

Master Sign Plan

Palm West Plaza

2891 N Vineyard

multi-tenant center

Sign minor mod: PZ 04-140-24

Project: PZ 99-5-134

Do not issue Pylon (A1) or monument (A2) permit without determining that landscaping has been tastefully relocated and the swale under sign A2 is not compromised.

Chris Williamson

July 8, 2004



August 2, 2004

Mr. Ed Vidales
Donco and Sons Inc.
1410 N. Daly Street
Anaheim, CA 92806

RE: *Minor Modification (PZ 04-140-24) to PZ 99-5-134, 2891 N. Vineyard (Palm West Plaza) Master Sign Program – sign substitution approval*

The Manager of Planning and Environmental Services has approved substituting two Type E (tenant) signs for the two center ID signs on the corner tower (nearest to Vineyard) of Building 'B' only for the use occupying the corner lease space in Building 'B.'

A handwritten signature in black ink, appearing to be 'M' followed by a flourish.

Marilyn Miller, AICP 
Planning and Environmental Services Manager

Analysis: The proposed master sign plan includes 18 signs totaling approximately 388.5 sq. ft. of sign area as shown in the table below:

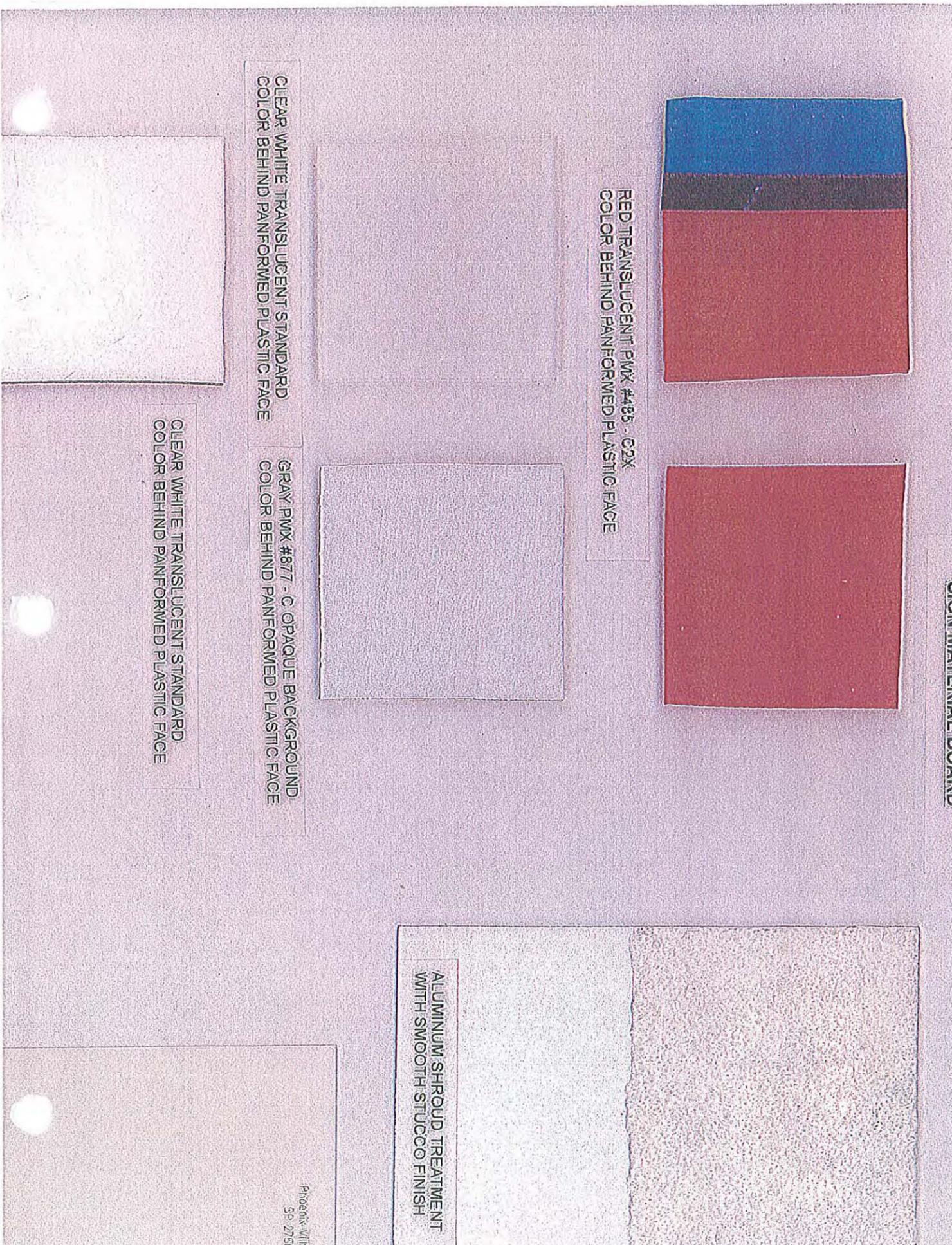
	Description	Type	height	width	quantity	copy area	total area
A1	Main center ID, gas prices	Pylon	8'	5'1"	1	100 X 2	200
A2	Secondary ID, tenants	Ground	42"	6'	1	18 X 2	36
B	5' Circle K logo	Wall	5'	5'	1	25	25
C	Carwash and 76 logo	Wall	2'	10'	2	40	80
D1	Canopy 76 circle 36" logo	Wall	3'	3'	1	7	7
D2	Canopy 76 circle 24" logo	Wall	2'	2'	2	6.28	12.5
E	Tenant signs	Wall	3'	6'	7	18	126
F	Center ID sign, Bldg A	Wall	2'	8'	1	10	10
					18		496.5

Total sign area: The principal street frontage is on Vineyard Avenue with a total length of 360 feet for an allowed maximum sign area of 360 square feet. The two principal buildings total 230 linear feet of frontage on Vineyard Avenue for an allowed sign area of 460 square feet. The Retail 'B' building has 144.8 feet of secondary frontage which results in an additional 72 square feet of area for the secondary frontage only. As the code allows for the larger number, the proposed master sign program of 496.5 square feet is below the maximum allowed signage of 532 square feet, with a maximum of 72 square feet for the Building B secondary frontage.

On-site Freestanding sign (sign A1): A freestanding pylon sign proposed at 24 feet in height does not exceed the allowed 24 foot height limit. The signage area of 200 square feet (counting both sides of 100 sq. ft. each) does not exceed the allowed 300 square feet. Sign A1 is located in a landscaped setback area that exceeds the area of the proposed sign. Sign A1 will displace some of the required and approved setback landscaping: condition #1 requires that landscaping be relocated within the same setback area. This sign meets code requirements.

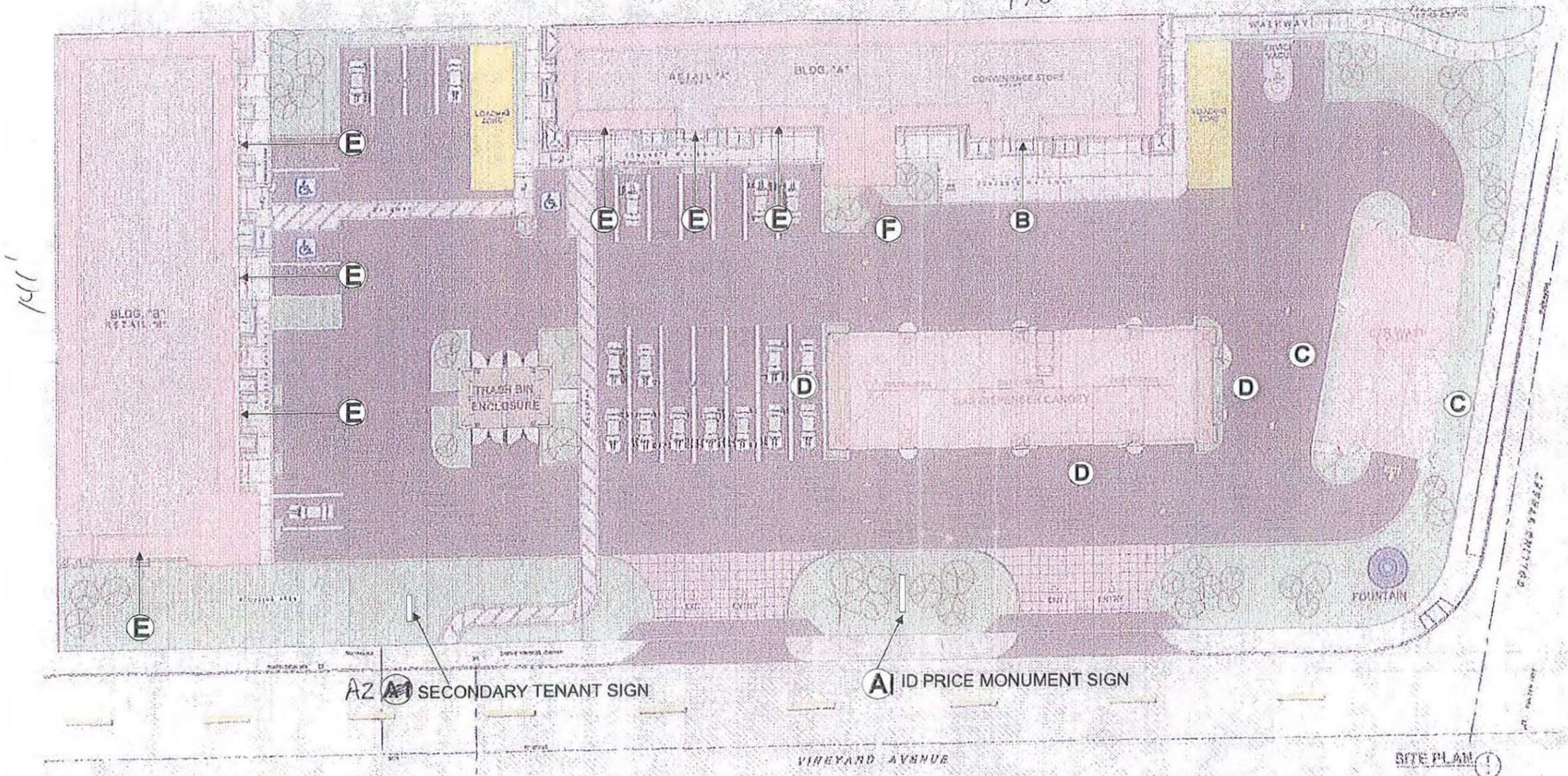
On-site ground sign (sign A2): The master site plan proposes a ground sign located in the Vineyard Avenue landscaped setback area within the 80% requirement of the Vineyard Avenue frontage. Sign A2 allows for up to four tenant signs per side with an area of 18 square feet on each side, totaling 36 square feet total which is less than the allowed 50 square feet, and at an allowed height of 42 inches. The sign is located over a swale in the setback designed for stormwater retention. Sign A2 will displace some of the required and approved setback landscaping: condition #1 requires that landscaping be relocated within the same setback area. Condition #2 requires that the approved functionality of the swale be retained by the design of Sign A2. This sign meets code requirements.

Wall signs (B to F): The proposed wall signs on Building A, Building B, service island canopy, and the car wash structure are of a consistent design utilizing either the same font and color scheme or utilizing a qualifying corporate logo. Building B has three tenant signs totaling 48 square feet, which is less than the allowed 72 square feet allowed for a secondary frontage. These signs meet code requirements.



PALM WEST SITE PLAN

176'

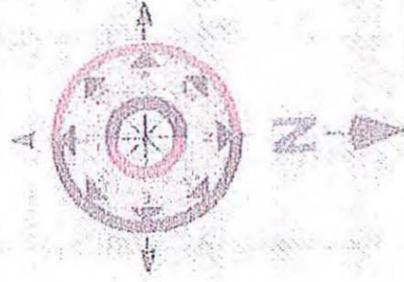


AZ **A** SECONDARY TENANT SIGN

A ID PRICE MONUMENT SIGN

VINEYARD AVENUE

SITE PLAN



PROJECT ADDRESS

CIRCLE K / 76 SERVICE STATION
2891 N. VINEYARD AVE.
OXNARD, CA

DATE: 01-21-04

REVISION	DATE
1	04-06-04
2	
3	
4	

PROJECT NO.
050729

SHEET NUMBER
1 OF

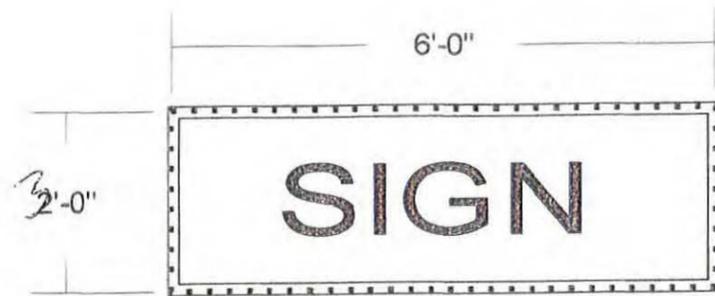
Sign plan_5.cdr

1410 N DAILY STREET
ANAHEIM, CA 92806



Donco & Sons, Inc.
(714) 254-0089
ST. LIC. # 435616
C-10, 45, 61

SITE PLAN

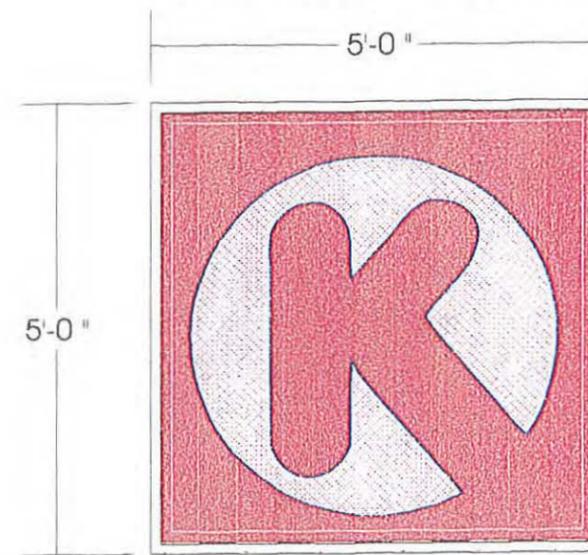


E FUTURE TENANT SIGN
 INTERNALLY ILLUMINATED QTY: ONE PER TENANT

ON BUILDING A AND BUILDING B FRONT ELEVATIONS
 COLORS TO BE IN ACCORDANCE WITH BUSINESS CORPORATE LOGOS
 MATERIALS TO BE REVIEWED BY CITY PER CITY STANDARD
 ALUMINUM CABINET SIGNS OR CHANNEL LETTER TYPE NEON SIGNS

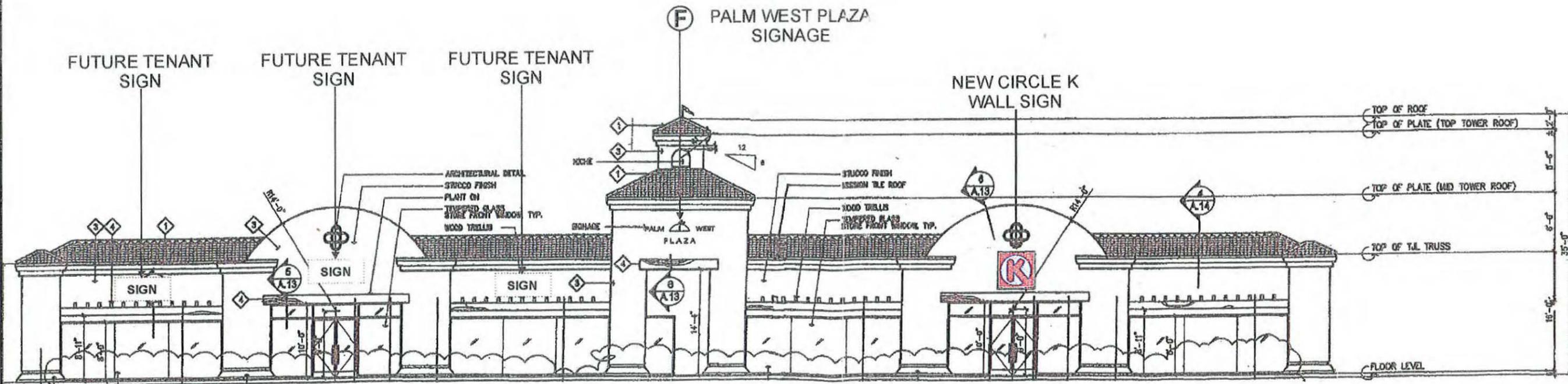
U. L. APPROVED REMOTE TRANSFORMER OR SELF CONTAINED
 WITH EXTERNAL DISCONNECT SWITCHES

NEW WALL SIGN



B 5' X 5' CIRCLE K WALL SIGN
 INTERNALLY ILLUMINATED QTY: ONE (1)
 WEST BUILDING ELEVATION OVER FRONT ENTRANCE

12/18



FRONT BUILDING ELEVATION

SIGN PLAN

1410 N. DALY STREET
 ANAHEIM, CA 92806
Donco & Sons, Inc.
 (714) 254-0099 ST. LIC. # 436616
 C-10, 45, 61

PROJECT ADDRESS
 CIRCLE K / 76 SERVICE STATION
 2891 N. VINEYARD AVE.
 OXNARD, CA

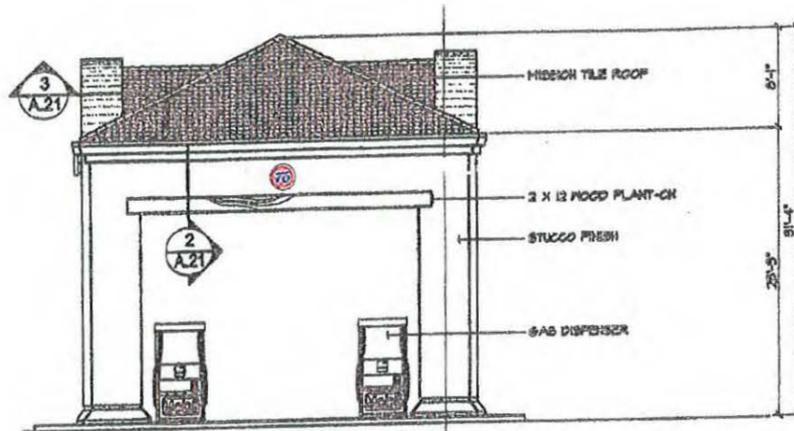
DATE: 01-21-04

REVISION	
1	04-06-04
2	
3	
4	

PROJECT NO.
 050729

SHEET NUMBER
 2 OF 6

NEW CANOPY SIGNS



SIDE CANOPY ELEVATION

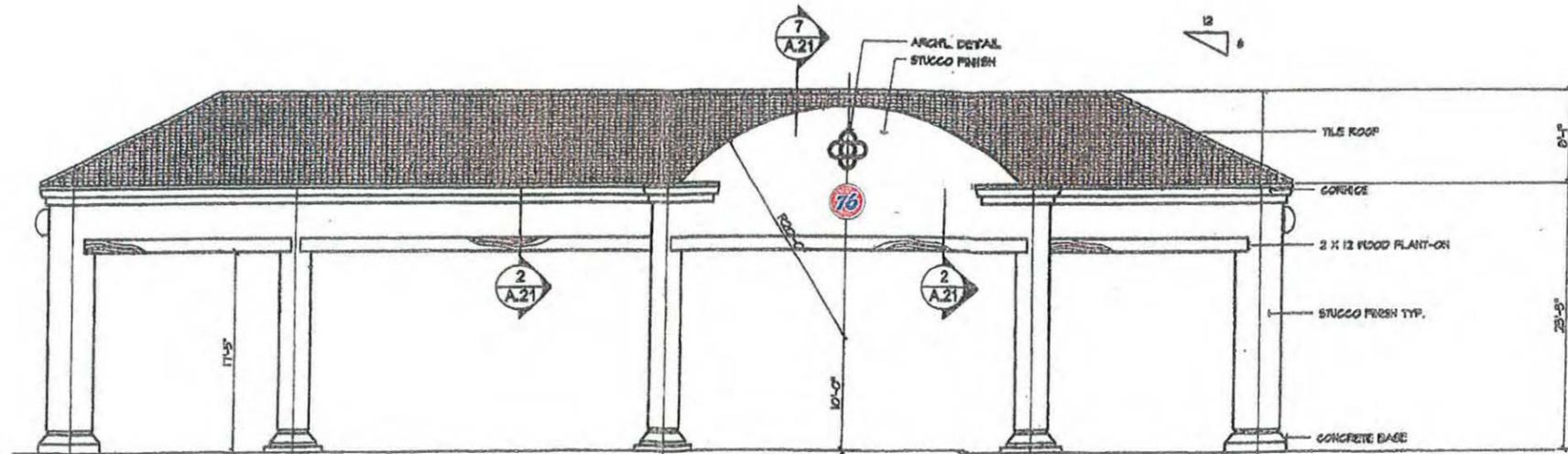
D 76 CANOPY LOGO SIGNS
 INTERNALLY ILLUMINATED QTY: THREE (3)
 ON NEW CANOPY FASCIA STRUCTURE

-36" LOGO ON SIDE CANOPY ELEVATION: (1) ONE
 -24" LOGO ON ENDS ON CANOPY: (2) TWO

$$Area = \pi R^2$$

$$Area_{36} = 3.14 \left(\frac{1.5}{2}\right)^2 = 7.07$$

$$Area_{24} = 3.14 \left(\frac{1}{2}\right)^2 = 0.785$$



FRONT CANOPY ELEVATION

SIGN PLAN
 1410 N. DALY STREET
 ANAHEIM, CA 92806
Donco & Sons, Inc.
 (714) 254-0089 ST. LIC. # 435616
 C-10, 45, 61

PROJECT ADDRESS
 CIRCLE K / 76 SERVICE STATION
 2891 N. VINEYARD AVE.
 OXNARD, CA

DATE:	01-21-04
REVISION	
1	04-06-04
2	
3	
4	
PROJECT NO.	050729
SHEET NUMBER	3 OF 6



Car Wash

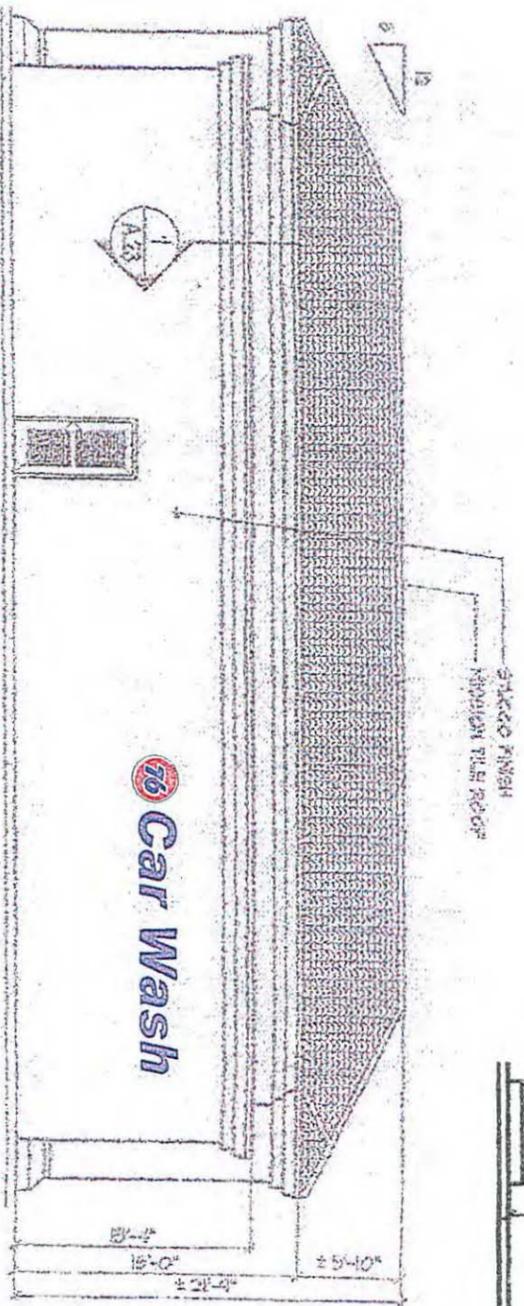
16"

17"

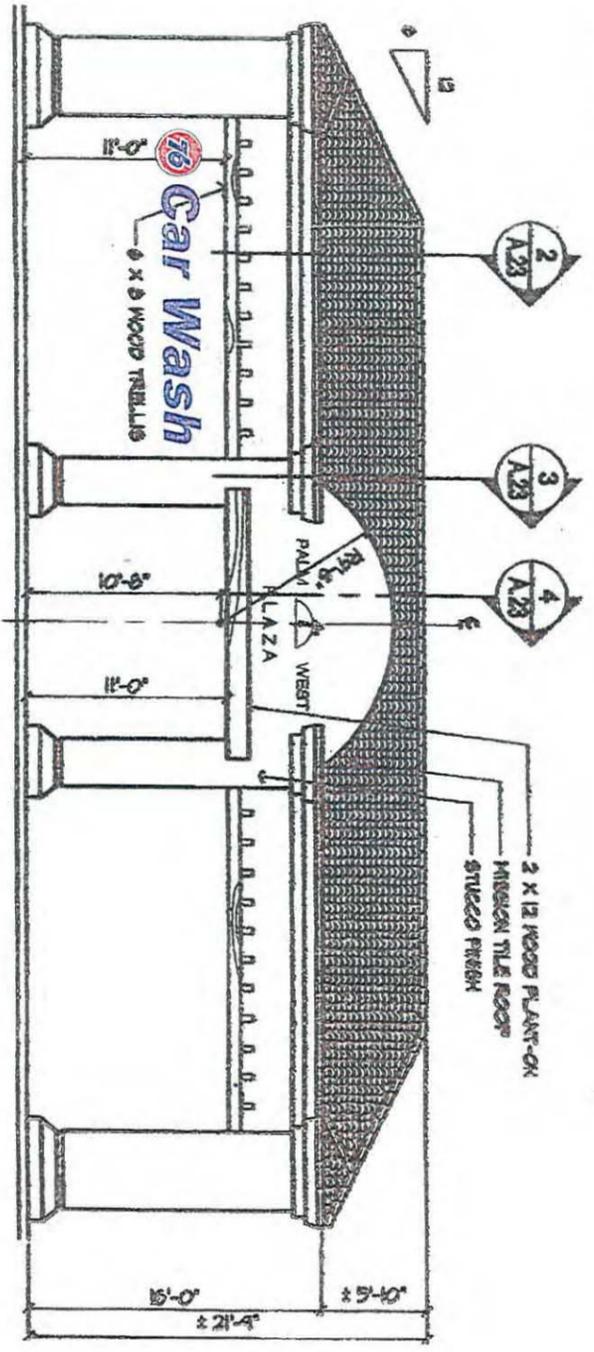
9'-0"

C 76 CAR WASH CHANNEL LETTERS
INTERNALLY ILLUMINATED

20 SQ FT
QTY: TWO (2)



NORTH CAR WASH BUILDING ELEVATION



SOUTH CAR WASH BUILDING ELEVATION

DATE:	01-21-04
REVISION	
1	04-08-04
2	
3	
4	
PROJECT NO.	050729
SHEET NUMBER	4 OF 4

PROJECT ADDRESS
 CIRCLE K / 76 SERVICE STATION
 2891 N. VINEYARD AVE.
 OXNARD, CA

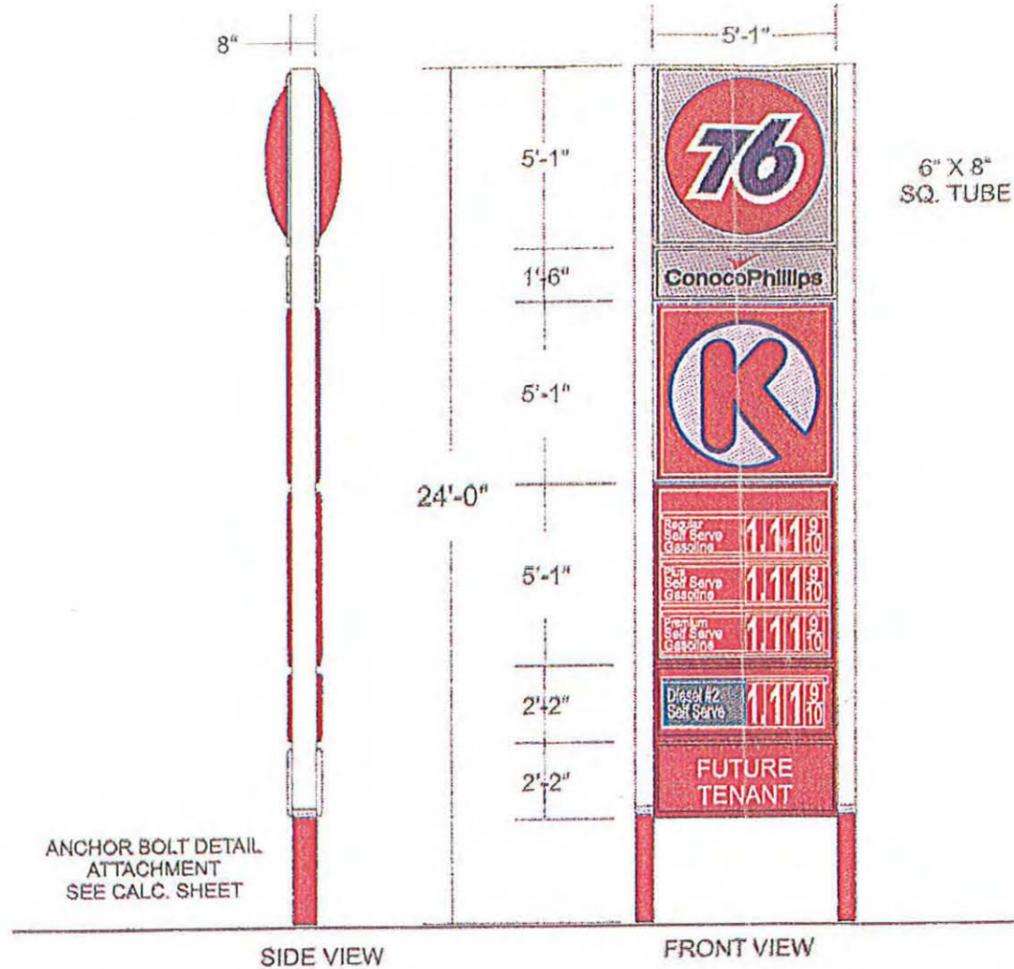


Donco & Sons, Inc.
 (714) 254-0099
 ST. LIC. # 435616
 C-10, 45, 61

1410 N, DALY STREET
 ANAHEIM, CA 92806

SIGN PLAN

A1 PROPOSED ID / PRICE SIGN



ANCHOR BOLT DETAIL
ATTACHMENT
SEE CALC. SHEET

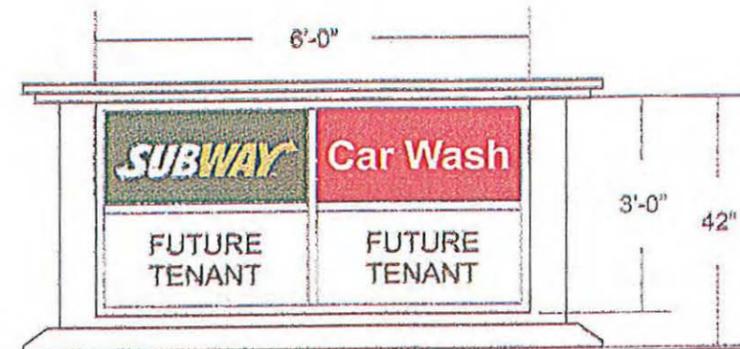
SIDE VIEW

FRONT VIEW

A NEW 5' TWIN POLE ID PRICE SIGN
ILLUMINATED 105 SQ FT
QTY: ONE (1)

IN NEW PLANTER AREA
ON NEW CONCRETE FOOTINGS
TO ADDRESS VINEYARD

A2 PROPOSED TENANT SIGN



A1 SECONDARY TENANT SIGN
INTERNALLY ILLUMINATED 18 SQ FT
QTY: ONE (1)

WITH ARCHITECTURAL TREATMENT TO MATCH BUILDING
AND SERVICE STATION MONUMENT SIGN

SIGN PLAN

1410 N. DALY STREET
ANAHEIM, CA 92806
Donco & Sons, Inc.
(714) 254-0099 ST. LIC. # 435616
C-10, 45, 61

PROJECT ADDRESS
76 / CIRCLE K STATION # 2651269
2891 N. VINEYARD
OXNARD, CA

DATE: 06-18-04

REVISION

1 06-23-04

2

3

4

PROJECT NO.
050729

SHEET NUMBER

1 OF 1