



City of Ontario
 Planning Department
 303 East B Street
 Ontario, California 91764
 Phone: 909.395.2036
 Fax: 909.395.2420

Sign Program Application Form

GENERAL INFORMATION

Business: AutoZone/Wendy's
 Address: 600 E Holt Blvd Ontario, CA 91764
 Phone: _____
 Email: _____
 Business License No. _____ Exp. Date: _____
 Applicant: AutoZone
 Address: 123 S Front St Memphis, TN 38103
 Phone: 901-495-7996 Email: _____
 Applicant's Representative: Jones Sign Co., Inc.
 Address: 1711 Scheuring Road De Pere, WI 54115
 Phone: 920-425-9807 Email: speters@jonessign.com

For Staff Use Only	
File No.:	<u>PSG p 17-002</u>
Related Files:	<u>PPER15-037, PMT15-004, DWD10-001</u>
Submitted:	<u>01/24/17</u>
Rec'd By:	<u>JS</u>
Fees Paid: \$	<u>1,225.00</u>
<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check (# <u>185157</u>)
<input type="checkbox"/> Credit Card	
Receipt No.:	<u>279257</u>
Action:	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
By:	<u>Jeanie Chene Aquino</u>
Date:	<u>05/11/2017</u>

PROJECT INFORMATION

Address: 600 E Holt Blvd
 Assessor Parcel No(s): 1049-092-02-0000
 Development Name: Melrose Plaza
 Zone: PUD
 Is the project site located within the Downtown District? Yes No

Note: The Downtown District is bordered by "I" Street on the north, Vine Avenue on the west, railroad tracks (immediately south of Emporia Street) on the south, and Sultana Avenue on the east.

DEVIATIONS FROM PROPOSED SIGN STANDARDS

A Sign Program may allow certain minor deviations from prescribed sign standards, limited to: **[a]** a 20 percent increase in maximum sign area, **[b]** an increase in the maximum total number of signs allowed, and **[c]** the use of decorative exposed neon. The Planning Director may approve such deviations, provided the below-listed findings are clearly established.

1. The Plan's contribution to the overall design quality of the site and the surrounding area will be superior to the quality that would otherwise result under regulations normally applicable to the site;
2. The proposed signs are compatible with the style or character of existing improvements on the site and are well-related to each other; and
3. Any deviations from the prescribed sign standards are fully consistent with the purposes of the Development Code.

Attach to this application form, a description of all requested deviations, and the reasons supporting each of the above-listed findings. Failure to clearly establish each finding will result in denial of the deviation request.

APPLICANT AFFIDAVIT

I, the undersigned, certify and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief.

Furthermore, I hereby agree to defend, indemnify, and hold harmless the City of Ontario or its agents, officers, and employees, from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul any approval by the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer, as it pertains to this application. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

Date: 12-22-2016 Signature: Sarah Peters
Name (print or type): Sarah Peters

PROPERTY OWNER OR APPROVING AGENT ACKNOWLEDGEMENT

I, the undersigned, certify and say that I am the owner, approving agent, for the property in the foregoing application, that I have read the foregoing application and know the content thereof, and agree to the filing of this application with the City of Ontario.

Date: 12-21-16 Signature: Brent Eoden
Name (print or type): Brent Eoden
Address: 567 SAN NICOLAS DR. #130
NEWPORT BEACH, CA 92660
Phone: 949 718-0066

December 22, 2016

City of Ontario
Attn: Jeanie Irene Aguilo
303 East B Street
Ontario, CA 91764

RE: Sign Program Application

Dear Jeanie:

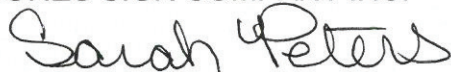
Enclosed please find the master sign program application for AutoZone/Wendy's consisting of:

1. City of Ontario Sign Program Application
2. Master sign program for E Holt Blvd

If there is anything I have not provided that you need in order to issue the permit, please contact me at **920-425-9807**.

Sincerely,

JONES SIGN COMPANY INC.



Sarah Peters
Permit Coordinator
speters@jonessign.com

Enclosure

CITY OF ONTARIO
REVENUE DEPARTMENT
303 E. 5 STREET
ONTARIO, CA 91764
(909)395-2022

Ref#: 002
Rcpt#: 279257
Acct Date: 01/24/2017 02:47:37PM
Date/Time: 01/24/2017 02:47:40PM
Payor: Jones Sign Co., Inc.

Permit #: PSGF17-002
Sign Program \$1,225.00

Qty Fee
1,225 \$1,225.00

Total Fee: \$1,225.00

RECEIPT SUMMARY

AMOUNT PAID = \$1,225.00
CASH TENDERED = \$0.00
CHECK TENDERED = \$1,225.00
CREDIT CARD TENDERED = \$0.00
MULTIPLE TENDERS = \$0.00
OTHER TENDEDERS = \$0.00

CHANGE DUE = \$0.00
UNAPPLIED = \$0.00

MASTER SIGN PROGRAM MELROSE PLAZA PUD Project File No. PSGP17-002

S I G N P R O G R A M

**CITY OF ONTARIO
PLANNING DEPARTMENT
APPROVED**

File No.: *PSGP17-002*

Comments: *Approval of a Sign Program to be located at 570 & 590 East Holt Boulevard and 231 South Pleasant Avenue within the Melrose Plaza Planned Unit Development (PUD).*

Approved By: *Jeanie Irene Aguilo* Date: *05/11/2017*

Name & Title: *Jeanie Irene Aguilo, Assistant Planner*

Related Project File Nos.:

- PUD10-001
- PMTT15-004
- PDEV15-037
- PDEV16-046



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- Wall Sign Guidelines
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 - o Building C - Retail/Restaurant (Wendy's)
- Monument Sign Guidelines

INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

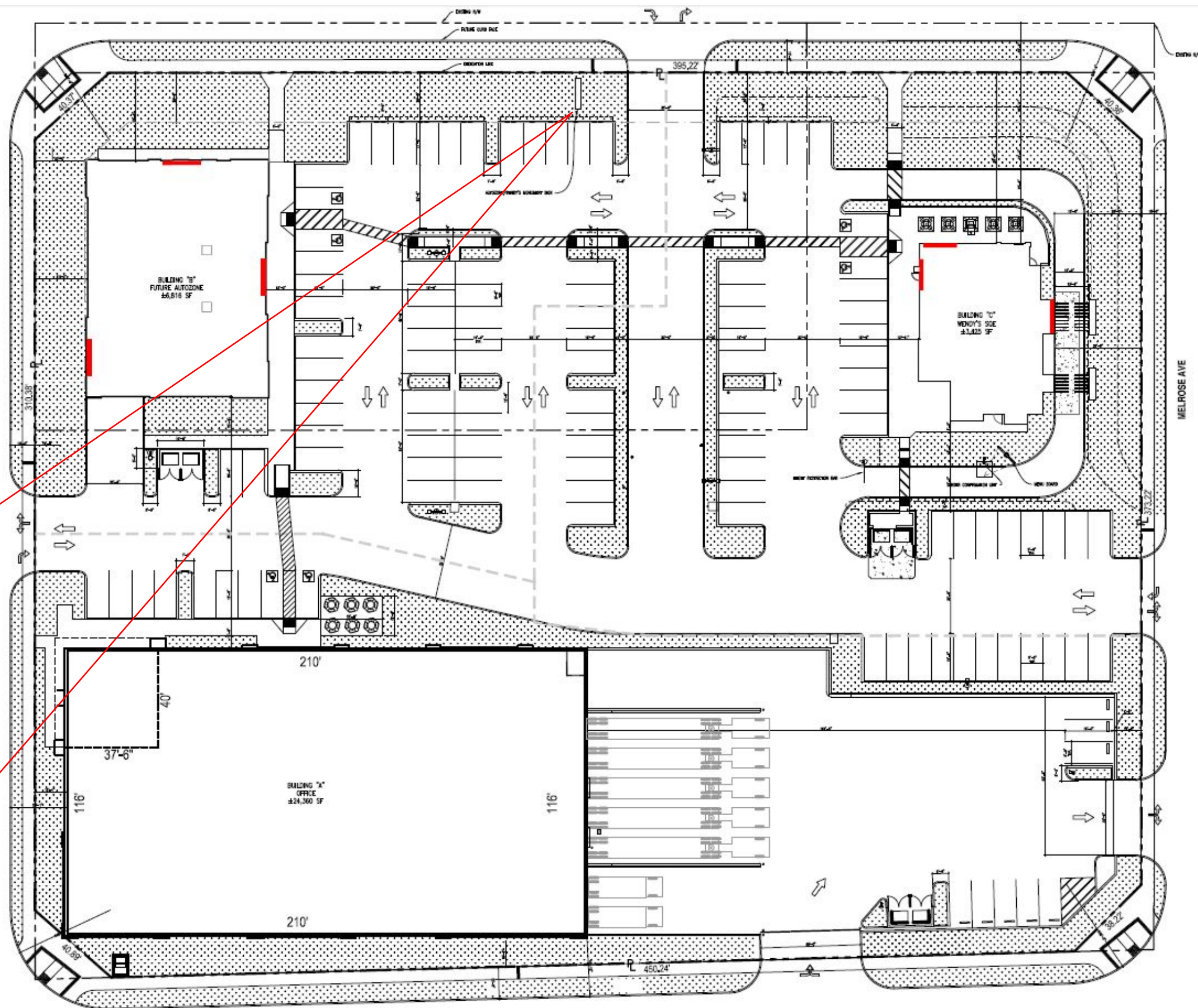
No sign shall be installed without the written Landlord approval and the required City permits.

LANDLORD/TENANT REQUIREMENTS

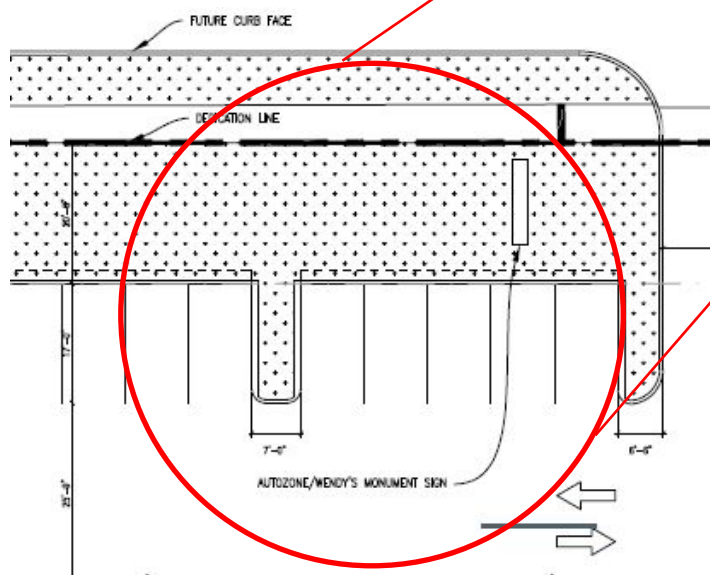
1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to pay to patch all holes, paint surface to match the existing color, and restore surface to original condition.



SITE PLAN



AutoZone/Wendy's Monument Sign



SIGN PROGRAM



PROHIBITED SIGNS

- A-frame (portable) signs, unless approved as part of a temporary display by the City of Ontario
- Signs that float in the air, such as signs affixed to, or printed on, hot air balloons, helium balloons, or kites, inflated signs, and any other type of aerial sign, except as temporary signs or displays approved as part of a temporary display by the City of Ontario
- Billboards;
- Flashing, blinking, rotating or otherwise animated signs, except barber poles and time/temperature signs.
- Roof signs;
- Searchlights, open flames, or loudspeakers used to call attention to a product, service or property.
- Signs affixed to a vehicle;
- Signs placed on, affixed to, or erected on or over public rights-of-way;
- Signs that emit or generate sound, smoke or similar material;
- Signs that may interfere with, obstruct, confuse or mislead pedestrian or vehicular traffic;
- Signs shall not be placed on a rock, tree, or other natural feature.
- All other signage not specifically mentioned in this Sign Program section shall be prohibited, pursuant to the Prohibited Sign section of the City of Ontario Development Code



TEMPORARY SIGNS

- (a) Temporary signs, banners, flags, and other advertising devices, except floodlights, placed on an occupant's property, subject to the following requirements:
 - (1) Not to exceed 50% of the elevation width upon which the sign is located.
 - (2) One wall-mounted banner per tenant
 - (3) 50 SF per sign face. Max sign height of 3 feet
 - (4) Temporary signs may be allowed up to a maximum of thirty (30) days per calendar year;
 - (5) No such sign or device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjoining properties;
- (b) Temporary window and wall signs are allowed including covering a maximum of:
 - (1) Windows facing public streets and/or parking lots shall comply with provisions of this Article, limiting window signs, logos, and other displays to a maximum of twenty-five percent (25%) of the window area to allow visibility into the establishment for security purposes;
 - (2) Temporary signs shall be limited to a maximum of 3 periods of 30 days per year.



WALL SIGNAGE GUIDELINES

BUILDING A - INDUSTRIAL WAREHOUSE

WALL SIGNS

- Industrial Warehouse Building signs shall meet the Ontario Development Code Sign Regulations
- Individual channel letter text shall make up the primary sign identity for wall signs.
- Channel letters & logos must be installed flat against the wall with the depth of the sign not exceeding twelve (12) inches;
- Wall and/or fascia signs may be located on an exterior building elevation that:
 - [i] fronts/faces a public street, or [ii] faces an interior side or rear of a site, and contains a public entrance
- Tenant wall signs may not exceed 75% horizontal width of building length

BUILDING B - RETAIL (AUTOZONE)

WALL SIGNS

- Development less than 8000 SF
- * 1 sign per elevation; 3 max signs; 50 SF per sign * 2 FT max letter height
- * Logos/Icons: 4 FT max height * Signs With Multiple Lines of Copy: 2.5 FT for height of all lines.
- Individual channel letter text shall make up the primary sign identity for wall signs.
- Channel letters & logos must be installed flat against the wall with the depth of the sign not exceeding twelve (12) inches;
- Wall and/or fascia signs may be located on an exterior building elevation that:
 - [i] fronts/faces a public street, or [ii] faces an interior side or rear of a site, and contains a public entrance
- Tenant wall signs may not exceed 75% horizontal width of building length

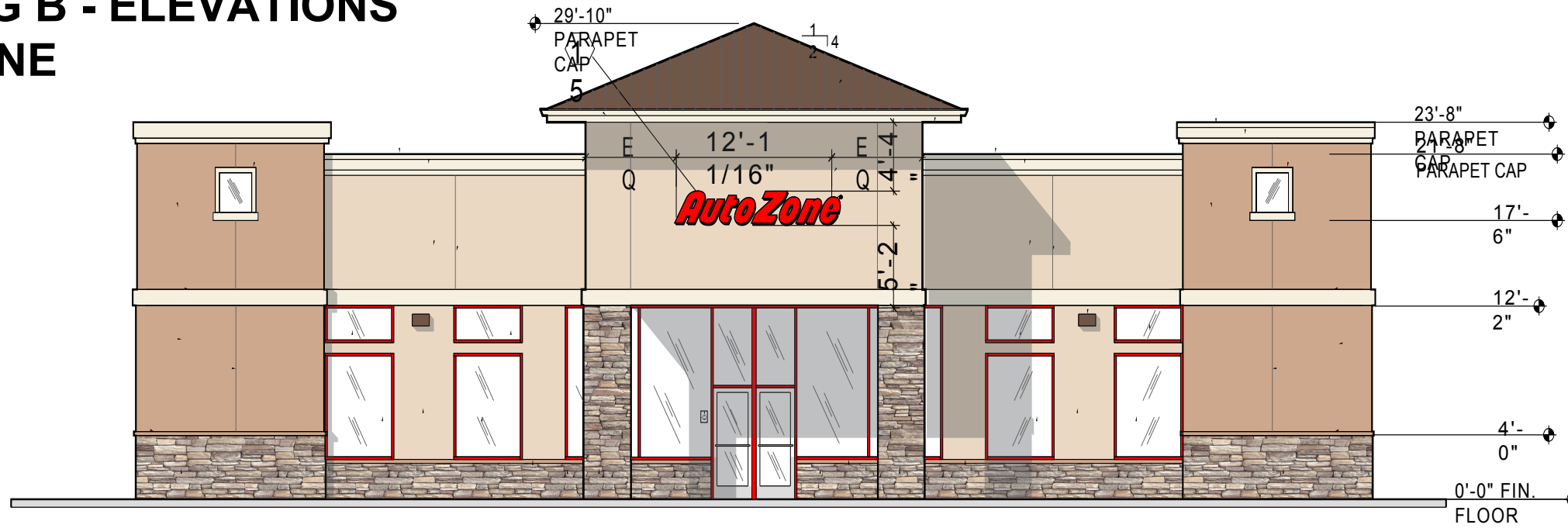
BUILDING C - RETAIL/RESTAURANT (WENDY'S)

WALL SIGNS/ DRIVE-THRU RESTAURANT SIGNS

- Development less than 8000 SF
- * 1 sign per elevation; 3 max signs; 25 SF per sign * 2 FT max letter height
- * Logos/Icons: 2.5 FT max height * Signs With Multiple Lines of Copy: 2.5 FT for height of all lines.
- Individual channel letter text shall make up the primary sign identity for wall signs.
- Channel letters & logos must be installed flat against the wall with the depth of the sign not exceeding twelve (12) inches;
- Wall and/or fascia signs may be located on an exterior building elevation that:
 - [i] fronts/faces a public street, or [ii] faces an interior side or rear of a site, and contains a public entrance
- Tenant wall signs may not exceed 75% horizontal width of building length



**BUILDING B - ELEVATIONS
AUTOZONE**



**1 EAST ELEVATION -
FRONT SIDE**

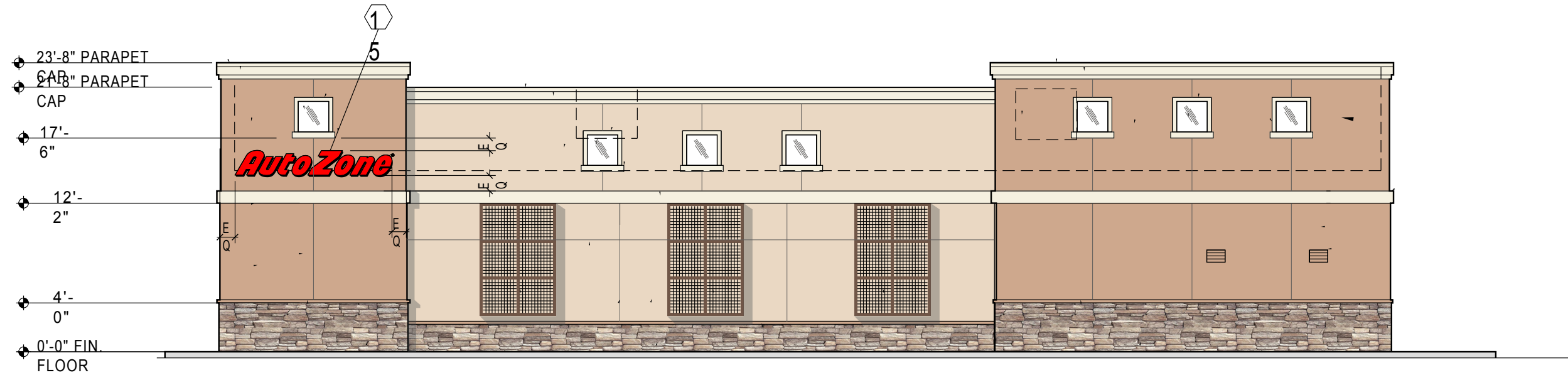


**2 SOUTH ELEVATION
- LEFT SIDE**

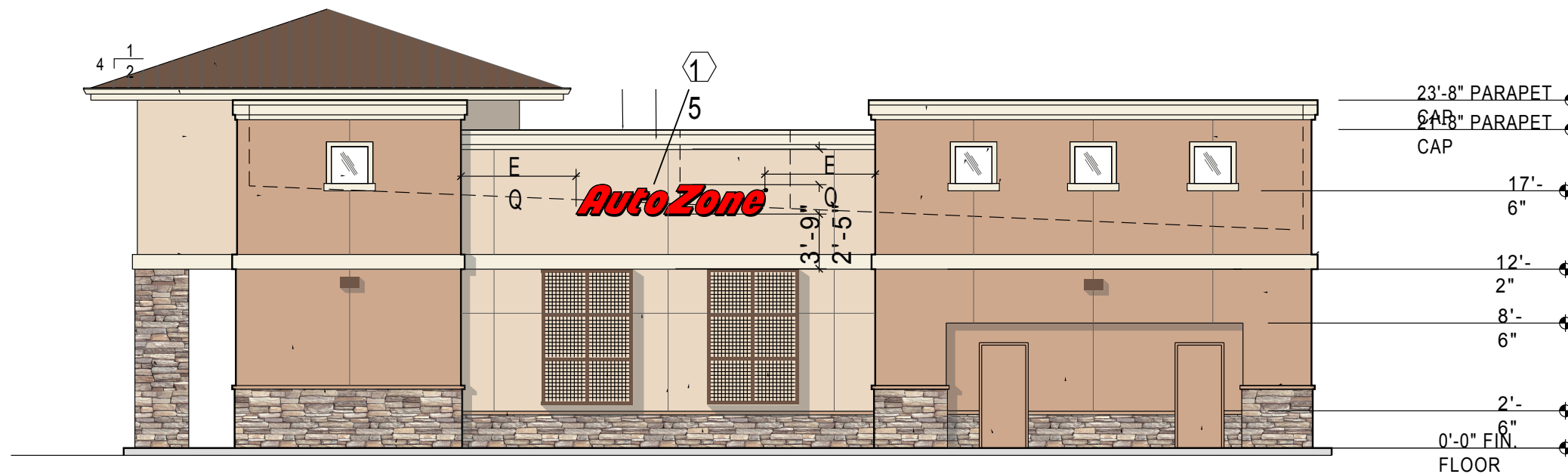
SIGN PROGRAM



BUILDING B - ELEVATIONS AUTOZONE



3 WEST ELEVATION
- REAR

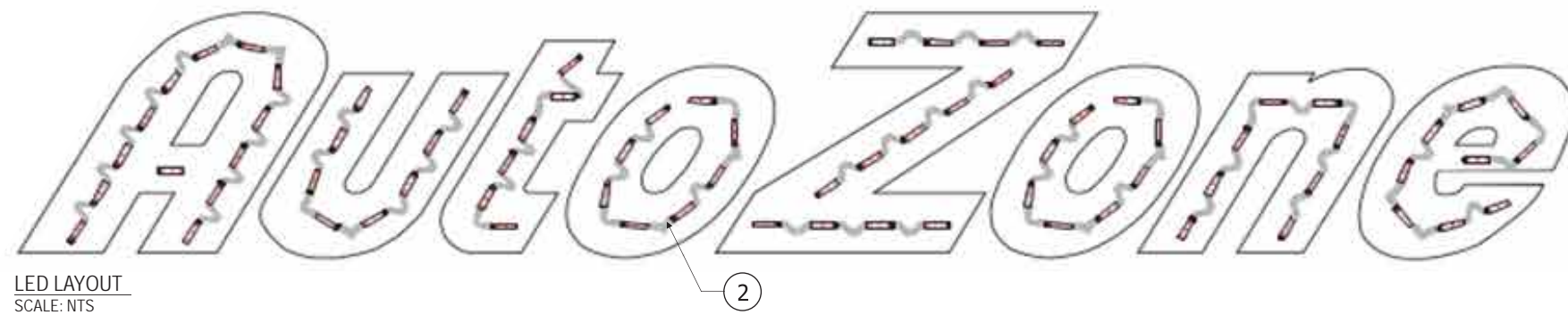
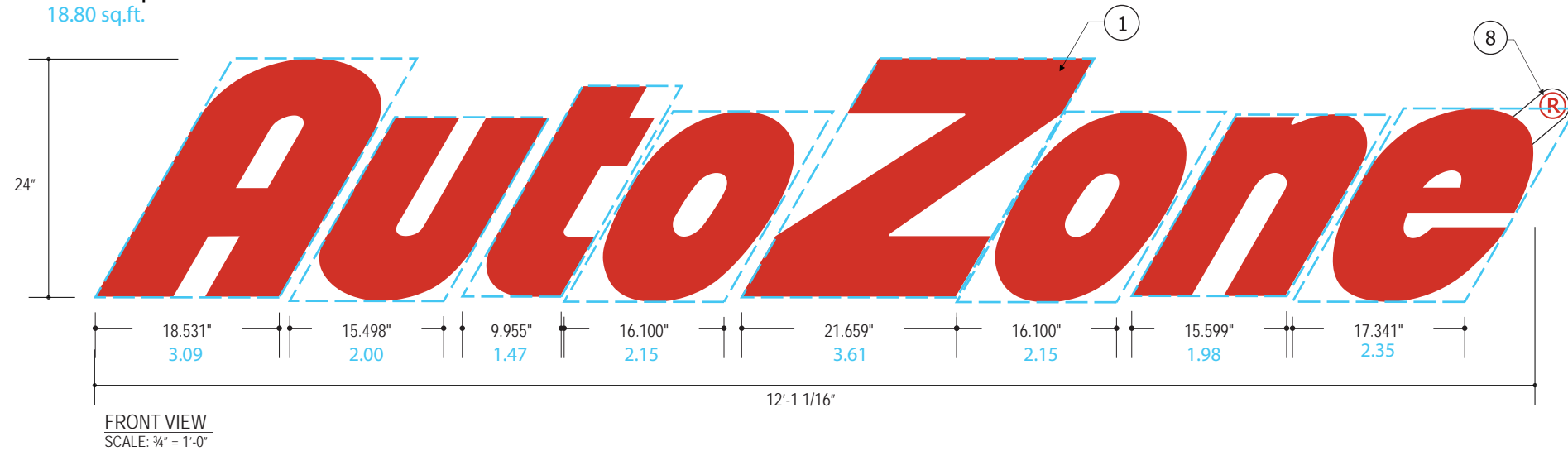


4 NORTH ELEVATION -
RIGHT SIDE



BUILDING B - CHANNEL LETTER DETAILS AUTOZONE

24.18 sq. ft.
18.80 sq.ft.



MATERIAL BREAKDOWN			MATERIAL LIST		
GEMXRD-1	Modules	P/S	LED Module		
A	13.0	1	GEMXRD-1	73 Mod	37 Ft
U	8.0		Power Supply	GEPS12-60U-NA	2 Ea
T	6.0		GEPS12-20	0 Ea	
O	8.0		Supply Wire	9409	105 Ft
Z	13.0		Choose one wire connector	192160005	34 Ea
O	8.0		191600041	34 Ea	
N	8.0		End Caps	191600041	26 Ea
E	9.0				



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

FINISHES:

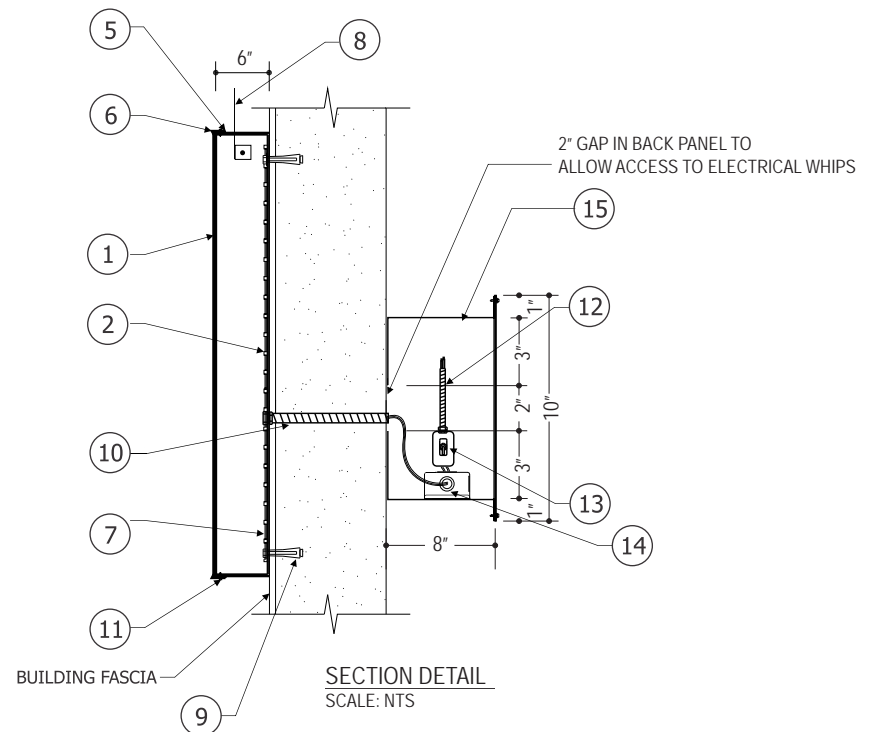
- P-1 GLOSS BLACK
- P-2 RUSTOLEUM 20-9109 WHITE PRIMER
- P-3 SHERWIN WILLIAMS RELIABLE WHITE
- V-1 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

CALL OUTS:

1. 3/16" THK PIGMENTED PLEXIGLAS RED 2662 AUTOZONE LETTERS.
2. AUTOZONE LETTERS INTERNALLY ILLUMINATED w/ GE TETRA MAX RED LED.
5. 6" PRE-FINISHED .040 BLACK/WHIT ALUMINUM RETURNS LETTER LOCKED/STAPLED TO BACK AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE)
6. 1" GLOSS BLACK JEWELIT TRIM FASTENED TO LETTERS/STRIPES w/ MINIMUM #8 SHEET METAL SCREWS PAINTED GLOSS BLACK P-1. SPACING SHALL NOT EXCEED 18". NO FEWER THEN FOUR (4) SCREWS PER FACE.
7. PRE-FINISHED .063 BLACK/WHIT ALUMINUM BACK LETTER LOCKED/STAPLED TO RETURN AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE)
8. WHITE ALUMINUM TAB w/ RED ® VINYL APPLIED FIRST SURFACE V-1.
9. REFER TO ENGINEERING FOR MOUNTING REQUIREMENTS.
10. 3/8" FLEXIBLE COND (GREEN FIELD).
11. 1/4" WE HOLES.
12. 120V - AMP PRIMARY ELECTRICAL CONNECTIONS, TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.
13. APPROVED ELECTRICAL SHUT OFF SWITCH.
14. TETRA POWER SUPPLY MOUNTED TO BOTTOM OF RACEWAY COVER.
15. 8" x 10"H x .063 ALUMINUM FOUR SIDED INTERIOR RACE w/ REMOVABLE FACE. P-2, P-3 (REQUIRED FOR ALL SIGNS).

NOTES:

1. ALL VISIBLE SCREW HEADS & POP RIVETS PAINTED GLOSS BLACK.
2. RACEWAY SHIPPED IN (5) PIECES (2-BACKS, 1-FRONT, 2-ENDS) & ASSEMBLED IN FIEL





BUILDING C - ELEVATIONS WENDY'S DRIVE-THRU RESTAURANT



02 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING C - ELEVATIONS WENDY'S DRIVE-THRU RESTAURANT



01 PARKING LOT ELEVATION
SCALE 1/4" = 1'-0"



BUILDING C - ELEVATIONS WENDY'S DRIVE-THRU RESTAURANT



02 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"

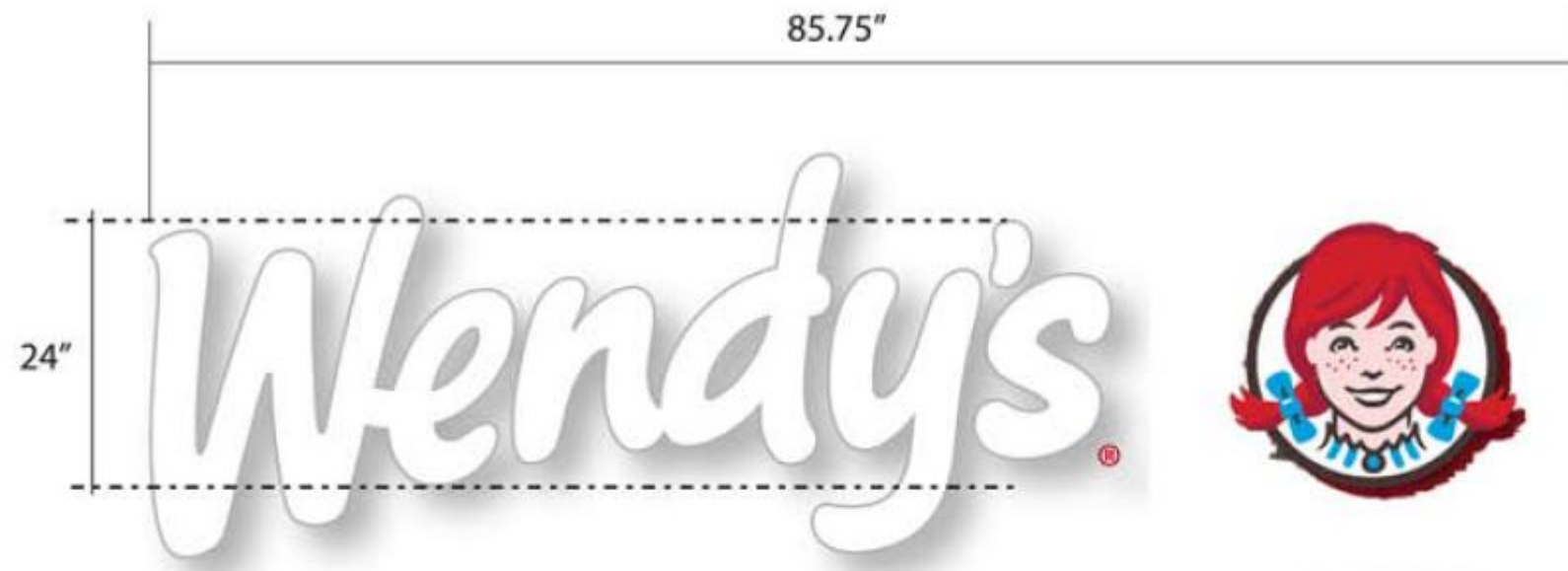


BUILDING C - ELEVATIONS WENDY'S DRIVE-THRU RESTAURANT



01 REAR ELEVATION
SCALE 1/4" = 1'-0"

**BUILDING C - CHANNEL LETTER DETAILS
WENDY'S DRIVE-THRU RESTAURANT**



Extended serifs only permitted for this Wendy's Sign

MATERIALS

Letter returns - 4 3/4" deep .040 aluminum.
Illumination- white LEDs. 1.2 amps @ 120v/60hz*.
Letter faces - thermo-formed white acrylic.
Face color: white
Return color: PMS 439c



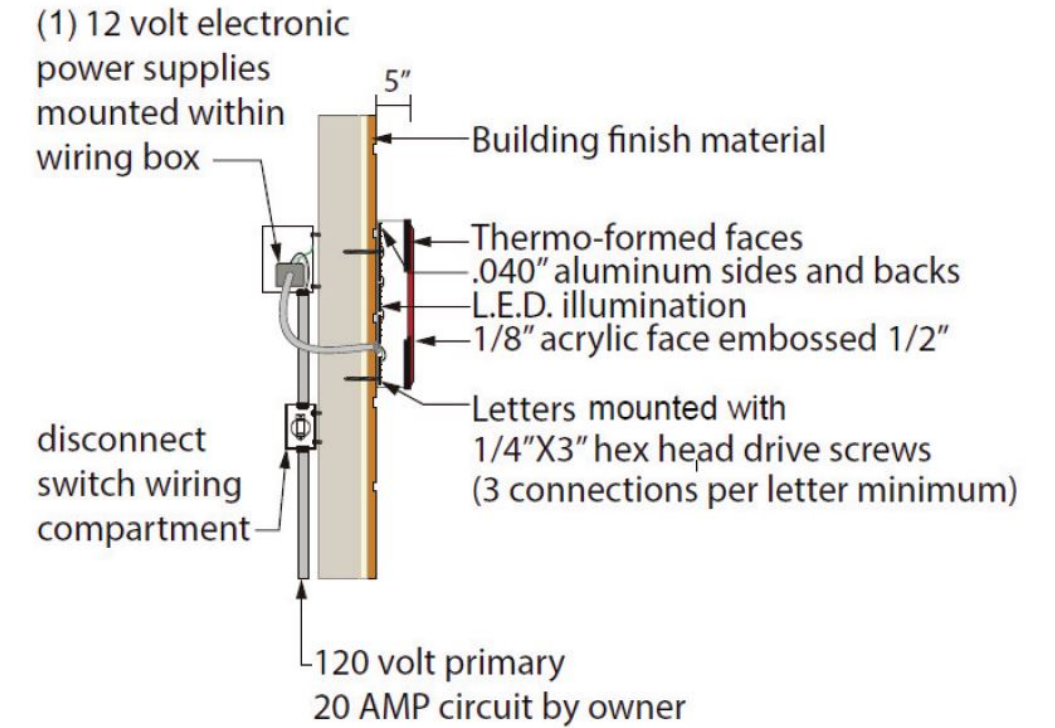
CAMEO:

CAP OVER FORMED POLY FACES GRAPHICS APPLIED TO SECOND SURFACE
ALUMINUM RETURNS w/ DK. BRONZE FINISH
INTERNALLY ILLUMINATED w/ WHITE LEDs

LETTERS:

CAP OVER FORMED WHITE POLY FACES
ALUMINUM RETURNS w/ DK. BRONZE FINISH
INTERNALLY ILLUMINATED w/ WHITE LEDs

WIL24c White

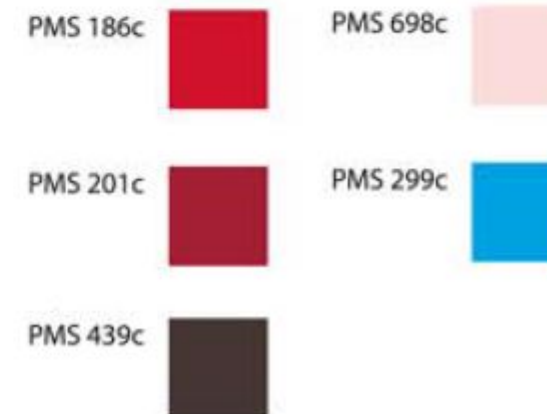


ILLUMINATION: LED

ELECTRICAL: .8 Amps

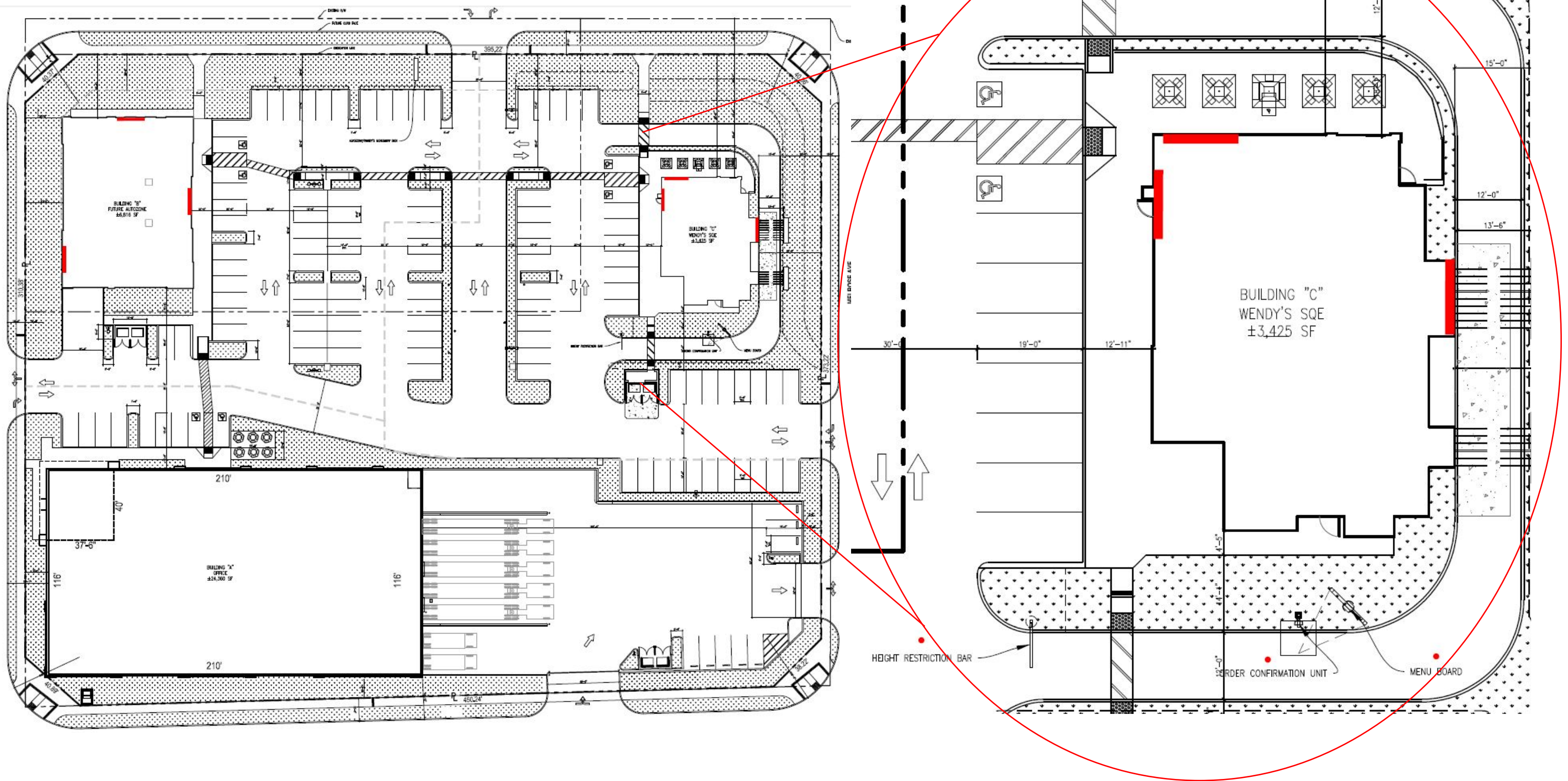
POWER SUPPLY: (1) PS12-60w 100-277v-ENC

COLORS:





BUILDING C- WENDY'S DRIVE-THRU SIGNAGE



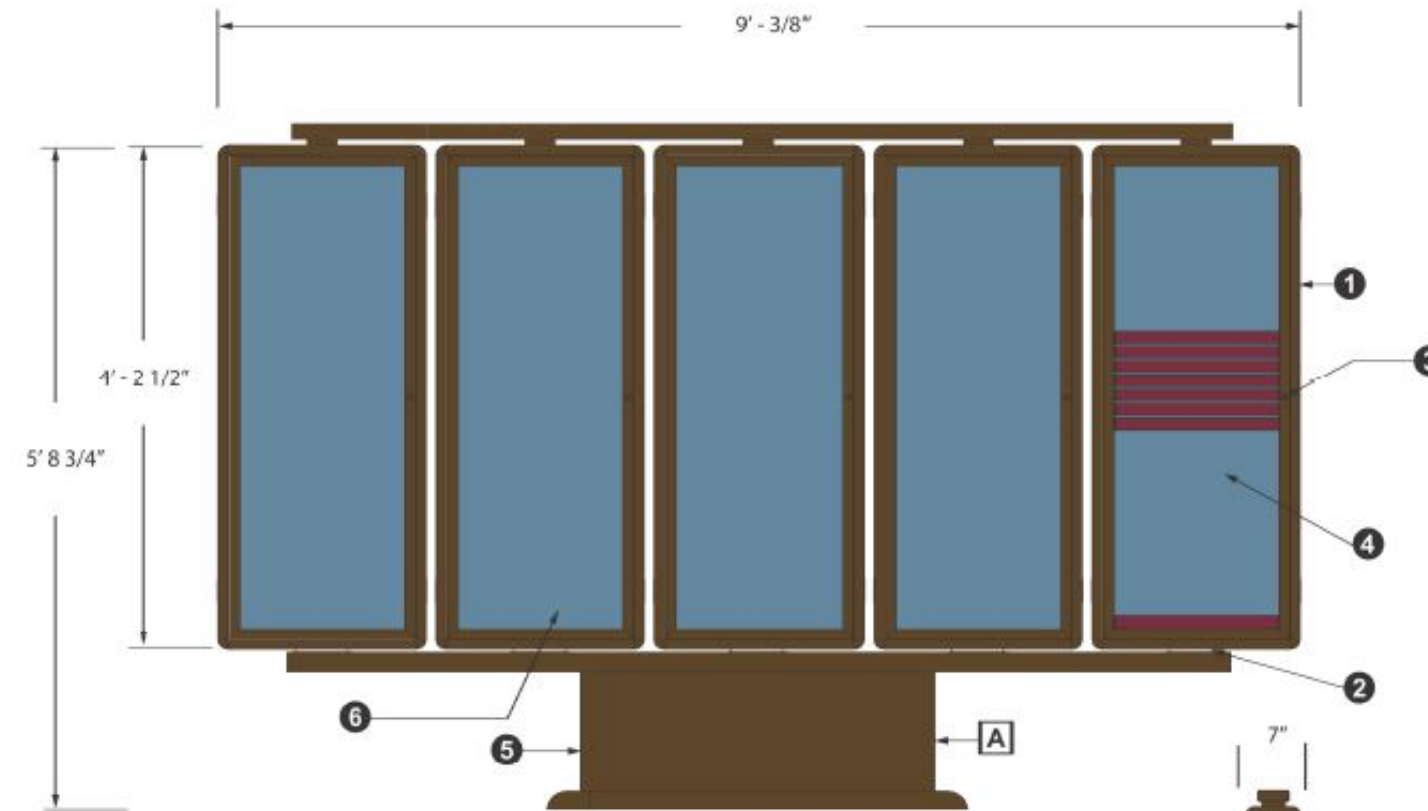
Wendy's Drive-Thru Signage Details to Meet Drive-Thru Restaurant Sign requirements of the Ontario Development Code

SIGN PROGRAM



BUILDING C - DRIVE-THRU MENU BOARD DETAILS WENDY'S DRIVE-THRU RESTAURANT

42.45 sq.ft. actual size



MATERIALS

- ① Extruded aluminum cabinet construction.
- ② Each panel rotates for dayparting. The new wave rotation system eliminates having to pull pins.
- ③ Hinged aluminum locking cover doors with mar-resistant polycarbonate faces.
- ④ Standard RM2400 includes magnetic frames and carriages to match current corporate layout. Graphics provided by others. Strips and price kit additional charge. Blackout liners optional.
- ⑤ Decorative pole cover.
- ⑥ Illumination - T12 lamps. One ballast per cabinet.

COLORS & FINISHES

- A Soft Metallic Brown (cabinets, pole cover)

*Total electrical load = 5.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

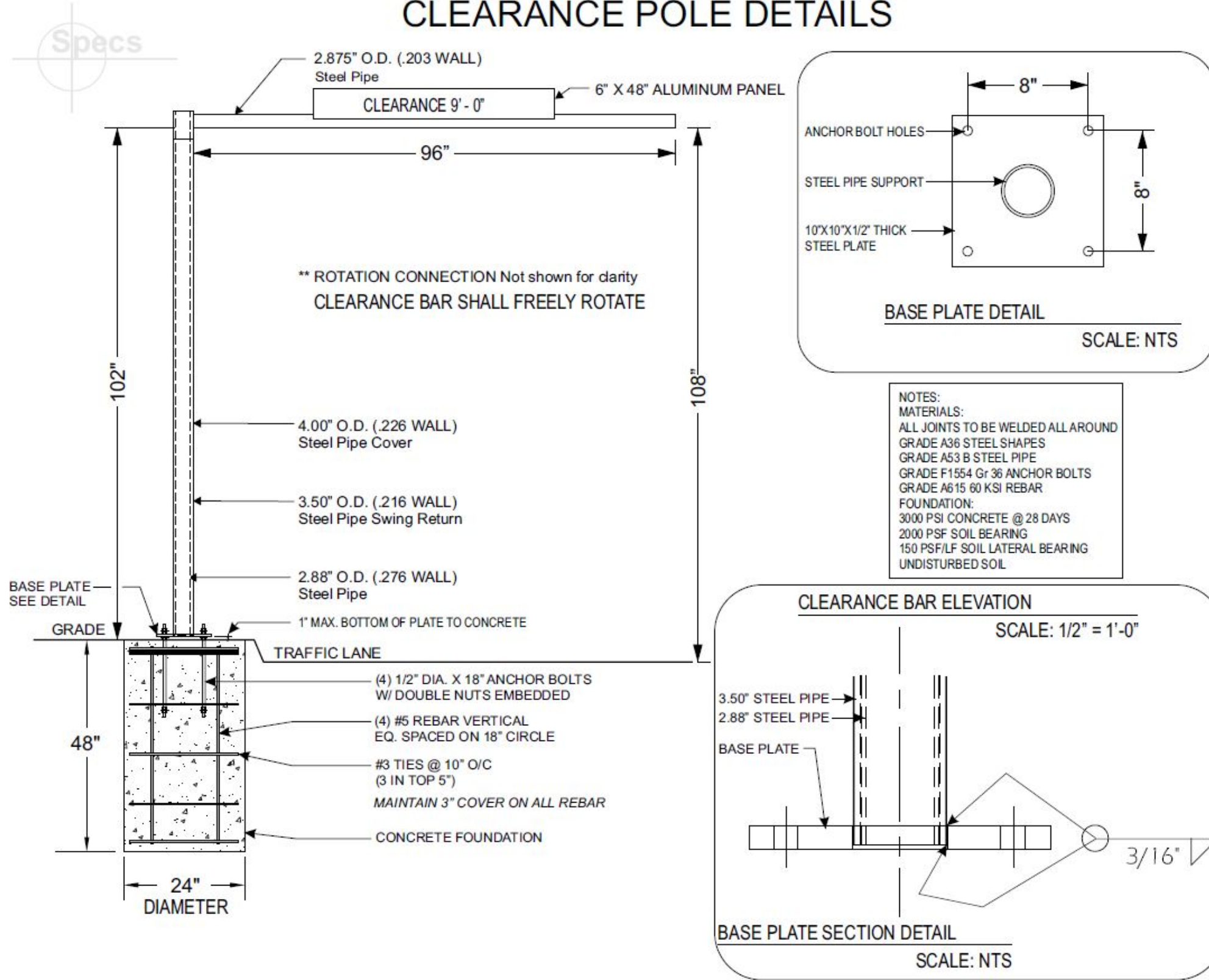
rev 08/12/14

SIGN PROGRAM



BUILDING C - CLEARANCE POLE DETAILS WENDY'S DRIVE-THRU RESTAURANT

CLEARANCE POLE DETAILS



SIGN PROGRAM



MONUMENT SIGNAGE GUIDELINES

- Commercial Center Identification Sign

- One monument sign for each 500 FT (lineal) of street frontage, with a minimum 300 FT spacing between signs - 50 SF per sign face.

- 7 FT max height

- Signs shall consist of individual letters/characters affixed to an opaque, matte finished background. The sign background shall not be internally illuminated; only letters/characters shall be internally illuminated.

- Monument signs for centers/complexes shall be limited to the display of the name of the center/complex and the identification of a maximum of 7 tenants within the center/complex.

- No monument sign shall be located within a public right-of-way, and must be wholly located behind the right-of-way line (street property line) for its full height. Furthermore, such signs shall be located a minimum of 10 FT behind the adjacent curb face (public and private streets).

- Monument sign may be internally or externally illuminated, provided that the illumination is not harsh or overly bright.



MONUMENT SIGN

- Commercial Center Identification Sign

D/F MONUMENT w/ FACE LIT CHANNEL LETTERS

AUTOZONE SQUARE FOOTAGE: 13.59

WENDY'S SQUARE FOOTAGE: 18.53

