

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Tuesday, April 02, 2013 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

MINUTES: Approval of Minutes of March 5, 2013

PUBLIC HEARING:

1. Use Permit UPR-1-13-6728, Design Review DR-4-12-5412 for a Master Sign Program and Design Review for the Redevelopment of an Existing Shopping Center.

APPLICANT: Kenneth Rodrigues and Partners, Inc.
LOCATION: 301 Gellert Boulevard (APN 091-541-340)
ENVIRONMENTAL CATEGORICALLY EXEMPT PER CEQA GUIDELINES SECTION 15302
ASSESSMENT:
PLANNER: Jeannie Naughton, Associate Planner

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT:

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

Minutes
Tuesday, March 05, 2013 - 7:00 PM
Council Chambers, City Hall

Moved by Commissioner Kelly, seconded by Vice Chair Lubiano, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to adopt the findings as outlined in the staff report of March 5, 2013. Motion carried 4-0.

Moved by Vice Chair Lubiano, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to approve General Plan Amendment GPA-2-10-1725 and PD-2-10-1726 (PD-66) subject to the Findings and Conditions outlined in the staff report of March 5, 2013 and amended per staff recommendation. Motion carried 4-0.

2. General Plan Amendment GPA-9-12-6223 and CEQA-2-13-6789 for General Plan Update and Environmental Impact Report Certification

Staff report presented by: Michael Van Lonkhuysen, Senior Planner

Mr. Van Lonkhuysen presented the staff report.

On March 5, 2013, the Planning Commission voted 5-0 to recommend that the City Council adopt the General Plan and certify the Final Environmental Impact Report prepared for the Plan. The following issues were raised at the meeting:

Commissioner Edelman clarified that the Coastal Element was essentially being delayed. Staff agreed that it was and that perhaps the City could revisit the element with more time to explore issues pertinent to the Coastal Zone. Commission Edelman also asked about the timeframe for the City preparing the new Zoning Ordinance that would implement the General Plan and what public input might be involved. Staff responded the timeframe for preparing the Ordinance would be about two years, and that no decision had been made about the extent of public involvement.

Jason Jew, resident at 339 Willits, asked if the General Plan would provide for any revisions to the City's policy related to the use of rooms downstairs in single family homes. Specifically, Mr. Jew inquired about the future potential for residents to be allowed to construct laundry facilities in such rooms, as opposed to the current requirement that such facilities be placed in garage areas. Staff explained this requirement was part of the City's Residential Floor Plan Policy, and that there was a likelihood that the City would be examining and codifying such policies as part of the Zoning Ordinance update.

David Beaumont and Thomas Carey, representatives from CKS Environmental and Birma, LLC, respectively, expressed their concern about Land Use Element Policy LU-23, which appears on page 31 of the Draft General Plan. Mr. Beaumont made reference to an email provided to the Planning Division (see Attachment A). The email offered alternative language to the proposed policy, essentially providing policy text similar to Policy LU-24 pertaining to properties on the east side of Carter Street. The proposed alternative language would remove the requirement for

a Master Plan Land Use Plan identified in Policy LU-23 and expand an abeyance period identified in Policy LU-23 for currently complete applications to include “subsequent [project] amendments.” Staff explained that the purpose for the Master Land Use Plan required in Policy LU-23 was to ensure that a thoughtful and comprehensive planning process, albeit at a general or conceptual plan level, would occur for parcels west of Carter Street, which the City Council would be considering for land use redesignation to Residential – Low Density from Commercial – Retail and Office as part of the new General Plan. The parcels on the east side of Carter Street are not proposed for redesignation and, for this reason, the need for a Master Land Use Plan is decreased because the City will retain a high degree of discretion in approving subsequent development there.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of March 5, 2013. Motion carried 5-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to approve GPA-9-12-6223 and CEQA-2-13-6789 for General Plan Update and Environmental Impact Report Certification subject to the Findings and Conditions outlined in the staff report of March 5, 2013. Motion carried 5-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: Staff adjourned the meeting at 8:05 p.m.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

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Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: April 2, 2013

Application: Use Permit UPR-1-13-6728, Design Review DR-4-12-5412

Project Planner: Jeannie Naughton, Associate Planner

Project Location: 301 Gellert Boulevard (APN 091-541-340)

Project Description: Master Sign Program and Design Review for the Redevelopment of an Existing Shopping Center

Applicant: Kenneth Rodrigues and Partners, Inc.
445 N. Whisman Road, Suite 200
Mountain View, CA 95008

Property Owner: Daly City Partners, LLP
Peter Meier
88 Kearny Street, Suite 1818
San Francisco, CA 94108

Environmental Assessment: Categorically Exempt per CEQA Guidelines Section 15302(b)

Applicable Daly City
Municipal Code Sections: Daly City Municipal Code Sections:
Chapter 17.44 Use Permits
Chapter 17.45 Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
6.89 Acres	Shopping Center	Shopping Center	C-RO Commercial Retail and Office	C-1 Light Commercial

Area Information

Land Use	Zoning
North: Shopping Center	C-2 Heavy Commercial
South: Shopping Center	C-1 Light Commercial
West: Commercial/Gas Station	C-1 Light Commercial
East: I280	None

Background

Serramonte Plaza is an existing regional retail shopping center located at the southeast corner of Gellert Boulevard and Serramonte Boulevard and currently contains +/- 124,300 SF of retail commercial space, including retailers Sports Authority, Office Depot and a furniture store. The property was originally developed in 1970 as Bruenens Home Furnishings. Remodeling in 1990 added Circuit City in the northerly portion of the building and in 1994 Bruenens Home Furnishings was removed and replaced with Sports Authority and Office Depot.

Discussion

The applicant, Kenneth Rodrigues and Partners, Inc., on behalf of Daly City Partners, LLC, is proposing to redevelop the existing shopping center with three separate, one story retail pad buildings ranging in size from 4,500 SF to 6,600 SF at the western end of the site, and a one story +/- 63,200 SF building at the eastern end of the site. As a result of demolition of the larger retail spaces and reconstruction of smaller spaces, there will be a +/-43,400 SF reduction in retail space on the site. 369 surface parking stalls are proposed for the project, resulting in a 77 stall increase from the existing 292 stalls on site. The shopping center will be renamed Gellert Market Place and the applicants are intending to complete the project by October 1, 2014.

Signage

The objective of a Master Sign Program (MSP) is to encourage high quality, unique signage that is consistently and uniformly integrated into the architectural design of the center. The proposed MSP, *Gellert Market Master Sign Program Graphics and Signage Criteria* (Attachment B—MSP) will ensure appropriate tenant identification, allow for corporate branding, all while being executed in a manner that provides a cohesive design aesthetic. The MSP requires that all tenants submit their proposed drawings to the landlord for approval prior to applying for their sign permits with the City. Westlake and Serramonte Shopping Centers follow the same process for tenant signage, and it has proven successful in achieving cohesive sign programs for the respective shopping centers.

The MSP contains design requirements for eight sign types, ranging from the major pylon sign located at the northeastern corner of the site, to service door signage. Specific requirements for building mounted (fascia) signage are outlined, including fabrication details. Prohibited sign types include lower-quality signage types, such as plastic face box-type signs, and any signs that contain exposed conduit, tubing, raceways or crossovers. The MSP contains provisions for

installation, maintenance, and general notes, whereby the Landlord reserves the right to allow deviations from the MSP, as long as they are in compliance with the Daly City Sign Code, DCMC Chapter 17.32.

Design Review

In addition to adoption of a Master Sign Program for Gellert Market Place, the shopping center will be completely redeveloped (Attachment C— Building Plans). The existing site contains a +/- 124,300 SF, one story retail building at the easterly portion of site, surrounded by surface parking, and a pylon sign at the northeasterly corner of the site. The existing building will be demolished and replaced with a +/- 63,200 SF, one story retail building that will contain a grocery store, and two retail tenant spaces. Three, new smaller retail pads ranging in size from 4,500 SF to 6,600 SF will be located at the western portion of the site. The Major Retail building will have a maximum height of 40 feet at the entry of the grocery tenant space at the northern end of the building. The majority of the Major Retail building will be 25 feet in height, with articulated front facades of varying heights for the three tenant spaces, on the west side of the building. Pads 1-3 at the western portion of the site will be predominantly 18 feet in height, with articulated rooflines reaching a maximum height of 25 feet. All building heights are in compliance with maximum allowable building heights in the C-1 Light Commercial District. The existing pylon sign located at the northeastern corner of the site will be refurbished to be in line with the design concept for the center signage (Attachment B—Master Sign Program). The overall size of the pylon will not change.

The contemporary design of the Major Retail building will incorporate smooth stucco finish, modern aluminum entry canopies, articulated rooflines and roof types, and a variety of colors to make the building appear as a series of distinct buildings, yet part of a cohesive design concept. On the north elevation of the Major Retail building, decorative architectural elements such as corrugated metal panels will break up the large expanse of stucco and add interest to what would otherwise be a large, stark wall. The smaller Pads 1-3 will also incorporate smooth stucco finish, modern aluminum entry canopies, and flat roofs in articulated heights, anodized aluminum storefront systems, and variety of colors. The overall paint scheme includes a combination of cool and warm colors that add variety and distinction to the various buildings and building sections, yet all colors are complementary and work cohesively together.

The surface parking area will be reconfigured to provide 77 additional parking stalls, new biotreatment areas will be added to accommodate stormwater treatment requirements, and new landscaping will be installed throughout the site. The total on-site parking requirement for the proposed development is 270 spaces and the project will be providing 369 spaces, a surplus of 99 spaces. The applicant has submitted a memo from their traffic consultant (Attachment D— Traffic Memo) illustrating that trip generation for the proposed uses on site will not cause a significant number of new trips during the weekday mid-day peak period or during the Saturday mid-day peak period. Therefore, no traffic impacts are anticipated for this project.

The applicant has submitted a landscape plan with a proposed plant and tree palette for the project which will incorporate an irrigation system that will be designed to make efficient use of

water through conservation practices. During the building permit submittal process, a more detailed plant and tree palette will be created, based on results of the soil reports and recommendations for materials that will be most appropriate to the specific project site. The selection of appropriate, native plants will utilize the natural conditions of the Bay Area watershed and encourages Bay-friendly practices that foster soil health, conserve water, and reduces waste and prevents pollution. In an attempt to ensure that all new landscaping installed in the City not only complies with the Municipal Code, but also follows a progressive best management approach to landscaping techniques, proposals are reviewed for conformance with the Bay-Friendly Landscape Guidelines. The plant and tree palette is conceptual in nature at this point; therefore staff is recommending a condition of approval that would require the final plant and tree palette to be in compliance with the recommendations in the Bay-Friendly Landscape Guidelines. The condition will also specific that no landscaping material may be swapped out for non-plant material, such as decorative rock. This will ensure the appropriate use of plants that match the microclimate and soil conditions of the site, selection of plants that can grow to their natural size in the space allotted to them, and will avoid the planting of invasive species.

New site retaining walls will be added along the northerly property line, to accommodate the location of Pad 1, located at the northwest corner of the site and the expansion of the parking and driveway aisle on the north side of the new Major Retail building. The new retaining walls will vary in height to match the topography of the site, reaching a maximum height of 25 feet, as measured from finished grade at Serramonte Boulevard, toward the northeast portion of the site. They will be finished with natural rock material or keystone blocks, depending on results of soils reports, to blend in with the landscaped slope. Creeping fig vines will be installed adjacent to the walls to further soften the appearance. The northern slope adjacent to Serramonte Boulevard will be re-vegetated following construction of the new retaining wall. The existing retaining walls located on the west side of the site will remain intact.

Two loading areas will be located on the east side of the Major Retail building. Trash enclosures will be located throughout the site; one will be located in between Pads 2 and 3, one between Pads 3 and 1, and two located on the east side of the Major Retail building. Each trash enclosure will be finished with architectural treatments to match the materials of the respective retail buildings. A wireless facilities equipment area is shown on the northeast portion of the site. All facilities must be properly screened from view and any relocations of existing equipment will require screening as approved by the Director of Economic and Community Development.

Several biotreatment areas and pervious paver parking areas are illustrated on the preliminary stormwater control plan sheet of the plan set, to meet the requirements of the Municipal Regional Permit (MRP). Bioretention areas are landscaping features adapted to treat stormwater runoff from a development site. They function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. Bioretention areas will detain low flows of runoff, are low maintenance and reliable once established, and can act as a landscaping feature, such as the ones proposed. The actual functional design of the bioretention areas and the parking areas containing pervious pavers will be prepared by the project civil engineer and will accompany irrigation plans upon submittal of

the construction set for building permits. A third party reviewer will be plan checking the ultimate design to ensure compliance with the MRP.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR-1-13-6728 is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Design Review DR-4-12-5412, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on April 2, 2013; notice of said hearing was by newspaper publication on March 22, 2013 posting and first class mailing to property owners within 300 feet.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15302(b), replacement or reconstruction of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
3. The subject use is consistent with the General Plan and the C-1 zoning standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.
4. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
5. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of on-site signage. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.
6. General landscape considerations of Chapter 17.41, Landscaping, will be provided to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.

Conditions of Approval

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Use Permit UPR-1-13-6728 and Design Review DR-4-12-5412 subject to the following conditions and Daly City General Conditions of Approval. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the conditions of approval with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the General Plan Amendment and Planned Development shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.
3. The project shall conform to all applicable City of Daly City General Conditions of Approval.
4. The applicant shall submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
5. Property Owner shall enter into a Maintenance Agreement with the municipality to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.
6. Applicant shall arrange and pay for final inspection of installed treatment measure by municipality's Special Inspector within 45 days of installation or project construction completion, whichever comes first.
7. Upon building permit submittal, the applicant shall illustrate the use of durable materials for the loading dock area gates, in a complimentary color scheme to the building façade color palette. Chain link fencing shall not be permitted. Colors and materials shall be subject to approval by the Director of Economic and Community Development.

8. The buildings and site shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times. The building and site shall be periodically cleaned, as needed, to prevent discoloration and debris accumulation.
9. Proposed landscaping shall incorporate Bay Area Friendly species that are drought tolerant and the irrigation systems shall incorporate water efficiency measures. All landscaping must be in compliance with DCMC Chapter 17.41 Water Conservation in Landscaping. No landscaped areas shown on the preliminary plan approved by the City Council shall be changed to non-landscaped material such as decorative rock. Alternative plant and tree species may be approved by the Planning Division if it can be shown they would be more appropriate for the site. No building permit may be issued until this condition is met.
10. Enhanced landscaping shall be added in front of retaining wall sections exceeding 15 feet in height, along the northern property line, as approved by the Director of Economic and Community Development.
11. Annual inspection of the landscaping shall be conducted for the first five years following construction completion to ensure the landscaping, especially along retaining walls on the northern portion of the site, are adequately maturing in a healthy manner. Should plants be determined to be significantly deficient in growth or health, additional landscaping shall be required to compensate for the lack of vegetation. Annual inspections shall be conducted by the Planning Division.
12. Violation of these conditions could be cause for revocation of the Use Permit. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.
13. The Use Permit and Design Review shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.
14. A maintenance plan for on-site litter control shall be submitted by the applicant and approved by the City. The litter control maintenance plan shall include provisions for on-going maintenance required for the project use. All waste materials generated by the development, such as cardboard boxes, skids, garbage, litter, etc., must be stored in private receptacles for disposal. No waste material shall be visible at any time. All enclosures shall be kept clean and free of odor at all times.
15. All trash enclosures shall be finished with high quality finishes matching the architectural elements of the retail buildings. All materials shall be detailed on plans submitted for building permit.

16. All rooftop mechanical and HVAC equipment shall be properly screened from view of public right of way. Details of screening shall be shown on building permit plan set.
17. Site lighting details shall be provided for all surface parking areas and common open space areas subject to approval by the Director of Economic and Community Development.
18. All wireless/cellular facilities must be screened by materials approved by the Director of Economic and Community Development. Any equipment areas relocated as part of this project must submit screening details to be approved by the Director of Economic and Community Development prior to installation.

B. PUBLIC WORKS DEPARTMENT

19. Drainage shall include full trash capture.
20. The drainage inlets receiving runoff from parking lots shall be fitted with carbon filters properly maintained according to the manufacturers recommendations for the removal of a minimum of 80% of suspended and dissolved hydrocarbon impurities.

C. WATER AND WASTEWATER RESOURCES DEPARTMENT

21. All water system modifications required by the City shall be borne by the applicant.
22. Any sewer system modifications required by the City as a result of this project shall be borne by the applicant.
23. The design of the new shopping center shall not allow for any additional pressure to be placed on the existing 16 inch water main located at the foot of the retaining wall. Any new retaining wall constructed shall not infringe upon the City's ability to maintain their infrastructure.

D. FIRE PREVENTION

24. The locations of hydrants shall to conform to CFC Appendix C for spacing and distance.

F. BUILDING DIVISION

25. Maximum floor area calculation for existing building and proposed building shall be provided on the cover page of construction plans.
26. The applicant shall identify setback or clearance between Gellert Market Place and the existing Ross building when submitting plans for building permits.

Recommendation

Staff recommends the Planning Commission forward to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-1-13-6728; and
4. Approve Design Review DR-4-12-5412; as conditioned herein

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Jeannie Naughton, AICP
Associate Planner



Brian Millar
Director of Economic and Community
Development

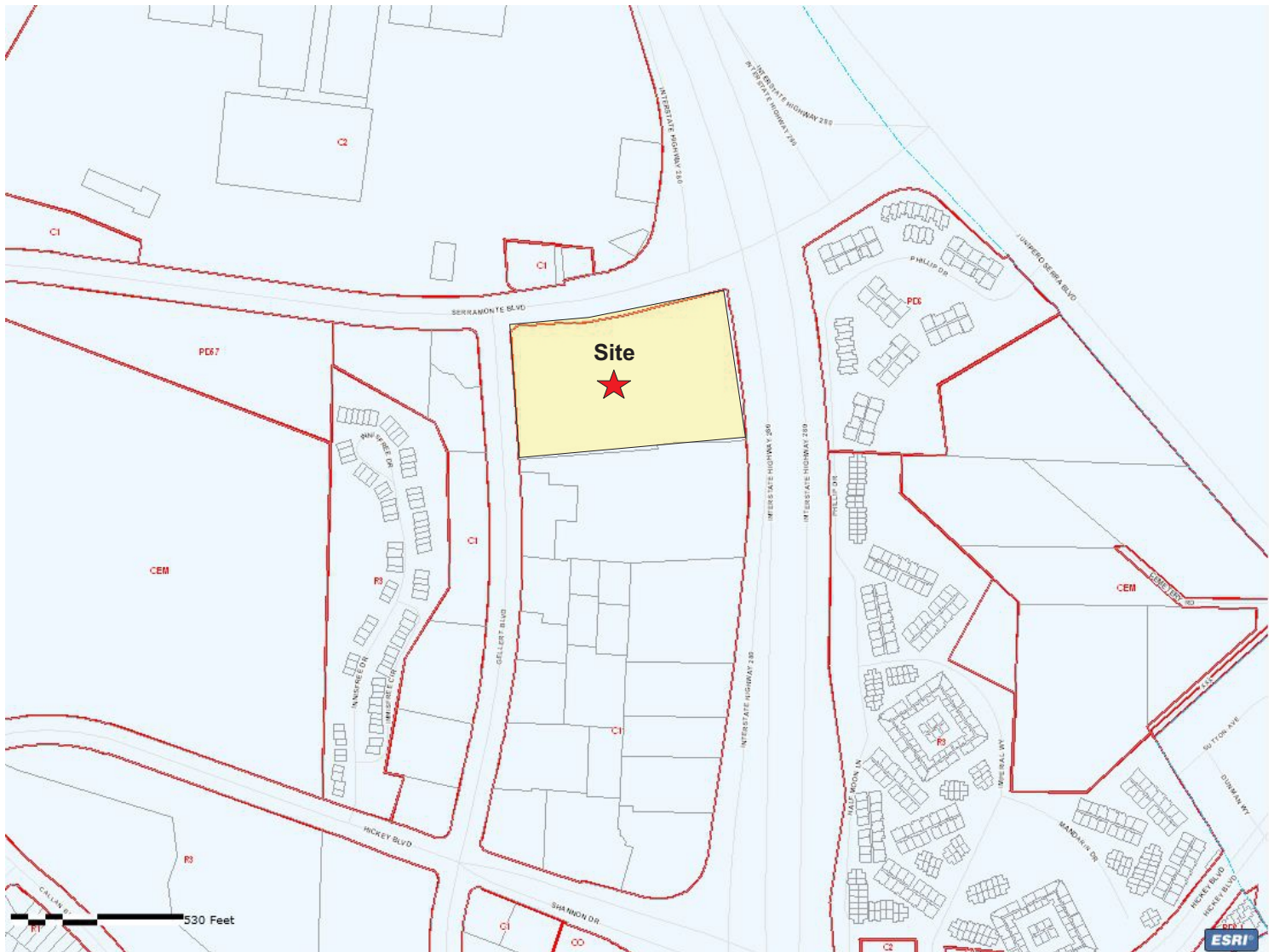
Attachments

- Attachment A – Location Map
- Attachment B – Master Sign Program
- Attachment C – Building Plans
- Attachment D – Traffic Memo

LOCATION MAP



Use Permit UPR-1-13-6728
Design Review DR-4-12-5412
301 Gellert Boulevard
Master Sign Program and Center Redevelopment
Planning Commission Review



Gellert Marketplace
Daly City, California

Master Sign Program
GRAPHICS AND SIGNAGE CRITERIA

March 4, 2013

Introduction. This document including attached Addendum # 1 Building Mounted Sign Drawings and Addendum # 2 Free Standing Sign Drawings establish the guidelines and criteria (“Criteria”) for the design, implementation and regulation of project and Tenant signage at Gellert Marketplace Retail Center (“Shopping Center”) in Daly City, California. These sign criteria (“Criteria”) have been established to preserve and enhance the appearance of the Shopping Center. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Shopping Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure that Tenant signage in the Shopping Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant’s businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design fabrication, installation and maintenance of all sign, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant’s expense.

SECTION A. SUBITTALS & APPROVALS

1. Submittal to Landlord. Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval at least three (3) complete sets of detailed design and shop drawings including the following:

- a. Elevation of STOREFRONT illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant’s premises;
- b. Fully dimensioned and scaled SHOP DRAWINGS. Sign elevation must specify exact dimensions, copy layout, materials, colors, means of attachment, illumination, electrical specifications and all other details of construction. Section through the letter and/or sign panel shall show the dimensioned projection of the face of the letter and/or sign panel and the illumination. Letters and logo plaques must be accurately dimensioned and spaced.
- c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord’s approval is obtained.

2. City Submittal. A full set of final plans must be approved by the Landlord **prior** to permit application submittal or sign fabrication. Following Landlord’s approval of propose signage, Tenant or his agent must submit to the City of Daly City applications for all permits for fabrication and installation by sign contractor.

Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

- a. A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party;
- b. The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein;

3. Each Tenant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.

4. All City approvals and permits for signs and their installation shall be obtained by the Tenant or their Representative, at their sole expense.

5. All design; Tenant shall perform installation and other work required herein at Tenant's sole cost and expense.

6. No other signage except for that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under these Criteria, it is considered disallowed until the prior written approval of Landlord is obtained.

7. The Landlord reserves the right to revise the Criteria in accordance with the City of Richmond Sign Ordinance. These Criteria may be revised at any time if so required by any government agency having jurisdiction over its contents.

8. If in the event Tenant wishes to change it's exterior sign at anytime during the term of its lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the Criteria for the Shopping Center after the execution of its Lease Agreement.

SECTION B. DESIGN REQUIREMENTS

Part I: Sign Types

1. Type 1 – Major Pylon Sign – Addendum 2 “A” sign

One (1) Type 1 double faced illuminated pylon sign 60'- 0" high in general accordance with the approved design and as shown on the project site plan. Sign shall be as approved by the City of Daly City and Landlord.

2. Type 2 – Multi-Tenant Monument Sign – Addendum 2 “B-1” signs

Two Type 2 double-faced illuminated monument sign 15' high in general accordance with the approved design and as shown on the project site plan. Sign shall be as approved by the City of Daly City and Landlord.

3. Type 4 – Major Tenant Identification Signs – Addendum 1 “D” signs

Major Tenants with a minimum size of 7,000 square feet shall install internally illuminated individual channel letter signs in general accordance with the approved design. Sign design shall be approved by the City of Daly City and Landlord.

4. Type 5 – Business Identification Signs (Pads 1, 2 & 3) Addendum 1 “E” signs

Each Pad and Shop tenant is allowed two (2) signs of illuminated letters on the building fascia as directed by the Landlord. End cap tenants are allowed a maximum of three (3) signs. Signs may consist of internally illuminated letters; 5” deep for face lit letters or 3” deep for halo-illuminated letters. Signs will be a maximum of 24” high and logos shall be a maximum of 30” high. An additional 6” will be allowed for ascenders and /or descenders. Signs consisting of stacked copy will be limited to 30” combined overall height with a maximum letter height of 15”. The length of wall signs shall not exceed 75% of the length of the building frontage.

The maximum allowed square footage shall not exceed two (2) square feet per lineal foot of wall frontage on each elevation. Square footage cannot be transferred from one elevation to another.

5. Type 6 – Typical Storefront Vinyl Lettering

Each tenant entry shall be identified with a suite number or address on the upper portion of their entry in 3” high white vinyl lettering. Each tenant shall be permitted to place upon or adjacent to their entrance, no more than 144 square inches of vinyl lettering. Lettering shall not exceed 2” in height, indicating store name, hours of business, credit card information, emergency telephone numbers etc.

7. Type 7 – Service Door Signage

Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in a consistent location directed by Landlord, in three-inch (3”) high letters, the Tenant’s suite number. Font and color of these numerals shall be consistently specified and approved by Landlord. This application may vary at the Landlord’s discretion based upon an application on a wood/glass door versus a metal door.

8. Type 8 – Under Canopy Signs - Addendum 1 “G” signs

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Additional Notes

1. The area of signs is the area of the smallest rectangle that can be drawn around the entire sign, as provided by the City of Daly City Sign Ordinance.
2. Stores that have a tower element may utilize the tower as well as the fascia to satisfy its signage requirements, subject to these Criteria.
3. Maximum sign height and width may be limited by architectural conditions at sign's location. The width of any sign shall not exceed 75 percent of the wall, fascia or sign niche on which it is located.

PART II: General Requirements for Fascia Signs

1. The lettering style shall be the choice of the Tenant with approval of the Landlord.
2. Graphic/decorative elements or lettering may be used in addition to the lettering described above.
3. Logos will be permitted on an individual basis.
4. No sign maker's labels or other identification will be permitted on the exposed surface of signs, except those required by the City building department, which shall be located in an inconspicuous location.
5. Creativity is encouraged with regard to style, size, position, length and other design characteristics, but final approval shall be subject to Landlord's sole discretion. Alternative signs to those described above may be permitted if the quality of the design and construction is acceptable to Landlord.
6. Fabrication
 - a. The fabricator shall be responsible for the quality and delivery of all materials and workmanship required for the execution of this contract. It is desirable that the fabricators for work herein have in-house a broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen and physical plant necessary to produce quality products equivalent to or better than similar type products in use in the industry. These general requirements apply equally to the contractor and to his subcontractors.
 - b. Contractors shall be responsible for providing all subcontractors with complete and up-to-date drawings, specifications, message schedules and other information issued by the project manager.

- c. The fabricator may make recommendations and/or changes to the details as shown on the drawings, if Landlord approves such recommendations in writing prior to shop drawings or fabrication of prototypes or samples.
- d. All electrical signs shall bear the UL label
- e. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workmanlike manner, and cleaning up, patching and painting any surfaces damaged by the installation.
- f. All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below standard.
- g. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
- h. Registered Trademark symbols ® must be cut out of 0.125" aluminum finish to match sign and pinned off face of building.
- i. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs, and shall have uniform surface conforming to the highest standards of the industry.
- j. All signage lighting should be concealed and light leaks will not be permitted.
- k. The fabricator shall base his proposal on the performance of all services, including all labor, materials and equipment for the complete fabrication and installation of the product at he agreed upon schedule.
- l. Where thickness and/or sizes are not specified, fabricator shall determine said measurements taking into account structural integrity as well as aesthetics. All acrylic sheeting used, if any, is to be of sufficient thickness and weight to prevent concave surfaces.
- m. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint, or equal quality alternative), unless otherwise specified. Tenant is required to execute a sign painting application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior weather conditions, and be sprayed to a smooth finish, not brushed on.
- n. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during

handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability. Designs, which survive rational engineering analysis and conform to all applicable national and local codes, will be acceptable.

- o. Written dimensions on the drawings shall take precedence over scaled dimensions. Fabricator shall verify and be responsible for all dimensions and conditions shown by these drawings and shall be responsible for confirming all field dimensions and conditions prior to beginning fabrication.
- p. Fabricator shall notify the designer of any discrepancies in the drawings or graphics dimensions or conditions, and/or changes required in construction details. All discrepancies shall be brought to the attention of the Landlord.
- q. Sign fabricator's responsibility for deviations in submittals from requirements of contract documents or these design development drawings is not relieved by Landlord's review of submittals unless the Landlord give written acceptance of specific deviations.
- r. A deviation shall be construed to mean a minor change to the sequence indicated on the drawings or specifications. A deviation is not intended to allow substitutions or product options.
- s. In addition to notifying the Landlord in writing of deviation, such deviations shall be circled on the shop drawings.
- t. Sign fabricator shall guarantee entire display for (1) one year from the date of installation against defects in material workmanship. Defective parts shall be replaced without charge.

7. Prohibited Signs

The following signs are provided as examples of prohibited signage applications and not an all-exclusive listing. Signs prohibited by Landlord that do not conform to the Criteria are not limited to those set forth below.

- a. No signs shall be permitted perpendicular to the face of the building;
- b. No off-Premises signage;
- c. No "A" frame sign

- d. No plastic face box-type cabinets signs or luminous-vacuum formed type plastic letters;
- e. No signs using exposed fastenings;
- f. No paper, cardboard, cloth, form core, gatorboard, inflatable or styrofoam signs, stickers or decals, painted lettering or decals hung around, on or behind storefronts;
- g. No flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means;
- h. No stationary or walking sandwich boards or costumed or non-costumed persons shall be utilized for advertising outside of Tenant's premises. No balloons, flags or marketing tents are allowed;
- i. No blade signs or transparent signs of any nature;
- j. No sign which emits odor, noise or visible matter other than light;
- k. No signs identifying secondary businesses except where specifically approved by Landlord;
- l. No signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas;
- m. No signage including the project name except as a part of the Tenant's trade name or insignia;
- n. No exposed conduit, tubing, raceways or crossovers shall be permitted;
- o. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord;
- p. No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which make use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic;
- q. No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door;

- r. No signs on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use or activity not related to the lawful making of deliveries of merchandise or rendering of services from such vehicles;
- s. No external displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs;
- t. No simulated materials (i.e., wood grained plastic laminates) or wall coverings;
- u. No internally illuminated awnings with or without signage; no cloth awnings will have signage applied to their surfaces;
- v. In no case shall the wording of signs describe prices, or any type of advertising except as part of the occupant's trade name or insignia;
- w. No temporary signs of any nature may be used or installed without Landlord's approval;
- x. Unprofessional hand-lettered sign in public view from the storefront are prohibited. Absolutely no signs are permitted to be taped to the storefront or any other visible surface; and
- y. Any sign that is not in conformance with this Criteria.

SECTION C. INSTALLATION AND USAGE

1. Signs shall be centered in respect to Tenant's storefront or in the event the rooflines of the adjacent building do not permit the sign to be centered as such, shall be centered in respect of the Tenant's entry door into the shop.
2. Notwithstanding the maximum square footage allowed for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated architectural spaces; leaving sufficient margin and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
3. All Tenants' signage will be controlled by a Landlord approved time clock with operational hours determined by the Landlord for consistency of presentation.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition and properly maintained.
5. All attachments, conduit, conductors, transformers and other equipment shall be concealed.
6. Electrical service to all signs shall be on Tenant's meters or on house meter per Landlord's discretion and shall be part of Tenant's construction and operational costs



Serramonte Blvd. @ Gellert Blvd.
Daly City, CA

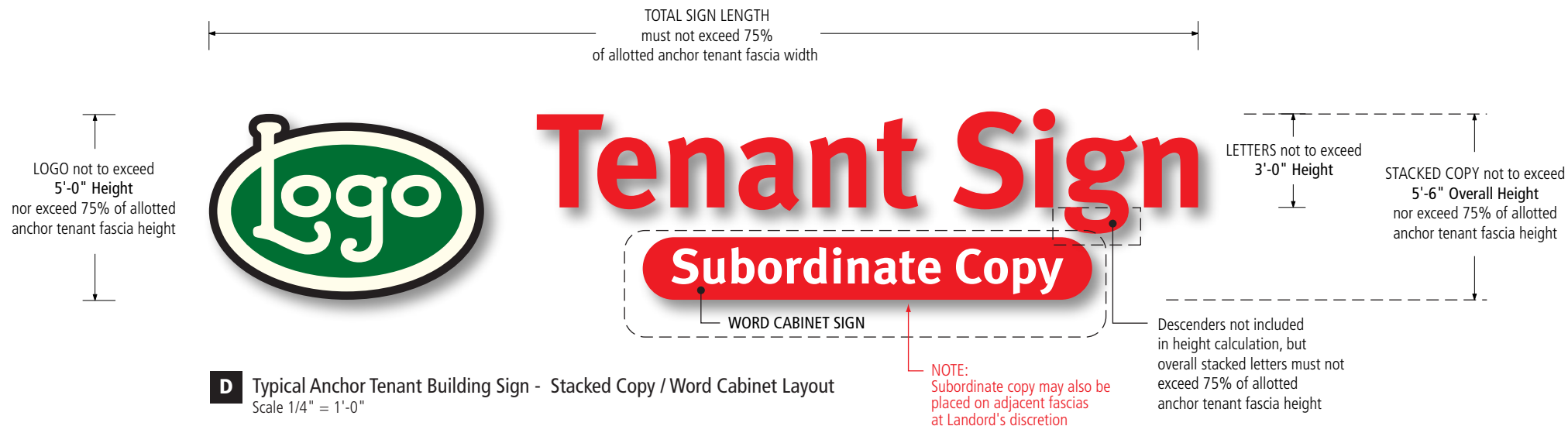
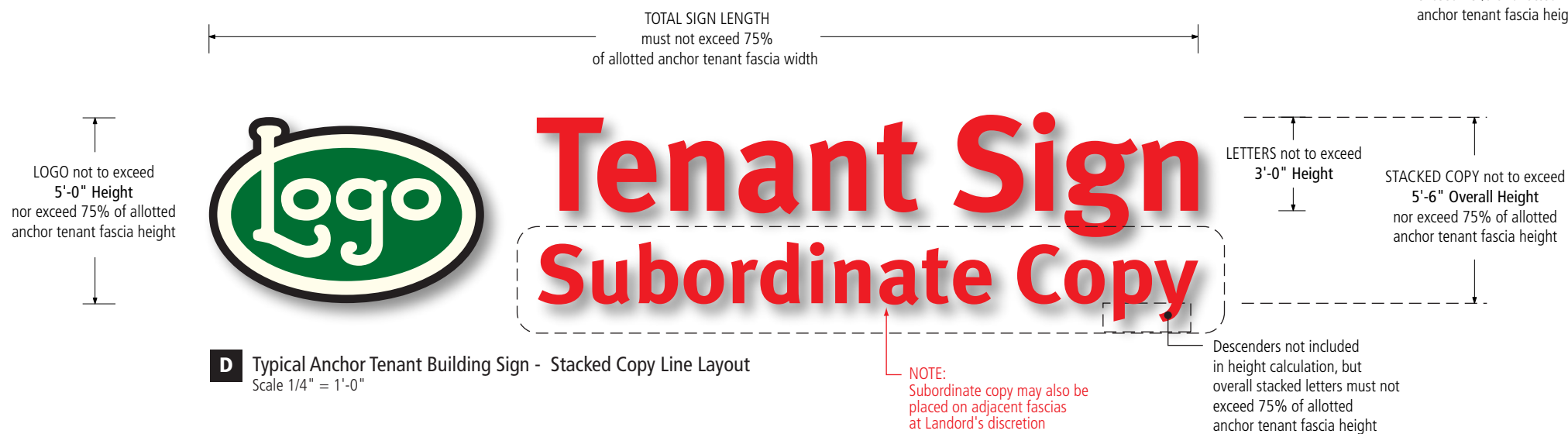
Sign Criteria Program Addendum #1 Building Mounted Signs

Client:
SPI Holdings. LLC

Architect:
Kenneth Rodrigues & Partners, Inc.
445 North Whisman Road, Suite 200
Mountain View, CA

Sign Consultant:
Pacific Neon Sign Company, Inc.
2939 Academy Way
Sacramento, CA

D RETAILER TENANT SIGN CRITERIA



2939 ACADEMY WAY
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TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 11-4773m-00
Account Executive: **Ralph Cundiff**

Project:
Gellert Marketplace
Sign Program

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: **William Dickson**
Date: 1.27.12
Revision: 3.5.12 4.26.12 10.9.12 3.6.13
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U.L. Listed
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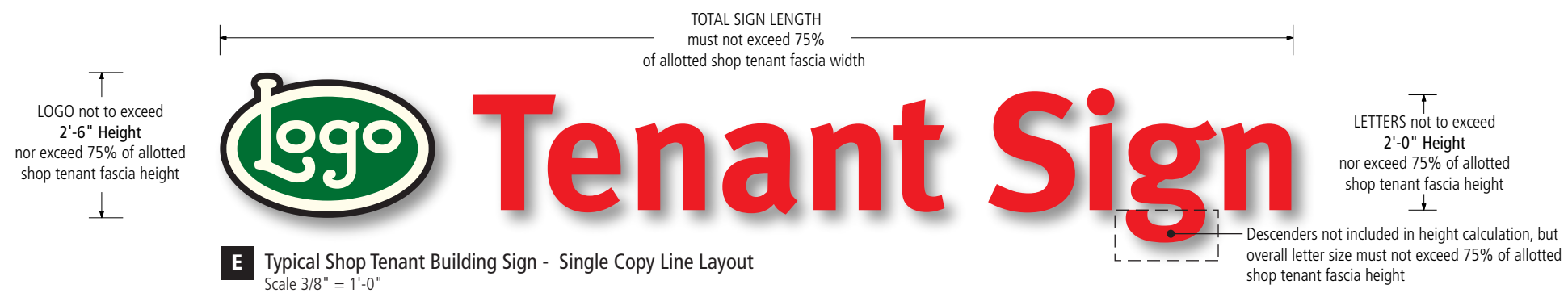
Electrical Circuits
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E TENANT PAD SIGN CRITERIA



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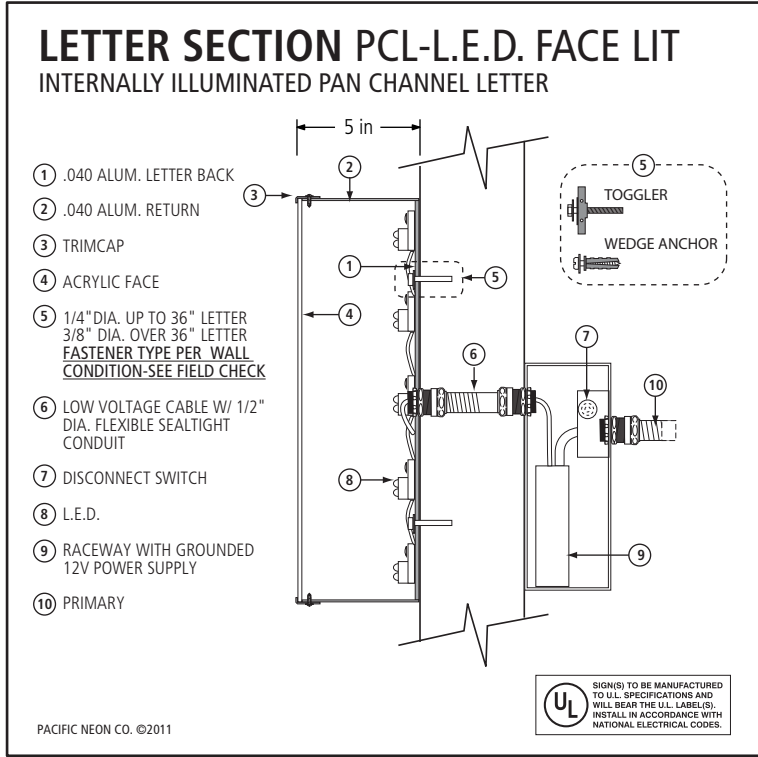
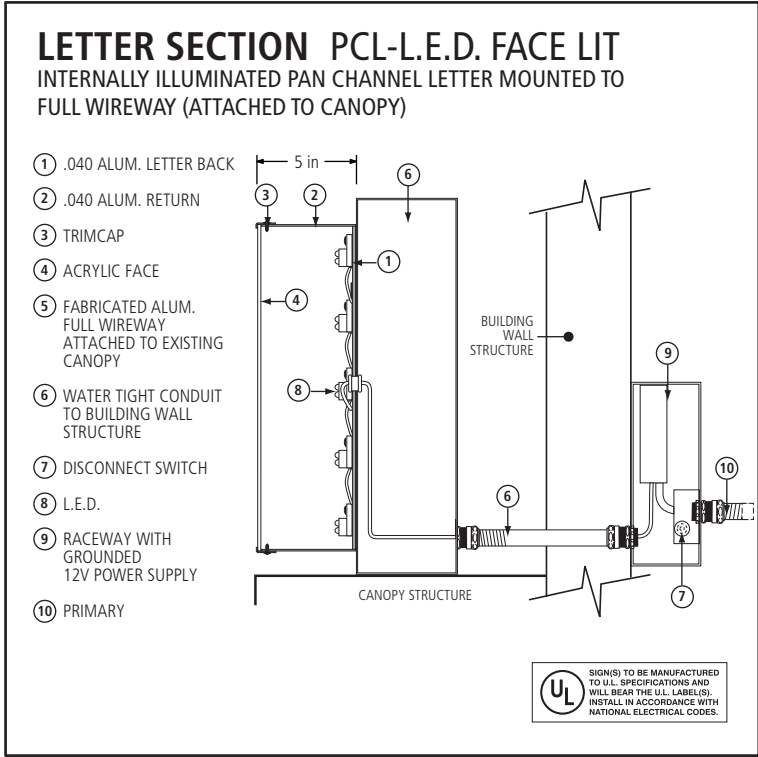
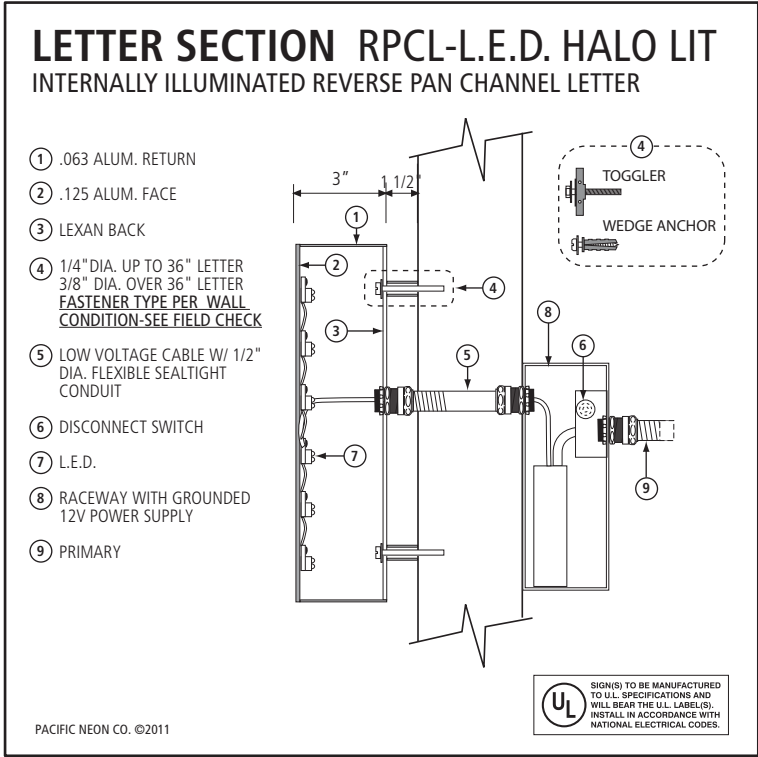
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Sheet No.

2



NOTES AND RESTRICTIONS:

1. All signs must meet or excel U.L. electrical standards and manufactured using approved materials and lighting sources.

2. All signs are to be typical pan channel construction with aluminum fabrication for all logo / letter forms.

3. Signs may be illuminated or non-illuminated or a combination (main letters illuminated, secondary copy non-illuminated).

4. All signage is to have hidden, non-corrosive mounting hardware.

5. Signs to be illuminated with LEDs.

6. All sign design and fabricated methods are to be approved at
7. landlord's discretion. Signs additionally must conform to Daly City's Sign Ordinance code and will require permits and review at Daly City Planning / Building discretion.

8. Signs must be installed by a licensed / bonded sign contractor. Tenant and sign contractor will be held financially responsible for damages to property and / or landscaping.

9. Sign maintenance will be the responsibility of the tenant. Broken or non-lighting signage is the tenant's responsibility to fix within 30 days.

10. Sidewalk signs and stationary sandwich boards are not permitted without written permission by the landlord.
11. No cabinet signs are permitted on tenant fascias, however shaped logo cabinets are permitted.

12. No exposed neon, flashing on animated signs are permitted. Interior window neon signs may be acceptable, but are subject to written approval from landlord prior to installation.

13. Signs installed without following the guidelines presented here are subject to removal at Tenant's expense.



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Account
Executive: **Ralph Cundiff**

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Daly City, CA

Drawn By: **William Dickson**

Date: 1.27.12

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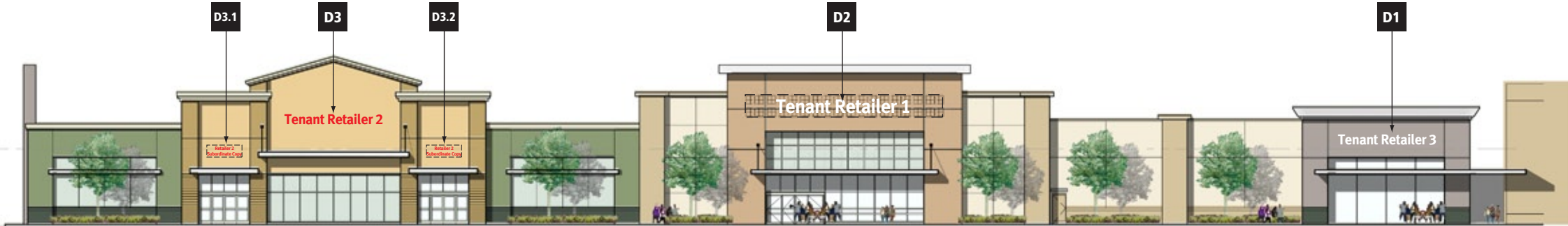
California Title 24 Compliant



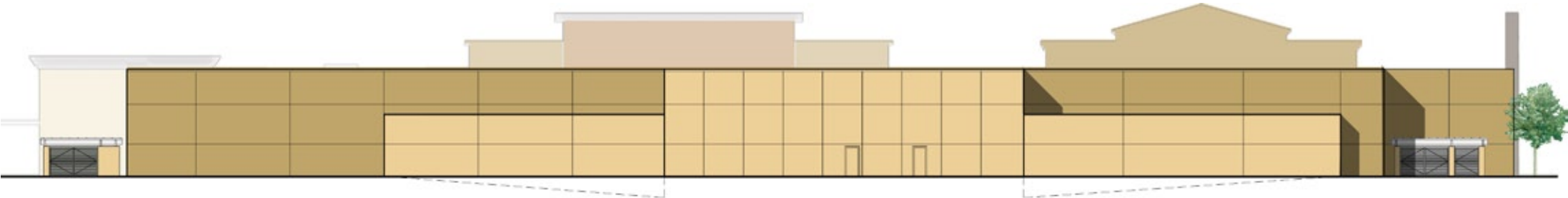
Sheet No.

3

RETAIL TENANT BUILDING



Major Retail Stores - WEST ELEVATION
Scale 1/32" = 1'-0"



Major Retail Stores - EAST ELEVATION
Scale 1/32" = 1'-0"



Major Retail Stores - NORTH ELEVATION
Scale 1/32" = 1'-0"

Major Retail Stores - SOUTH ELEVATION
Scale 1/32" = 1'-0"



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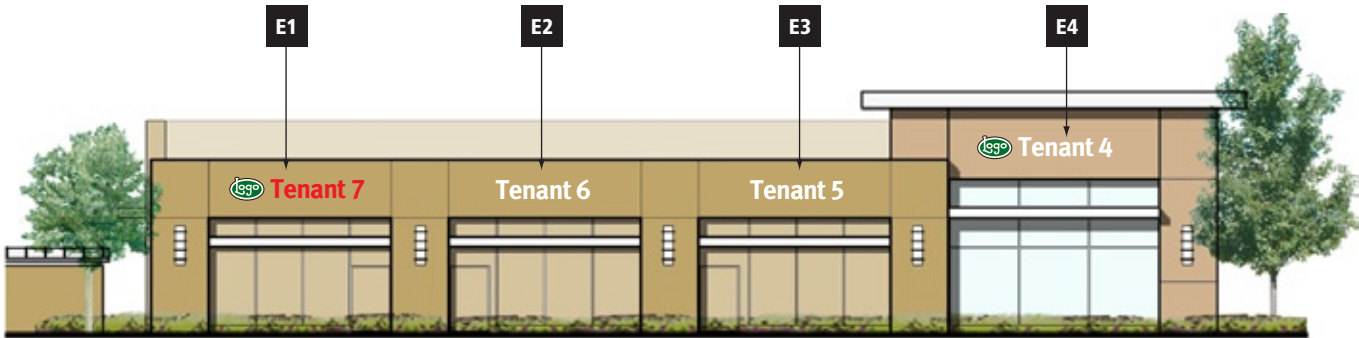
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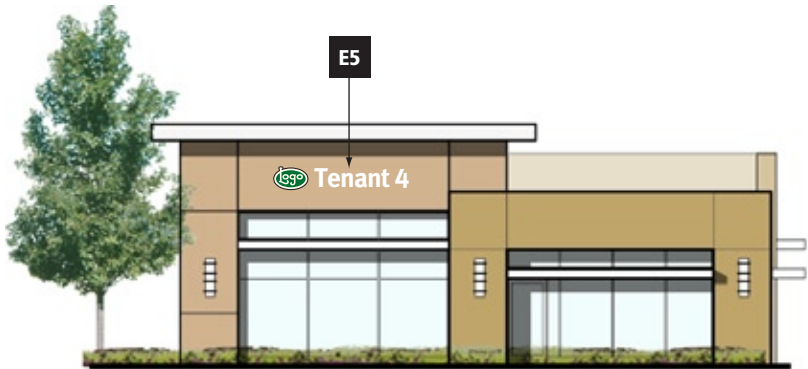
California Title 24 Compliant



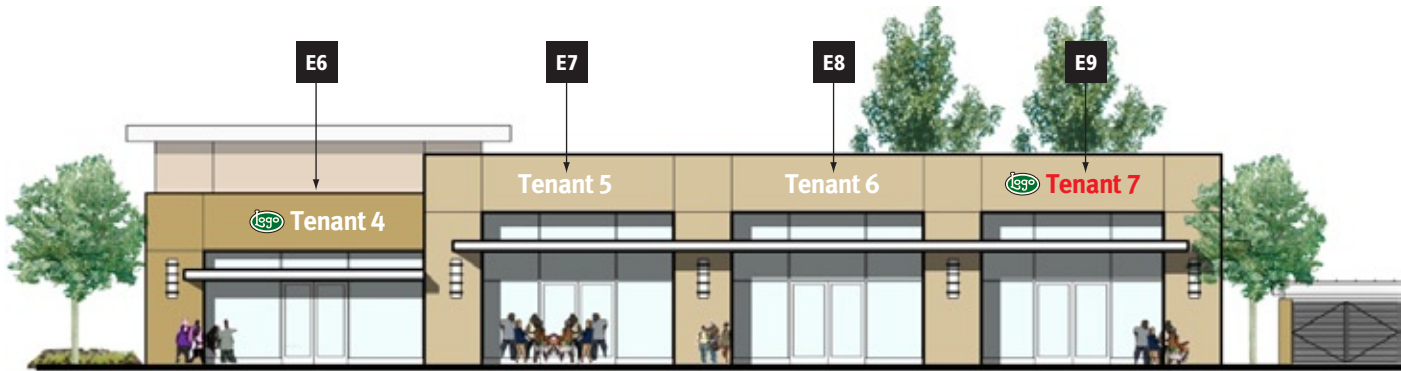
TENANT PAD 1 BUILDING



Pad 1 Tenant Stores - NORTH ELEVATION
Scale 1" = 20'-0"



Pad 1 Tenant Stores - WEST ELEVATION
Scale 1" = 20'-0"



Pad 1 Tenant Stores - SOUTH ELEVATION
Scale 1" = 20'-0"



Pad 1 Tenant Stores - EAST ELEVATION
Scale 1" = 20'-0"



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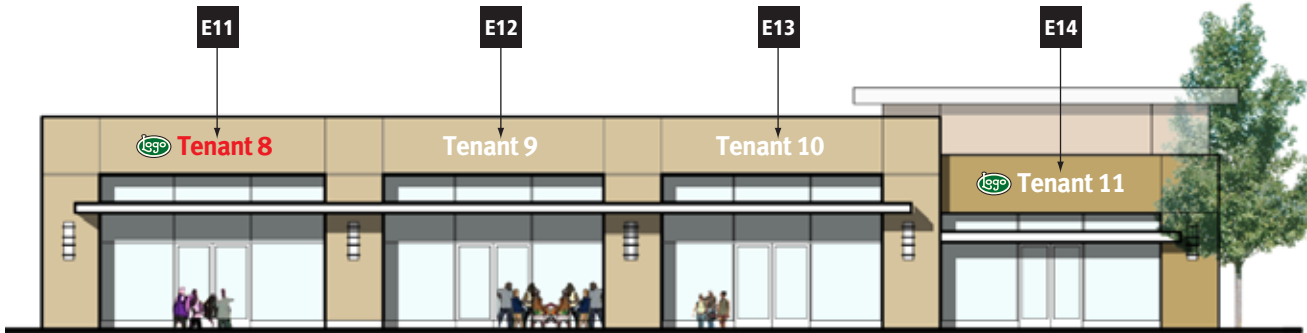
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Sheet No.

5

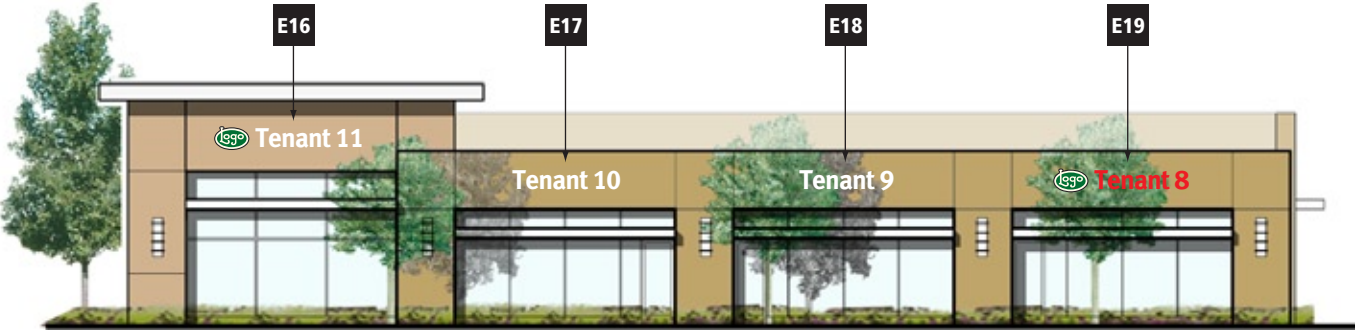
TENANT PAD 2 BUILDING



Pad 2 Tenant Stores - NORTH ELEVATION
Scale 1" = 20'-0"



Pad 2 Tenant Stores - WEST ELEVATION
Scale 1" = 20'-0"



Pad 2 Tenant Stores - SOUTH ELEVATION
Scale 1" = 20'-0"



Pad 2 Tenant Stores - EAST ELEVATION
Scale 1" = 20'-0"



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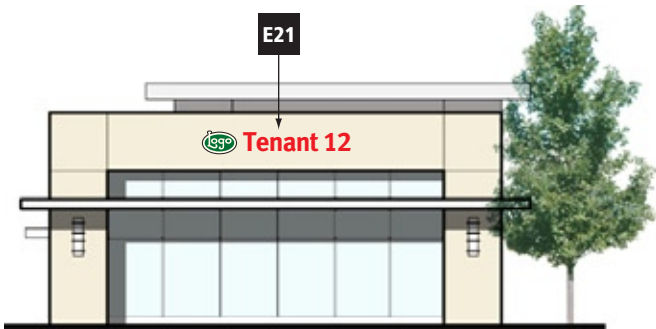
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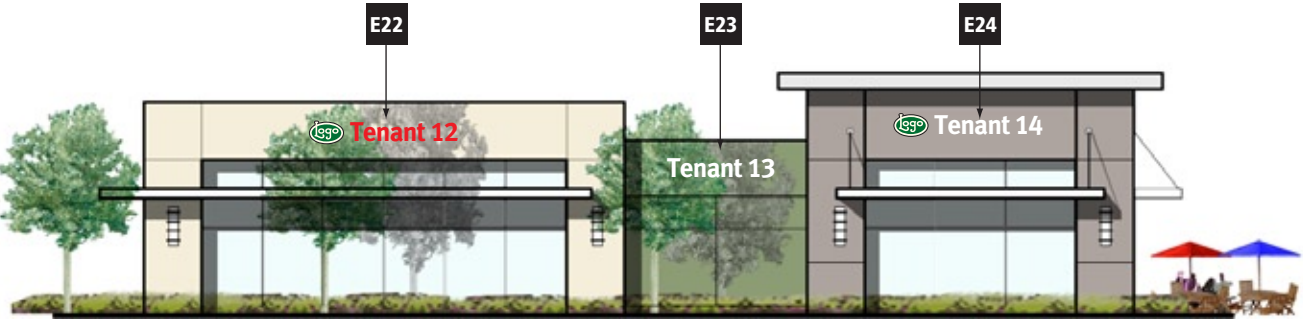


THINK GREEN
KEEP IT ON
THE SCREEN

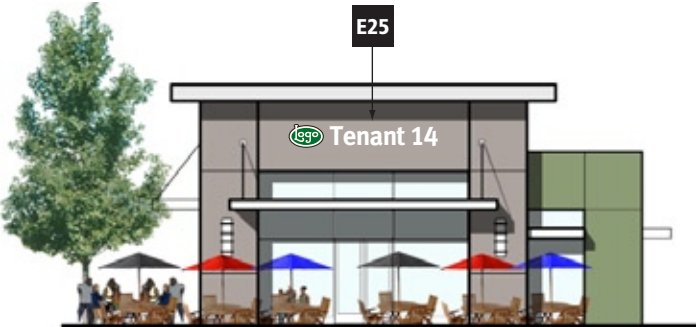
TENANT PAD 3 BUILDING



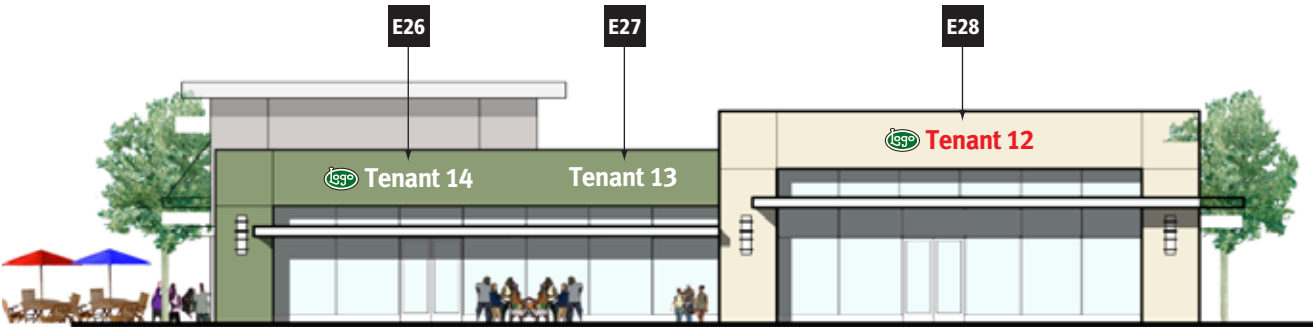
Pad 3 Tenant Stores - NORTH ELEVATION
Scale 1" = 20'-0"



Pad 3 Tenant Stores - WEST ELEVATION
Scale 1" = 20'-0"



Pad 3 Tenant Stores - SOUTH ELEVATION
Scale 1" = 20'-0"



Pad 3 Tenant Stores - EAST ELEVATION
Scale 1" = 20'-0"



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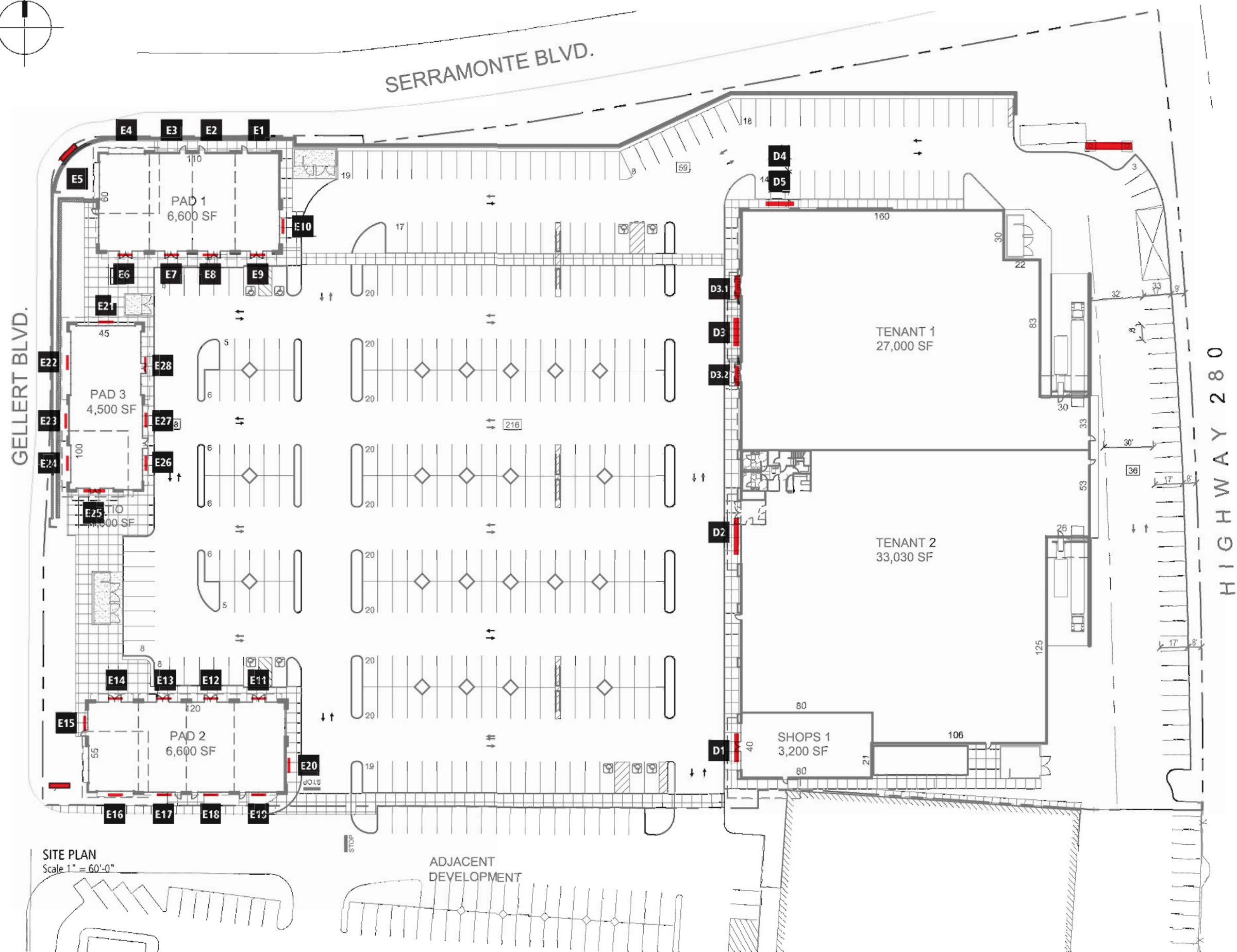
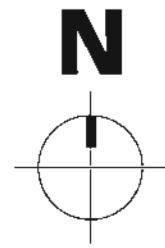
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SITE PLAN
Scale 1" = 60'-0"

ADJACENT
DEVELOPMENT



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California Title 24 Compliant





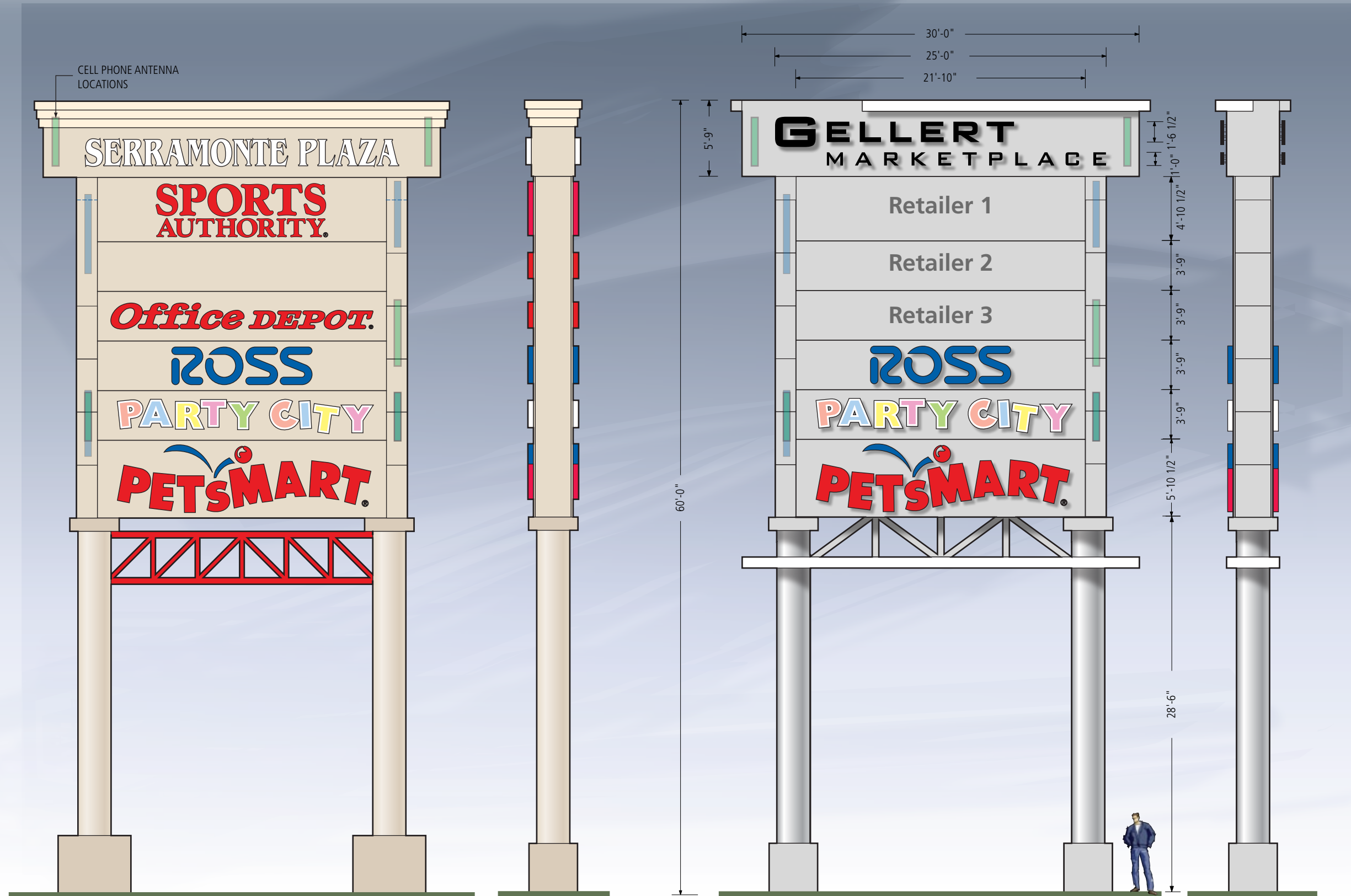
Serramonte Blvd. @ Gellert Blvd.
Daly City, CA

Sign Criteria Program Addendum #2 Freestanding Signs

Client:
SPI Holdings. LLC

Architect:
Kenneth Rodrigues & Partners, Inc.
445 North Whisman Road, Suite 200
Mountain View, CA

Sign Consultant:
Pacific Neon Sign Company, Inc.
2939 Academy Way
Sacramento, CA



A D/F Pylon Sign (Existing Conditions)
Scale 1/8" = 1'-0"

A End View (Existing Conditions)
Scale 1/8" = 1'-0"

A D/F Pylon Sign (Proposed Refurbish)
Scale 1/8" = 1'-0"

A End View (Existing Conditions)
Scale 1/8" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 11-4773d-00
Account GellertMP FS pkg
Executive: Ralph Cundiff

Project:
Gellert Marketplace

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: William Dickson
Date: 3.15.12
Revision: 4.10.12 3.7.13
4.26.12
10.4.12
1.14.13

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

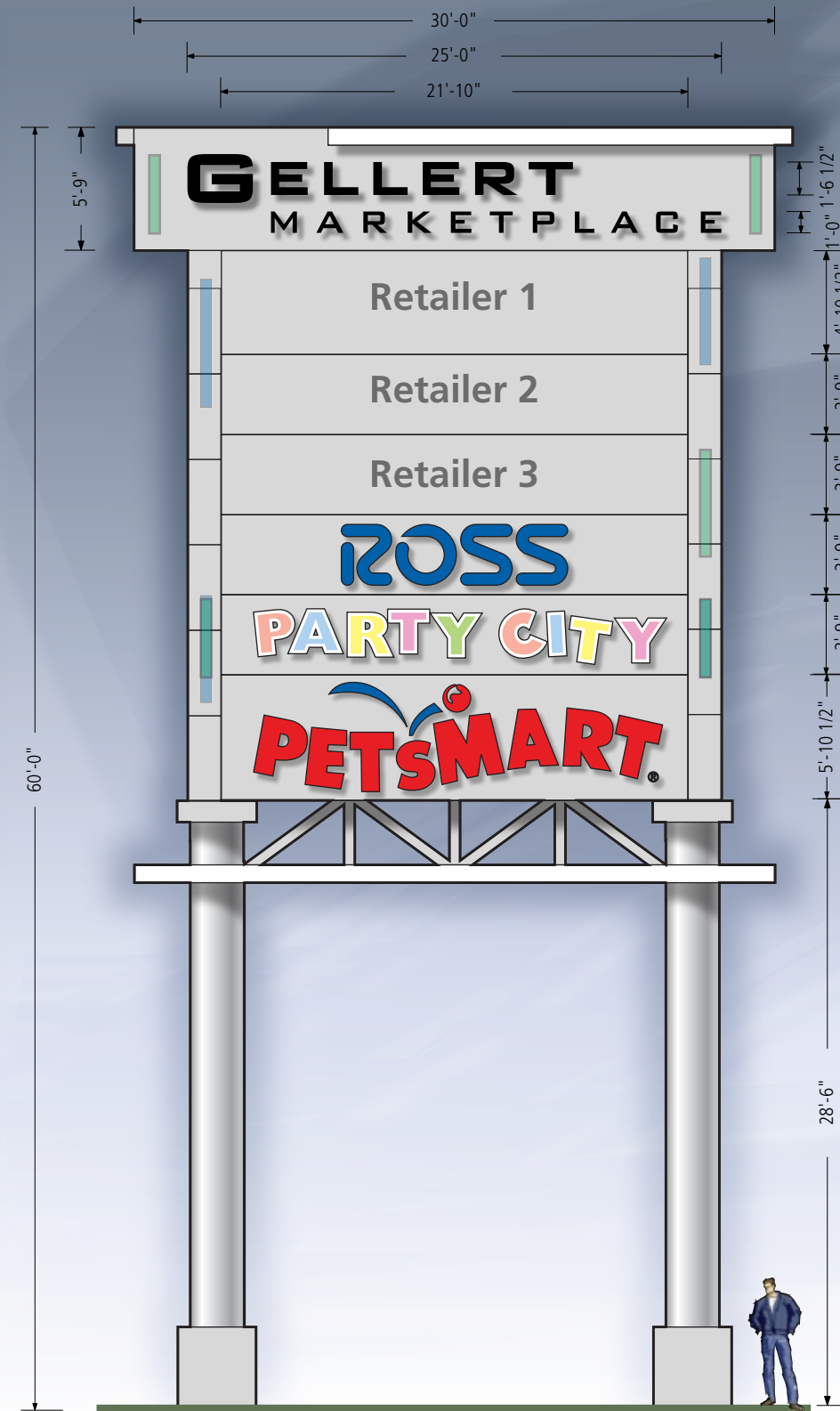
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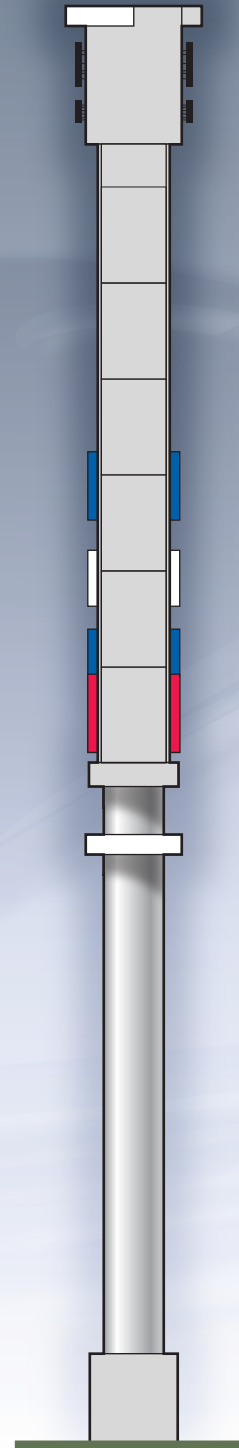


Sheet No.

1



A D/F Pylon Sign (Proposed Refurbish)
Scale 1/8" = 1'-0"



A End View (Existing Conditions)
Scale 1/8" = 1'-0"



A Top View (Structure Only)
Scale 1/8" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 11-4773d-00
Account GellertMP FS pkg
Executive: **Ralph Cundiff**

Project:
Gellert Marketplace
A Sign

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: William Dickson
Date: 3.15.12
Revision: 4.10.12 3.7.13
4.26.12
10.4.12
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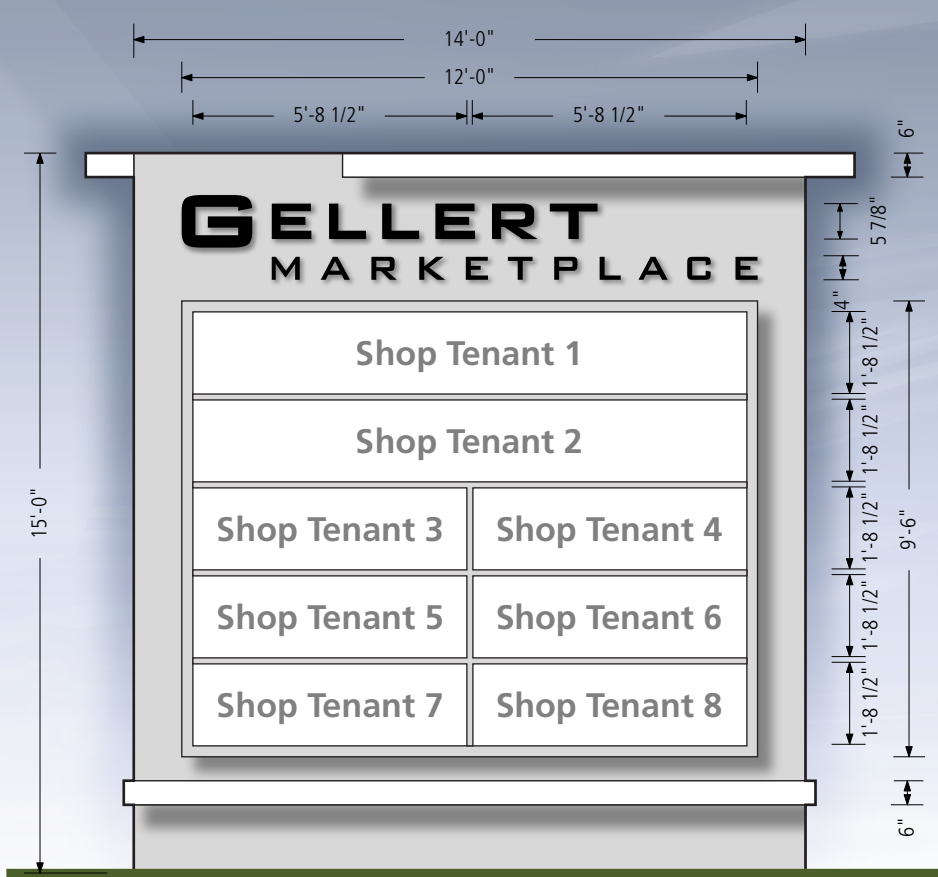
California Title 24 Compliant



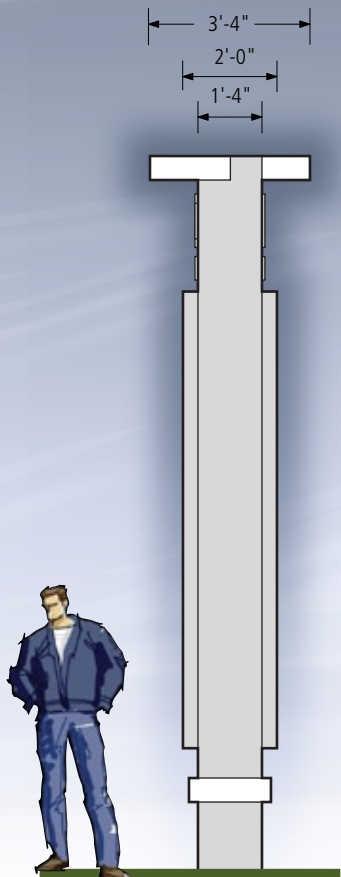
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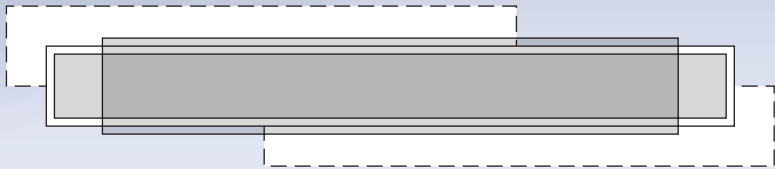
D/F Monument Sign



B1 D/F Illuminated Monument Sign
Scale 1/4" = 1'-0"



B1 End View
Scale 1/4" = 1'-0"



B1 Top View
Scale 1/4" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 11-4773d-00
Account GellertMP FS pkg
Executive: Ralph Cundiff

Project:
Gellert Marketplace
B1 Sign

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: William Dickson
Date: 3.15.12
Revision: 4.10.12 3.7.13
4.26.12
10.4.12
1.14.13

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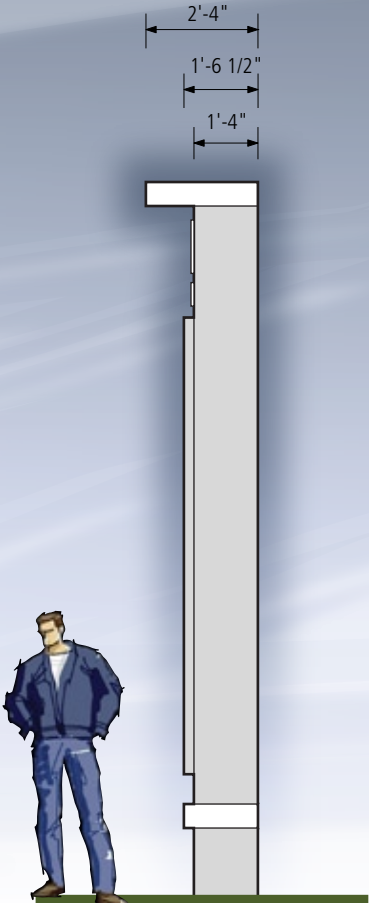
California Title 24 Compliant



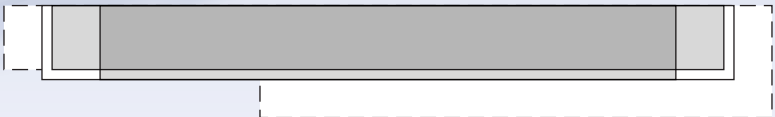
S/F Monument Sign



B2 S/F Illuminated Monument Sign
Scale 1/4" = 1'-0"



B2 End View
Scale 1/4" = 1'-0"



B2 Top View
Scale 1/4" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 11-4773d-00
Account GellertMP FS pkg
Executive: Ralph Cundiff

Project:
Gellert Marketplace
B2 Sign

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: William Dickson
Date: 3.15.12
Revision: 4.10.12 3.7.13
4.26.12
10.4.12
1.14.13

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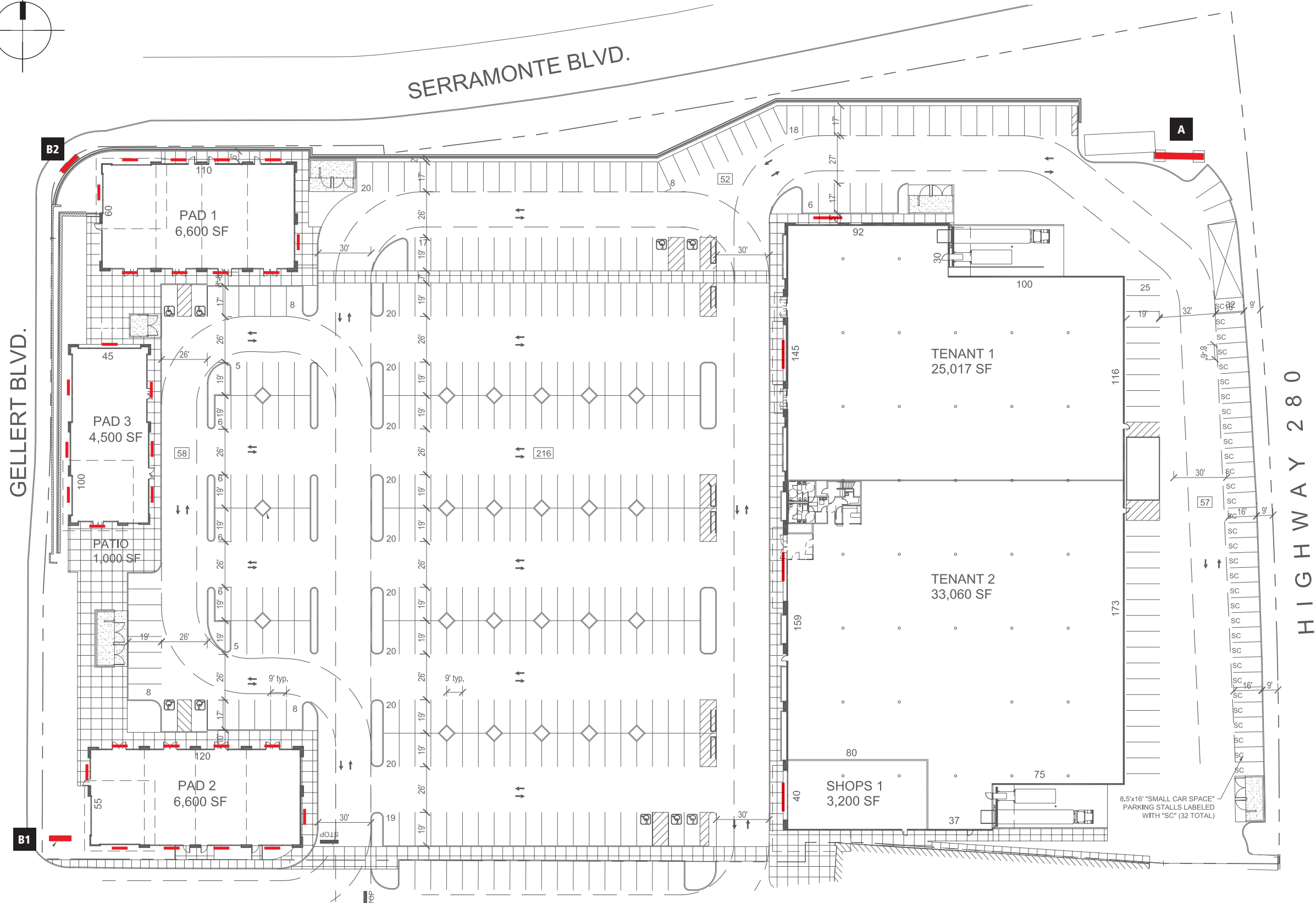
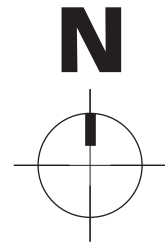
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Sheet No.

4



SITE PLAN
Scale 1" = 60'-0"



ESTABLISHED 1946

**PACIFIC
NEON**

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815

TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com

Project No: 11-4773d-00
Account GellertMP FS pkg
Executive: **Ralph Cundiff**

Project:
Gellert Marketplace

Address:
303 Gellert Blvd.
Daly City, CA

Drawn By: **William Dickson**
Date: 3.15.12
Revision: 4.10.12 3.7.13
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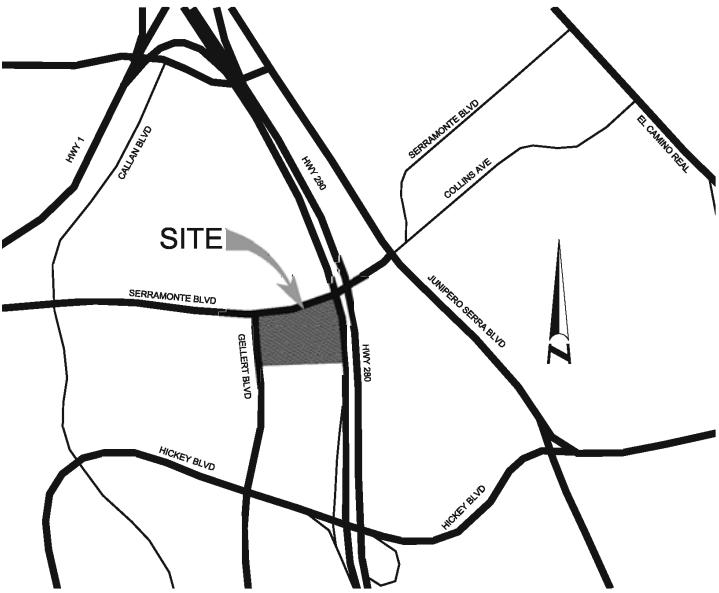
California Title 24 Compliant



Sheet No.

5

VICINITY MAP



Gellert MarketPlace

DALY CITY, CALIFORNIA

DESIGN REVIEW AND USE PERMIT

Gellert
MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 North Whisman Road, Suite 200
Mountain View, CA 950.965.0700

CONSULTANT

KEYMAP

REVISION

PROJECT NO. 125.049 DATE 3.19.13
DRAWN BY NB SCALE AS SHOWN
CHECKED BY

COVER
SHEET

A 0

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PROJECT TEAM

OWNER

SPI HOLDINGS, LLC.
88 KEARNY STREET, SUITE 1818
SAN FRANCISCO, CA 94108

Phone: 415.273.0382
Fax: 415.391.9142
Contact: PETER MEIER

ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043

Phone: 650.965.0700
Fax: 650.960.0707
Contact: KENNETH RODRIGUES
NATALYA BACH

CIVIL ENGINEER

AMS ASSOCIATES, INC.
85 MORAGA WAY, SUITE 200
ORINDA, CA 94563

Phone: 925.253.2777
Fax: 925.253.2778
Contact: AL SHAGHAGHI

LANDSCAPE ARCHITECT

LAUDERBAUGH ASSOCIATES
425 CLYDE AVENUE
MOUNTAIN VIEW, CA 94043

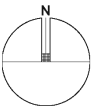
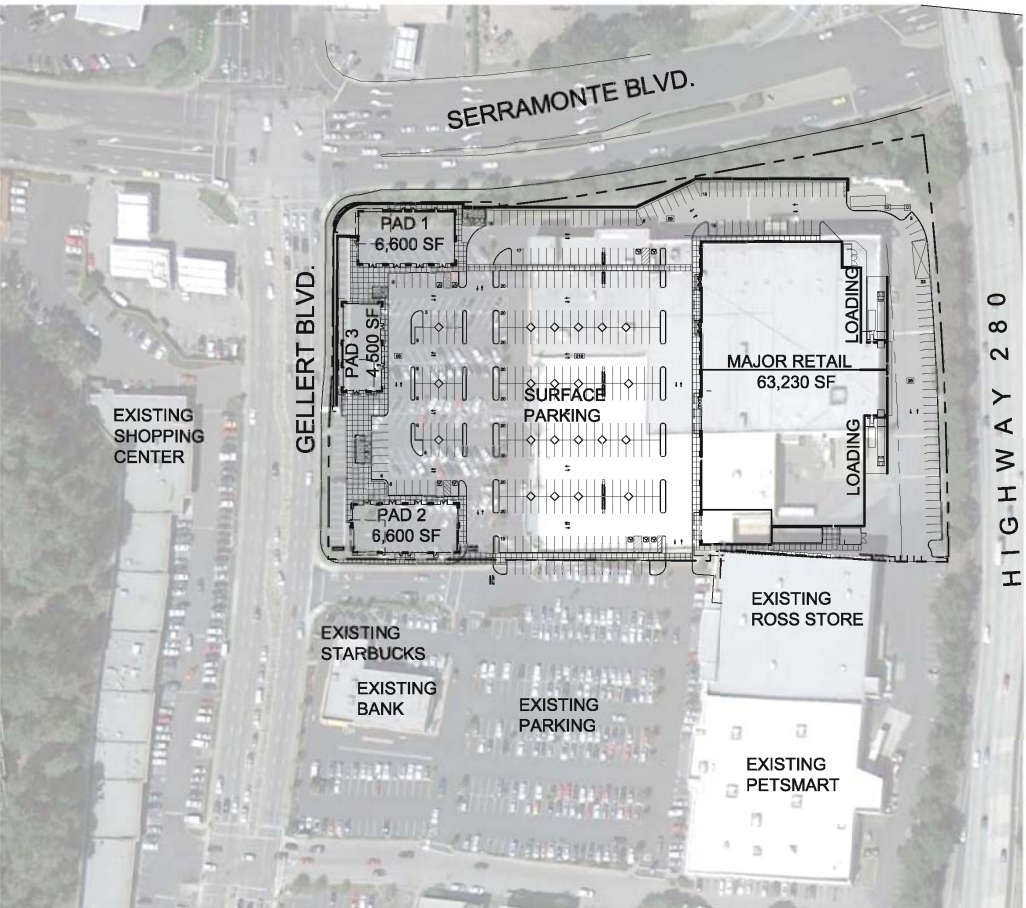
Phone: 650.691.9711
Fax: 650.691.9713
Contact: JIM LAUDERBAUGH

TRAFFIC ENGINEER

HEXAGON TRANSPORTATION
111 W. ST. JOHN STREET, SUITE 850
SAN JOSE, CA 95113

Phone: 408.971.6100
Fax: 408.971.6102
Contact: GARY BLACK

CONTEXT PLAN



SCALE: 1:100

SHEET INDEX

ARCHITECTURAL

- A 0 TITLE SHEET
- A 1 ILLUSTRATIVE SITE PLAN
- A 2 SITE PLAN
- A 3 BUILDING ELEVATIONS MAJOR RETAIL
- A 4 BUILDING ELEVATIONS AND FLOOR PLANS PAD 1, 2 AND 3
- A 5 BUILDING ELEVATIONS WITH RETAINING WALL
- A 6 CODE ANALYSIS

LANDSCAPE

- L-1 PRELIMINARY LANDSCAPE PLAN

CIVIL

- C-2 A.L.T.A. SURVEY
- EXHIBIT A PPELIMINARY STORM WATER CONTROL PLAN
- EXHIBIT B PPELIMINARY STORM WATER CONTROL PLAN CALCULATIONS



Parking Lot Lighting Fixture

TABULATION:	
SITE AREA:	±300,430 SF (6.89 ACRES)
GROSS BUILDING AREA:	80,930 SF
PARKING:	369 STALLS
RATIO:	4.5/1000

Gellert
MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700

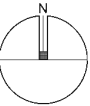
CONSULTANT

KEYMAP

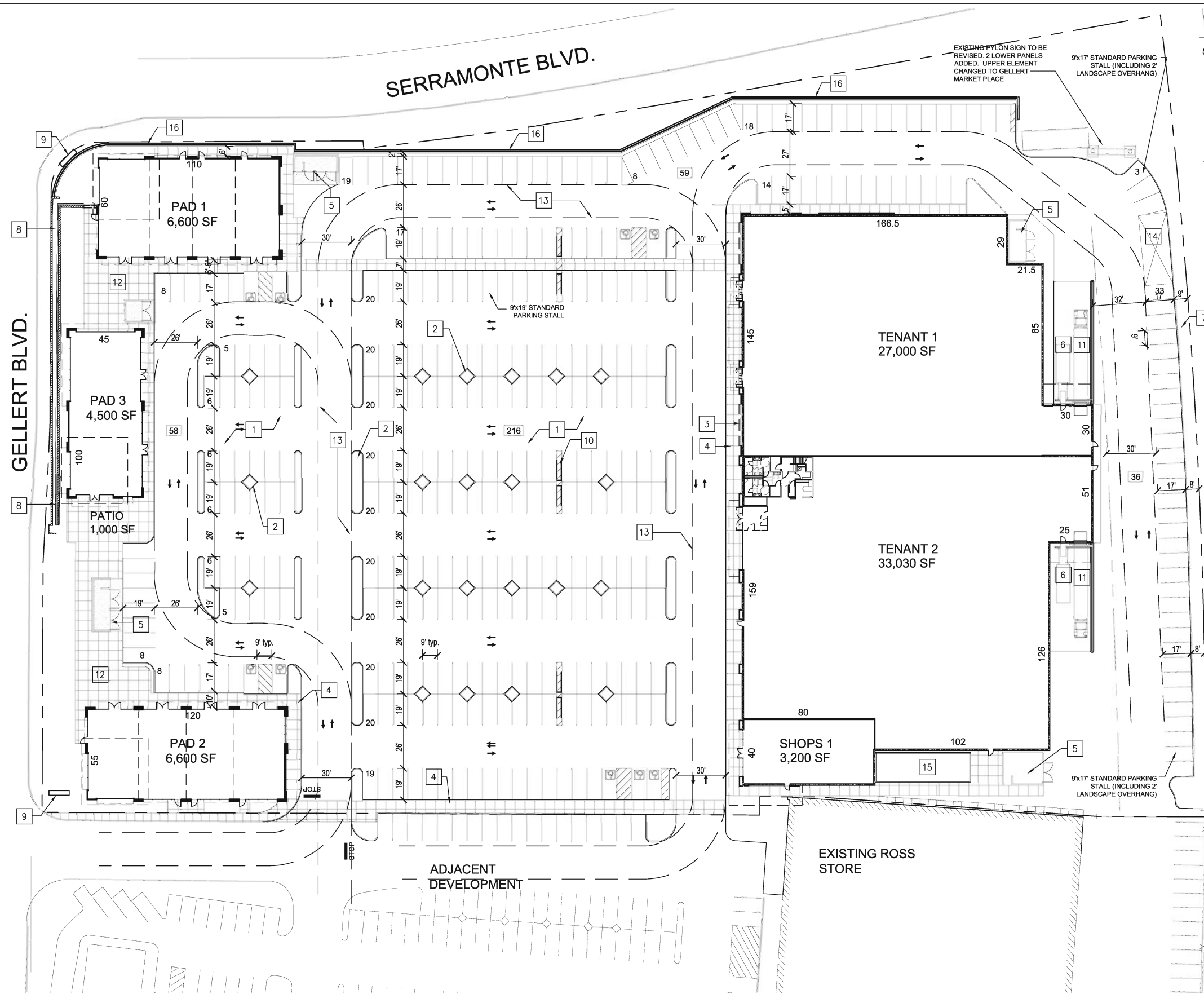
REVISION

PROJECT NO.	125,049	DATE	3.19.13
DRAWN BY	NB	SCALE	50'
CHECKED BY			

ILLUSTRATIVE
SITE PLAN



A 1



TABULATION:	
SITE AREA:	±300,430 SF (6.89 ACRES)
PAD 1:	6,600 SF
PAD 2:	6,600 SF
PAD 3:	4,500 SF
MAJOR 1:	63,230 SF
TENANT 1:	27,000 SF
TENANT 2:	33,030 SF
SHOPS 1:	3,200 SF
TOTAL BUILDING:	80,930 SF
PARKING REQUIRED (1/300 GROSS SF)	262 STALLS
PARKING PROVIDED:	369 STALLS
RATIO:	4.5/1000

SHEET KEYNOTES

- 1 SURFACE PARKING
- 2 LANDSCAPE ISLAND, TYP
- 3 LANDSCAPE PLANTER @ BUILDING, TYP
- 4 CONCRETE SIDEWALKS, TYP.
- 5 TRASH ENCLOSURE, TYP.
- 6 TRASH COMPACTOR LOCATION
- 7 EXISTING PLANTING TO REMAIN
- 8 EXISTING RETAINING WALL TO REMAIN
- 9 SHOPS / OUTPARCEL PYLON
- 10 SINGLE CART CORRAL , TYP.
- 11 LOADING AREA
- 12 HARDSCAPE AREA
- 13 LINE OF FIRE TRUCK ROUT
- 14 CELLULAR CHAIN LINK ENCLOSURE AREA
- 15 MAIN ELECTRICAL
- 16 NEW RETAINING WALL

Gellert MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95095-0700

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KEYMAP

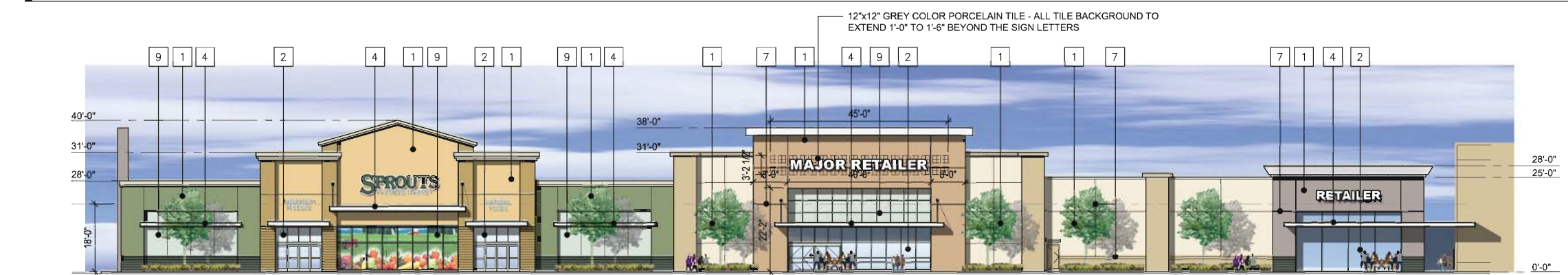
REVISION

PROJECT NO.	125.049	DATE	3.19.13
DRAWN BY	NB	SCALE	AS SHOWN
CHECKED BY			

SITE PLAN/ FLOOR PLANS

A2

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SHEET KEYNOTES

- 1 EXTERIOR CEMENT PLASTER SYSTEM, PAINTED
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT
- 3 CLEARSTORY WINDOWS
- 4 ALUMINUM CANOPY
- 5 TRASH ENCLOSURE
- 6 CORRUGATED METAL PANELS
- 7 2" ALUMINUM REVEALS
- 8 LOADING AREA
- 9 ANODIZED ALUMINUM STOREFRONT WITH WHITE OPAQUE FILM APPLIED TO INSIDE OF GLAZING
- 10 FUTURE TENANT SIGNAGE

WEST ELEVATION

1/16"

1



EAST ELEVATION

1/16"

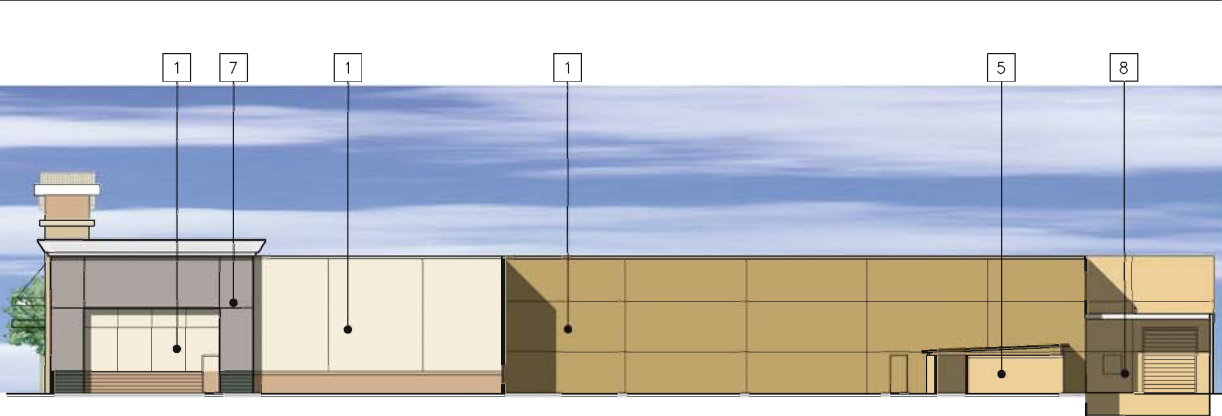
2



NORTH ELEVATION

1/16"

4



SOUTH ELEVATION

1/16"

3

Gellert MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700

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KEYMAP

REVISION

PROJECT NO. 125,049 DATE 3.19.13

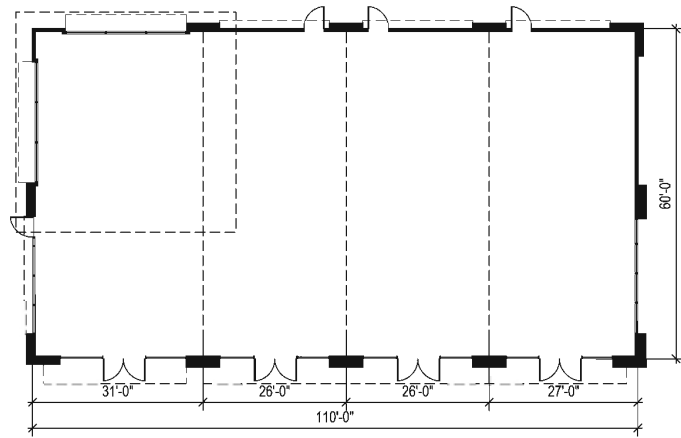
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MAJOR RETAIL
ELEVATIONS

A 3

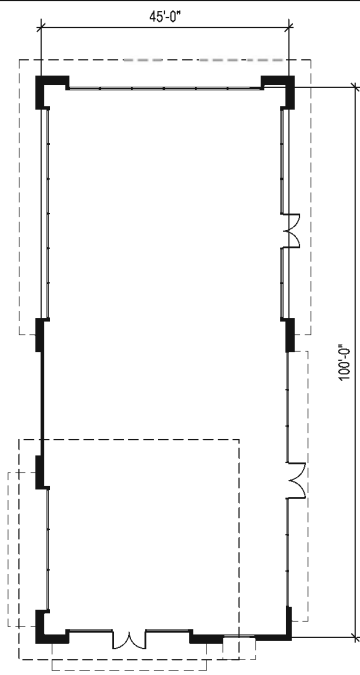
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FLOOR PLAN-PAD 1 (6,600 SF)

1/16"

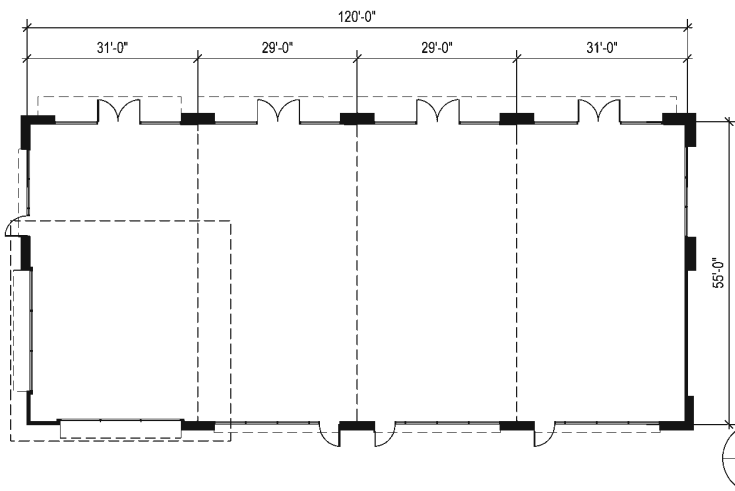
2



FLOOR PLAN-PAD 3 (4,500 SF)

1/16"

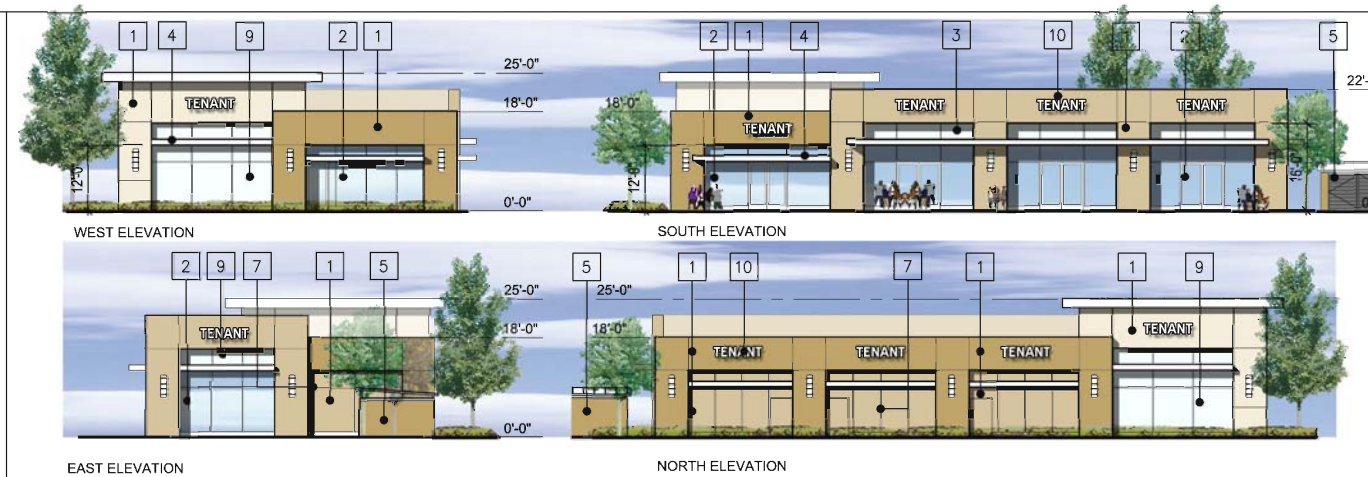
4



FLOOR PLAN-PAD 2 (6,600 SF)

1/16"

6



BUILDING ELEVATIONS-PAD 1

1/16"

1



BUILDING ELEVATIONS-PAD 3

1/16"

3



BUILDING ELEVATIONS-PAD 2

1/16"

5

SHEET KEYNOTES

- 1 EXTERIOR CEMENT PLASTER SYSTEM, PAINTED
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT
- 3 CLEARSTORY WINDOWS
- 4 ALUMINUM CANOPY
- 5 TRASH ENCLOSURE
- 6 NOT USED
- 7 2" ALUMINUM REVEALS
- 8 LOADING AREA
- 9 ANODIZED ALLUMINUM STOREFRONT WITH WHITE OPAQUE FILM APPLIED TO INSIDE OF GLAZING
- 10 FUTURE TENANT SIGNAGE

Gellert MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700

CONSULTANT

KEYMAP

REVISION

PROJECT NO. 125,049 DATE 3.08.13
DRAWN BY NB SCALE AS SHOWN
CHECKED BY

PAD 1, 2 & 3
FLOOR PLANS &
ELEVATIONS

A 4

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WEST ELEVATION 1/16" 1



NORTH ELEVATION 1/16" 2

Gellert MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700

CONSULTANT



KEYMAP

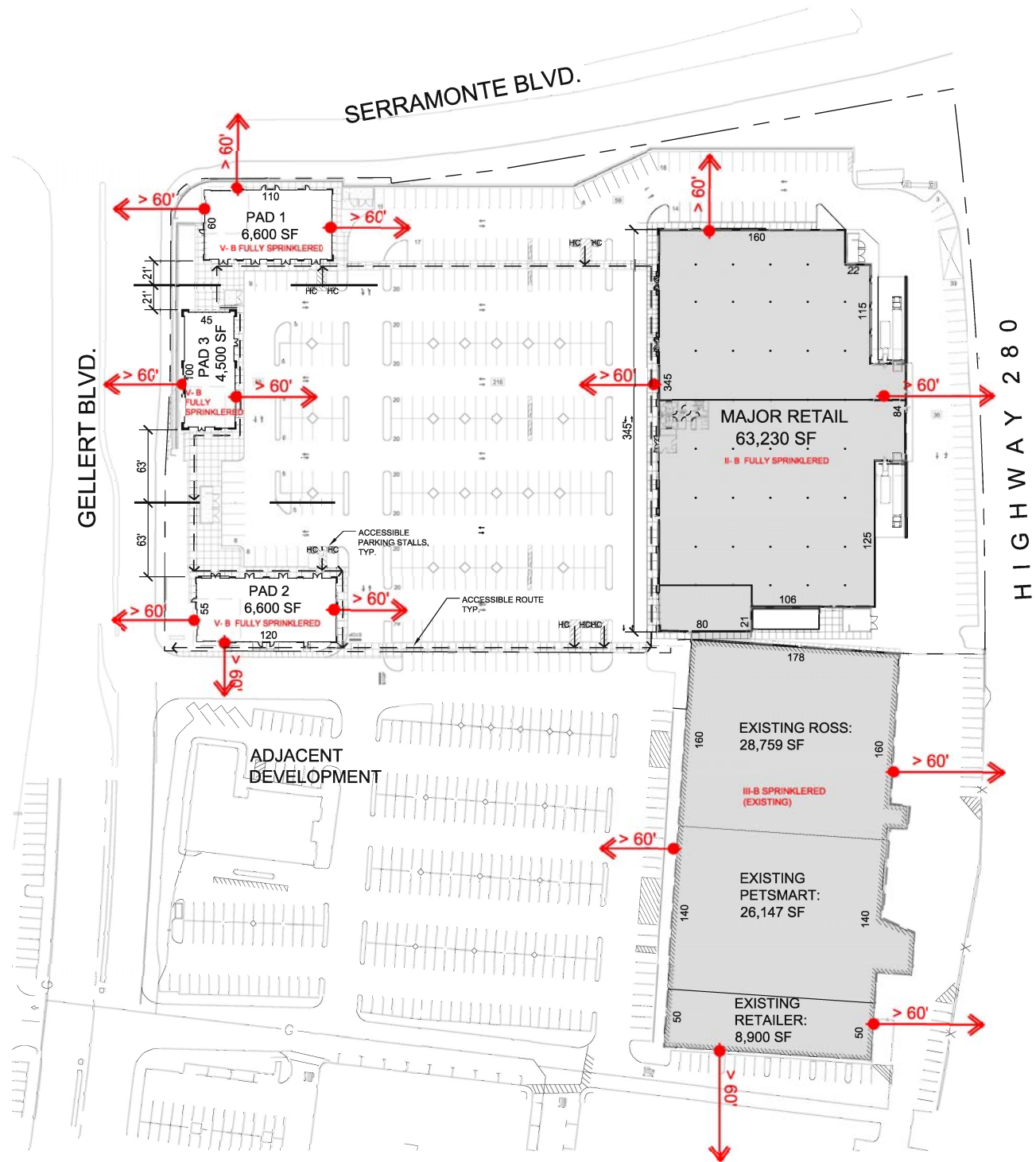
REVISION

PROJECT NO. 125.049 DATE 3.08.13
DRAWN BY NB SCALE AS SHOWN
CHECKED BY

ELEVATIONS
WITH RETAINING
WALL

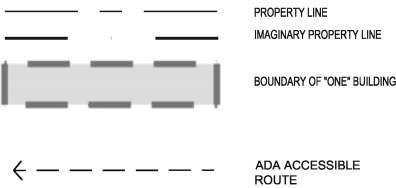
A 5

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SITE DIAGRAM AND ACCESSIBILITY PLAN 60' 1

LEGEND



BUILDING LIMITATIONS

PAD #1: 6,600 SF			PAD #2: 6,600 SF			PAD #3: 4,500 SF		
Occupancy Group:	A-2 (Restaurants) M (Mercantile)	Sec. 304	Occupancy Group:	A-2 (Restaurants) M (Mercantile)	Sec. 304	Occupancy Group:	A-2 (Restaurants)	Sec. 304
Construction Type:	Type V-B	Table 503	Construction Type:	Type V-B	Table 503	Construction Type:	Type V-B	Table 503
Allowable No. of Stories:	1 story	Table 503	Allowable No. of Stories:	1 story	Table 503	Allowable No. of Stories:	1 story	Table 503
Stories Proposed:	1 story		Stories Proposed:	1 story		Stories Proposed:	1 story	
Allowable Height:	40 ft.	Table 503	Allowable Height:	40 ft.	Table 503	Allowable Height:	40 ft.	Table 503
Total Building Height:	25'-0"		Total Building Height:	25'-0"		Total Building Height:	25'-0"	
Sprinkler System:	Yes	Sec. 903	Sprinkler System:	Yes	Sec. 903	Sprinkler System:	Yes	Sec. 903
Allowable Area Calculations:	Section 503		Allowable Area Calculations:	Section 503		Allowable Area Calculations:	Section 503	
Allowable area per story (A-2 occupancy, as most restrictive): 6,000 SF			Allowable area per story (A-2 occupancy, as most restrictive): 6,000 SF			Allowable area per story : 6,000 SF		
Allowable area increase			Allowable area increase			Actual Building Area:		
$A_g = \{A_1 + [A_2 \times I_2] + [A_3 \times I_3]\}$			$A_g = \{A_1 + [A_2 \times I_2] + [A_3 \times I_3]\}$					
$I_2 = [FIP - 0.25] W/30 \quad FIP=340/340=1$			$I_2 = [FIP - 0.25] W/30 \quad FIP=350/350=1$					
$I_3 = [1 - 0.25] 30/30 = 0.75$			$I_3 = [1 - 0.25] 40/40 = 1.5$					
$I_g = 3$ for buildings with no more than 1 story above grade			$I_g = 3$ for buildings with no more than 1 story above grade					
$A_g = \{6,000 + [6,000 \times 0.75] + [6,000 \times 3]\}$			$A_g = \{6,000 + [6,000 \times 1.5] + [6,000 \times 3]\}$					
Total adjust allowable area:	28,500 SF		Total adjust allowable area:	33,000 SF				
Actual Building Area:	6,600 SF		Actual Building Area:	6,600 SF				

MAJOR NEW RETAIL AND EXISTING ROSS/PETSMART RETAIL: 127,036 SF

ALLOWABLE BUILDING AREA: **UNLIMITED**

PER CBC SEC.507.3, 507.3.1, 507.4

* THE AREA OF GROUP B OR M BUILDING NO MORE THEN TWO STORY ABOVE GRADE SHALL NOT BE LIMITED WHEN THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THOUGHOUT..AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THEN 60 FEET.*

* GROUP A-2 OCCUPANCIES OF OTHER THEN TYPE V CONSTRUCTION SHALL BE PERMITTED WITHIN MIXED OCCUPANCY BUILDINGS OF UNLIMITED AREA..."

FIRE RESISTIVE REQUIREMENTS

TYPE V-B				TYPE II-B - NONCOMBUSTIBLE			
			Sec. 602.2				Sec. 602.2
Building Elements:	Structural frame	=	0 hr. Table 601	Building Elements:	Structural frame	=	0 hr. Table 601
	Roof construction including supporting beams and joists	=	0 hr. Table 601		Roof construction including supporting beams and joists	=	0 hr. Table 601
	Interior bearing walls	=	0 hr. Table 601		Interior bearing walls	=	0 hr. Table 601
	Interior non-bearing walls	=	0 hr. Table 601		Interior non-bearing walls	=	0 hr. Table 601
	Openings in exterior walls	Unprotected	Sec.705.8		Openings in exterior walls	Unprotected	Sec.705.8
Exterior Walls:	M, A-2, B	Non rated beyond 10 feet	Table 602	Exterior Walls:	M, A-2, B	Non rated beyond 10 feet	Table 602
	M, A-2, B	1 hr rated beyond 5 feet but less then 10'	Table 602		M, A-2, B	1 hr rated beyond 5 feet but less then 10'	Table 602
	M, A-2, B	2 hr rated less then 5 feet	Table 602		M, A-2, B	2 hr rated less then 5 feet	Table 602

Gellert
MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95095-0700

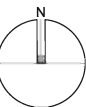
CONSULTANT

KEYMAP

REVISION

PROJECT NO. 125.049 DATE 3.19.13
DRAWN BY NB SCALE AS SHOWN
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CODE ANALYSIS



A6

PAINT COLOR SCHEDULE:

B. DEC708 SUNSET COVE

D. DE6134 SHORTBREAD

E. DE6110 WARM HEARTH

G. DE6113 ALPACA WOOL

H. DE6114 DRY DUNE

I. DE6108 ENGLISH SCONE

J. DE5269 YUCATAN

K. DE5268 SUNDOWN

L. RESTORATION HARDWARE GRAPHITE

M. WHEAT PENNY

N. URBANE BRONZE

P. MESSENGER BAG

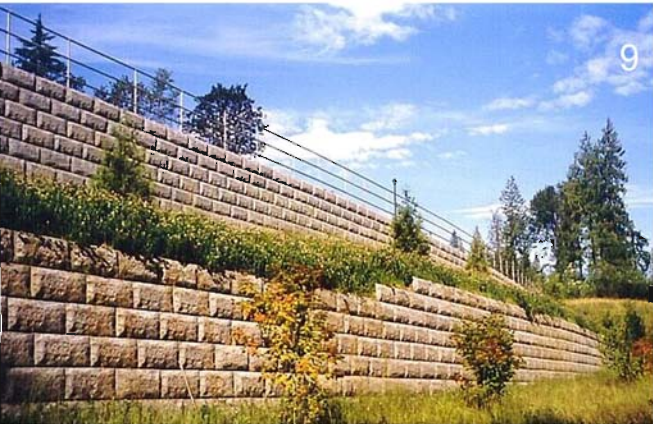
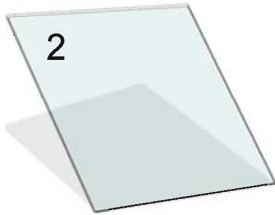
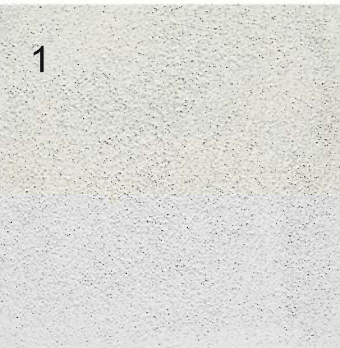
Q. QUIVER TAN

BY DUNN EDWARD



MATERIAL SCHEDULE

- 1
- EXTERIOR CEMENT PLASTER SYSTEM - LIGHT SAND TEXTURE, PAINTED, COLOR: SEE COLOR SCHEDULE
- 2
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING
- 3
- CLEARSTORY WINDOWS WITH OPAQUE WHITE FILM
- 4
- ALUMINUM CANOPY
- 5
- CORRUGATED METAL PANELS
- 6
- 2" EXTRUDED ALUMINUM REVEALS BY FRY REGLET OR EQUIVALENT
- 7
- DECORATIVE LIGHT FIXTURE
- 8
- CLEAR ANODIZED ALUMINUM CURTAIN WALL FENESTRATION SYSTEM W/ CLEAR GLAZING & SPANDREL GLASS
- 9
- KEYSTONE WALL
- 10
- METAL GUARDRAILING



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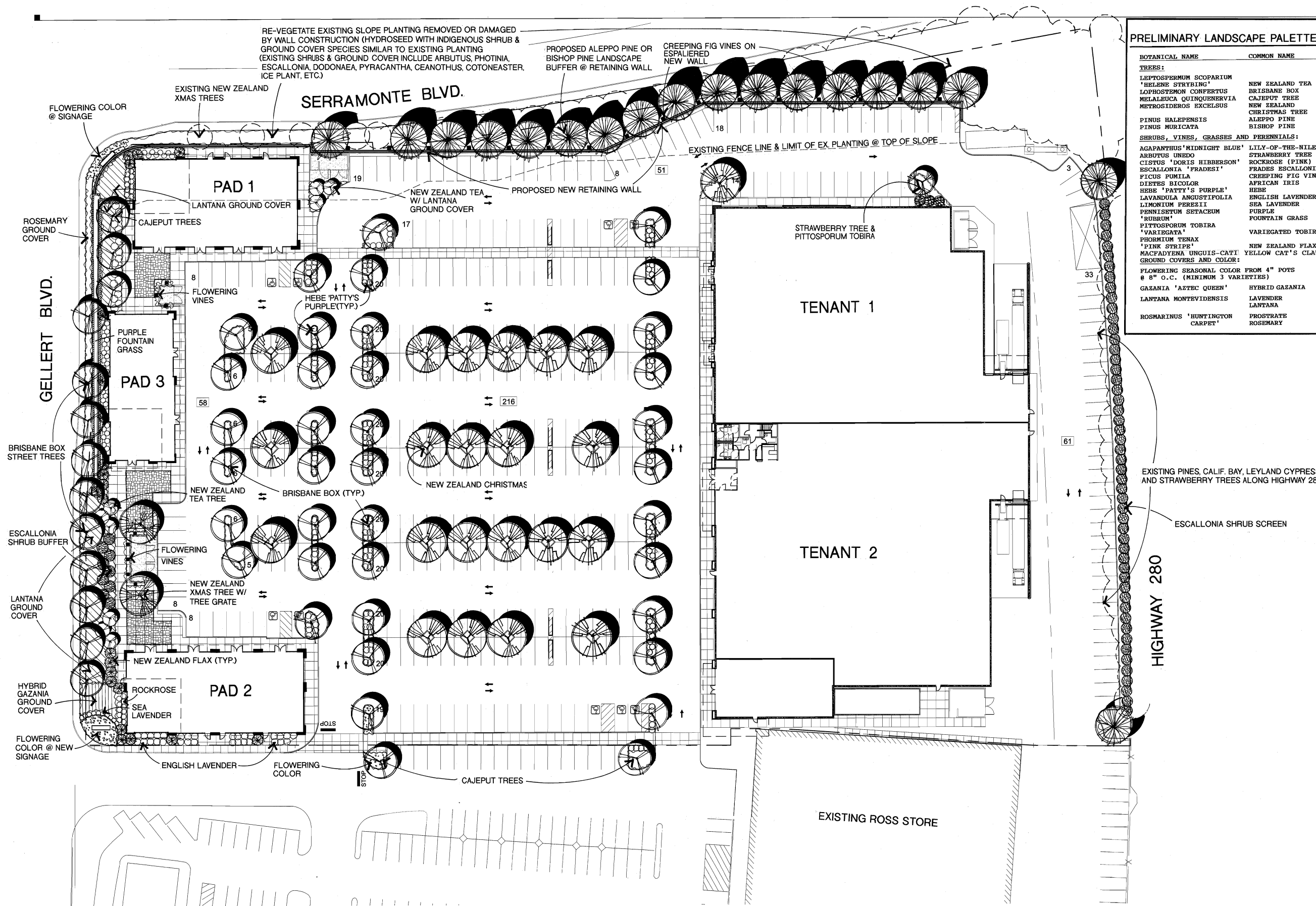
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MATERIAL BOARD



PRELIMINARY LANDSCAPE PALETTE

BOTANICAL NAME	COMMON NAME
TREES:	
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA
'HELENE STRYBING'	BRISBANE BOX
LOPHOSTEMON CONFERTUS	CAJEPUT TREE
MELALEUCA QUINQUENERVIA	NEW ZEALAND
METROSIDEROS EXCELSUS	CHRISTMAS TREE
PINUS HALEPENSIS	ALEPPO PINE
PINUS MURICATA	BISHOP PINE
SHRUBS, VINES, GRASSES AND PERENNIALS:	
AGAPANTHUS 'MIDNIGHT BLUE'	LILY-OF-THE-NILE
ARBUTUS UNEDO	STRAWBERRY TREE
CISTUS 'DORIS HIBBERSON'	ROCKROSE (PINK)
ESCALLONIA 'FRADESI'	FRADES ESCALLONIA
FICUS PUMILA	CREeping FIG VINE
DIETES BICOLOR	AFRICAN IRIS
HEBE 'PATTY'S PURPLE'	HEBE
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
LIMONIUM PEREZII	SEA LAVENDER
PENNISETUM SETACEUM	PURPLE
'RUBRUM'	FOUNTAIN GRASS
PITTOSPORUM TOBIRA	VARIEGATED TOBIRA
'VARIEGATA'	
PHORMIUM TENAX	NEW ZEALAND FLAX
'PINK STRIPE'	YELLOW CAT'S CLAW
MACFADYENA UNGUIS-CATI	GROUND COVERS AND COLOR:
FLOWERING SEASONAL COLOR FROM 4" POYS @ 8" O.C. (MINIMUM 3 VARIETIES)	
GAZANIA 'AZTEC QUEEN'	HYBRID GAZANIA
LANTANA MONTEVIDENSIS	LAVENDER
	LANTANA
ROSMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY

Gellert MarketPlace

SPI HOLDINGS
DALY CITY, CALIFORNIA



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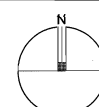
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LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
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KEYMAP

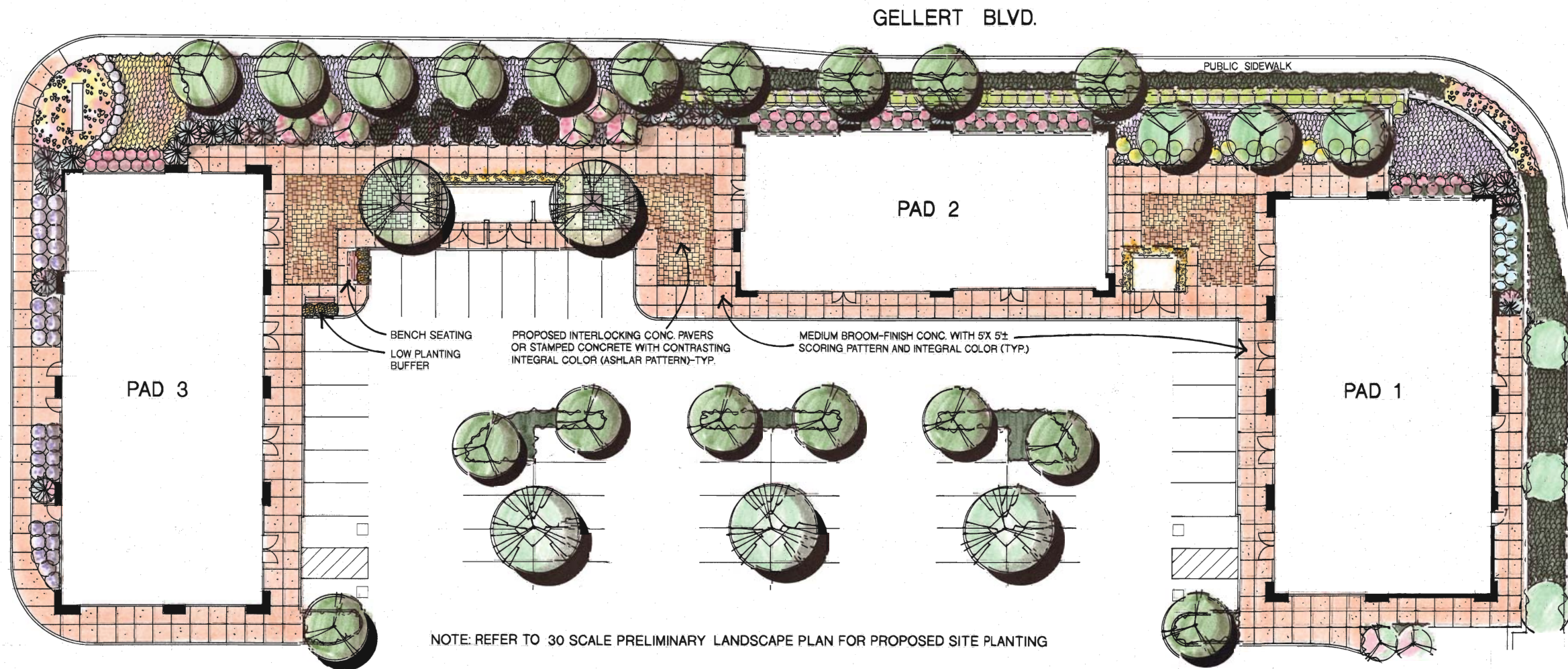
REVISION

PROJECT NO. 125.049 DATE 3.08.13
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PRELIMINARY LANDSCAPE PLAN



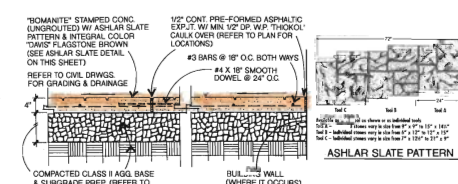
L-1



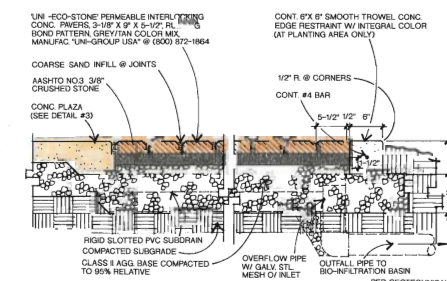
ENLARGED PLAN @ PAD BUILDING'S PATIOS AND WALKWAYS 1" = 16'



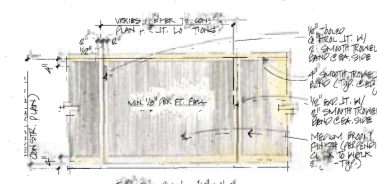
IMAGES OF INTERLOCKING PAVERS AND STAMPED CONCRETE



TYPICAL SECTION @ BOMANITE PAVING 1"=1'-0"



SECTION @ INTERLOCKING PAVERS 1"=1'-0"



CONCRETE WALKWAY

TYPICAL DETAILS

Gellert MarketPlace

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KEYMAP

REVISION

PROJECT NO. 125.049 DATE 03.22.13
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ENLARGED PLAN
@ PAD BUILDINGS



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GRAPHIC SCALE

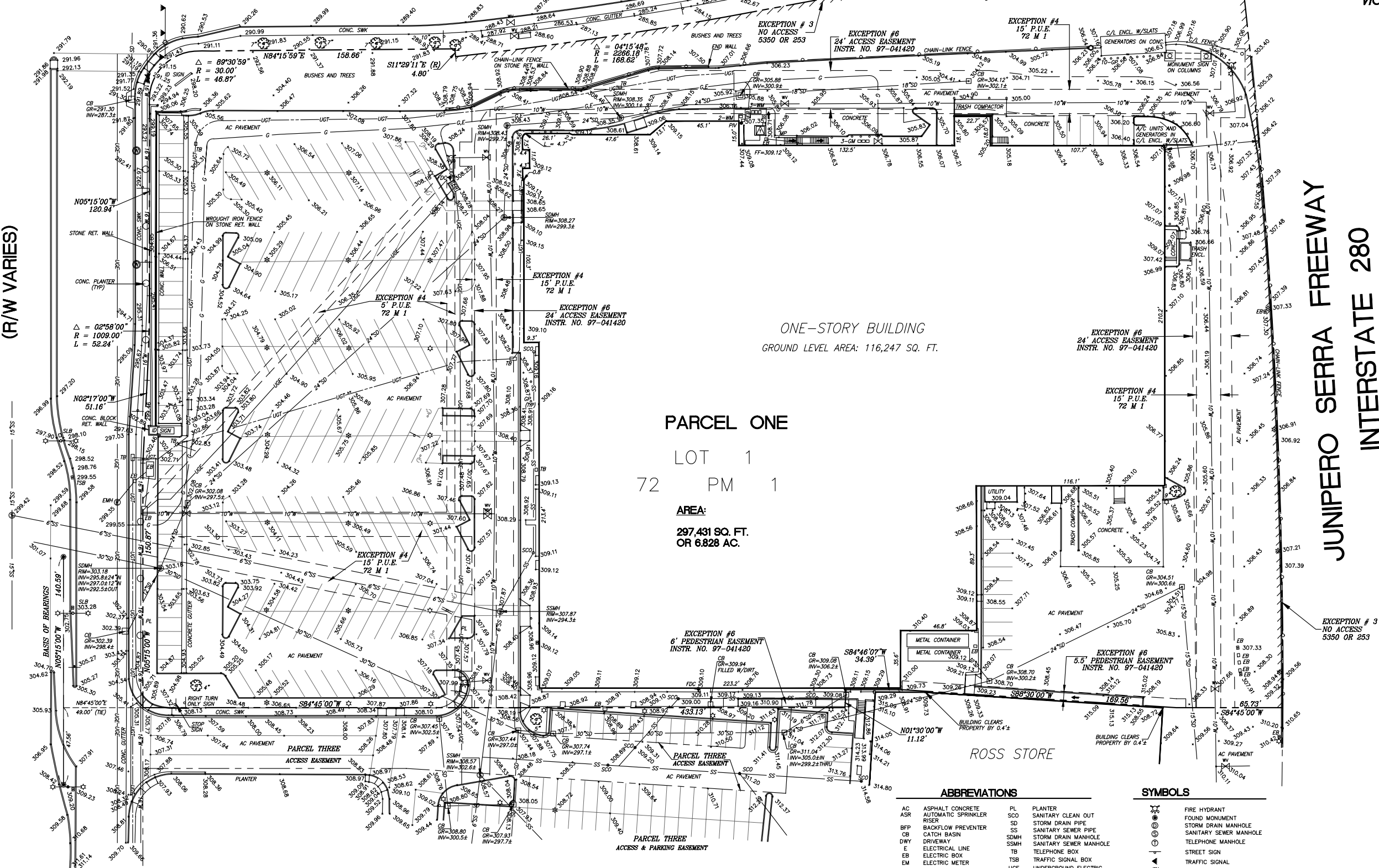
1"=30'

GELLERT BOULEVARD
(R/W VARIES)

SERRAMONTE BOULEVARD
(R/W VARIES)

JUNIPERO SERRA FREEWAY
INTERSTATE 280

VICINITY MAP
N. T. S.



PARCEL ONE

LOT 1
72 PM 1

AREA:
297,431 SQ. FT.
OR 6.828 AC.

ONE-STORY BUILDING
GROUND LEVEL AREA: 116,247 SQ. FT.

ROSS STORE

ABBREVIATIONS

ACR	ASPHALT CONCRETE	PL	PLANTER
ASR	AUTOMATIC SPRINKLER	SCD	SANITARY CLEAN OUT
BFP	BACKFLOW PREVENTER	SD	STORM DRAIN PIPE
CB	CATCH BASIN	SS	SANITARY SEWER PIPE
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
E	ELECTRIC LINE	TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX	UGE	UNDERGROUND ELECTRIC
EM	ELECTRIC METER	UGT	UNDERGROUND TELEPHONE
G	GAS PIPE	W	WATER PIPE
GM	GAS METER	WM	WATER METER
GR	GRATE	W	WATER
HCR	HANDICAP RAMP	W	WATER
INV	INVERT	W	WATER
MC	METAL COVER	W	WATER

SYMBOLS

	FIRE HYDRANT
	FOUND MONUMENT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	STREET SIGN
	TRAFFIC SIGNAL
	WATER VALVE
	YARD LIGHT
	ELECTRIC TRANSFORMER
	SURVEYED PROPERTY LINE
	PARCEL LINE
	EASEMENT LINE
	NO ACCESS

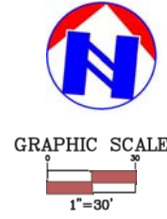
A. L. T. A. SURVEY
DALY CITY PARTNERS I
301 SERRAMONTE PLAZA
SAN MATEO COUNTY
CALIFORNIA

ams
associates, inc. PLANNING ENGINEERING SURVEYING
85 MORAGA WAY
SUITE 200
ORINDA, CA 94563
925-253-2777 FAX 925-253-2778

DATE:	4/02/12	REV #	BY	DATE	DESCRIPTION
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DESIGNED:	AMS				
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SHEET 2
OF 2
PROJECT
12-2123

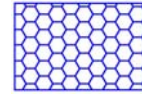
GELLERT BOULEVARD
(R/W VARIES)



LEGEND



BIOSWALE/BIORETENTION AREA



PERVIOUS PAVER



FLO GARD PLUS CATCH
BASIN FILTER (DEVICE ID KS-1)

DRAINAGE AREA



PROPOSED CATCH BASIN (TYP.)



PROPOSED STORM DRAIN PIPE (TYP.)

SERRAMONTE BOULEVARD
(R/W VARIES)

AREA VI
37,213.53 SF

BIORETENTION #7
225 SF

BIORETENTION #6
1,500 SF

AREA VIII
41,235.35 SF

AREA IV
18,021.37 SF

AREA III
18,048.17 SF

AREA II
18,030.60 SF

AREA I
28,875.60 SF

AREA V
46,054.70 SF

PERVIOUS PAVERS#4
3,078 SF

PERVIOUS PAVERS#3
3,078 SF

PERVIOUS PAVERS#2
3,078 SF

PERVIOUS PAVERS#1
5,130 SF

PERVIOUS PAVER #5
7,316 SF

AREA VII
62,893.54 SF

BIORETENTION #8
1,905 SF

JUNIPERO SERRA FREEWAY
INTERSTATE 280

PERVIOUS PAVER #9
2,413.07 SF

SHEET

STORMWATER CONTROL PLAN

DAILY CITY PARTNERS I

PROJECT

12-2123

DALY CITY

301 SERRAMONTE PLAZA

CALIFORNIA

ams

85 MORAGA WAY
SUITE 200
ORINDA, CA 94563

925-253-2777 FAX 925-253-2778

associates, inc. PLANNING ENGINEERING SURVEYING

DESCRIPTION

DATE

REV #

BY

DATE

SCALE

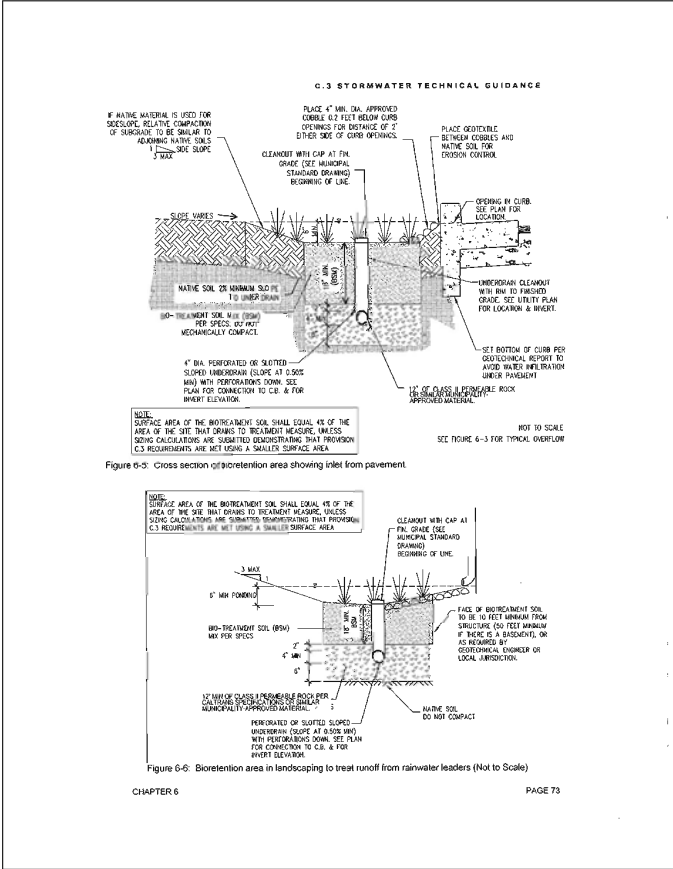
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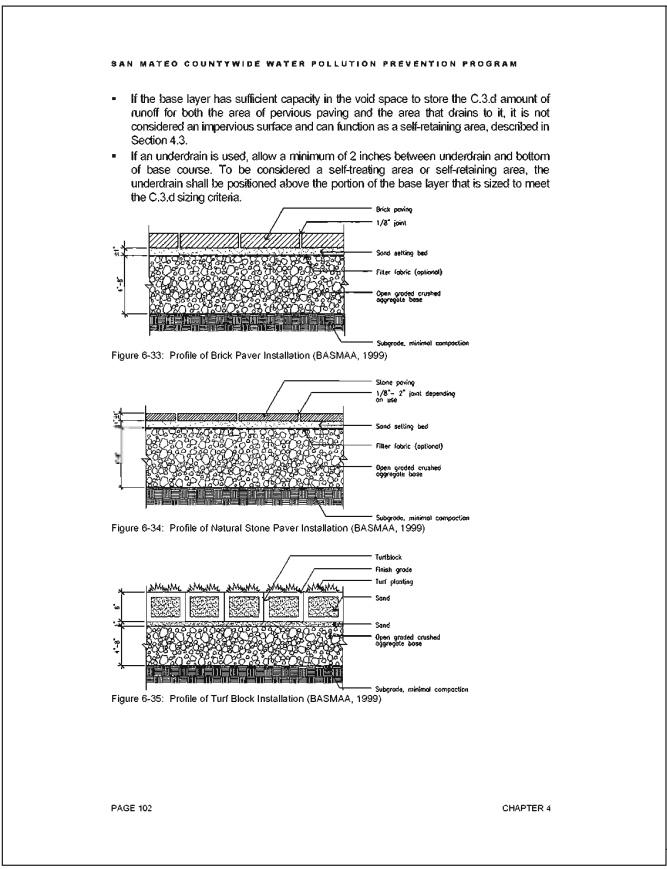
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PROJ MGR

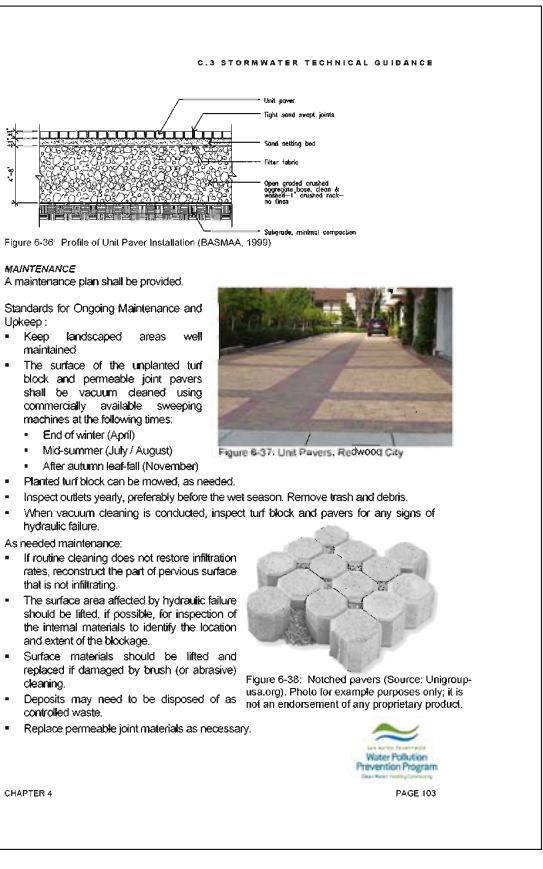
FILE PATH



1 BIOSWALE/BIORETENTION DETAIL
NOT TO SCALE



2 PERVIOUS PAVER
NOT TO SCALE



CHAPTER 4

PAGE 103

Innovative stormwater management products

KRISTAR

FloGard®+PLUS
Catch Basin Insert Filter

Figure 6-39: FloGard®+PLUS Catch Basin Insert Filter.

GENERAL FILTER CONFIGURATION

FEATURES

GENERAL FILTER CONFIGURATION

FLOW CAPACITY

MATERIALS

FloGard®+PLUS TEST RESULTS SUMMARY

3 CARBON FILTER DRAIN INLET
NOT TO SCALE

TABLE 1: TREATMENT AREA SIZING SUMMARY

DRAINAGE ZONE DESIGNATION NO.	IMPERVIOUS AREA TREATED (SF)	BIOSWALE/BIORETENTION REQUIRED (4% OF IMPERVIOUS AREA SF)	BIOSWALE/BIORETENTION PROVIDED (SF)	BIOSWALE/BIORETENTION NO.	PERVIOUS PAVING REQUIRED (SF)	PERVIOUS PAVING PROVIDED (SF)	PERVIOUS PAVER NO.
I	28,875.60				4,511.82	5,130	1
II	18,030.60				2,817.28	3,078	2
III	18,048.17				2,820.03	3,078	3
IV	18,021.37				2,815.85	3,078	4
V	46,054.70				7,196.05	7,316	5
VI	37,213.53	1,488.54	1,866	6, 7			
VII	62,893.54	1,905	1,905	8	2,385.70	2,413.07	9

AREA VIII

AREA VIII IS APPROXIMATELY 41,235.35 SF OF EXISTING PARKING LOT THAT IS TO REMAIN. NO TREATMENT HAS BEEN PROVIDED FOR THIS PORTION OF IMPERVIOUS AREA.

amS associates, inc. PLANNING ENGINEERING SURVEYING

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SUITE 200
ORINDA, CA 94563
925-253-2777 FAX 925-253-2778

301 SERRAMONTE PLAZA
DALY CITY
SAN MATEO COUNTY
CALIFORNIA

STORMWATER CONTROL PLAN
DALY CITY PARTNERS I
PROJECT

EXHIBIT B OF PROJECT

12-2123

DATE	SCALE	SCALE	DATE	REV	BY	DATE	DESCRIPTION
03-05-13	N.T.S.	DESIGNED: AS					
		DRAWN: SU					
		CHECKED: AS					
		PRG. MGR: AS					
		FILE PATH:					



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: March 19, 2013
To: Jeannie Naughton, City of Daly City
From: Gary Black
Brett Walinski, P.E.
Subject: Trip Generation Analysis for Gellert Marketplace

Hexagon Transportation Consultants, Inc. has completed this trip generation analysis for the proposed Gellert Marketplace project located the southeast corner of the Serramonte Boulevard and Gellert Boulevard intersection in Daly City, California. The proposed project would include a main anchor building totaling 63,300 square feet of shopping center space, and three retail pads totaling 17,700 square feet. The main anchor building would include a 27,000 square-foot grocery store use. The pad uses would contain a mix of shopping center and restaurant uses. For this analysis, it was assumed that the restaurant uses would not exceed 20% of the total building area for the site. The project would replace an existing 124,400-square foot shopping center.

The magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip rates for the project uses were taken from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 8th Edition*. A comparison of the proposed land uses to the existing land uses are shown in Table 1.

Table 1
Trip Generation Comparison

Land Use	Size	ITE Code	Weekday PM Peak Hour				Saturday Midday Peak Hour			
			Rate	Total	In	Out	Rate	Total	In	Out
<u>Proposed Use</u>										
Shopping Center - Retail ¹	54.0 KSF	820	3.73	201	99	102	4.89	264	137	127
Shopping Center - Grocery Store ²	<u>27.0</u> KSF	820	9.80	<u>265</u>	<u>130</u>	<u>135</u>	13.55	<u>366</u>	<u>190</u>	<u>176</u>
Total	81.0 KSF			466	229	237		630	327	303
<u>Existing Use</u>										
Shopping Center-Retail ¹	124.4 KSF	820	3.73	464	227	237	4.89	608	316	292
Net Trips				2	2	0		22	11	11
¹ Rates Per ITE <i>Trip Generation</i> Manual, 8th Edition, 2008, average rates										
² Rates Per ITE <i>Trip Generation</i> Manual, 8th Edition, 2008, regression rates to reflect Grocery Store										

The proposed project would generate a total of 466 weekday PM peak hour trips and 630 Saturday midday peak hour trips. Relative to the existing uses, the proposed project would generate approximately 2 additional weekday PM peak hour trips and 22 additional Saturday midday peak hour trips. According to City staff, analysis of intersection impacts is not required because the project would generate few additional trips relative to the existing uses. If you have any questions, please do not hesitate to contact us.