

RECEIVED

May 13, 2021

CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT



2099 Mt. Diablo Boulevard, Suite 206
Walnut Creek, CA 94596

April 20, 2021

City of Brentwood
150 City Park Way
Brentwood, CA 94513

RE: Amendment to Master Sign Program

APPROVED

City of Brentwood
Planning Division

Date: 5/26/2021 Planning managers determination

File#: CUP 04-15

Signature: *Doral Yum*

Dear City of Brentwood,

We are requesting to amend The Master Sign Program for Brentwood Sunset Plaza located at 7710 – 7760 Brentwood Boulevard. The current sign program states “Building A businesses shall not be allowed to use the monument sign for advertising”. We are requesting to remove this from the sign program. We would like to allow all businesses access to the monument shall until there is no space remaining. We currently have multiple slots that are not being used by tenants in Building B.

Should you have any questions regarding this request you can reach me at BethanyB@lockehousepmg.com or (925) 627-4270.

Sincerely,

LOCKEHOUSE PROPERTY MANAGEMENT GROUP, INC.
as Agent for Owner

Bethany Bourland
Property Manager

**MASTER SIGN PROGRAM
FOR THE SUNSET PLAZA RETAIL CENTER**

Revised April 20, 2021.

Monument Sign

One Monument sign shall be allowed. It shall be located at the driveway on Brentwood Boulevard. This monument sign shall have a useable sign area of 5 feet by 5 feet with a two (2) foot high pedestal and a one (1) foot high top cornice. Total sign height shall be a maximum of eight (8) feet. This monument sign will be divided into equal sign areas to allow for a maximum number of tenants to locate on it. Once the monument sign's useable sign area is filled no new signs can located on it until one is removed.

Building 1 Signage

All businesses locating in Building 1 shall be allowed a maximum of two (2) signs. One sign located on the rear façade facing Brentwood Boulevard and one sign located on the front façade facing the plaza area. The sign shall not occupy more than 70% of the designated sign area for each suite. A maximum letter height of 24 inches shall be allowed. Building 1 business's shall not be allowed to use the monument sign for advertising. All signs shall be reviewed and approved by the property owner first then a sign permit application shall be submitted to the City of Brentwood's Building and Community Development Departments for final review and approval.

Building 2 Signage

All businesses locating in Building 2 shall be allowed a maximum of one sign on the building front façade facing the plaza area and one sign on the center's monument sign. No signage shall be allowed anywhere on the back façade of Building 2. Building signs shall not occupy more than 70% of the designated sign area for each suite. A maximum letter height of 24 inches shall be allowed. All signs shall be reviewed and approved by the property owner first then a sign permit application shall be submitted to the City of Brentwood's Building and Community Development Departments for final review and approval.

APPROVED PLAN

PERMIT NO. DR 04-26

RESOLUTION NO. 05-03

ACTION: APPROVED DENIED

DATE 1-18-05

MASTER SIGN PROGRAM
FOR THE SUNSET PLAZA RETAIL CENTER

CUP 04-15

Monument Sign

One Monument sign shall be allowed. It shall be located at the driveway on Brentwood Boulevard. This monument sign shall have a useable sign area of 5 feet by 5 feet with a two (2) foot high pedestal and a one (1) foot high top cornice. Total sign height shall be a maximum of eight (8) feet. This monument sign will be divided into equal sign areas to allow for a maximum number of tenants to locate on it. Once the monument sign's useable sign area is filled no new signs can be located on it until one is removed.

Building A Signage

All businesses locating in Building A shall be allowed a maximum of two (2) signs. One sign located on the rear façade facing Brentwood Boulevard and one sign located on the front façade facing the plaza area. The sign shall not occupy more than 70% of the designated sign area for each suite. A maximum letter height of 24 inches shall be allowed. ~~Building A business's shall not be allowed to use the monument sign for advertising.~~ All signs shall be reviewed and approved by the property owner first then a sign permit application shall be submitted to the City of Brentwood's Building and Community Development Departments for final review and approval.

Revisions April 20, 2021. All tenants shall be allowed on the monument sign unit it is filled and no slots are remaining.

* Building B Signage

All businesses locating in Building B shall be allowed a maximum of one sign on the building front façade facing the plaza area and one sign on the center's monument sign. No signage shall be allowed anywhere on the back façade of Building B. Building signs shall not occupy more than 70% of the designated sign area for each suite. A maximum letter height of 24 inches shall be allowed. All signs shall be reviewed and approved by the property owner first then a sign permit application shall be submitted to the City of Brentwood's Building and Community Development Departments for final review and approval.

Tenant shall have 1 sign above entry doors to "My Girlfriend's Kitchen" and 1 sign to be installed on monument sign located at Brentwood Blvd. Monument sign shall be approx 5' x 5'. Tenant has option for top line for placement.

3/22/06

Bobbi Jackson
Developer/landlord for Sunset Plaza

from public rights-of-way, as submitted with this project, will be conducive to an orderly, attractive, efficient, and harmonious development.

6. The availability of public facilities and utilities is adequate to serve the proposed use.

WHEREAS, the Planning Commission of the City of Brentwood has held a public hearing, reviewed the request for Conditional Use Permit (CUP 04-15) and the staff report, considered all public testimony, has studied the compatibility of the applicant's request with adjacent land uses, and finds that:

1. The project is consistent with the General Plan and Zoning Ordinance, provided the conditions of approval are implemented, as pertinent General Plan policies encourage the development of high quality projects within the City that will provide a balance mix of land uses, including recreational and open space facilities.
2. The location and operating characteristics of the proposed addition, as conditioned, will not adversely affect abutting properties and the surrounding neighborhood, as the project is sufficiently setback and separated from other properties, and appropriate parking facilities, lighting, access and circulation, and provisions regarding operating characteristics have been provided for in conditions of approval.
3. Allowing the second story, will not adversely affect abutting properties and the surrounding neighborhood as the overall height of the proposed office buildings will be consistent with the other commercial and office buildings located to the east, south and west of this proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Brentwood approves:

1. The adoption of the Mitigated Negative Declaration prepared for this project and directs staff to file a Notice of Determination with the County Clerk.
2. Design Review No. 04-26 and Conditional Use Permit No. 04-15 subject to the conditions contained in Exhibit "A" attached hereto and made a part of this resolution.

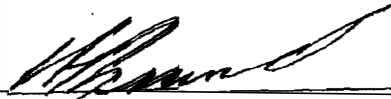
The design review and conditional use permit is valid for one year and will expire on January 18, 2006, unless a building permit is issued prior to that date, or written extension is requested by the applicant and approved by the Planning Commission prior to the expiration date.

The above actions are final unless an appeal is filed pursuant to Chapter 17.880 of the Brentwood Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED by the Planning Commission of the City of Brentwood on January 18, 2005, by the following vote:

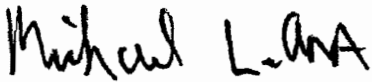
AYES:	Chairman Becnel, Commissioners Douglas, Padgett, Schults and Shipley
NOES:	None
ABSENT:	None
ABSTAIN:	None

APPROVED:

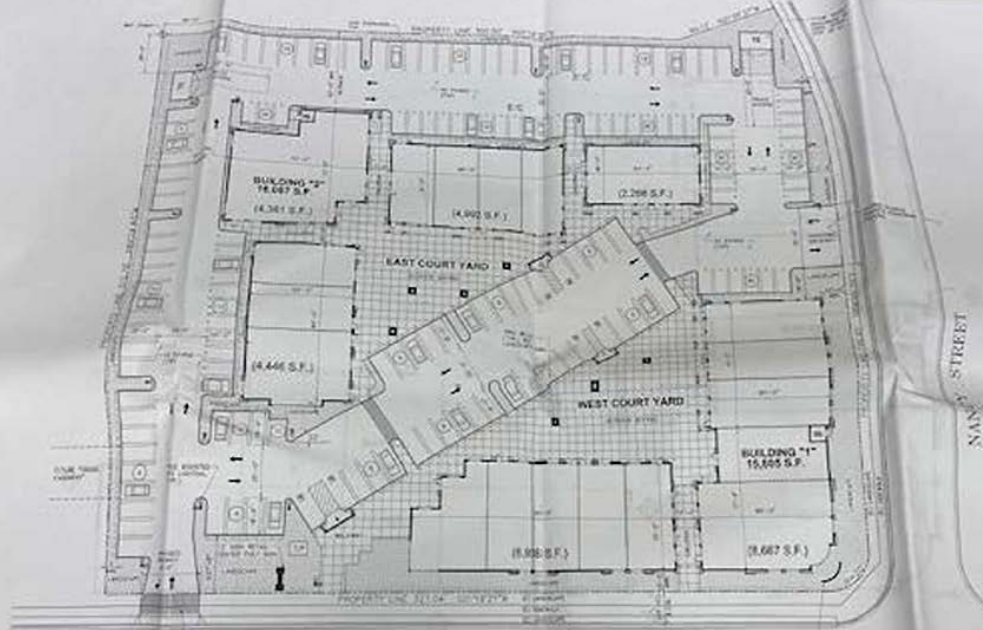


Chris Becnel
Planning Commission Chairman

ATTEST:



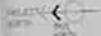
Michael Leana
Chief of Planning



PRELIMINARY PLAN
SHEET 1001

STATE HIGHWAY 4
AKA BRENTWOOD BLVD

© THE ARCHITECT
UNLESS NOTED OTHERWISE



David Mena Architects

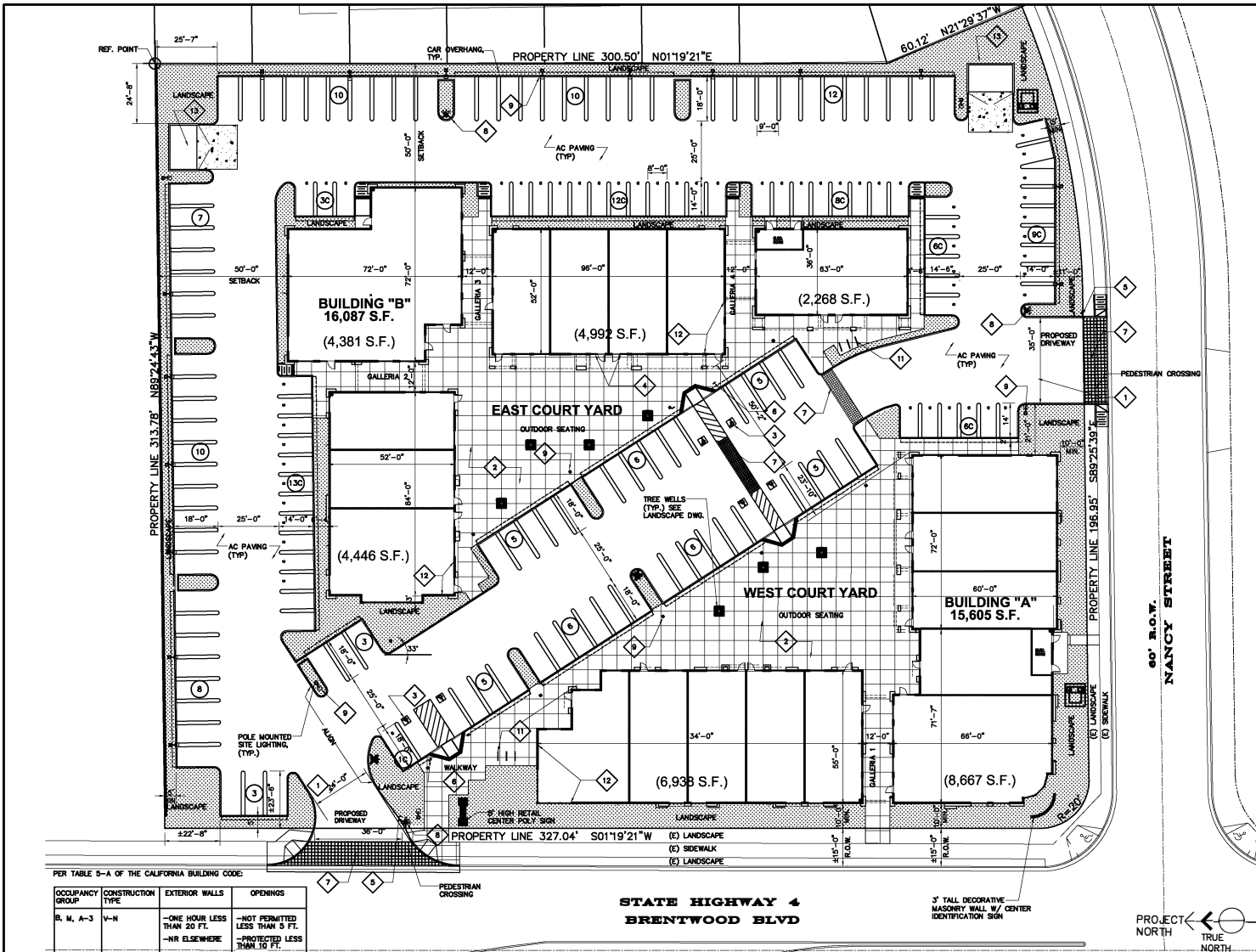
3800 Wilshire Blvd. Suite 800, Beverly Hills, CA 90210
Tel: 310.274.0000 - Fax: 310.274.0001
11000 Wilshire Blvd. Suite 900, Los Angeles, CA 90024
Tel: 310.274.0000 - Fax: 310.274.0001

Architecture / Planning / Interiors

DEVELOPMENT FOR:

SUNSET PLAZA

BRENTWOOD BLVD. & NANCY LANE
BRENTWOOD, CALIFORNIA



- 1 THERMAL PLASTIC DIRECTIONAL ARROWS (TYP.) VERIFY LOCATION W/ TRAFFIC ENGINEER.
- 2 CONCRETE WALKWAY PER CITY STANDARDS. TYP. PATTERNED BROOM FINISH CONCRETE FLATWORK. SEE DETAIL 08/C10
- 3 H.C. SYMBOL. SEE DETAIL 01/C10
- 4 H.C. ENTRY SIGN AT EXTERIOR DOORS. TYP. SEE DETAIL 02/C10
- 5 SITE ENTRY SIGN. SEE DETAIL 03/C10
- 6 ACCESSIBLE SIGN. SEE DETAIL 04/C10. SEE 1 & 2/C5 FOR LOCATION
- 7 STAMPED COLOR CONCRETE. MANUFACTURER'S BOMANITE. PATTERN: HERRINGBONE BRICK. INTERIOR COLOR: RED CLAY. SEE DETAIL 05/C10
- 8 FIRE HYDRANT. REFER TO C4 FOR ADDITIONAL INFORMATION.
- 9 SITE LIGHTING. SEE ELECTRICAL DRAWINGS.
- 10 NOT USED
- 11 BIKE RACK: BRANDT INTERNATIONAL, INC. MFR. THISSON RACK, CO. SPECS. (3) RBOS (3 BICYCLES) INGROUND ANCHOR MOUNT ASTM A53 SCHEDULE 40 STEEL PIPE, HYDRAULICALLY BENT WITH A MANDREL, HOT DIPPED GALVANIZED
- 12 BUILDING FOOTPRINT SHOWN FOR REFERENCE ONLY. REFER TO BUILDING SHELL FOR PERMIT INFORMATION
- 13 TRASH ENCLOSURE W/ CONCRETE APRON. (TYP. OF 2). SEE SHEET C11
- 14 SPLIT FACE BLOCK WALL BY "CAL-LOK" OR APPROVED EQUAL. TAN COLOR.

KEY NOTES 03

1. THIS PROJECT IS SUBJECT TO THE COMPLIANCE OF ALL CONDITIONS OF APPROVAL AS STATED ON PLANNING COMMISSION RESOLUTION NO. 05-003, CONDITIONS OF APPROVAL FOR DESIGN REVIEW NO. 04-26, AND CONDITIONS OF USE PERMIT NO. 04-15.
2. FIRE ACCESS ROAD AS REQUIRED BY THE FIRE DEPARTMENT SHALL BE UNOBSTRUCTED (20' MIN. WIDTH) AND SHALL BE PAINTED RED. CURB SHALL BE STENOCHED WITH WHITE 4" LETTERS NOTING "NO PARKING - FIRE LANE" AS DIRECTED BY THE FIRE MARSHALL.
3. ACCESS ROADS AND FIRE HYDRANTS (IF APPLICABLE) SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
4. APPROVED PREMISED IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE READILY VISIBLE FROM THE STREET.
5. NO ILLEGAL SIGNS, PENNANTS, BANNERS, BALLOONS, FLAGS, OR STREAMERS ARE TO BE USED ON THIS SITE AT ANY TIME.
6. NO SIGNS SHALL BE INSTALLED ON THIS SITE WITHOUT PLANNING DEPARTMENT APPROVAL UNDER SEPARATE PERMIT.
7. ALL GARBAGE AND DEBRIS ON THIS SITE SHALL BE REMOVED TO THE SATISFACTION OF BUILDING DEPARTMENT AND STAFF AND PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SITE.
8. ALL BUILDINGS AND THE SITE SHALL BE KEPT CLEAN OF ALL DEBRIS (BOXES, JUNK, GARBAGE, JUNK VEHICLES, ETC.) AT ALL TIMES.
9. REFER TO SITE ELECTRICAL FOR SITE LIGHTING. ELECTRICAL SUBCONTRACTOR SHALL VERIFY SITE PHOTOMETRICS FOR PARKING LOT ILLUMINATION AT GROUND LEVEL SHALL MEET CITY OF BRENTWOOD ZONING ORDINANCES.
10. THE GRADING OPERATION SHALL TAKE PLACE AT A TIME AND IN A MANNER, SO AS NOT TO ALLOW EROSION AND SEDIMENTATION. THE SLOPES SHALL BE LANDSCAPED AND RESEDED AS SOON AS POSSIBLE AFTER GRADING OPERATION HAS CEASED. EROSION MEASURES SHALL BE IMPLEMENTED DURING ALL CONSTRUCTION PHASES IN ACCORDANCE AND APPROVED EROSION AND SEDIMENTATION REGIME.
11. STANDARD DUST CONTROL METHODS AND DESIGN SHALL BE USED TO STABILIZE THE DUST GENERATED BY CONSTRUCTION ACTIVITIES.
12. COMPLY WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. CONTRACTOR TO APPLY FOR A STATE OF CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND SHALL ALSO SUBMIT TO THE REGIONAL RESOURCES CONTROL BOARD, AND A COPY OF NOTICE OF INTENT SHALL BE SUBMITTED TO THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITY.
13. FOR TRANSFORMER PAD OR UNDERGROUND VAULT, WATER METER, GAS METER LOCATIONS AND OTHER UTILITIES SEE C3, C4 & E10.
14. FOR ADDITIONAL SITE HORIZONTAL CONTROL DIMENSIONS SEE C2.
15. MAXIMUM PERMITTED SLOPE OF ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION.

PER TABLE 5-A OF THE CALIFORNIA BUILDING CODE:

OCCUPANCY GROUP	CONSTRUCTION TYPE	EXTERIOR WALLS	OPENINGS
B, M, A-3	V-N	-ONE HOUR LESS THAN 20 FT. -NR ELSEWHERE	-NOT PERMITTED LESS THAN 5 FT. -PROTECTED LESS THAN 10 FT.

SITE PLAN



NO.	REVISIONS	BY	APP	DATE

DEVELOPMENT FOR : **SUNSET PLAZA**

SITE PLAN

DR 04-26

BRENTWOOD, CA

05 SHEET NOTES 01

DESIGNED UNDER THE DIRECTION OF: **07.20.05**

DATE: **07.20.05**

DESIGN: H.N. DATE: **07.20.05**

DRAWN: J.Z. DATE: **07.20.05**

CHECKED: D.M. DATE: **07.20.05**

C1.3

