



CITY OF NEWARK PLANNING COMMISSION

Various Locations, Newark, California 94560-3796 ☐ 510/578-4330 ☐ EMAIL: planning@newark.org

Various Teleconference
Locations
7:30 p.m.

AGENDA

Tuesday, June 23, 2020

THIS IS A MEETING BY TELECONFERENCE ONLY. THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN. REFER TO THE END OF THE AGENDA TO REVIEW OPTIONS FOR PARTICIPATING IN THE MEETING REMOTELY OR TO SUBMIT PUBLIC COMMENTS VIA EMAIL.

A. ROLL CALL

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, June 9, 2020. (MOTION)

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)

E. PUBLIC HEARINGS

F. STAFF REPORTS

F.1 Design Review of LUCID Master Sign Plan (SIGN2020-006), located at 7373 Gateway Blvd – from Deputy Community Development Director Interiano (MOTION)

G. COMMISSION MATTERS

G.1 Report on City Council actions.

H. ADJOURNMENT

IMPORTANT NOTICE REGARDING JUNE 23, 2020 PLANNING COMMISSION MEETING

Due to the COVID-19 pandemic, the City of Newark is making several changes related to City Council meetings to protect the public's health and prevent the disease from spreading locally. As a result of the COVID-19 public health emergency, including the Alameda County Health Officer and Governor's directives for everyone to shelter in place, **the City Council Chambers will be closed to the public.** Members of the public should attempt to observe and address the Planning Commission using the below technological processes.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online.

Chairperson Aguilar, Vice Chairperson Bridges, and Commissioners Becker, Fitts, Otterstetter will be attending this meeting via teleconference. Teleconference locations are not open to the public. All votes conducted during the teleconferencing session will be conducted by roll call vote.

How to view the meeting remotely:

Live television broadcast - Comcast Channel 26

Livestream online at- <https://www.newark.org/departments/city-manager-s-office/agendas-minutes/live-streaming-meetings>

How to participate in the meeting remotely:

Provide live remote public comments, when called upon by the Administrative Support Specialist:

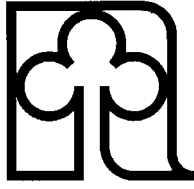
From a PC, Mac, iPad, iPhone or Android device: <https://us02web.zoom.us/j/87219152654> Webinar ID 872 1915 2654 (to supplement a device without audio, or to just call in, please also join by phone: US: +1 669 900 6833, same Webinar ID 872 1915 2654.)

Submission of Public Comments:

Public comments received by 4:00 p.m. on the Planning Commission meeting date will be provided to the Planning Commission and considered before Planning Commission action. Comments may be submitted by email to planning@newark.org. Comments may also be submitted via e-mail to planning@newark.org at any time prior to closure of the public comment portion of the item(s) under consideration.

Reading of Public Comments: The Administrative Support Specialist will read aloud email comments received during the meeting that include the subject line "FOR THE RECORD" as well as the item number for comment, provided that the reading shall not exceed five (5) minutes, or such other time as the Council may provide, consistent with the time limit for speakers at a Planning Commission meeting and consistent with all applicable laws.

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.



CITY OF NEWARK PLANNING COMMISSION

Various Locations, Newark, CA 94560-3796 • 510-578-4330 • E-mail: planning@newark.org

Various Teleconference
Locations
7:30 p.m.

MINUTES

Tuesday, June 9, 2020

A. ROLL CALL

Chairperson Aguilar called the meeting to order, via teleconference, at 7:35pm. Present were Commissioners Becker, Fitts, Otterstetter, and Vice Chairperson Bridges (all via teleconference).

B. MINUTES

B.1 Approval of Minutes of the Planning Commission meeting of February 11, 2020.

MOTION APPROVED

Commissioner Fitts moved, Commissioner Otterstetter seconded, to approve the Minutes of the regular Planning Commission meeting on February 11, 2020. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Presentation of the 2020-2022 Capital Improvement Plan and finding in conformance with the General Plan – from Assistant City Engineer Imai.

Chairperson Aguilar asked for the timing of completion of the design work for the Thornton Avenue Complete Streets project. Also, when design is complete, what is the timeline to have construction completed? Assistant City Engineer Imai stated

the design of the project is recommended for funding in the second fiscal year of the budget, July 2021. Imai stated it could take a year for the design to be completed. Construction cost estimated at \$14M and additional funding will need to be secured. Funding for construction is currently not recommended with this current CIP. Chairperson Aguilar asked if funding for the construction, is coming from the gas tax fund. Assistant City Engineer Imai stated that it could but the funds can also come from measure B, measure BB, bicycle and pedestrian grants as well.

Commissioner Becker asked if the funds for the Citywide Crosswalk Evaluation and Modifications project is only for a study or if it's for actual modifications. Assistant City Engineer Imai stated the initial \$300,000 would allow staff to review various crosswalk locations that were identified to have repeated incidents. The remaining funds from the initial \$300,000 could then be applied to actual modifications. If the same improvements can be done for several intersections, the City could apply for highway safety improvement funds to cover the cost of the actual modifications.

Vice Chairperson Bridges expressed her appreciation for the detailed description of the street improvement projects.

Commissioner Fitts asked if Thornton Avenue currently meets the width requirements for having a legal bicycle lane because it appears to be too narrow, and if the project for street widening can be expedited. Assistant City Engineer Imai noted the request and will take a look at our options. The street improvement projects are less intrusive and will require less right of way for the improvements to be completed. The number of lanes will be kept the same, so the bike lane can be installed within the existing right of way.

Commissioner Fitts asked if the project includes any k-rail and/or concrete barriers that would separate the pedestrians and bikers from automobiles. Assistant City Engineer Imai stated the walkway and/or bike lanes will be separated from the auto lane by buffers but hard barriers will have to be reviewed since they cause more traffic incidents. Staff will need to reach out to the cycling community for input.

Commissioner Becker asked what a Barn car is. Assistant City Engineer Imai stated it is a spare car.

Commissioner Otterstetter asked for more details regarding the Quiet Zones Study. Assistant City Engineer Imai stated the study would review each railroad crossing to see if it can meet certain safety criteria to deem it a quiet zone. The intersection would need to allow vehicles to safely approach a crossing when a train is approaching without the train sounding their horn. Improvements to these crossings are extensive and can include additional gates and medians along roadways. There is a checklist of items in order to pass Federal guidelines so that a train will not need to sound their horn when approaching an intersection. Commissioner Otterstetter asked if it is worth it to conduct such a study since bypassing Federal regulations is difficult and asked if there are funds to complete the improvements. Assistant City Engineer Imai stated that the City would need to

acquire additional funds for the improvements if staff deems quiet zones are necessary. The study is step one to determine if quiet zones are necessary.

Chairperson Aguilar asked for clarification on whether the Dumbarton TOD station is part of the Citywide Rail Station Alternatives Study or is the study to identify other locations for a station. Assistant City Engineer Imai stated the study would be for both. The study would look at existing commuter lines to determine the best locations for transfer stations within Newark.

Commissioner Becker asked if the street work at Dering and Newark Blvd is the barricade for Foxwood. Assistant City Engineer Imai confirmed that it is and should be completed in about a month.

Chairperson Aguilar agreed that the presentation was very well put together and asked if it would be available to the public. Assistant City Engineer Imai confirmed that it would since the presentation is part of the City Council packet. It will also be available on the City's website.

Commissioner Bridges moved, Commissioner Becker seconded, to find that the 2020-2022 Capital Improvement Plan is in conformance with the General Plan. The motion passed 5 AYES.

F.2 Overview and Update of Community Development Projects Under Review and/or Construction (Presentation only) – from Community Development Director Turner.

Community Development Director Turner (CDD) gave an overview of the projects under review and/or construction. CDD Turner stated although there is a pandemic that is negatively affecting our economy, the pandemic has not slowed down project review in Community Development.

Deputy Community Development Director (DCDD) Interiano provided details for the Fircrest office building project.

Commissioner Becker asked if the City is still requiring Brookfield to submit a master plan for the entire NewPark Mall development since there were previous concerns of constructing residential homes so close to the mall. CDD Turner stated the Phase A residential plan is part of the master plan and revision to the master plan are part of the preliminary review.

Chairperson Aguilar asked which portion of the mall the residential building will be placed. CDD Turner stated it will be the area in front of the former Sears building.

Vice Chairperson Bridges asked if the Hyatt House hotel would result in the removal of the Nijo Castle and Chuck E Cheese restaurants. DCDD Interiano said the Hyatt House would only take over the Nijo Castle location and would not affect the building where Chuck E Cheese is currently located.

Commissioner Becker commented that for the Timber Street Affordable Housing Project, it would be nice for the City to have a truly affordable housing development and not just senior housing.

Chairperson Aguilar stated since the affordable housing project would need to be rezoned to high density, will the rest of the block should be rezoned as well to ensure continuity in the aesthetics of the block. CDD Turner stated the entire block is already zoned as medium density and only the affordable housing site would need to be rezoned to high density.

Vice Chairperson Bridges asked if the senior housing can include 2 bedrooms as well as 1 bedroom units. CDD Turner stated staff can discuss this with the developer, but the larger units may result in fewer units overall. DCDD Interiano stated staff have ongoing conversations with developers that there is a preference to have a diversity of the types of projects such as family sized units and affordable units.

Commissioner Fitts asked if the hotel within the Bayside Newark TOD area that was previously approved across the street from the senior housing location could be tied to the project at the corner of Willow and Enterprise. CDD Turner stated that it could not be done as the hotel site is already entitled and approved, and there are different property owners and developers.

Chairperson Aguilar commented that the area for the Dumbarton TOD station next to the FMC Willow Project seems quite small. Chairperson Aguilar commented that we want to make sure that Newark doesn't lose the opportunity to build a station at that location. So it is vital that the residential designs should leave enough space for the station.

Commissioner Becker asked where the Old Town Newark Project is located exactly. DCDD Interiano stated it's the vacant lots between Olive and Mulberry.

Chairperson Aguilar asked for clarification that Hyatt Place is replacing the rehabilitation center. DCDD Interiano and Commissioner Becker confirmed that it is.

Commissioner Fitts asked if the Harbor Point - Bayside TOD development has been approved and entitled and if there are any other developments in that area that are coming down the pipe line. CDD Turner stated that the only undeveloped area is the Honeywell property.

Chairperson Aguilar commented that he appreciates the update and finds it helpful to have updates on current projects.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

CDD Turner stated that during the City Council meeting of May 28, 2020, the City Council upheld the Planning Commission's decision to approve a Conditional Use Permit for Fitness 19.

CDD Turner stated he will be giving a presentation on the Census at the upcoming City Council meeting on June 11.

Commissioner Fitts asked when staff anticipates the next Planning Commission meeting and when staff will actually meet in the Council Chambers.

CDD Turner stated the next Planning Commission meeting will be on June 23 but via teleconference. However, meeting in person is difficult to predict since it would be dependent on the Alameda County Department of Health's guidelines.

Commissioner Otterstetter thanked staff for the two wonderful presentations.

Vice Chairperson Bridges asked if staff has hired new staff. CDD Turner stated there was an approval to fill the Associate Planner position and the new staff member is coming on board as of July 1. However, with budget challenges, CDD will not be filling the Senior Planner or the Community Preservation Manager positions.

Commissioner Becker thanked staff for the excellent presentations and all of staff's hard work during the pandemic. He praised staff for continuing to do excellent work despite being short-staffed. CDD Turner acknowledged Administrative Support Specialist Tran for her work with the Census outreach.

Commissioner Fitts thanked staff for the presentations and commented that it's nice to see that development is still going on despite the pandemic.

Chairperson Aguilar thanks staff for the presentations and appreciates the information.

H. ADJOURNMENT

Chairperson Aguilar adjourned the regular Planning Commission meeting at 9:04 p.m.

Respectfully submitted,

STEVEN TURNER
Secretary



F. 1 Design Review of LUCID Master Sign Plan (SIGN2020-006), located at 7373 Gateway Blvd – from Deputy Community Development Director Interiano. *N.I.C.* (MOTION)

Background/Discussion – LUCID Motors is proposing a master sign plan for their new facility at 7373 Gateway Blvd. LUCID Motors is a luxury electric vehicle manufacturer who established their facilities to Newark within the last few years. The company leases over 300,000 sq.ft. of space in the Pacific Research Center business park. The company is requesting for a master sign plan to be approved which, per N.M.C section 17.25.110, requires approval from the Planning Commission.

A master sign plan may be considered by the Planning Commission when the proposed signs are in character with the existing buildings, provide adequate signs for identification and signs which are adequate for pedestrian, vehicular and emergency vehicles access. The applicant has submitted a master sign plan to increase identification of the company within and outside the business park.

The proposed signs are:

- Sign A-Monument Sign consisting of 33 sq.ft.
- Sign B-Monument Sign consisting of 33 sq.ft.
- Sign C-Monument Sign consisting of 33 sq.ft.
- Sign D-Wall Sign consisting of 151 sq.ft.

There is also a newly installed 86 sq.ft. wall sign facing Gateway Blvd located near the front entrance of the main company building. All new signs are described in the master sign plan documents.

Analysis

All signs meet the zoning regulations with the exception of Sign D. The applicant is requesting a deviation from the sign code section, which limits signs from being placed above the roofline. Any deviation from the sign code section relating to a master sign plan must be reviewed and approved by the Planning Commission. Sign D conforms to the size requirement allowed by the code but requires approval by the Commission to be installed above the roofline. The proposed location above the roof line is intended to make the sign visible from Hwy 84. Staff finds the proposed signs fit the character of the area and are compatible with other signs in the business park.

Required Findings

1. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site;

Staff response: The signs are compatible with the existing contemporary style buildings and fit into the character of the campus-like setting established in the business park. This finding can be made in the affirmative.

2. Future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification; and

Staff response: The proposed signs allow LUCID Motors the opportunity to uniquely identify their buildings from within and outside of their campus. LUCID Motors is the only tenant within the buildings and areas being considered for the proposed signs, therefore the proposed master sign plan does not limit the opportunities for future tenants. This finding can be made in the affirmative.

3. Directional signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.

Staff response: The proposed signs adequately address the directional sign needs for pedestrian, vehicular and emergency vehicles. This finding can be made in the affirmative.

CEQA- This project is exempt from CEQA per 15301 Existing Facilities in that the proposed signs are considered a minor exterior alteration.

Action – It is recommended that the Planning Commission, by motion, approve the LUCID Master Sign Plan as requested by the project applicant, based upon the findings in the draft resolution in Attachment 1.

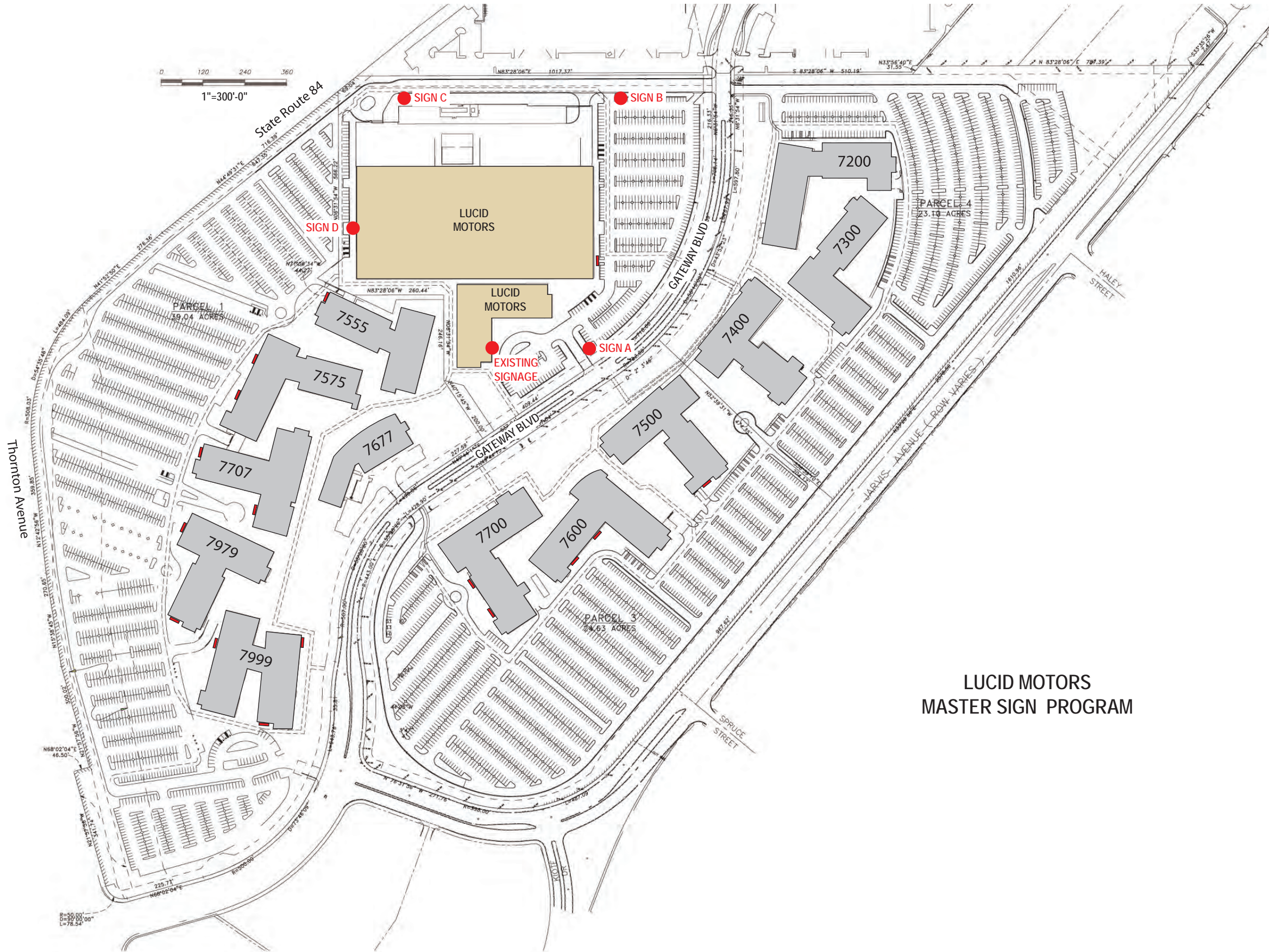
Attachment

1. Draft Resolution
2. Master Sign Plan (Signs A-D)
3. For Reference-Existing Front Entrance Wall Sign

LUCID

LUCID MOTORS
MASTER SIGN PROGRAM

05.19.2020



LUCID MOTORS
MASTER SIGN PROGRAM

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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
1	05.15.20	WAM	ADD NIGHT VIEWS (SH. 5.3, 6.3)
2	05.15.20	WAM	ADDITIONAL SIGNAGE OPTION
3	05.19.00	WAM	REVISE SIGN D - OPT C SPEC. REVISE RENDERINGS
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
0.0

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EXISTING SIGNAGE

CL.1 SIDE-LIT CHANNEL LETTERS (ON STANDOFFS) (QTY 1)

SQUARE FOOTAGE: 86.7



EXISTING SIGNAGE
SCALE: N.T.S.

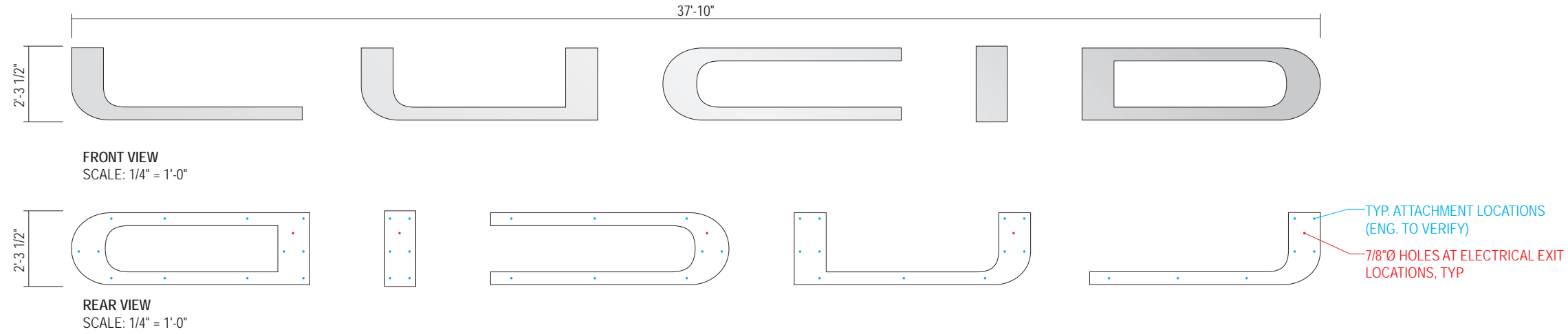
 JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250906-R3 DATE: 05.12.2020 DESIGNER: A. McKinney SALES REP: R. Fought PROJ MGR: R. Jensky	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		LUCID MOTORS 7373 GATEWAY BLVD. NEWARK, CA 94560 MASTER SIGN PROGRAM	SHEET NUMBER 1.0																																			
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SPECIFICATIONS

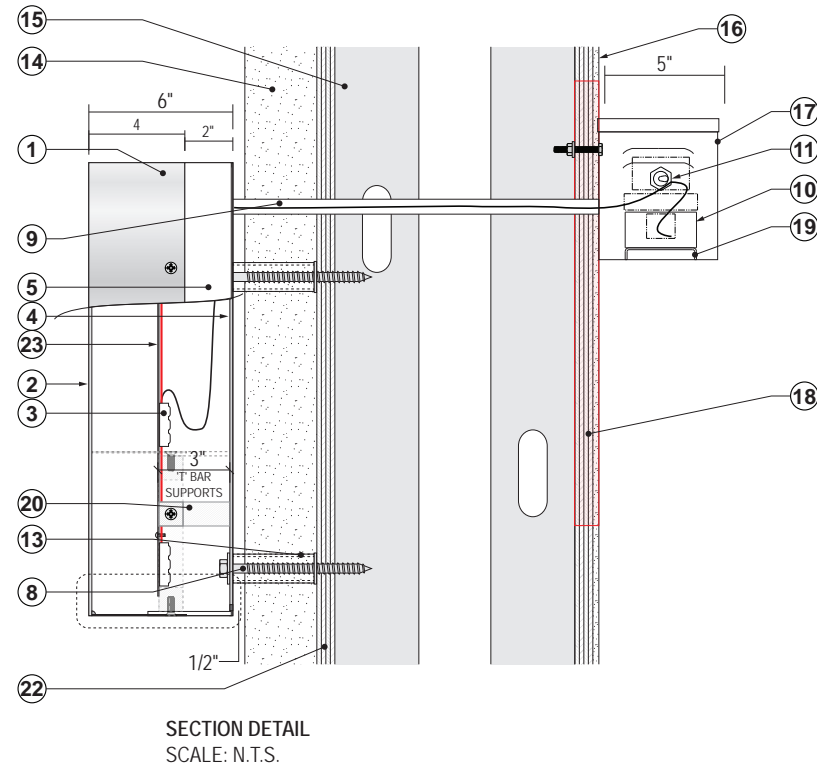
- 16GA STAINLESS STEEL RETURNS **M-2**, WELD TO 11GA STAINLESS STEEL FACE
- 11GA STAINLESS STEEL FACES, **M-2**
- WHITE LEDs SECURED TO .040" ALUMINUM FALSE BACK PANEL; COLOR TEMP 5000K
- .188" ALUMINUM BACK PAINTED WHITE, WITH RABBET EDGE TO RECEIVE ACRYLIC RETURNS
- .177" WHITE ACRYLIC WRK40 WITH RABBET CUT EDGE AT ATTACHMENT TO RETURNS
- COUNTERSUNK STAINLESS STEEL 1/4-20 **M-2**
- EPOXY ADHERES ACRYLIC TO ALUMINUM BACK WITH WELD-ON 42 EPOXY
- 3/8"Ø X 6" GALVANIZED LAG SCREWS W/ WASHERS (EQUAL OR SLIGHTLY LARGER DIAMETER AS RIGID SPACERS)
- 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH SEALTITE CONDUIT TO POWER SUPPLY BOX
- LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- 1/4" DIA. WEEP HOLES WITH LIGHT BAFFLES ON BACKS OF LETTERS AT BOTTOM
- RIGID SPACERS TO PREVENT DEFORMATION OF EIFS; PROTRUDE 1/2" OFF WALL SURFACE
- EIFS OVER 5/8" PLYWOOD SHEATHING
- METAL WALL FRAMING
- BACK OF PARAPET WALL
- TRANSFORMER BOX
- 24" X 24" ACCESS PANELS IN BACK OF PARAPET WALL SEE ELEVATION SH. 0.1 FOR QTY, SPACING
- LED POWER SUPPLY ON 1/2" STANDOFF FROM BOTTOM OF POWER SUPPLY BOX
- 1" X 1" ALUMINUM BAR FABRICATED BRACE ASSEMBLY WELDED TO .188" ALUMINUM BACK
- TAPPED / THREADED HOLES FOR COUNTERSUNK STAINLESS STEEL SCREWS 1/4-20
- EXISTING 5/8" PLYWOOD SHEATHING
- .040" PRE-FINISHED ALUMINUM FALSE BACK PANEL FOR LED MODULE LOCATION (INSET PERIMETER FROM LETTER RETURNS TO AVOID CONFLICT WITH FIXMENT OF FACE ASSEMBLY)

NOTES:

- ETL, MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS/FINISHES

- M-2** STAINLESS STEEL, #6 FINISH (BRUSHED)
- P-1** MP WHITE, SATIN



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JOB #: 250906-R3
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SALES REP: R. Fought
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CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER

1.1

SIGN A S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3

SIGN A



PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
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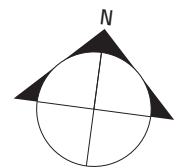
LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER

2.0

SIGN A ENLARGED SITE PLAN



ENLARGED PLAN
SCALE: 1" = 25'-0"

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8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

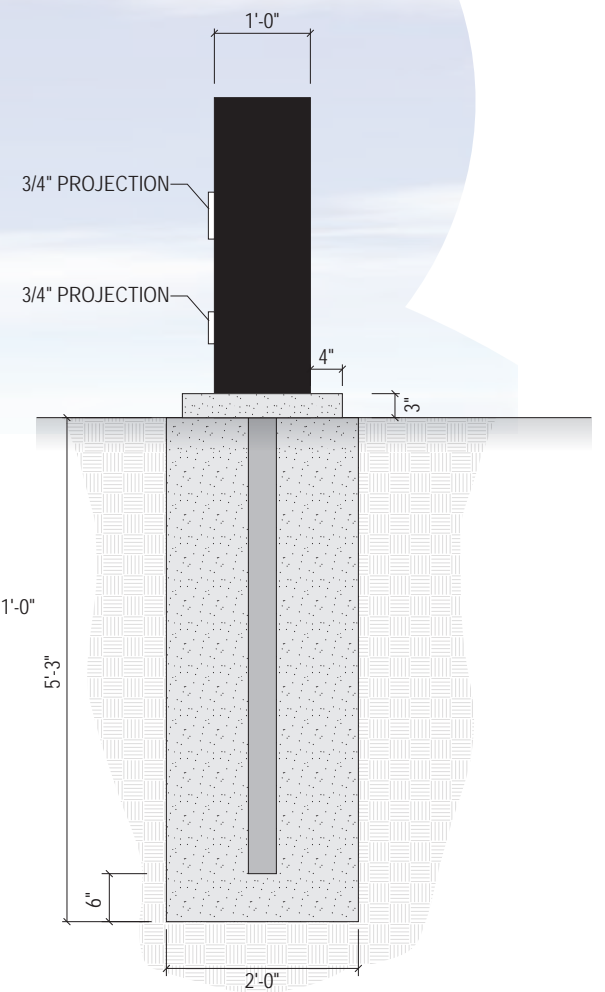
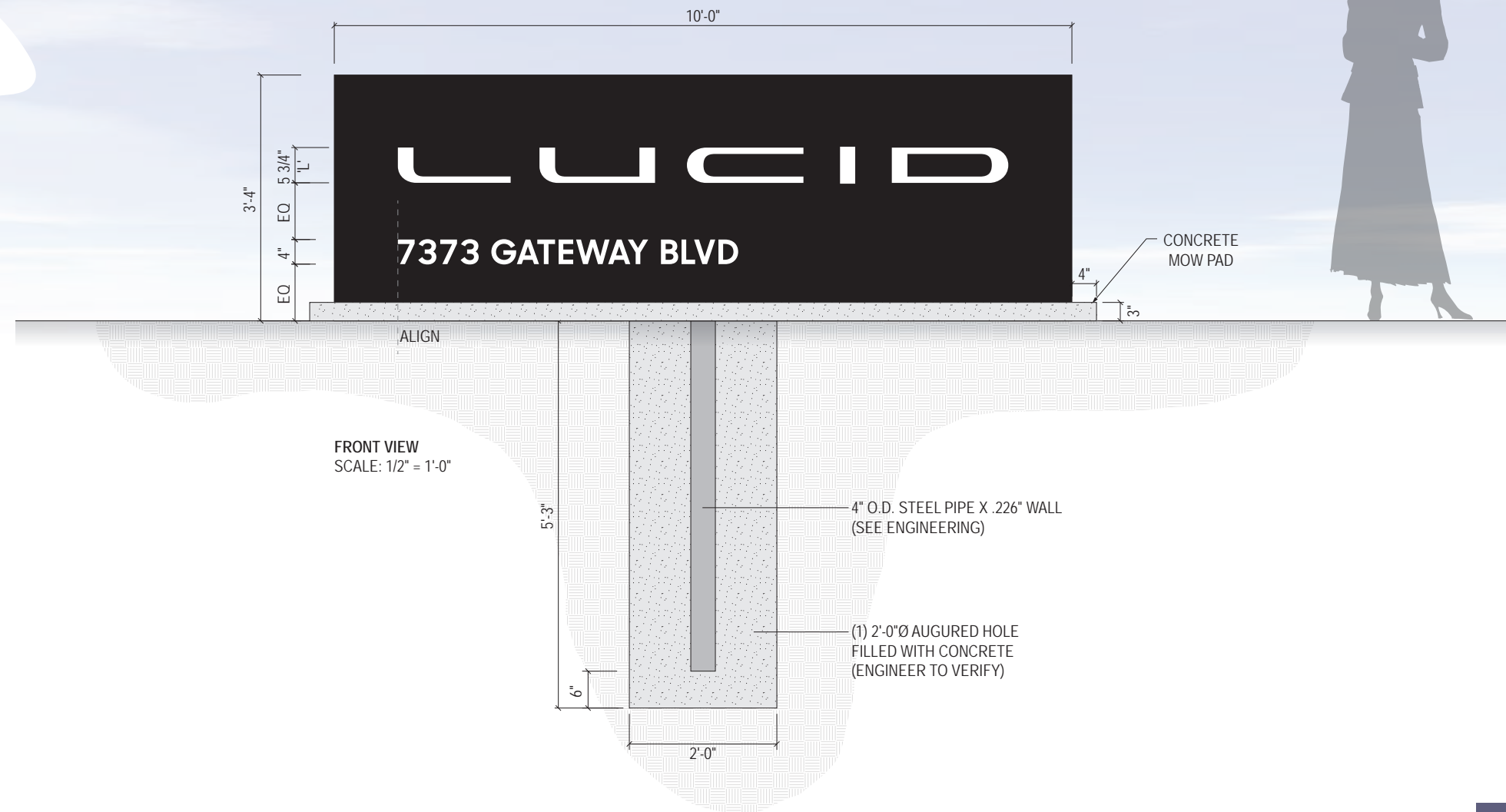
SHEET NUMBER

2.1

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SIGN A S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3



SPECIFICATIONS

- FABRICATED ALUMINUM MONUMENT SIGN WITH .125" ALUMINUM ROUTED FACE P-3; .080" ALUMINUM SIDES, BACK, TOP P-3; .125" ALUMINUM FACE TO REQUIRE SEAMS - ALL SEAMS SANDED / DRESSED FOR SEAMLESS APPEARANCE
- 1" X 2" ALUMINUM RECT. TUBE FRAMING; 2" STEEL ANGLE SADDLES FOR STEEL SUPPORT ATTACHMENT
- LOGO AND COPY TO BE 1" CLEAR ACRYLIC PUSH-THRU WITH SECOND SURFACE DIFFUSER FILM, FIRST SURFACE WHITE VINYL OVERLAY V-1
- INTERNALLY LIT WITH (12V) 5000K WHITE LED MODULES
- FOOTING, STEEL SUPPORT T.B.D.
- BACK OF SIGN P-3 TO HAVE REMOVABLE PANEL FOR SERVICE

COLORS/FINISHES

- P-3 MP BLACK SATIN
- V-1 3M 3630-20 TRANSLUCENT WHITE

FONTS

SHARP SANS BOLD



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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
1	05.15.20	WAM	ADD NIGHT VIEWS (SH. 5.3, 6.3)
2	05.15.20	WAM	ADDITIONAL SIGNAGE OPTION
3	05.19.00	WAM	REVISE SIGN D - OPT C SPEC. REVISE RENDERINGS
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

LUCID

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7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
2.2

SIGN B S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3



PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
DATE: 05.12.2020
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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

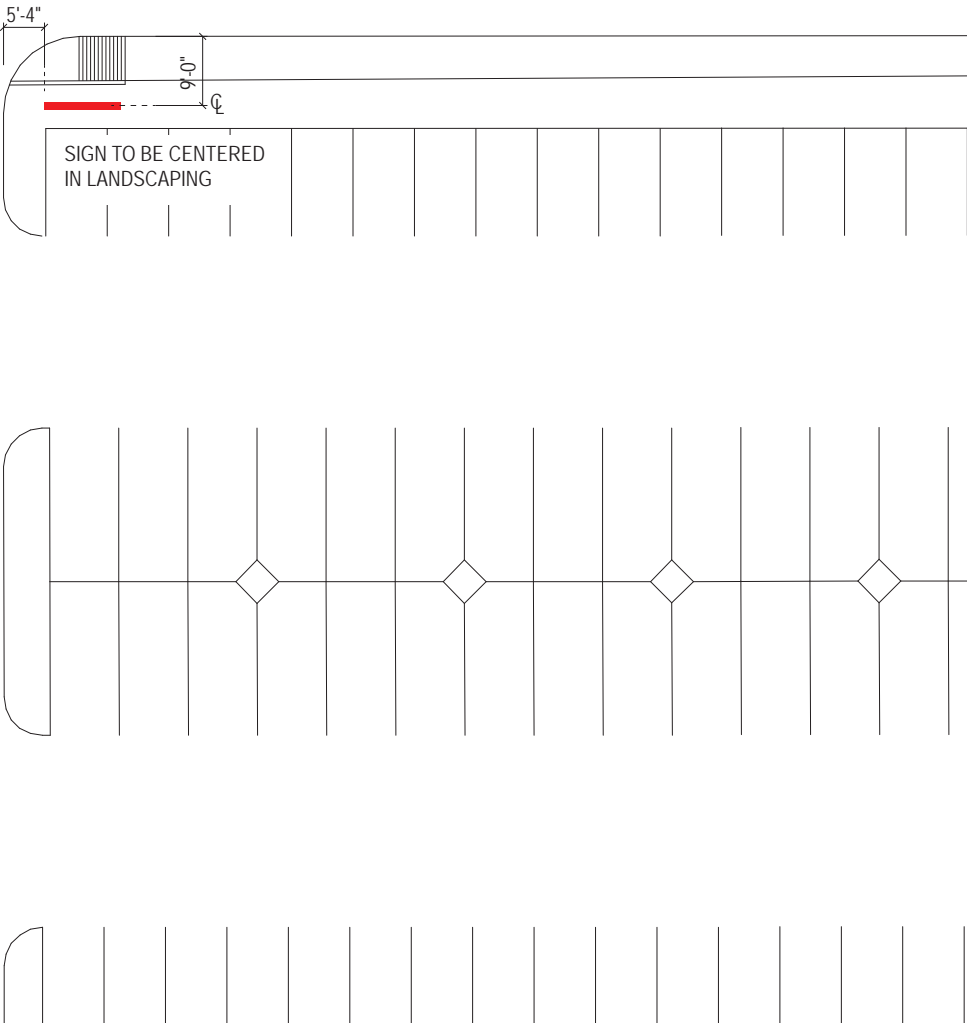
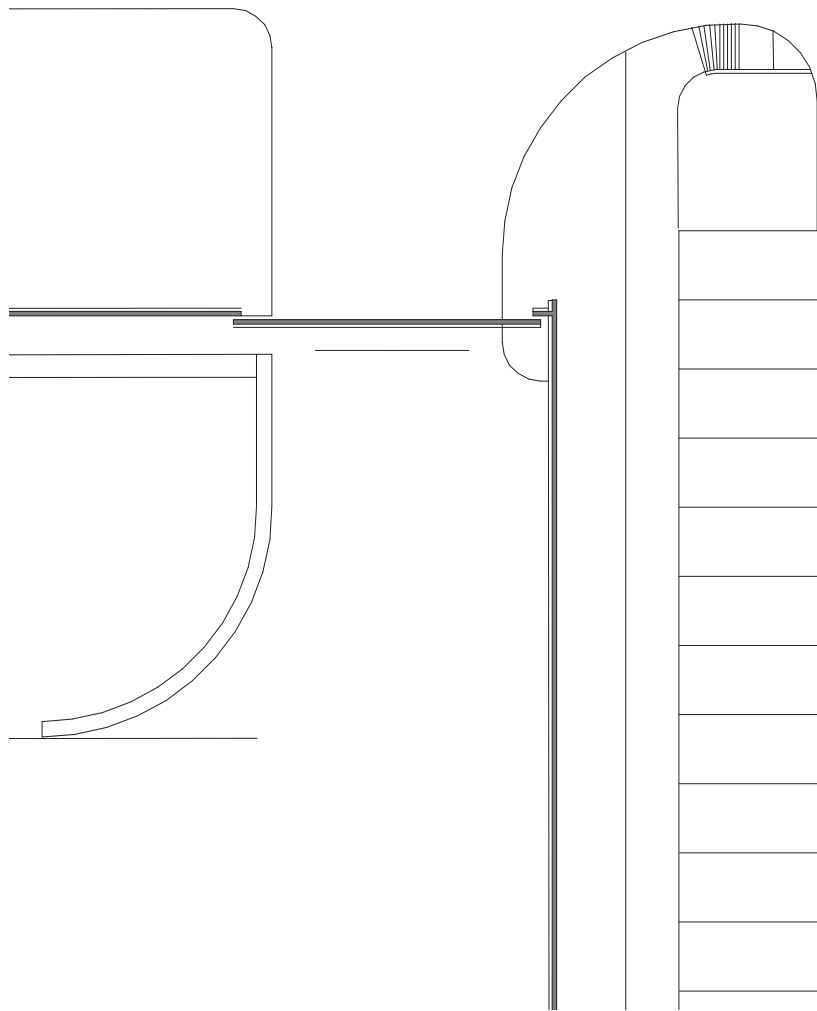
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LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

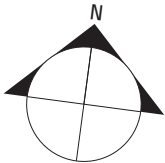
SHEET NUMBER

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SIGN B ENLARGED SITE PLAN



SIGN TO BE CENTERED
IN LANDSCAPING



ENLARGED PLAN
SCALE: 1" = 25'-0"

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JOB #: 250906-R3
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DESIGNER: A. McKinney
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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

LUCID

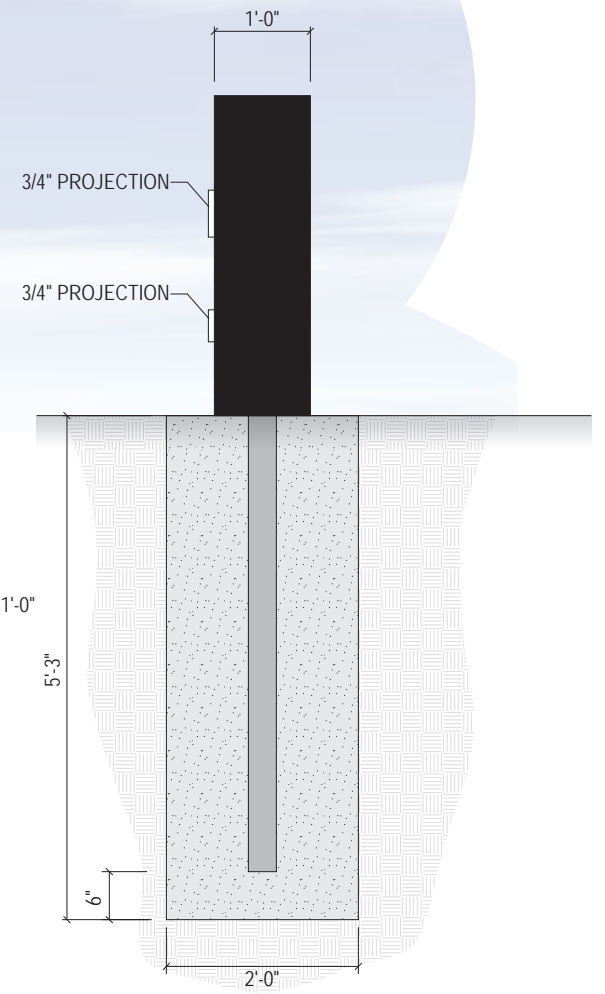
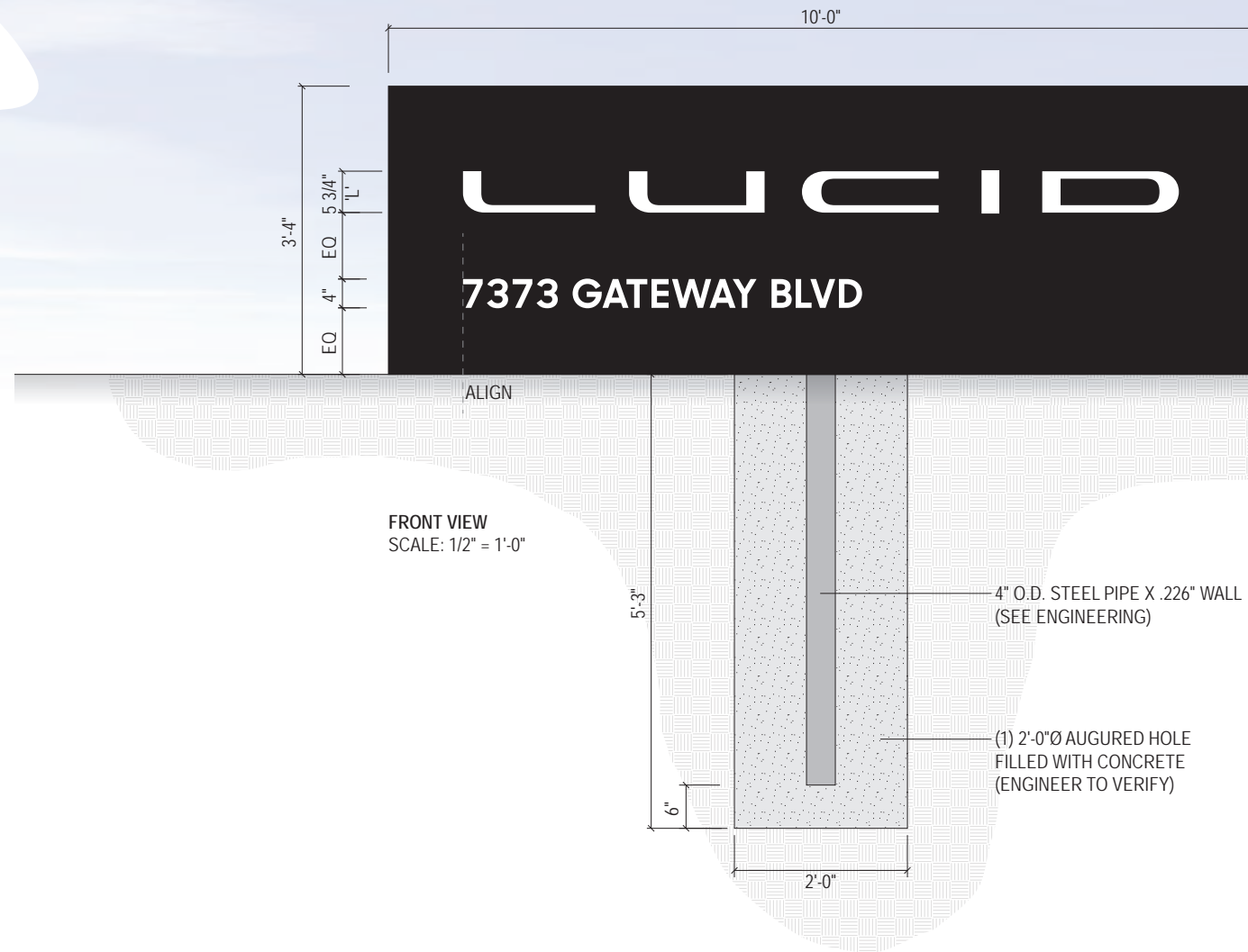
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7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
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SIGN B S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3



SPECIFICATIONS

- FABRICATED ALUMINUM MONUMENT SIGN WITH .125" ALUMINUM ROUTED FACE P-3; .080" ALUMINUM SIDES, BACK, TOP P-3; .125" ALUMINUM FACE TO REQUIRE SEAMS - ALL SEAMS SANDED / DRESSED FOR SEAMLESS APPEARANCE
- 1" X 2" ALUMINUM RECT. TUBE FRAMING; 2" STEEL ANGLE SADDLES FOR STEEL SUPPORT ATTACHMENT
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- INTERNALLY LIT WITH (12V) 5000K WHITE LED MODULES
- FOOTING, STEEL SUPPORT T.B.D.
- BACK OF SIGN P-3 TO HAVE REMOVABLE PANEL FOR SERVICE

COLORS/FINISHES

- P-3 MP BLACK SATIN
- V-1 3M 3630-20 TRANSLUCENT WHITE

FONTS

SHARP SANS BOLD



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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

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7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
3.2

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SIGN C S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3



SIGN C

PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

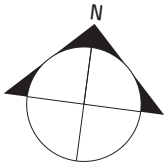
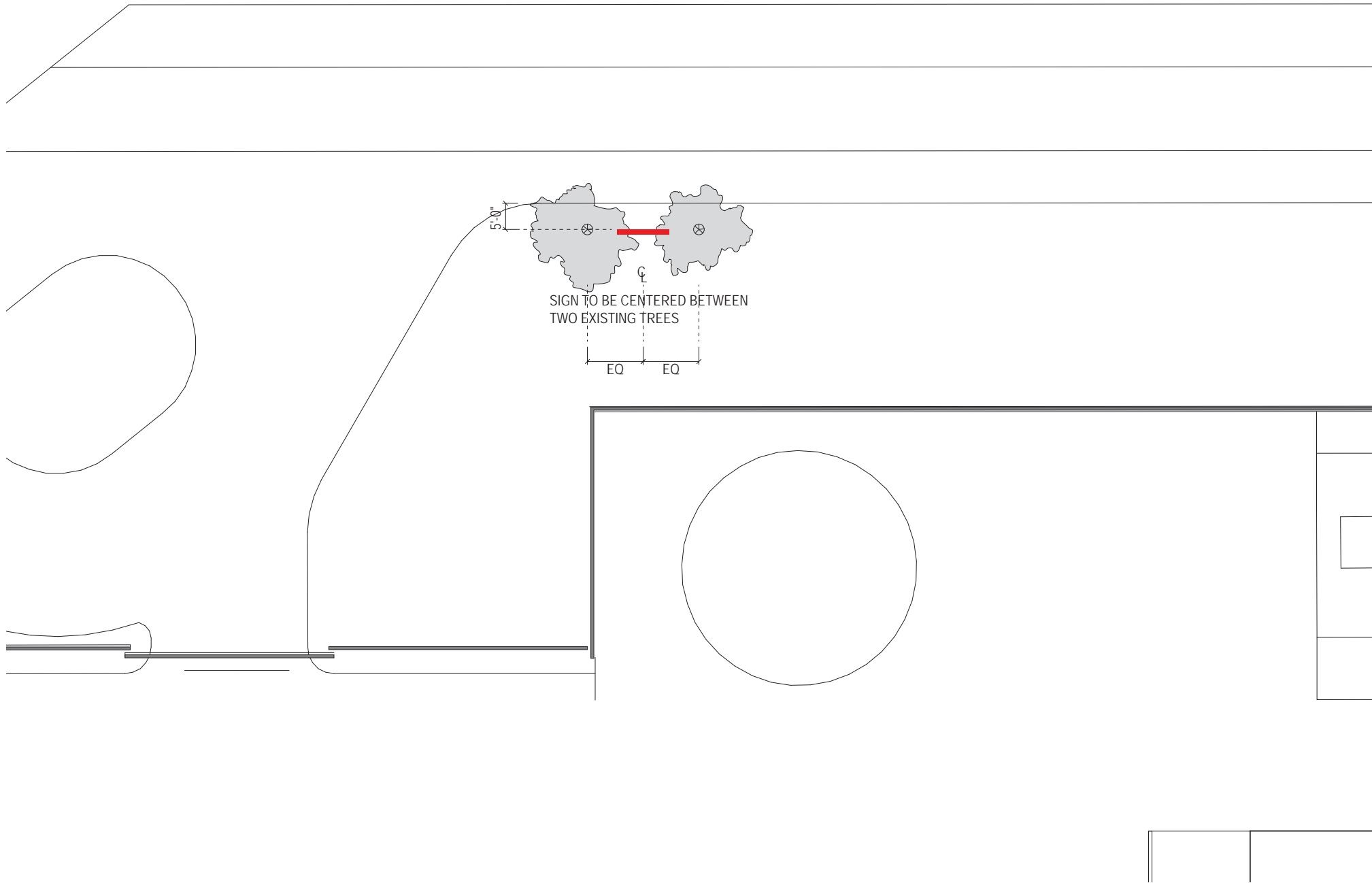


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MASTER SIGN PROGRAM

SHEET NUMBER
4.0

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SIGN C ENLARGED SITE PLAN



ENLARGED PLAN
SCALE: 1" = 25'-0"

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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



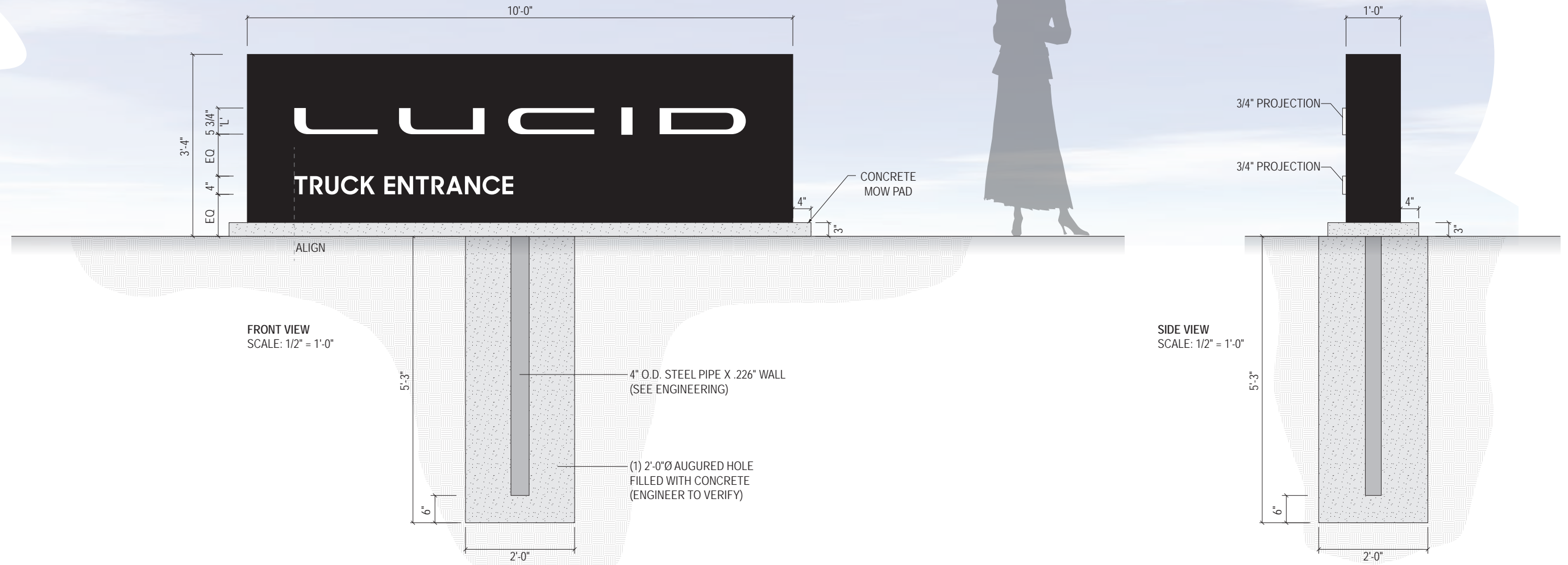
LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
4.1

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SIGN C S/F INTERNALLY LIT MONUMENT (QTY 1)

SQUARE FOOTAGE: 33.3



SPECIFICATIONS

- FABRICATED ALUMINUM MONUMENT SIGN WITH .125" ALUMINUM ROUTED FACE P-3; .080" ALUMINUM SIDES, BACK, TOP P-3; .125" ALUMINUM FACE TO REQUIRE SEAMS - ALL SEAMS SANDED / DRESSED FOR SEAMLESS APPEARANCE
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- LOGO AND COPY TO BE 1" CLEAR ACRYLIC PUSH-THRU WITH SECOND SURFACE DIFFUSER FILM, FIRST SURFACE WHITE VINYL OVERLAY V-1
- INTERNALLY LIT WITH (12V) 5000K WHITE LED MODULES
- FOOTING, STEEL SUPPORT T.B.D.
- BACK OF SIGN P-3 TO HAVE REMOVABLE PANEL FOR SERVICE

COLORS/FINISHES

■ P-3 MP BLACK SATIN
 □ V-1 3M 3630-20 TRANSLUCENT WHITE

FONTS
SHARP SANS BOLD



NIGHT VIEW
SCALE: N.T.S.

 Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 250906-R3 DATE: 05.12.2020 DESIGNER: A. McKinney SALES REP: R. Fought PROJ MGR: R. Jensky	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>05.15.20</td><td>WAM</td><td>ADD NIGHT VIEWS (SH. 5.3, 6.3)</td></tr> <tr><td>2</td><td>05.15.20</td><td>WAM</td><td>ADDITIONAL SIGNAGE OPTION</td></tr> <tr><td>3</td><td>05.19.00</td><td>WAM</td><td>REVISE SIGN D - OPT C SPEC. REVISE RENDERINGS</td></tr> <tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	05.15.20	WAM	ADD NIGHT VIEWS (SH. 5.3, 6.3)	2	05.15.20	WAM	ADDITIONAL SIGNAGE OPTION	3	05.19.00	WAM	REVISE SIGN D - OPT C SPEC. REVISE RENDERINGS	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____		LUCID MOTORS 7373 GATEWAY BLVD. NEWARK, CA 94560 MASTER SIGN PROGRAM	SHEET NUMBER <h1>4.2</h1>
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SIGN D SIDE-LIT CHANNEL LETTERS WITH BACKER PANEL (QTY 1)

SQUARE FOOTAGE: 151.6



PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
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LANDLORD APPROVAL	DATE

LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
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SIGN D SIDE-LIT CHANNEL LETTERS WITH BACKER PANEL (QTY 1) - OPTION C

SQUARE FOOTAGE: 151.6



SIGN D

PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
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LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
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SIGN D SIDE-LIT CHANNEL LETTERS WITH BACKER PANEL (QTY 1) - OPTION C

SQUARE FOOTAGE: 151.6



SIGN D

PROPOSED SIGNAGE
SCALE: N.T.S.

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JOB #: 250906-R3
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PROJ MGR: R. Jensky

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

LUCID

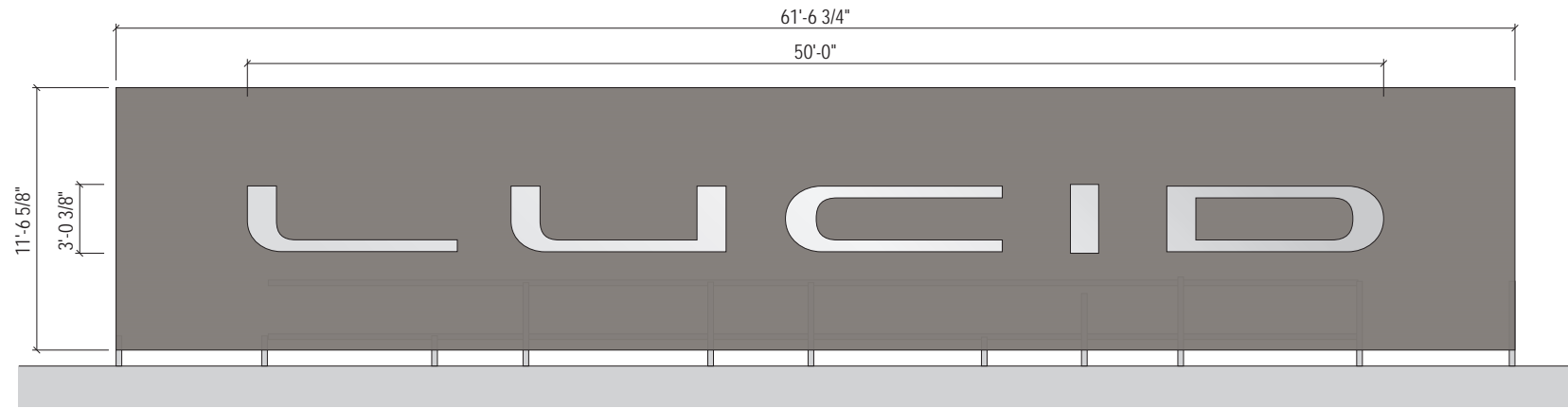
LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER

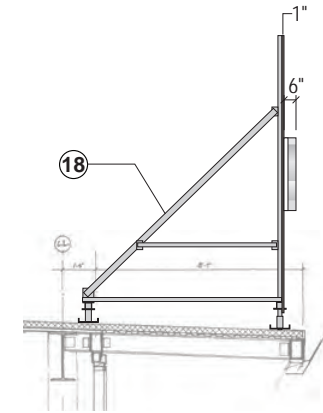
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SIGN D SIDE-LIT CHANNEL LETTERS WITH FULL BACKER PANEL (QTY 1)

SQUARE FOOTAGE: 151.6



FRONT VIEW
SCALE: 1/8" = 1'-0"



SIDE VIEW
SCALE: 1/8" = 1'-0"

SPECIFICATIONS

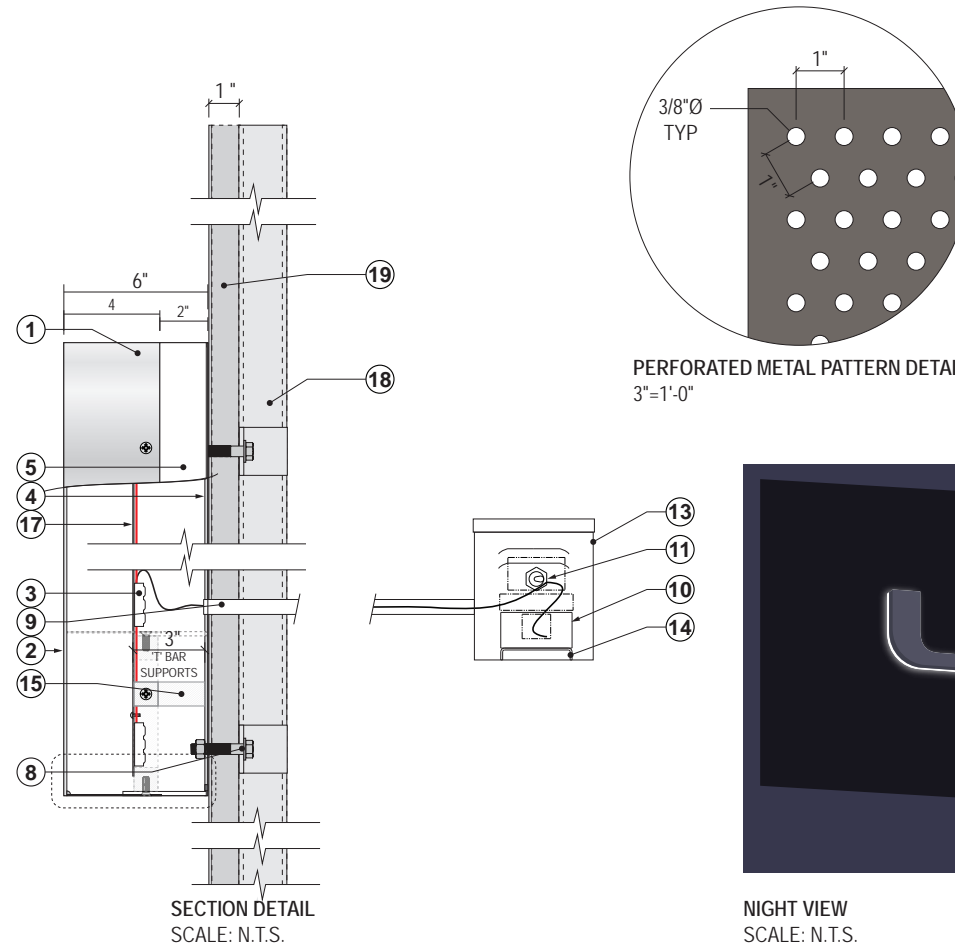
- 16GA STAINLESS STEEL RETURNS **M-2**, WELD TO 11GA STAINLESS STEEL FACE
- 11GA STAINLESS STEEL FACES, **M-2**
- WHITE LEDs SECURED TO .040" ALUMINUM FALSE BACK PANEL; COLOR TEMP 5000K
- .188" ALUMINUM BACK PAINTED WHITE, WITH RABBET EDGE TO RECEIVE ACRYLIC RETURNS
- .177" WHITE ACRYLIC WRK40 WITH RABBET CUT EDGE AT ATTACHMENT TO RETURNS
- COUNTERSUNK STAINLESS STEEL 1/4-20 **M-2**
- EPOXY ADHERES ACRYLIC TO ALUMINUM BACK WITH WELD-ON 42 EPOXY
- GALVANIZED MECHANICAL FASTENERS PER ENGINEERING
- 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH SEALTITE CONDUIT TO POWER SUPPLY BOX
- LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- 1/4" DIA. WEEP HOLES WITH LIGHT BAFFLES ON BACKS OF LETTERS AT BOTTOM
- TRANSFORMER BOX
- LED POWER SUPPLY ON 1/2" STANDOFF FROM BOTTOM OF POWER SUPPLY BOX
- 1" X 1" ALUMINUM BAR FABRICATED BRACE ASSEMBLY WELDED TO .188" ALUMINUM BACK
- TAPPED / THREADED HOLES FOR COUNTERSUNK STAINLESS STEEL SCREWS 1/4-20
- .040" PRE-FINISHED ALUMINUM FALSE BACK PANEL FOR LED MODULE LOCATION (INSET PERIMETER FROM LETTER RETURNS TO AVOID CONFLICT WITH FIXMENT OF FACE ASSEMBLY)
- STEEL FRAME STRUCTURE TO MOUNT SIGN TO EXISTING ROOF (ENGINEERING REQUIRED)
- 1/8" TH. PERFORATED ALUMINUM BACKER PANEL **P-4**; TO HAVE 1" SQ. TUBE FRAMING **P-4**; REINFORCEMENT AS REQ'D BY ENGINEERING

NOTES:

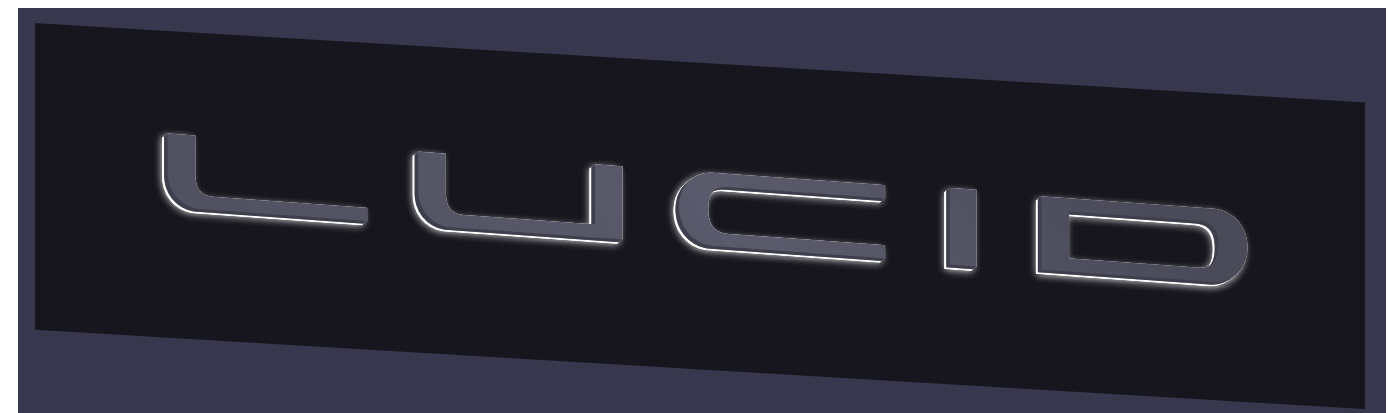
- ETL, MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS/FINISHES

- M-2** STAINLESS STEEL, #6 FINISH (BRUSHED)
- P-1** MP WHITE, SATIN
- P-4** MP TO MATCH SW 6005 FOLKSTONE, SATIN SINISH



PERFORATED METAL PATTERN DETAIL
3" = 1'-0"



NIGHT VIEW
SCALE: N.T.S.

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JOB #: 250906-R3
DATE: 05.12.2020
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
1	05.15.20	WAM	ADD NIGHT VIEWS (SH. 5.3, 6.3)
2	05.15.20	WAM	ADDITIONAL SIGNAGE OPTION
3	05.19.00	WAM	REVISE SIGN D - OPT C SPEC; REVISE RENDERINGS
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

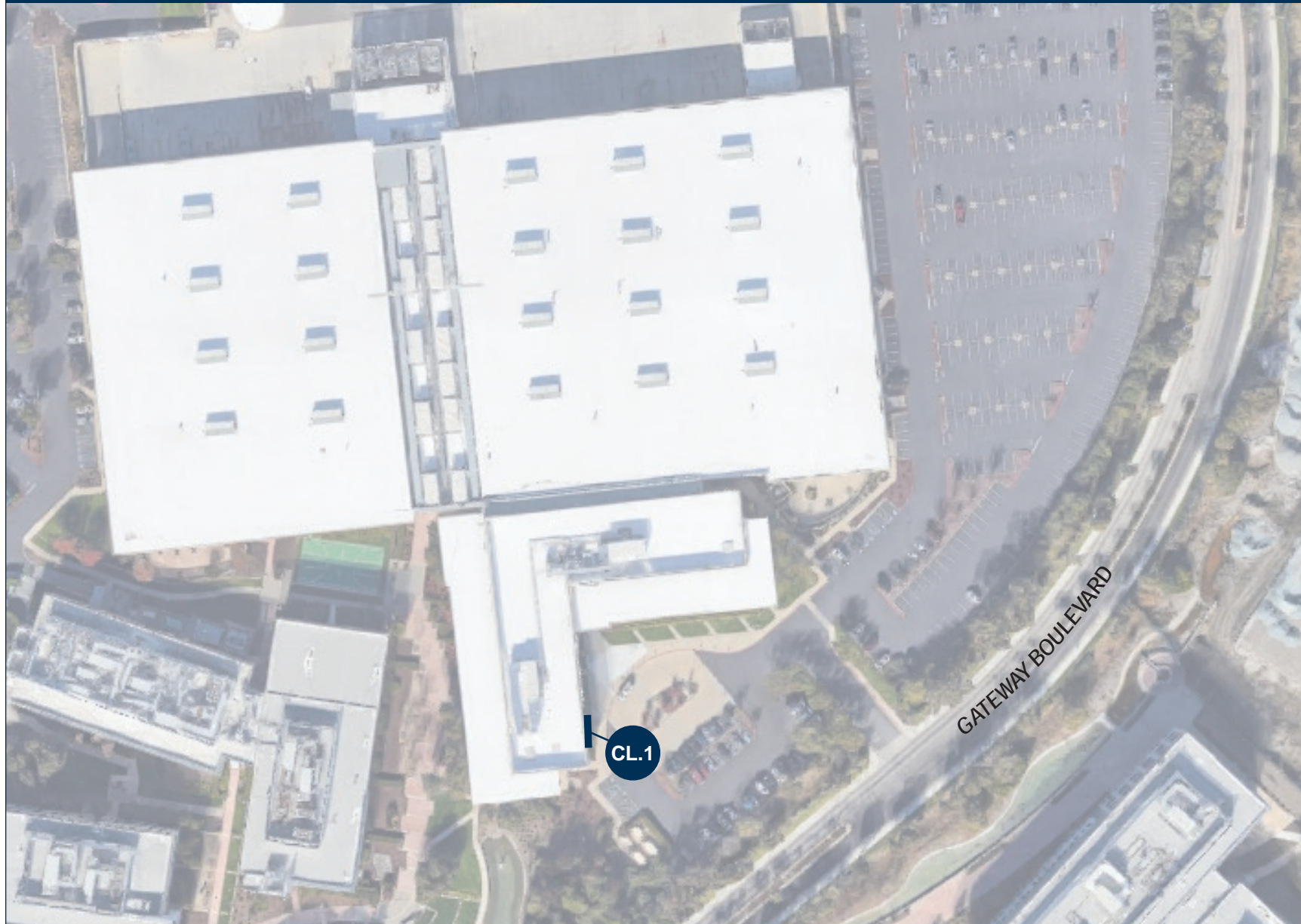


LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560
MASTER SIGN PROGRAM

SHEET NUMBER
7.3

LUCID

SITE PLAN



N.T.S.

WORK SCOPE

CL.1 MAIN BUILDING ID SIGNAGE (Qty 1)

CODE ALLOWANCE

CODE INFORMATION...

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JOB #: 246054-R3
DATE: 10.17.2019
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
1	10.23.19	WAM	DELETE SIZE OPTION; REVISE LETTER DEPTH DIMENSIONS, ADD SEAM NOTE
2	10.27.19	WAM	REVISE FAB DETAILS
3	10.28.19	WAM	REVISE LED COLOR TEMP, REVISE ELEVATION RENDERING
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

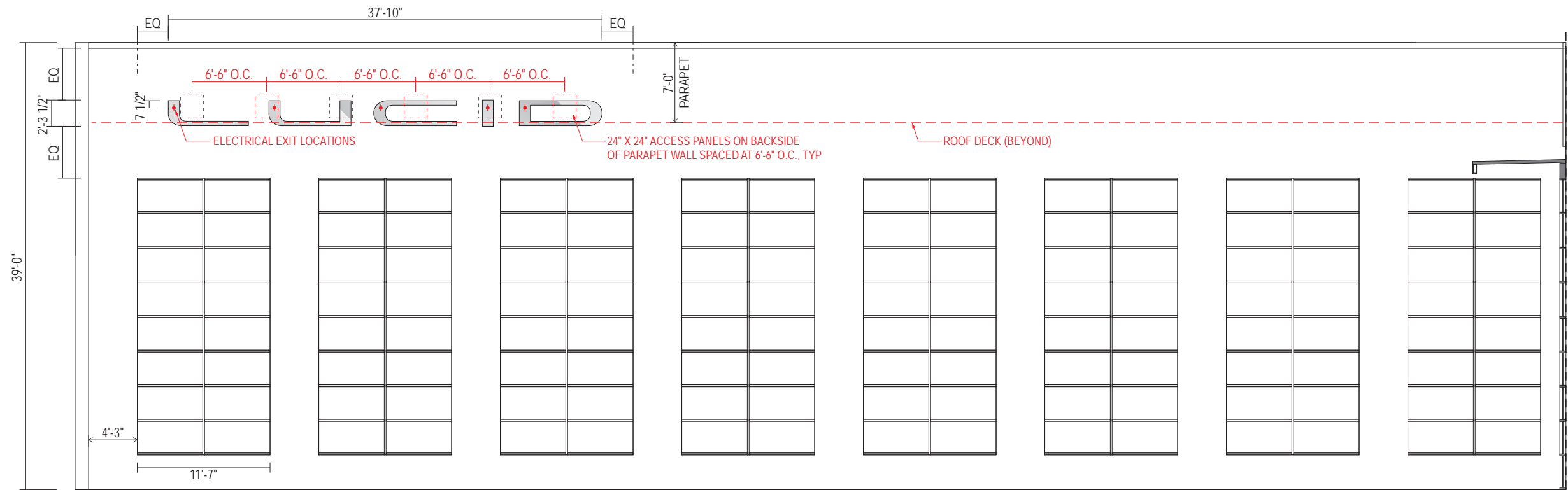
LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.0



CL.1 EAST ELEVATION
SCALE: 3/32"=1'-0"



EXTERIOR RENDERING
SCALE: N.T.S.

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JOB #: 246054-R3
DATE: 10.17.2019
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
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5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560

DESIGN PHASE: CONCEPTUAL

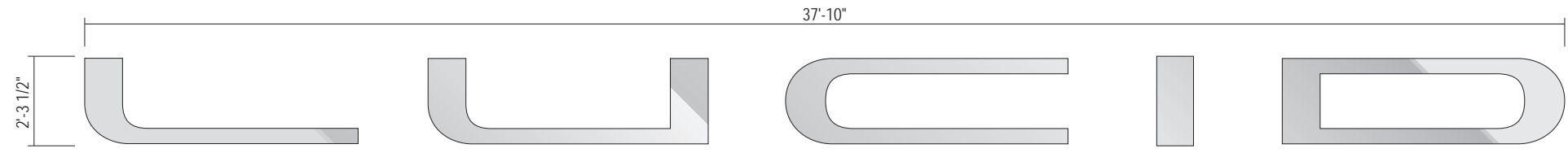
SHEET NUMBER

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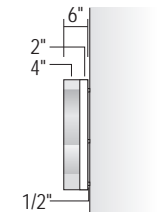
CL.1 SIDE-LIT CHANNEL LETTERS (ON STANDOFFS) (QTY 1) - OPTION C

SQUARE FOOTAGE: 86.7

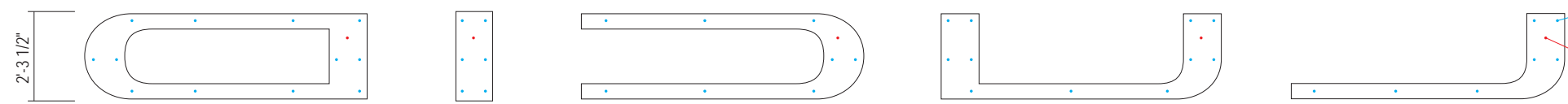
FIELD SURVEY REQUIRED
 SIZE OF SIGN PENDING LANDLORD APPROVAL AND CITY CODE ALLOWANCE



FRONT VIEW
 SCALE: 1/4" = 1'-0"



SIDE VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

TYP. ATTACHMENT LOCATIONS
 (ENG. TO VERIFY)
 7/8"Ø HOLES AT ELECTRICAL EXIT
 LOCATIONS, TYP

SPECIFICATIONS

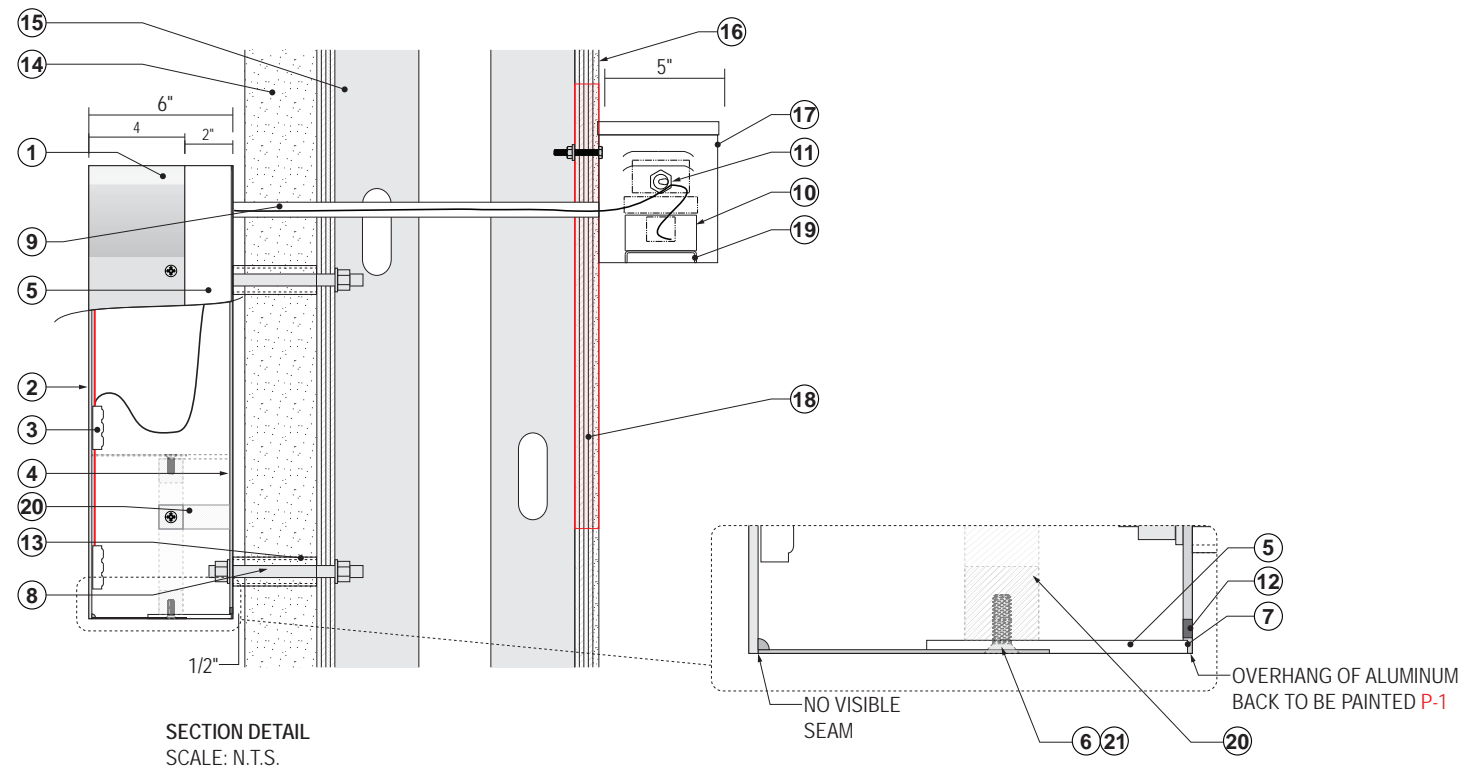
1. 16GA STAINLESS STEEL RETURNS M-2, WELD TO 11GA STAINLESS STEEL FACE
2. 11GA STAINLESS STEEL FACES, M-2
3. WHITE LEDs SECURED TO BACK OF LETTER FACE; COLOR TEMP 5000K
4. .188" ALUMINUM BACK PAINTED WHITE, WITH RABBET EDGE TO RECEIVE ACRYLIC RETURNS
5. .177" WHITE ACRYLIC WRK40 WITH RABBET CUT EDGE AT ATTACHMENT TO RETURNS
6. COUNTERSUNK STAINLESS STEEL 1/4-20 M-2
7. EPOXY ADHERES ACRYLIC TO ALUMINUM BACK
8. 1/2"Ø THREADED ROD THRU-BOLT ATTACHMENT (ENGINEER TO VERIFY)
9. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
12. 1/4" DIA. WEEP HOLES WITH LIGHT Baffles ON BACKS OF LETTERS AT BOTTOM
13. RIGID SPACERS TO PREVENT DEFORMATION OF EIFS;
 PROTRUDE 1/2" OFF WALL SURFACE
14. EIFS OVER DENSGLASS OR PLYWOOD (VERIFY)
15. METAL WALL FRAMING
16. BACK OF PARAPET WALL
17. TRANSFORMER BOX (1) PER LETTER
18. 24" X 24" ACCESS PANELS IN BACK OF PARAPET
19. LED POWER SUPPLY ON 1/2" STANDOFF FROM BOTTOM OF POWER SUPPLY BOX
20. 1" X 1" ALUMINUM BAR FABRICATED BRACE ASSEMBLY WELDED TO .188" ALUMINUM BACK
21. TAPPED / THREADED HOLES FOR COUNTERSUNK STAINLESS STEEL SCREWS 1/4-20

NOTES:

- ETL, MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS/FINISHES

- M-2 STAINLESS STEEL, #8 FINISH
- P-1 MP WHITE, SATIN



SECTION DETAIL
 SCALE: N.T.S.

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JOB #: 246054-R3
 DATE: 10.17.2019
 DESIGNER: A. McKinney
 SALES REP: R. Fought
 PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
1	10.23.19	WAM	DELETE SIZE OPTION; REVISE LETTER DEPTH DIMENSIONS, ADD SEAM NOTE
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3	10.28.19	WAM	REVISE LED COLOR TEMP, REVISE ELEVATION RENDERING
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

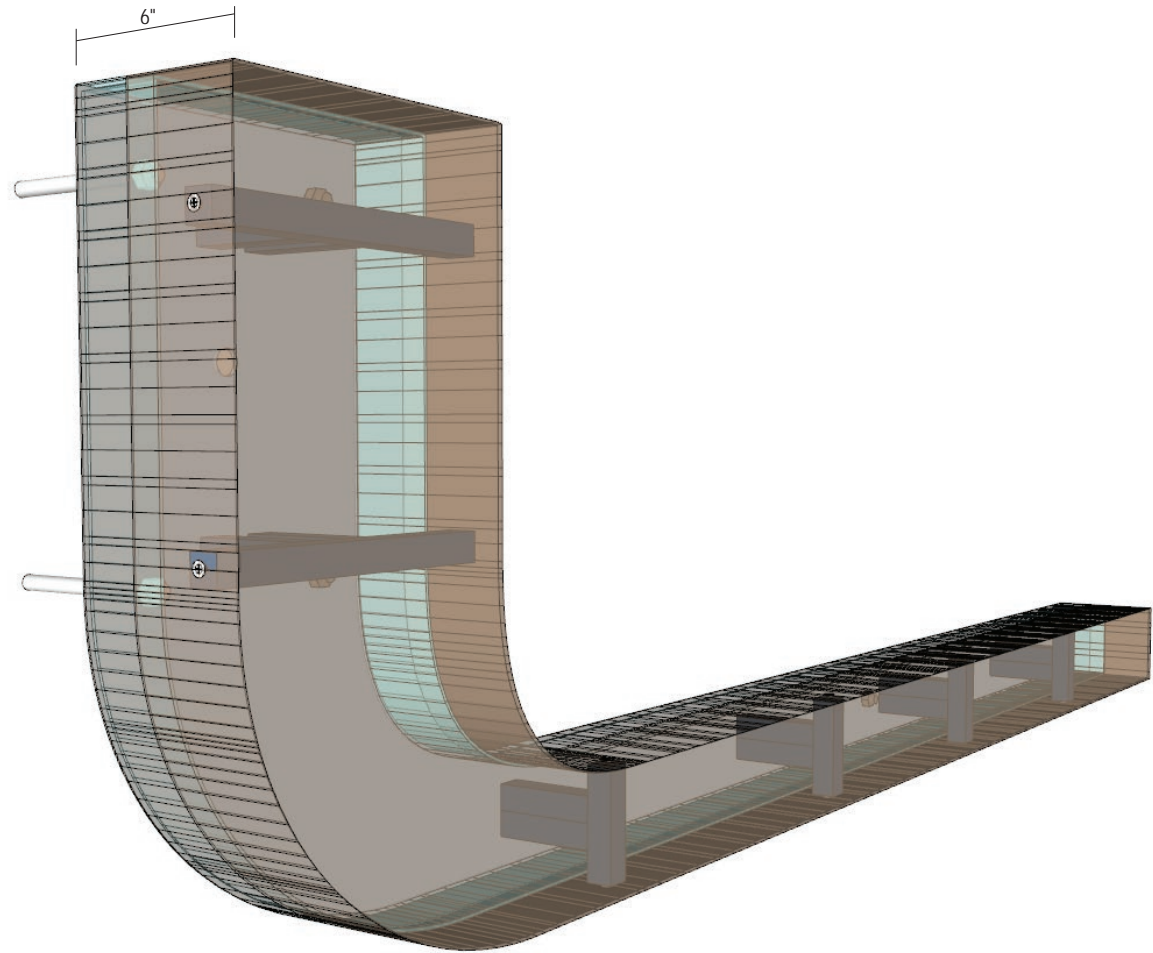
LUCID

LUCID MOTORS
 7373 GATEWAY BLVD.
 NEWARK, CA 94560
 DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
1.0

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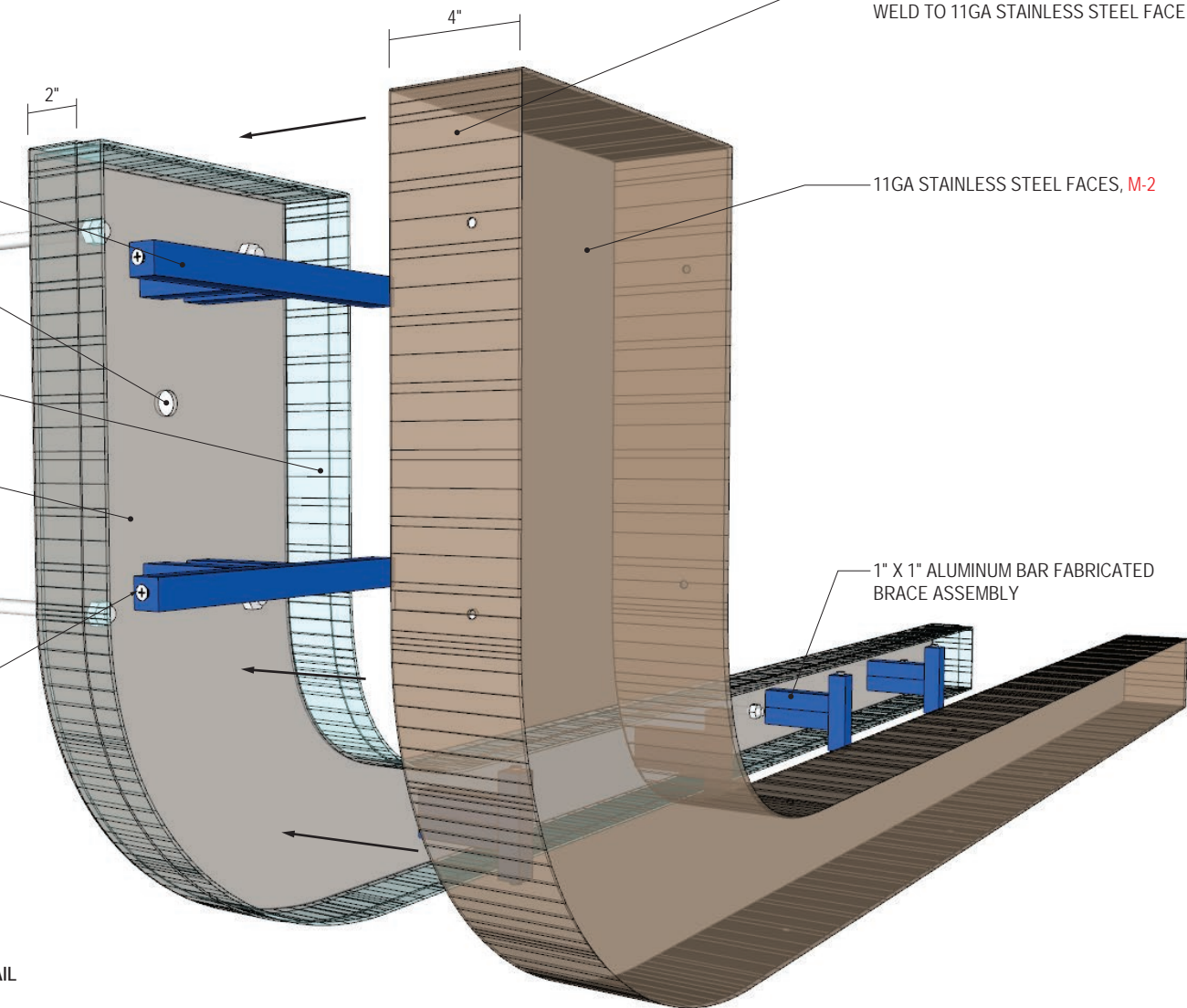
CL.1 SIDE-LIT CHANNEL LETTERS (ON STANDOFFS) (QTY 1) - OPTION C



PERSPECTIVE VIEW
SCALE: N.T.S.

COLORS / TRANSPARENCY SHOWN FOR ILLUSTRATIVE PURPOSES

- 1" X 1" ALUMINUM BAR FABRICATED BRACE ASSEMBLY
- 7/8"Ø HOLE IN LETTER BACK FOR ELECTRICAL EXIT
- .177" WHITE ACRYLIC WRK40 WITH RABBET CUT EDGE AT ATTACHMENT TO RETURNS
- .188" ALUMINUM BACK PAINTED WHITE, WITH RABBET EDGE TO RECEIVE ACRYLIC RETURNS
- 1/2"Ø THREADED ROD THRU-BOLT ATTACHMENT (ENGINEER TO VERIFY)
- COUNTERSUNK STAINLESS STEEL SCREWS 1/4-20 INTO TAPPED / THREADED HOLES IN 1" X 1" ALUMINUM BAR



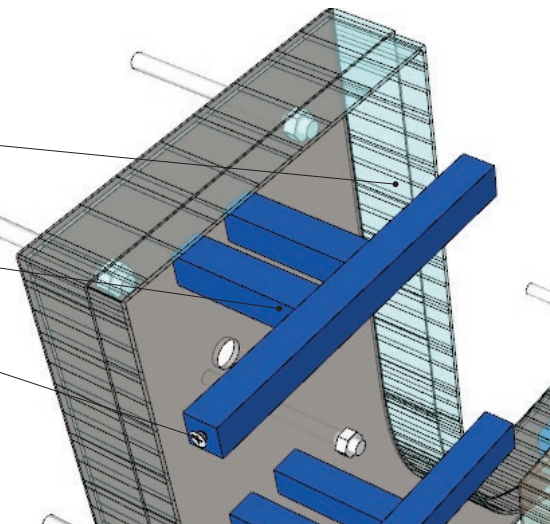
PERSPECTIVE DETAIL
SCALE: N.T.S.

COLORS / TRANSPARENCY SHOWN FOR ILLUSTRATIVE PURPOSES

.177" WHITE ACRYLIC WRK40 WITH RABBET CUT EDGE AT ATTACHMENT TO RETURNS

1" X 1" ALUMINUM BAR FABRICATED BRACE ASSEMBLY

COUNTERSUNK STAINLESS STEEL SCREWS 1/4-20 INTO TAPPED / THREADED HOLES IN 1" X 1" ALUMINUM BAR



ENLARGED PERSPECTIVE DETAIL
SCALE: N.T.S.

COLORS / TRANSPARENCY SHOWN FOR ILLUSTRATIVE PURPOSES

COLORS/FINISHES

- M-2 STAINLESS STEEL, #8 FINISH
- P-1 MP WHITE, SATIN

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JOB #: 246054-R3
DATE: 10.17.2019
DESIGNER: A. McKinney
SALES REP: R. Fought
PROJ MGR: R. Jensky

REV.	DATE	BY	DESCRIPTION
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3	10.28.19	WAM	REVISE LED COLOR TEMP, REVISE ELEVATION RENDERING
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

LUCID

LUCID MOTORS
7373 GATEWAY BLVD.
NEWARK, CA 94560

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

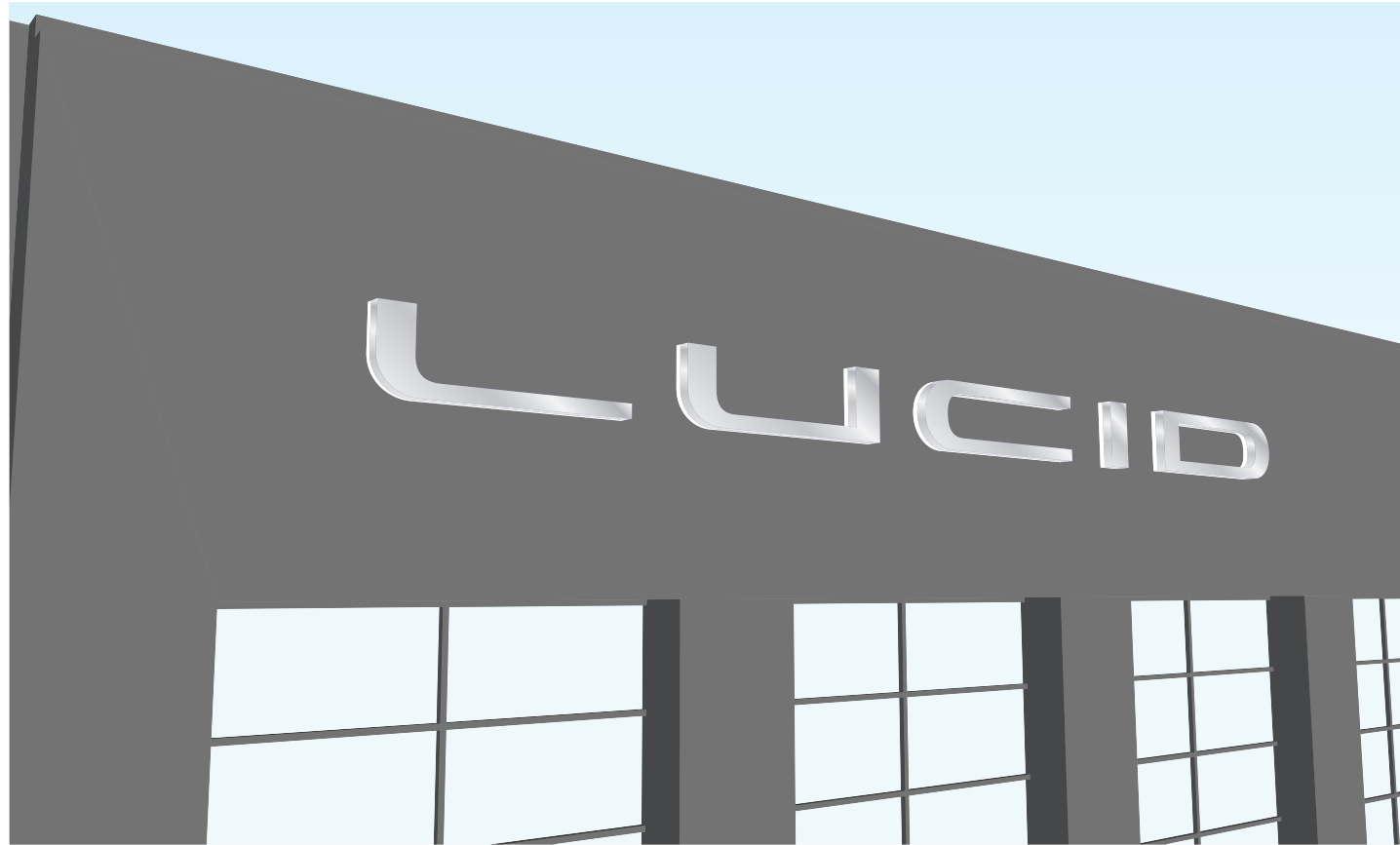
1.1

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CL.1 SIDE-LIT CHANNEL LETTERS (ON STANDOFFS) (QTY 1) - OPTION C

SQUARE FOOTAGE: 86.7


FIELD SURVEY REQUIRED
 SIZE OF SIGN PENDING LANDLORD APPROVAL AND CITY CODE ALLOWANCE



PERSPECTIVE VIEW
 SCALE: N.T.S.



NIGHT VIEW
 SCALE: N.T.S.

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 246054-R3 DATE: 10.17.2019 DESIGNER: A. McKinney SALES REP: R. Fought PROJ MGR: R. Jensky	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10.23.19</td> <td>WAM</td> <td>DELETE SIZE OPTION; REVISE LETTER DEPTH DIMENSIONS, ADD SEAM NOTE</td> </tr> <tr> <td>2</td> <td>10.27.19</td> <td>WAM</td> <td>REVISE FAB DETAILS</td> </tr> <tr> <td>3</td> <td>10.28.19</td> <td>WAM</td> <td>REVISE LED COLOR TEMP, REVISE ELEVATION RENDERING</td> </tr> <tr> <td>4</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>5</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>6</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>7</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>8</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>9</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> <tr> <td>10</td> <td>00.00.00</td> <td>XX</td> <td>XXXX</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	10.23.19	WAM	DELETE SIZE OPTION; REVISE LETTER DEPTH DIMENSIONS, ADD SEAM NOTE	2	10.27.19	WAM	REVISE FAB DETAILS	3	10.28.19	WAM	REVISE LED COLOR TEMP, REVISE ELEVATION RENDERING	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____ QC _____		LUCID MOTORS 7373 GATEWAY BLVD. NEWARK, CA 94560 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER <h1>1.2</h1>
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RESOLUTION NO. XXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF NEWARK APPROVING A MASTER SIGN PLAN FOR
LUCID MOTORS LOCATED AT 7373 GATEWAY BLVD (APN:
537-853-49)

WHEREAS, LUCID Motors, has filed an application for a Master Sign Plan at 7373 Gateway Blvd, within the Pacific Research Center (APN: 537-853-49) and

PURSUANT to Newark Zoning Ordinance Section 17.25.110(E), the Planning Commission is the review authority and the project was presented via teleconference to the Planning Commission at its regular meeting at 7:30 p.m. on June 23, 2020 at the City Administration Building, 37101 Newark Boulevard, Newark, California; and

WHEREAS, pursuant to Chapter 17.25 (Sign Standards), Section 17.25.110(F) (Required Findings), the Planning Commission hereby makes the following findings:

1. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site;

Staff response: The signs are compatible with the existing contemporary style buildings and fit into the character of the campus-like setting established in the business park. This finding can be made in the affirmative.

2. Future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification; and

Staff response: The proposed signs allow LUCID Motors the opportunity to uniquely identify their buildings from within and outside of their campus. LUCID Motors is the only tenant within the buildings and areas being considered for the proposed signs, therefore the proposed master sign plan does not limit the opportunities for future tenants. This finding can be made in the affirmative.

3. Directional signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.

Staff response: The proposed signs adequately address the directional sign needs for pedestrian, vehicular and emergency vehicles. This finding can be made in the affirmative.

WHEREAS, at its meeting on June 23, 2020, the Planning Commission of City of Newark, reviewed this said application and approved of the LUCID Motors Master Sign Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Newark hereby, approves the LUCID Motors Master Sign Plan for 4 new signs as shown on the Master Sign Plan.

The Commission thereby makes the findings prescribed in Newark Municipal Code Section 17.25.110 (F), and directs the Resolution be mailed to the applicant and filed with the City Clerk.

This Resolution was introduced at the Planning Commission's June 23, 2020 meeting by _____, seconded by _____, and passed as follows:

AYES:

NOES:

ABSENT: