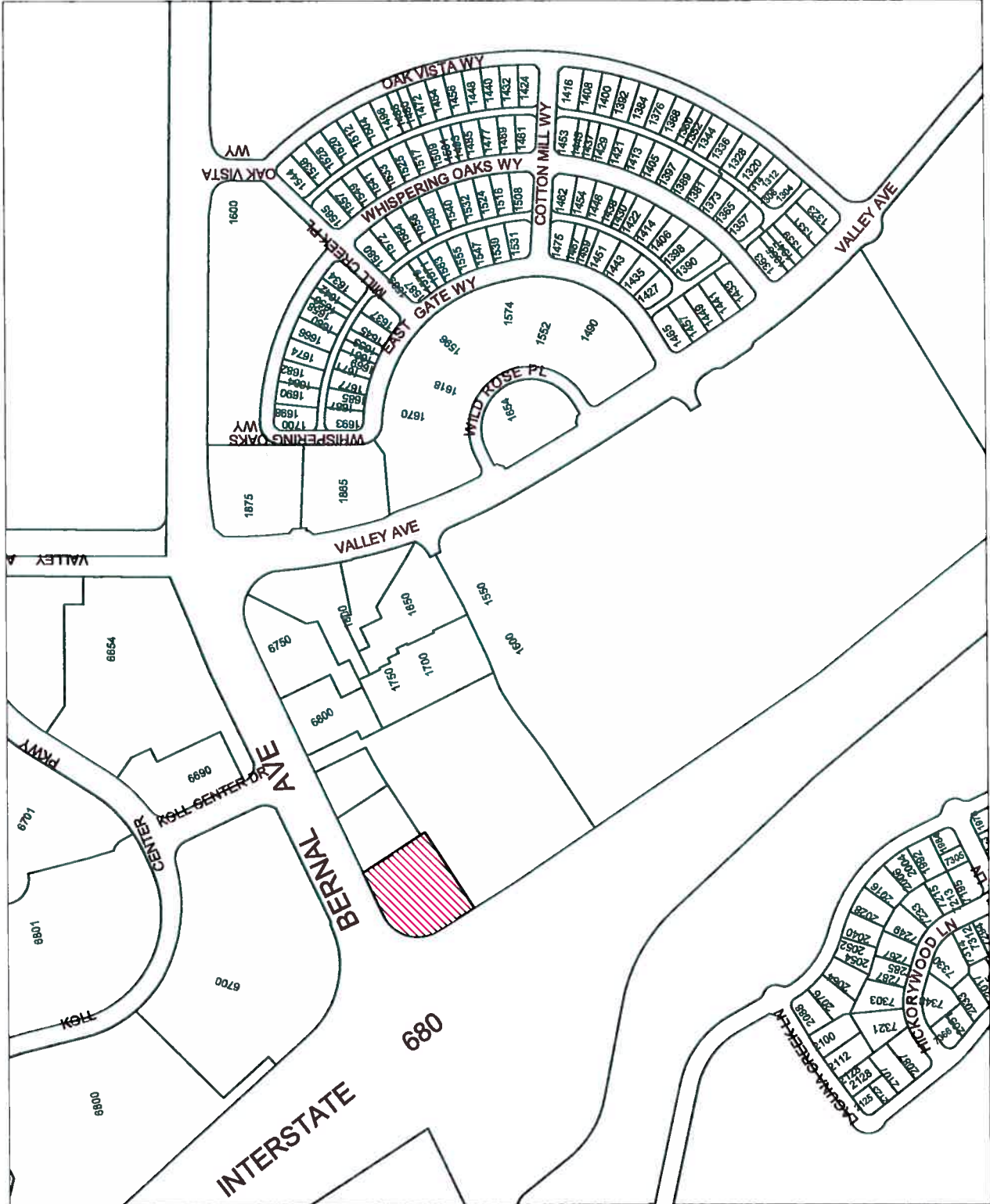
City of Pleasanton

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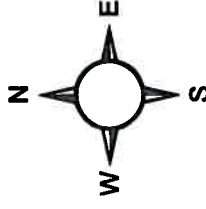
Notification Area

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