

SHEA CENTER  
- 315, 345, 365  
CLOVERLEAF

**CITY OF BALDWIN PARK**  
**SIGN CRITERIA AMENDMENT**

**SHEA CENTER – TENANT SIGN CRITERIA**

The Sign Criteria for Shea Center Baldwin Park is amended to permit the following:

1. Two (2) wall signs on the building commonly known 315 Cloverleaf Drive in the locations depicted on *Exhibit "A."*
2. Two (2) wall signs on the building commonly known as 345 Cloverleaf Drive in the locations depicted on *Exhibit "B."*
3. Two (2) wall signs on the building commonly known as 365 Cloverleaf Drive in the locations depicted on *Exhibit "C."*

All wall signs shall conform to the following specifications:

1. **Fabrication and Installation.** All signs and installation of the sign will conform with the city of Baldwin Park building codes as well as sign permit requirements.
2. **Specifications for Sign Letters.**
  - (a) Non-illuminated channel letters with acrylic face and trim cap.
  - (b) Letter returns shall be a minimum .064 aluminum, painted black.
  - (c) Front of letter shall be a minimum .090 aluminum, welded to letter returns, painted black.
  - (d) Letters to be flush mounted to wall surface. No exterior raceway.
  - (e) Fasteners must be of stainless steel or zinc coated.
3. **Color.** To reinforce project and Tenant identity a single consistent sign color shall be applied to letter face. Face color and return shall be painted black.
4. **Design.**
  - (a) Dimensional channel letters shall be affixed to building walls without visible means of attachment. Exposed raceways are prohibited. Tenants may use established type styles, logos and/or images that are a registered trademark.
  - (b) Tenant identification sign shall be designed as a single line of text or letters. Tag lines or descriptive phrases will not be permitted as part of any sign. Font to be approved by owner and manager of Shea Center Baldwin Park.

5. Sign Area.

- (a) Maximum sign area 25' wide.
- (b) Maximum height of ascender to descender letters and/or logo shall not exceed 30".
- (c) A maximum letter height of 24" shall be maintained for signs with all capital letters.

**PASSED, APPROVED AND ADOPTED BY THE CITY OF BALDWIN PARK,  
CALIFORNIA, ON THIS 17<sup>th</sup> DAY OF November, 2005.**

CITY OF BALDWIN PARK

By: Amy S. Davis

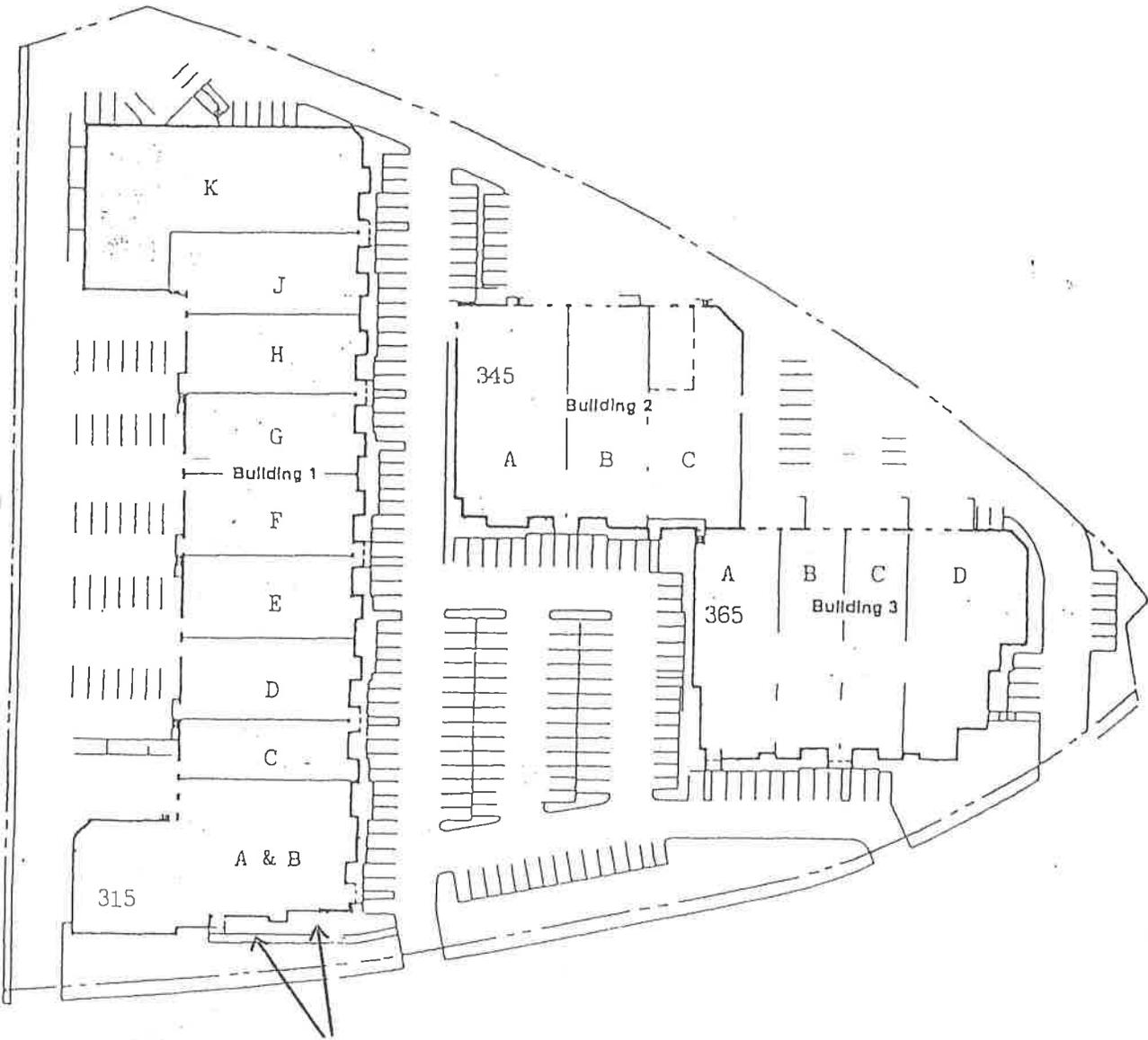
Its: City Planner

Pursuant to CDC action.

EXHIBIT "A"

315 CLOVERLEAF DRIVE

DEPICTION OF LOCATION OF WALL SIGNS

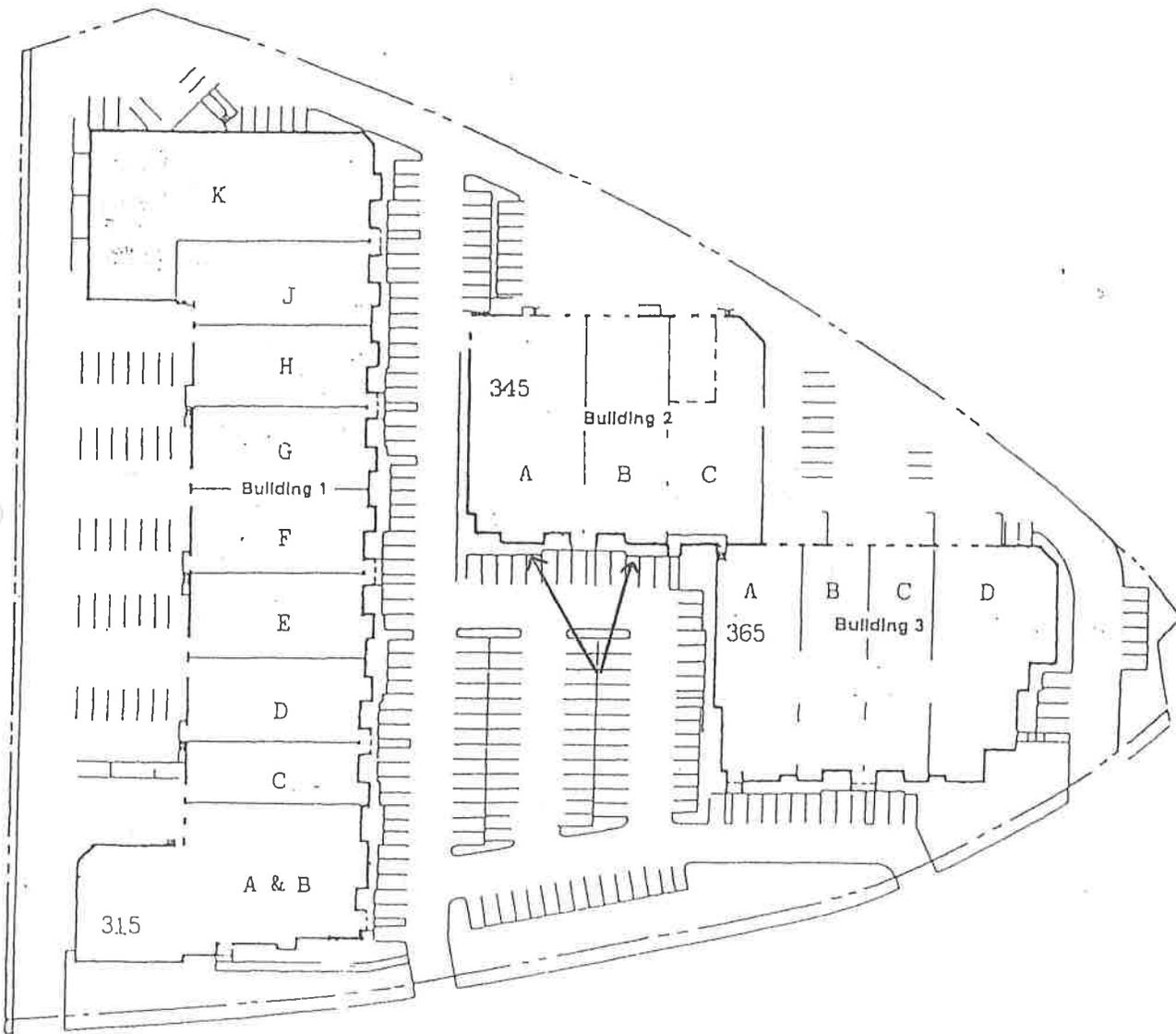


North →

**EXHIBIT "B"**

**345 CLOVERLEAF DRIVE**

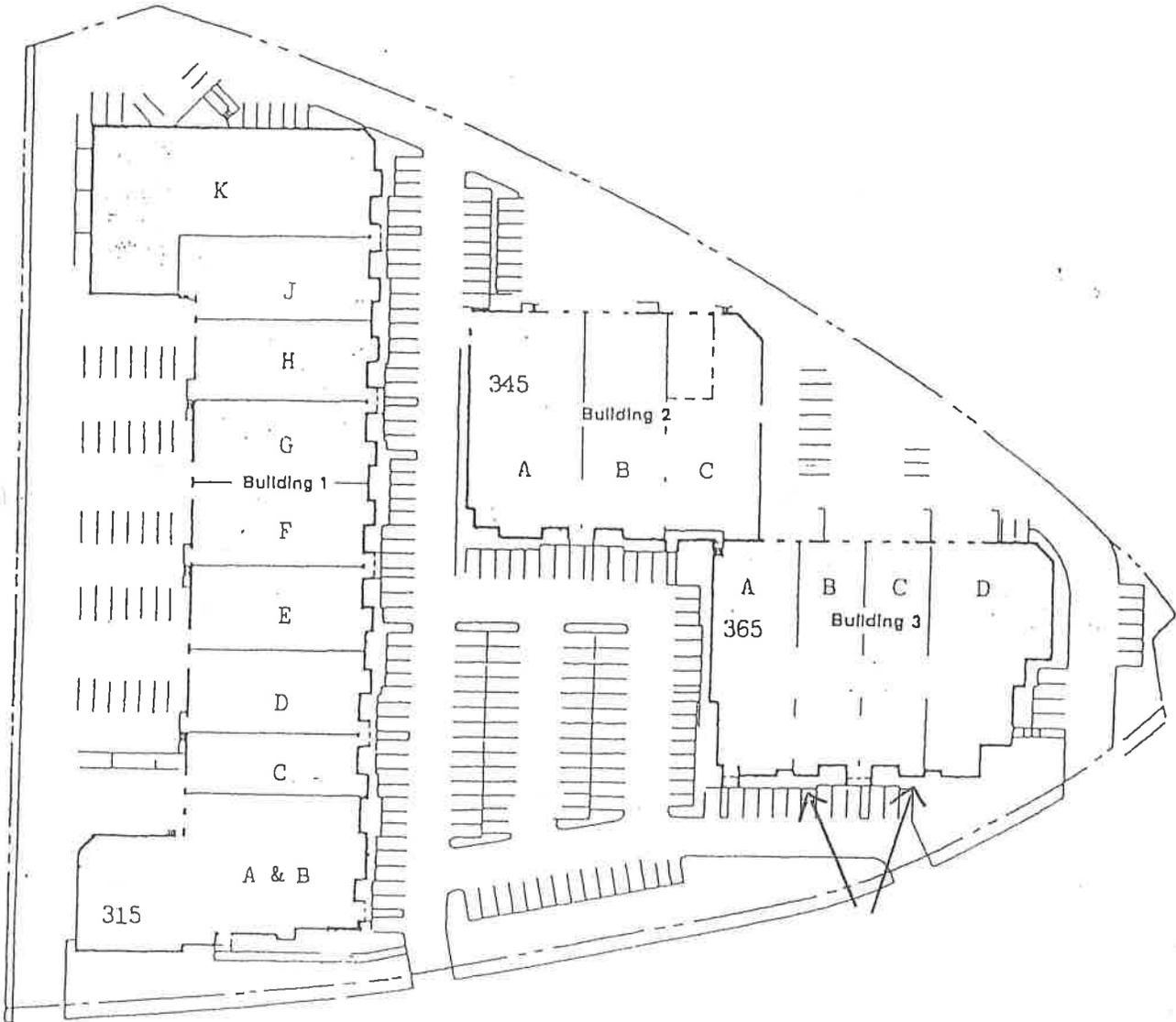
**DEPICTION OF LOCATION OF WALL SIGNS**



**EXHIBIT "C"**

**365 CLOVERLEAF DRIVE**

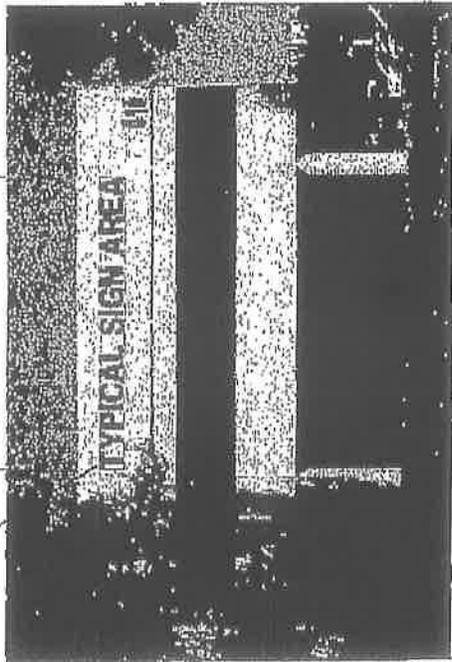
**DEPICTION OF LOCATION OF WALL SIGNS**



North →

TYP. NON-ILLUM. CHANNEL LETTERS,  
ALUM. BLACK RETURNS, BLACK  
ACRYLIC FACES AND TRIMCAP

25'-0" MAX. WIDTH

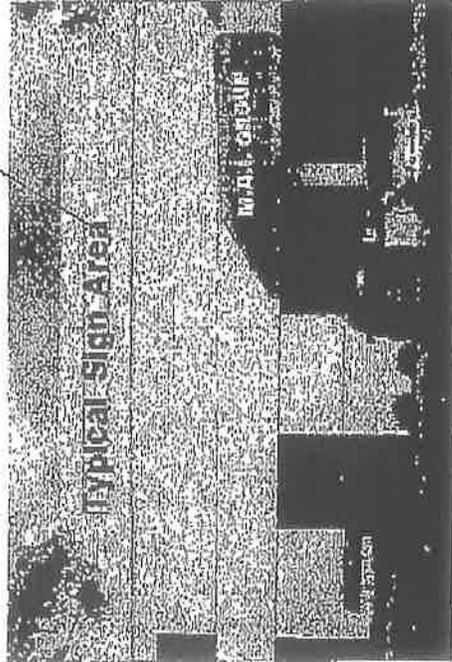


24" MAX. ±

TYPICAL BLDG. "A" / 2 SIGNS ALLOWED

OPTIONAL UPPER AND LOWER CASE LETTERS,  
MAX. ASCENDER TO DESCENDER LETTERS AND/OR  
LOGO SHALL NOT EXCEED 30"

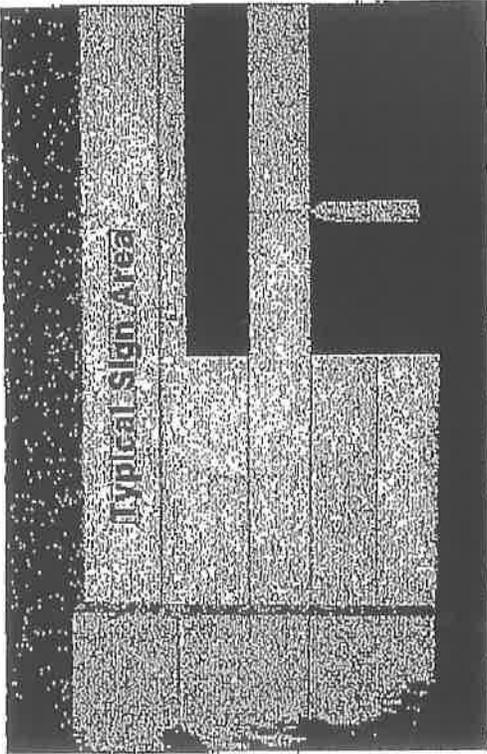
25'-0" MAX. WIDTH



30" ±

TYPICAL BLDG. "B" / 2 SIGNS ALLOWED

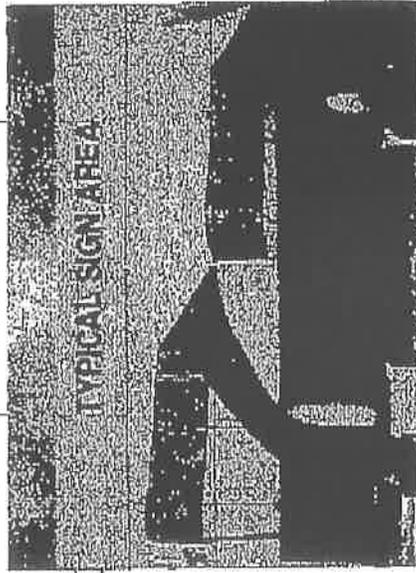
25'-0" MAX. WIDTH



30" ±

TYPICAL BLDG. "A"

25'-0" MAX. WIDTH



24" MAX. ±

TYPICAL BLDG. "C" / 2 SIGNS ALLOWED / 1/16" = 1'-0"

*John A. Edmister*  
10-11-05

This is an original drawing created by CUSTOM SIGNS, INC.  
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Title		Salesman	Designer
SHEA CENTER		TS	Alexis Escobar
Location		Drawing Date	Date
345 BLOVERLEAF DRIVE BALDWIN PARK, CA		8-10-05	
		Client Approval	Date

**CUSTOM SIGNS**  
INCORPORATED  
962 W. FOOTHILL BLVD. - AZUSA, CA. 91702  
(626) 969-2222 • FAX (626) 969-5511

# AGENDA

## BALDWIN PARK

### COMMUNITY DEVELOPMENT COMMISSION

NOVEMBER 16, 2005

#### REGULAR MEETING

COUNCIL CHAMBER

7:00 P.M.



Manuel Lozano	-	Chair
Ricardo Pacheco	-	Vice Chair
Marlen Garcia	-	Member
David J. Olivas	-	Member
Bill Van Cleave	-	Member

**PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROCESS  
POR FAVOR DE APAGAR SUS TELEFONOS CELULARES Y BEEPERS DURANTE LA JUNTA**

#### **PUBLIC COMMENTS**

The public is encouraged to address the City Council or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council or any of its Agencies, you may do so during the **PUBLIC COMMUNICATIONS** period noted on the agenda. Each person is allowed five (5) minutes speaking time. A Spanish speaking interpreter is available for your convenience.

#### **COMENTARIOS DEL PUBLICO**

Se invita al público a dirigirse al Concilio o cualquiera otra de sus Agencias nombradas en esta agenda, para hablar sobre cualquier asunto publicado en la agenda o cualquier tema que esté bajo su jurisdicción. Si usted desea la oportunidad de dirigirse al Concilio o alguna de sus Agencias, podrá hacerlo durante el período de **Comentarios del Público (Public Communications)** anunciado en la agenda. A cada persona se le permite hablar por cinco (5) minutos. Hay un intérprete para su conveniencia.

**COMMUNITY DEVELOPMENT COMMISSION  
REGULAR MEETING – 7:00 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           **Members: Marlen Garcia, David J. Olivas, Bill Van Cleave, Vice-Chair Ricardo Pacheco and Chair Manuel Lozano**

**ANNOUNCEMENTS**

**PUBLIC COMMUNICATIONS**

Five (5) minute speaking time limit  
Cinco (5) minutos será el límite para hablar

***THIS IS THE TIME SET ASIDE TO ADDRESS THE COMMISSION***

*No action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2]*

***ESTE ES EL PERIODO DESIGNADO PARA DIRIGIRSE AL COMISIÓN***

*Nó se podrá tomar acción en algún asunto a menos que sea incluido en la agenda, o a menos que exista alguna emergencia o circunstancia especial. El cuerpo legislativo y su personal podran: 1) Responder brevemente a declaraciones o preguntas hechas por personas; o 2) Dirigir personal a investigar y/o fijar asuntos para tomar en consideración en juntas proximas. [Codigo de Gobierno §54954.2]*

**CONSENT CALENDAR**

All items listed are considered to be routine business by the Commission and will be approved with one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

**1.       WARRANTS AND DEMANDS**

Staff recommends Commission receive and file the report.

**2.       MINUTES**

Staff recommends Commission approve the minutes of the November 2, 2005 meeting (Regular).

**3.       AUTHORIZATION OF A REQUEST FOR PROPOSAL TO PREPARE A TITLE SEARCH WITHIN THE PUBLIC RIGHT- OF- WAY ALONG RAMONA BOULEVARD FROM LA RICA AVENUE TO DOWNING AVENUE**

Staff recommends Commission authorize staff to proceed with the Request for Proposals process for title search work within the public Right-of-Way area along Ramona Boulevard from La Rica Avenue to Downing Avenue.

**4. AMENDMENT TO THE SIGN PROGRAM FOR THE SHEA BUSINESS CENTER WITHIN THE DELTA REDEVELOPMENT PROJECT AREA**

Staff recommends Commission amend the sign program for the Shea Business Center within the Delta Redevelopment Project Area.

**5. EXTENSION OF EXCLUSIVE NEGOTIATION AGREEMENT WITH STRATUS PROPERTIES, INC. – RETAIL PROJECT AT FRANCISQUITO AND VINELAND**

Staff recommends Commission approve an extension to the Exclusive Negotiation Agreement with Stratus Properties, Inc. for an additional 60-day period and authorize the Executive Director to execute the Agreement.

**REQUESTS AND COMMUNICATIONS**

**ADJOURNMENT**

**CERTIFICATION**

I Laura M. Nieto, Deputy City Clerk of the City of Baldwin Park hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 10<sup>th</sup> day of November 2005.

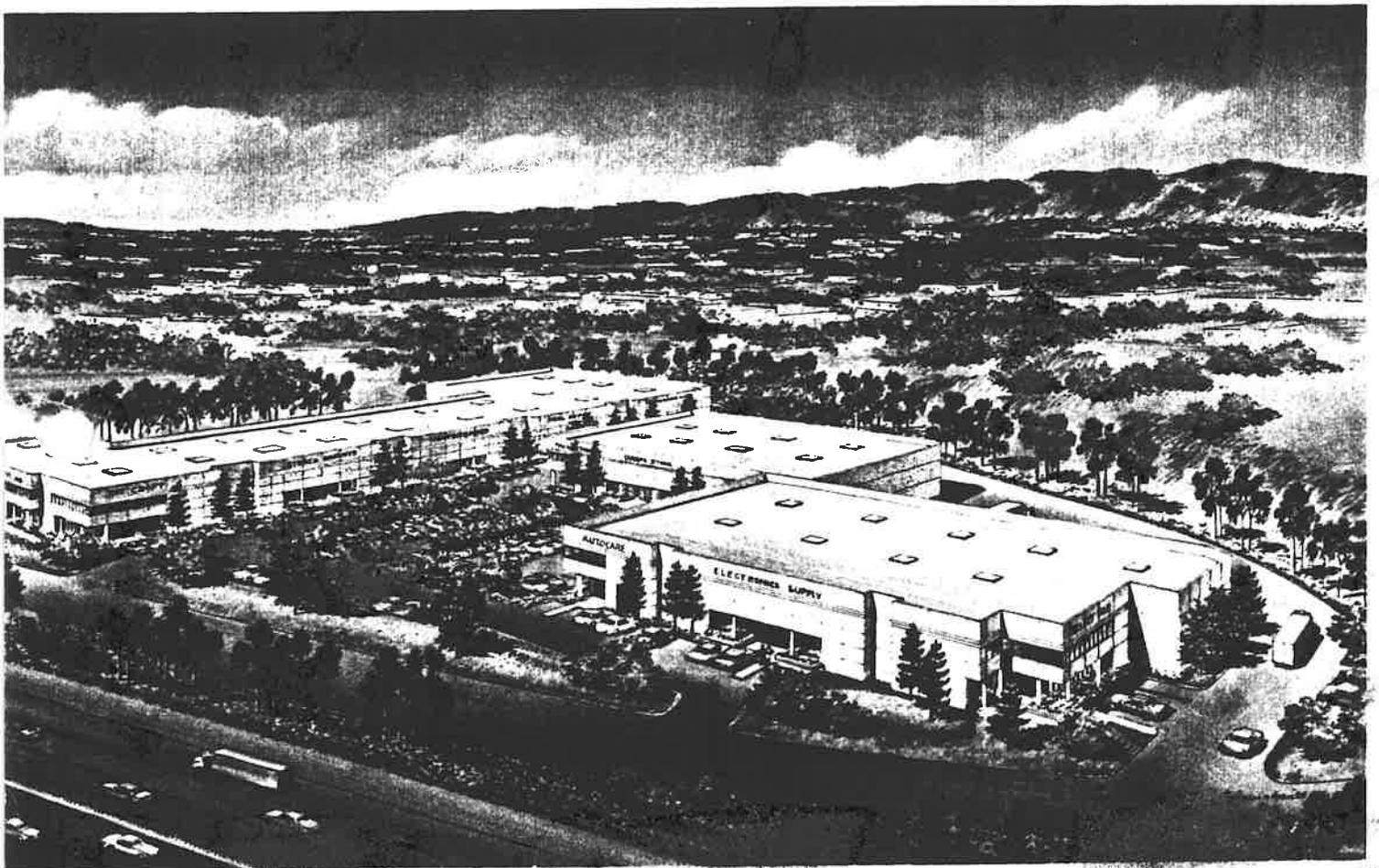


Laura M. Nieto  
Deputy City Clerk

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 2<sup>nd</sup> Floor Lobby Area or at the Los Angeles County Public Library in the City of Baldwin Park. For further information regarding agenda items, please contact the office of the City Clerk at 626.960.4011, ext. 108 or 626.960.4011, ext. 466 or via e-mail at [rramirez@baldwinpark.com](mailto:rramirez@baldwinpark.com) or [lnieto@baldwinpark.com](mailto:lnieto@baldwinpark.com)

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at 626.960.4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)

# SHEA CENTER - Baldwin Park, Ca



## Signage and Graphics Criteria

*Prepared by DON RYPINSKI DESIGN INC*

*18008 Skypark Circle Suite 200*

*Irvine, California 92714*

# SHEA CENTER SIGN CRITERIA

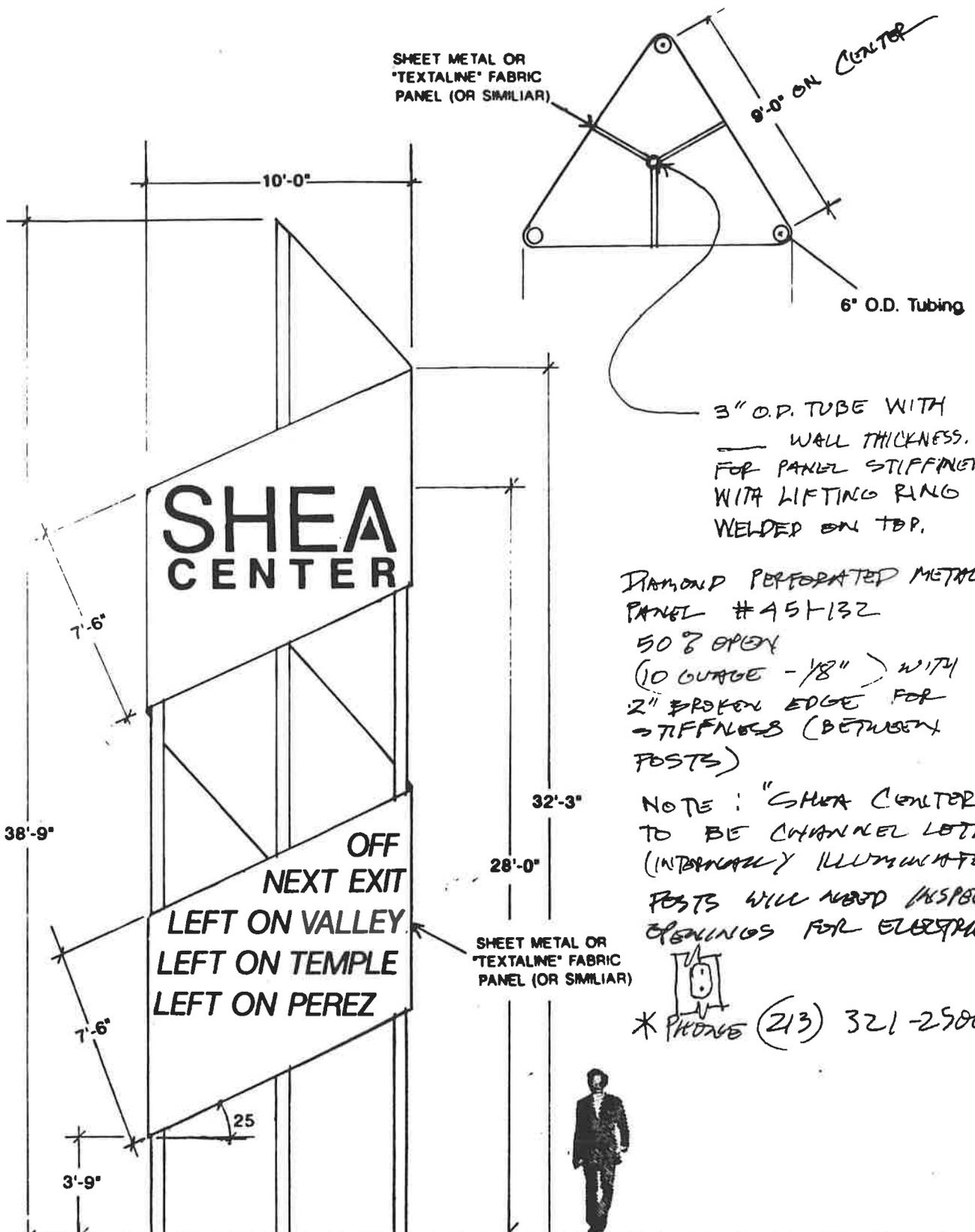
Contents

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Prepared By:



DON RYPINSKI DESIGN  
18008 Skypark Circle, Suite 200  
Irvine, California 92714  
(714) 250-7183  
a California corporation



DIAMOND PERFORATED METAL\*  
 PANEL #45132  
 50% OPEN  
 (10 GAUGE - 1/8") WITH  
 2" BROKEN EDGE FOR  
 STIFFNESS (BETWEEN  
 POSTS)

NOTE: "SHEA CENTER"  
 TO BE CHANNEL LETTERS  
 (INTERNALLY ILLUMINATED)  
 POSTS WILL NEED HORIZONTAL  
 OPENINGS FOR ELECTRICAL

\* PHONE (213) 321-2500

Description :

© Don Rupinski Design Inc. 1989

# Freeway I.D. Tower

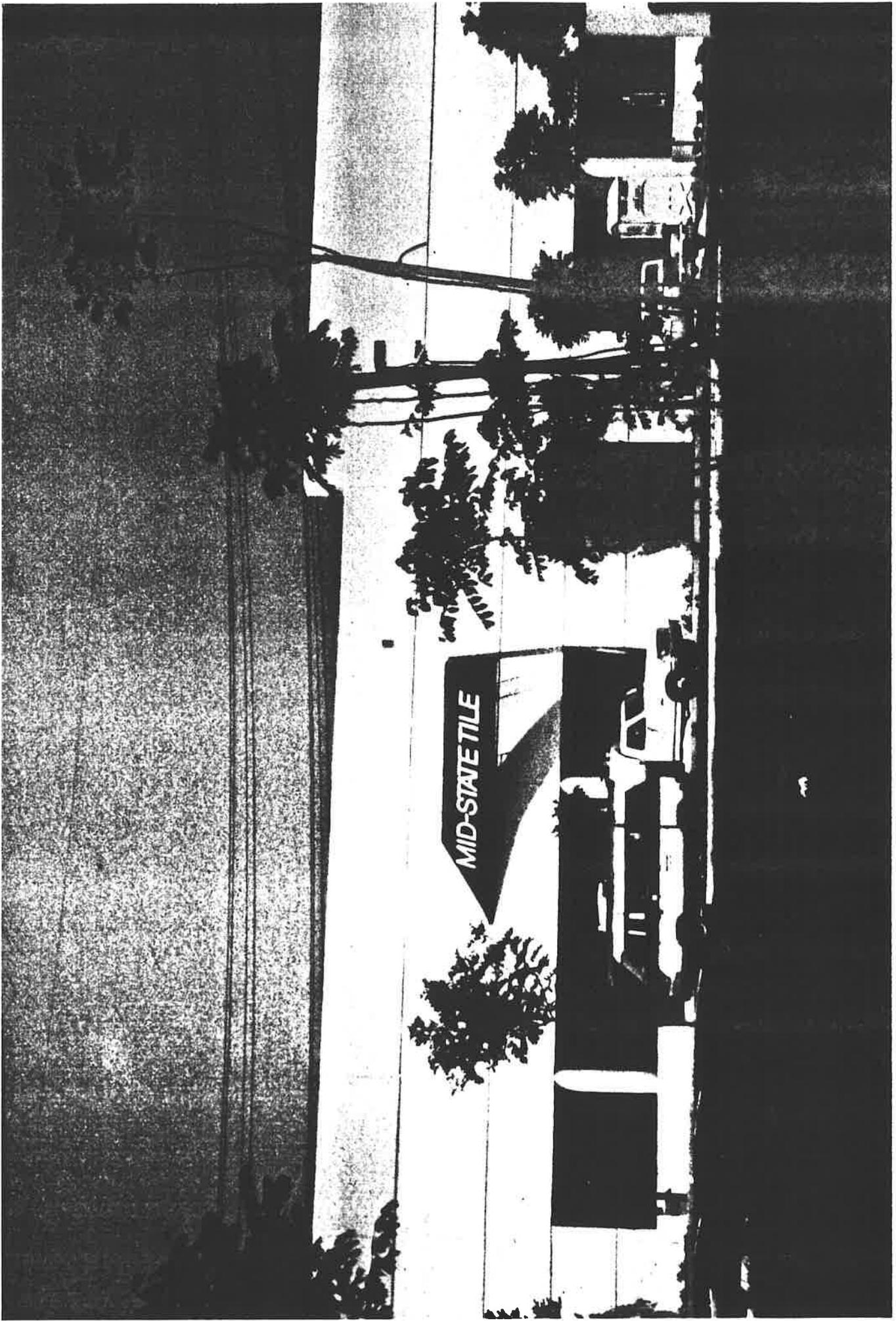
- Quantity Required:
- Scale  $\frac{3}{16}'' = 1'-0''$   Single Faced  Double Faced
- Date 3/89  Preliminary Design  Final Design
- Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

Signage and Graphics Program

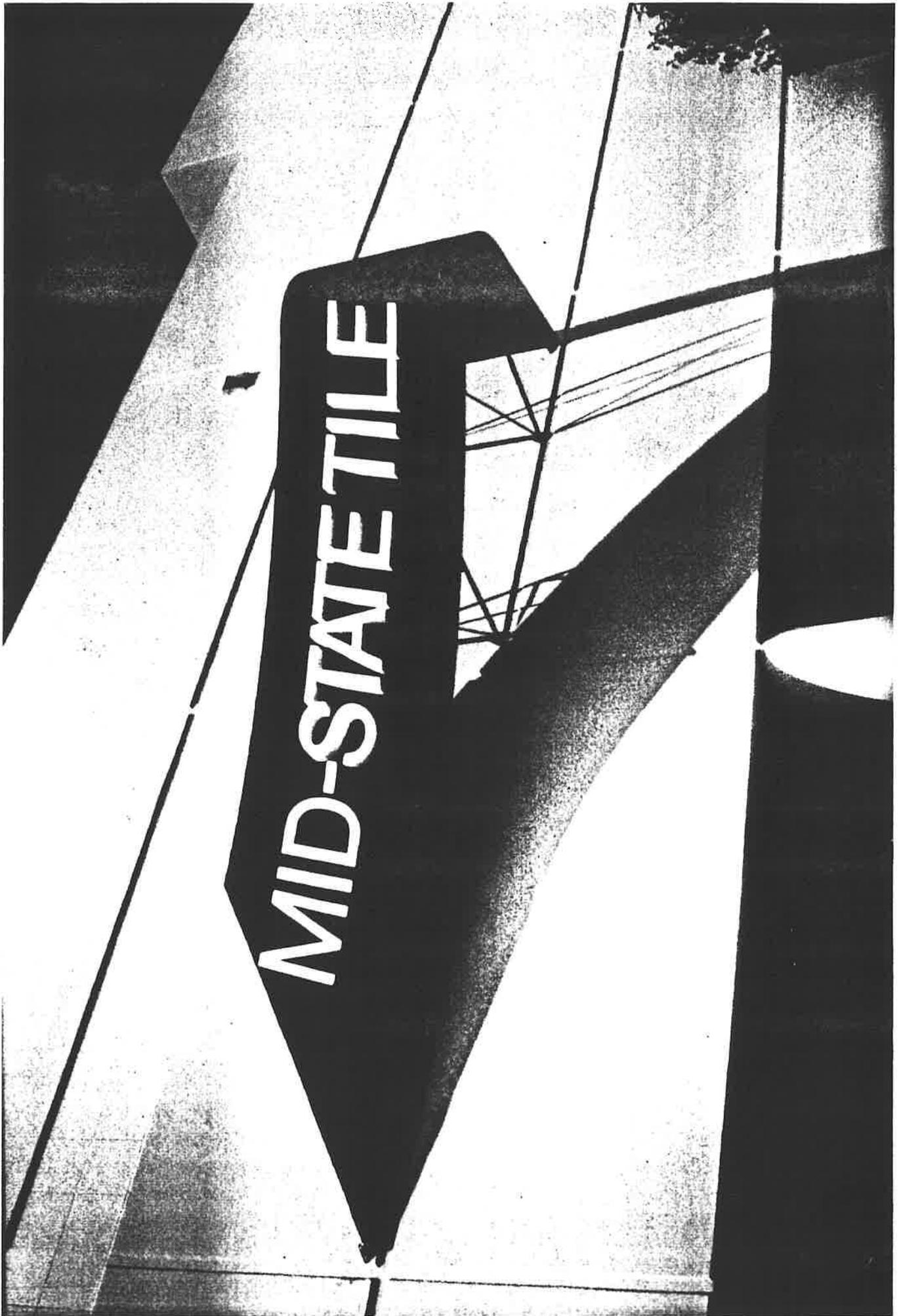
Sign Type Number | of | Type/s

Section 1 page 1

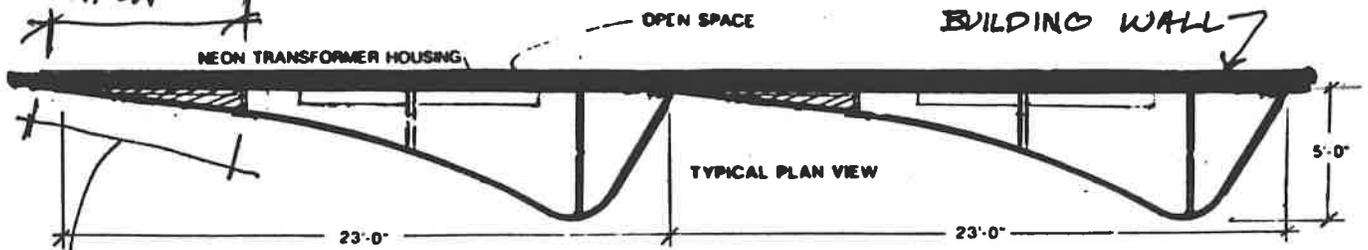


MID-STATE TILE

MID-STATE TILE

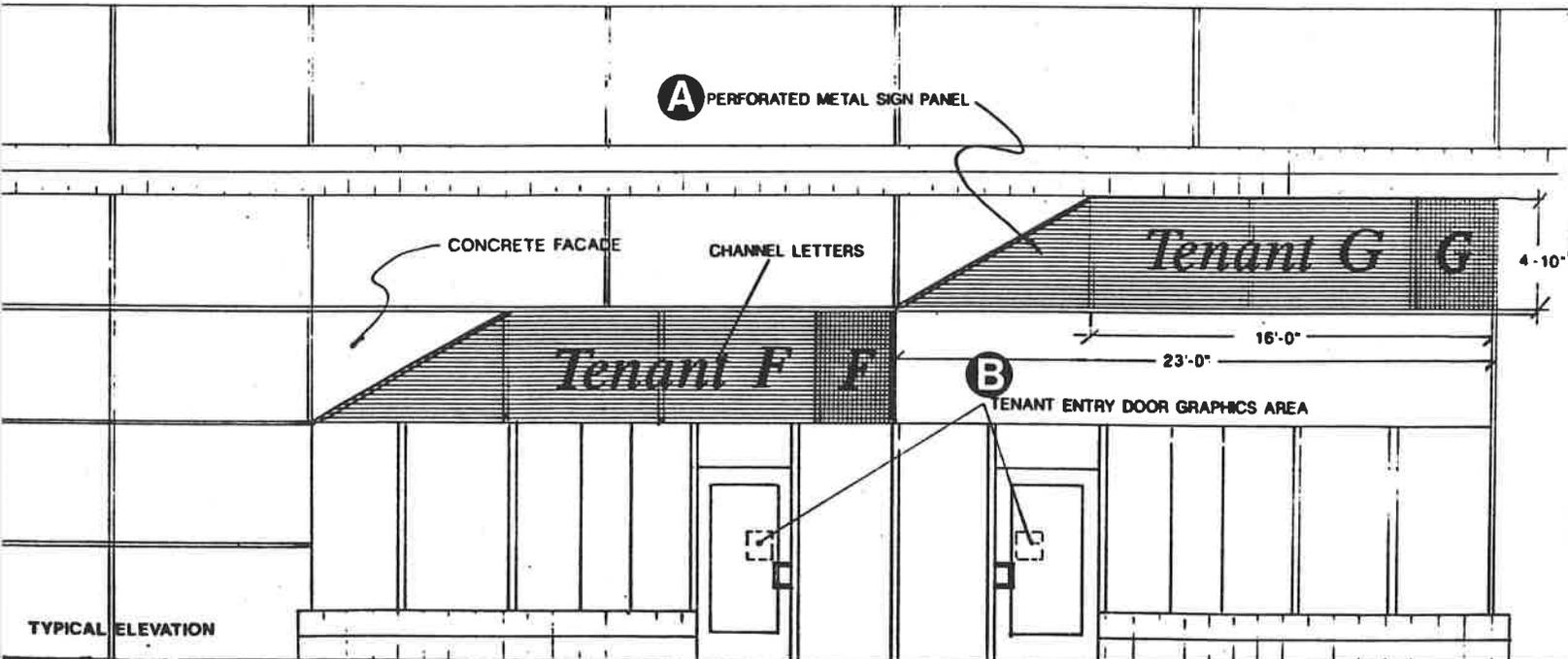
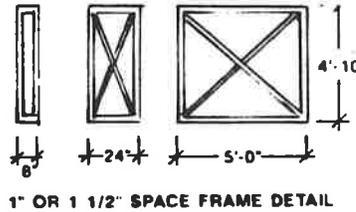


NEED CLOSED TOP IN THIS AREA



THIS AREA CAN BE STRAIGHT WITH SIGN PANEL MATERIAL FOLDED OVER ANGLED TUBES & EXTENDED TO WALL (TO CLOSE THE GAP)

NOTE: INTERNALLY ILLUMINATED CHANNEL LETTERS TO BE USED WHEN ILLUMINATION IS REQUIRED.  
 FORM LETTERS WITH WHITE PLEX FACES USED OTHERWISE.



Description :

© Dun Rypinski Design Inc. 1989

Quantity Required: SEVENTEEN

Scale 1/8"=1'-0"  Single Faced

Double Faced

Date 3/09  Preliminary Design

Final Design

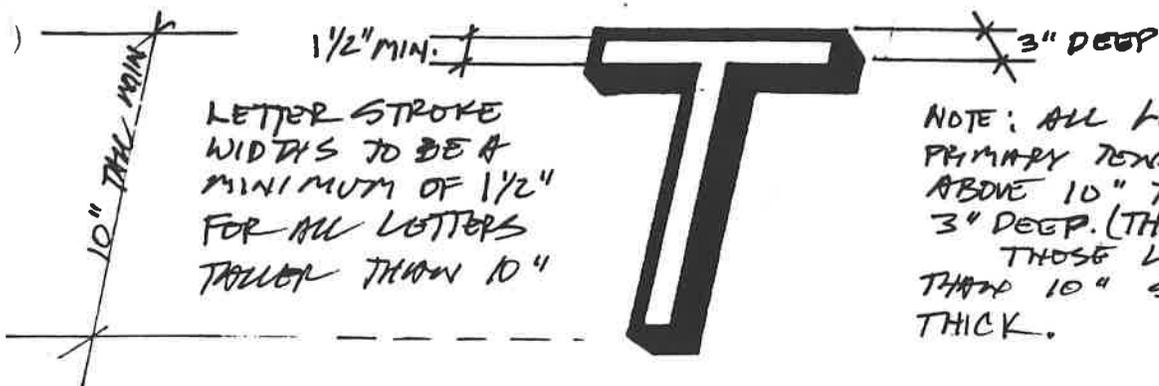
Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

## Signage and Graphics Program

Sign Type Number 2 of Type/s

SECTION 2 PAGE 1



LETTER STROKE WIDTHS TO BE A MINIMUM OF 1/2" FOR ALL LETTERS TALLER THAN 10"

NOTE: ALL LETTERS ON PRIMARY TENANT ID SIGNS ABOVE 10" TALL TO BE 3" DEEP. (THICK) THOSE LETTERS SHORTER THAN 10" SHALL BE 1/2" THICK.

# Tenant E

TENANTS MAY USE ANY TYPESTYLE WITH PRIOR LANDLORD APPROVAL. ALL TENANT PRIMARY ID SIGNS SHALL HAVE DIMENSIONAL LETTERS. TENANTS HAVING NO PARTICULAR LOGO TYPE SHALL USE HELVETICA ITALIC.

TENANTS WHO WISH TO HAVE NIGHT-TIME VISIBILITY SHALL HAVE CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE PLEX FACES, BRONZE TRIM CAP & LETTER SIDES & BACKS PAINTED TO MATCH TRIM CAP.

ROULEAUX AND TRANSFORMERS ARE TO BE MOUNTED ON BLDG WALLS CENTERED BEHIND ANNOUNCING STRUCTURE & PAINTED WHITE TO MATCH BUILDING WALLS.

TENANTS NOT REQUIRING ILLUMINATED SIGNS SHALL USE 3" FOAM LETTERS WITH WHITE PLEX LAMINATED FACES. LETTER SIDES SHALL BE PAINTED TO MATCH BRONZE TRIM CAP ON CHANNEL LETTERS.

Description :

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## Primary Entry Channel Letter Detail SHEA CENTER

Signage and Graphics Program

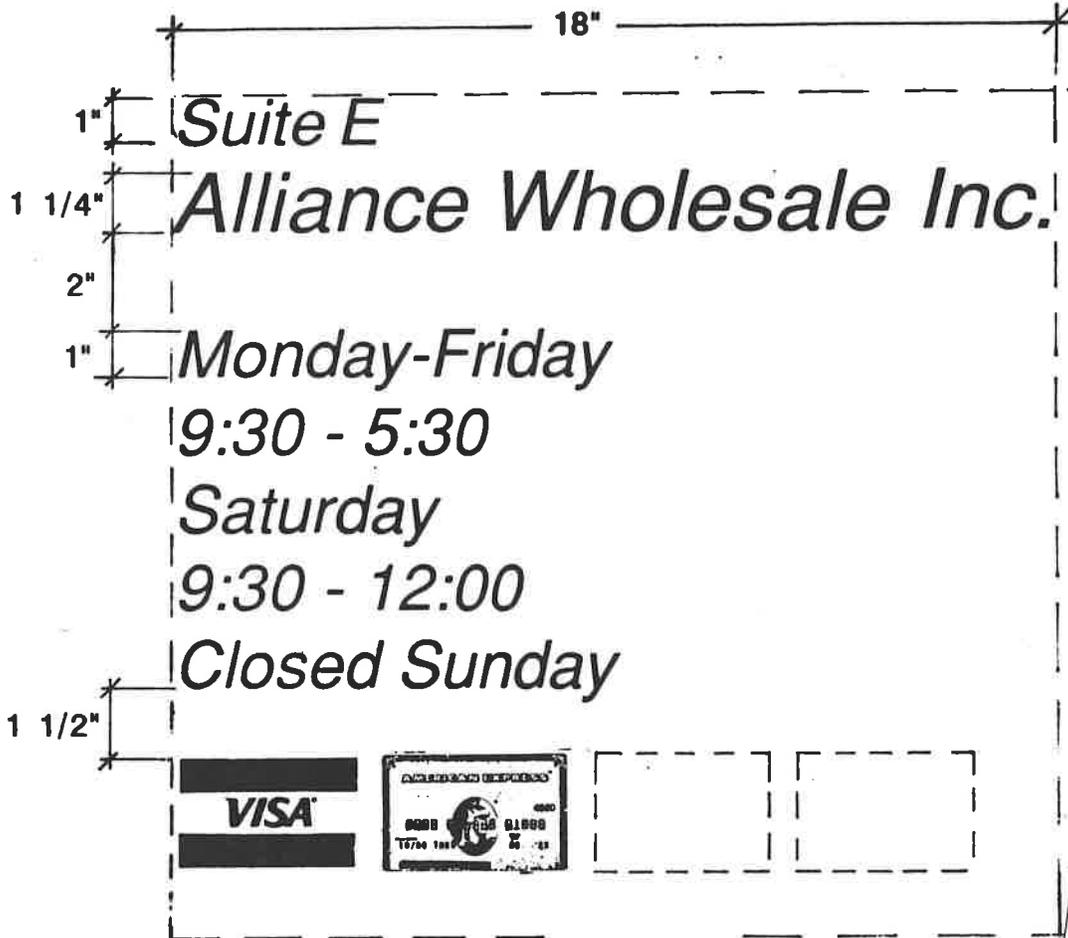
Quantity Required:

- Scale NONE  Single Faced  Double Faced  
 Date 2/89  Preliminary Design  Final Design  
 Non Illuminated  Internally Illuminated  Externally Illuminated

Sign Type Number of Type/s

SECTION 2 PAGE 2





Description :

© Dun Rypinski Design Inc. 1989

## Front Entry Door I.D.

Quantity Required: 16

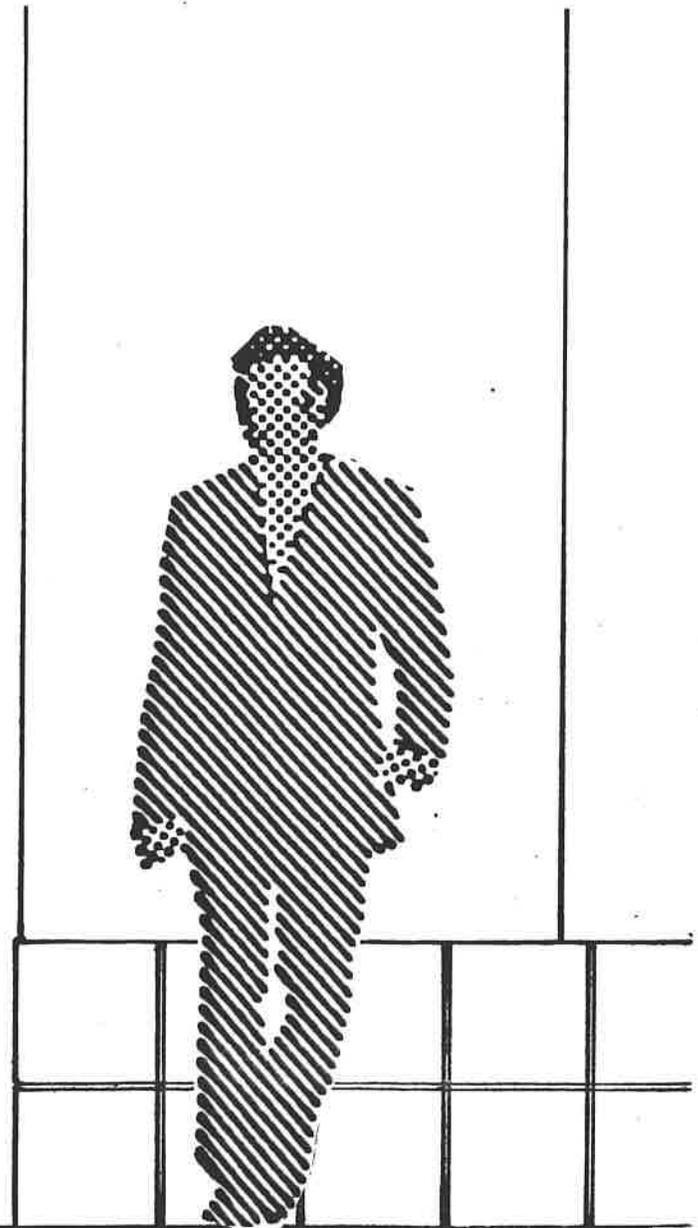
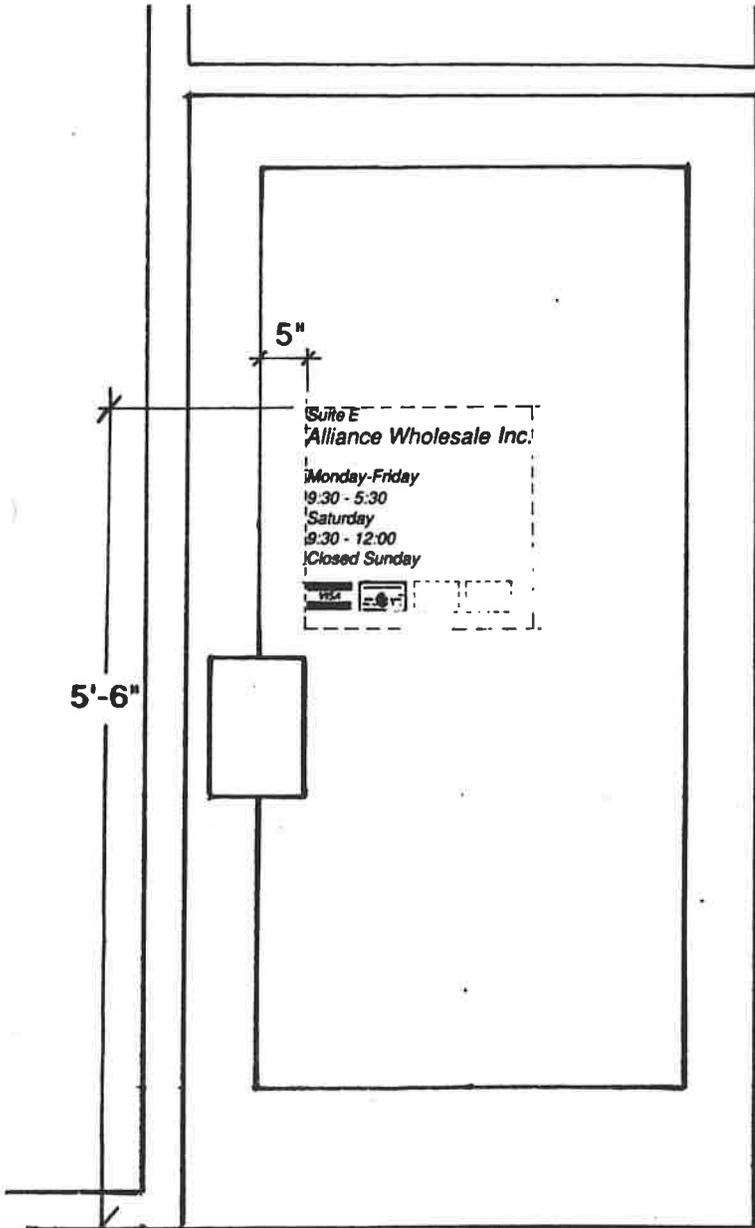
- Scale  $\frac{1}{4}'' = 1''$   Single Faced  Double Faced  
 Date 2/89  Preliminary Design  Final Design  
 Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

## Signage and Graphics Program

Sign Type Number of Type/s

SECTION 3 PAGE 2



Description : © Dun Rypinski Design Inc. 1989

### Left-Hand Front Entry I.D.

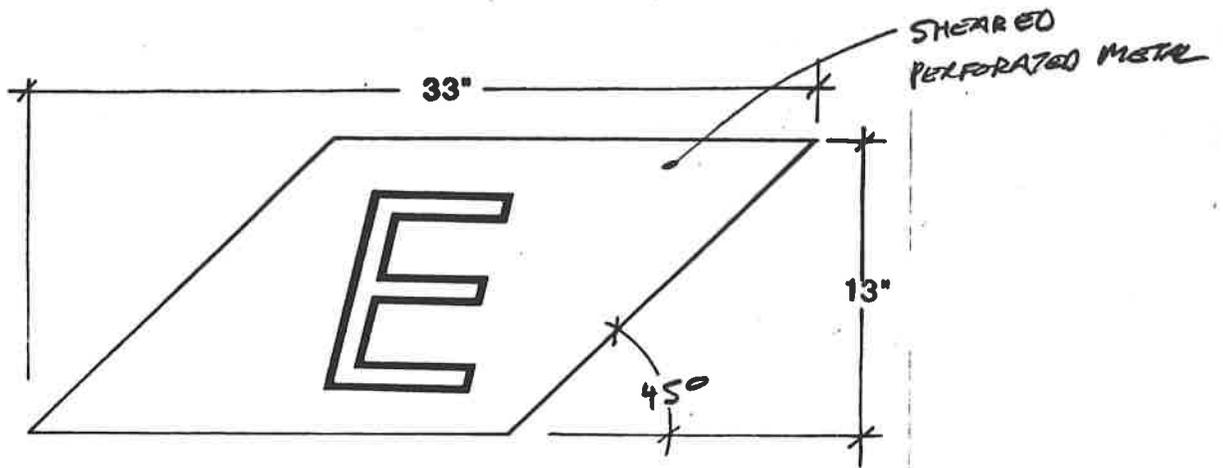
- Quantity Required:
- Scale  $\frac{3}{4}'' = 1'-0''$   Single Faced  Double Faced
- Date  $\frac{3}{89}$   Preliminary Design  Final Design
- Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

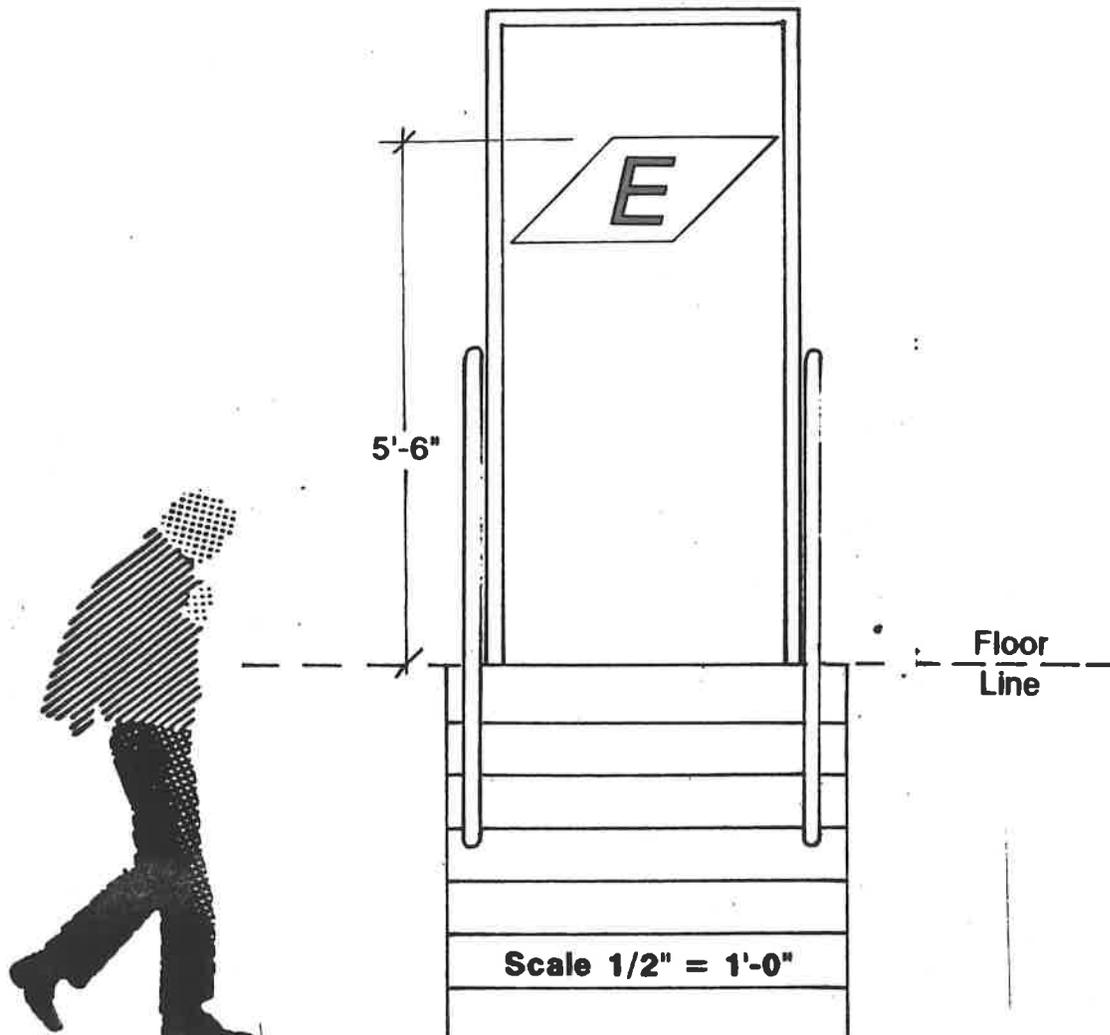
## Signage and Graphics Program

Sign Type Number 3 of Type/s

SECTION 3 PAGE 1



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



Description :

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## Rear Entry I.D.

Quantity Required: 17

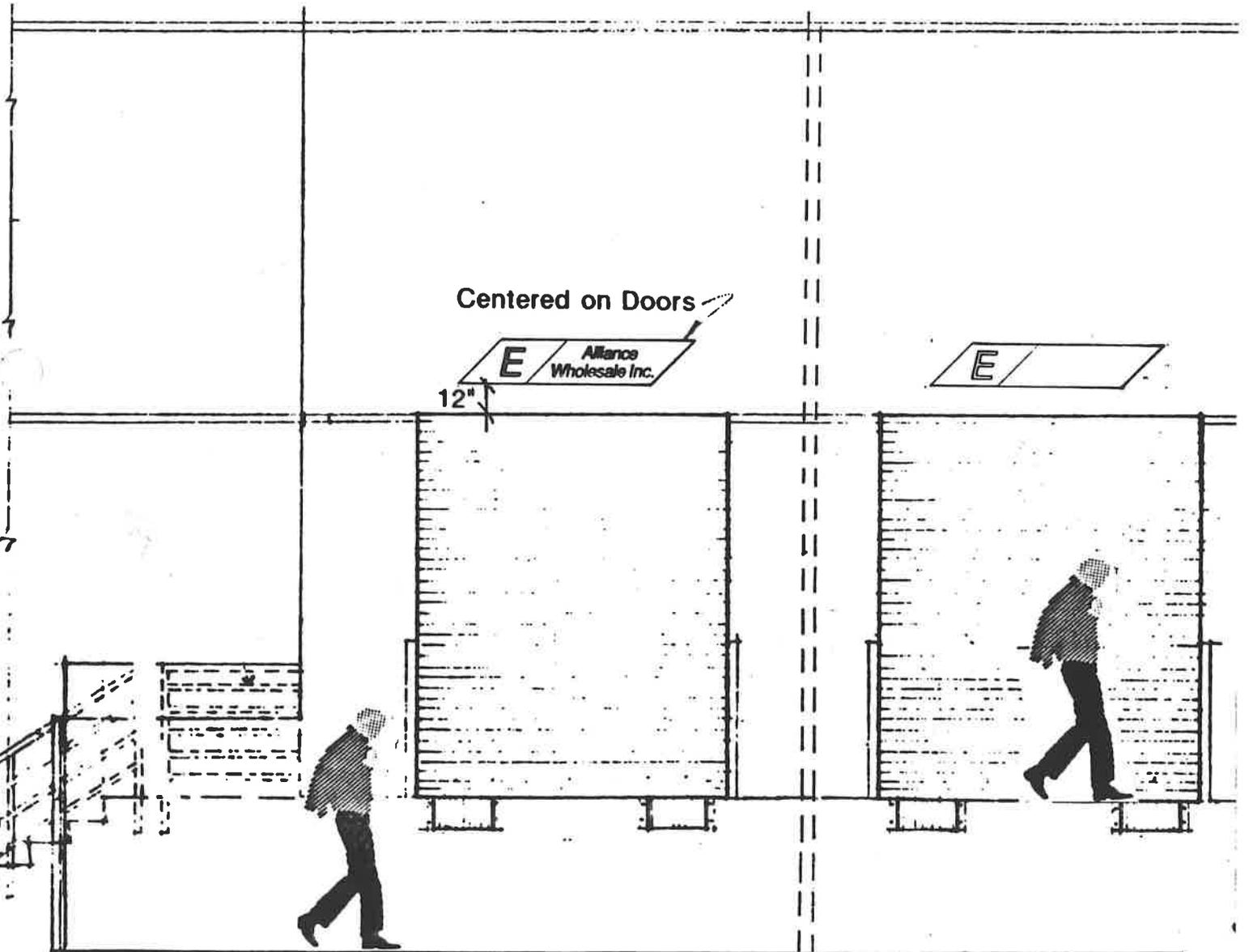
- Scale *SEE ABOVE*  Single Faced  Double Faced  
 Date *2/89*  Preliminary Design  Final Design  
 Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

## Signage and Graphics Program

Sign Type Number 4 of Type/s

SECTION 4 PAGE 1



Description :

© Don Rypinski Design Inc. 1989

# Tenant Sign D - Dock Door I.D.

Quantity Required: 23

Scale: 1/4" = 1'-0"  Single Faced  Double Faced

Date: 2/89  Preliminary Design  Final Design

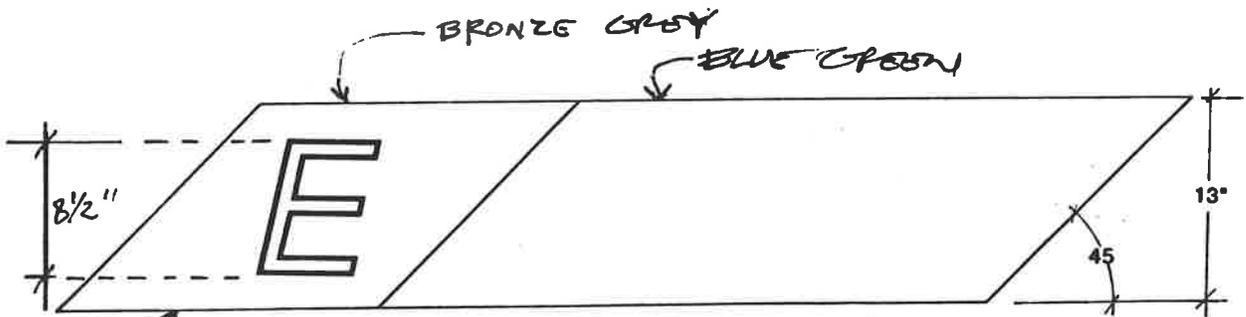
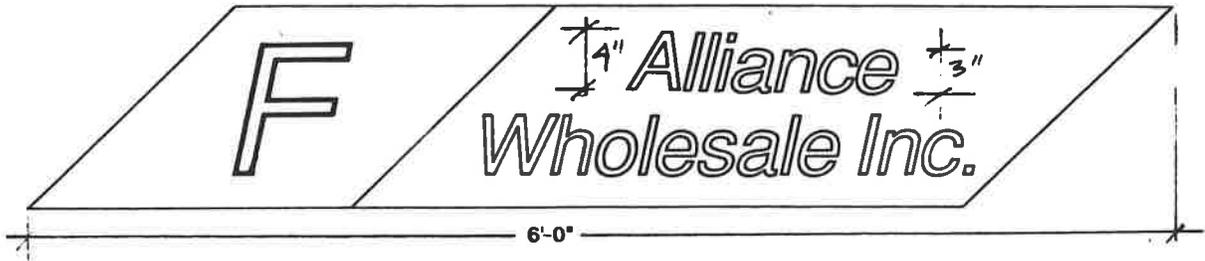
Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER Signage and Graphics Program

Sign Type Number 5 of Type/s

SECTION 5 PAGE 1

NOTE: LETTERS TO BE 3M WHITE REFLECTIVE VINYL  
 (NOT NECESSARY FOR TENANT NAME BUT  
 ALLOWED IF TENANT SO CHOOSES)



SIGN PANEL TO BE ALUMINUM OR  
 PERFORATED METAL TO MATCH PRIMARY  
 TENANT I.D. SIGNFACE.

Description :

© Don Rypinski Design Inc. 1989

## Dock Door I.D. Detail

Quantity Required: 23

Scale 1" = 1'-0"  Single Faced

Double Faced

Date 2/89  Preliminary Design

Final Design

Non Illuminated  Internally Illuminated  Externally Illuminated

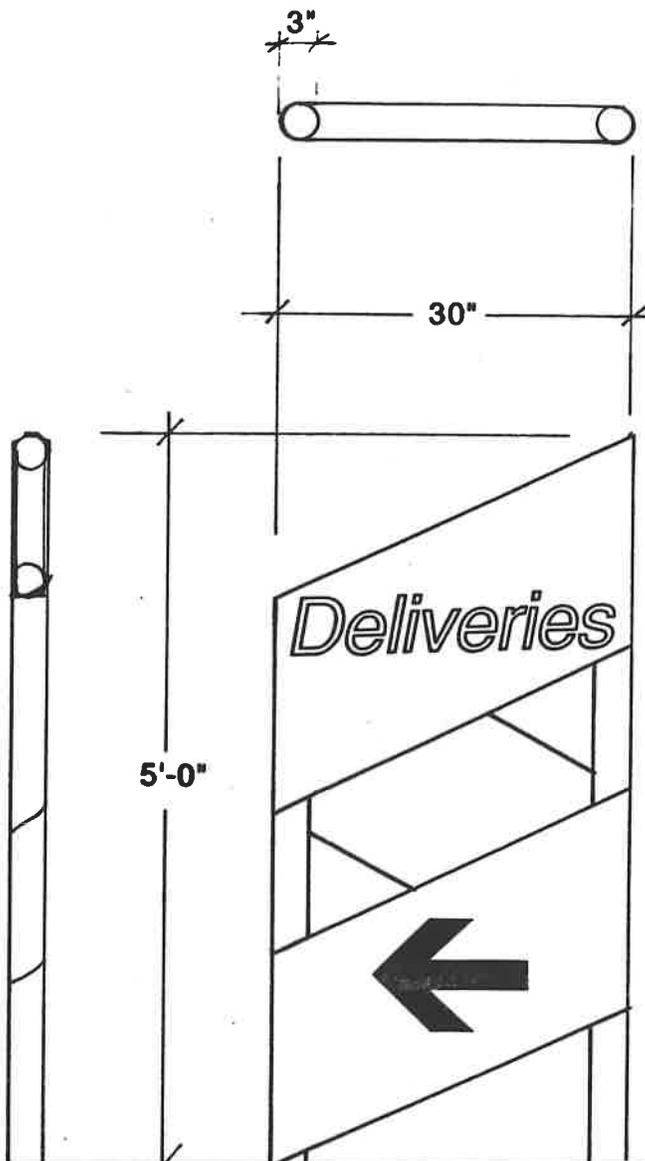
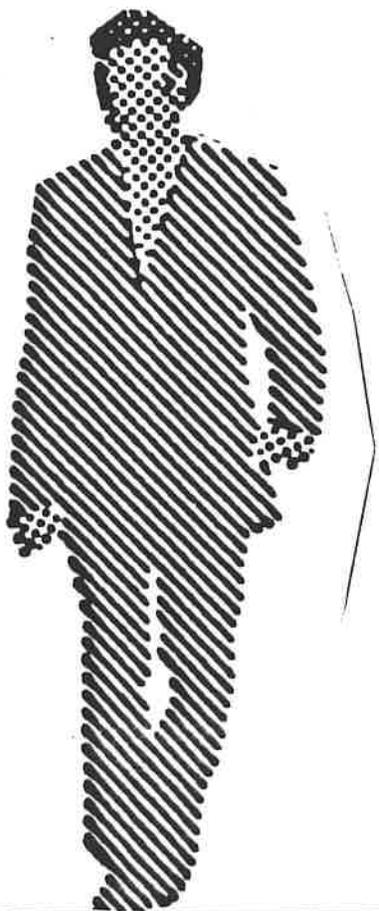
# SHEA CENTER

Signage and Graphics Program

Sign Type Number of Type/s

SECTION 5 PAGE 2

Aluminum Posts and Panels/Vinyl Graphics



Description :

© Don Rypinski Design Inc. 1989

**Delivery Directional Sign**

Quantity Required: *ONE*

Scale *3/4" = 1'-0"*  Single Faced

Double Faced

Date *2/89*  Preliminary Design

Final Design

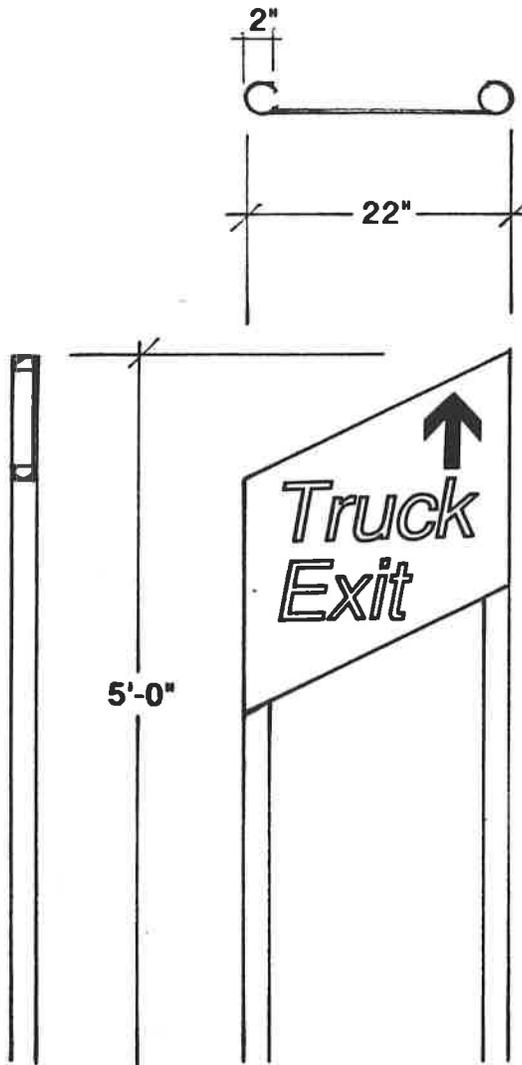
Non Illuminated  Internally Illuminated  Externally Illuminated

**SHEA CENTER**  
Signage and Graphics Program

Sign Type Number 6 of Type/s

*Section 6 page 1*

Aluminum Posts and Panels/Vinyl Graphics



LETTERING &  
ARROW TO  
BE 3M  
WHITE RE-  
FLECTIVE  
VINYL.

Description :

© Don Rypinski Design Inc. 1989

**Parking Directional Sign**

Quantity Required: *ONE*

Scale  $\frac{3}{4}'' = 1'-0''$   Single Faced

Double Faced

Date *2/89*  Preliminary Design

Final Design

Non Illuminated  Internally Illuminated  Externally Illuminated

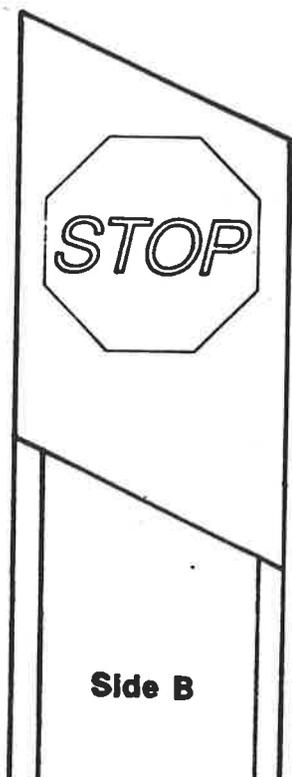
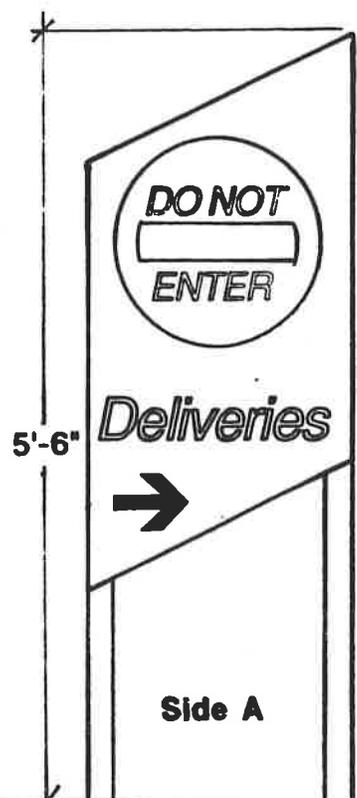
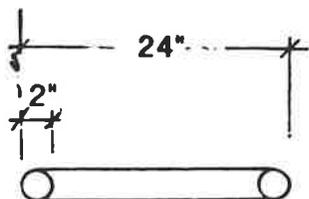
**SHEA CENTER**  
Signage and Graphics Program

Sign Type Number *7* of Type/s

*SECTION 7 PAGE 1*

Aluminum Posts and Panels/Vinyl Graphics

10' x 10' x 10'  
 SIGNAGE FOR  
 AFFORDS



Description : © Don Rupinski Design Inc. 1989

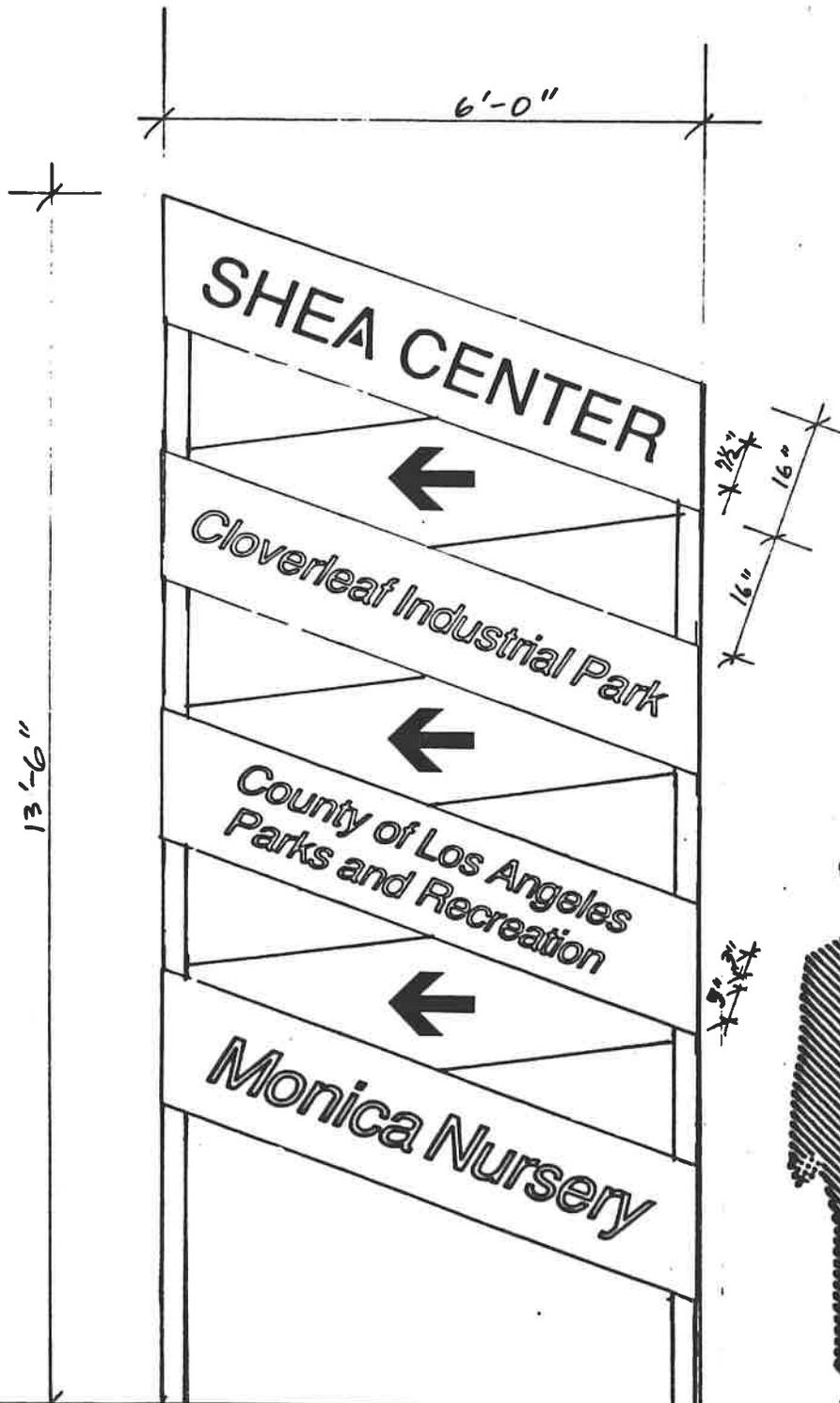
**Stop Sign/Directional Sign**

- Quantity Required **THREE**
- Scale  $3/4" = 1'-0"$   Single Faced  Double Faced
- Date  $2/97$   Preliminary Design  Final Design
- Non Illuminated  Internally Illuminated  Externally Illuminated

**SHEA CENTER**  
 Signage and Graphics Program

Sign Type Number **8** of Type/s

*SECTION 8 PAGE 1*



NOTE: ALL LETTERS TO BE 3M WHITE VINYL REFLECTIVE DIE CUT.

PANELS TO BE PERFORATED METAL

Description :

© Don Rypinski Design Inc. 1989

## Off-Site Directional Sign

Quantity Required: ONE

Scale 1/2" = 1'-0"  Single Faced  Double Faced

Date 3/89  Preliminary Design  Final Design

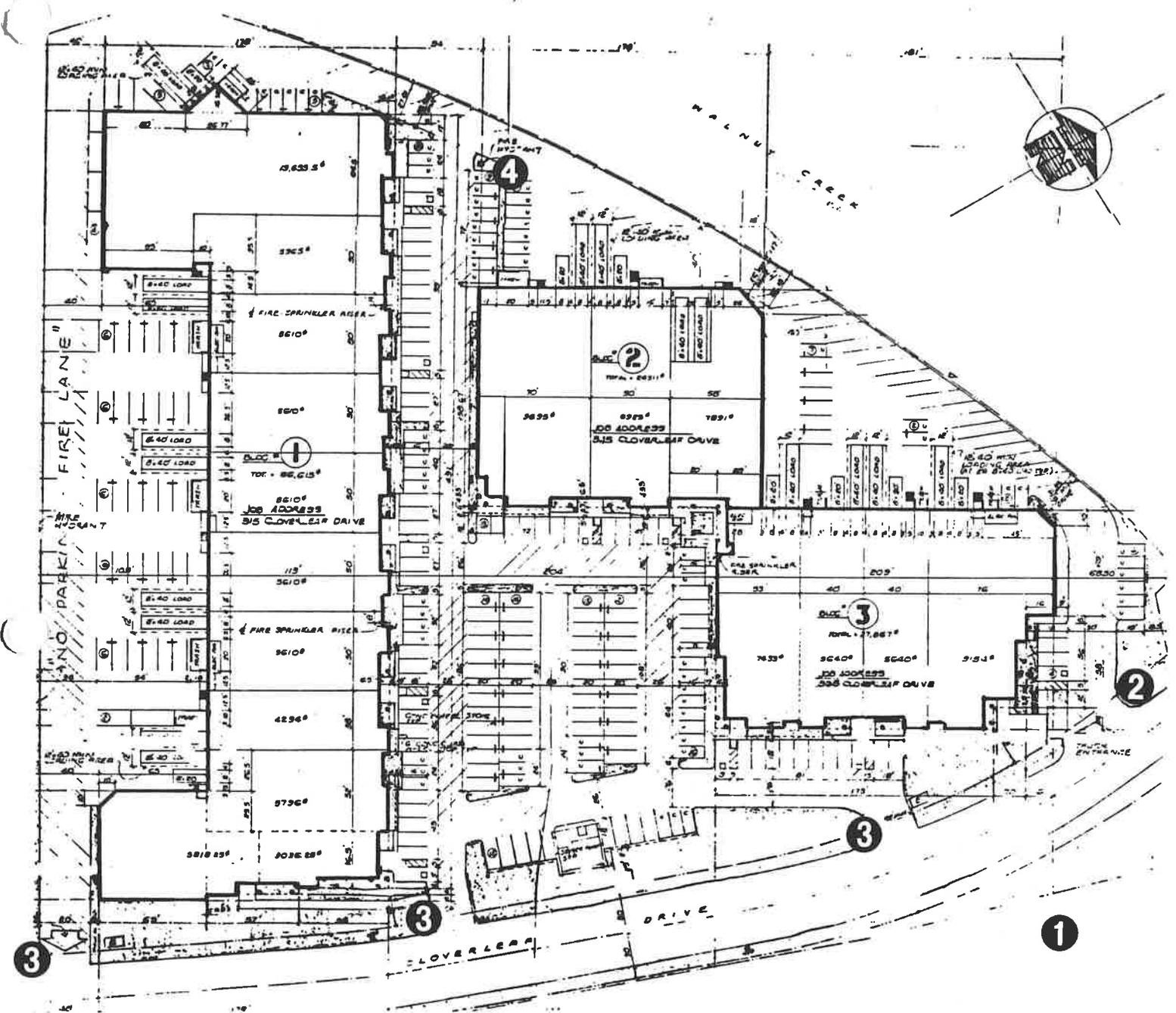
Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

## Signage and Graphics Program

Sign Type Number 9 of Type/s

Section 49 page 1



1 - Freeway I.D. Tower

3 - Stop Sign/Directional Sign

2 - Delivery Directional Sign

4 - Parking Directional Sign

Description :

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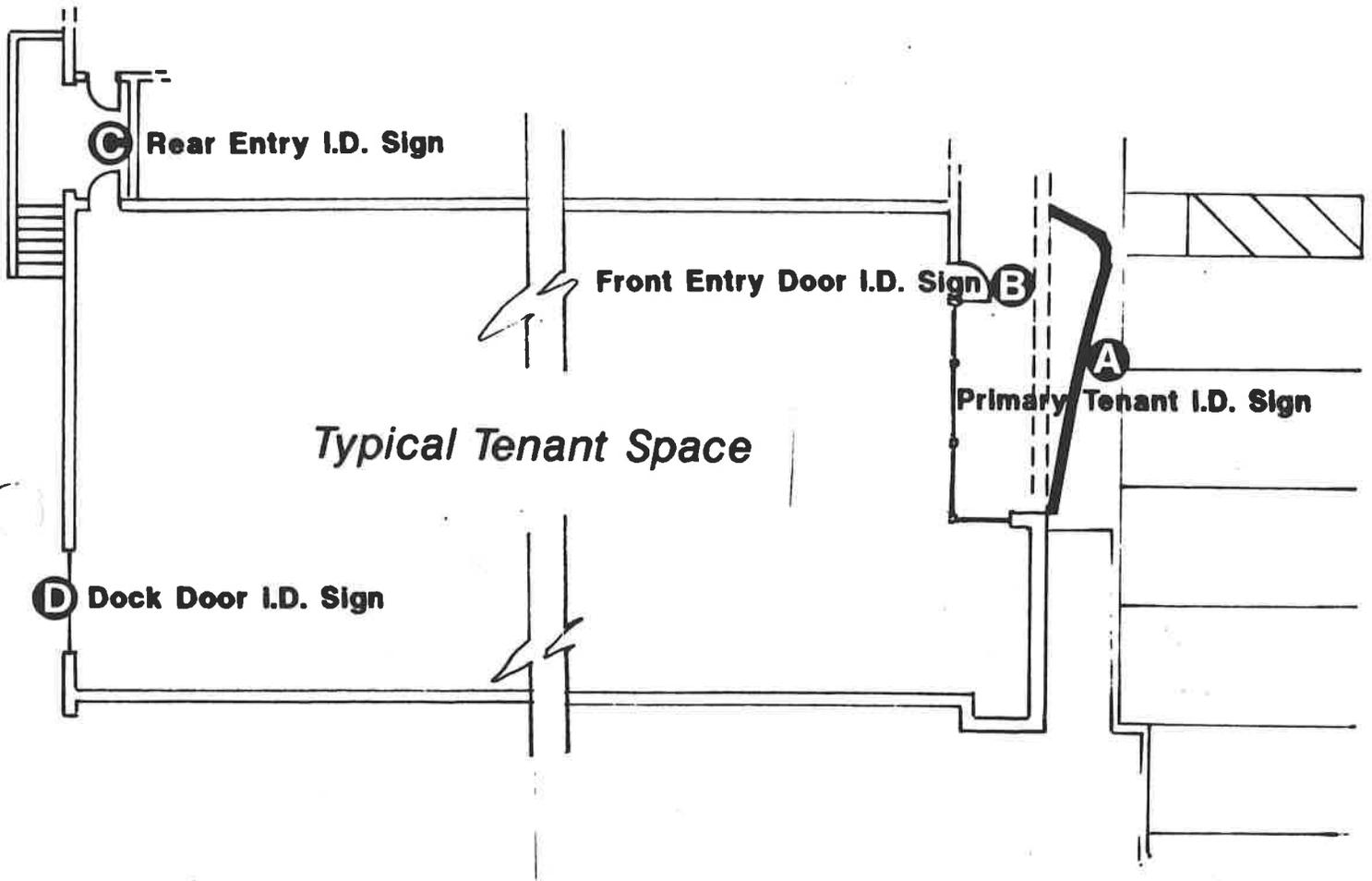
# Sign Location Plan (Non-Tenant)

Date: 3/89

# SHEA CENTER

Signage and Graphics Program

Scale: Not Scaled



Description :

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## Tenant Sign Locations - Typical

Quantity Required: SEVENTEEN

Scale NO

Date 3/89

Non Illuminated  Internally Illuminated  Externally Illuminated

# SHEA CENTER

Signage and Graphics Program

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## SHEA CENTER - TENANT SIGN CRITERIA

**INTRODUCTION:** The following criteria have been developed for the purpose of maintaining a continuity of signage and graphics at Shea Center. These criteria comply with the requirements of the City of Baldwin Park.

### Section I GENERAL REQUIREMENTS

I.1 Each tenant shall submit, or cause to be submitted, to the Landlord, for approval, prior to fabrication and installation, two (2) copies of detailed signage lettering layout indicating the location, size, symbol or logo, design, color, materials and method of attachment.

I.2 All signs shall be reviewed by Landlord for conformance with these criteria. Design approval must be obtained prior to fabrication and installation. Approval or disapproval of sign submittals, based on aesthetics of design shall remain the sole right of the Landlord or his authorized representative. Signs which are installed and do not comply with these criterion shall be modified or removed at Tenant's expense.

I.3 Primary tenant I.D. sign panels shall be supplied by landlord and charged to tenant. Tenant I.D. shall be responsible for installation and maintenance of his sign letters. Should Tenant's sign/s require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to follow through, Landlord shall undertake reasonable repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

I.4 All signs shall be paid for by the Tenant whether constructed and installed by the Tenant, his representative, or the Landlord on the Tenant's behalf.

I.5 Tenant signage is to be installed within 30 days of occupancy or completion of Tenant improvements, whichever is sooner.

I.6 Special event or sales advertising may be placed behind the Tenant windows (but in no event on or in front of window glass) for a maximum of 30 days prior to and during an event. Such advertising shall be removed within ten days after the event. Otherwise, no advertising placards, flags, balloons,