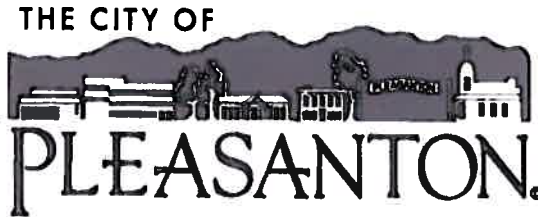


EXHIBIT A
Draft Conditions of Approval

P12-1791 / Sign Design Review
3550 Bernal Avenue, Suite 115, 120, and 125

1. The non-illuminated, wall-mounted sign shall conform substantially to site plan and elevation drawing, Exhibit B, marked "Received January 2, 2013," on file at the Planning Division. Minor changes to the sign may be approved by the Director of Community Development if found to be in substantial conformance with this approval.
2. There shall be no additional signage on the subject building or property without prior approval from the City.
3. All applicable City permits and associated fees for the sign shall be obtained within 15 days of the effective approval date.
4. 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 (including claims for attorneys fees), 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.

END



CORRECTED LETTER

December 18, 2012

Rajltha Sumanasekera
Little Flowers Montessori
3550 Bernal Avenue, Suite 120
Pleasanton, CA 94566

Subject: P12-1791, Sign Design Review
Effective Date : ~~January 3, 2012~~ January 3, 2013

Dear Mr. Sumanasekera:

The Planning Division has completed its Sign Design Review procedure for your proposal to **retain the existing non-illuminated, wall-mounted sign located on the north wall of the existing building located at 3550 Bernal Avenue, Suite 110.** Based on the information submitted, the Zoning Administrator has determined that: (1) the sign is not located on a wall/tenant space associated with Little Flowers Montessori, which is located in Suites 115, 120, and 125; (2) Little Flowers Montessori already has approved tenant signage above their associated tenant spaces; and (3) the wall sign is not consistent with the comprehensive sign program for Vintage Hills Shopping Center and, therefore, the Sign Design Review application is not approved.

This action will become effective on January 3, 2013, unless appealed prior to that time. The Zoning Administrator's decision may be appealed to the Planning Commission by submitting an application for appeal with a letter stating the basis for the appeal, along with a fee in the amount of \$3.75 and 15 sets of plans, to the Planning Division at 200 Old Bernal Avenue, Pleasanton, prior to the expiration date of the appeal (January 3, 2013).

The wall sign shall be removed within 14 days of the effective action date.

Should you have any questions concerning this decision, please feel free to contact me at (925) 931-5613 or via email at namos@cityofpleasantonca.gov.

Sincerely,

 Natalie Amos
 Associate Planner

C: Sim & Yoon LLC, Sang Yol Sim, 22 Sea Cliff Avenue, San Francisco, CA 94121
Walter Wickboldt, Senior Code Enforcement Officer

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484



EXHIBIT D

Little Flowers Montessori, Inc

34735 Ardenwood Blvd, Fremont, CA 94555
Phone: 510-793-1696 Fax: 510-794-9121
www.LittleFlowersMontessori.com

APPEAL OF P12-1791
RECEIVED
JUL 16 2013
CITY OF PLEASANTON
PLANNING DIVISION

December 31, 2012

Natalie Amos,
Planning Division
City of Pleasanton

RE: P12-1791, Sign Design Review - Rejection

Dear Natalie:

I wish to appeal the decision for the above sign design review. The Sign on the North wall was denied due to 1) not being located in a space associated with the tenant and 2) Sign is not consistent with the shopping center sign program.

Consider point 1), As the photograph below illustrates, the sign on the side wall is facing the Little Flowers Montessori (LFM) tenant spaces. The next door tenant has premium signage at the front of the building. The side wall sign does not impact the adjacent/next door tenant space. The landlord has also approved the side sign. Other tenants and the landlord have also indicated that the sign makes that wall nicer than it was previously.

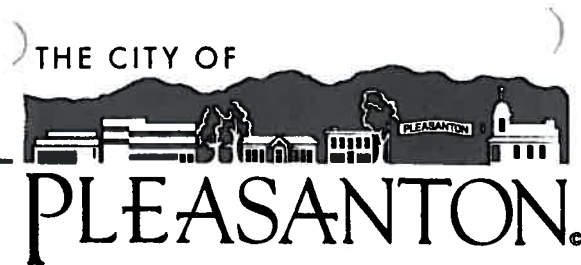


For point 2) that the sign is not consistent with the shopping center signage, earlier this year when the original application for this signage was submitted Ms Natalie indicated that it needs an ammendment to the shopping center signage program. I would like to apply for ammending the shopping center sign program to include this side wall sign assuming 1) above can be satisfied.

Please kindly reconsider allowing the sign on the North wall for the reasons stated above.

Sincerely,

Rajitha Sumanasekera
Little Flowers Montessori, Inc



July 14, 2008

Peter Shutts, AIA
4133 Mohr Avenue
Pleasanton, CA 94566

RE: PSDR-380/3550 Bernal Avenue

Dear Mr. Shutts:

The City of Pleasanton Planning Division has completed the review of a sign design review application for a sign program for Vintage Hills Shopping Center located at 3550 Bernal Avenue. The application has been approved subject to the following conditions:

1. The signs shall be in substantial conformance to the sign program, shown as Exhibit A, dated "Received July 8, 2008," on file with the Planning Division. Minor changes to the sign program may be allowed subject to the approval of the Director of Planning and Community Development if found to be in substantial conformance to the approved exhibits.
2. Approval from shopping center's management office is required prior to submittal to the City for review and permit.
3. All signs shall conform to the following requirements:
 - ☐ Tenant sign area shall not exceed ½ square foot per each lineal foot of the store front facing the street.
 - ☐ Tenant sign shall be internally illuminated channel letters.
 - ☐ Sign letter height shall not exceed the following:
 - Anchor tenant: 48 inches including logos, centered within the fascia element of the building.
 - Secondary anchor Tenants: 24 inches including logos, centered within the gable element of the building;
 - Other tenants: 18 inches including logos, centered within the fascia element.
 - ☐ No exposed raceway is allowed.
 - ☐ Returns shall be painted to match the sign.
 - ☐ No moving elements or flashing lights are permitted on the signs.

P. O. Box 520, Pleasanton, CA 94566-0802

200 Old Bernal Avenue

Planning & Community Development
(925) 931-5600
Fax: 931-5483

Building Inspection
(925) 931-5300
Fax: 931-5478


Utility Billing
(925) 931-5425
Fax: 931-5485

Business License
(925) 931-5440
Fax: 931-5485

This approval will become effective 15 days from the date of this letter unless appealed prior to that time.

If you have any questions, please call me at (925) 931-5615, or via email at: jsoo@ci.pleasanton.ca.us

Sincerely,



Jenny Soo
Associate Planner



September 25, 2009

Won Ik Cho
Capital Electrical and Sign
990 Helen Drive #1
Sunnyvale, California 94086

Re: Case PSDR-429, Wall Sign
Effective Date: October 13, 2009

Dear Mr. Cho:

The Planning Division has completed its design review procedure for your proposal to allow one wall sign on the northwest front façade of the building located at 3500-3550 Bernal Avenue.

Your application has been approved subject to the following conditions:

1. The proposal shall conform substantially to the elevations and related materials, marked Exhibit B, dated "Received September 16, 2009," on file with the Planning Division.
2. Should the tenant vacate the building or the signage be removed for another reason, the appearance of the sign shall be eliminated by repair, replacement, or other treatment of the facade. No holes, shadows from the lettering, or other remnants of the sign shall remain after the sign is removed.
3. There shall be no additional signage on the subject property without prior approval.
4. All applicable City permits for the signs shall be obtained prior to the installation of the sign.

In accordance with Section 18.144.010 of the Pleasanton Municipal Code, the City Council may elect to review this action within 15 days of the date of approval, October 12, 2009 or at its next regular meeting October 6, 2009, whichever is later. Therefore, approval of the sign design review will become effective on **October 13, 2009**, unless appealed prior to that time. Sign design approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion, or an extension has been approved by the City.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	157 Main Street
(925) 931-5600	(925) 931-5300	(925) 931-5650	(925) 931-5650	(925) 931-5680
Fax: 931-5483	Fax: 931-5478	Fax: 931-5479	Fax: 931-5479	Fax: 931-5484

Mr. Cho
September 25, 2009
Page Two

If you have any questions, please feel free to give me a call at (925) 931-5611.

Sincerely,



Shweta Bonn
Assistant Planner

c: Peter Shutts; 4133 Mohr Avenue Suite H; Pleasanton, California 94566

A COPY OF THIS LETTER AND A COMPLETED BUILDING PERMIT QUESTIONNAIRE (ATTACHED) MUST BE PRESENTED TO THE BUILDING AND SAFETY DIVISION WHEN APPLYING FOR BUILDING PERMITS. THE QUESTIONNAIRE MUST THEN BE SUBMITTED TO THE PLANNING DEPARTMENT.



March 22, 2011

Lauren Devine
Devine Portfolio
2559 Bradford Avenue
Hayward, California 94545

Re: PSDR-484, Coffee Ali, 3550 Bernal Avenue Vintage Hills Shopping Center
EFFECTIVE DATE: April 7, 2011

Dear Ms. Devine:

The Planning Division has completed its design review procedure for your proposal to modify the existing comprehensive sign program for tenants (not including anchor tenants or secondary anchor tenants) of the above address. The modification would change the allowable length of a sign to be 70% of the storefront fascia (instead of ½-square foot of signage for each linear foot of storefront fascia) and would allow logos up to 24-inches in height. The modification would allow one wall-mounted, approximately 24-inch tall by 133.8-inch long identification sign to be attached to the existing fascia of the Vintage Hills Shopping Center located at 3550 Bernal Avenue, Suite 140, for Coffee Ali as proposed. Based on the information submitted, the Zoning Administrator has determined that the design of the Coffee Ali sign and the modified regulations for the tenant signs would not be detrimental to the public health, safety, and general welfare. Therefore, approval is hereby granted, subject to the following conditions:

1. The sign program (PSDR-380) for the Vintage Hills Shopping Center is amended as follows:
 - Anchor tenants and secondary anchor tenants: Tenant sign area shall not exceed ½ square foot per each lineal foot of the storefront facing the street (*no change – see approval letter for PSDR-380*).
 - Other tenants: Tenant sign length shall not exceed 70% of the storefront fascia. The limitation for ½-square foot for each foot of frontage is eliminated with this modification.
 - Sign letter height shall not exceed the following:
 - Anchor tenant: (*no change – see approval letter for PSDR-380*)
 - Secondary anchor tenants: (*no change – see approval letter for PSDR-380*)
 - Other tenants: 18-inches, centered within the fascia element. One logo up to 24-inches in height is allowed as long as the logo area does not exceed 25% of the total sign area

All other requirements and conditions of the sign program (PSDR-380) as described in the approval letter dated July 14, 2008, shall apply.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning

200 Old Bernal Ave.
(925) 931-5600
Fax: 931-5483

Building & Safety

200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Engineering

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Traffic

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Inspection

157 Main Street
(925) 931-5680
Fax: 931-5484

March 22, 2011
Lauren Divine
Page Two

2. The proposed sign for Coffee Ali shall conform substantially to the elevations and related materials, marked Exhibit B, dated "Received, February 15, 2011," on file with the Planning Division, unless modified by the following conditions. Minor changes to the sign plans may be allowed subject to the approval of the Director of Community Development.
3. All applicable City permits for the sign shall be obtained prior to its installation.
4. 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, employee and agents from and against any claim (including claims for attorneys fees), 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.
5. There shall be no additional signage on the subject property without prior approval by the Planning Division.

Approval of the Sign Design Review will become effective on April 7, 2011 (Pleasanton Municipal Code Chapter 18.144), unless appealed prior to that time. Sign Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and installation is commenced and diligently pursued toward completion or an extension has been approved by the City.

If you have any questions, please feel free to give me a call at (925) 931-5611.

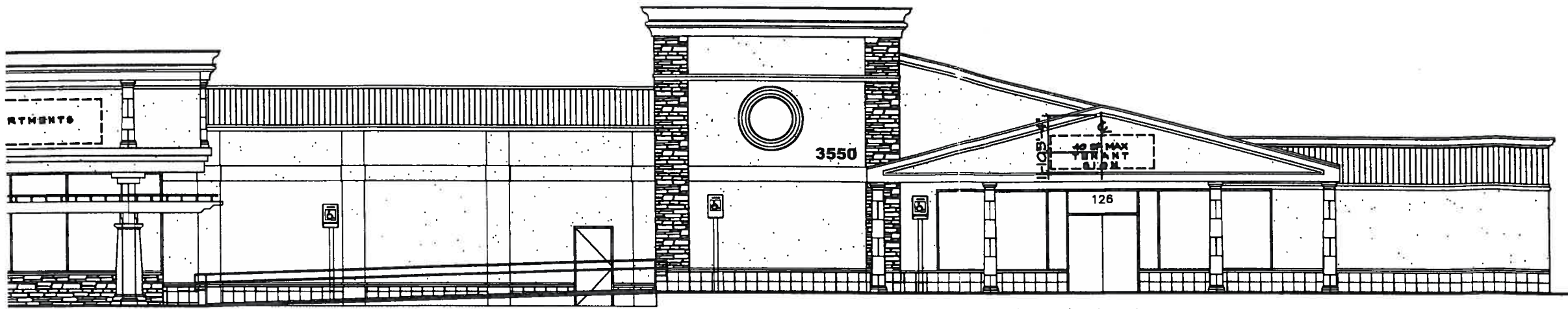
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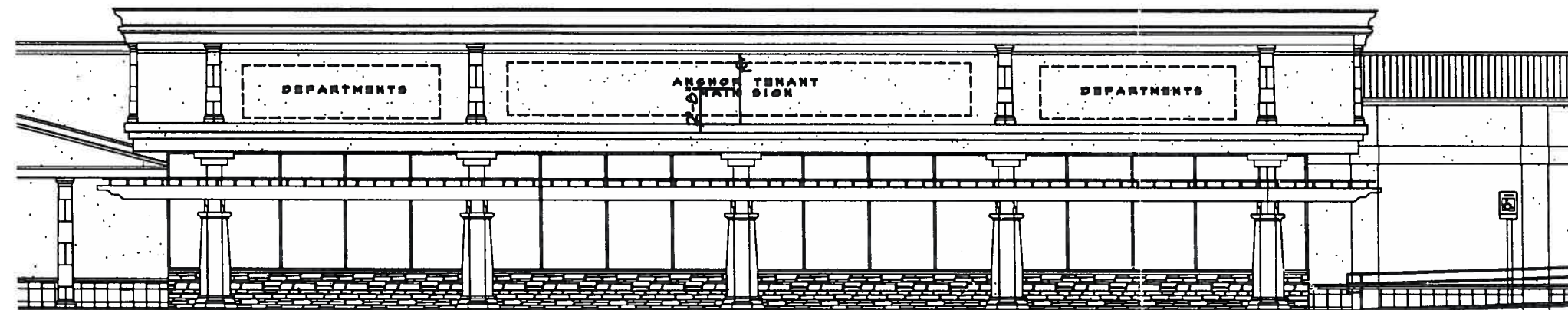
Shweta Bonn
Assistant Planner

c: Sim and Yoon LLC, 22 Sea Cliff Avenue, San Francisco, California 94121

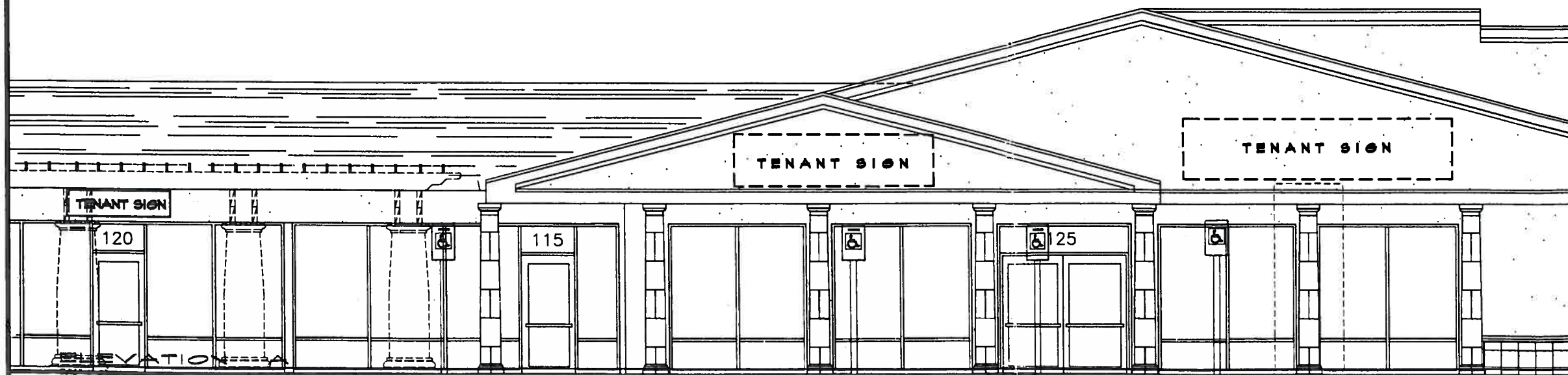
A COPY OF THIS LETTER AND A COMPLETED BUILDING PERMIT QUESTIONNAIRE (ATTACHED) MUST BE PRESENTED TO THE BUILDING AND SAFETY DIVISION WHEN APPLYING FOR BUILDING PERMITS. THE QUESTIONNAIRE MUST THEN BE SUBMITTED TO THE PLANNING DIVISION.



ELEVATION A1
3/16"=1'-0"



ELEVATION A1
3/16"=1'-0"



SIGNAGE NOTES:

1. AREA OF TENANT SIGN MAY NOT EXCEED 1/4 SQUARE FOOT PER LINEAL FOOT OF FRONTAGE TO THE SIDEWALK.
2. THE AREA OF A SIGN SHALL BE CALCULATED WITH AN EIGHT SIDED POLYGON ENCOMPASSING THE TEXT OF THE SIGN, BORDERS AND FRAMES AROUND THE TEXT ARE NOT COUNTED.
3. TEXT CHARACTERS MAY BE OF ANY FONT AND COLORS.
4. ILLUMINATION SHALL BE INTERNAL.
5. LETTER HEIGHT SHALL BE AS FOLLOWS:
 - ANCHOR TENANT: 48" MAXIMUM CHARACTER HEIGHT, CENTERED VERTICALLY AND HORIZONTALLY WITHIN THE FASCIA ELEMENT.
 - SECONDARY TENANT: 24" IN GABLE ELEMENTS, CENTERED AS SHOWN ON THIS DRAWING.
 - ALL OTHER TENANT SPACES: 18" MAXIMUM HEIGHT CENTERED IN THE FASCIA UNDER THE GUTTER.
6. NEON MAY BE USED WITHIN THE DESIGN OF THE SIGN
7. NO MOVING ELEMENTS
8. NO FLASHING LIGHTS

ZONING ADMINISTRATOR
 APPROVED/ DENIED
 BY: [Signature]
 DATE: 11/11/15

75DR-380

REVISIONS

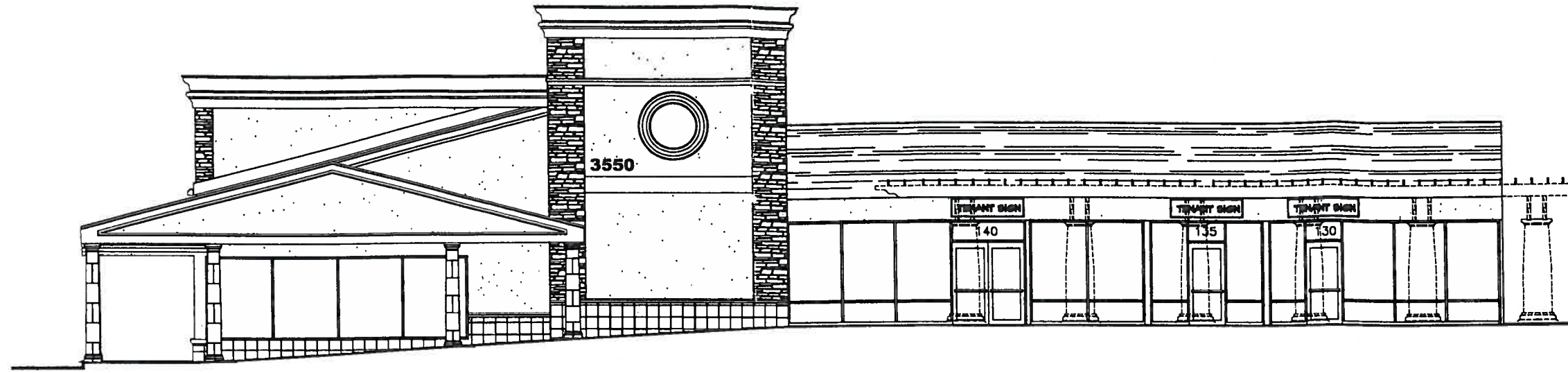
Peter G. Shuttles A
 Architecture Planning
 4133 Mohr Avenue
 Pleasanton
 California 94566
 (510) 484-0963



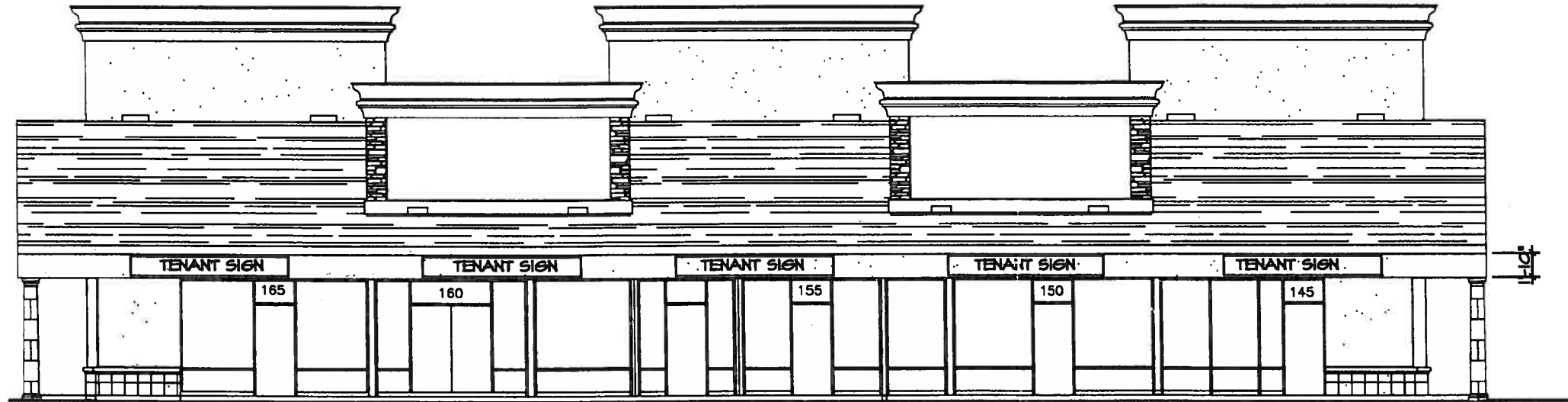
VINTAGE HILLS SHOPPING CENTERS
 REMODEL AND RENOVATION
 5400 & YOUNG SIM
 72 SEA CLIFF AVENUE, SAN FRANCISCO 94121

PES/CP
 PES
 02/12/10
 AS NOTED
 0668

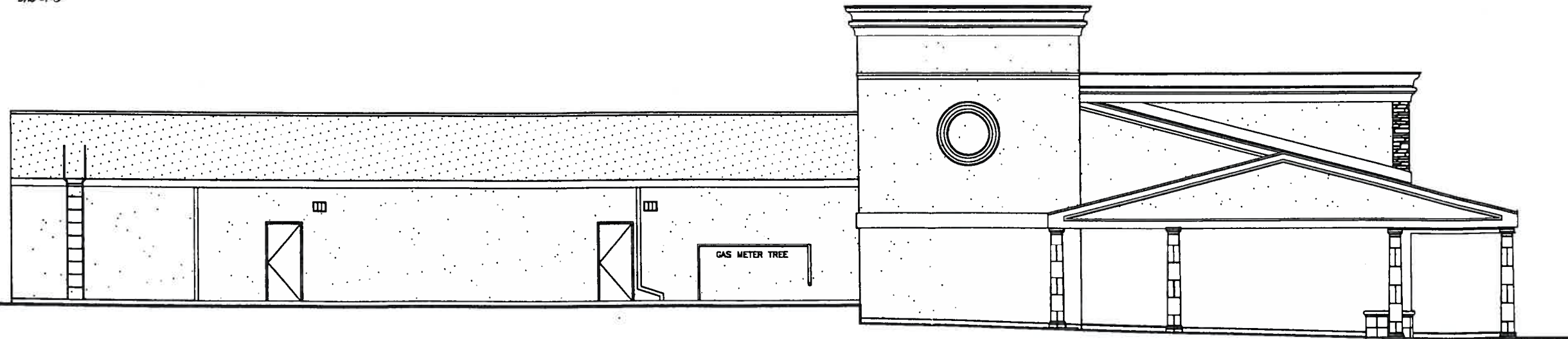
A-3.



ELEVATION B
3/16"=1'-0"



ELEVATION C
3/16"=1'-0"



ELEVATION BD
3/16"=1'-0"

REVISIONS	BY
DEFER SIGNAGE 4-10-07	PSS
PLAN CHECK REV. 03/16/07	CPD

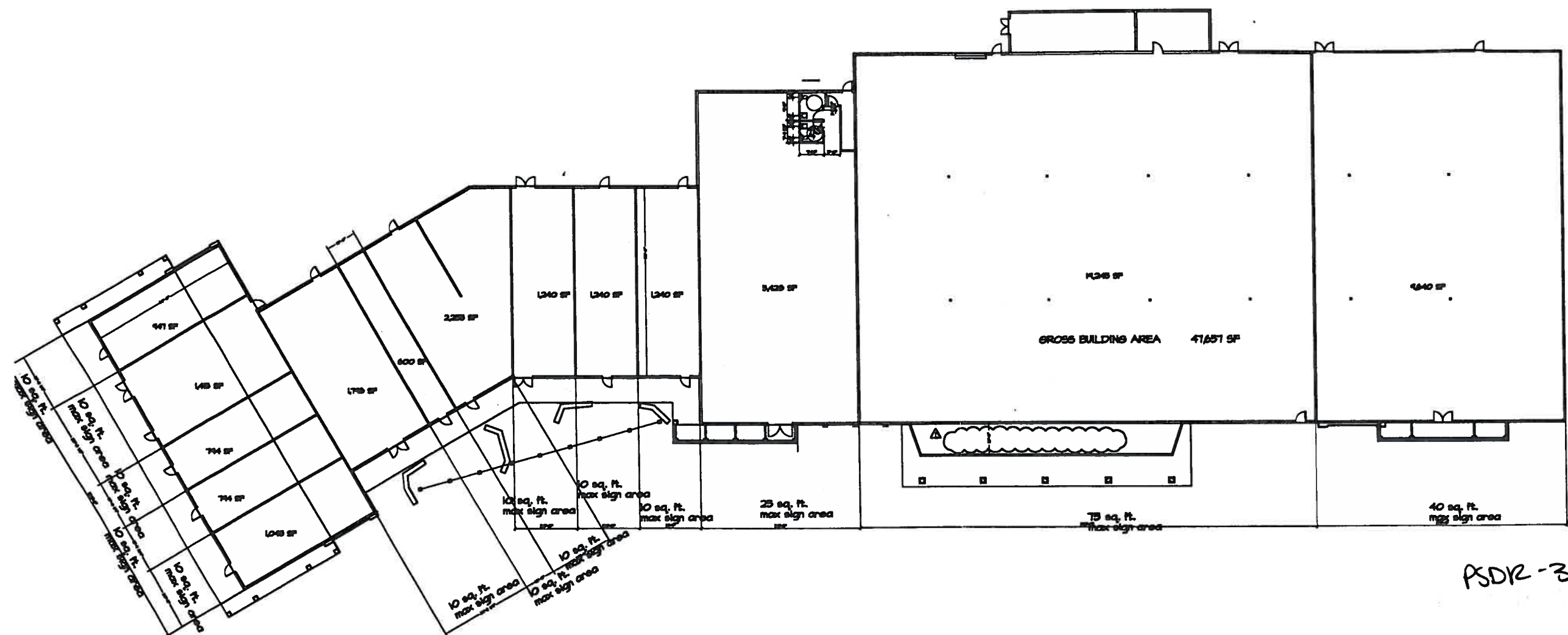
Peter G. Shutte AIA
 Architecture
 Planning
 4133 Mohr Avenue
 Pleasanton
 California 94588
 (510) 484-0903



VINTAGE HILLS SHOPPING CENTER
 REMODEL AND RENOVATION
 SANG & YOON SIM
 22 SEA CLIFF AVENUE, SAN FRANCISCO 94121
 5800 BERNAL AVENUE
 PLEASANTON, CA 94588

DATE: PSS/CPD
 DRAWN: PSS
 DATE: 02/12/07
 SCALE: AS NOTED
 SHEET: 0668

REVISIONS	BY



PSDR-380

JUL 08

Allowable Sign Area Plan

Peter G. Shutts AIA

Architecture
Planning

4188 Mohr Avenue
Pleasanton
California 94568
(916) 484-0908



VINTAGE HILLS SHOPPING CENTERS

SIGNAGE PLAN

SANG & YOON SIM
22 SEA CLIFF AVENUE, SAN FRANCISCO 94121
3500 BERNAL AVENUE
PLEASANTON, CA 94566

DESIGNED BY	PES/CPD
CHECKED BY	PES
DATE	02/12/01
NOTES	AS NOTED
SCALE	0666
PROJECT NO.	A-1.0

3550 Bernal Avenue
City of Pleasanton

GIS
Department
Location Map

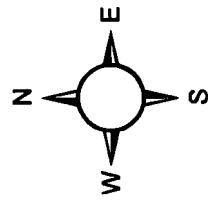
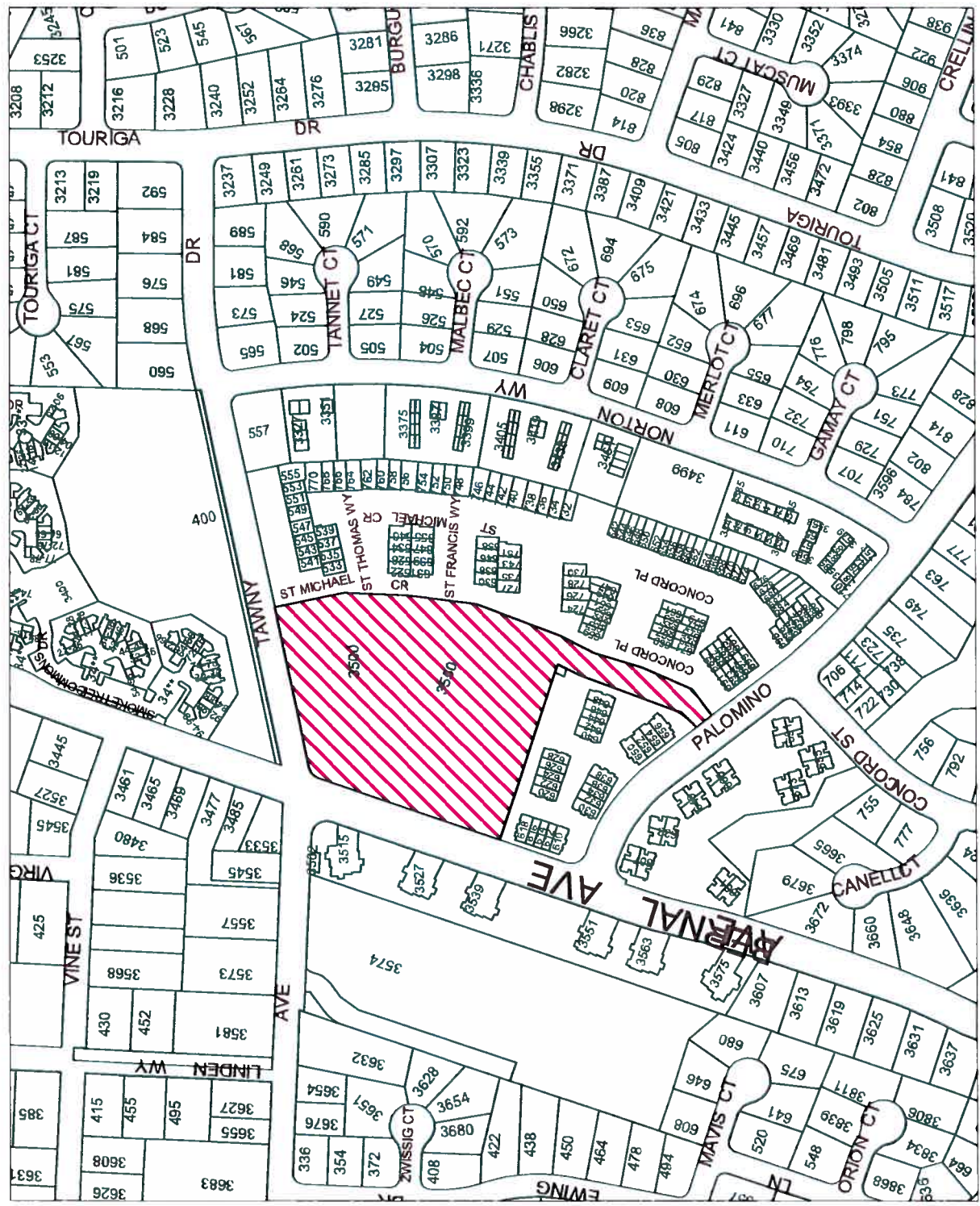


EXHIBIT F



Printed 2/13/2013



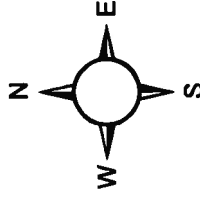
3550 Bernal Avenue

City of Pleasanton

GIS

Department

Noticing Map



Printed 2/13/2013

