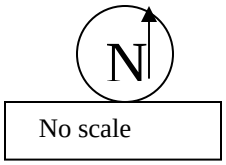
AGENDA ITEM: IX-2

MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING Meeting Date: October 24, 2012

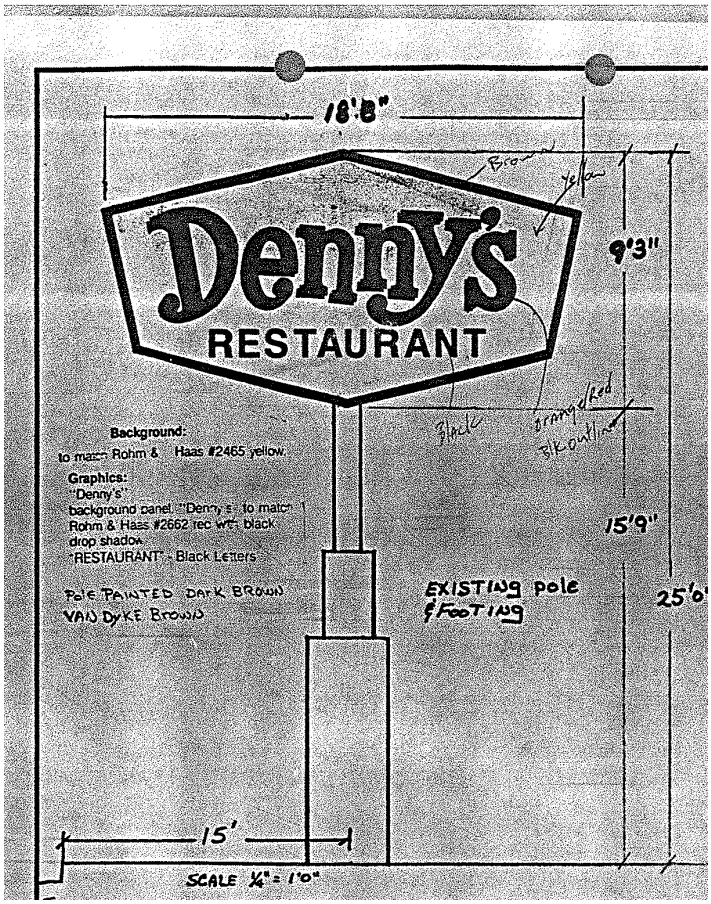
APPLICATION:	**VARIANCE NO. VA12-0002**
APPLICATION SUMMARY:	A request for a variance to allow an additional freestanding sign for King Egg Roll restaurant
LOCATION:	422 W Calaveras Blvd. (APN: 086-07-034)
APPLICANT:	Khanh Bui, 775 N. 10th Street #180, San Jose, CA 95112
OWNER:	200 Serra Way LLC, 380 N First Street, San Jose, CA 95112
RECOMMENDATION:	**Staff recommends that the Planning Commission: Close the public hearing and adopt the resolution denying the Sign Variance Application.**
PROJECT DATA:	
General Plan/ Zoning Designation:	General Commercial with Site and Architectural and Office Overlay (C2-S-O)
Related Permits:	June 14th 1967 'S' Zone Approval for Free Standing Sign, Use Permit No. 1015 for new Denny's Sign
CEQA Determination:	None
PJ#:	2859
PLANNER:	Tiffany Brown
ATTACHMENTS:	A. Resolution No. 12-040 B. June 14, 1967 'S' Zone Permit Plans for Free Standing Sign C. 1989 and 1990 Staff Report with meeting minutes and plans D. Violation letter for abandoned sign and pole, 2010 E. Letter from applicant F. Purposed Project Plans

LOCATION MAP



BACKGROUND

The building on located at 442 W Calaveras Blvd was built in 1967. It appears that the sign pole on the northwest corner of the 442 W Calaveras property was constructed when the building was constructed in 1967. An 'S' Zone application requesting a free standing sign for both the Travel Lodge hotel and a Denny's Restaurant at the West Calaveras and South Abbott Avenue intersection and a separate free standing sign for the Denny's Restaurant on the northwest corner of the property near I-880, was reviewed by the Planning Commission on June 14, 1967. (See Attachment B). The joint sign for the hotel and Denny's was approved, but the northwest corner Denny's sign was not. Denny's applied again in 1989 to utilize the existing free standing sign pole on the northwest corner of the property. Staff was concerned about the overall appearance of the sign and the lack of architectural design and aesthetic appeal. At the November meeting in 1989, Staff recommended that the project be continued with direction to the applicant to redesign the entire sign. The Planning Commission approved the continuation and at the January 10, 1990 meeting a motion was passed to deny the permit application due to the fact that the applicant failed to show interest in pursuing the application (See Attachment C.). The sign was later brought before the City Council and was approved.



Denny's closed at this location in October of 2010 and moved to a new location in Milpitas. However, the pole sign continued to advertise a Denny's Restaurant use. In November of 2010, City Staff informed the property owner at 442 W Calaveras that the old Denny's pole sign constituted an illegal "Off Site Advertising Display" since Denny's had moved to the adjacent property. The letter also informed the applicant that by January 12, 2011, the Denny's

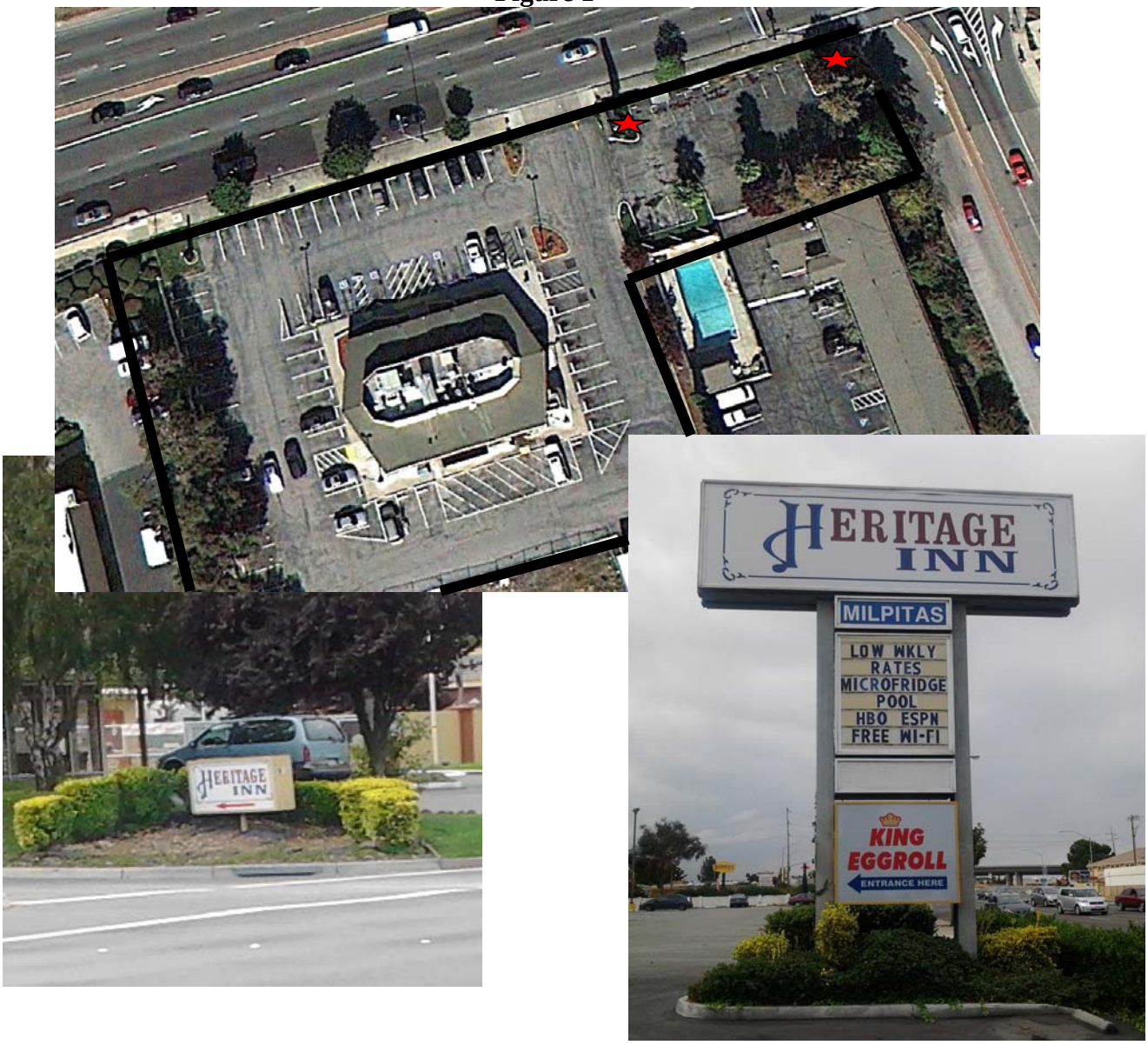
Restaurant signage would be considered abandoned per Section 24.03(E)(1) of the Zoning Ordinance and would need to be removed. In response, the property owner removed the Denny's sign text, but left the pole.

King Egg Roll has since occupied the former Denny's restaurant. The restaurant owner and representatives have had multiple conversations with Staff on utilizing the abandoned pole for a restaurant sign. Staff informed them that the pole is abandoned and per the Sign Ordinance Table XI-10-24.04-1 for Free Standing Signs cannot be used to support any sign text: The maximum number of free standing signs permitted is one (1) per parcel. The property already has two (2) free standing signs. The applicant has now submitted for a variance requesting to allow for another (3rd sign for the property) free standing sign at the site location.

PROJECT DESCRIPTION

The project site is zoned General Commercial with Site and Architectural and Office Overlay District. Currently the site has two free standing signs at the locations shown in Figure 1 below.

Figure 1



The applicant wishes to utilize the abandoned free standing sign pole that was utilized for the Denny's sign. See photo below.

The proposed sign would be the third free standing sign for this property. The Sign Ordinance does not permit more one (1) free standing sign per parcel, unless the parcel has more then 300 feet of lineal street frontage. This exception does not apply here. The project site property only has 208 lineal feet of street frontage along Calaveras Blvd. The intent of the sign ordinance requiring one sign per parcel is to avoid clutter of signage along street frontages. Also, the proposed sign lacks architectural design and is not consistent with the community gateway property design, commercial center standards and other provision of the Midtown Specific Plan Area.

King Egg Roll currently shares a freestanding sign with Heritage Inn on the property. The sign is located at the driveway entry to the property for both businesses. Staff offered a number of solutions to the applicant that would meet the current land use standards. One alternative solution offered to the applicant provided for an increased, overall signage presence that would comply with existing zoning and Midtown Specific Plan requirements. This alternative involves a redesign of the existing combined sign in which the Travel Lodge and King Egg Roll signage would be updated and provide a more equal sign square footage between the Heritage Inn and the King Egg Roll Restaurant. The applicant did not have any interest in this possible solution.

Development Standards

Table 1
Development Standards

	Maximum Number of Signs Permitted		**Maximum Size per Sign**		**Maximum Height per Sign**	
Freestanding Sign	Allowed 1	**Proposed** **3**	Allowed N/A	Proposed 32 sq.ft.	Allowed 25' for first sign. For any second sign, the only lineal feet in excess of 300 shall be used to determine the height. **In this case, they have less then 300' (-92') and therefore no height is allowed**	**Proposed** **21.25'**

Architecture
The Sign Ordinance requires signage to meet the following:

Design Guidelines

c. Relationship of the height of the sign to the height of the building at that location.

Specific Design Guidelines

1. The sign shall relate to the architectural design of the building. An attractive scale between the sign, the building and the immediate surrounding building and signs shall be maintained.

Materials

1. Sign faces should be constructed of non-brittle, non-yellowing Polycarbonate material or superior.

The proposed sign is almost as tall as the existing building and therefore its relationship between the height of the sign and the height of the building is not proportionate. The sign utilizes a lexan face that will be internally illuminated. Lexan face cabinet signs are not considered a high-quality type of material.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project's degree of consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 2
General Plan Consistency

Policy	Consistency Finding
2.a-1-23: Require development in the Midtown area to conform to the adopted design guidelines/requirements contained in the Midtown Specific Plan.	**Inconsistent.** The design of the proposed monument sign is inconsistent with the Midtown Specific Plan. Refer to Midtown Specific Plan Section on page 8 below for further details.

Zoning Ordinance

The proposed sign is inconsistent with the Zoning Ordinance Development Standards in that the Ordinance allows one (1) monument sign per property and it does not meet the Design Guidelines as discussed previously under Development Standards and Architecture. The applicant applied for a variance to allow for more than one (1) monument sign on this property.

Variance Findings

Prior to approval of a sign variance, the Planning Commission has to find all of the following requirements to be met (XI-10-57.06). The summary below demonstrates that the sign does **not** meet these findings.

a. Special conditions and extraordinary circumstances applicable to the property involved or its intended uses, which were not created by the owner or tenant, and which do not apply generally to other properties with the same land use exist that do not allow the site or business to achieve the goals and objective of this Chapter for adequate business identification.

   The property was approved for one shared freestanding sign with additional signage to be mounted over the entryway for each building. It is not believed that this property has any extraordinary circumstance that does not allow the business to achieve the goals of business identification.

b. Literal enforcement of the provisions of the City of Milpitas the sign ordinance will result in unnecessary hardship inconsistent with the spirit and intent of the Sign Ordinance.

   Since the business already has signs that meet the goals for business identification, the result in enforcing the sign ordinance will not result in unnecessary hardship for the property owner.

c. The granting of the variance is not contrary to the intent of the General Plan, Zoning or Sign Ordinance, or any applicable Specific Plan and will not be contrary to, nor materially detrimental to public interest and welfare, or injurious to conforming signs in the City.

   The proposed sign is contrary to the intent of the General Plan, Zoning Sign Ordinance and Midtown Specific Plan in that it does not meet the development standards and or design guidelines.

d. The variance to be granted is one that will require the least modification of the prescribed regulation, and the minimum variance that will accomplish that purpose.

   Modifications to regulations would be allowing the third monument sign for this property that is only allowed one monument sign.

e. The granting of a variance is not considered a grant of special privileges inconsistent with the limitations of other similarly situated properties.

   Granting the use of the abandoned sign would be a special privilege for the property in that it will allow the applicant more signage then other properties, and to use a style of sign that is inconsistent with the Design Guidelines and Standards.

<u>Design Guidelines</u>

The City's Sign Ordinance Section 24.03(C) includes a set of design guidelines that need to be considered when evaluating a sign proposal. The proposed sign is inconsistent with the following design guidelines:

a. The sign is not compatible with materials, architecture, design and continuity of other signs on the restaurant; and

b. The impact of other immediate signs in terms of visibility, legibility, and scale creates unnecessary clutter; and

c. The proposed sign as it relates to other signs in the area, will create additional light sources, competition and interference of light sources; and

d. The proposed sign's height as it relates to the building it serves is out of scale; and

e. The proposed sign adds unnecessary additional quantity of signs to an existing shopping center since there is already an existing freestanding sign for the business in operation; and

f. The proposed sign will reduce and substantially negate the visibility of the existing freestanding sign for the motel.

Midtown Specific Plan

Table 3
Midtown Specific Plan Development Standards and Guidelines

Signage	Consistency Finding
a. A coordinated signage plan should be included for all multi-tenant buildings	**Inconsistent.** The sign program for the Serra Center is outdated and existing signs do not coordinate with the shopping center as a whole. ***Staff Recommends*** the property owner or applicant apply for a new interim sign program for the entire shopping center until the center is reconstructed.
b. Freestanding signs are discouraged, except at a single major site entry	**Inconsistent.** The applicant proposes a 21' tall freestanding sign that can be seen from I-880. This sign is not advertising a major site and competes with the Milpitas Entryway sign.
c. All signs should be designed to complement the architecture style and setting of the structure or use it is adjacent to. Building wall and fascia signs should be compatible with the predominant visual elements of the building.	**Inconsistent.** The proposed sign lacks architectural design and does not complement the existing building.
d. Cabinet signs are prohibited	**Inconsistent.** The proposed sign is an aluminum cabinet type sign.
e. Signs should be constructed using high-quality materials such as metal, stone, or wood	**Inconsistent.** The sign (besides the pole) utilizes a lexan face that will be internally illuminated. Lexan face cabinet signs are not considered a high-quality type of material. The sign does not utilize stone, metal or wood in a complementary way in that the metal pole has no architectural style, it is just a plain black pole.

This proposed freestanding sign is inconsistent with the Midtown Specific Plan Standards. Most of the signage for the Serra Center are outdated and no longer meet the Sign Design Standards and Guidelines. If the applicant wants a new sign for their site, ***Staff Recommends*** the applicant/property owner either submit for a new interim sign program for the entire shopping center, or submit for a new design of the existing shared freestanding sign for the Heritage Inn and King Egg Roll restaurant.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed sign pole is an old abandoned sign pole that is not conforming to the General Plan, Zoning Ordinance, or the Midtown Specific Plan. The Serra Center is located at a key gateway into the City of Milpitas. The Midtown Specific Plan was developed with the explicit vision and intent of improving the aesthetic along Calaveras. The applicant's proposal is a major setback in implementing the specific plan. Staff has offered many compromise solutions, however, shortsighted motives are not in the best interest of the public welfare. The proposed sign does not meet the findings for a variance and therefore Staff is not in support of this application.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and deny the variance for the proposed sign.
   This action would result in applicant not being able to installan additional freestanding sign for King Egg Roll restaurant. The applicant may appeal the decision to the City Council.

2. The Planning Commission can continue the item, directing Staff to work with the property owner on a new design of the proposed sign.

3. The Planning Commission can deny the variance and direct Staff to work with the applicant/property owner on the creation of an interim sign program for the Serra Center.

4. The Planning Commission can deny the variance and direct Staff to work with the applicant on redesigning the existing shared freestanding sign for the Travel Lodge and King Egg Roll restaurant.

5. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.
   This action would result in any modifications being incorporated accordingly.

6. The Planning Commission can direct staff to draft a resolution for approval .
   This action would result in the continuation of the item to the next Planning Commission meeting with the appropriate Resolution for approval.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing after hearing testimony and adopt Resolution No. 12-040 denying Variance No. VA12-0002.

Attachments:

A. Resolution No. 12-040
B. June 14, 1967 'S' Zone Permit Plans for Free Standing Sign
C. 1989 and 1990 Staff Report with meeting minutes and plans
D. Violation letter for abandoned sign and pole, 2010
E. Letter from applicant
F. Purposed Project Plans

ATTACHMENT A.

RESOLUTION NO. 12-040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, DENYING VARIANCE NO. VA12-0002, KING EGG ROLL SIGN, TO ALLOW AN ADDITIONAL FREESTANDING SIGN, LOCATED AT 422 W CALAVERAS BLVD

WHEREAS, on September 12, 2012, an application was submitted by Khanh Bui, 755 N. 10th Street #180, San Jose, CA 95112, requesting a variance to allow an additional freestanding sign for King Egg Roll located at 422 W Calaveras Blvd. The property is located within the General Commercial Zoning District (APN: 086-07-034); and

WHEREAS, on October 24, 2012, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is inconsistent with the General Plan Policy 2.a-1-23 (requiring development in the Midtown area to conform to the adopted design guidelines/requirements contained in the Midtown Specific Plan), in that the design of the proposed monument sign does not meet the following Midtown Specific Plan standards because:

a. The sign includes a cabinet sign design, which is prohibited by the Specific Plan; and

b. The sign is not designed to complement the architectural style and setting of the restaurant or shopping center;

c. The sign is not constructed of high-quality materials such as metal, stone or wood; and

d. The sign is not a part of a coordinated signage plan for multi-tenant buildings.

Section 3: The proposed sign is inconsistent with the Zoning Ordinance Development Standards in that:

a.The applicant requests to allow two (2) freestanding signs for the property where the Ordinance allows one (1) monument sign per property; and

b. The design of the sign does not meet the Design Guidelines in Section 24.03(C) of the City's Sign Ordinance:

i. The sign is not compatible with materials, architecture, design and continuity of other signs on the restaurant; and

ii. The impact of other immediate signs in terms of visibility, legibility, and scale creates unnecessary clutter; and

iii. The proposed sign as it relates to other signs in the area, will create additional light sources, competition and interference of light sources; and

iv. The proposed sign's height as it relates to the building it serves is out of scale; and

v. The proposed sign adds unnecessary additional quantity of signs to an existing shopping center since there is already an existing freestanding sign for the business in operation; and

vi. The proposed sign will reduce and substantially negate the visibility of the existing freestanding sign for the motel.

c. The applicant applied for a variance to allow for more than one (1) monument sign on this property. The project is inconsistent with the following findings: (XI-10-57.06).

i. Special conditions and extraordinary circumstances applicable to the property involved or its intended uses, which were not created by the owner or tenant, and which do not apply generally to other properties with the same land use exist that do not allow the site or business to achieve the goals and objective of this Chapter for adequate business identification.

(1) The property was approved for one shared freestanding sign with additional signage to be mounted over the entryway for each building. It is not believed that this property has an extraordinary circumstance that does not allow the business to achieve the goals of business identification.

ii. Literal enforcement of the provisions of the City of Milpitas the sign ordinance will result in unnecessary hardship inconsistent with the spirit and intent of the Sign Ordinance.

(2) The business owner has no current hardship since the business already has a very visible freestanding sign on-premise.

iii.The granting of the variance is not contrary to the intent of the General Plan, Zoning or Sign Ordinance, or any applicable Specific Plan and will not be contrary to, nor materially detrimental to public interest and welfare, or injurious to conforming signs in the City.

(3) The proposed sign is contrary to the intent of the General Plan, Zoning Sign Ordinance and Midtown Specific Plan in that it does not meet the development standards and or design guidelines.

a. The variance to be granted is one that will require the least modification of the prescribed regulation, and the minimum variance that will accomplish that purpose.

(4) Modifications to regulations would allow a third monument sign for this property where only one (1) monument sign pursuant to the code is allowed. The design of the sign uses low-quality materials and design that is contrary to the design guidelines stated in the City's Sign Ordinance.

b. The granting of a variance is not considered a grant of special privileges inconsistent with the limitations of other similarly situated properties.

(5) Granting the use of the abandoned sign would be a special privilege for the property in that it will allow the applicant more signage then other properties, and to use materials and design that are inconsistent with the Design Guidelines and Standards of the City's Sign Ordinance.

Section 4: The proposed sign is inconsistent with the Midtown Specific Plan Development Standards and guidelines:

a. The sign includes a cabinet sign design, which is prohibited; and

b. The sign is not designed to complement the architectural style and setting of the restaurant or shopping center;

c. The sign is not constructed of high-quality materials such as metal, stone or wood; and

d. The sign is not a part of a coordinated signage plan for multi-tenant buildings.

Section 5: The Planning Commission of the City of Milpitas hereby denies VARIANCE NO. VA12-0002, King Egg Roll Freestanding Sign, subject to the above Findings,.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on October 24, 2012.

_____
Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on October 24, 2012, and carried by the following roll call vote:

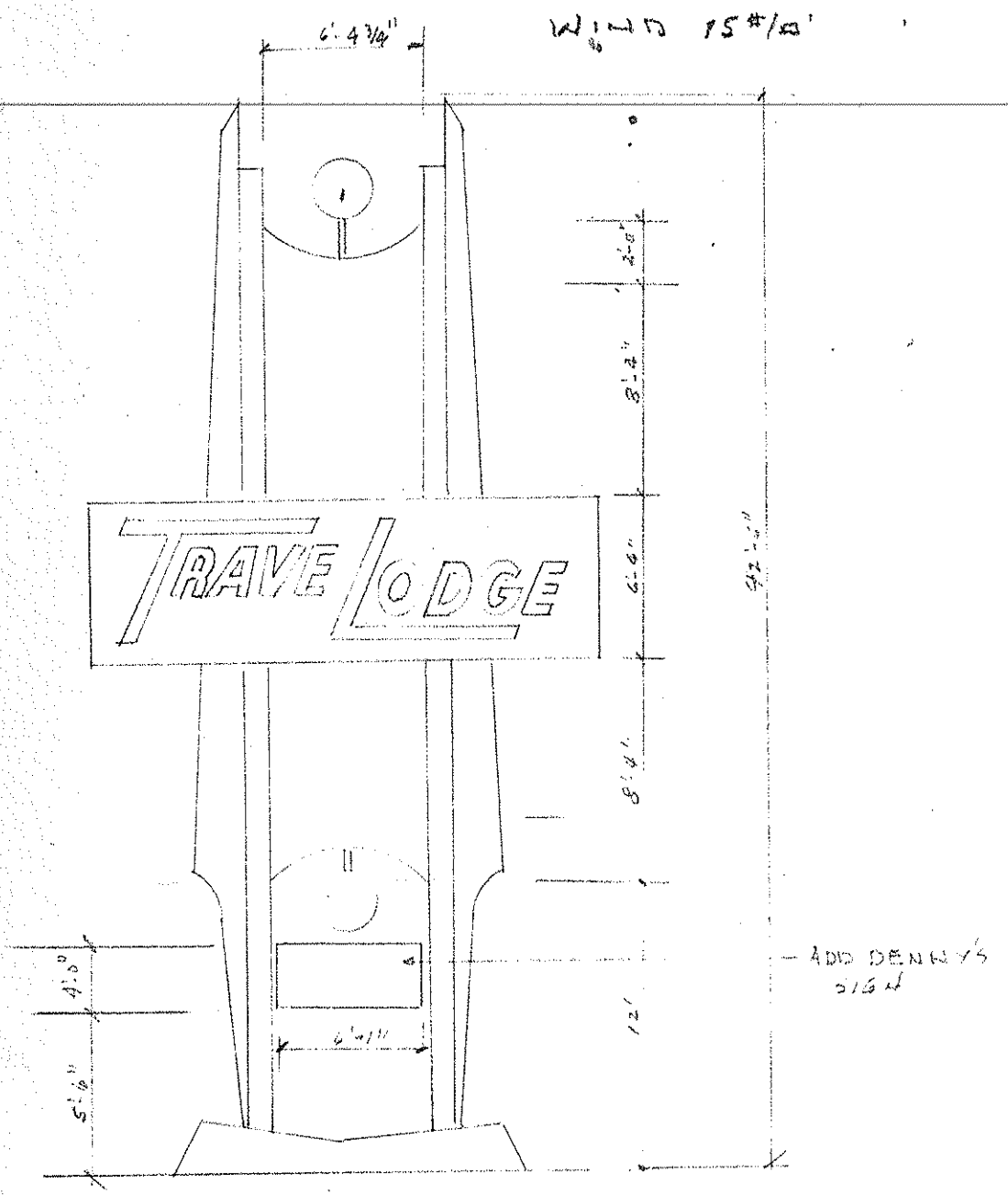
COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Garry Barbadillo				

HEATH AND COMPANY
425 LACY ST., LOS ANGELES, CALIFORNIA 90031

BY J.L. DATE 2-19-68 SUBJECT DENNY'S RESTURANT SHEET NO. 1 OF
CHKD. BY DATE ALVISO - MILPITAS RD. JOB NO. 6726
MILPITAS, CALIF

WIND 15#/□'



SIGN EXISTING COL + FOOTINGS NOT KNOWN

$4 \times 6.1 = 24.4 \times 15 = 366$

SUPPORT @ 4 PLACES

$P = \frac{366}{4} = 91.5\#$ USE

SIGN CAB

$M = 15 \times \frac{4}{2} \times \frac{6^2}{8} = 135'\#$

$S_{req} = \frac{135 \times 12}{8{,}000 \times 1.33} = .15 \text{ in}^3$

$S_{act} = 1.76 \text{ in}^3$ O.K.

REGISTERED PROFESSIONAL ENGINEER
JAMES A. LYNCH
C.E. 6055
2-20-68
CIVIL ENGINEER
State of California

HEATH AND COMPANY
3225 LACY ST., LOS ANGELES, CALIFORNIA 90031

BY J.H. DATE 3-30-67 SUBJECT STANDARD SHEET NO. ____ OF ____
CHKD. BY ____ DATE ____ BASE ALUMINIUM ALLOY 6063 T6 JOB NO. ____

MEM	A	d	A×d	d^2	$A d^2$	J_o
1	0.0646	0.0545	0.00352	0.00297	0.00019	
2	0.1829	0.274	0.0501	0.075	0.0137	
3	0.0262	0.649	0.0171	0.42	0.0110	
4	0.1025	0.758	0.0775	0.575	0.0593	
5	0.407	3.406	1.385	11.60	4.710	1,005
6	0.1025	6.054	0.620	36.50	3.740	
7	0.0262	6.163	0.1615	38.00	0.995	
8	0.1829	6.538	.936	42.70	6.200	
9	0.0646	6.758	0.436	45.90	2.955	
	1.0836		3.6763		18.6814	

$$cg = \frac{\Sigma A \times d}{\Sigma A} = \frac{3.6763}{1.0836} = 3.406 \text{ in}$$

	18.6814
$-(1.0836 \times 3.406^2)$	12.6000
	6.0814
$+ J_o$	1.005
	7.086 4

HOLE IN SECTION $4\frac{3}{4}''$ DIA

$$S_x = \frac{0.078 \times 4.75^2}{6} = 0.294 \text{ in}^3$$

$$S_x = \frac{7.086}{3.406} = 2.057 \text{ in}^3$$

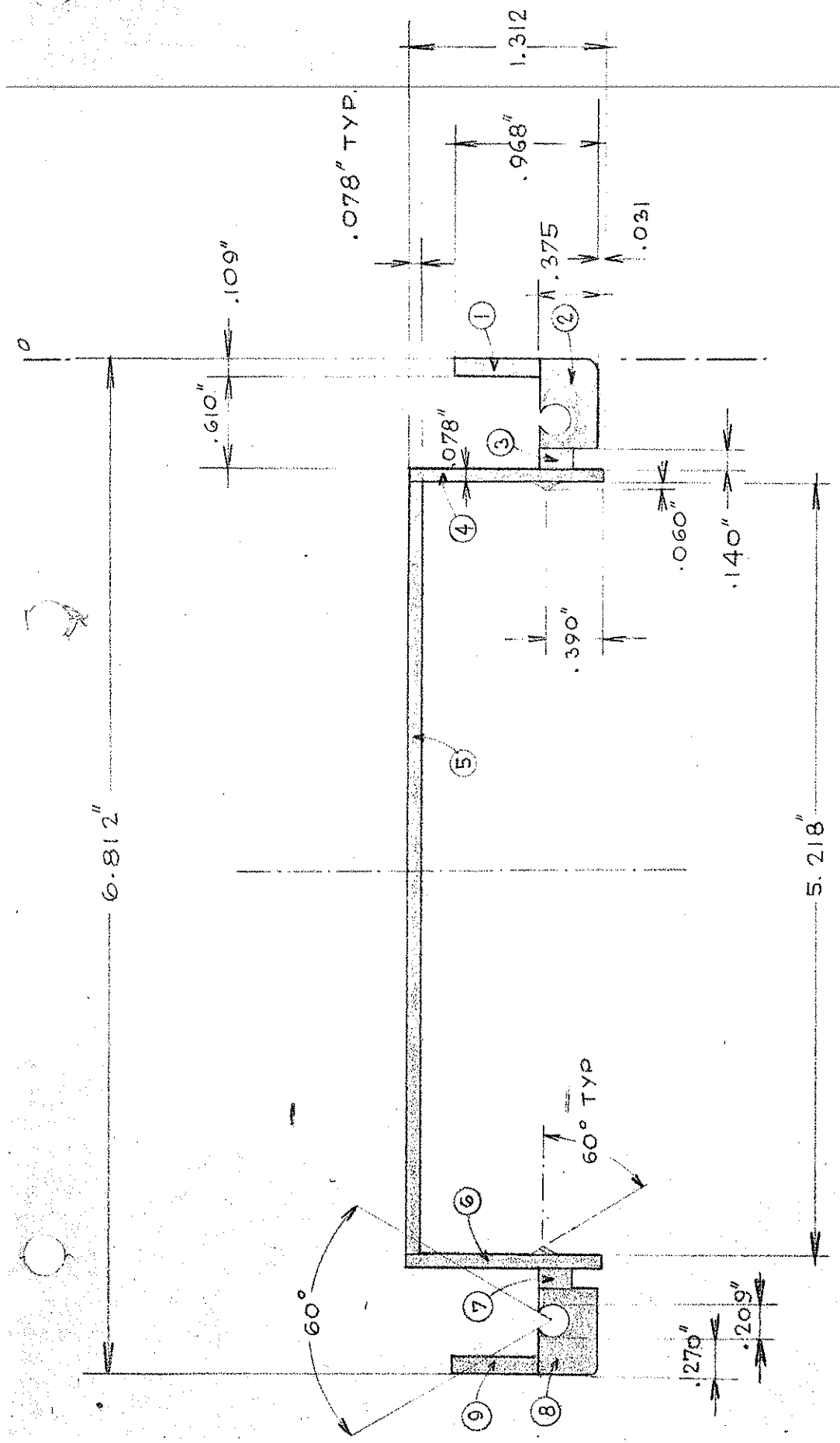
$$- 0.294$$

$$1.763 \text{ in}^3$$

REGISTERED PROFESSIONAL ENGINEER
JAMES A. LYNCH
C.E. 6055
2-10-71
CIVIL ENGINEER
State of California

HEATH AND COMPANY
3225 LACY ST., LOS ANGELES, CALIFORNIA 90031

BY JH DATE 3-30-67 SUBJECT STANDARD SHEET NO. ____ OF ____
CHKD. BY ____ DATE ____ JOB NO. ____



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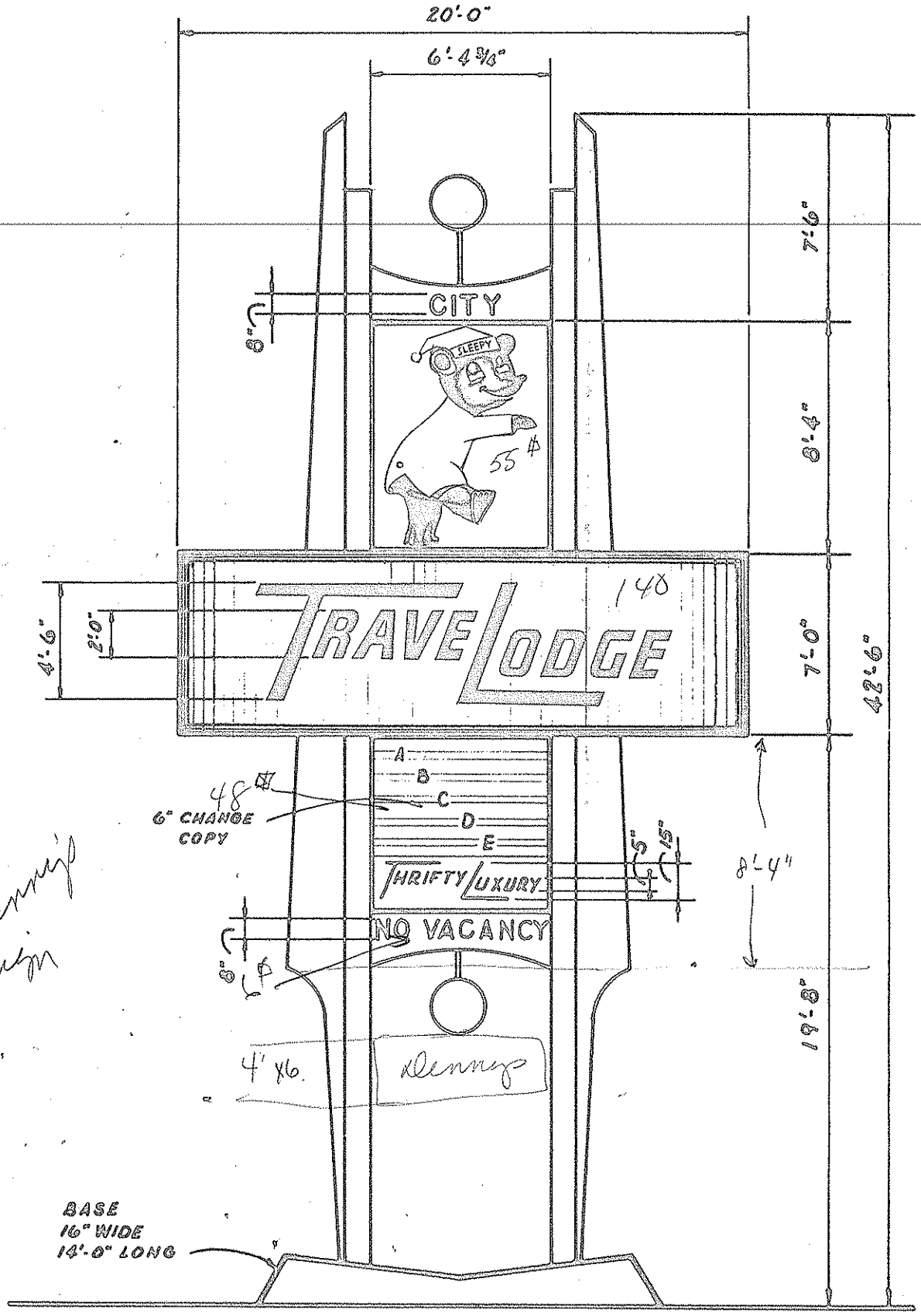
C.E. 6055
2-20-67
CIVIL ENGINEER
State of California



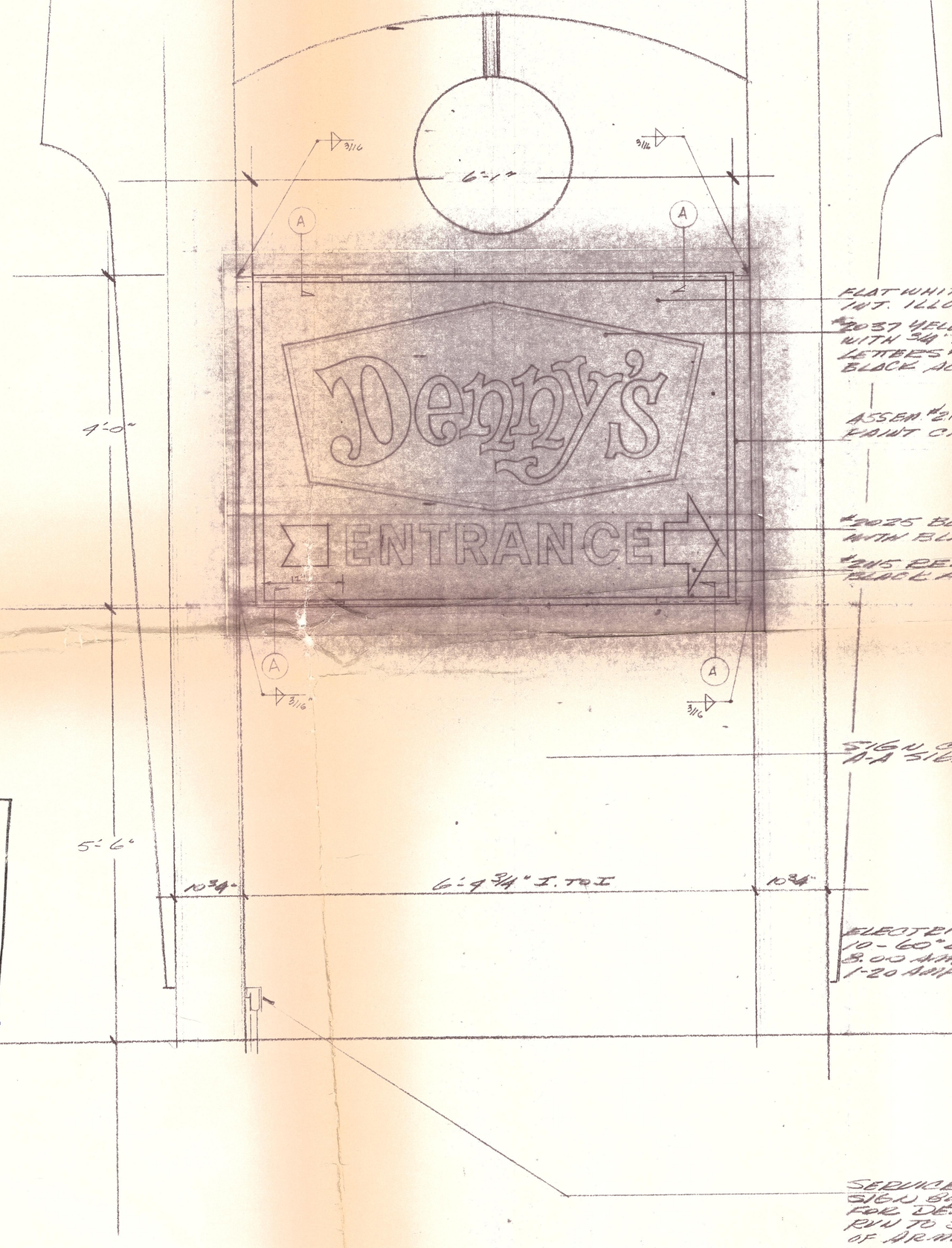
55
140
48
6
249
24
~~273~~ # w/ Denny's sign
472 #

249 # Travelodge
24 Denny's
~~266~~
273

23'-8" 23.6
x 20

ELEVATION

ELECTRICAL 800 MA.
4-72" LAMPS 1/9/72 BALL
2.90 AMP. 348 VA.
1-20 AMP. CIRC REQ'D.



FLAT WHITE PLEX. B/G.
INT. ILLUMINATION

#2037 YELLOW FLAT PLEX. B/G.
WITH 3/4" BLACK OUTLINE.
LETTERS #2115 RED WITH
BLACK ACRY CAPS.

ASSEM #21 EXTRUD. ALUM CAB
PAINT CABINET - MAPLE

#2025 BLACK LTRS
WITH BLACK ACRY CAPS.

#2145 RED ARROW WITH
BLACK ACRY CAPS.

SIGN GOLDEN BY
A-A SIGN CO. PINBERN.

ELECTRICAL - 800 MA -
10 - 60" LAMPS 2/5/60 BALL
8.00 AMPS 960 VA.
1-20 AMP. CIRC @ 120 VOLTS

SERVICE FOR DENNY'S
SIGN BY JOE CONTRACTOR
FOR DENNYS, IS ALREADY
RUN TO SIGN PER D. DEANE
OF ARNOT & DAVIS.

DENNYS ENTRANCE SIGN
35# TO BE INSTALLED
ON TRAVELODGE SIGN

CITY OF MILPITAS - PLANNING DEPARTMENT
PLAN CHECK APPROVAL
Date of Planning Commission
Approval June 14 19 67
Date of Planning Department
Check Feb 24 19 68
Approved by [illegible]

No Special Conditions

REGISTERED PROFESSIONAL ENGINEER
JAMES A. LYNCH
C.E. 8055
2-20-68
CIVIL ENGINEER
State of California

TITLE: DENNYS SIGN ON TRAVELODGE SIGN	DESIGN NO. 3926	REVISION E
#132 DENNYS RESTAURANT ALVISO-MILPITAS RD.	SCALE 1" = 1'-0"	SHEET NO.
LOCATION MILPITAS, CALIF.	DATE 11-13-67	JOB NO. 16726
CLIENT APPROVAL	DRAWN BY K	SALESMAN W

HEATH & COMPANY
DISTINCTIVE ELECTRICAL ADVERTISING
STORE FRONT MODERNIZATION
3225 LACY ST. • LOS ANGELES 90031 • CAPITOL 34141

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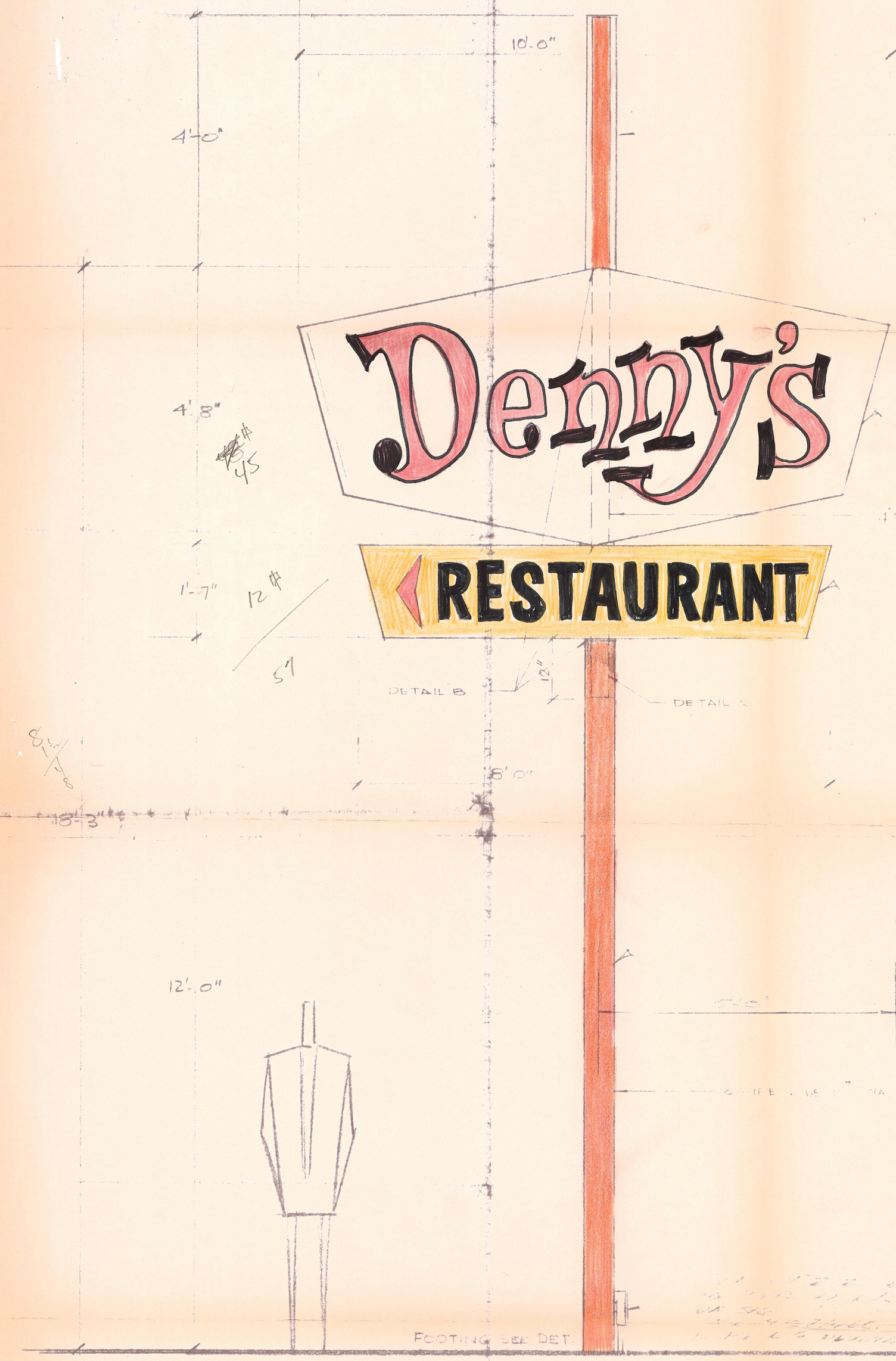


STD DIAMOND 6'-8" O.D. TO SLIP 4" STD. PIPE PLAN VIEW MY WIDTH

FLAT TRUE WHITE PLEX BACKGROUND INTERNAL ILLUMINATION. 30" TO 18" HIGH FLAT CUT OUT ZIPC RED PLEX LETTERS WITH BLACK ACRYLAR EDGES. (PAINT CABINET MAPLE)

1 STD PIPE

FLAT TRUE PALE YELLOW PLEX BACKGROUND INTERIOR ILLUMINATION 1'-0" HIGH FLAT CUT OUT BLACK PLEX LETTERS AND ZIPC RED PLEX ARROW PAINT CABINET TO MATCH PALE YELLOW PLEX

STANDARD STEEL PIPE COLUMN STD - OPT 1066

DOUBLE FACE TOUCHED SIGN

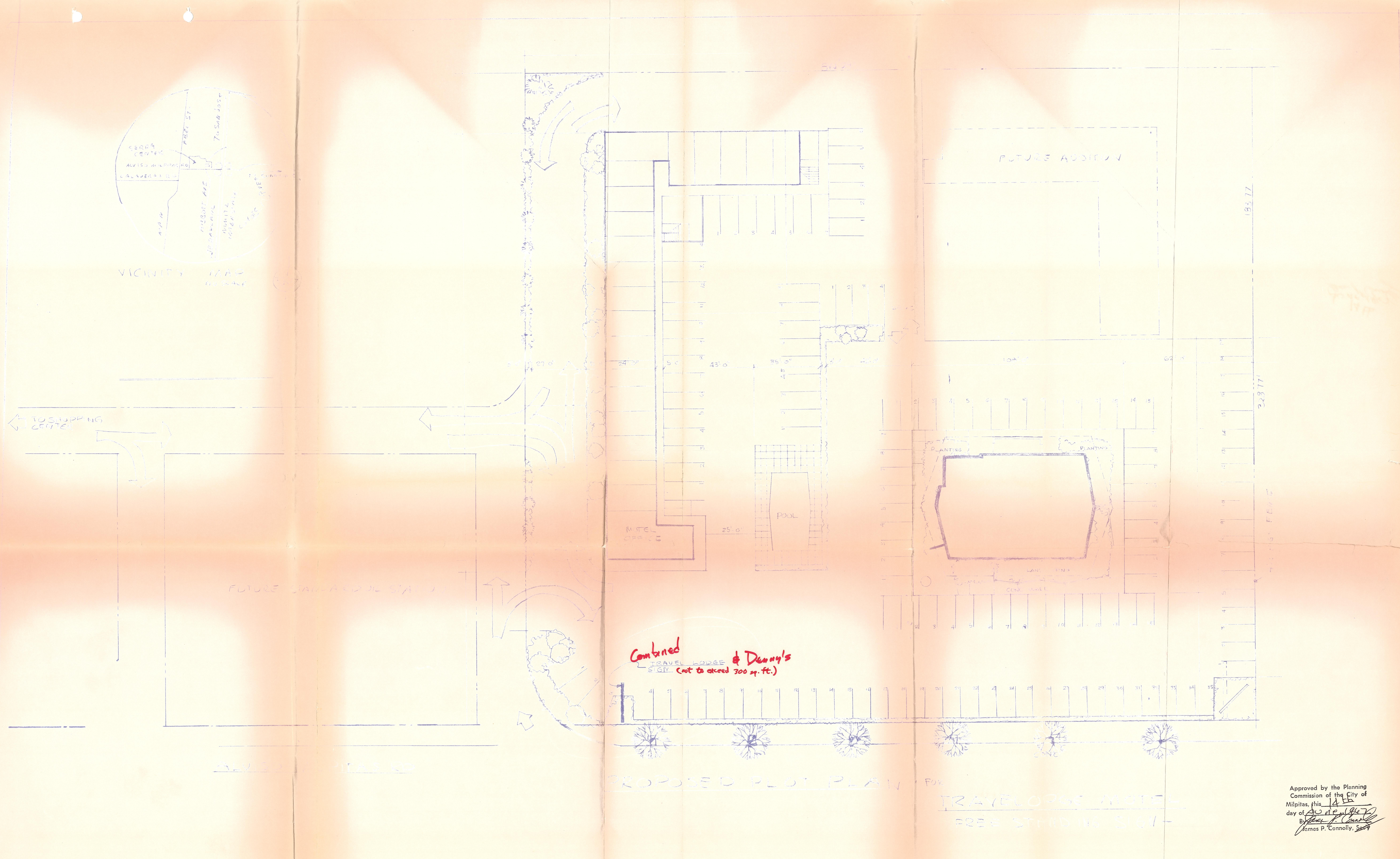
SIGN "B"

This sign was not approved. WCK.

RECEIVED
JUN 12 1967
CITY OF MILPITAS
PLANNING DEPARTMENT

HEATH & COMPA
DISTINCTIVE ELECTRICAL ADVERT
STORE FRONT MODERNIZATION
3225 LACY ST · LOS ANGELES 90031 · CAPITOL 34141

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY HEATH AND COMPANY. IT IS SUBMITTED FOR YOUR



Approved by the Planning Commission of the City of Milpitas, this 14th day of June, 1967
By James P. Connolly, Secy

Date: November 8, 1989

Item No. 3

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Beavers

Public Hearing: Yes: XX No: ____

Notices Mailed On: 10/25/89 Published On: 10/25/89 Posted On: 10/30/89

TITLE: **Use Permit No. 1015**

Proposal: Freestanding Sign, "Denny's"

Location: 200 Serra Way

RECOMMENDATION: **Continue**

Applicant: E. S. Signs, 5777 Eggers Drive, Fremont, CA 94536

Property Owner: Margaret A. Donovan, #2 Lincolnshire Drive, Oakland, CA 94618

Previous Action(s): "S" Zone (Building), Use Permit, Sign Variance

Environmental Info: Exempt

General Plan Designation: General Commercial

Present Zoning: C2-S

Existing Land Use: Restaurant

Agenda Sent To: Applicant
Owner

Attachments: Plans

REPORT:

The applicant is requesting approval to install a new sign cabinet on the existing sign pole for Denny's Restaurant at 200 Serra Way.

The proposed, diamond-shaped sign cabinet would replace the two existing cabinets on this sign. The sign cabinet would be dark brown with a yellow sign panel, and black-and-orange/red copy. No changes are proposed to the existing pole.

Staff is concerned about the overall appearance of the sign, specifically, the use of the old pole, which was designed originally for a much larger sign, and its lack of architectural design. Staff has also noted that the landscape planter, in which this sign is located as per ordinance requirements, consists of cinder rock with no plantings and the boundary fence is in need of paint and repair work.

RECOMMENDATION:

Open the public hearing. Continue with direction to the applicant to redesign the entire sign using a more attractive sign base and cabinet, and to submit a detailed landscape plan for the planter area.

Motion to approve the following consent calendar as recommended by staff:

*1. Use Permit No. 1013: Optometrist Office; 57 N. Milpitas Blvd. (Beresford Center): Joseph Wagshul

*2. Use Permit No. 1014: "Minuteman Press" Print Shop; 354 S. Abbott Avenue: Lincoln Property Co.

*4. Use Permit No. 1016: Church; 1989 E. Calaveras Blvd.: Mt. Olive Lutheran Church

*6. Use Permit No. 680.47 - Amendment: Clothing Store; 491 E. Calaveras Blvd. (Town Center): James and Marjory Bales

*9. 'S' Zone Approval-Amendment: Building Signs for "Marie Callender's"; 333 S. Abbott Avenue: Marie Callender's

*10. 'S' Zone Approval-Amendment: Exterior Storage Facility; 1001 S. Milpitas Blvd.: Life Scan, Inc.

*11. 'S' Zone Approval-Amendment: Building Sign for "Super Specs"; 57 N. Milpitas Blvd.: Joseph Wagshul

*15. Minor Tentative Map: "Town Center Business Park": Two Log Split; Northwest Corner of S. Milpitas Blvd. and Gibraltar Drive: Prudential Insurance Co. of America

M/S: Meri, Crespo Ayes: All

#3
USE PERMIT #1015: "DENNY'S" RESTAURANT SIGN"

The Chairman opened the public hearing on Use Permit No. 1015 and asked for a staff report.

Assistant Planner Beavers reviewed the application and passed out a photograph of the existing "Denny's" sign. He then stated that staff was recommending that this matter be continued with instructions to the applicant to redesign the entire sign using a more attractive sign base and cabinet, to submit a landscape plan, and to repaint the existing masonry wall along the westerly property line.

Chairman Skyrud asked for a brief background history on this sign and the amortization section of the Sign Ordinance. Associate Planner Oteri reviewed the sequence of events pertaining to this sign.

The Chairman asked if anyone in the audience would like to address the Commission on this matter.

Mr. Duane Metcalf, 5777 Eggers Drive, Fremont, representing the applicant, addressed the Commission and stated that he thought there would be a problem with removing or replacing the pole since it was embedded in a 6' x 6' concrete base. He stated that the sign would probably have to be relocated elsewhere on-site.

Commissioner Unger stated he had no problems with the existing sign height but was of the opinion that the pedestal was out of balance with the sign and it was no longer an attractive sign. He also said they could cover the existing pole with some type of attractive covering.

Mr. Beavers stated that staff was not recommending that the sign be relocated and that there were many options available in order to produce an attractive sign at that location.

Commissioner Rosenberg said he thought if they added a pole covering and painted the sign it would look more attractive. Mr. Metcalf replied that they could probably put a pyramid style covering around the pole.

Commissioner Rush asked the applicant how long it will take to get an answer from Denny's about dressing up the sign. Mr. Metcalf indicated about 30 days.

Commissioner Meri asked if the proposed sign face is their standard design. Mr. Metcalf responded "yes."

The Chairman then asked if anyone else in the audience would like to speak on this matter. There were none.

Motion to keep the public hearing open and to continue this item to the December 13th meeting with instruction to the applicant to redesign the sign, paint the existing masonry wall, and to submit a detailed landscaping plan for the planter areas around the sign.

M/S: Meri, Rush Ayes: All

#5 & 8
USE PERMIT #1017, 'S' ZONE APPL. AND EIA #541: FIRST PRESBYTERIAN CHURCH

The Chairman opened the public hearing on Use Permit No. 1017 stating they would hear the 'S' Zone Application and EIA No. 541 concurrently, and then asked for a staff report.

The Assistant Planner reviewed the plans, and building materials. He then reviewed the recommended special conditions and requested that condition No. 10 be deleted because it was a duplication of condition No. 2, and that the phrase in condition No. 13 be changed from "Building Permit" to "Occupancy Permit."

Commissioner Rosenberg asked if there was enough parking on-site to accommodate this new structure, and if the existing storage area was going to be removed. The Assistant Planner responded "yes."

Commissioner Crespo asked if the existing wood fence at the rear of the adjacent residences was going to be removed since there was going to be a new masonry wall. The Assistant Planner responded "no." She then asked why it was going to be six feet rather than eight feet. Staff responded that the ordinance only requires a six foot high wall.

Commissioner Rush asked if staff had received any comments from the adjacent residents. The Assistant Planner stated "no."

Commissioner Meri asked for the height of the building. The Assistant Planner stated it was 34 feet to the top of the parapet wall.

Commissioner Lee said she was concerned about the wall and the existing fences and that she did not want to see another Capitol Technology Park and Pines issue and asked if there was going to be a cap installed on the back side of the wall similar to what was done in the Pines area. The Assistant Planner stated that there was no proposal to remove the existing wood fences by the applicant and that there was no cap on the wall. He further explained that when the plans come in for the building permit, it was his intent to attempt to get the wall as close to the property line as possible.

Commissioner Lee then asked if the end of the wall, adjacent to S. Park Victoria Dr. was going to be sealed off. Mr. Smith said that it could be done.

The Chairman asked if the conditions had been discussed with the applicant. The Assistant Planner responded "yes." The Chairman then asked if the applicant would address the Commission.

Mr. Stanley Handgartner, Chairman of the Church Building Committee, 46648 Windmill Drive, Fremont, indicated that they were in agreement with all the conditions except the one deleting the red tile roof.

Commissioner Unger asked if they would consider installing a tile roof on the existing building. Mr. Handgartner said "no," further stating that the roofs on the other buildings had a different pitch.

Commissioner Rush asked staff if this church was in the Parktown PUD and wasn't there a resolution pertaining to development guidelines. The Associate Planner responded "yes" further noting that the resolution was a guideline only.

Date: December 13, 1989 Item No. 1*

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA. 95035

PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing (Cont'd) Report prepared by: Beavers Otr

Public Hearing: Yes: XX No: ____

Notices Mailed On: 10/25/89 Published On: 10/25/89 Posted On: 10/30/89

TITLE: Use Permit No. 1015

Proposal: Freestanding Sign For "Denny's"

Location: 200 Serra Way

RECOMMENDATION: Continue

Applicant: E. S. Signs, 5777 Eggers Drive, Fremont, CA 94536

Property Owner: Margaret A. Donovan, #2 Lincolnshire Drive, Oakland, CA 94618

Previous Action(s): "S" Zone (Building), Use Permit, Sign Variance

Environmental Info: Exempt

General Plan Designation: General Commercial

Present Zoning: C2-S

Existing Land Use: Restaurant

Agenda Sent To: Applicant
Owner

Attachments: None

REPORT:

This item was continued from the Commission's November 8, 1989 meeting with direction for the applicant to redesign the sign and to submit revised drawings. At the time of this report writing, staff had not received any plans.

RECOMMENDATION:

Keep Public Hearing open. Continue to January 10, 1990.

APPROVED
PLANNING COMMISSION
M I N U T E S
DECEMBER 13, 1989

ROLL CALL: The Chairman called the meeting to order at 7:00 p.m.
Present: Crespo, Lee, Meri, Rosenberg, Rush, Skyrud, Unger
Absent: None
Late Arrivals: None
Early Departures: None
Staff: Smith, Oteri, Jordan

PLEDGE OF ALLEGIANCE: Chairman Skyrud opened the meeting at 7:00 p.m. with the reciting of the pledge of allegiance.

CITIZENS FORUM: The Chairman asked if anyone in the audience would like to address the Commission on any item not on the agenda. No one came forward.

ANNOUNCEMENTS: Community Development Manager Smith announced that, since Assistant Planner Beavers was no longer working for the City of Milpitas, the minutes would be taken by Tanya Jordan, Public Services Clerk for the Planning Division.

Chairman Skyrud announced that on December 21, 1954, a Resolution was passed appointing a Planning Commission to the City of Milpitas. Mr. Skyrud read the names of the Commissioners, Mayor and City Clerk at that time, and reminded the Commission that this month marked the 35th year the Commission had been in operation.

CANCELLATION OF DECEMBER 27th MEETING: The Chairman asked the Commissioners if they wished to cancel the December 27th meeting since some of them would be out of town during the Christmas holidays.

Motion to cancel the December 27, 1989 meeting.

M/S: Lee, Unger Ayes: All

MINUTES: Nov. 1 & 8, 1989 Amended * The Chairman asked if there were any corrections to the minutes of November 1 and November 8, 1989. There were none. Motion to approve as submitted.

M/S: Meri, Rosenberg. Ayes: All

AGENDA: The Chairman asked staff if there were any changes to the agenda. There were none.

CONSENT CALENDAR: Vice-Chairman Lee requested that Item No. 5 be put on the consent calendar and Item No. 6 be taken off. Commissioner Meri asked that Item No. 8 be taken off. Chairman Skyrud said that he also would like to add Item No. 5 to the Consent Calendar. Associate Planner Oteri stated that he would like to add Item No. 11 to the consent calendar, as he had received a letter from the Manager of the Embassy Suites requesting to postpone their hearing until January 24th.

M/S: Meri, Rush Ayes: All

The Chairman opened the public hearings on the consent calendar and invited anyone from the audience to speak on any of these items. No one came forward.

The Chairman then asked if any Commissioner or staff had any comments on any public hearings. There were none.

Motion to close the public hearing on Item Nos. 1, 2, 3, 4, 5 and 7.

M/S: Meri, Rush Ayes: All

Motion to approve the following consent calendar as amended:

*1. Use Permit No. 1015: Freestanding Sign for "Denny's" Restaurant; 200 Serra Way: E.S. Signs (Continue to January 10th)

*2. Use Permit No. 1016: Church Complex; 1989 E. Calaveras Blvd., Mount Olive Lutheran Church (Continue to January 24th)

*3. Use Permit No. 680.48: Camera Store with On-Site Film Processing; 485 E. Calaveras Blvd. (Town Center): David Ritz

*4. Use Permit No. 1018: Freestanding Sign For "Olinger Plaza"; 77 S. Main St.: Excel Sign Co.

*5. Proposed Zoning Ordinance Amendment to Include "Commercial Fueling Facilities" in the Industrial Districts: Initiated by the Planning Commission (Continue to January 10th)

*7. Use Permit 837 - Time Extension: Model Home Complex for "Hillcrest"; Yellowstone Avenue and Rocky Mountain Drive; Shapell Industries

*10. 'S' Zone Approval-Amendment: Review of Fountain Design for McDonald's Restaurant; Southeast Corner of N. Milpitas Blvd. and Dixon Road: McDonald's Corporation

*11. 'S' Zone Approval-Amendment: Screen Walls at rear of "Embassy Suites" Hotel; 901 E. Calaveras Blvd.: Embassy Suites (Continue to January 24th)

*16. 'S' Zone Approval-Amendment: Addition to Freestanding Sign for "Twinhead"; 1557 Centre Pointe Dr.: Sign Classics

*17. Minor Tentative Map - "Mount Olive Lutheran Church": Reversion to One Lot; Northwest Corner of E. Calaveras Blvd. and Evans Rd.: Mount Olive Lutheran Church

*18. 'S' Zone Approval-Amendment: Accessory Building and Room Addition to Single Family Residence on Hillside Zoned Parcel; 710 Berkshire Ct.: David Soo

*19. 'S' Zone Approval-Amendment: Roof Screen for "Sa[illegible] (Formerly Thrift Village); 60 S. Dempsey Rd.: Savers

*20. 'S' Zone Approval-Amendment: Freestanding Sign for "Lifescan"; 1051 S. Milpitas Blvd.: American Neon

*21. 'S' Zone Approval-Amendment: Building Sign for "Ritz" Camera Store; 485 E. Calaveras Blvd.: David Ritz

M/S: Unger, Crespo Ayes: All

#6.
Use Permit #529:
Time Extension
Pet Prevent-A-Care
Clinic

The Chairman opened the public hearing on Use Permit No. 529 and asked Commissioner Lee the reason she requested that this item be removed from the consent calendar. She stated that she would like to recommend that Pet Prevent-A-Care Clinics be given a permanent approval rather than having to come back for time extensions each year. She added that they have been operating for the past 7-8 years without any complaints.

Associate Planner Oteri gave a brief overview of this application, explaining that Pet Prevent-A-Care Clinics has operated successfully in the K Mart parking lot five (5) times per year for the past seven (7) years. During this 7-8 years, Mr. Oteri said the City has never received any complaints. Each year, they come before the Planning Commission to request a time extension for a one-year period and each year, it has been approved.

Commissioner Lee stated her belief that Pet Prevent-A-Care have proven themselves over the past seven (7) years to be reliable, and added that since the City has received no complaints about their operations, she would like to recommend they be given a permanent permit to operate.

Chairman Skyrud asked staff if granting a permanent permit would present any type of legal problem. Mr. Oteri responded "no."

Date: January 10, 1990 Item No. 1*

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Otert

Public Hearing: Yes: XX No: _____

Notices Mailed On: 10/25/89 Published On: 10/25/89 Posted On: 10/30/89

TITLE: Use Permit No. 1015 (Cont'd)

Proposal: Freestanding Sign For "Denny's"

Location: 200 Serra Way

RECOMMENDATION: Deny without prejudice

Applicant: E. S. Signs, 5777 Eggers Drive, Fremont, CA 94536

Property Owner: Margaret A. Donovan, #2 Lincolnshire Drive, Oakland, CA 94618

Previous Action(s): "S" Zone (Building), Use Permit, Sign Variance

Environmental Info: Exempt

General Plan Designation: General Commercial

Present Zoning: C2-S

Existing Land Use: Restaurant

Agenda Sent To: Applicant
Owner

Attachments: None

REPORT:

This matter has been continued from the last regularly-scheduled meeting. Staff has contacted the applicant's office but has not heard from the applicant since the November 8th meeting.

RECOMMENDATION:

Close the public hearing. Deny without prejudice the application due to the fact that the applicant hasn't shown interest in pursuing this application.

Mr. Smith confirmed that the City Council had denied the appeal by Diamond Sales and Service for truck sales at 555-557 E. Capitol Avenue, in agreement with the Commission's recommendation, and that a letter had been sent by the City Attorney to abate the truck sales. He also announced that the City Council approved the City's Open Space District.

Chairman Skyrud presented Vice-Chairwoman Lee with a dozen long-stemmed roses, in honor of her recent "Citizen of the Year" award.

Chairman Skyrud reported that he had received a phone call from someone who had an announcement to make, but that there had been a misunderstanding on the Commission's starting time, so there would be a late announcement.

VI
APPROVAL OF AGENDA

Chairman Skyrud asked staff if there were any changes to the Agenda. There were none.

MOTION to approve the agenda.

M/S: Meri, Rush. Ayes: All

VII
CONSENT CALENDAR

The Chairman asked staff if there were any changes to the consent calendar. Associate Planner Oteri indicated that Item #10 could be put on the consent calendar, since the applicant has no objection to the recommended special condition, and that Item #15 be removed. Commissioner Unger requested that Items #3, #4, and #14 be removed and that Item #7 be added to the consent calendar.

The Chairman asked if anyone from the audience had any comments. There were none. Community Development Manager Smith suggested that it may not be a good idea to add Item #7 to the consent calendar, as its approval is dependent upon the approval of the proposed zone change described in GPA 1190-1b (Item #6). It was the consensus of the Commission to remove Item #7 from consent.

Chairman Skyrud read the list of public hearing items (Items No. 1, 2, 3, & 14, 4, 5, 6, 7, 8, and 9) and asked if anyone would like to speak concerning any of these items. There was none.

MOTION to close the public hearing on Items No's. 1 and 2 (Use Permit No's. 1015 and 1019).

M/S: Meri, Rush. Ayes: All

MOTION to approve Items 1, 2, 10, 16 and 17 on the consent calendar as follows:

1. Use Permit No. 1015: Freestanding Sign for "Denny's Restaurant; 200 Serra Way: E.S. Signs (Deny without Prejudice)

2. Use Permit No. 1019: Less Restrictive Use in a More Restrictive Zoning District, a Manufacturing Use in a Retail Commercial Zoning District; 526 Valley Way: Prime Services (Approve with Findings)

10. PUD No. 55 "Beresford Meadows": Commission Review of Landscaping Plan, including Recreation Element: West Side of N. Milpitas Blvd., North of Beresford Ct.: Shapell Industries (Approval to the City Council/Redevelopment Agency)

16. "S" Zone Approval-Amendment: Room Addition to Single Family Hillside Residence; 210 Uridias Ranch Road: Trinidad G. Figueroa, Jr. (Approval to the City Council)

17. "S" Zone Approval-Amendment: Neon Building Sign for "Pasta's" Restaurant; 777 Bellew Drive (Holiday Inn): Walker Sign Service (Approval to the Redevelopment Agency)

M/S: Meri, Rush. Ayes: All

VIII. PUBLIC HEARINGS

3.& 14. Kingdom Hall & Caretaker's Residence

The Chairman opened the public hearing on Item No's. 3 and 14, the Kingdom Hall with two caretaker's residences and asked staff for a report. Associate Planner Oteri overviewed this item, showing the proposed elevations and site plan.

Commission Unger observed that he thought the parking could be a problem as there is no parking allowed on either side of the street on South Hillview Drive and asked if the Traffic Engineer had reviewed this item. Mr. Smith stated that parking would not present a serious problem since the church would meet at times other than the businesses in the area, most likely Sundays and evenings, and also because there was parking on site.

Commissioner Meri asked if there were any other churches in the City who have requested two caretaker units. Mr. Oteri responded that this was the first one he could recall, and explained that there would be as many as eight (8) congregations using this church.

Vice-Chairwoman Lee questioned whether any other buildings in the area had a stone veneer front. Mr. Oteri responded that one of the buildings on the north of the proposed church had a wood front and the other one had a stucco finish. Since the Commissioners had no further questions of staff, the Chairman asked the applicant to please come forward.

Mr. Jim Simm, 1344 Highland Ct., representing the applicant addressed the commission and stated he would answer any questions. Commissioner Rosenberg asked why there was a need for two caretaker units. Mr. Simm explained that there would be meetings every night and on the weekends and that it would be burdensome for only one caretaker to handle all the responsibilities. Mr. Rosenberg noted that there were no proposed kitchen facilities in the applicant's plans for the hall, as is customary in other churches, and asked if his observation was correct. Mr. Simm acknowledged that this was correct, there are no plans for a kitchen, and explained that the two sets of caretakers were elders of the church.

Commissioner Unger asked why the caretakers needed to live on site. Mr. Simm responded, "for security reasons", and also that it was a central location from which these elders could work, as well as a residence for them. Mr. Simm further explained that the caretakers would be two adults in each unit.

Commissioner Rosenberg asked whether the large Hall in the Fremont area had a caretaker's residence, Mr. Simm responded, "yes."

Chairman Skyrud asked if anyone in the audience would like to address the Commission regarding this Use Permit. No one came forward.

MOTION to close the public hearing on Use Permit No. 1020.

M/S: Rush, Meri. Ayes: All

Commissioner Unger opened the discussion on the accompanying "S" Zone Application, questioning whether the architectural treatment was compatible with other buildings in the area, specifically the split-wood sign. Commissioner Meri commented that he did not think the architecture of this building fit in the industrial area and that it looks like a residence. Commissioner Rosenberg asked Mr. Simm whether the proposed design and materials for this sign were typical of most Kingdom Halls and if the sign materials could be changed. Mr. Simm's stated that the materials could be changed.

City of Milpitas

455 E. Calaveras Blvd.
Milpitas, California 95035

January 12, 1990

File:
Use Permit No. 1015
Freestanding Sign for Denny's

E. S. SIGNS
5777 Eggers Drive
Fremont, CA 94536

Dear Sir or Madam:

This letter is to inform you that the Milpitas Planning Commission met on Wednesday, January 10, 1990, and reviewed your application for Use Permit No. 1015. Due to the fact that E. S. Signs had shown no interest in pursuing this application, it was denied without prejudice.

Prior to this meeting, Robert Oteri, Associate Planner, contacted your office but did not receive a call back nor had he heard from you since the November 8th meeting.

Should you have any questions, please feel free to contact this office at (408) 942-2306.

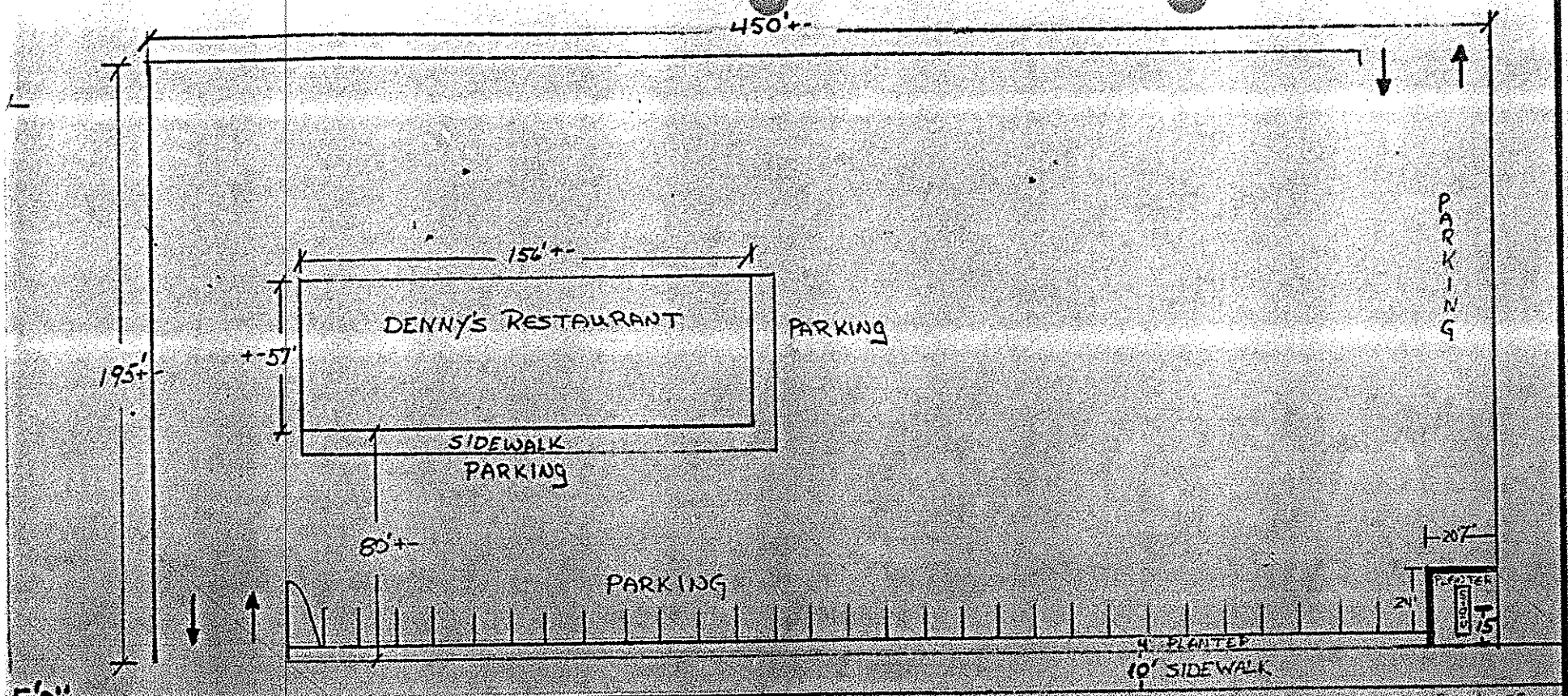
Sincerely,

PLANNING DIVISION

Tanya Jordan

Tanya Jordan
Public Services Clerk

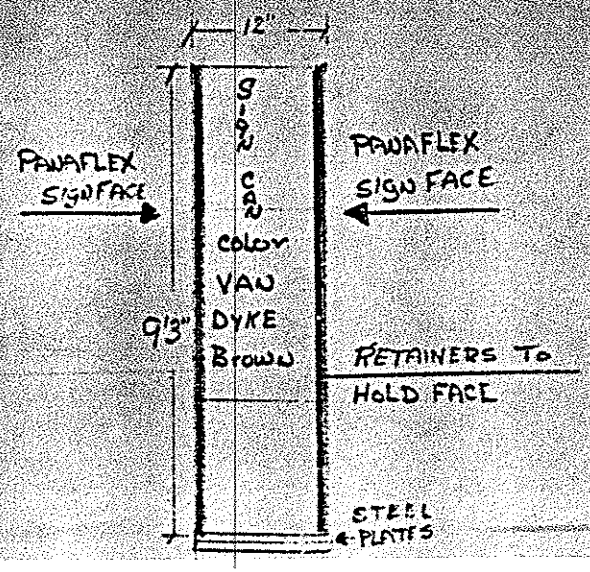
/tmj

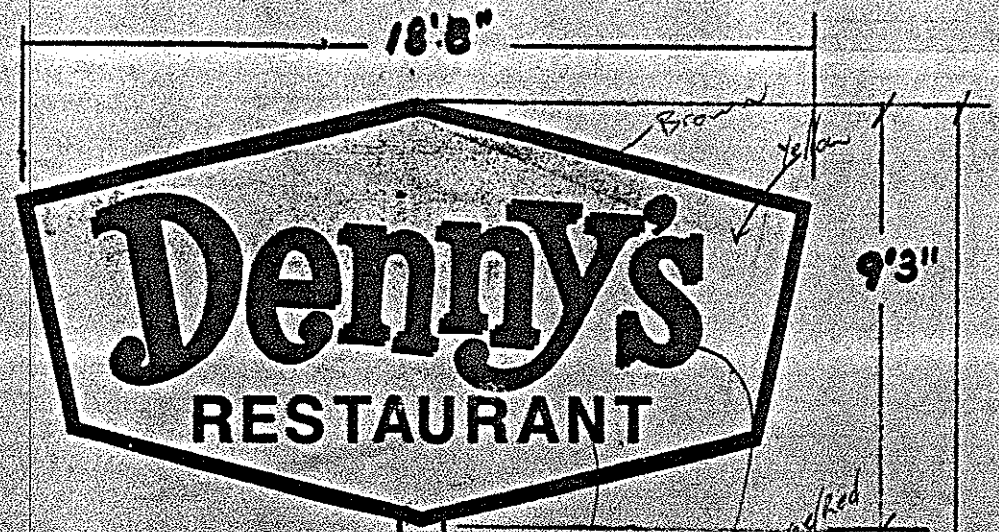


SCALE 1" = 50'

NEW SIGN TO REPLACE EXISTING SIGN SAME LOCATION, HEIGHT REDUCING SQUARE FOOTAGE OF SIGN

END VIEW





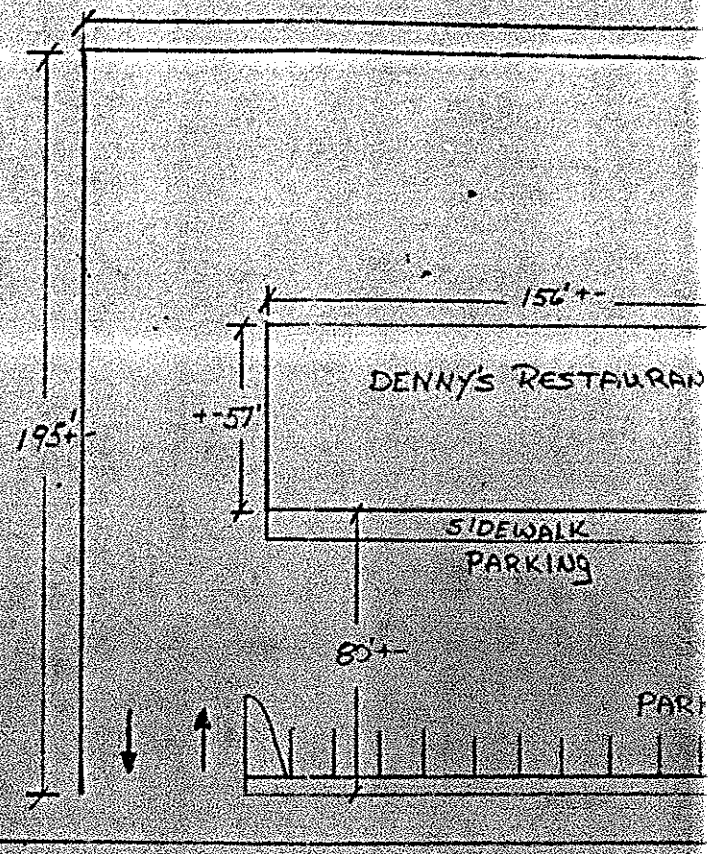
Background:
to match Rohm & Haas #2465 yellow

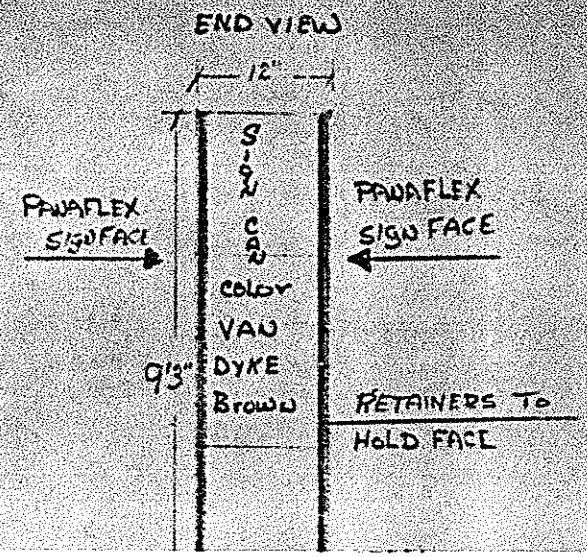
Graphics:
"Denny's"
background panel "Denny's" to match Rohm & Haas #2662 red w/ black drop shadow
"RESTAURANT" - Black Letters

POLE PAINTED DARK BROWN
VAN DYKE BROWN

EXISTING pole & FOOTING

18'8"
9'3"
15'9"
25'6"
15'
SCALE ¼" = 1'0"





CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

10 November 2010

Lap Tang
380 N. First Street
San Jose, CA 95112

Re: Denny's signs

Mr. Tang,

This letter is to inform you that the Denny's signs located at 442 West Calaveras Boulevard are presently in violation of the City's Sign Ordinance. The signs in question include the "Denny's Entrance" on the Travelodge freestanding sign and the freestanding "Denny's" sign. Since the opening of the new Denny's on the adjacent property, these signs are now considered "off site advertising displays", which is prohibited by the City's Sign Ordinance [Section 24.03(E)(4)].

In addition, the signs will have been deemed abandoned [Section 24.03(E)(1)] after 90 days from the date that the restaurant closed. That date will be January 12, 2011. Unless a new tenant assumes the space vacated by Denny's by that date, the signs, and in the case of the freestanding sign, including the structure will need to come down.

If you have any questions, please contact me at (408) 586.3278.

Sincerely,

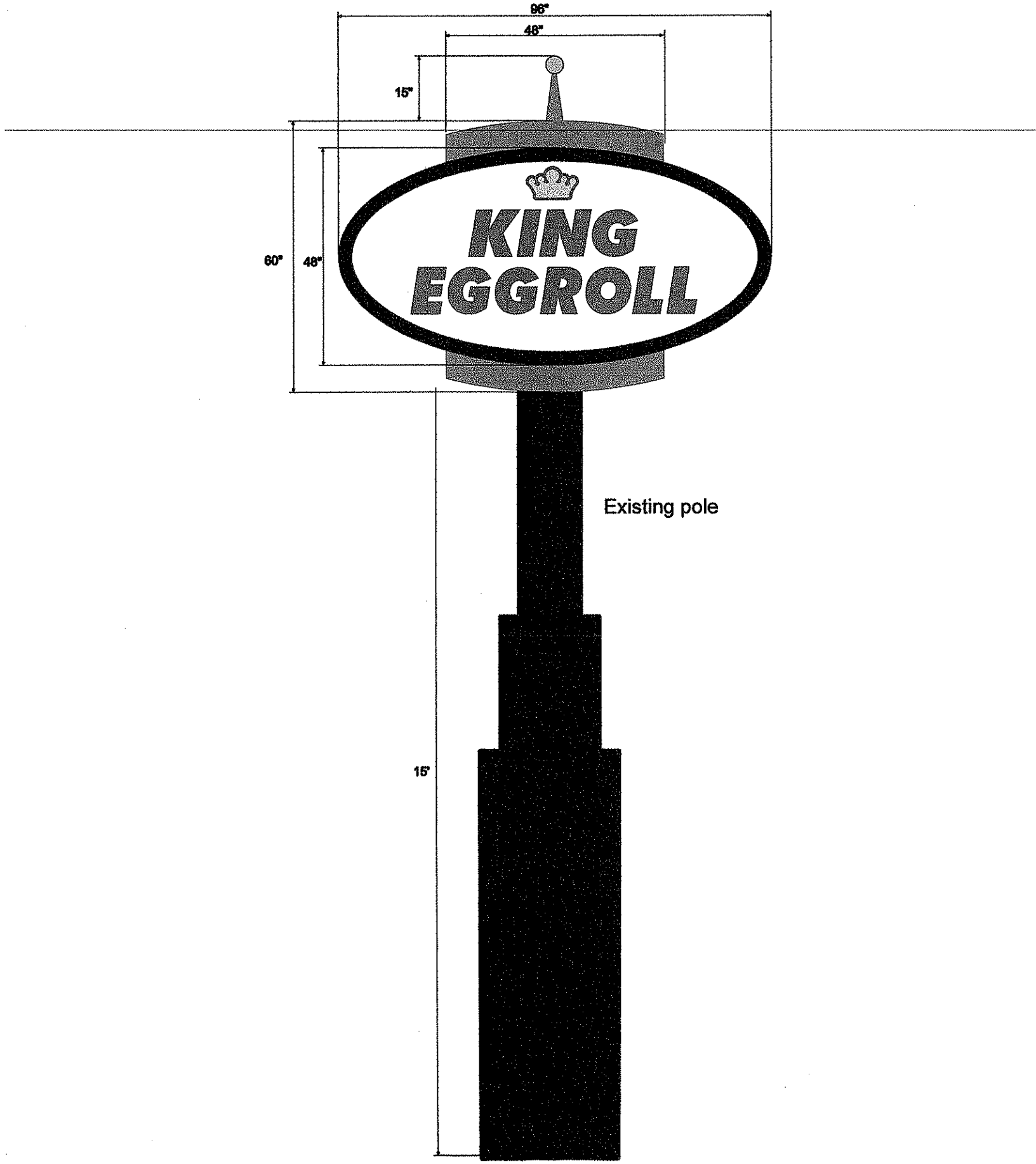
Sheldon S. Ah Sing
Senior Planner

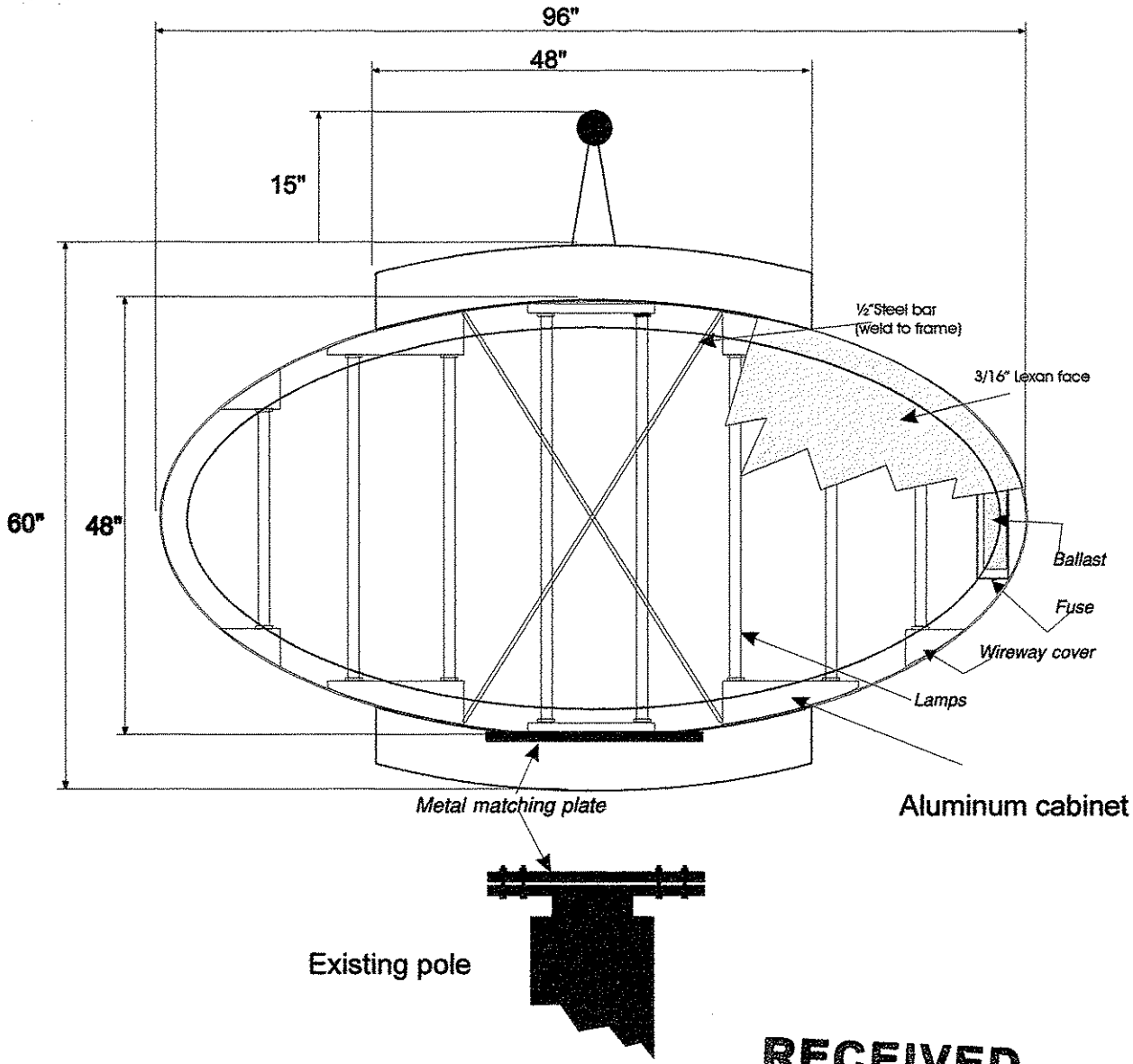
Letter of Sign proposal

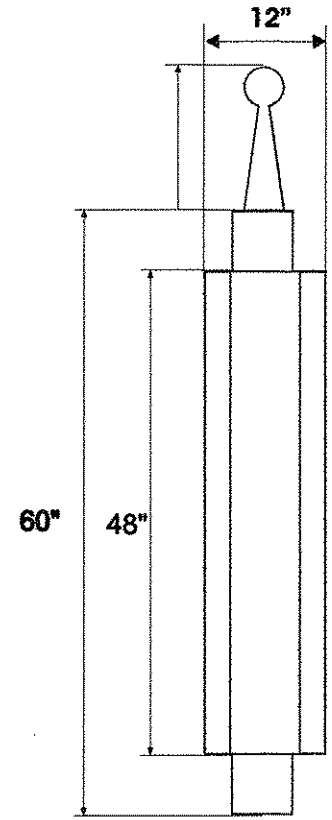
This letter is used to explain the proposal of a sign box for an existing pylon on the property of 442 W. Calaveras Blvd. The new sign box will be manufacture with the dimension mention in the plans, which is submitted along with this letter. No changes will be made the the existing pylon nor will it be moved from its current position.

Lucky Signs
775 N. 10th ST # 180
San Jose, CA 95133

RECEIVED
SEP 1 2 2012
CITY OF MILPITAS
PLANNING DIVISION


96"
48"
15"
60"
48"
KING
EGGROLL
Existing pole
15'





RECEIVED
SEP 1 2 2012
CITY OF MILPITAS
PLANNING DIVISION

NEW KING EGGROLL

APPROVED BY:

SIGNS OF LUCK
LUCKY Signs
775 N. 10th. St. # 180, San Jose, CA 95112
Ph: (408) 298-9153 F.: (408) 298-4572