

5875 HWY 12

ADR 96-0018

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900

FAX (707) 527-1103

ADMINISTRATIVE DESIGN REVIEW APPLICATION RECEIPT

Date: Mar 13, 1996

Time: 10:48

File #: ADR96-0018

Site Address

5875 HWY 12 SRO

Owner

MELITA ROAD INVESTORS
P O BOX 5349
SANTA ROSA CA

954025349

Applicant

MELITA ROAD INVESTORS
P O BOX 5349
SANTA ROSA CA

954025349

Description

ADR-FOLLOWUP REVIEW TO UP/DRC-92-594

Parcel No: 021-040-040

Zoning:

Total Acres:

Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	025619-1341	FIRE S.S. REFERRAL FEES	\$.00	\$.00
0224	025213-1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0317	025627-3355	DESIGN REVIEW	\$.00	\$.00
0318	025627-3355	DESIGN REV PUB SEW/WAT	\$.00	\$.00
0615	025627-3140	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
1011	025627-38	APPEAL - OTHERS	\$.00	\$.00
1046	025627-3810	DR ADMINISTRATIVE	\$219.00	\$.00
1110	025650-3831	RECORDS SEARCH	\$.00	\$.00
1125	025650-4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5121	025619-1341-WAIVED	FIRE S.S. REFERRAL FEE	\$.00	\$.00
5317	025627-3355-WAIVED	DESIGN REVIEW	\$.00	\$.00
5318	025627-3355-WAIVED	DESIGN REV PUB SEW/WAT	\$.00	\$.00
5615	025627-3140-WAIVED	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
6011	025627-3803-WAIVED	APPEAL - OTHERS	\$.00	\$.00
6046	025627-3810-WAIVED	DR ADMINISTRATIVE	\$.00	\$.00
6110	025650-3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	025650-4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$219.00	\$.00

Total Calculated Fees	\$219.00
Total Additional Fees	\$.00
Previously Paid	\$.00

Balance Due \$219.00

CASH REGISTER
VALIDATION
REQUIRED
BELOW

016006	03/20/96A01
#	0950018
SIERRA	\$219.00
***TTL	\$219.00
CHECK	\$219.00
CHNG	\$0.00



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

PLANNING APPLICATION

File # ADR-960018 Date Filed: 3/13/96

Accepted By: NSC

TYPES OF APPLICATION REQUESTED:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input checked="" type="checkbox"/> Other <u>Admin Design Review</u> |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: MELITA ROAD INVESTORS
 Mailing Address: _____
 City/Town: _____
 State/Zip: _____
 Phone: _____
 Signature: _____
 Date: _____

OWNER, IF OTHER THAN APPLICANT

Name: _____
 Mailing Address: _____
 City/Town: _____
 State/Zip: _____
 Phone: _____
 Signature: _____
 Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

Name: _____	Name: _____	Name: _____
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 5875 HWY 12, SANTA ROSA City/Town: _____ Zip: _____
 Assessor's Parcel Number(s): 031-040-040 Acreage: _____
 Project Description: FOLLOWUP DESIGN REVIEW FOR VALLEY OF THE MOON STOPPING CENTER - ADD DRIVEUP WINDOW AT MARKET

Site Served by Public Water? (Y/N): _____

Site Served By Public Sewer? (Y/N): _____

Number of New Lots Proposed: _____

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: _____ Existing Employees: _____ New Employees Proposed: \$219.00

RESIDENTIAL USES: (Enter Numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: \$219.00
 New Mobile Homes: _____ New Units For Sale: _____ For Rent: _____ Density Bonus Units: \$0.00

----- DO NOT WRITE BELOW THIS LINE -----

Staff Planner: Chase Planning Area: _____ Supervisorial District: 1
 Current Zoning: _____ General Plan Land Use: _____
 Specific Plan Title: _____ S.P. Land Use: _____ Needs CEQA Review: NO
 1975 Rolls Checked: Previous Files: _____

PLANNING APPLICATION

Melita Road Investors
Post Office Box 5349
Santa Rosa, CA 95402
(707) 576-1444
(707) 576-1454 Fax

January 25, 1996

Nick Chase, Senior Planner
County of Sonoma

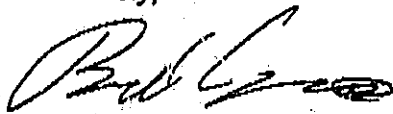
RE: Valley of the Moon Plaza
Driveway Addition

Dear Nick:

Pursuant to the Design Review hearing yesterday, I hereby request that the driveway around the market building be used for the sale of packaged and/or prepared food products including non-alcoholic beverages through a drive-up window. The drive-up window would be located towards the north end of the building.

Please let me know as soon as possible if you need any further information.

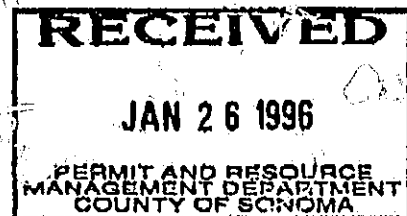
Sincerely,



Brad Yust

BRAD - AS LONG AS MARKET IS NOT A REST-
AURANT, NO USE PERMIT IS REQUIRED. PLEASE REMIT
\$ 219.00 WITH FINAL DESIGN REVIEW SUBMITTED (THE
ADMIN DESIGN REVIEW FEE).

Nick Chase 1/30/96



MEMO

DATE: June 19, 1996

TO: Design Review Committee

FROM: Nick Chase, Planner III

SUBJECT: Valley of the Moon Plaza - Final Design Review for Sign Program

The last time the Committee reviewed the sign program was April 3, 1996. At that meeting, the Committee approved the site plan, building elevations and landscape plans. The applicant should respond in writing as to whether the new plans are in accordance with the Committee's April 3, 1996 Action Sheet.

1. The lettering style for the market building now matches the signage on the retail building. However, the market building signs are proposed to have 5 in. deep illuminated channel letters plus the hanging light fixtures as per the retail building. Is this an error? If not, this is not consistent with the Committee's direction.
2. The applicant would like the Committee reconsider allowing a second attached sign for the market building.
3. The applicant has not deleted Food Express from the canopy locations.

DESIGN REVIEW COMMITTEE RECORD OF ACTION

March 20, 1996

Item #: 5
Time: 2:50 pm
Applicant: Melita Road Investors/J. Tierney
Env. Doc.: N/A
Propose: Request for design review for two commercial buildings consisting of (1) a 3,000 square foot market with a 12-pump gasoline station and (2) a 7,000 square foot multi-use retail building to include landscaping and parking improvements on 3.38 acres. Modification of plans include a drive-up window for the market building.
Location: 5875 Sonoma Highway, Sonoma
APN: 031-040-040
Zoning: C2 (Retail Business), P (Parking)
DR Level: Final
Public Hearing: No

File: DRC 92-594/ADR 96-0018
Staff: Nick Chase

Sup. Dist: 1

PEOPLE PRESENT

Design Review Committee:
Jane Marx, Jerold Tierney, Nick Chase

Staff: Nick Chase
Applicant: Brad Yust, Jerold Tierney
Others: Terrance Hardeman,
Ed Hardeman

ACTION ON ENVIRONMENTAL DOCUMENT: Not Applicable

PROJECT DESIGN: Final Review

ACTION: PROJECT CONTINUED TO: April 3, 1996

DETAILS OF ACTION

Bring Back on Regular Calendar:

Site Plan; Building Design/Elevation Drawings; Building Color/Materials; Landscape Design Drawings; Landscape Construction Documents; Signs; Grading; Exterior Lighting; Fence Design

DESIGN REVIEW COMMITTEE:

Jane Marx: Aye

Jerold Tierney: Abstain

Nick Chase: Aye

Ayes: 2

Noes: 0

Absent: 0

Abstain: 1

Approved: _____

Nick Chase
Nick Chase, Chairman

**DESIGN REVIEW RECORD OF ACTION SHEET
(COMMENTS)**

Applicant: Melita Road Investors
Address: 5875 Sonoma Highway, Sonoma

File: DRC 92-594/ADR 95-0018
Date: March 20, 1996

NOTE: THE APPLICANT IS URGED TO RESPOND UNDER EACH COMMENT AS TO HOW PLANS HAVE BEEN REVISED. IF A RECOMMENDED CHANGE IS NOT MADE, PLEASE INDICATE WHY. PLEASE SUBMIT YOUR RESPONSES WITH PLANS FOR FINAL DESIGN REVIEW.

SITE PLAN

1. Provide grading details, particularly in area of monument signs.

Response: _____

LANDSCAPE ARCHITECTURE

1. Add berms along both frontages of project.

Response: _____



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Brad Yust
From: Nick Chase, Project Planner
Subject: Valley of the Moon Plaza
Date: April 1, 1998

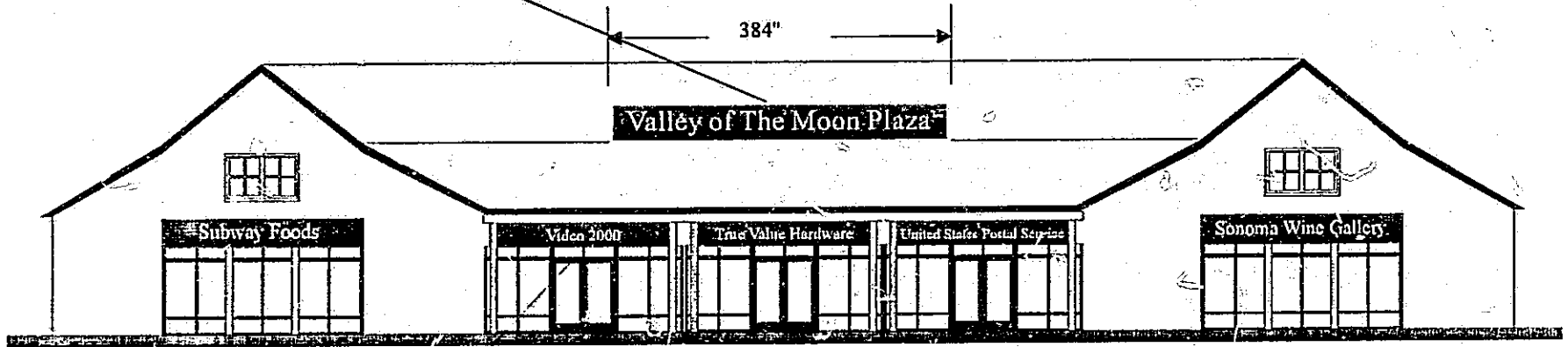
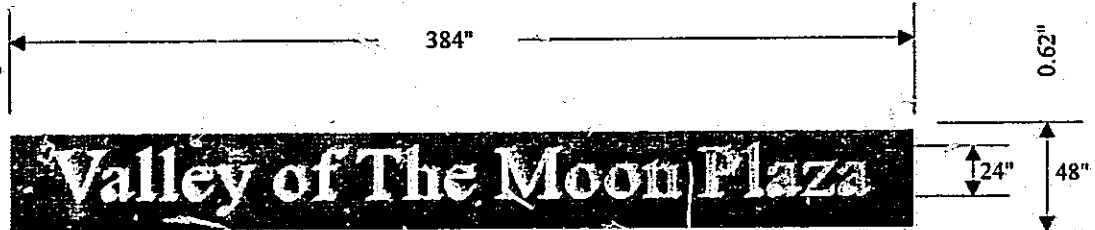
The following must be completed prior to a temporary occupancy of the mini-mart building:

1. Signals turned on and striping complete on both roadways.
2. Clearance in writing from both Caltrans and Public Works

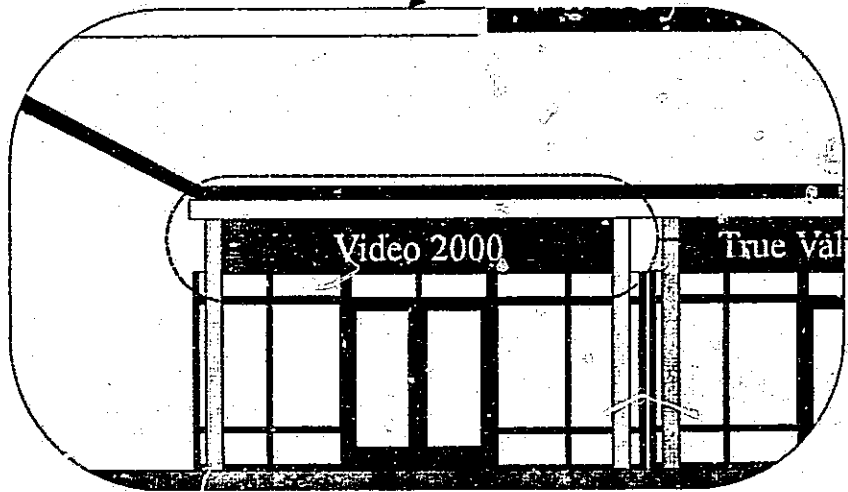
The following must be completed prior to a final of the project:

1. Letter from landscape contractor indicating the landscaping is in substantial conformance with the approved plans.
2. Letter from civil engineer indicating that the site grading and drainage work is in substantial conformance with the approved plans.
3. Provide colored copies of all project signage so that I can review for consistency and acceptability. Notes of changes on existing plans may be used as long as the new colors are presented.
4. Trim out the trash enclosure within the parking lot. Trimming out of the second enclosure is recommended, not required.
5. Add shrubs adjacent to utility box so as to screen it.
6. "Lawn area" next to larger building: Level, clear and seed with wildflowers (other acceptable).
7. I have thought about the fascia color on the canopy and feel strongly that its color must match the building. Tell Union 76 they have no choice.

PLEASE ADVISE IF YOU NEED ANY CLARIFICATION OF ANY ITEM. GOOD LUCK!
AND THANK GOD YOU'RE ALMOST DONE!



Building B'



illuminated sign cans UL approved
fluorescent lighting w/t polycarbonate face
background color opaque Merlot SW2704
w/t white translucent lettering. Serif letter style

overall dimensions of sign cans
192"x24x8" deep
body color Merlot SW2704
110 Volt 20 service

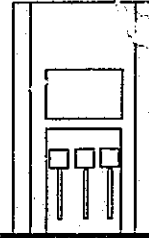
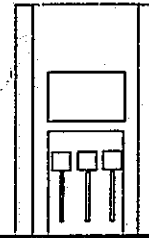
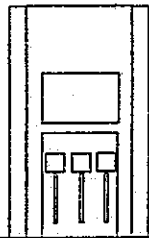
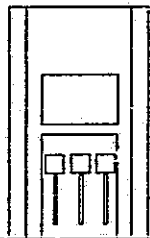
PREVIOUSLY APPROVED SIGN PROGRAM

South West Elevation

set 1

set 2 South East Elevation

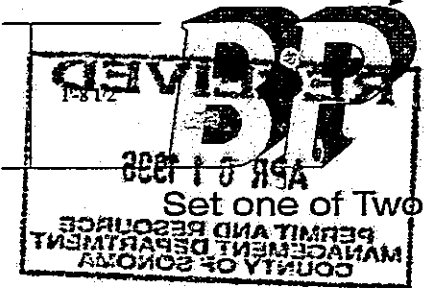
BP Food
Express



North West Elevation

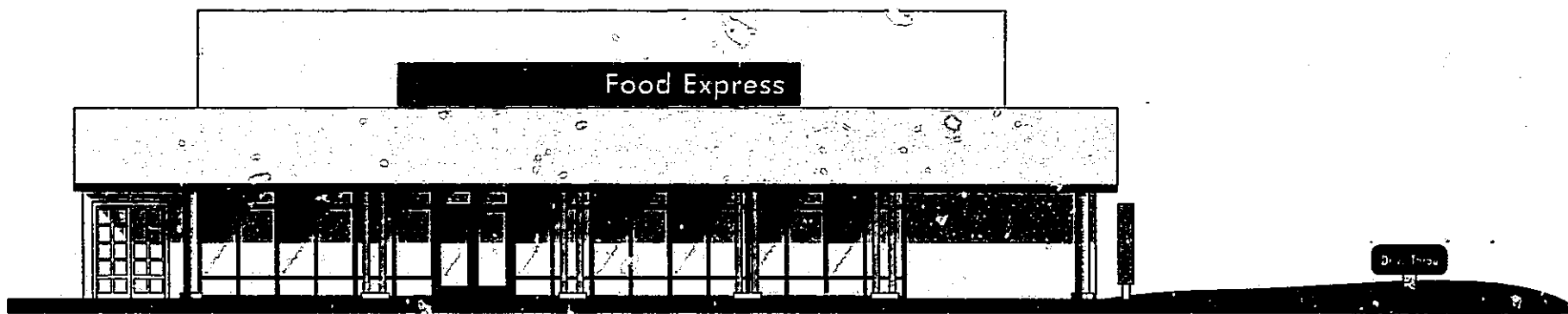
BP illuminated channel letters
face color BP Yellow
letter edge BP Green
20" high x 5" deep

7.86"

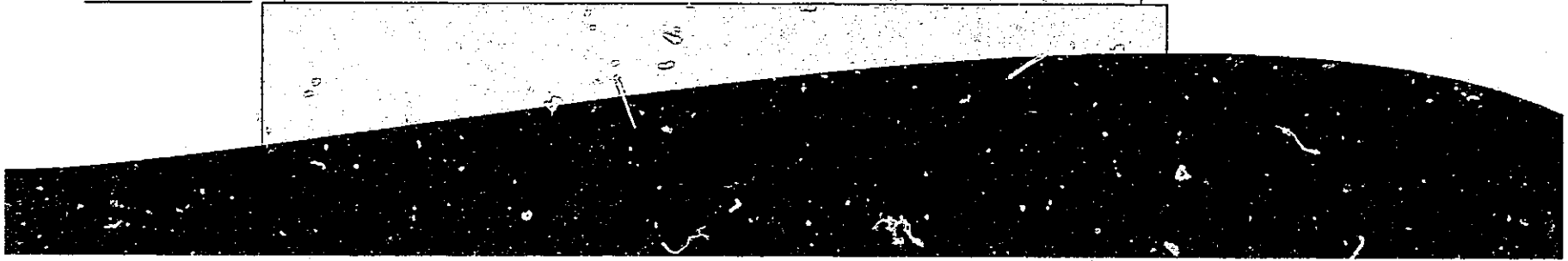
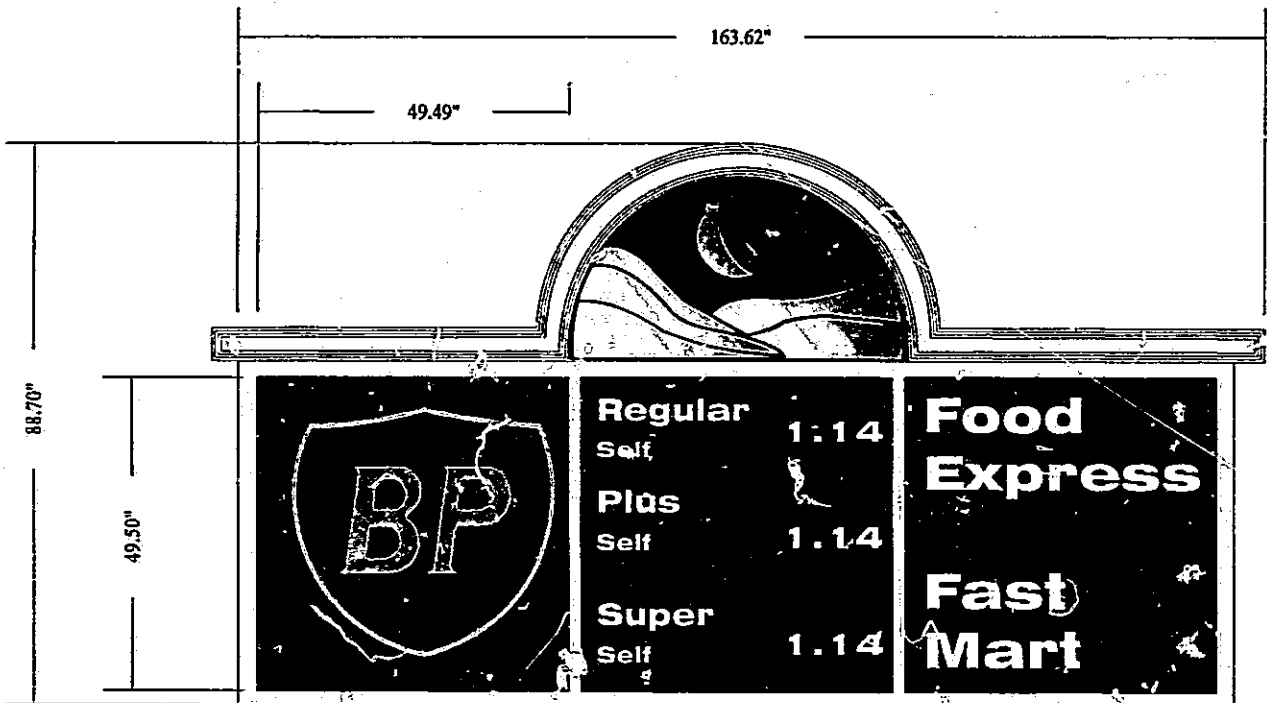


Food
Express

Food Express 8" high x 5" deep
white illuminated faces w/
BP green letter edge



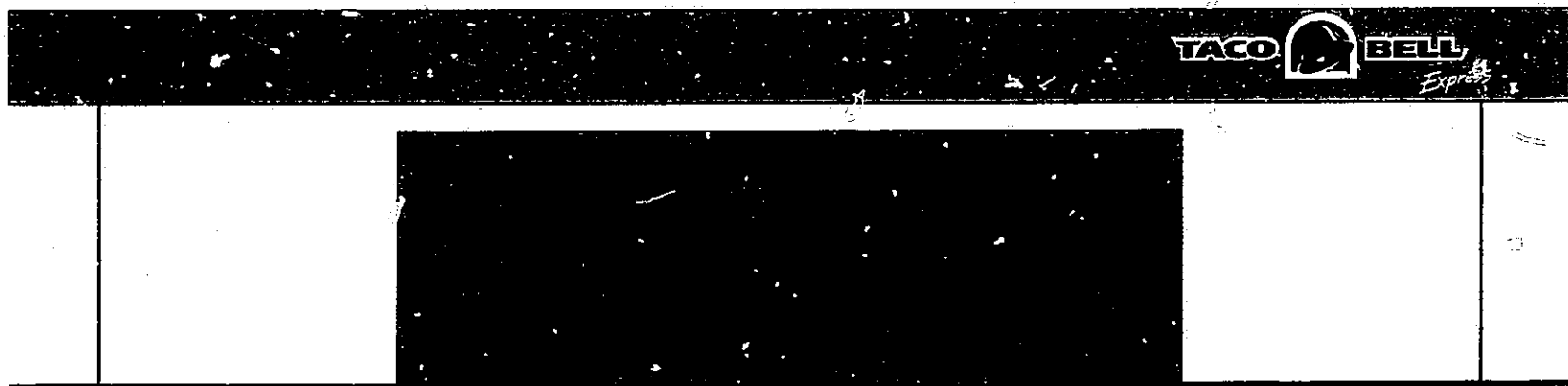
Fast Mart · Food Express

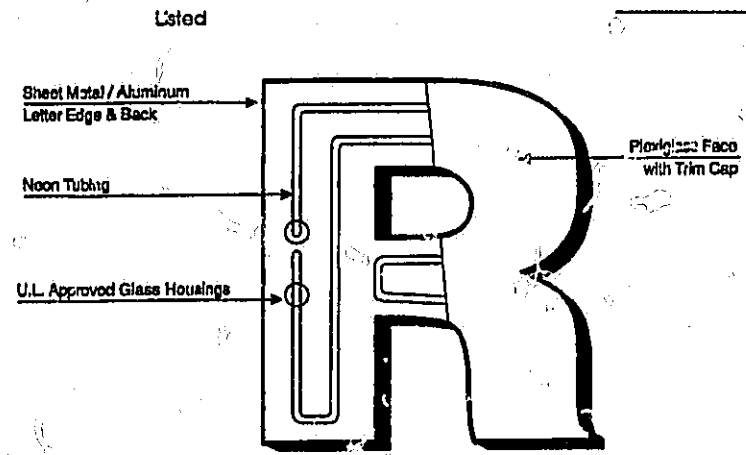
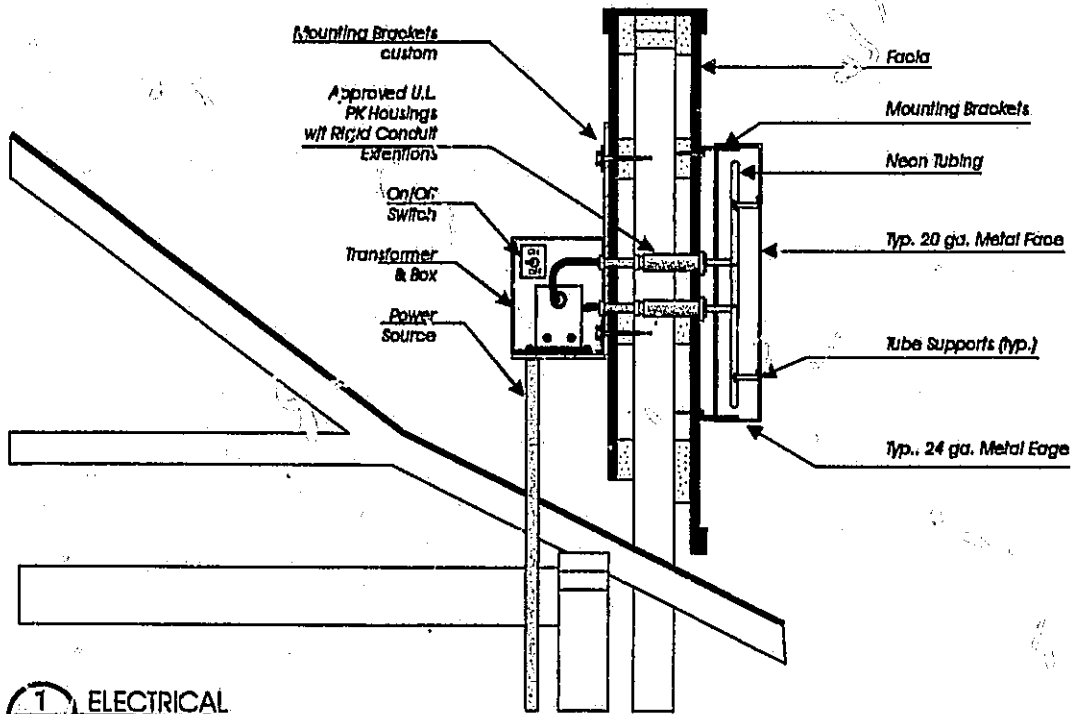


In this type of can sign, separate, formed-plastic light boxes are used for each of the four sections or the trademark: i.e., the bell

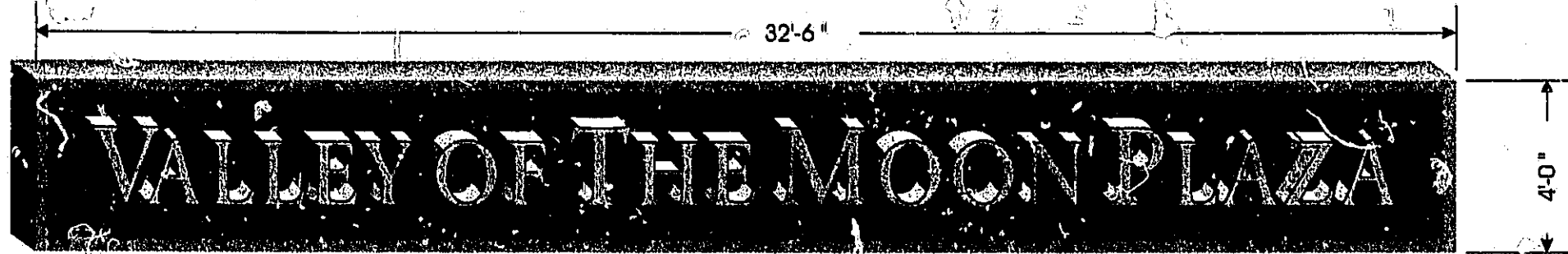
and arch symbol and the three words of the wordmark. The face of the symbol's cloud sign is embossed to add definition.

Cloud sign sections may be displayed only in the three configurations shown.






T
E ELECTRICAL



1
A STORE FRONT MAIN SIGN AT BUILDING "B"
 Scale: 1/4" = 1'-0"



RAYSIDE BEEMING
 WAZ FABRICATING
"providing the best sign solutions"
 425 Phoenix Court Unit B
 Ukiah, CA 94531
 Phone 707-765-3898
 1-800-530-0845
 Fax 707-764-5713

Project:

VALLEY OF THE MOON PLAZA
587 SONOMA HIGHWAY SANTA ROSA CA.

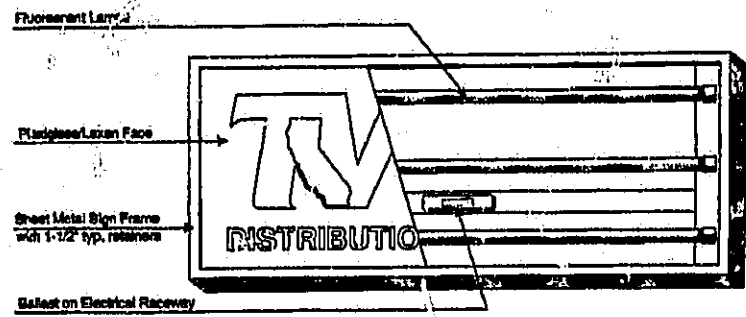
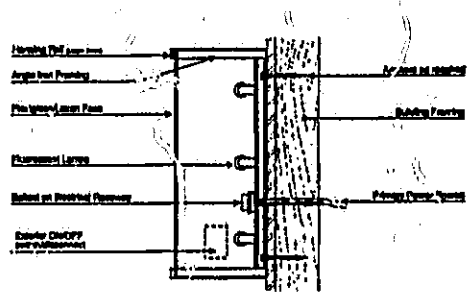
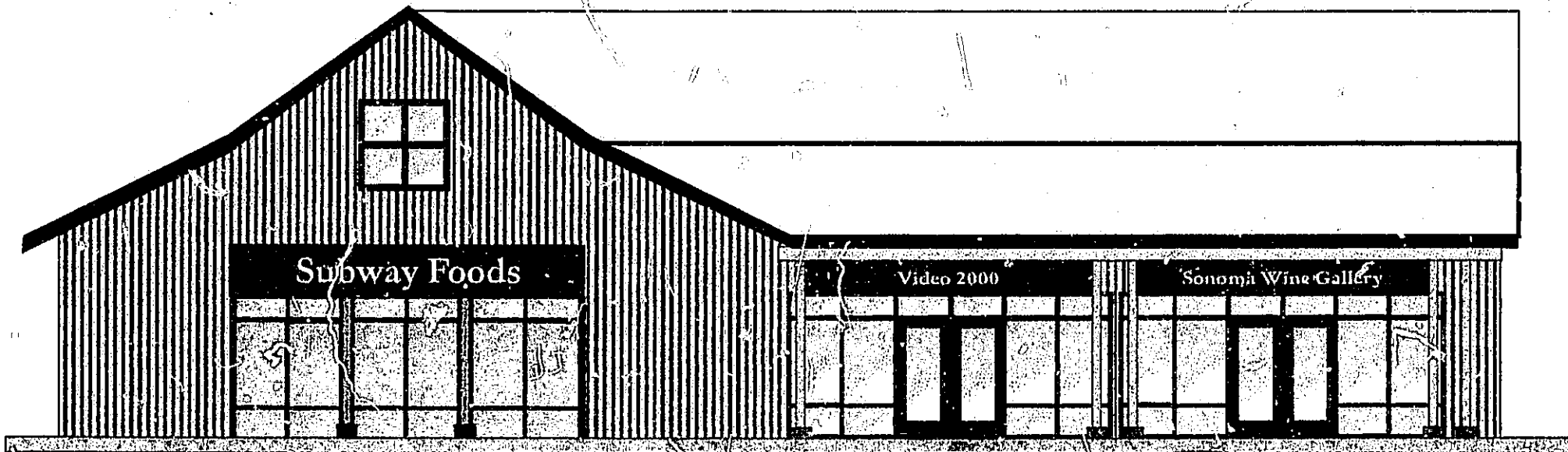
Sign Design:

Design No. 00246

Designer: TERRENCE

Sign Type:

1A



See Red Line Plaza



**RAYBUE DESIGN
MANUFACTURING**

*"Providing the best
sign solutions"*

400 Primo Court Unit B
Cotati, Ca 94831
Phone 707-706-3620
1-800-250-0243
Fax 707-706-0759

Project

**VALLEY OF THE MOON PLAZA
5875 SONOMA HIGHWAY SANTA ROSA CA**

Sign Design

Design No.
00245

Designer
TERRENCE

Sign Type

**2A
3A-3B**



**RAYLINE DESIGN
MANUFACTURING**

*"Providing the best
sign solutions"*

488 Primavera Court W.S.B.
Costa, Ca 94831
Phone 707-765-3629
1-800-250-0243
Fax 707-765-5736

Project:

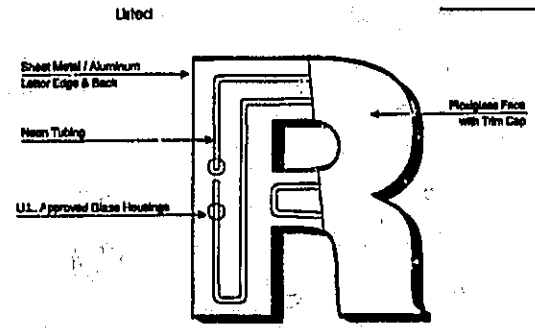
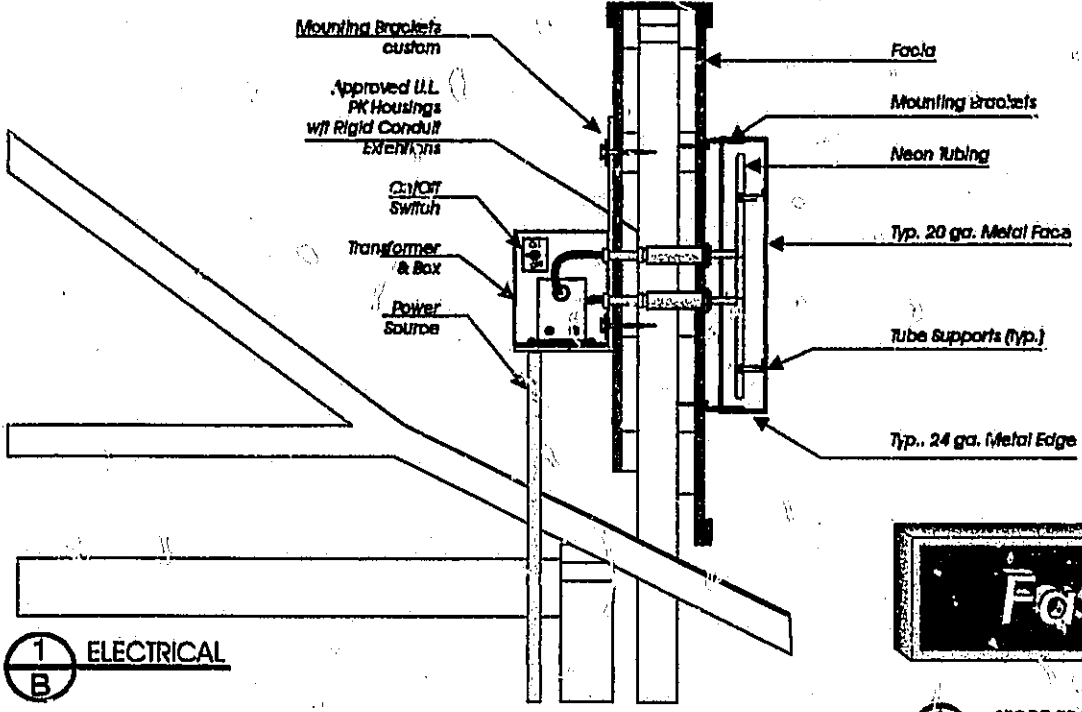
**VALLEY OF THE MOON PLAZA
5875 SONOMA HIGHWAY SANTA ROSA CA.**

Sign Design
Design No.

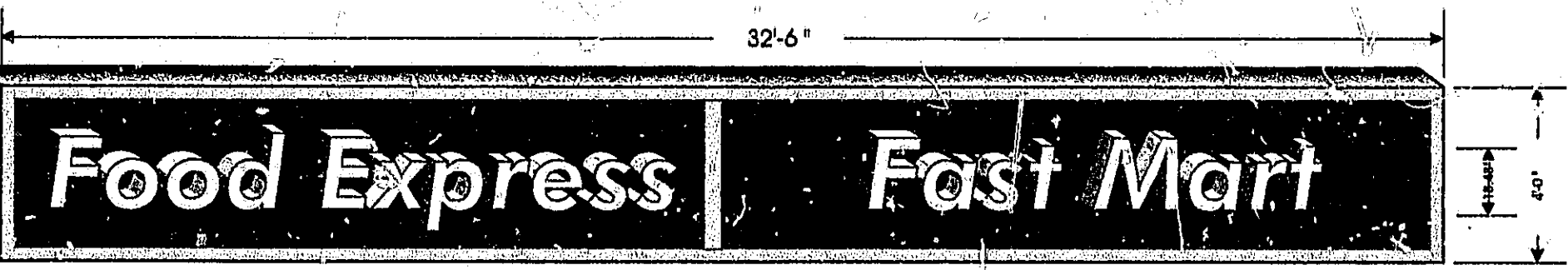
Designer

Sign Type

1B-1C



**1
C** STORE FRONT TENNANT SIGNS AT BUILDING "A" EAST ELEVATION



**1
B** STORE FRONT TENNANT SIGNS AT BUILDING "A" WEST ELEVATION
Scale: 1/4" = 1'-0"



**BAYSIDE DESIGN
MANUFACTURING**

*"Providing the best
sign solutions"*

456 Thomas Court Unit B
Lodi, Ca 94201
Ph: 4707-795-1828
1-800-740-4141
Fax: 707-795-9758

Project

**VALLEY OF THE MOON PLAZA
5875 SONOMA HIGHWAY SANTA ROSA CA.**

Sign Design

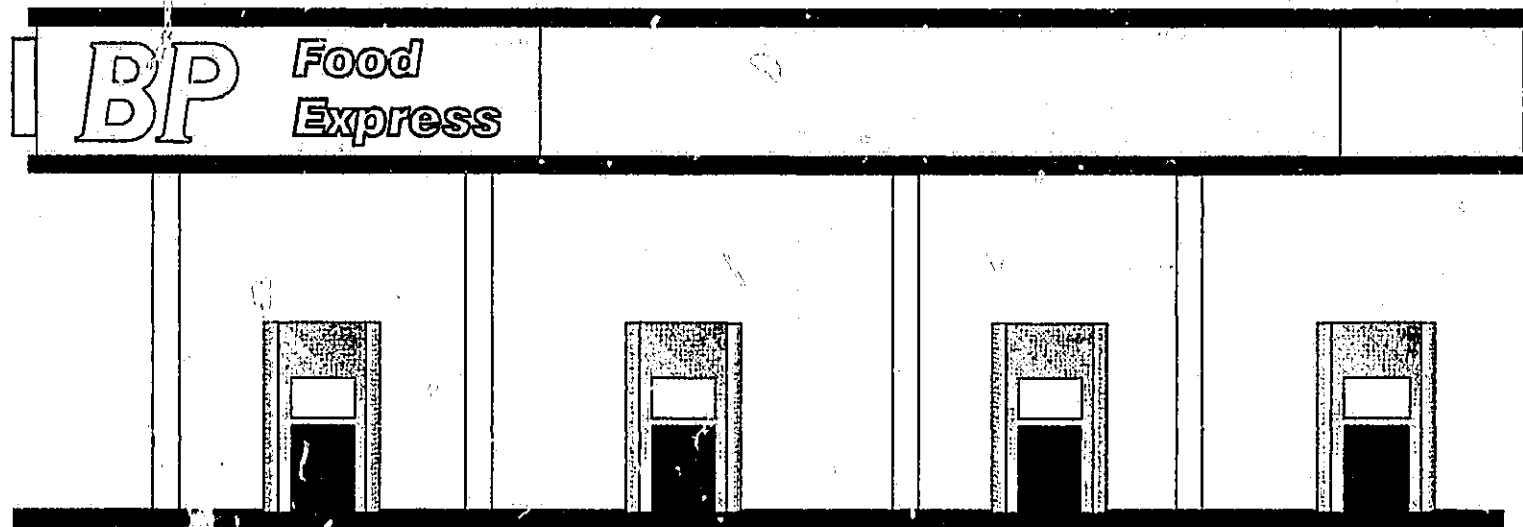
1000000 HD,
00246

100000000

TERRENCE

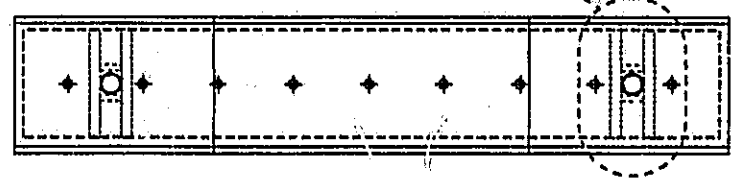
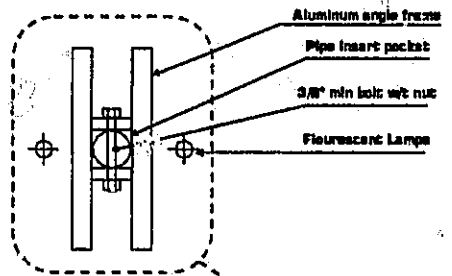
Sign Type

4A

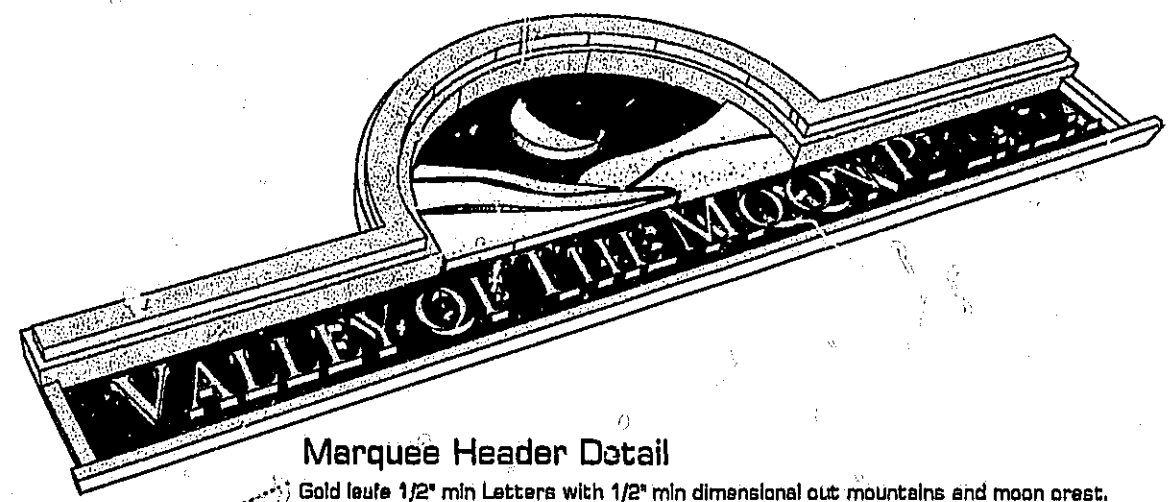


North West Elevation



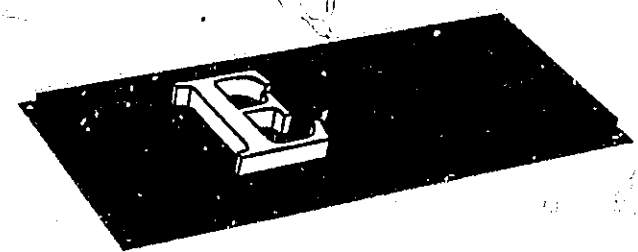
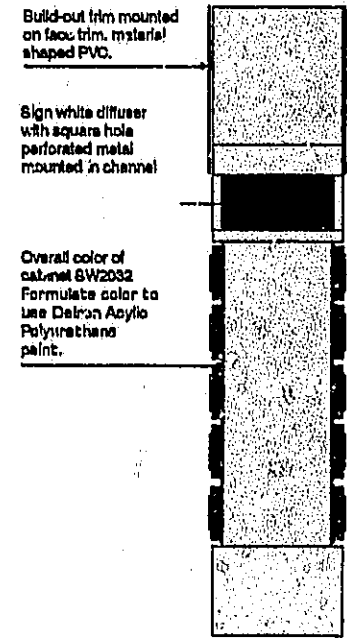
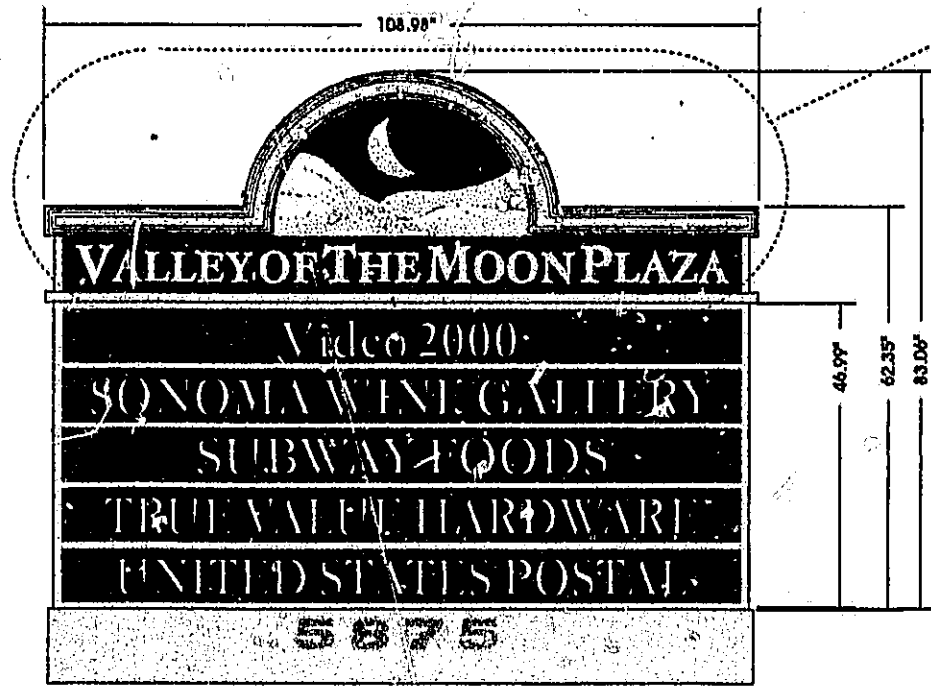


Footings Anchor Detail



Marquee Header Detail

Gold leaf 1/2" min Letters with 1/2" min dimensional out mountains and moon crest. mounted on 3/8" x 3/8" stagger mesh panel over 1/4" Sign White Acrylic diffuser. Color of mesh Panel BW2704. Formulate color to use Delron Acrylic Polyurethane paint.



PUSH-THRU PANEL 1/2" MIN LETTER REVEAL
Formulate color to use Delron Acrylic Polyurethane paint.



**RAYSON DESIGN
MANUFACTURING**
"Providing the best
sign solutions"
405 Priero Court unit B
Cocati, Ca 94931
Phone 707-706-3829
1-800-250-0943
Fax 707-706-3760

Project:

VALLEY OF THE MOON PLAZA
5875 SONOMA HIGHWAY SANTA ROSA CA.

Sign Design

Design No.

Designer
Tenence

Sign Type

5A



**HAYME DESIGN
MANUFACTURING**
"Providing the best
sign solutions"

455 Priero Court Unit B
Cocati, Ca 94931
Phone 707-795-3929
1-800-253-5243
Fax 707-765-5758

Project:

VALLEY OF THE MOON PLAZA
5875 SONOMA HIGHWAY SANTA ROSA CA.

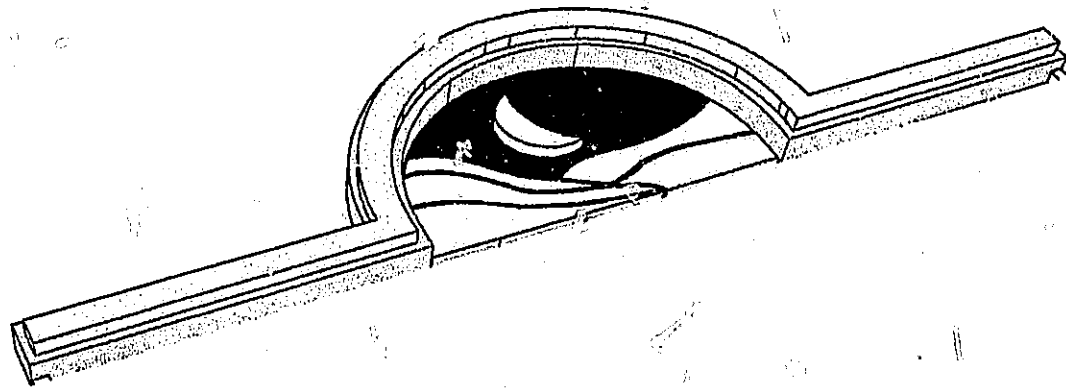
Sign Design

Design No.

Designer

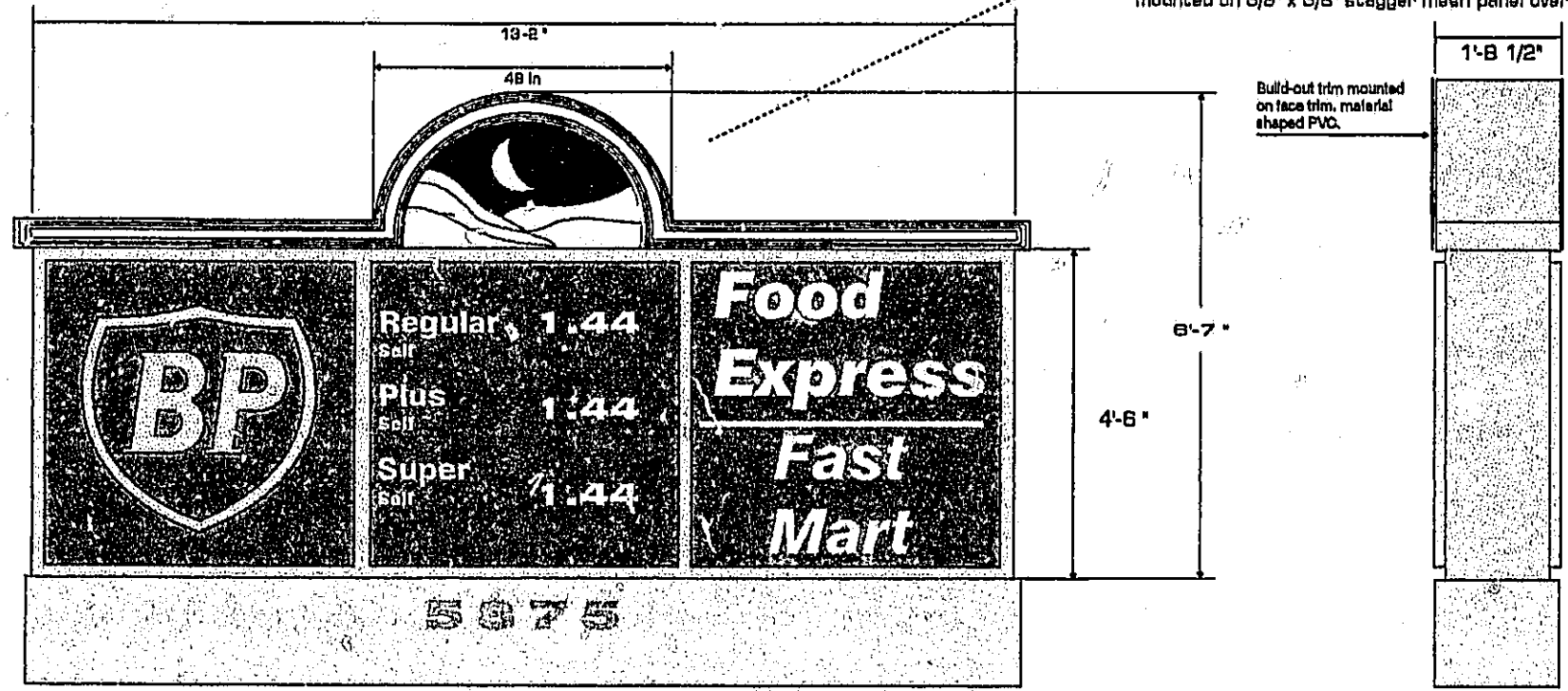
Sign Type

6A



Marquee Header Detail

Gold leaf 1/2" min Letters with 1/2" min dimensional out mountains and moon crest.
mounted on 3/8" x 3/8" stagger mesh panel over 1/4" Sign White Acrylic diffuser



13' PANEL MONUMENT SIGN