



Planning Commission Staff Report

Date: July 14, 2010

Case No.: SI 10-053 Appeal

Type: Appeal of Director's Decision on Sign Permit

Applicant: Integrated Sign Associates

Location: 5001 East Ramon Road

APN: 680-170-044

General Plan: RC (Regional Commercial)

Zone: W-M-1 (Service / Manufacturing with Watercourse Overlay)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION:

Mr. Aaron Clippinger of Integrated Sign Associates, on behalf of Go Wireless, filed an appeal of the Planning Director's decision of July 1, 2010. The Director denied a sign permit request to allow main signage on three elevations of the northernmost pad building at the Gene Autry Plaza located at 5001 East Ramon Road. Specifically, the signage included:

1. North Elevation: Two main signs totaling 37.9 sq. ft. in size
2. East Elevation: Two main signs totaling 69.5 sq. ft. in size
3. South Elevation: Two main signs totaling 40.2 sq. ft. in size

RECOMMENDATION:

That the Planning Commission uphold the decision of the Planning Director denying proposed main signage for GoWireless at 5001 East Ramon Road.

Alternatively, the Commission may determine that the proposed verbiage constitutes one sign, subject to the remaining provisions of the approved Sign Program.

BACKGROUND:

On June 8, 2010, a sign application was filed by the applicant to install main signage on three building elevations of the northernmost pad building located within the Gene Autry Plaza at 5001 East Ramon Road.

On June 24, 2010, the applicant submitted a revised sign package request with reduced sign area of all three building elevations.

On July 1, 2010, the Director of Planning denied the sign permit request in writing (see attached letter). The applicant was informed of his right to appeal this decision to the Planning Commission.

On July 7, 2010, the applicant filed a request to appeal the Director's decision to the Planning Commission (copy attached).

SETTING:

The site, known as the Gene Autry Plaza, is an approximately 6.54-acre parcel located at the southeast corner of Gene Autry Trail and Ramon Road. The overall site consists of two major retail structures, two building multi-tenanted pad buildings, landscaping and parking. Surrounding land uses, Zoning, and General Plan designations are detailed below:

Table 1: Surrounding General Plan, Zones and Land Uses

	General Plan	Zone	Land Use
North	Regional Commercial	W-M-1-P	Shopping Center (The Springs)
South	Regional Commercial	W-M-1 (I.L.)	Vacant
East	Regional Commercial	W-M-1 (I.L.)	Home Improvement Store (Lowe's)
West	Industrial	W-M-1	Gas Service Station and Vacant

ANALYSIS:

The applicant submitted a sign package proposal for east tenant space in the northernmost pad building located at the Gene Autry Plaza, 5001 East Ramon Road. The signage included two main signs, a corporate name (Verizon Wireless) and a franchise name (GoWireless | Premium Retailer), on the north, east and south elevations of the building.

Based on the approved sign program, the tenant may have only one main sign per building elevation; therefore, the request to have two main signs, a corporate name and a franchisee name, is not permitted.

Additionally, the subject tenant space is allowed the following sign area for main signs based on the site plan provided:

Building Elevation	Lineal Frontage	Sign Area ¹ Permitted	Sign Area Proposed
North	30 feet	30 sq. ft.	37.9 sq. ft.
East	66 feet	66 sq. ft.	69.5 sq. ft.
South	30 feet	30 sq. ft.	40.2 sq. ft.

The proposed sign area exceeds the maximum permitted sign area on all three elevations.

Based on the aforementioned analysis, staff denied the applicant's sign permit request for Case SI 10-053.

APPEAL:

On July 7, 2010, the applicant filed an appeal of staff's decision. The applicant / appellant has provided three reasons why his appeal should be granted. Staff has listed those below with an analysis following:

- 1. The company in question has over 300 locations operating and doing business in the state of California including your neighboring cities, Palm Desert, Yucca and Blythe. All of these locations display the signage as requested here.*

The Verizon company has had at least one phone store in the City of Palm Springs in the past but the approved signage did not include a franchise name that staff has found. Staff is unaware of any previous signage permits granted for Go Wireless within the City of Palm Springs, and unable to speak on policy for the signage permitted in other cities.

- 2. Verizon corporation requires the signage to be displayed just as shown on design # 15519-10r2. These signage guidelines are regulations in order to be a franchisee of Verizon.*

The Zoning Code and approved sign program for the Gene Autry Plaza only allow a business to display one main sign. Two main signs are not permitted to be displayed.

- 3. With the economy the way it is, I am sure the city of Palm Springs would welcome economic growth, and a tax paying company with a 5 year lease.*

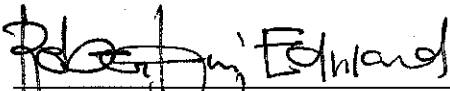
The City welcomes new businesses and economic growth, however new requests must be treated consistently based on the City of Palm Springs Zoning Code and law.

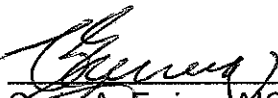
¹ Sign Area: The area of a sign without a border placed on the wall of a building shall be computed by enclosing the entire sign within sets of parallel lines touching the outer limits of the sign message and computing thus enclosed... (Approved sign program, Gene Autry Plaza).

CONCLUSION:

Considering all the information contained herein, staff recommends that the Planning Commission uphold the decision of the Planning Director to deny Case No. SI 10-053, to allow the installation of two main signs, which exceed the maximum sign area permitted, on three elevations of the northernmost pad building at 5001 East Ramon Road.

If the Commission determines that the proposed verbiage, "Verizon Wireless GoWireless Premium Store" constitutes one sign, staff recommends that it be subject to the remaining provisions of the Sign Program for the Gene Autry Plaza center. This would require a reduction in area of the proposed signs, as indicated on the above chart.

for 
David A. Newell
Associate Planner

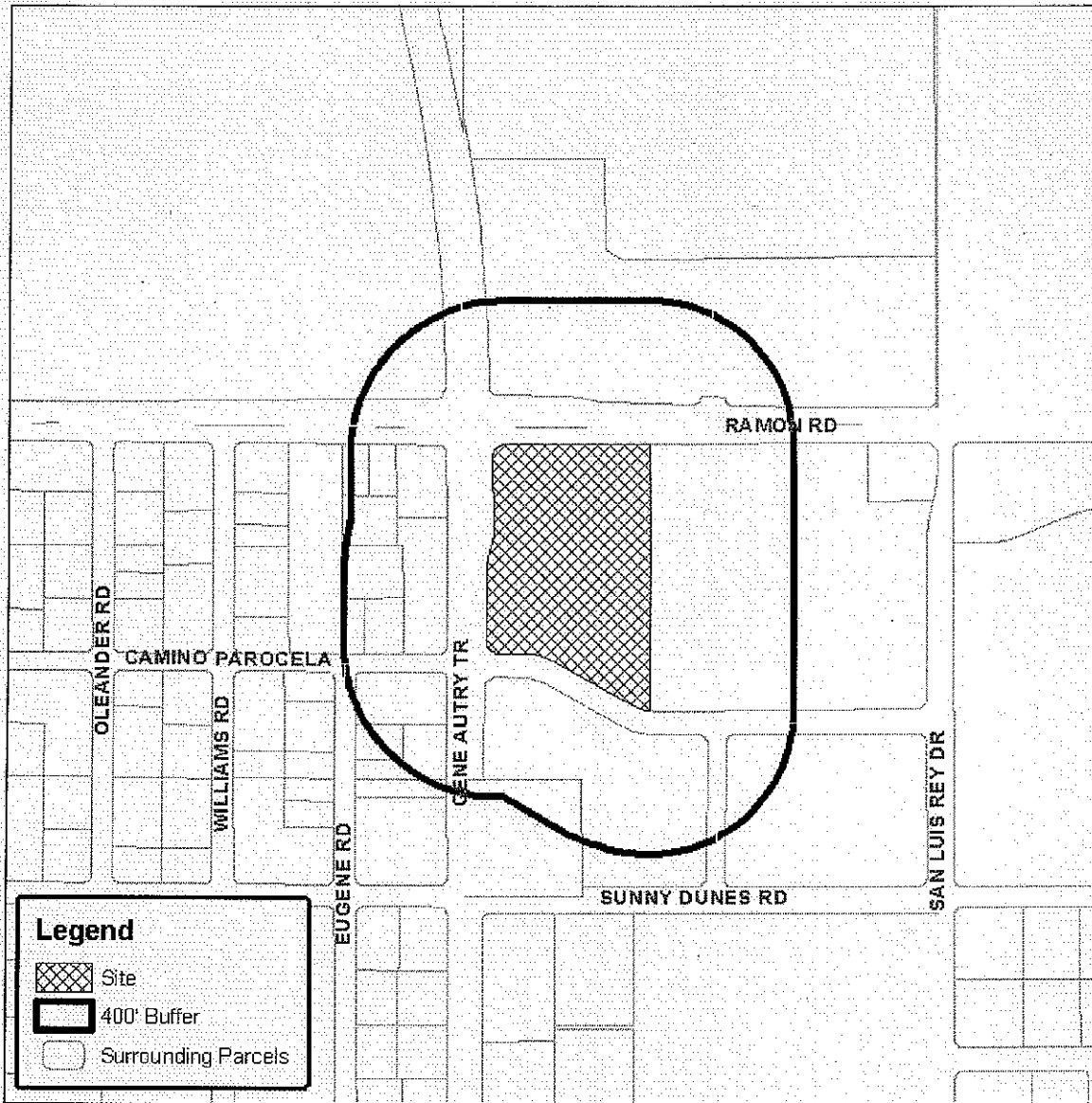

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. 400' Vicinity Map
2. Staff Denial Letter
3. Draft Resolution of Denial
4. Appeal Letter
5. Proposed Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE: SI 10-053

APPLICANT: Integrated Sign Associates

DESCRIPTION: An appeal of the Director of Planning Services' decision to deny main signage for Go Wireless proposed to be located at 5001 East Ramon Road, W-M-1, Section 20.



City of Palm Springs

Department of Planning Services

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8245 • Fax: (760) 322-8360 • Web: www.palmsprings-ca.gov

July 1, 2010

Mr. Aaron Clippinger
Integrated Sign Associates
1160 Pioneer Way, Suite M
El Cajon, California 92020-1944

RE: Case No. SI 10-053; 5001 Ramon Road
Verizon Wireless | Go Wireless Signage Permit

Mr. Clippinger,

On June 8, 2010, the City received your application for new signage for the property located at the above address. Staff also received your revised request on June 24, 2010. Specifically, you have requested to install signage on three elevations of the northernmost pad building as follows:

1. North Elevation: Two main signs totaling 37.9 sq. ft. in size
2. East Elevation: Two main signs totaling 69.5 sq. ft. in size
3. South Elevation: Two main signs totaling 40.2 sq. ft. in size

Staff has reviewed the request in accordance with the approved sign program, and determined that the business may have only one main sign per building elevation. The request includes two main signs (Verizon Wireless and GoWireless | Premium Retailer) on all three building elevations.

Additionally, the signs program allows one square foot of sign area per lineal foot of building frontage. The subject tenant space is permitted the following main signage based on the site plan provided:

Building Elevation	Lineal Frontage	Sign Area ¹ Permitted	Sign Area Proposed
North	30 feet	30 sq. ft.	37.9 sq. ft.
East	66 feet	66 sq. ft.	69.5 sq. ft.
South	30 feet	30 sq. ft.	40.2 sq. ft.

The proposed sign area exceeds the maximum permitted sign area on all three elevations.

¹ Sign Area: The area of a sign without a border placed on the wall of a building shall be computed by enclosing the entire sign within sets of parallel lines touching the outer limits of the sign message and computing thus enclosed... (Approved sign program, Gene Autry Plaza).

From this analysis, your request is **DENIED**.

Please note that you may appeal this decision to the Planning Commission within 10 working days of the date of this letter. Your appeal must be filed in writing no later than July 21, 2010, and include any applicable filing fee.

If you have any questions about this letter, please contact David A. Newell at (760) 323-8245.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig A. Ewing". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA DENYING AN APPEAL BY INTEGRATED SIGN ASSOCIATES AND UPHOLDING THE DECISION OF THE DIRECTOR OF PLANNING SERVICES TO DENY CASE NO. SI 10-053, TO INSTALL MAIN SIGNAGE FOR GO WIRELESS AT 5001 EAST RAMON ROAD.

WHEREAS, Integrated Sign Associates ("Applicant") filed a sign application with the City pursuant to Section 94.04.00(E) of the Palm Springs Zoning Code to install main signage on three elevations of the northernmost pad building within the Gene Autry Plaza located at 5001 East Ramon Road (APN: 680-170-044), Zone W-M-1, Section 20; and

WHEREAS, on July 1, 2010, the Director of Planning Services denied the request to install the main signage as follows:

1. North Elevation: Two main signs totaling 37.9 sq. ft. in size;
2. East Elevation: Two main signs totaling 69.5 sq. ft. in size;
3. South Elevation: Two main signs totaling 40.2 sq. ft. in size;

and

WHEREAS, on July 7, 2010, Integrated Sign Associates ("Appellant") filed an appeal of the decision of the Director of Planning Services to deny the request for main signage; and

WHEREAS, on July 14, 2010, the Planning Commission held a public meeting on the appeal, at which meeting the Commission considered the staff report, related materials and exhibits, and public testimony on the matter.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: That the decision by the Director of Planning Services to deny the sign permit request was justified based on the following:

1. Based on the approved sign program, the tenant may have only one main sign per building elevation; therefore, the request to have two main signs, a corporate name and a franchisee name, is not permitted.
2. Additionally, the subject tenant space is permitted the following sign area for main signs based on the site plan provided:

Building Elevation	Lineal Frontage	Sign Area ¹ Permitted	Sign Area Proposed
North	30 feet	30 sq. ft.	37.9 sq. ft.
East	66 feet	66 sq. ft.	69.5 sq. ft.
South	30 feet	30 sq. ft.	40.2 sq. ft.

The proposed sign area exceeds the maximum permitted sign area on all three elevations.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby rejects the appeal and upholds the decision of the Director of Planning Services to deny Case No. SI 10-053 to install the aforementioned main signage at 5001 East Ramon Road.

ADOPTED this 14th day of July, 2010.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

¹ Sign Area: The area of a sign without a border placed on the wall of a building shall be computed by enclosing the entire sign within sets of parallel lines touching the outer limits of the sign message and computing thus enclosed... (Approved sign program, Gene Autry Plaza).



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RECEIVED

July 7th, 2010

July 08 2010

JUL 08 2010

David A. Newell
City of Palm Springs
3200 E Tahquitz Canyon Way
Palm Springs CA 92263-2743

David A. Newell
City of Palm Springs
3200 E Tahquitz Canyon Way
Palm Springs CA 92263-2743
PLANNING SERVICES
DEPARTMENT

Regarding Case # SI 10-053 5001 Ramon Road

Regarding Case # SI 10-053 5001 Ramon Road

Dear David:

Dear David:

I have received your letter for denial and I would like to have this appealed to the committee hearing on July 14th. This appeal is on the following grounds:

- The company in question has over 300 locations operating and doing business in the state of California including your neighboring cities, Palm Desert, Yucca and Blythe. All of these locations display the signage as requested here.
- Verizon corporation requires the signage to be displayed just as shown on design # 15519-10r2. These signage guidelines are regulations in order to be a franchisee of Verizon.
- With the economy the way it is, I am sure the city of Palm Springs would welcome economic growth, and a tax paying company with a 5 year lease.

I have also enclosed in this email the new design with the correct square footage requirements to meet your size restrictions as mentioned in the denial letter. Thank you.

Sincerely,

Sincerely,

Aaron Clippinger
Vice President
Integrated Sign Associates

Aaron Clippinger
Vice President
Integrated Sign Associates

((()))
GO WIRELESS

DESIGN NO. 15519-10R2
5001 RAMON ROAD
PALM SPRINGS, CALIFORNIA 92264

RECEIVED

JUL 08 2010

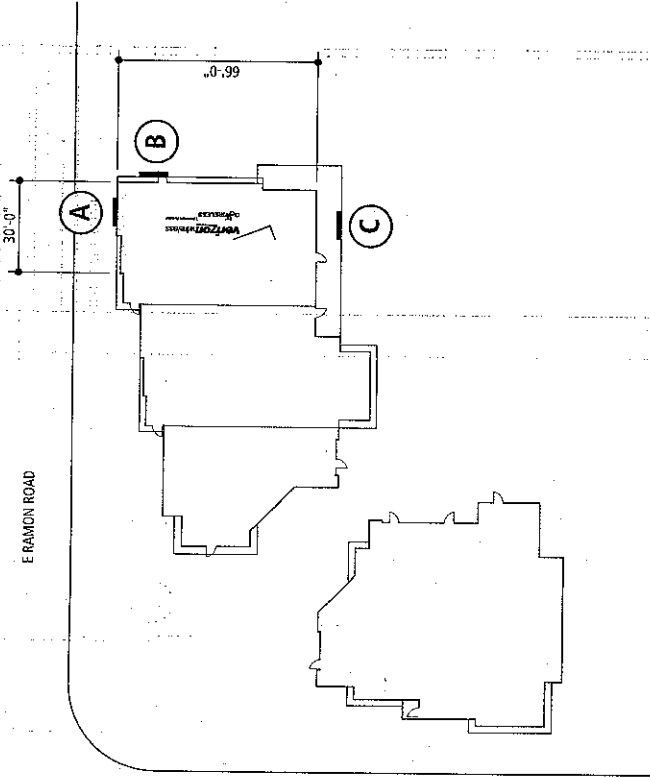
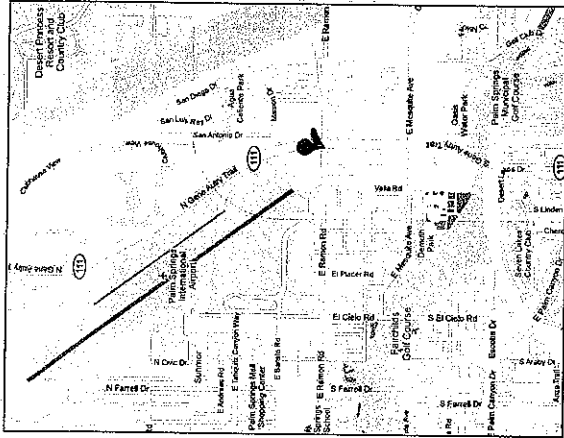
PLANNING SERVICES
DEPARTMENT



Visual communications for a changing world
1160 Pioneer Way, Suite M, El Cajon, California 92020-1944
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SIGN LEGEND

- A** FABRICATED ALUMINUM CHANNEL LETTERS & F.C.O. LETTER. 7'-7 5/8" O.A. H. X 11'-4 3/4" O.A. STRETCHOUT.
- B** FABRICATED ALUMINUM CHANNEL LOGO, LETTERS & F.C.O. LETTER. 3'-8 1/2" ± O.A. H. X 17'-6 3/4" O.A. STRETCHOUT.
- C** FABRICATED ALUMINUM CHANNEL LOGO, LETTERS & F.C.O. LETTER MOUNTED TO WIREWAY & ALUMINUM BACKGROUND PANEL. 7'-7 5/8" ± O.A. H. X 11'-4 3/4" O.A. LOGO & LETTERS STRETCHOUT.



SITE PLAN **NOT TO SCALE**

INTEGRATED SIGN ASSOCIATES
visual communications for a changing world

ORIGINAL CONCEPT
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PROJECT Go Wireless
ADDRESS 5001 Ramon Road, Palm Springs, CA 92264
CUSTOMER APPROVAL

SALESMAN Aaron Clippinger
DATE May 19, 2010
DESIGNER Arnie M.
SCALE as noted

REVISION	DATE	DESCRIPTION
(A) [ADJ.]	06-15-10	revised key to reflect changes

DESIGN NO. 15519-10/2
 SHEET 1 OF 5

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SIGN SPECIFICATIONS

CHANNEL LETTERS

LETTERS: 3" DP ALUMINUM CHANNEL LETTERS - ALLIANCE MATTE BLACK.

FACES: "Z" LETTER- 188" THK. #7228 WHITE ACRYLIC PLASTIC FACE W/ FIRST SURFACE APPLIED 3M RED #108053 TRANSLUCENT VINYL OVERLAY FLU.

"VERI", "ON", "WIRELESS", 188" THK. #7228 WHITE ACRYLIC PLASTIC FACES.

*"GO WIRELESS", 188" THK. BLACK/WHITE ACRYLIC PLASTIC FACES

EDGES: 3/4" BLACK TRIM/CAP EDGES.

ILLUM.: LOW VOLTAGE WHITE LED ILLUMINATION.

INSTALL: LETTERS TO BE FLUSH MOUNTED TO BUILDING WALL AS PER SECTION DETAIL.

QTY: TYP. OF ONE (1) SET.

F.C.O. LETTERS/LOGO

GRAPHICS: .500" THK. F.C.O. CLEAR ACRYLIC PLASTIC GRAPHICS W/ PAINTED FINISH.

FINISH: WIRELESS LOGO: FACES & EDGES PAINTED TO MATCH 3M RED #49630 TRANSLUCENT VINYL FILM.

COPY: FACES & EDGES PAINTED SATIN BLACK.

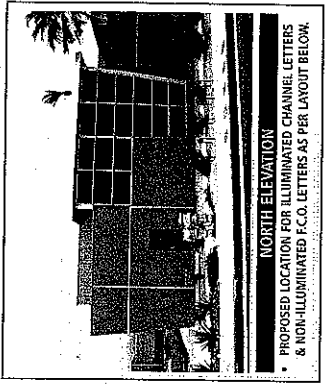
ILLUM.: NON-ILLUMINATED.

INSTALL: INSTALL LETTERS ON TITZUP WALL W/ STUDS & SILICONE ADHESIVE AS REQUIRED.

NOTE: FIELD VERIFY DIMENSIONS PRIOR TO MANUFACTURING LETTERS.

QTY: TYP. OF ONE (1) SET.

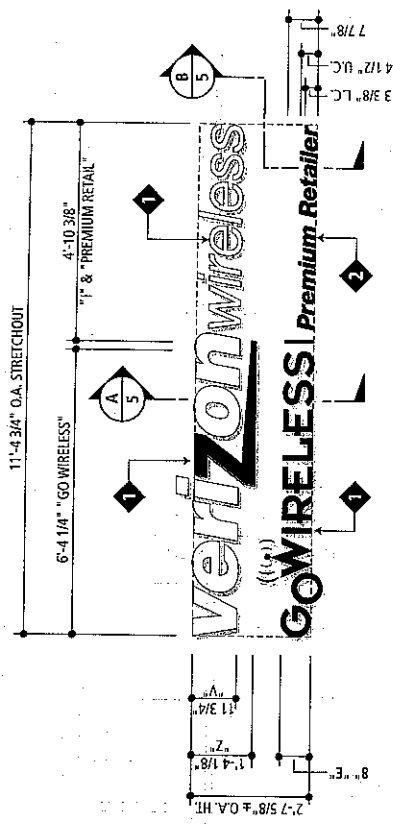
TOTAL SIGN AREA: 29.9 SQ. FT.



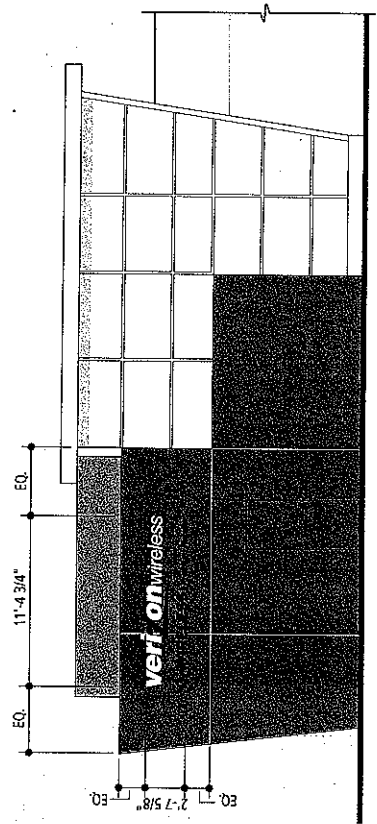
NORTH ELEVATION

• PROPOSED LOCATION FOR ILLUMINATED CHANNEL LETTERS & NON-ILLUMINATED F.C.O. LETTERS AS PER LAYOUT BELOW.

TOTAL SQ. FTG.:
O.A. HT X O.A. W. = 29.9 SQ. FT.



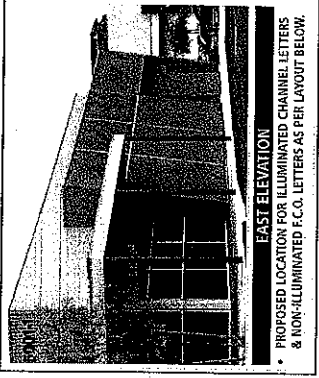
SCALE: 3/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"

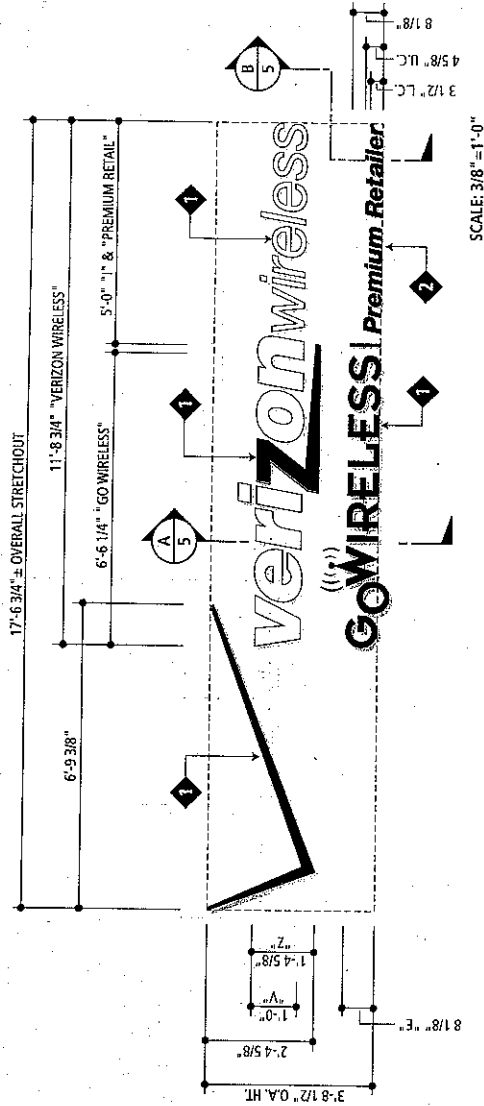
<p>INTEGRATED SIGN ASSOCIATES visual communications for a changing world</p>	<p>PROJECT: Go Wireless</p> <p>ADDRESS: 5001 Ramon Road, Palm Springs, CA 92264</p> <p>CUSTOMER APPROVAL: [Signature]</p>	<p>DESIGNER: ArnieM.</p> <p>DATE: May 19, 2010</p> <p>SCALE: as noted</p>	<p>REVISION: [AM]1 removed logo & reduced sq. ft.</p> <p>DATE: 06-15-10</p>	<p>ISSUE NO: 13519-10r2</p> <p>SHEET: 2</p> <p>OF: 5</p>
	<p>1160 PIONEER WAY, SUITE M, EL CAJON, CALIFORNIA 92020 • P: 619.579.2229 • F: 619.579.7651 • WWW.ISASIGN.COM • INFO@ISASIGN.COM</p>			

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EAST ELEVATION
 • PROPOSED LOCATION FOR ILLUMINATED CHANNEL LETTERS & NON-ILLUMINATED F.C.O. LETTERS AS PER LAYOUT BELOW.

TOTAL SQ. FTG.:
 O.A. HT X O.A. W. = 64.9 SQ. FT.



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



EAST ELEVATION

B

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

SIGN SPECIFICATIONS

<p>CHANNEL LETTERS</p> <p>LETTERS: 3" DE ALUMINUM CHANNEL LOGO & LETTERS - ALLIANCE MATTE BLACK.</p> <p>FACES: MARK LOGO & "V" LTR. .188" THK. #7328 WHITE ACRYLIC PLASTIC FACE W/ FIRST SURFACE APPLIED 3M RED #880-93 TRANSLUCENT VINYL OVERLAY FILM.</p> <p>"VERI" "OW" "WIRELESS". .188" THK. #7328 WHITE ACRYLIC PLASTIC FACES.</p> <p>"GOWIRELESS". .188" THK. BLACK/WHITE ACRYLIC PLASTIC FACES.</p> <p>EDGES: 3/4" BLACK TRIMCAP EDGES.</p> <p>ILLUM.: LOW VOLTAGE WHITE LED ILLUMINATION.</p> <p>INSTALL: LETTERS TO BE FLUSH MOUNTED TO TILT-UP WALL AS PER SECTION DETAIL.</p> <p>QTY: TYP. OF ONE (1) SET.</p>	<p>F.C.O. LETTERS/LOGO</p> <p>GRAPHICS: 5/64" THK. F.C.O. CLEAR ACRYLIC PLASTIC GRAPHICS W/ PAINTED FINISH.</p> <p>FINISH: WIRELESS LOGO: FACES & EDGES PAINTED TO MATCH 3M RED #8800 TRANSLUCENT VINYL FILM.</p> <p>COPY: FACES & EDGES PAINTED SATIN BLACK. NON-ILLUMINATED.</p> <p>ILLUM.: NON-ILLUMINATED.</p> <p>INSTALL: INSTALL LETTERS ON TILT-UP WALL W/ STUDS & SILICONE ADHESIVE AS REQUIRED.</p> <p>NOTE: FIELD VERIFY DIMENSIONS PRIOR TO MANUFACTURING LETTERS.</p> <p>QTY: TYP. OF ONE (1) SET.</p>	<p>TOTAL SIGN AREA: 64.9 SQ. FT.</p>
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INTEGRATED SIGN ASSOCIATES
 visual communicators for a changing world

PROJECT: Go Wireless
CLIENT/OWNER: 5001 Ramon Road, Palm Springs, CA 92264
DESIGNER: Aaron Clippinger
DATE: May 19, 2010
SCALE: as noted

DESIGNER APPROVAL: [Signature]
DATE: [Blank]
SCALE: [Blank]

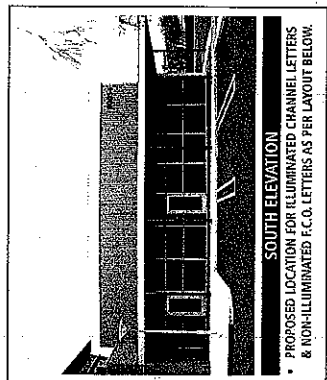
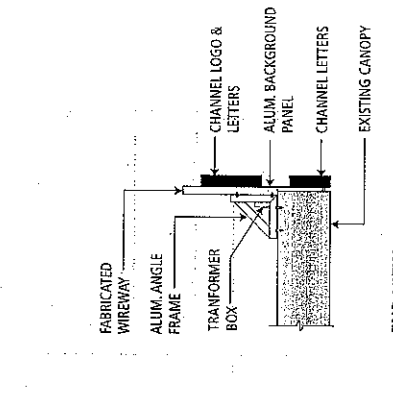
REVISION: [Blank]
DATE: 05-15-10
BY: [Blank]

PROJECT NO: 15519-10r2
SHEET NO: 3 OF 5

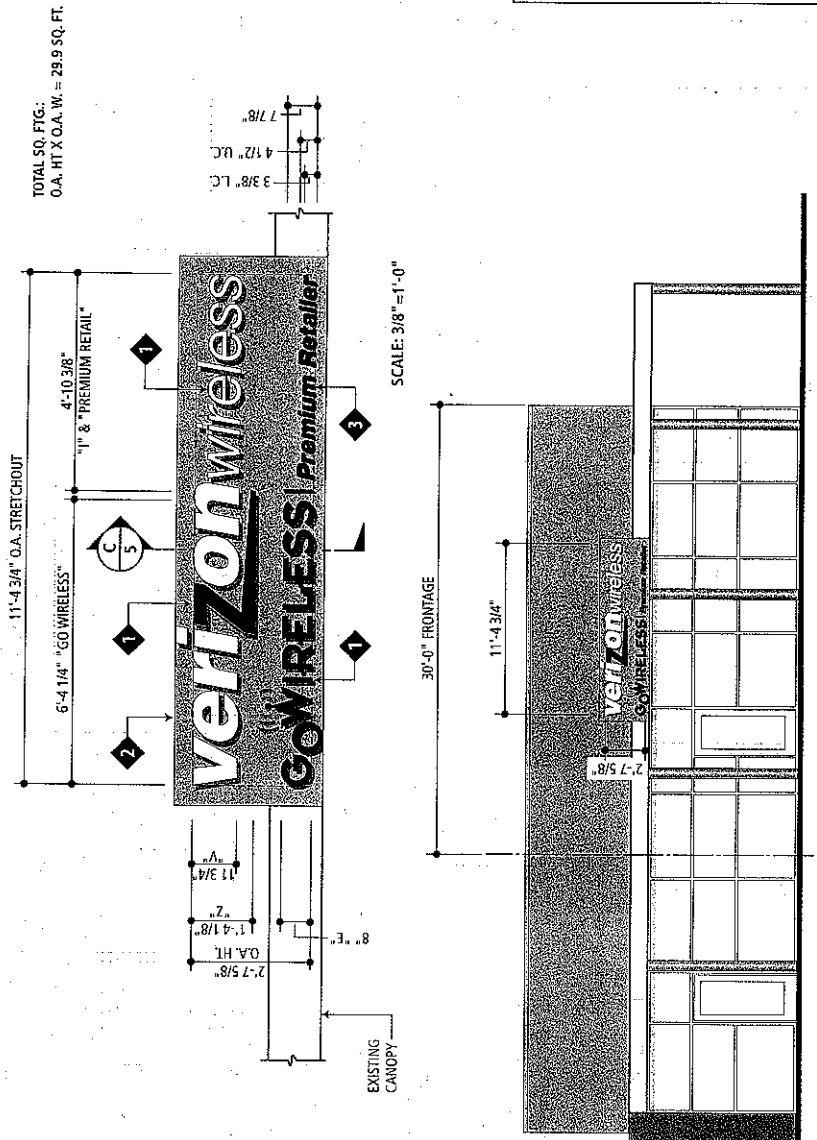
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 WWW.IGASIGN.COM • INFO@IGASIGN.COM

SIGN SPECIFICATIONS

CHANNEL LETTERS
LETTERS: 3" DR ALUMINUM CHANNEL LOGO & LETTERS - ALLIANCE MATTE BLACK.
FACES: MARK LOGO & "2" LTR. .08" THK. #7228 WHITE ACRYLIC PLASTIC FACES W/ FACI APPLIED 3M RED #369-33 TRANSLUCENT VINT. OVERLAY FILM.
"VERI" "ON" "WIRELESS". .188" THK. #7228 WHITE ACRYLIC PLASTIC FACES.
"GOWIRELESS". .188" THK. BLACK/WHITE ACRYLIC PLASTIC FACES
EDGES: 3/4" BLACK TRIM-CAP EDGES.
ILLUM.: LOW VOLTAGE WHITE LED ILLUMINATION.
INSTALL: LETTERS MOUNTED TO FABRICATED WIREWAY W/ ALUM. ANGLE FRAME @ EXISTING CANOPY.
BKGD. PANEL & WIREWAY
WIREWAY: .060" THK. ALUMINUM BACKGROUND PANEL PAINTED TO MATCH BUILDING FASCIA (VERIFY COLOR) W/ FABRICATED ALUMINUM WIREWAY.
INSTALL: BACKGROUND PANEL & WIREWAY TO BE MOUNTED TO EXISTING CANOPY FIELD (VERIFY).
F.C.O. "PREMIUM..." LTRS.
GRAPHICS: .500" THK. F.C.O. CLEAR ACRYLIC PLASTIC GRAPHICS W/ PAINTED FINISH.
FINISH: 1/8" "PREMIUM RETAILER". FACES & EDGES PAINTED SATIN BLACK.
ILLUM.: NON-ILLUMINATED.
INSTALL: INSTALL LETTERS ON ALUMINUM BACKGROUND W/ STUDS & SILICONE ADHESIVE AS REQUIRED.
NOTE: FIELD VERIFY DIMENSIONS PRIOR TO MANUFACTURING LETTERS.
QTY: TYP. OF ONE (1) SET.
TOTAL SIGN AREA: 29.9 SQ. FT.



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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PROJECT: Go Wireless

ADDRESS: 5001 Ramon Road, Palm Springs, CA 92264

DESIGNER: ArnieM.

DATE: May 19, 2010

SCALE: as noted

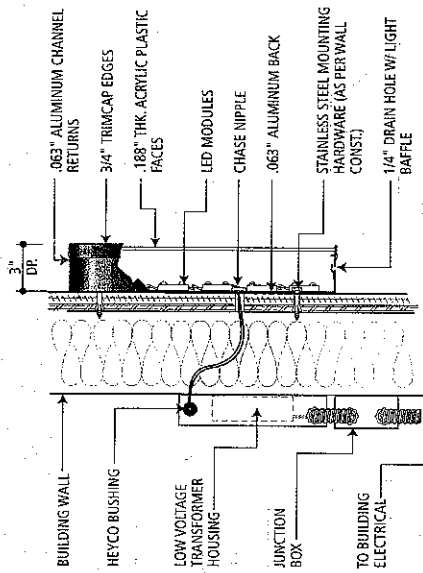
REVISION: [AM1] remove logo & revised sq. ft. [AM2] remove background dimensions

DATE: 06-15-10 / 07-07-10

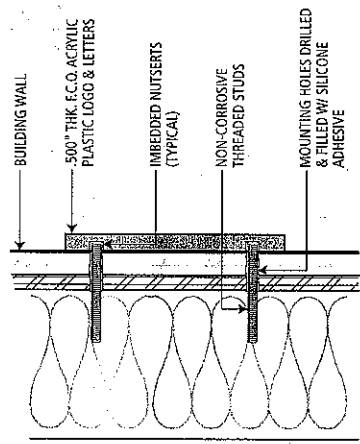
ISSUE NO.: 15919-10-2

SHEET: 4 of 5

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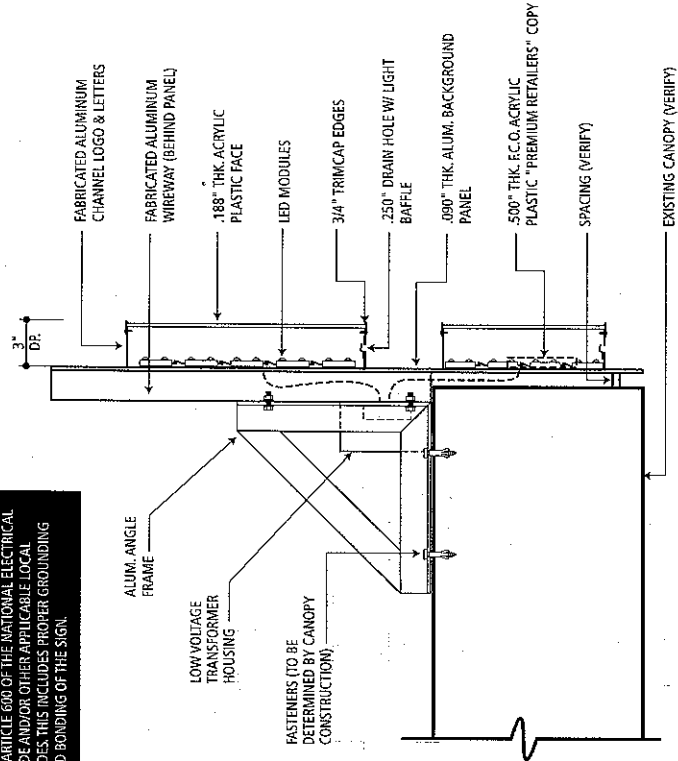


CHANNEL LETTERS SECTION DETAIL
SCALE: 1/12"=1'-0" **A**




E.C.O. LETTERS SECTION VIEW
SCALE: 3/8"=1'-0" **B**

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH THE REQUIREMENTS
OF ARTICLE 600 OF THE NATIONAL ELECTRICAL
CODE AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER GROUNDING
AND BONDING OF THE SIGN.



SECTION DETAIL @ SOUTH ELEVATION
SCALE: 1/12"=1'-0" **C**

SIGN CONSTRUCTION DETAILS & SPECIFICATIONS

 <p>INTEGRATED SIGN ASSOCIATES visual communications for a changing world</p>	<p>PROJECT Go Wireless</p> <p>ADDRESS 5001 Ramon Road, Palm Springs, CA 92264</p> <p>CUSTOMER APPROVAL</p>		<p>SALES/PM Aaron Clippinger</p> <p>DATE May 19, 2010</p> <p>DESIGNER ArnieM.</p> <p>SCALE as noted</p>	<p>REVISION [AM] revised detail "C"</p> <p>DATE 06-15-10</p>	<p>DRAWING NO. 15519-1072</p> <p>SHEET 5</p> <p>OF 5</p>
	<p>INTEGRATED SIGN ASSOCIATES • 1160 PIONEER WAY, SUITE M, EL CAJON, CALIFORNIA 92020 • P: 619.579.2229 • F: 619.579.7651 www.isasign.com • info@isasign.com</p>				