



CUPERTINO

City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014  
(408) 777-3308  
FAX (408) 777-3333

*Community Development Department*

To: Mayor and City Council Members  
From: Benjamin Fu, Assistant Director of Community Development  
Date: January 10, 2019  
Subj: REPORT OF PLANNING COMMISSION DECISIONS MADE January 8, 2019

Chapter 19.12.170 of the Cupertino Municipal code provides for  
appeal of decisions made by the Planning Commission

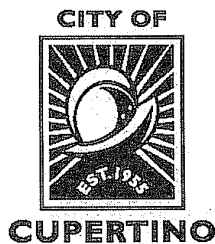
- Application  
SP-2018-04, EXC-2018-06, Sandy Bloom (Cupertino Property Development II, LLC), 10380 Perimeter Rd

Sign Program for a new hotel (Hyatt) and a Sign Exception to allow for a freeway oriented signs and to allow for more signs than are permitted by the City's Sign Ordinance

Action

The Planning Commission approved the application(s) on a 3-0-1 vote

Enclosures: Planning Commission Report January 8, 2019  
Planning Commission Resolution(s) 6867, 6868  
Plan Set



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333  
CUPERTINO.ORG

**PLANNING COMMISSION STAFF REPORT**

Meeting: January 8, 2018

Subject

Sign Program (SP-2018-04) to allow new signs consistent with Condition of Approval #25 of City Council Resolution No. 14-202, Sign Exception (EXC-2018-06) to consider allowing six (6) wall signs, including (3) freeway oriented wall signs, at a new hotel. (Application No(s): SP-2018-04 and EXC-2018-06; Applicant: Sandy Bloom for Coast Sign Inc.; Property Owner: Cupertino Property Development II, LLC; Location 10380 Perimeter Road; APN: 316-20-092)

Recommended Action

That the Planning Commission adopt the proposed draft resolution (Attachment 1) to:

1. Find the project exempt from CEQA;
2. Approve the Sign Program (SP-2018-04); and,
3. Approve the Sign Exception (EXC-2018-06).

Discussion

Project Data:

General Plan Designation:	Commercial/Office/Residential	
Special Area:	Vallco Shopping District	
Zoning Designation:	P(Regional Shopping)	
Property Area:	92,434 sq. ft. / 2.12 acres	
Floor Area:	102,700 sq. ft. / 2.36 acres	
Floor Area Ratio:	1.1 / 111%	
Signs	Allowed	Proposed
Wall Signs	2	6
Maximum Wall Sign size	(See Table 1 below)	
Ground Sign	1	1
Project Consistency with		
General Plan:	Yes	
Zoning:	Yes	

#### Application Summary:

The applicant, Sandy Bloom of Coast Sign, Inc., representing the property owner, Cupertino Property Development II, LLC, is requesting a Sign Program consistent with Condition of Approval (COA) #25 of City Council Resolution No. 14-202, and a Sign Exception to allow six (6) wall signs, including three (3) freeway oriented wall signs.

Sign Programs are normally approved by the Director of Community Development, Cupertino Municipal Code (CMC) Section 19.104.130 (C); however, because of the proposed Sign Exceptions, the Sign Program is under the discretion of the Planning Commission. Additionally, Planning Commission is the approval authority for all signs oriented to the freeway, CMC Section 19.104.200.

#### Background:

Hyatt House Hotel was approved by City Council on October 21, 2014 with planning applications DP-2014-04, U-2014-04, ASA-2014-06, EXC-2014-07, TR-2014-28 and TR-2014-40. Building permits for the project were issued in May 2016.

As part of the approvals, the project is required to obtain a Sign Program, but because of the quantity of signs and freeway orientation of some signs, the project is now also required to obtain a Sign Exception.

#### *Wall Signs:*

For commercial uses, the Sign Ordinance allows one (1) sign per business with exterior frontage and allows for an additional sign if one of the following situation exists, with no more than one sign per frontage:

1. Businesses with no ground sign and adjacent to more than one street or shopping center driveway
2. Sign directed to interior of project and not visible from any public right-of-way
3. Single tenant building pad with more than 5,000 sq. ft.

The property is permitted is permitted two (2) wall signs because it is a single tenant building of 102,700 sq. ft. The applicant is requesting a Sign Exception to permit a total of six (6) wall signs. Three (3) of the wall signs would also be freeway signs, as discussed below.

### *Freeway Signs:*

For commercial uses, Cupertino Municipal Code (CMC) Section 19.104.020 allows the following:

- One (1) per business tenant/in a building occupied by two or more tenants
- Maximum of two (2) signs.

The building is only occupied by a single tenant, so no freeway signs are typically permitted. Because of this, the Applicant is seeking a Sign Exception to allow three (3) freeway-oriented signs as part of the six (6) total proposed wall signs.

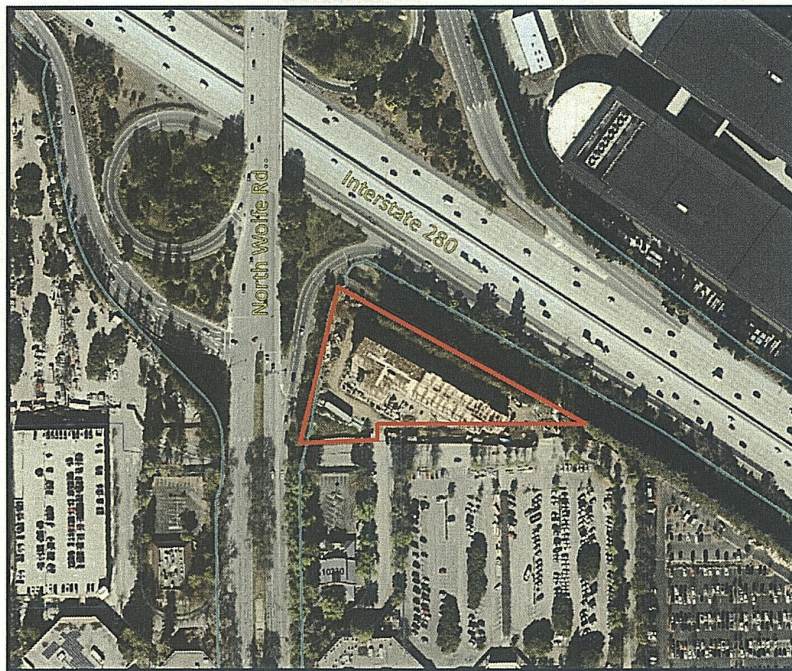
### *Ground Signs:*

For all non-residential areas, two (2) ground signs are permitted if there is a 500 foot street frontage and the combined area is less than 100 sq. ft. The project has a street frontage of approximately 560 sq. ft. along Perimeter Road, and is proposing a one (1) ground sign of 100 sq. ft. No exceptions are needed for the ground sign.

### *Analysis:*

#### *Site Context:*

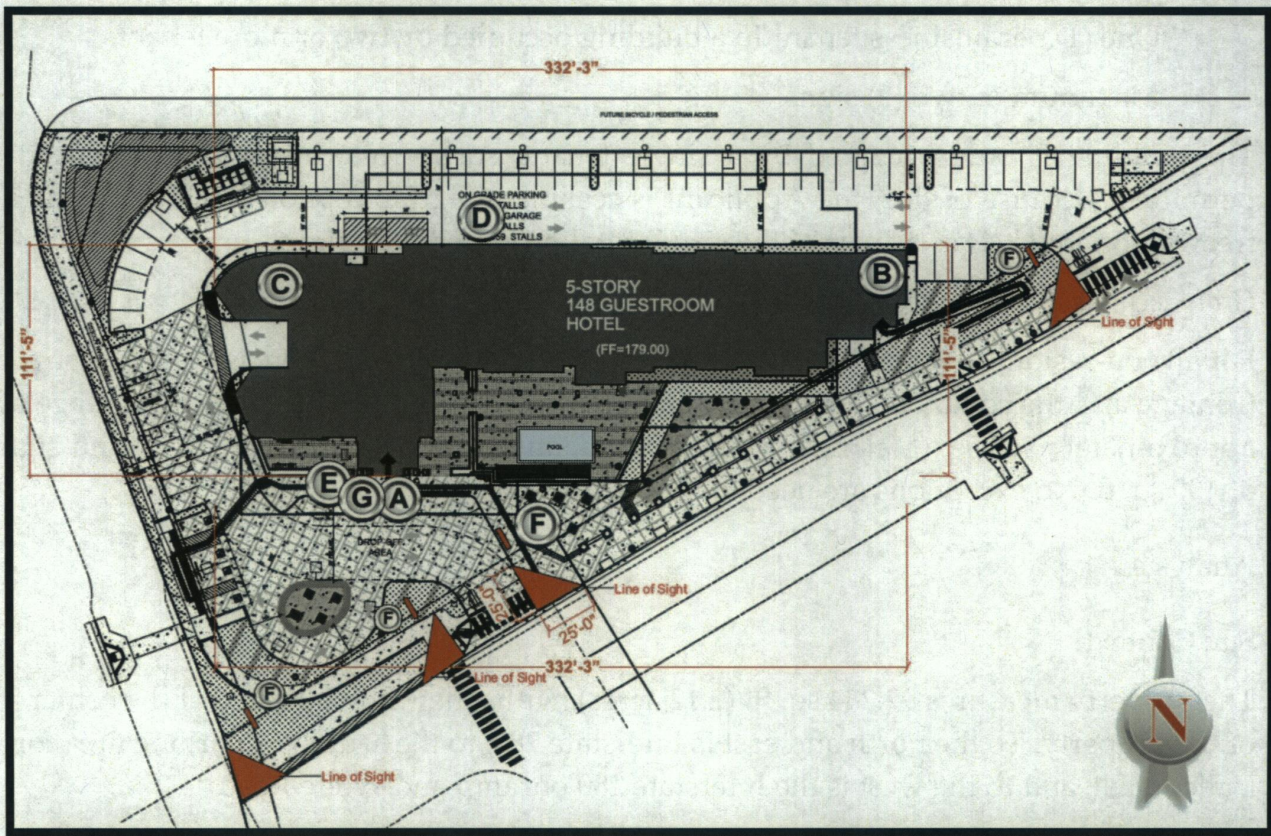
The property measures 92,234 sq. ft. (2.12 acres), with a new hotel located at the center of the property. To the north and east is Interstate 280, to the south is a parking area for Vallco Mall, and to the west is the Interstate 280 onramp and Wolfe Road.



**Figure 1- Property Location**

## Proposed Signage:

Figure 2 below shows the proposed location of the new signs.



**Figure 2 – Proposed Sign Locations**

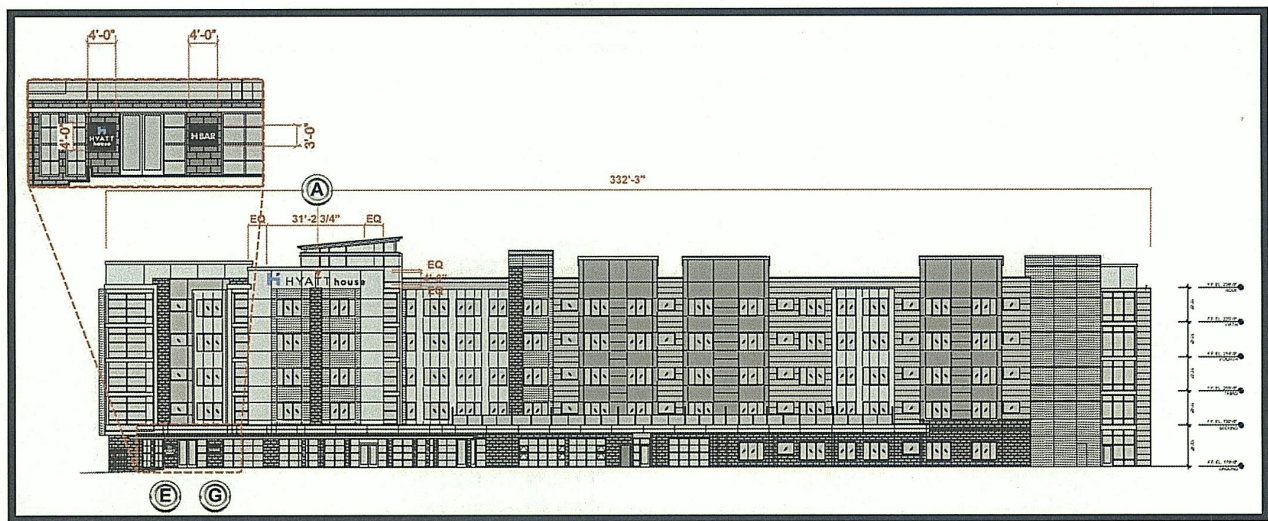
Sign F, the proposed ground sign, is permitted by the City's ordinance without requiring an exception. Figure 2 also indicates line of sight diagrams to demonstrate that any future location of a ground sign would not impact line of sight. Sign F is a double faced sign that would measure five (5) feet tall by ten (10) feet wide for a combined area of 100 square feet, consistent with CMC Section 19.104.160.

Wall signs A and E would be permitted through the City's ordinance and Sign Program. However, signs B, C, D, and G require an exception based on the quantity of signs, a total of six (6) wall signs where two (2) are typically permitted, plus an exception to allow three (3) of the six (6) wall signs to be freeway-oriented wall signs, where none are typically permitted.

**Table 1 – Proposed Wall Sign Data**

Sign	Allowed /Exception	Linear Bld. Frontage (ft.)	Sign Length (ft.)	Allowed Sign Area (Sq. Ft.)	Proposed Sign Area (Sq. Ft.)	Allowed Frontage (Percentage)	Proposed Frontage (percentage)
A	Allowed	333.25	31.23	200	124.917	70%	9.4%
B	Exception	111.42	31.23	111.42	124.917	70%	28.0%
C	Exception	111.42	31.23	111.42	124.917	70%	28.0%
D	Allowed	333.25	4	16	124.917	70%	1.2%
E	Exception	333.25	31.23	200	124.917	70%	9.4%
G	Exception	333.25	4	12	124.917	70%	1.2%

Figure 3 shows the proposed signs facing Perimeter Road at the building's entrance.



**Figure 3 – Perimeter Road Signs**

Figures 4 through 7 show the proposed freeway oriented wall signs.

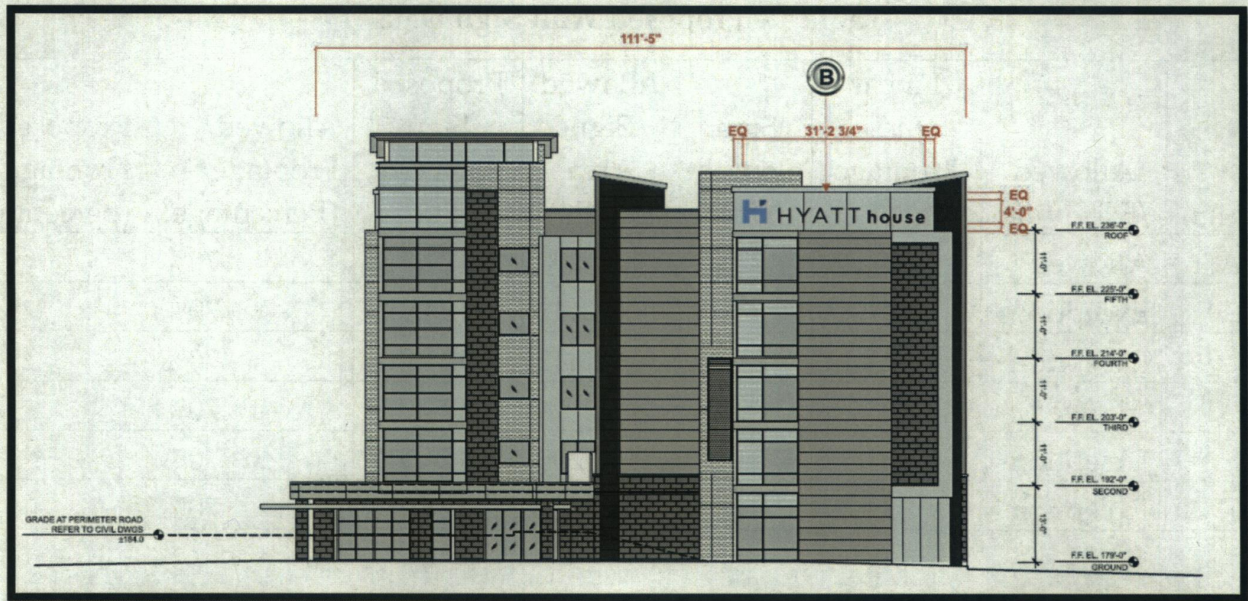


Figure 4 – Freeway Oriented Wall Sign (Facing I-280)

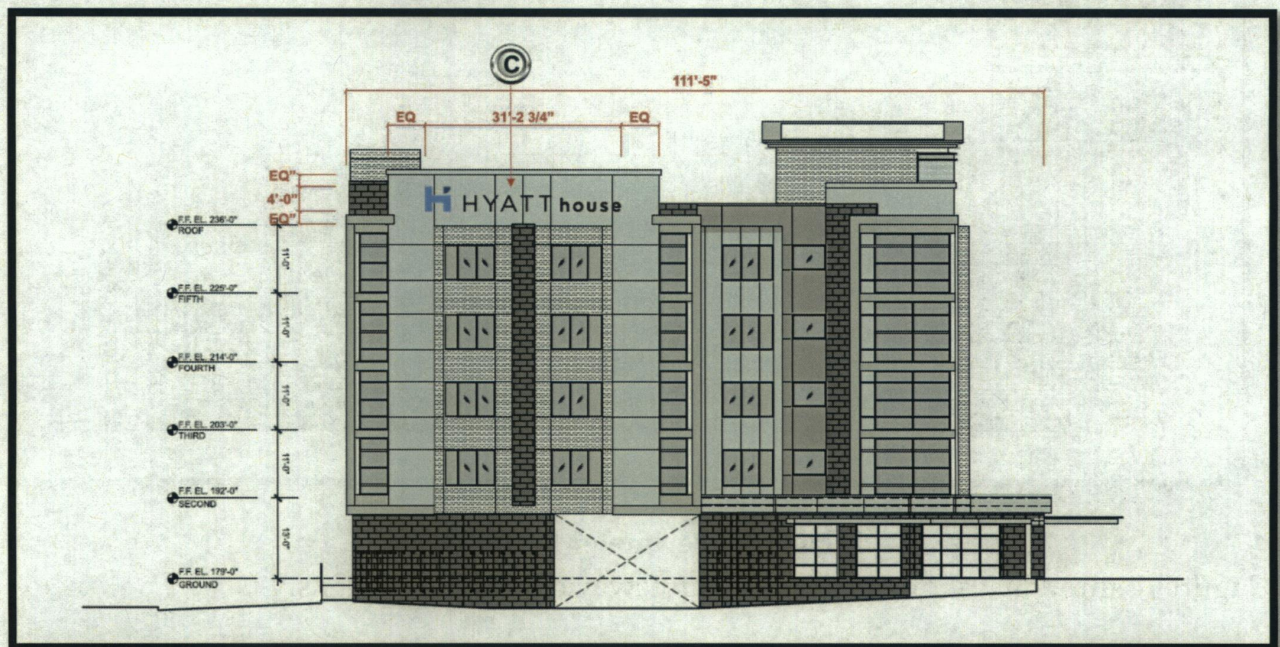


Figure 5 – Freeway Oriented Wall Sign (Facing N. Wolfe Road On-Ramp / I-280)



**Figure 6 – Freeway Oriented Wall Sign (Facing I-280)**

Lighting for the signs is to not to exceed 250 foot-lamberts, consistent with the City's ordinance.

Overall, the wall signs help to identify the project from multiple viewpoints to ensure ease of identification and access to the site. In relation to the overall building size, the signs are modest in size and scale. Additionally, the proposed location of the wall signs is generally consistent with the sign locations found in the originally approved plan set. The purpose of the Sign Ordinance is to identify and enhance businesses while maintaining the aesthetic appearance of the City. The proposed sign program and sign exception to allow six (6) wall signs, including three (3) freeway oriented signs, help to accomplish and remain consistent with the intent with Sign Ordinance.

The intent of the Sign Ordinance is to provide signs that provide architectural and aesthetic harmony to the project. The proposed signs provide a consistent architectural aesthetic that aids in clearly identify the structure and use. This is accomplished by providing the same wall sign design at the top of the building. Further, the proposed ground sign is to be placed in a location that compliments the surrounding improvements, including landscaping.

The sign program and exception proposed provides clear regulations and standards that ensures good visibility for the public and businesses while minimizing distractions for the public to be consistent with purpose and intent of the Sign Ordinance. This is accomplished by placing signs in typical locations, providing an illumination intensity consistent with the City's ordinance, and providing a harmonious design aesthetic.

The intent of the Sign Ordinance is to provide for sign regulations that are compatible with the building, siting and the land uses the signs are intended to identify. This is accomplished by providing a sign program and seeking sign exceptions that provide a

constant design aesthetic that is compatible in sizing and placement of the structure and land use.

In regards to the Sign Program, the intent of any Sign Program is to provide information to the public concerns a particular business or use and will serve the visual and aesthetic desires of the community. In this instance, the combination of the wall signs and ground with a consistent design aesthetic help to clearly identify the project and a visually aesthetic way.

#### Environmental Assessment:

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 New Construction or Conversion of Small Structures.

#### Public Outreach and Noticing:

The following table is a brief summary of the noticing done for this project:

Notice of Public Hearing and Intent, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none"><li>▪ Site Signage (<i>10 days prior to the hearing</i>)</li><li>▪ Five (5) public hearing notices mailed to adjacent property owners (<i>10 days prior to the hearing</i>)</li></ul>	<ul style="list-style-type: none"><li>▪ Posted on the City's official notice bulletin board (<i>one week prior to the hearing</i>)</li><li>▪ Posted on the City of Cupertino's website (<i>one week prior to the hearing</i>)</li></ul>

No public comments have been received as of the date of production of this staff report.

#### Permit Streamlining Act:

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

***Project Received:*** November 14, 2018; ***Deemed Incomplete:*** December 3, 2018

***Project Received:*** December 7, 2018; ***Deemed Complete:*** December 18, 2018

The City has up to 60 days from determining that the project is exempt from CEQA to make a decision on the project.

#### Conclusion

Staff recommends approval of the project since the project and conditions of approval address all concerns related to the proposed development and all of the findings for

approval of the proposed project, consistent with sections 19.104.130 (C) and 19.104.290 of the Cupertino Municipal Code, may be made.

#### Next Steps

Should the project be approved, the Planning Commission's decision on this proposal is final unless an appeal is filed within 14 calendar days of the date of the mailing of the decision, on January 22, 2019. The applicant may apply for building and other permits at the end of the appeal period to complete installation of the proposed signs.

This approval expires on January 8, 2020, at which time the applicant may apply for a one-year extension.

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Prepared by: Erick Serrano, Associate Planner

Reviewed and Approved by: Benjamin Fu, Assistant Director of Community Development

#### **ATTACHMENTS:**

- 1 – Sign Program Draft Resolution
- 2 – Sign Exception Draft Resolution
- 3 – Sign Program and Plan Set

CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 6867

OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO APPROVING A  
SIGN PROGRAM TO ALLOW NEW SIGNS CONSISTENT WITH CONDITION OF  
APPROVAL #25 OF CITY COUNCIL RESOLUTION NO. 14-202, FOR A NEWLY  
CONSTRUCTED HOTEL AT 10380 PERIMETER ROAD

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SECTION I: PROJECT DESCRIPTION

Application No.: SP-2018-04  
Applicant: Sandy Bloom (Coast Sign, Inc.)  
Location: 10380 Perimeter Road (APN 316-20-092)

SECTION II: FINDINGS FOR SIGN EXCEPTION:

WHEREAS, the Planning Commission of the City of Cupertino received an application for a Sign Exception as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Planning Commission has held at least one public meeting in regard to the application; and

WHEREAS, the project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15303 New Construction or Conversion of Small Structures; and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

1. The Sign Program complies with the purpose of this chapter (Chapter 19.104: Signs).

*The proposed sign program complies with the purpose of the sign ordinance by establishing a comprehensive set of design standards serving to identify the tenant and by providing harmonious design standards.*

2. Proposed signs are creative, and are in harmony with the structures they identify, other signage on the site, and the surrounding development.

*The signs proposed provide a creative and harmonious design pattern that is consistent with the ground and wall signs. The signs clearly identify the tenant and use on site. Additionally, by allowing the ground sign to be placed in multiple locations to accommodate future development, the sign program is further harmonized with surrounding development.*

3. The Sign Program contains provisions to accommodate future revisions that may be required because of changes in use or tenants.

*The proposed sign program accommodates future uses and tenant changes by allowing for multiple location for the proposed ground sign, and allowing for the primary wall signs to have an area of 140 sq. ft.*

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on Page 2 thereof,

The application for a Sign Program, Application no. SP-2018-04, is hereby approved and that the subconclusions upon which the findings and conditions specified in this Resolution are based and contained in the Public Meeting record concerning Application no. EXC-2018-06 as set forth in the Minutes of Planning Commission Meeting of January 8, 2019, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on plan set dated December entitled, "Hyatt House" drawn by "Chris C" of Coast Sign Incorporated, consisting of nine (9) sheets labeled 1-9, and the sign program dated December 18, 2019 entitled, "Master Sign Program for Hyatt House" prepared by Coast Sign Incorporated, consisting of five (5) sheets; except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file no. EXC-2018-06 shall be applicable to this approval.

4. FUTURE MODIFICATIONS TO THE SIGN PROGRAM

Any proposals for new permanent sign locations not shown on the sign program or modifications to existing sign program standards shall require City review through a sign program modification and additional discretionary permit if determined necessary by the Director of Community Development.

5. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

6. ILLUMINATION INTENSITY

The intensity of all signs shall not exceed 250 foot-lamberts. A letter from the business operator shall be provided prior to final building permit approval acknowledging this condition of approval and incorporated in the building permit plans.

7. LIGHTING INTENSITY VERIFICATION

Prior to final inspections of sign permits, a licensed lighting engineer shall confirm that the lighting intensity is in compliance with the conditions of approval in this resolution.

8. NEW SIGNAGE

New signage shall obtain the property owner's approval prior to submittal of a building permit. New signs are required to obtain a building permit with approval by the Planning Department prior to installation, unless a permit is not required as determined by the Building Department.

9. SIGN PERMITS REQUIRED

The applicant shall consult with the City's Building Division to obtain the necessary sign permits for this project.

**10. TEMPORARY SIGNS**

Temporary signs shall comply with the Temporary Sign regulations of the City's Sign Ordinance (Chapter 19.104 of the Municipal Code). A temporary sign permit is required for all banners, a-frame or other freestanding signs (except those required by the State of California), and promotional devices.

**11. CONSULTATION WITH OTHER DEPARTMENTS**

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

**12. INDEMNIFICATION**

Except as otherwise prohibited by law, the applicant shall indemnify and hold harmless the City, its City Council, and its officers, employees and agents (collectively, the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant to attack, set aside, or void this Resolution or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to counsel not otherwise employed as City staff and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City.

**13. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS**

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

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PASSED AND ADOPTED this 8th day of January 2019, Regular Meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: COMMISSIONERS: Chair Paulsen, Vice Chair Takahashi, Sun

NOES: COMMISSIONERS: none

ABSTAIN: COMMISSIONERS: Fung

ABSENT: COMMISSIONERS: none

ATTEST:

APPROVED:

/s/Benjamin Fu

Benjamin Fu

Assistant Director of Community Development

/s/Geoff Paulsen

Geoff Paulsen,

Chair, Planning Commission

CITY OF CUPERTINO  
10300 Torre Avenue  
Cupertino, California 95014

RESOLUTION NO. 6868

OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO APPROVING A  
SIGN EXCPECTION TO ALLOW SIX WALL SIGNS, INCLUDING THREE FREEWAY  
ORIENTED WALL SIGNS, FOR A NEWLY CONSTRUCTED HOTEL AT 10380  
PERIMETER ROAD

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SECTION I: PROJECT DESCRIPTION

Application No.: EXC-2018-06  
Applicant: Sandy Bloom (Coast Sign, Inc.)  
Location: 10380 Perimeter Road (APN 316-20-092)

SECTION II: FINDINGS FOR SIGN EXCEPTION:

WHEREAS, the Planning Commission of the City of Cupertino received an application for a Sign Exception as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Planning Commission has held at least one public meeting in regard to the application; and

WHEREAS, the project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15303 New Construction or Conversion of Small Structures; and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

1. The literal enforcement of the provisions of this title will result in restrictions inconsistent with the spirit and intent of this title.

*The proposed signs are for a newly constructed five-story 102,700 sq. ft. hotel that is uniquely situated between I-280 and Perimeter Road. The intent of the Sign Ordinance is*

*to ensure quality design and strategic location of business signs to ensure a high standard of aesthetic quality and to reduce visual clutter while supporting businesses in the City.*

*The unique shape, a triangle, of the property and its location, adjacent I-280, warrant additional signage to properly identify the site and use. By limiting the wall signs to two (2), the spirit of the ordinance to enhance and identify businesses would be impacted. Furthermore, while the proposed sign package includes a frontage with three (3) walls signs on one (1) frontage, two (2) of the wall signs are oriented to the pedestrian level.*

2. That the granting of the exception will not result in a condition which is materially detrimental to the public health, safety, or welfare.

*The proposed sign provide visibility to an otherwise difficulty located site and would not result in a condition where the signs are a detriment to public safety and welfare. The proposed signage will enhance the aesthetic appeal of the hotel by providing high quality branding and design.*

3. That the exception granted is one that will require the least modification of the prescribed regulations and the minimum variance that will accomplish the purpose.

*The sign excpetion is meant to increase the visibility of the project and use while promoting a consistent design aesthetic. The proposed signs are consistent maximum size allowances, location of frontage, and illumination intensity. The additional wall signs and freeway orientation of the signs meet the intent of the City's ordinance of providing signs that identify and enhance the new hotel and use.*

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on Page 2 thereof,

The application for a Sign Exception, Application no. EXC-2018-06, is hereby approved and that the subconclusions upon which the findings and conditions specified in this Resolution are based and contained in the Public Meeting record concerning Application no. EXC-2018-06 as set forth in the Minutes of Planning Commission Meeting of January 8, 2019, and are incorporated by reference as though fully set forth herein.

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SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

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1. APPROVED EXHIBITS

Approval is based on plan set dated December entitled, "Hyatt House" drawn by "Chris C" of Coast Sign Incorporated, consisting of nine (9) sheets labeled 1-9, and the sign program dated December 18, 2019 entitled, "Master Sign Program for Hyatt House" prepared by Coast Sign Incorporated, consisting of five (5) sheets; except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file no. SP-2018-04 shall be applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. EXCEPTION APPROVAL

A Sign Exception is hereby granted to allow six (6) wall signs, which total includes three (3) freeway oriented wall signs.

6. ILLUMINATION INTENSITY

The intensity of all signs shall not exceed 250 foot-lamberts. A letter from the business operator shall be provided prior to final building permit approval acknowledging this condition of approval and incorporated in the building permit plans.

7. LIGHTING INTENSITY VERIFICATION

Prior to final inspections of sign permits, a licensed lighting engineer shall confirm that the lighting intensity is in compliance with the conditions of approval in this resolution.

8. SIGN PERMITS REQUIRED

The applicant shall consult with the City's Building Division to obtain the necessary sign permits for this project.

9. TEMPORARY SIGNS

Temporary signs shall comply with the Temporary Sign regulations of the City's Sign Ordinance (Chapter 19.104 of the Municipal Code). A temporary sign permit is required for all banners, a-frame or other freestanding signs (except those required by the State of California), and promotional devices.

10. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

11. INDEMNIFICATION

Except as otherwise prohibited by law, the applicant shall indemnify and hold harmless the City, its City Council, and its officers, employees and agents (collectively, the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant to attack, set aside, or void this Resolution or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to counsel not otherwise employed as City staff and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City.

12. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

---

PASSED AND ADOPTED this 8th day of January 2019, Regular Meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: COMMISSIONERS: Chair Paulsen, Vice Chair Takahashi, Sun

NOES: COMMISSIONERS: none

ABSTAIN: COMMISSIONERS: Fung

ABSENT: COMMISSIONERS: none

ATTEST:

APPROVED:

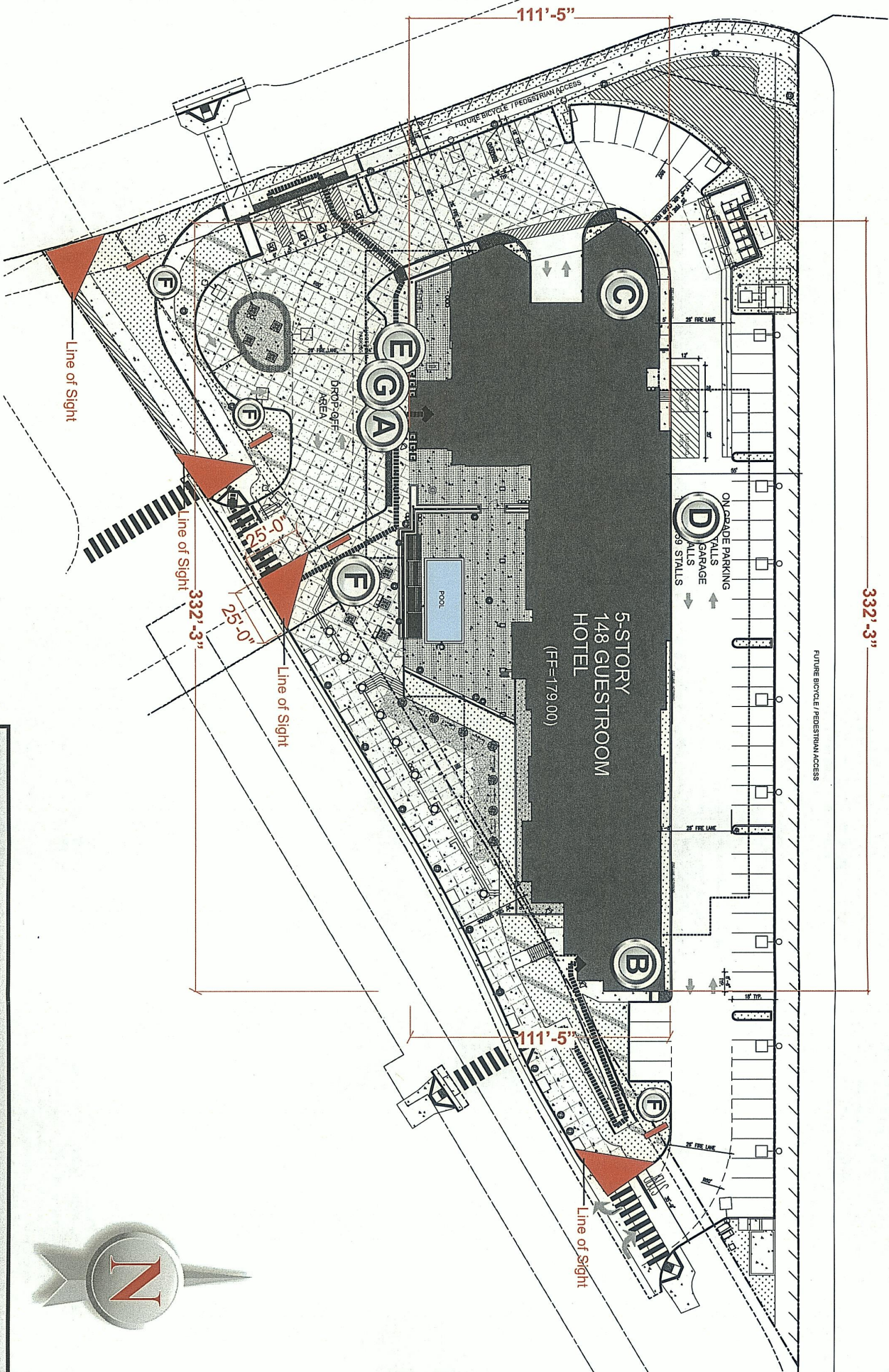
/s/Benjamin Fu

Benjamin Fu  
Assistant Director of Community Development

/s/Geoff Paulsen

Geoff Paulsen,  
Chair, Planning Commission

SITE PLAN



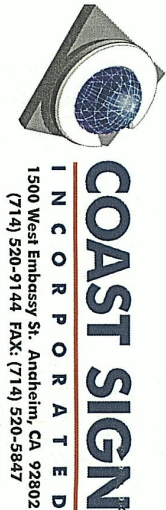
CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

SIGNAGE SPECIFICATIONS

- (A) ILLUMINATED CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (B) ILLUMINATED CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (C) ILLUMINATED CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (D) ILLUMINATED CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (E) ILLUMINATED WALL SIGN**  
Manufacture and Install (1) Illuminated Wall Sign
- (F) D/F MONUMENT SIGN - (D/FIS-121-3)**  
Manufacture and Install (1) Monument Sign
- (G) HALO ILLUM. LETTERS ON WIREWAY**  
Manufacture and Install (1) set of Halo Illuminated Letters on Wireway.

AREA MAP



**COAST SIGN**  
**INCORPORATED**  
1500 West Embassy St., Anaheim, CA 92802  
(714) 520-9144 Fax: (714) 520-5647

Date: 12-10-15	Project Name: HYATT HOUSE
Scale: NTS	Address: 10380 Perimeter Road
Drawn: Chris C.	City / State / Zip: Cupertino, CA
Sales: Brenda H.	Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1				7			
2				8			
3	Friederick	12-04-18	Refer to PATHFINDER.	9			
4				10			
5				11			
6				12			

<b>DESIGN DRAWING 1 of 9</b>			
Request Number: <b>PRJ-HYHS-131951-R3</b>			
File Location: W:\Hyatt House\Art\Drawings\			



**I N C O R P O R A T E D**  
1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

Date:	12-10-15	Project Name:	HYATT HOUSE
Scale:	Noted	Address:	10380 Perimeter Road,
Drawn:	Chris C.	City / State / Zip:	Cupertino, CA
Sales:	Brenda H.	Client Approval:	Date:

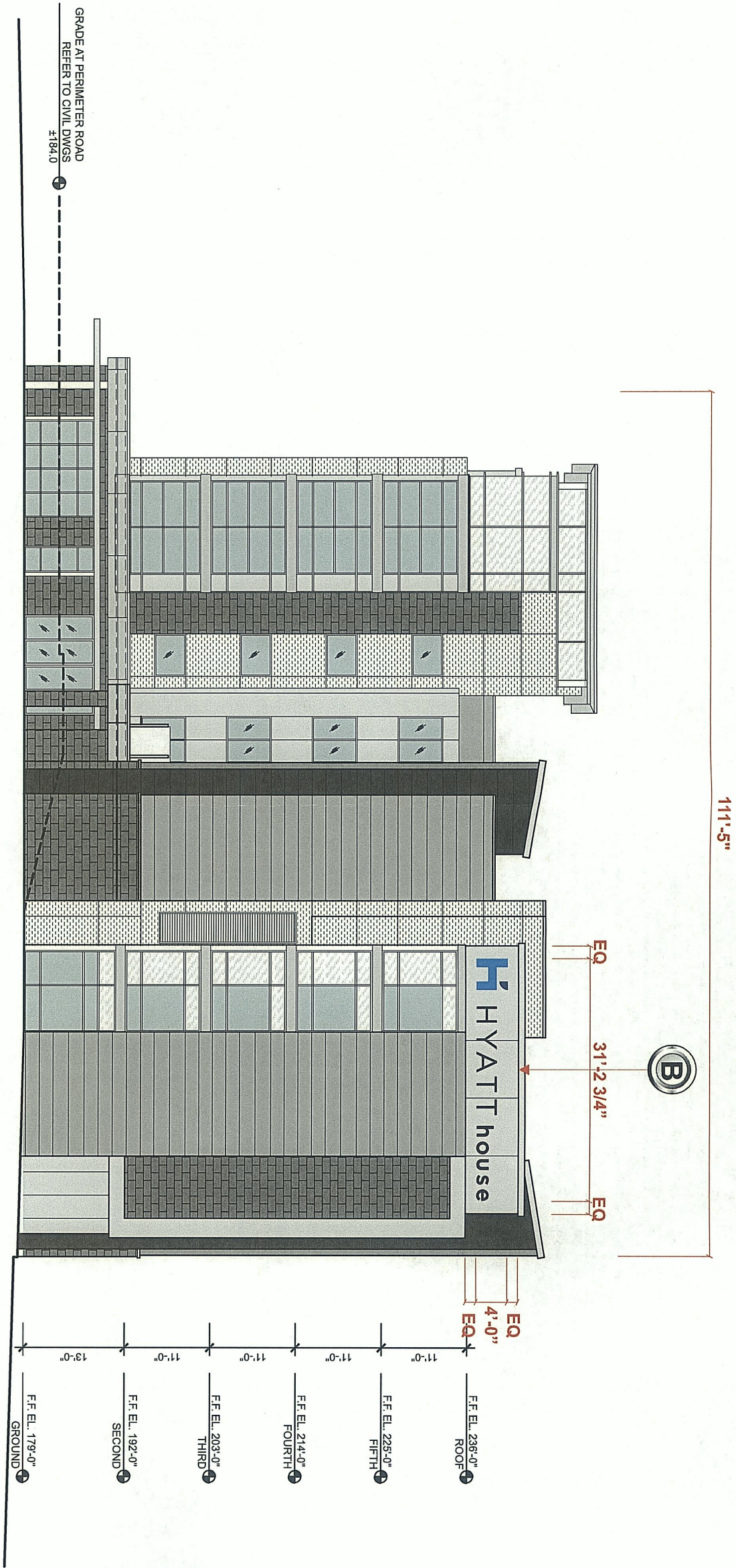
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No.	Designer	Date	Revision Notes
1			
2			
3	Frederick	12-04-18	Refer to PATHFINDER.
4			
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6			

**DESIGN DRAWING 2 of 9**

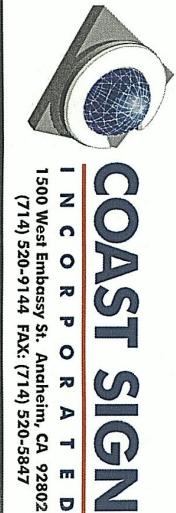
Request Number:  
**PRJ-HYHS-131951-R3**

File Location:  
W:\Hyatt House\ArtDrawings\



**EAST ELEVATION @ ILLUMINATED CHANNEL LETTERS**

Scale: 1/16"=1'-0"



Date: 12-10-15	Project Name: HYATT HOUSE
Scale: Noted	Address: 10380 Perimeter Road,
Drawn: Chris C.	City / State / Zip: Cupertino, CA
Sales: Brenda H.	Client Approval: Date:

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3	Frederick	12-04-18	Refer to PATHFINDER.
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5			
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No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

**CUSTOMER APPROVAL**

Customer Signature

Date

**DESIGN DRAWING 3 of 9**

Request Number:

**PRJ-HYHS-131951-R3**

File Location:

W:\Hyatt House\ArchDrawings\



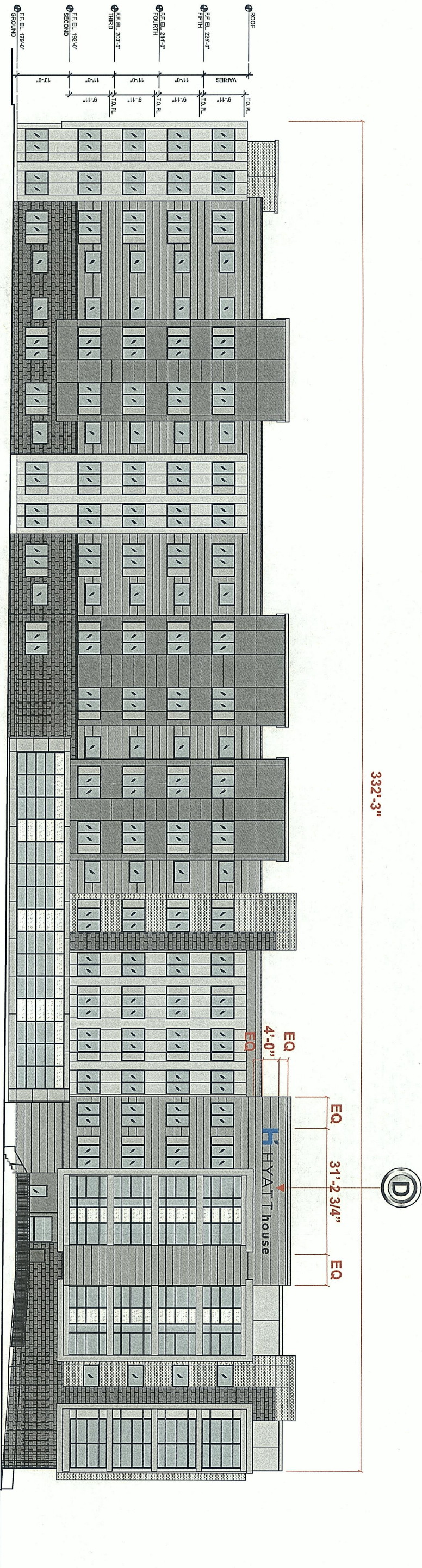
111'-5"



**WEST ELEVATION @ ILLUMINATED CHANNEL LETTERS**

Scale: 1/16"=1'-0"

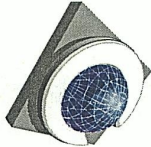
Date:	12-10-15	Project Name:	HYATT HOUSE						
Scale:	Noted	Address:	10380 Perimeter Road,						
Drawn:	Chris C.	City / State / Zip:	Cupertino, CA						
Sales:	Brenda H.	Client Approval:	Date:						
		This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.							
No.	1	Designer	Date	Revision Notes	No.	7	Designer	Date	Revision Notes
	2					8			
	3	Friederick	12-04-18	Refer to PATHFINDER.		9			
	4					10			
	5					11			
	6					12			
Request Number: PRJ-HYHS-131951-R3									
File Location: W:\hyatt House\Art\Drawings\									
DESIGN DRAWING 4 of 9									



**NORTH ELEVATION @ ILLUMINATED CHANNEL LETTERS**

Scale: 1:300

<b>CUSTOMER APPROVAL</b>	
Customer Signature	Date

 <b>COAST SIGN</b> INCORPORATED 1500 West Embassy St. Anaheim, CA 92802 (714) 520-9144 FAX: (714) 520-5847	<table><tr><td>Date:</td><td>12-10-15</td><td>Project Name:</td><td>HYATT HOUSE</td></tr><tr><td>Scale:</td><td>Noted</td><td>Address:</td><td>10380 Perimeter Road,</td></tr><tr><td>Drawn:</td><td>Chris C.</td><td>City / State / Zip:</td><td>Cupertino, CA</td></tr><tr><td>Sales:</td><td>Brenda H.</td><td>Client Approval:</td><td>Date:</td></tr></table> <p>This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.</p> <table><tr><th>No.</th><th>Designer</th><th>Date</th><th>Revision Notes</th><th>No.</th><th>Designer</th><th>Date</th><th>Revision Notes</th></tr><tr><td>1</td><td></td><td></td><td></td><td>7</td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td><td>8</td><td></td><td></td><td></td></tr><tr><td>3</td><td>Frederick</td><td>12-04-18</td><td>Refer to PATHFINDER.</td><td>9</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td><td>10</td><td></td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td></td><td>11</td><td></td><td></td><td></td></tr><tr><td>6</td><td></td><td></td><td></td><td>12</td><td></td><td></td><td></td></tr></table> <table><tr><td><b>DESIGN DRAWING</b></td><td><b>5 of 9</b></td></tr><tr><td colspan="2">Request Number: <b>PRJ-HYHS-131951-R3</b></td></tr><tr><td colspan="2">File Location: W:\Hyatt House\Art\Drawings\</td></tr></table>	Date:	12-10-15	Project Name:	HYATT HOUSE	Scale:	Noted	Address:	10380 Perimeter Road,	Drawn:	Chris C.	City / State / Zip:	Cupertino, CA	Sales:	Brenda H.	Client Approval:	Date:	No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	1				7				2				8				3	Frederick	12-04-18	Refer to PATHFINDER.	9				4				10				5				11				6				12				<b>DESIGN DRAWING</b>	<b>5 of 9</b>	Request Number: <b>PRJ-HYHS-131951-R3</b>		File Location: W:\Hyatt House\Art\Drawings\	
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CUSTOMER APPROVAL

Customer Signature

Date

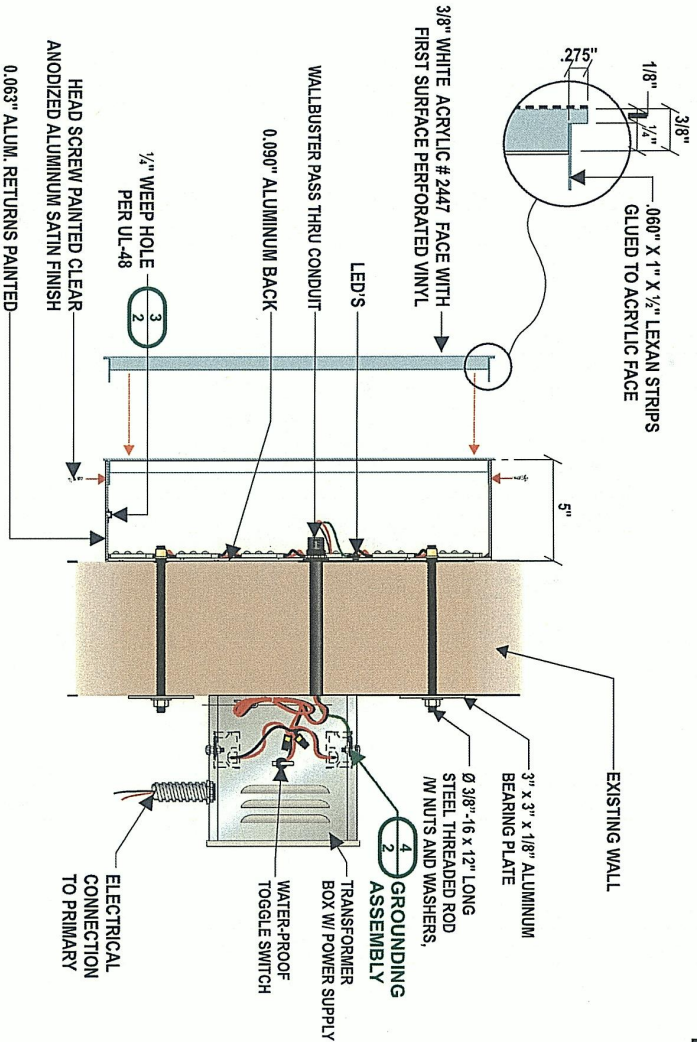
GENERAL SPECIFICATIONS:

LOGO:

- 0.177" WHITE ACRYLIC #7328 FACE W/ 1" SURFACE & 2" SURFACE CYAN VINYL #2500-2498
  - 0.177" WHITE ACRYLIC#2447 FACE W/ 1" SURFACE DARK BLUE VINYL "WINK" #3630-7570
  - 1" TRIMCAP PTM PMS COOL GRAY 2
  - 0.063" x 5" ALUM. COIL. PAINTED PMS COOL GRAY 2
  - 0.080" PRE - PAINT WHITE ALUM. BACKS
  - PRINCIPAL WHITE LED'S
- LETTERS:
- 0.375" WHITE ACRYLIC #2447 ROUT EDGES, FLUSH TO RETURNS W/ CLEAR LEXAN STRIPS
  - 0.063" x 5" STACK WELDED ALUMINUM RETURNS PAINTED PMS COOL GRAY 2
  - 0.090" ALUMINUM BACKS PAINTED WHITE LEP
  - PRINCIPAL WHITE LED'S

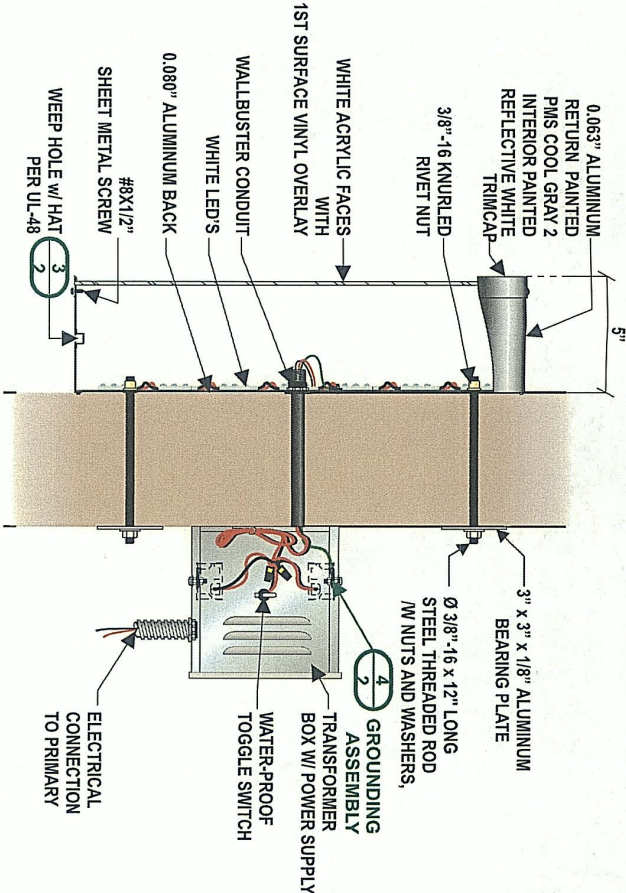
GENERAL NOTES:

- THIS 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 BONDING & GROUNDING OF THE SIGN
- BRANCH CIRCUIT:
  - A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
  - B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
  - C.) PROPERLY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
- U.L. AND DATA LABELS REQUIRED
- SIGN LABEL TO INDICATE SIGN SUITABLE FOR WET, DAMP, OR DRY LOCATION
- SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24
- OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCELL OR OUTDOOR ASTRONOMICAL TIMER



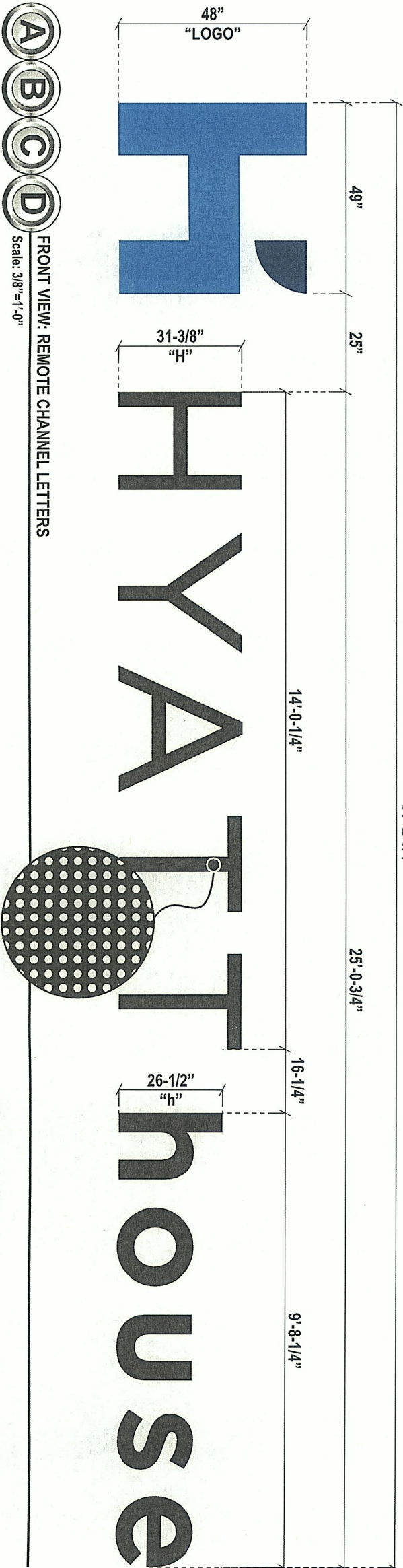
SECTION DETAIL @ LOGO

Scale: NTS

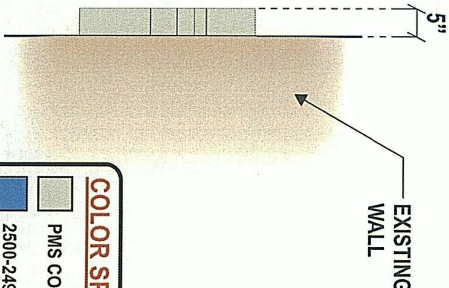


ENGINEERING REFERENCE

HYHS-CLRM-000036



SIDE VIEW



COLOR SPECIFICATIONS:

- PMS COOL GRAY 2 TRIMCAP & RETURN
- 2500-2498 CYAN VINYL (1" & 2" SURFACE)
- 3630-7570 DARK BLUE VINYL
- 3M #3635-222 PERFORATED BLACK
- WHITE ACRYLIC #2447
- WHITE ACRYLIC #7328

DESIGN DRAWING 6 of 9

Request Number:

PRJ-HYHS-131951-R3

File Location:

W:\Hyatt House\Art\Drawings\



FRONT VIEW: REMOTE CHANNEL LETTERS

Scale: 3/8"=1'-0"

31'-2-3/4"

49"

14'-0-1/4"

25'-0-3/4"

16'-1/4"

9'-8-1/4"

48"

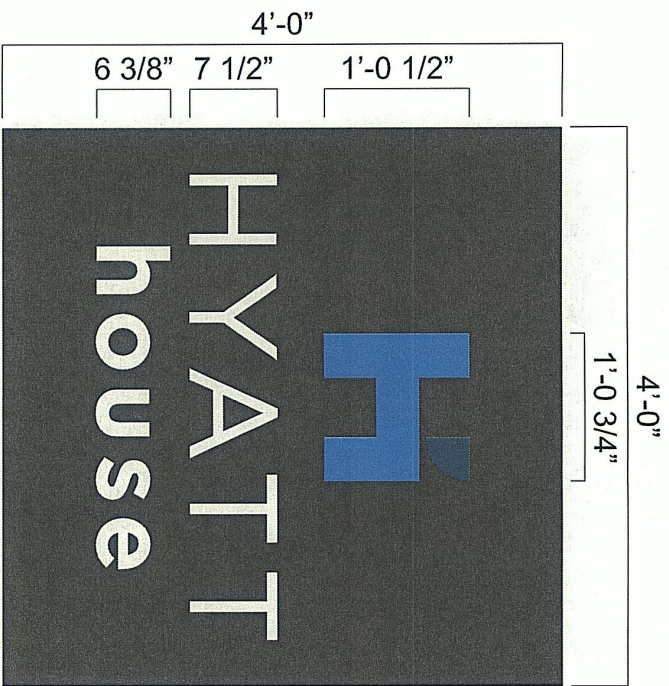
"LOGO"

31-3/8"

26-1/2"

"H"





FRONT VIEW @ S/F ILLUMINATED WALL SIGN - REMOTE

Scale: 3/4"=1'-0"

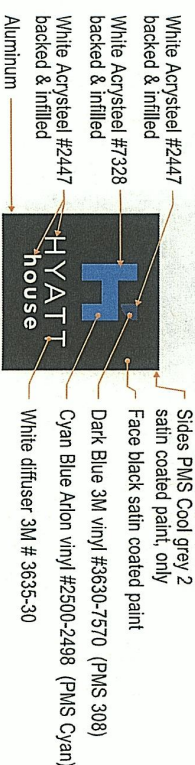
GENERAL SPECIFICATIONS:

- FACES:..... 0.090" BRAKE FORMED ALUM. FACE ROUTED OUT FOR PUSH THRU COPY  
RETURNS:..... PAINTED BLACK SATIN FINISH  
BACKS:..... 0.177" CLEAR LEXAN W/ SECOND SURFACE WHITE DIFFUSER  
BACKUP:..... 0.25" WHITE ACRYLIC #7328 PUSH THRU FLUSH FITTED TO ALUM. FACE  
ILLUMINATION:..... WHITE w/ APPLIED 1st SURFACE VINYL

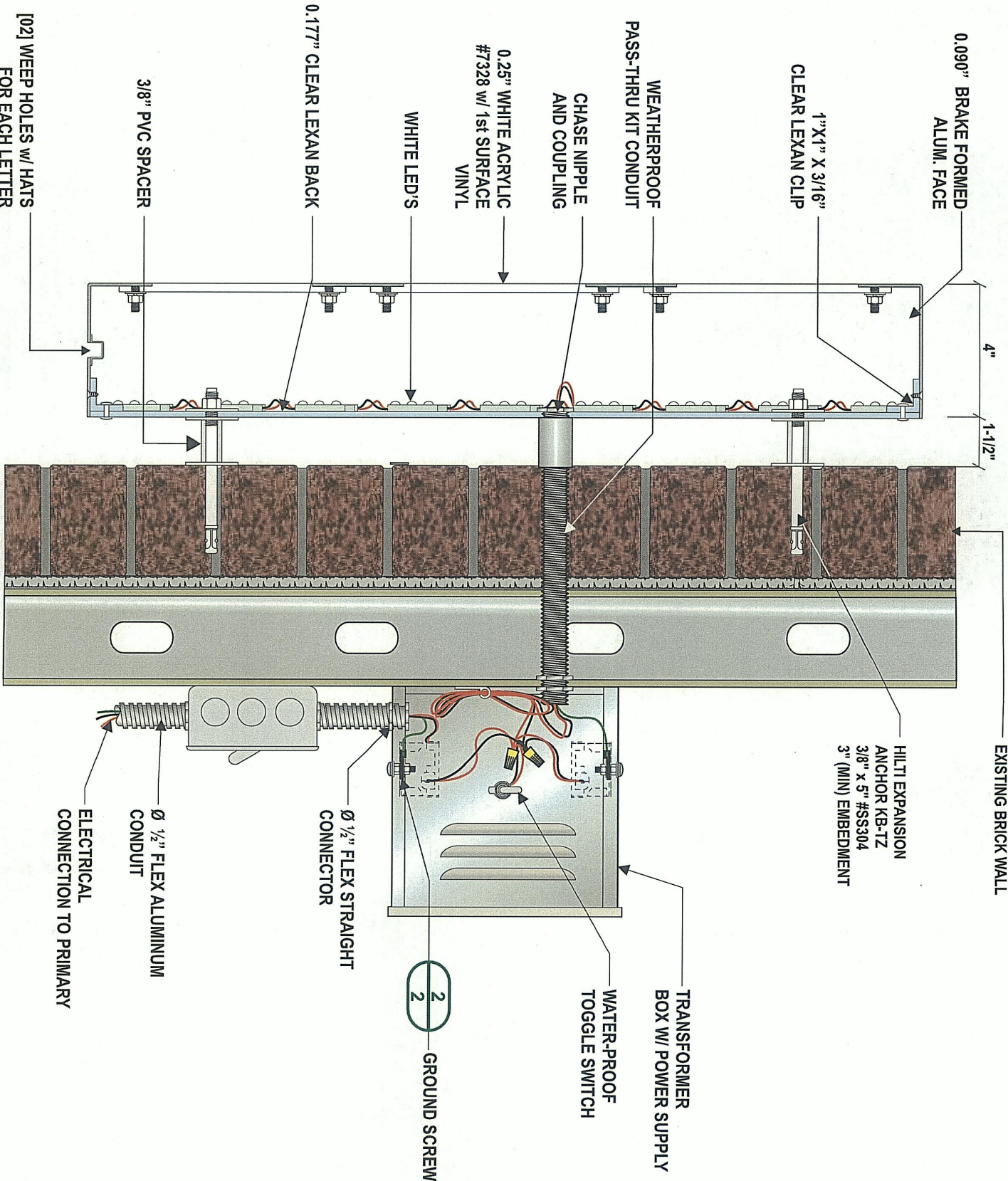
ENGINEERING REFERENCE

HYHS-WLCB-000005

COLORS



NOTE: CONCEPTUAL IMAGE ONLY  
VERIFY ARTWORK AND DIMENSIONS  
PRIOR TO FABRICATION



SIDE SECTION DETAIL

Scale: 3"=1'-0"

Customer Signature

Date

CUSTOMER APPROVAL

Date: 12-10-15 Project Name: HYATT HOUSE

Scale: Noted Address: 10380 Perimeter Road,

Drawn: Chris C. City / State / Zip: Cupertino, CA

Sales: Brenda H. Client Approval: Date:

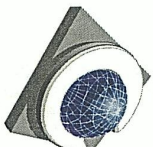
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No.	Designer	Date	Revision Notes
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Request Number: PRJ-HYHS-131951-R3

File Location: W:\Hyatt House\ArtDrawings\

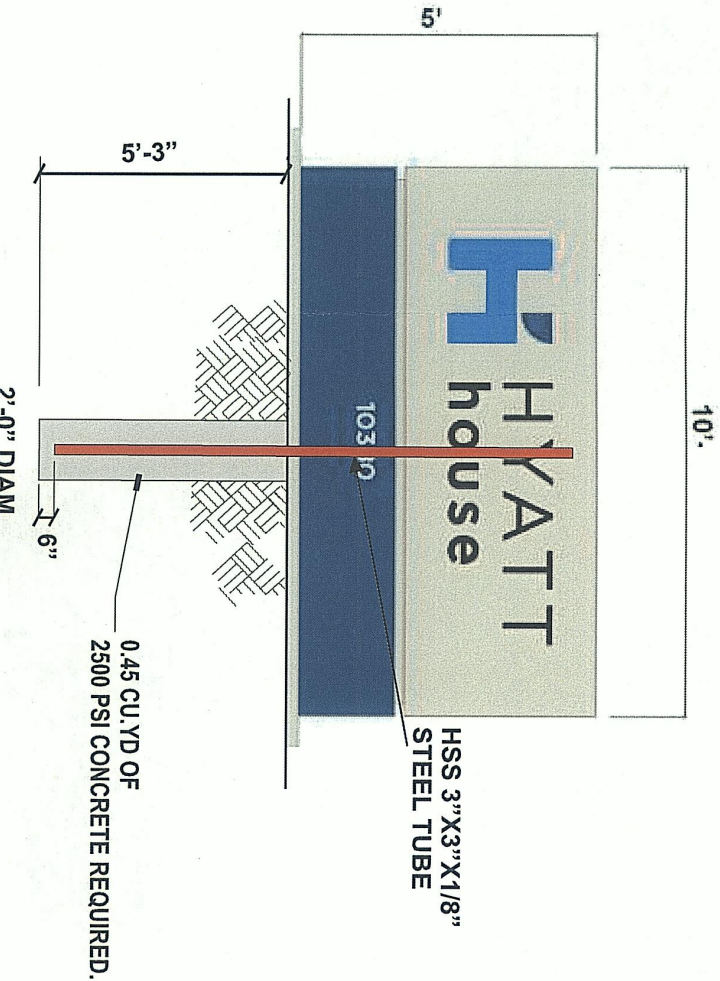
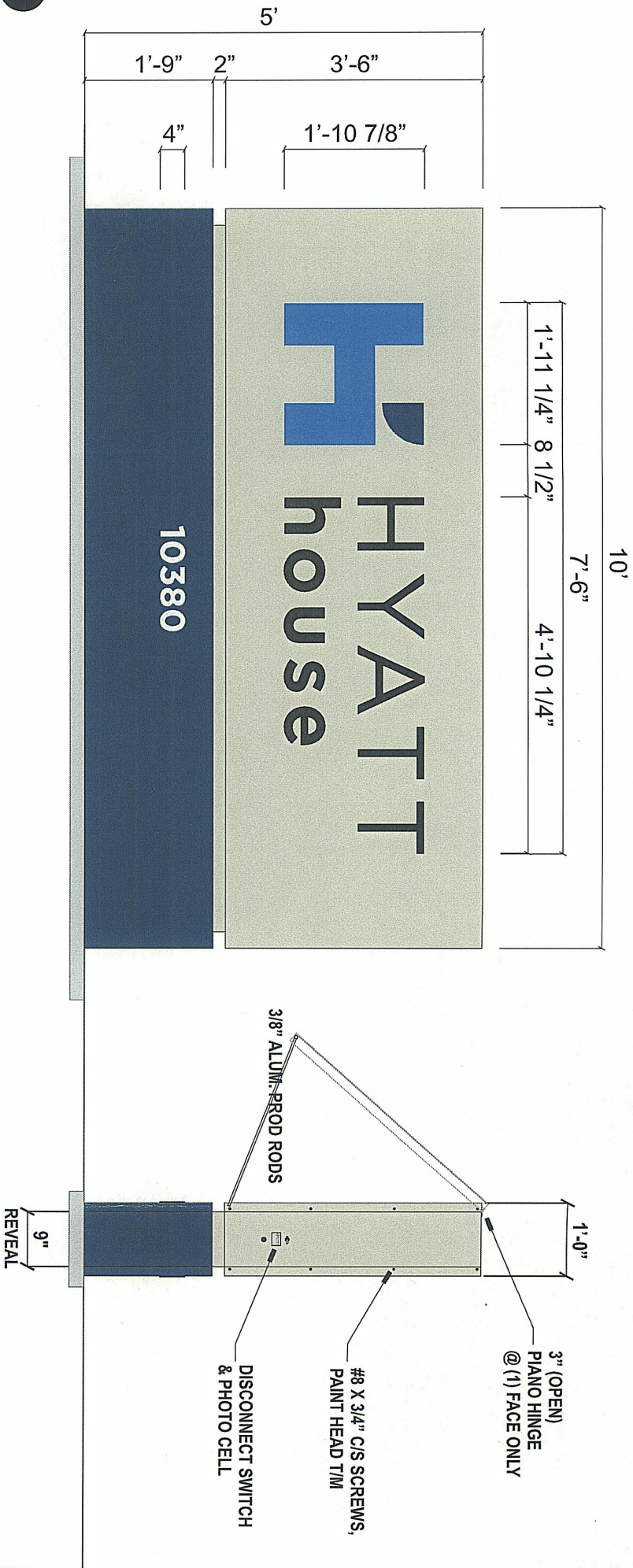


COAST SIGN

INCORPORATED

1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

Note: 3/8" Prod rod is to keep door open while sign is being serviced.



**FRONT VIEW @ D/F MONUMENT SIGN - (DFIS-121-3)**

Scale: 1/2"=1'-0"

**SPECIFICATIONS:**

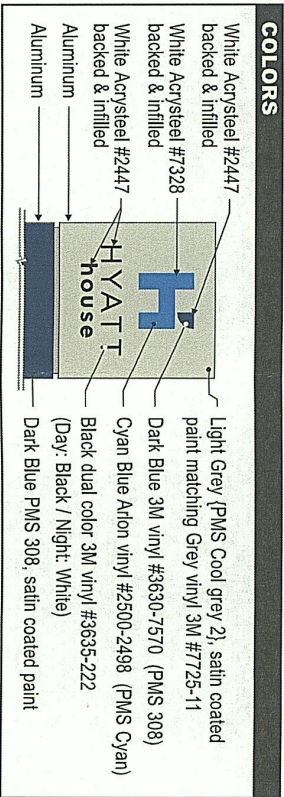
FABRICATED ALUMINUM PAINTED SEMI-GLOSS PMS COOL GREY 2.  
CUT-OUT FACE WITH INSERTED WHITE ACRYSTEEL  
LOGO & LETTERING TO BE FLUSH WITH ALUMINUM FACES  
VINYL GRAPHICS TO BE APPLIED ON FIRST SURFACE.

ILLUMINATED BY FLUORESCENT LAMPS

BASE: FABRICATED ALUMINUM PAINTED BLUE TO MATCH PMS 308

**NOTE: CONCEPTUAL IMAGE ONLY  
PERMIT DRAWING REQUIRED PRIOR  
TO ENGINEERING**

**SIDE VIEW**



**GENERAL NOTES:**

1. DESIGN CODE CBC 2016
2. DESIGN LOADS: ASCE 7-10
3. WIND SPEED 110 MPH, EXPOSURE B
4. CONCRETE: 2500 PSI MIN.
5. TUBE STEEL ASTM A500, GRADE B 46 KSI
6. BASE PLATE STEEL ASTM A36, 36 KSI
7. PROVIDE 3" MINIMUM COVER ON ALL STEEL EMBEDDED IN CONCRETE
8. PROVIDE PROTECTION BETWEEN DISSIMILAR METALS
9. LATERAL PASSIVE SOIL BEPOURED AGAINST UNDISTURBED NATURAL SOIL
10. ALL FOOTINGS SHALL VERIFY ALL EXISTING CONDITIONS AS SHOW ON THE PLANS
11. INSTALLER SHALL VERIFY ALL EXISTING CONDITIONS AS SHOW ON THE PLANS

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



**COAST SIGN**  
INCORPORATED  
1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

Date:	12-10-15	Project Name:	HYATT HOUSE
Scale:	Noted	Address:	10380 Perimeter Road,
Drawn:	Chris C.	City / State / Zip:	Cupertino, CA
Sales:	Brenda H.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes	DESIGN DRAWING
7				8 of 9
8				
9				
10				
11				
12				

Request Number: **PRJ-HYHS-131951-R3**  
File Location: W:\Hyatt House\ArchDrawings\

GENERAL SPECIFICATIONS:

HALO LETTERS ON WIREWAY:

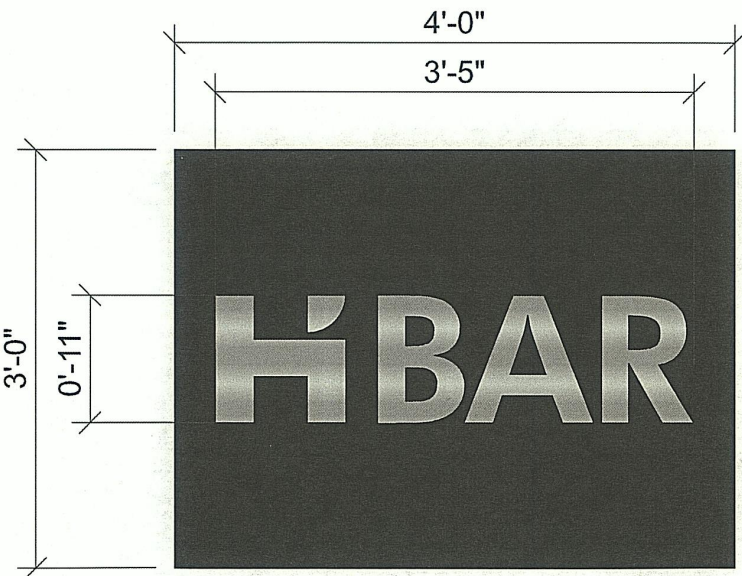
FACES:..... .125" ALUMINUM W/ HORIZONTAL BRUSHED FINISH  
RETURNS:..... .090" ALUMINUM W/ HORIZONTAL BRUSHED FINISH  
BACKS:..... .177" CLEAR LEXAN W/ 2ND SURFACE 3M #3635-70 DIFFUSER  
WIREWAY:..... .125" ALUM. BRAKE FORMED 2 1/2" DEEP, PAINTED BLACK  
ILLUMINATION:.... PRINCIPAL LED'S

ELECTRICAL SPECIFICATIONS:

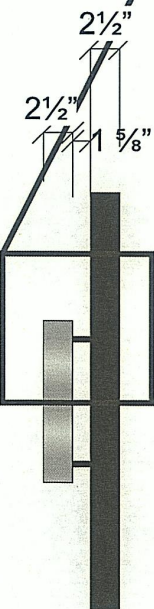
CUSTOMER PROVIDED 120V/20A/60HZ  
DEDICATED CIRCUIT REQUIRED

COLOR SPECIFICATIONS:

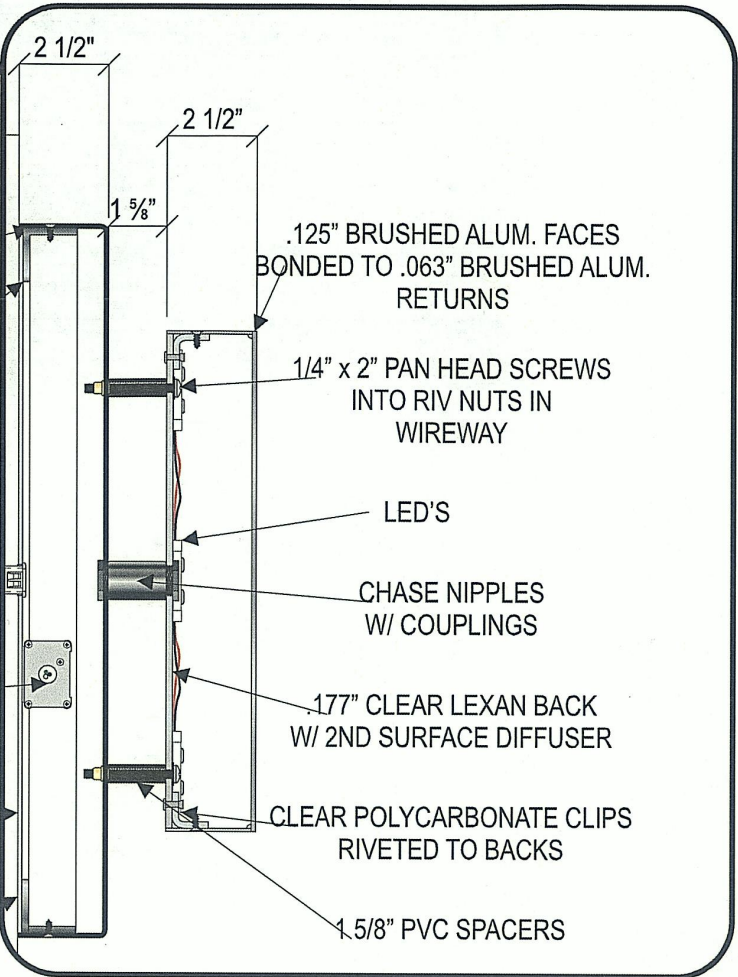
- ALUMINUM: HORIZ. BRUSHED
- PAINT: BLACK, SATIN FINISH
- 3M VINYL: #3635-70 WHITE  
PAINT: WHITE INTERIOR LEP



FRONT VIEW: HALO ILLUM. LETTERS ON WIREWAY  
Scale: 1 1/2"=1'-0"



SIDE VIEW



EXACT MANUFACTURING SPECIFICATIONS  
TO BE DETERMINED BY ENGINEERING DEPT.

CUSTOMER APPROVAL

Customer Signature

Date



Date: 12-10-15 Project Name: HYATT HOUSE  
Scale: Address: 10380 Perimeter Road,  
Drawn: Chris C. City / State / Zip: Cupertino, CA  
Sales: Brenda H. Client Approval: Date:

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DESIGN DRAWING 9 of 9

Request Number:  
**PRJ-HYHS-131951-R3**  
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W:\Hyatt House\Art\Drawings\