

MEMORANDUM

Planning Department



Date: June 26, 2025
To: Zoning Administrator
From: Randy Baez, Associate Planner

Subject: **McCarthy Center Tree Removal and Landscaping Modifications – 400-940 N. McCarthy Blvd. - (P-MS25-0070, P-TR25-0015, and P-TR25-0016)** – A Minor Site Development Permit and two Tree Removal Permit requests to allow for landscaping modifications, including a reduction of the total amount of required net onsite trees to 1,668 with reduced replanting requirements pursuant to the City’s Tree Removal Ordinance as defined in Title X-2.00 of the Milpitas Municipal Code, at an existing business park (McCarthy Center) on two lots totaling approximately 68 acres in the Industrial Park (MP) Zoning District, located at 400-940 N. McCarthy Blvd. The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Location: 400-940 N. McCarthy Blvd. (APNs: 022-29-034 and 022-29-035)

Zoning/GP: Industrial Park (MP) / Industrial Park (INP)

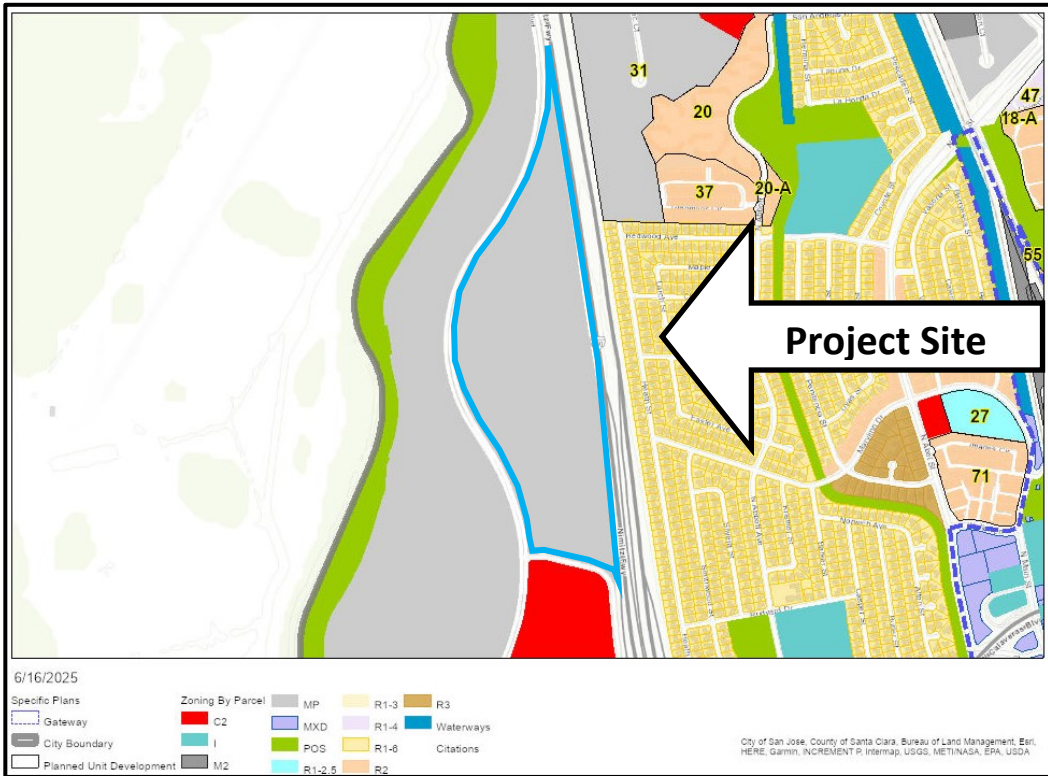
EXECUTIVE SUMMARY

On May 26, 2025, Jeremy Neel from The Irvine Company (on behalf of the property owner) submitted a Minor Site Development (MSD) Permit and two Tree Removal Permit requests to allow for landscaping modifications, including a reduction of the total amount of required net onsite trees to 1,668. This Project includes a reduced replanting requirement pursuant to the City’s Tree Removal Ordinance as defined in Title X-2.00 of the Milpitas Municipal Code at an existing business park (McCarthy Center) on two lots totaling 68 acres in the Industrial Park (MP) Zoning District, located at 400-940 N. McCarthy Blvd.

Minor Site Development Permits are required for the deletion and replacement of landscaping, per Milpitas Municipal Code (“MMC”) Section XI-10-57.03(C)(2)(a). Maps 1 and 2 demonstrate the Project site’s location and zoning in the City. As indicated in these maps, this building is surrounded by similar industrial uses.



Map 1: Zoning Map of McCarthy Center



Map 2: Aerial View of McCarthy Center



BACKGROUND

Existing

The Project site is currently developed with 19 industrial office buildings across two lots, totaling 68 acres. The business park is commonly referred to as the McCarthy Center. Access to the Project site is provided by multiple existing driveways along N. McCarthy Blvd. to the west and an additional driveway along Ranch Dr. to the south. McCarthy Center was constructed through multiple phases between 1999 and 2003 and over time has successfully installed 1,777 existing trees.

At the time of construction, site vegetation was sparse, so plans were put in place to significantly increase the landscaping and provide shade to buildings and customers. This landscaping has matured significantly since then, creating current-day challenges such as blocking interior building daylight and visibility for pedestrians and vehicles.

Process

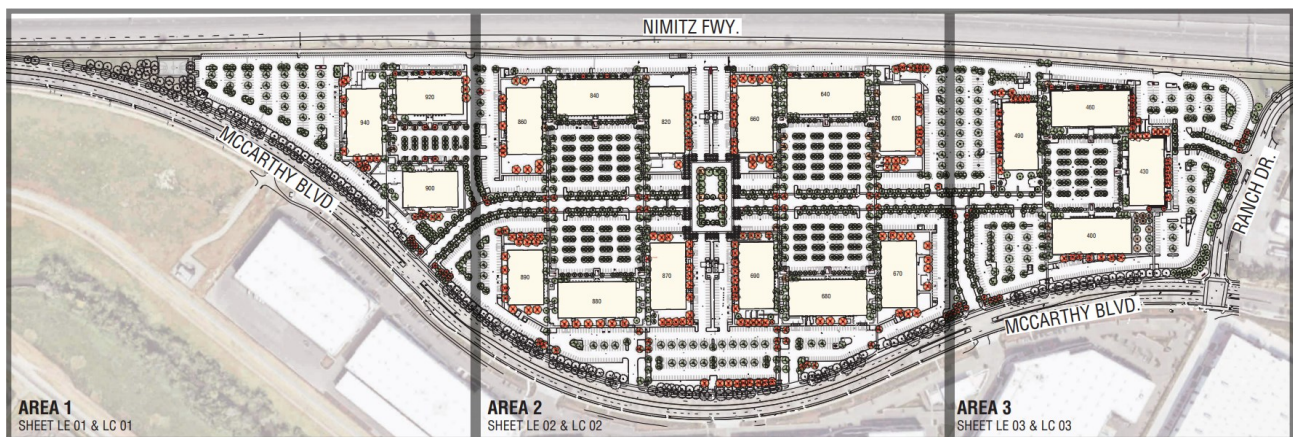
The application must be considered for approval at a duly noticed public hearing by the Zoning Administrator and must satisfy the procedural requirements of a Minor Site Development, which is required for the deletion of landscaping exceeding 200 square feet. This application may also include the loss of any protected trees and the net reduction of on-site trees.

PROJECT DESCRIPTION

Overview

The Applicant is requesting a Minor Site Development Permit and Tree Removal Permit to remove 289 trees, 170 of which are considered “protected” trees by the City of Milpitas. This reduction will help increase visual transparency across the McCarthy Center campus and improve pedestrian and vehicular visibility. The Project would also install 180 new trees at more strategic locations to help mitigate the loss of landscaping. *Figure 1: Site Plan* shows the Project’s site plan.

Figure 1: Site Plan



Location and Context

The Project site is located in the western portion of the City. The site is substantially surrounded by similar industrial and office uses. The subject properties and surrounding properties to the north and west are similarly zoned as Industrial Park (MP). The properties immediately to the south across from Ranch Drive are zoned Commercial (C2) and are developed with a variety of customer-serving uses such as retail. *Table 1* demonstrates the surrounding zoning and land uses.

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses
Subject Site(s)	Industrial Park (INP)	Industrial Park (MP)	Multi-Tenant Office
North	Industrial Park (INP)	Industrial Park (MP)	Restaurant
South	General Commercial (GNC)	Commercial (C2)	Retail
West	Industrial Park (INP)	Industrial Park (MP)	Warehouse and Distribution
East	N/A	N/A	I-880 Freeway

PROJECT ANALYSIS

Zoning Conformance

The proposed tree removal and replacement conform to all landscaping regulations pursuant to the City of Milpitas Zoning Ordinance Section XI-10-7.03(B), which lists the areas of lot required to be landscaped for Industrial zones:

1. Required front yard area
2. Required street side yard area

As proposed, the Project will remove 289 trees in three different “areas.” “Area 1” on the northern portion of the site (Sheets LE 01 and LC 01 on the Project plans) will remove 41 trees. 17 of those 41 trees are considered protected, which means their circumference is greater than 37 inches. “Area 2” is the central portion of the site (Sheets LE 02 and LC 02 on the Project plans) and will remove 183 trees. 113 of those trees are considered protected. Lastly, “Area 3” on the southern portion of the site (Sheets LE03 and LC 03 on the Project plans) will remove 63 trees. 40 of those trees are considered protected. These numbers are summarized in *Table 2* below:

Table 2: Tree Summary

	Total Trees Removed	Protected Trees Removed	Replacement Trees
Area 1	41	17	<i>21 Brisbane Box</i>
Area 2	183	113	<i>118 Brisbane Box</i>
Area 3	63	40	<i>40 Brisbane Box 1 European Olive</i>
			<i>Net reduction of 109 trees No net reduction of protected trees</i>

Although 289 total trees will be removed, the site’s front and street side yard areas will remain sufficiently landscaped. In other words, the Project meets the Industrial Park (INP) Zoning District development standards. However, because over 200 square feet of landscaping will be removed, Zoning Administrator review is required per MMC Table XI-10-57.03-1.

Findings for Approval:

In accordance with Section XI-10-57.03(G) of the Milpitas Municipal Code, the Zoning Administrator may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

- 1. The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;*

The Project includes a request to allow for landscaping modifications to reduce the total amount of required net onsite trees to 1,668. The Project site is currently developed with 19 industrial office buildings across two lots, totaling 68 acres. Due to the size of the site, the net loss of 109 trees will be minimally noticeable to vehicles and pedestrians. Furthermore, deletion of trees is focused on the interior of the Project site, which will not be visible to persons from the public right-of-way. 179 of the replacement trees are proposed as Brisbane Box trees, which will maintain the nature of the site.

- 2. The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and*

The Project includes a request to allow for landscaping modifications to reduce the total amount of required net onsite trees to 1,668. The Project meets the landscaping requirements per MMC Sec. XI-10-7.03(B) as the proposal maintains all required landscaping within the front and street side yard setbacks. The proposal will provide 180 new trees throughout the site to help mitigate the loss of landscaping.

Furthermore, the Project does not involve any modifications to structures nor parking spaces.

3. *The development assures that the modifications will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.*

The Project site is currently developed with 19 industrial office buildings across two lots, totaling 68 acres. The surrounding properties are also developed with similar large structures with distribution and warehouse buildings to the west and a large retail store to the south (Wal-Mart). The scope of the Project involves the removal of 109 trees; however, the majority of these trees will not be visible from the public right-of-way. Therefore, these modifications will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Recommendation:

STAFF RECOMMENDS THAT the Zoning Administrator approve P-MS25-0070 to allow for landscaping modifications, including a reduction of the total amount of required net onsite trees to 1,668, with reduced replanting requirements pursuant to the City's Tree Removal Ordinance as defined in Title X-2.00 of the Milpitas Municipal Code at an existing business park (McCarthy Center) on two lots totaling approximately 68 acres in the Industrial Park (MP) Zoning District, located at 400-940 N. McCarthy Boulevard, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans

CONDITIONS OF APPROVAL:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This **Minor Site Development Permit No. MS25-0070** ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project: **(P)**
 - i. Completes a foundation associated with the project; or
 - ii. Dedicates any land or easement as required from the zoning action; or
 - iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Department prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**

7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. **(CA)**
12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**

14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved project in conformance with the approved plans (date stamped February 13, 2025), approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Building Department. The permittee shall comply with the requirements of the Building, Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety Department. **(B)**

17. Land Development Department. The project/development shall comply with the requirements of the Engineering Division. Changes to the site plan shall be reviewed and approved by the Engineering Division. **(LD)**

- (P) = Planning
- (PO) = Police
- (F) = Fire Prevention
- (B) = Building
- (LD) = Land Development
- (CA) = City Attorney

Jay Lee, AICP
Planning Director

Date: _____



IRVINE COMPANY
OFFICE PROPERTIES

MCCARTHY CENTER CAMPUS - MILPITAS, CA

Landscape Tree Master Plan - February 13, 2025



PREPARED BY:

Transforming agricultural land

A Brief History of McCarthy Center: From Farmland to Innovation Hub

Spanning 68 acres, the McCarthy Center is a premier office and research campus featuring 19 two-story buildings with 1.1 million square feet of office, research and development, and lab space.

Development: Built in phases from 1999 to 2003, reflecting the transformation of McCarthy Ranch from agriculture to a tech hub.

Landscape Design: Crafted by SWA Group, San Francisco, incorporating tree-lined pathways, outdoor workspaces, and a dense urban forest.

Environment: A thoughtfully designed campus that promotes productivity and well-being.



2004



2022

Summary of Tree Renovation

- Existing Trees (current): 1,777
- Existing Trees to be Removed: 289
 - Of the 289 existing trees; 170 are greater than 37" circumf
- Tree Replacements: 180
- Total Tree on Site (proposed): 1,668

Below are the ROM costs I received for the project.

Removal costs 287 trees- \$250K

Option#1:

Install costs 180 trees 24" box- \$112K

Option #2:

Install costs 180 trees 36" box- \$207K

Total would range from \$362K-\$457k depending on tree size.

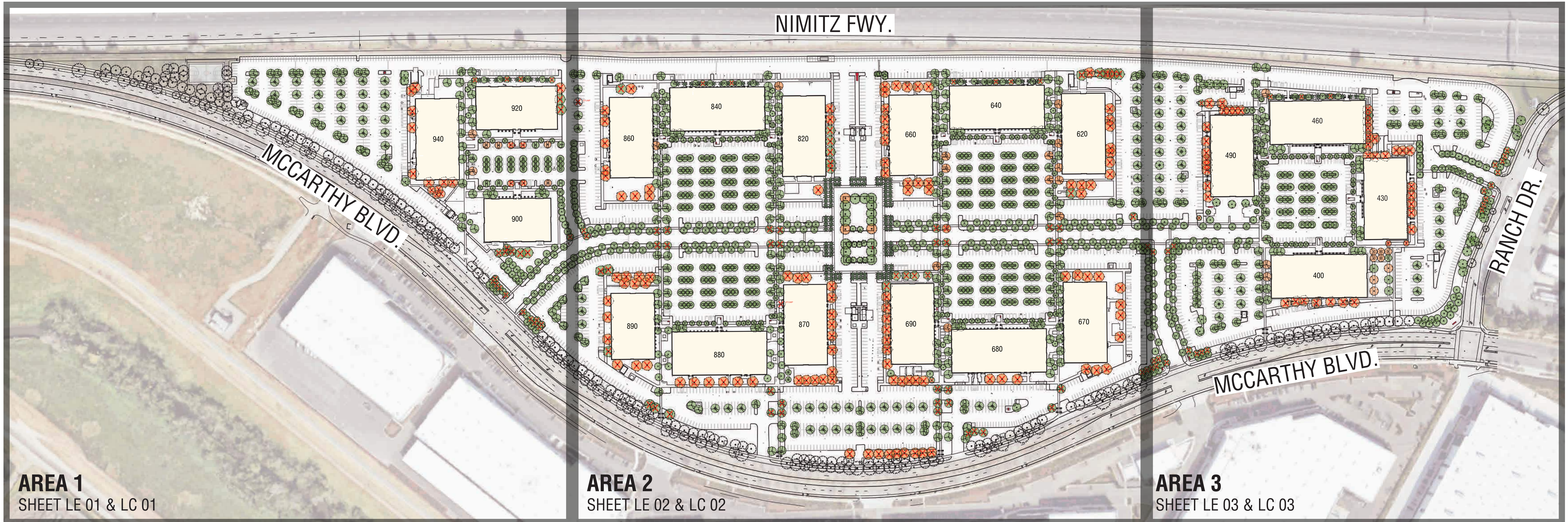
Revealing a creative office campus

Goals

- Establish a cohesive visual **identity** across the campus.
- Provide a transparent visual **connection** to the buildings.
- Preserve and integrate the **natural landscape** within the built environment.
- Enrich shared spaces and pedestrian pathways to foster engagement and **community**.

Design Intent

- Highlight mature tree species that define the site's character and utilize the existing trees to inform pathways, and enhance open spaces.
- Prune canopies, selectively remove oversized trees and strategically introduce new columnar trees to complement architectural sightlines, enhanced signage (concept plans prepared by RSM Design) and ensure continuity.
- Maintain rows of trees to provide shade and define pathways that promote community/campus engagement.
- Consider proposed tree species spacing, function and long-term growth impacts.



AREA 1
SHEET LE 01 & LC 01

AREA 2
SHEET LE 02 & LC 02

AREA 3
SHEET LE 03 & LC 03



SITE ORIENTATION PLAN

MCCARTHY CENTER TREE MASTER PLAN
MCCARTHY BOULEVARD, MILPITAS, CA 95035



TREE DISPOSITION LEGEND - AREA 1

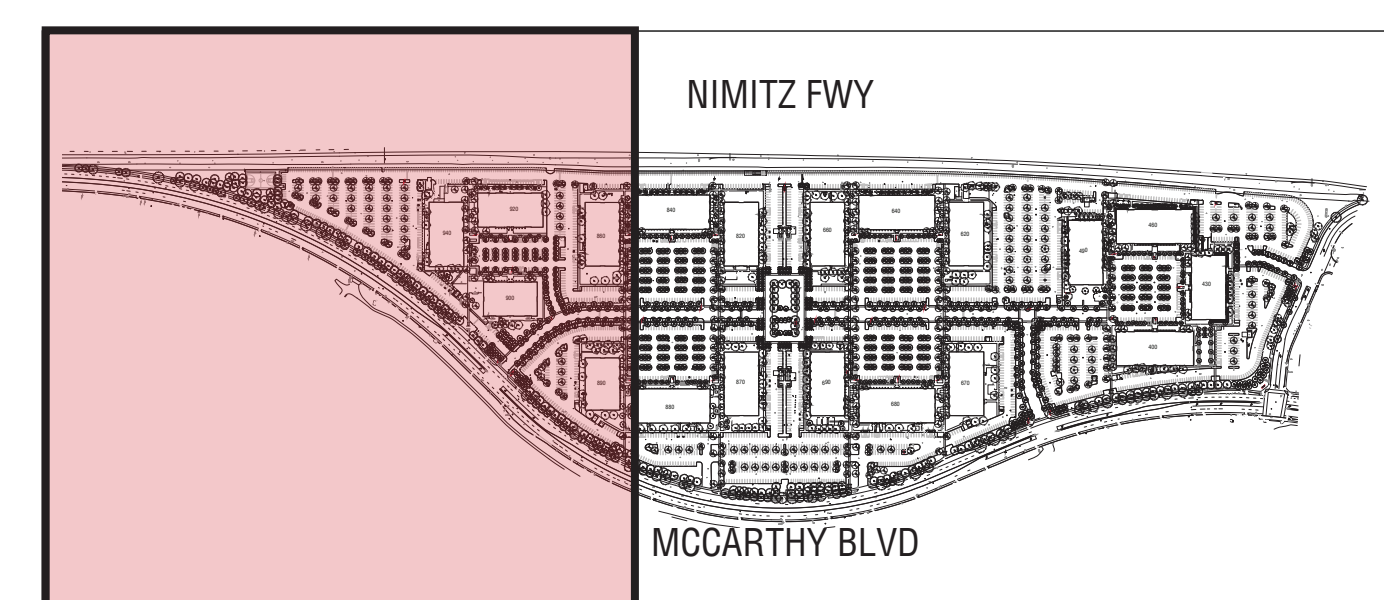
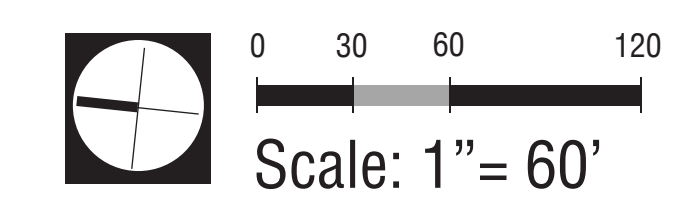
- Existing Trees greater than 37" circumference
- Existing Trees less than 37" circumference
- ⊗ Trees proposed to be Removed - 41 Total
- 17 of the 41 trees are greater than 37" circumference

EXISTING TREE DEMOLITION LEGEND AREA 1

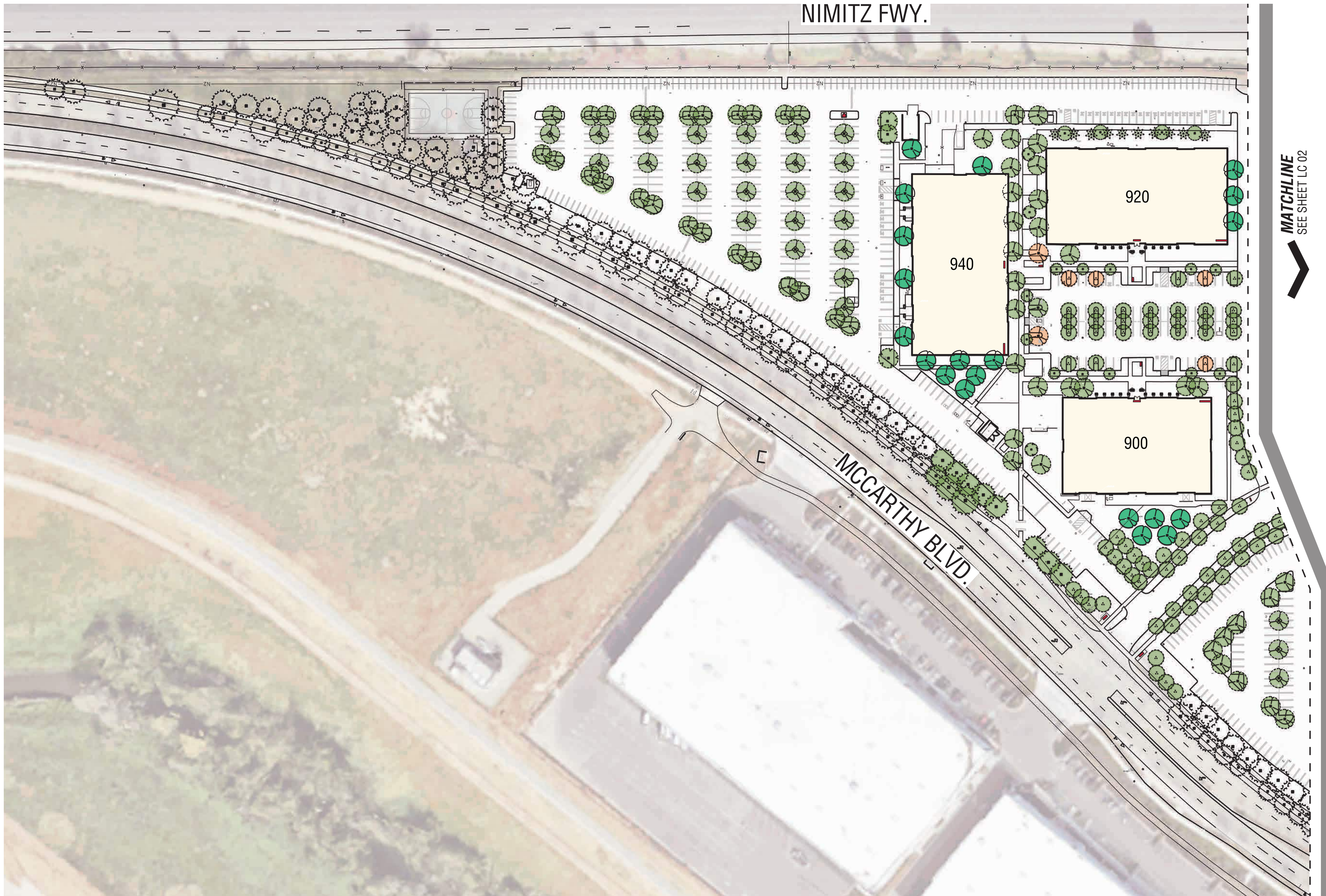
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	<i>Agonis flexuosa</i>	Peppermint Willow	4
	<i>Eucalyptus ficifolia</i>	Red Flowering Gum	1
	<i>Fraxinus velutina</i>	Velvet Ash	13
	<i>Lagerstroemia indica</i>	Crape Myrtle	4
	<i>Lophostemon confertus</i>	Brisbane Box	3
	<i>Olea europaea</i>	European Olive	16

MATCHLINE
SEE SHEET LE 02




MATCHLINE
SEE SHEET LE 02




KEYMAP N.T.S.



TREE DISPOSITION LEGEND - AREA 1

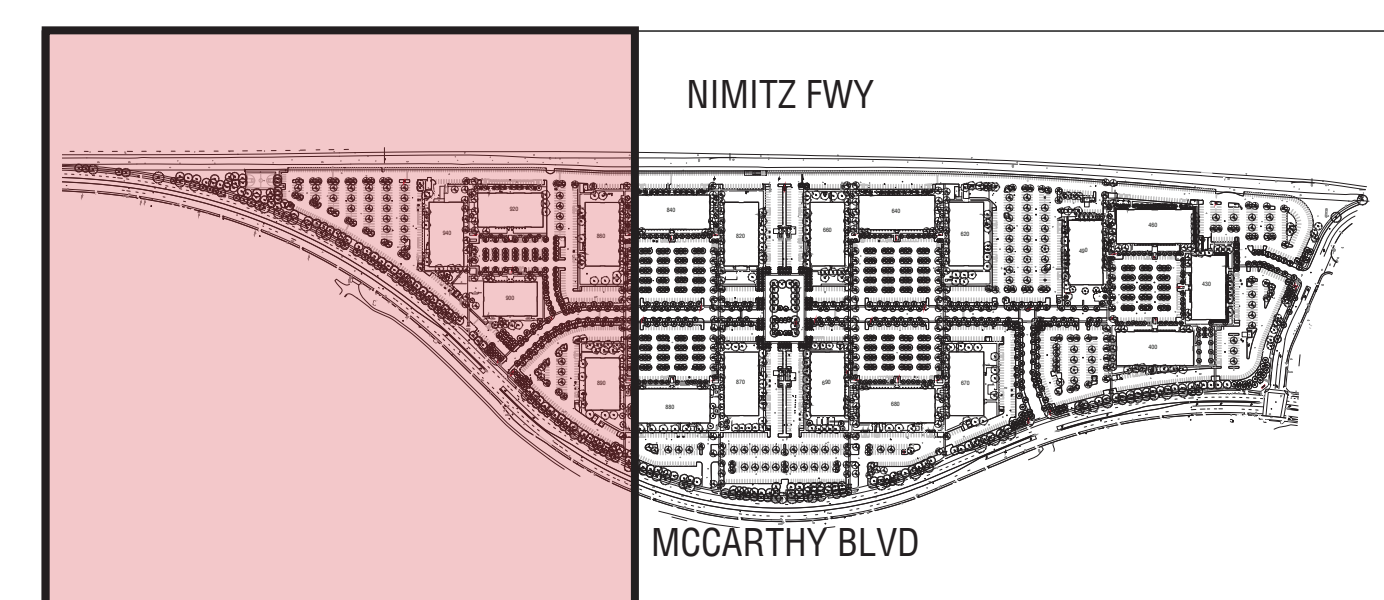
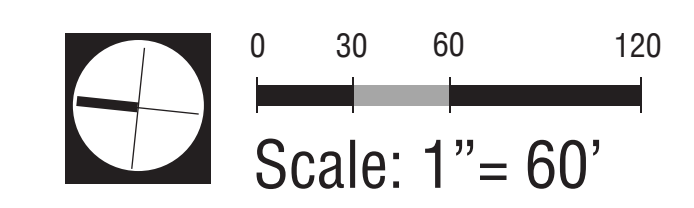
-  Existing Trees greater than 37" circumference to Remain
-  Existing Trees less than 37" circumference to Remain
-  Proposed Trees
- 21 trees proposed - 24" Box

PROPOSED TREE LEGEND - AREA 1

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
	<i>Lophostemon confertus</i>	Brisbane Box	21




MATCHLINE
SEE SHEET LC 02

MATCHLINE
SEE SHEET LC 02









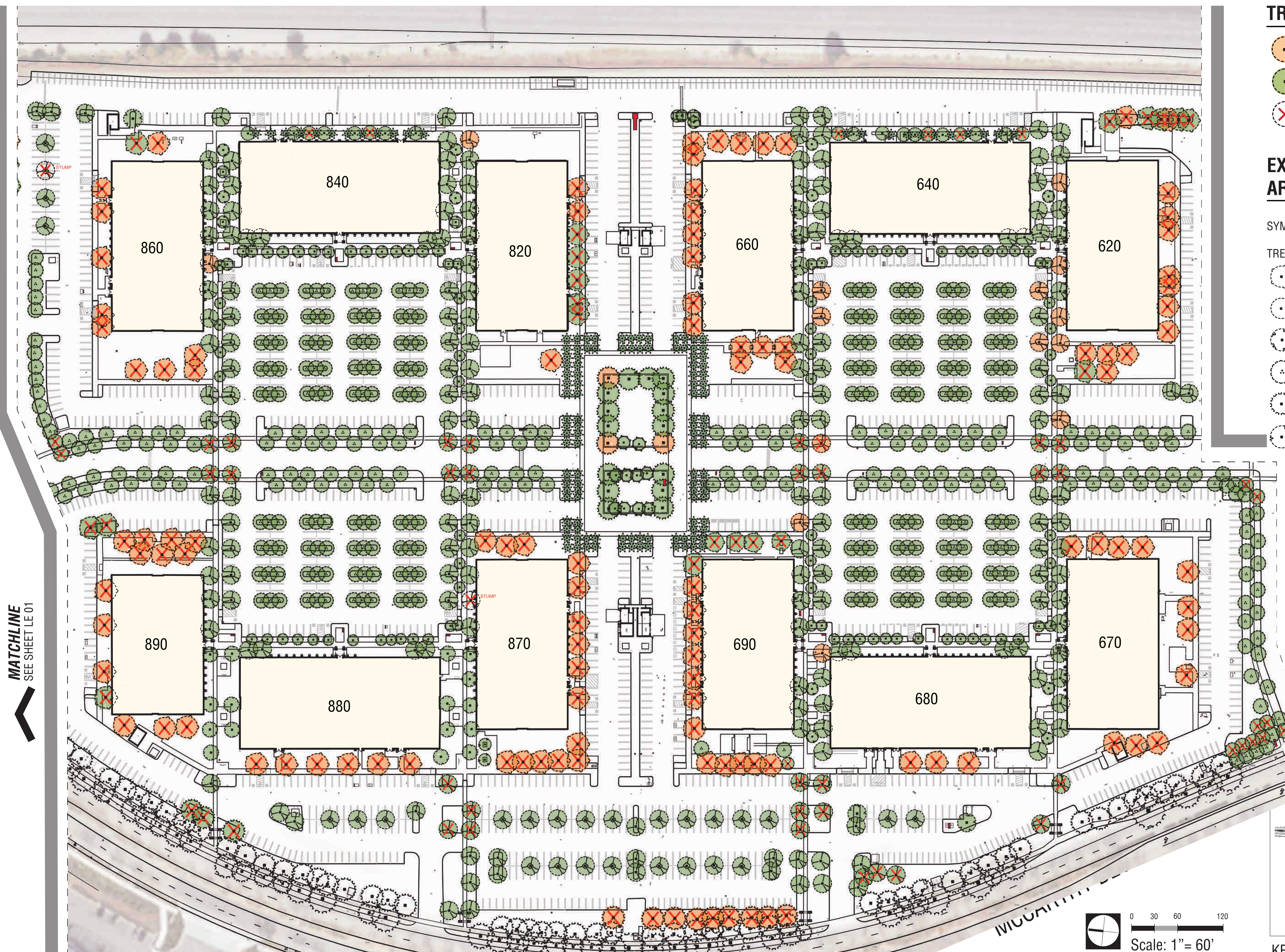
KEYMAP N.T.S.

TREE DISPOSITION LEGEND - AREA 2

-  Existing Trees greater than 37" circumference
-  Existing Trees less than 37" circumference
-  Trees proposed to be Removed - 183 Total
- 113 of the 183 trees are greater than 37" circumference

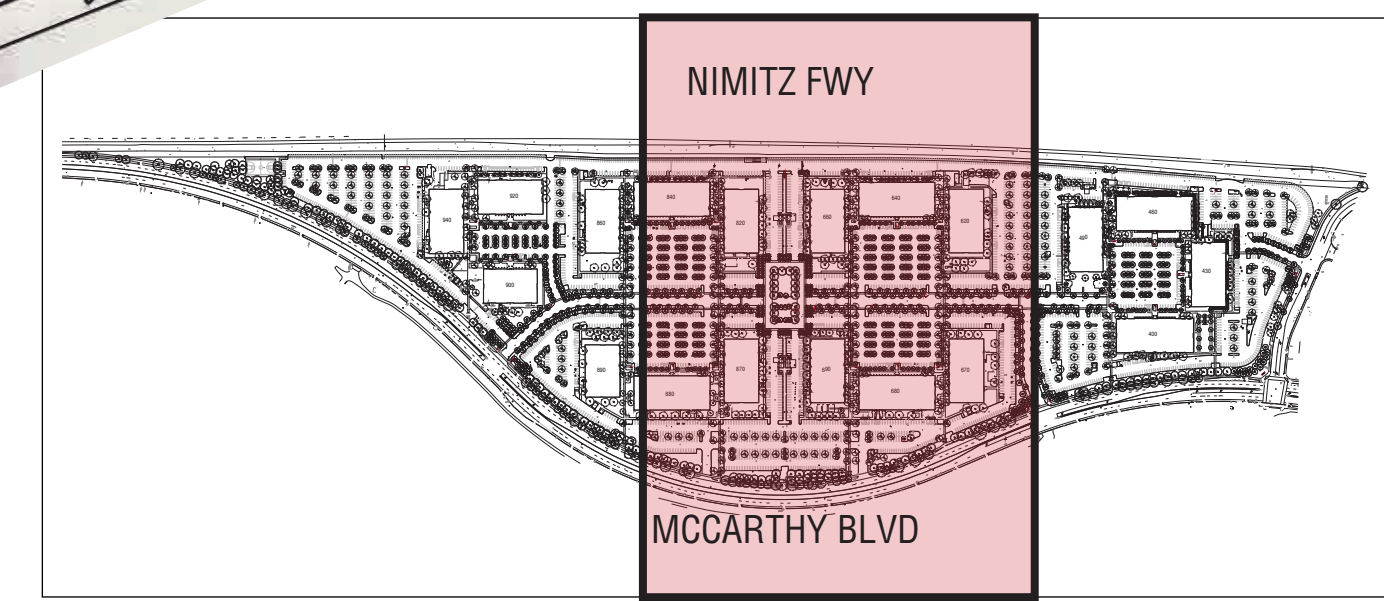
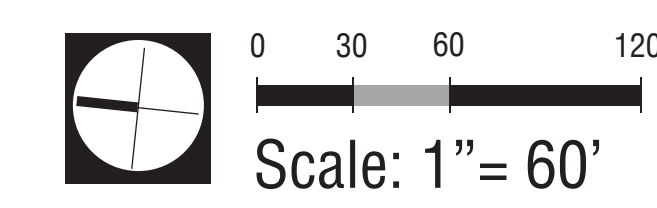
EXISTING TREE DEMOLITION LEGEND AREA 2

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	<i>Fraxinus velutina</i>	Velvet Ash	123
	<i>Lagerstroemia indica</i>	Crape Myrtle	6
	<i>Lophostemon confertus</i>	Brisbane Box	30
	<i>Olea europaea</i>	European Olive	11
	<i>Platanus hybrida</i>	London Plane	12
	<i>Prunus sp.</i>	Cherry Tree	1



MATCHLINE
SEE SHEET LE 03

MATCHLINE
SEE SHEET LE 01



KEYMAP N.T.S.




TREE REMOVAL PLAN - AREA 2

MCCARTHY CENTER TREE MASTER PLAN


MCCARTHY BOULEVARD, MILPITAS, CA 95035

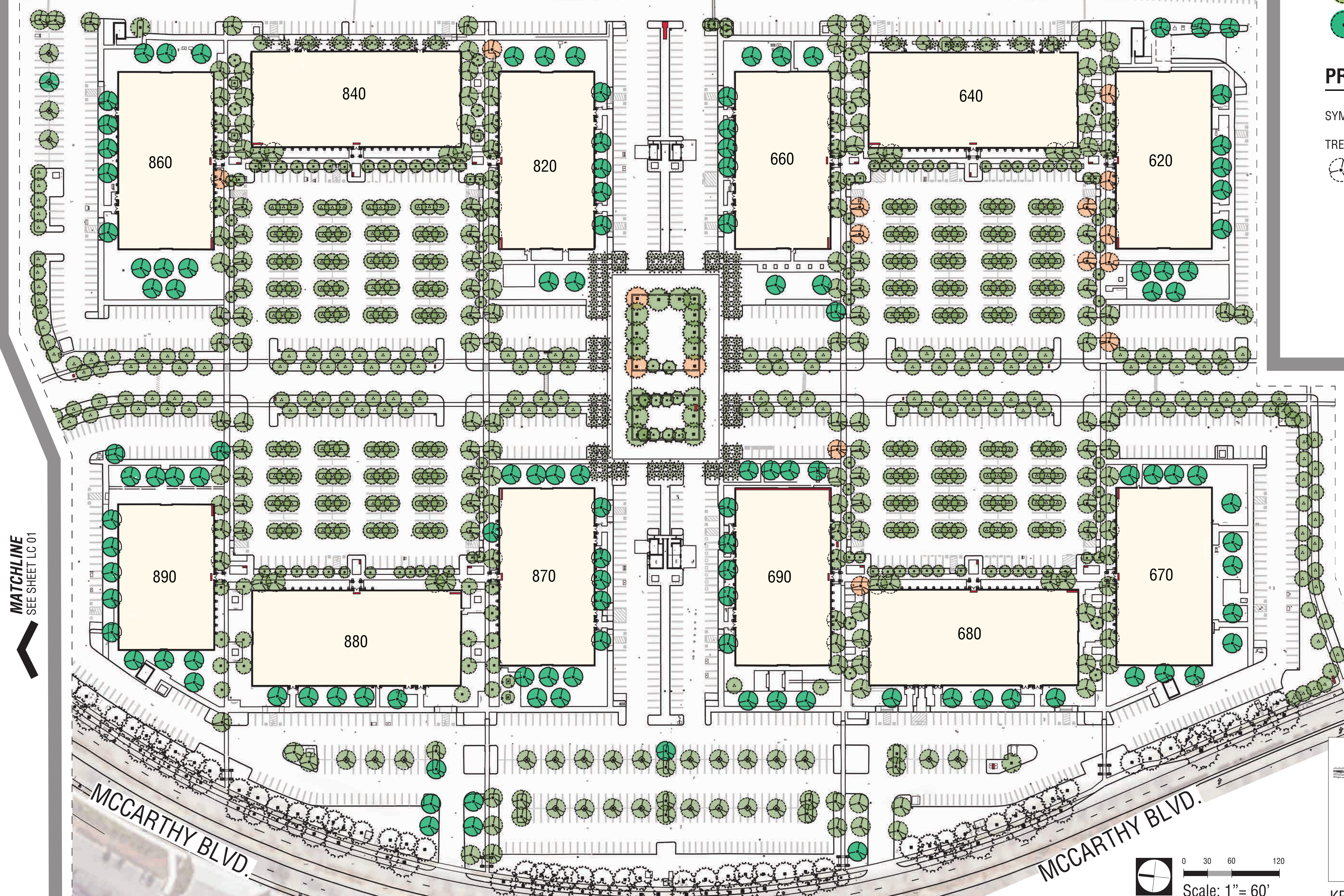
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TREE DISPOSITION LEGEND - AREA 2

-  Existing Trees greater than 37" circumference to Remain
-  Existing Trees less than 37" circumference to Remain
-  Proposed Trees
- 118 trees proposed - 24" Box

PROPOSED TREE LEGEND - AREA 2

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	Lophostemon confertus	Brisbane Box	118

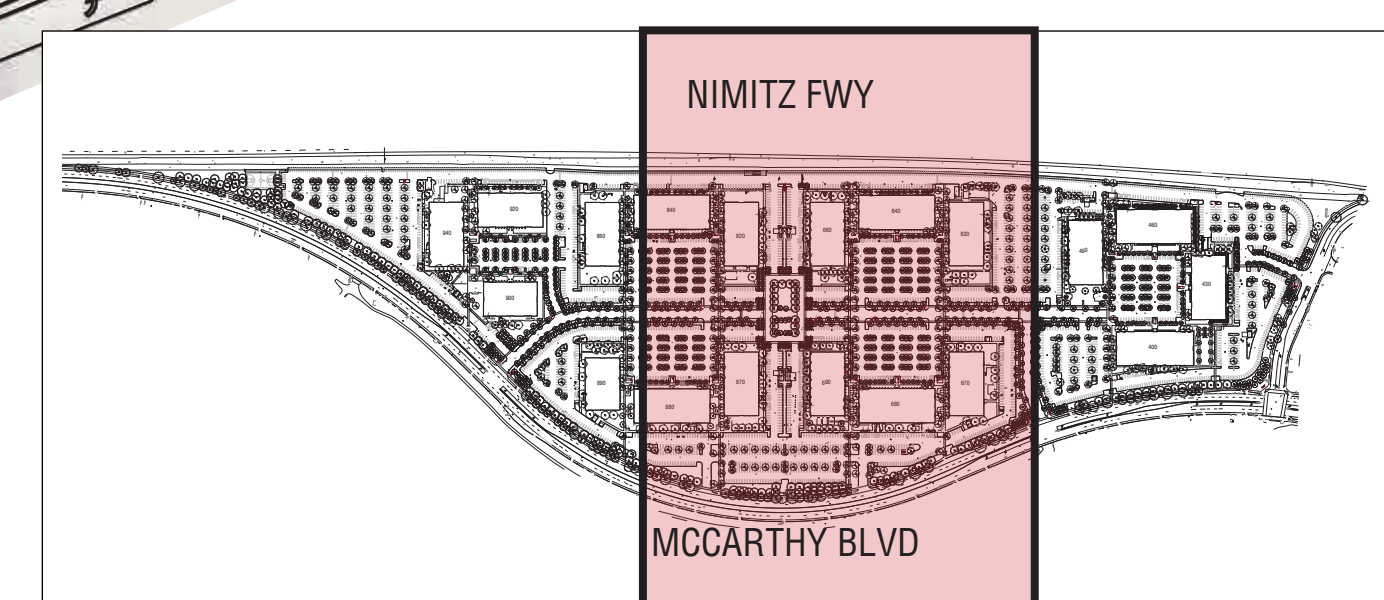
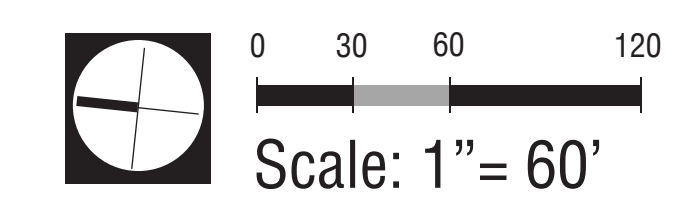


MATCHLINE
SEE SHEET LC 01

MATCHLINE
SEE SHEET LC 03

MCCARTHY BLVD.

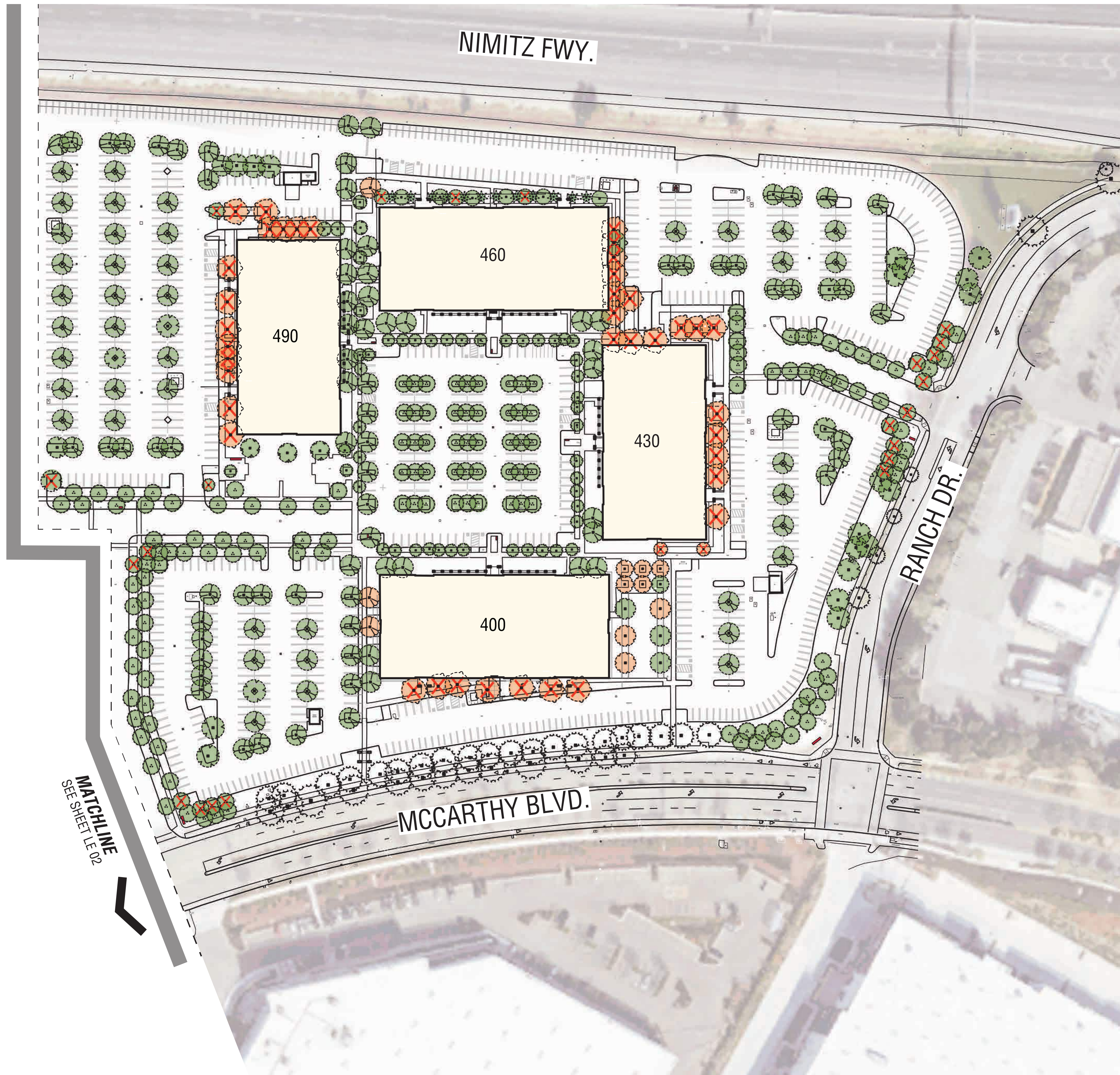
MCCARTHY BLVD.






KEYMAP

N.T.S.







PROPOSED TREE PLAN - AREA 2
MCCARTHY CENTER TREE MASTER PLAN
 MCCARTHY BOULEVARD, MILPITAS, CA 95035

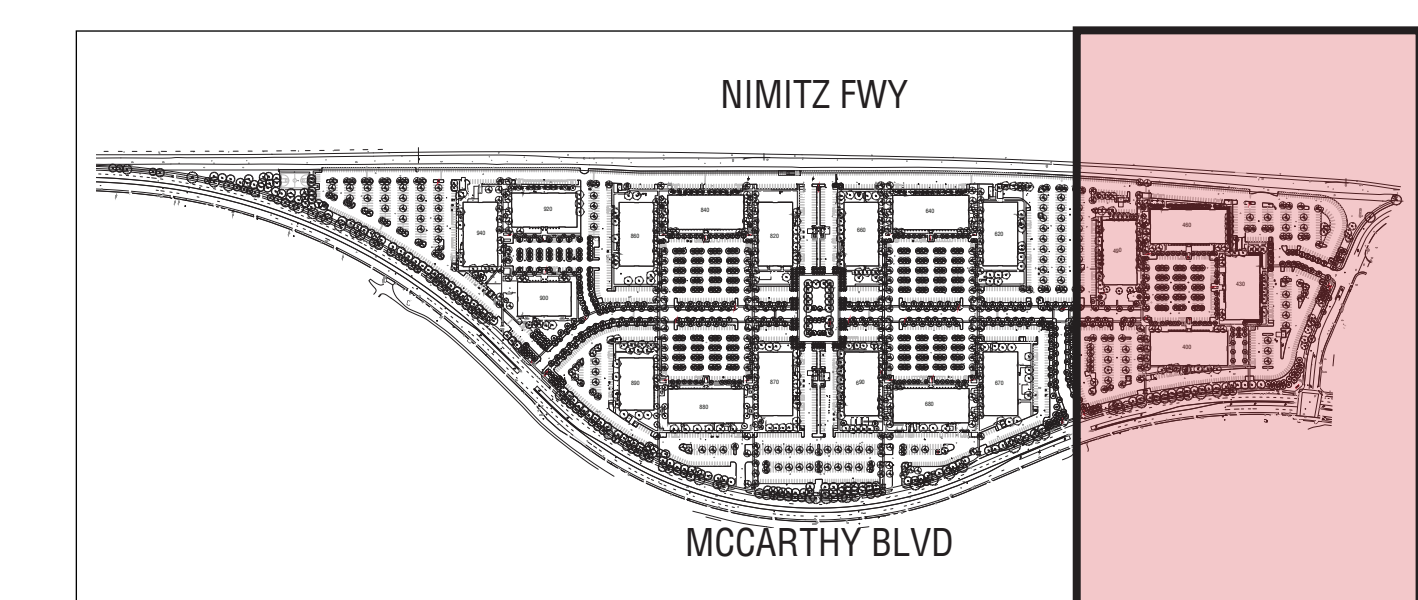
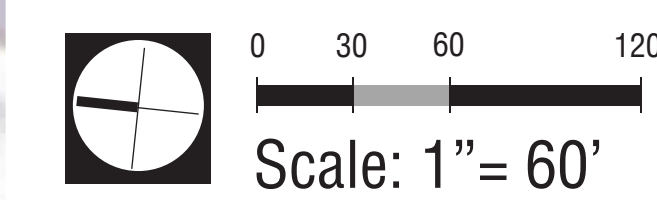


TREE DISPOSITION LEGEND - AREA 3

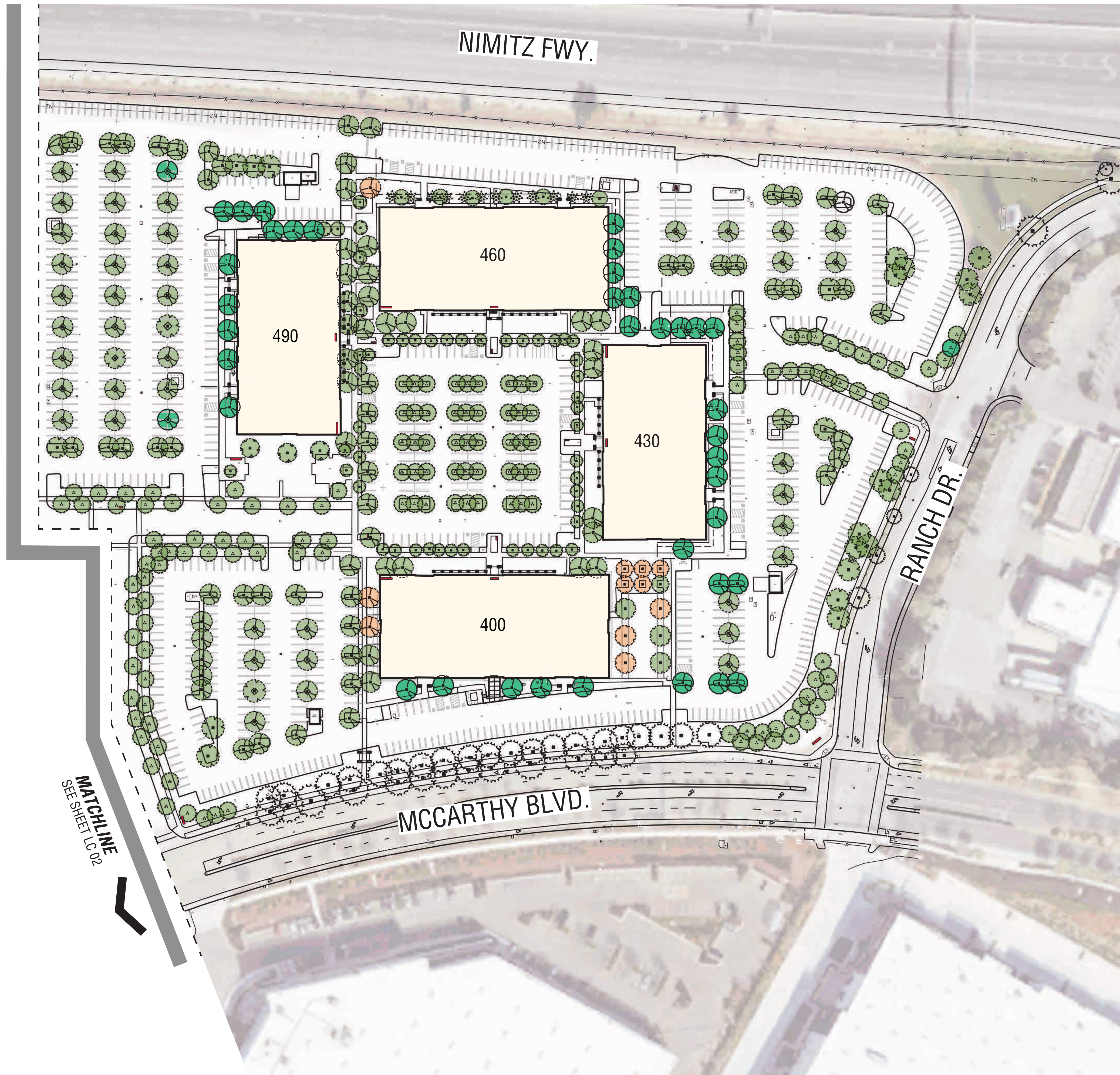
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EXISTING TREE DEMOLITION LEGEND AREA 3




SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	<i>Eucalyptus ficifolia</i>	Red Flowering Gum	1
	<i>Fraxinus velutina</i>	Velvet Ash	40
	<i>Lagerstroemia indica</i>	Crape Myrtle	3
	<i>Laurus nobilis</i>	Bay Laurel	1
	<i>Olea europaea</i>	European Olive	16
	<i>Pyrus calleryana</i>	Bradford Pear	2





KEYMAP N.T.S.



TREE DISPOSITION LEGEND - AREA 3

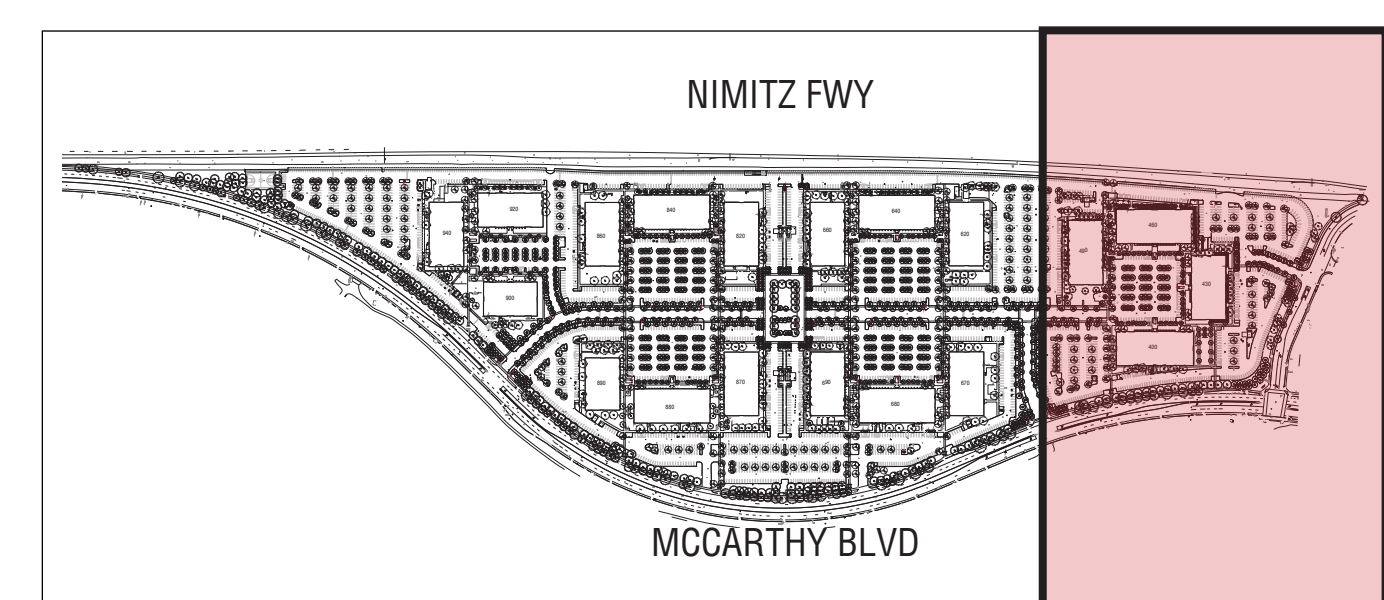
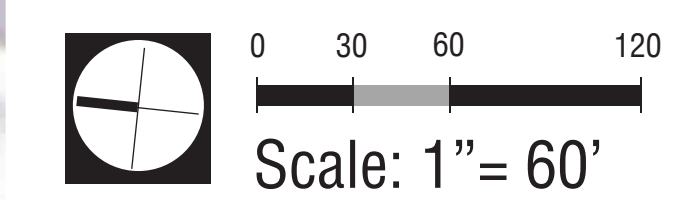
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-  Proposed Trees
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PROPOSED TREE LEGEND - AREA 3

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	Lophostemon confertus	Brisbane Box	40
	Olea europaea	European Olive	1

MATCHLINE
SEE SHEET LC 02

MATCHLINE
SEE SHEET LC 02

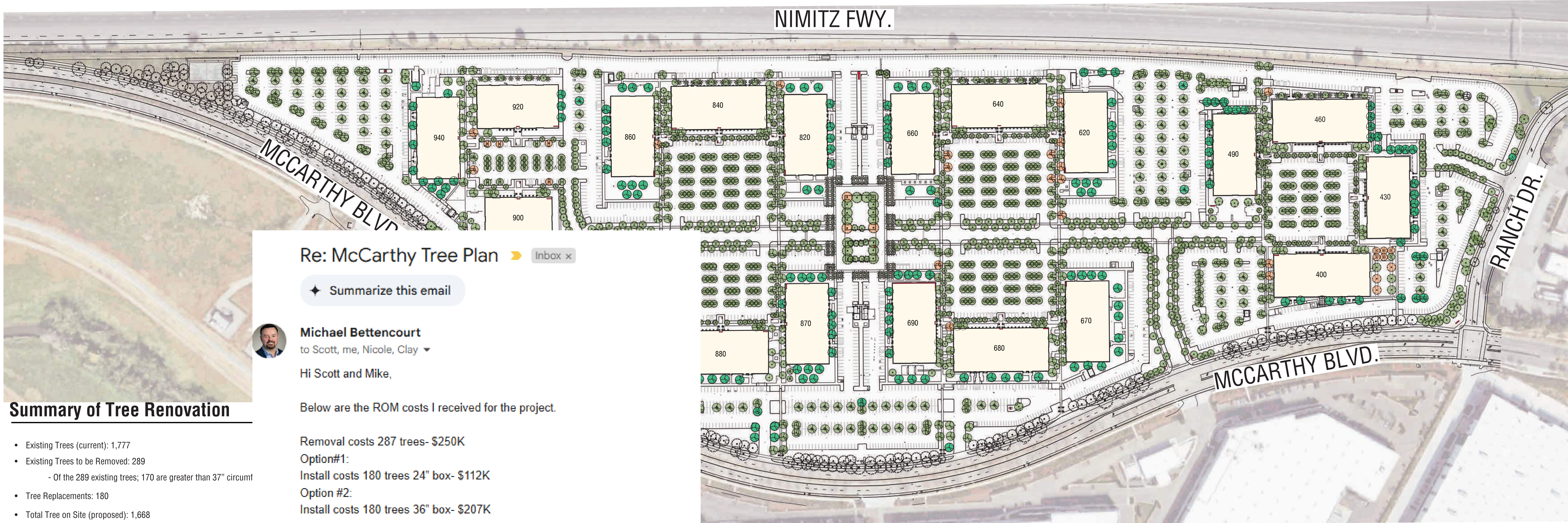


KEYMAP N.T.S.

PROPOSED TREE PLAN - AREA 3

MCCARTHY CENTER TREE MASTER PLAN

MCCARTHY BOULEVARD, MILPITAS, CA 95035



Re: McCarthy Tree Plan Inbox x

✦ Summarize this email



Michael Bettencourt

to Scott, me, Nicole, Clay

Hi Scott and Mike,

Below are the ROM costs I received for the project.

Removal costs 287 trees- \$250K

Option#1:

Install costs 180 trees 24" box- \$112K

Option #2:

Install costs 180 trees 36" box- \$207K

Total would range from \$362K-\$457k depending on tree size.

Let me know if there are questions.

Summary of Tree Renovation

- Existing Trees (current): 1,777
- Existing Trees to be Removed: 289
 - Of the 289 existing trees; 170 are greater than 37" circumf
- Tree Replacements: 180
- Total Tree on Site (proposed): 1,668



16672 Millikan Avenue
(949)-242-0040
mla@missionlandscape.com

MISSION LANDSCAPE ARCHITECTURE

OVERALL TREE PLAN

MCCARTHY CENTER TREE MASTER PLAN
MCCARTHY BOULEVARD, MILPITAS, CA 95035



IRVINE COMPANY
OFFICE PROPERTIES

JOB NO. 24-1111
DATE: 02-13-2025



BEFORE: 690 BUILDING - EAST SIDE



AFTER: 690 BUILDING - EAST SIDE

PHOTO SIMULATION - BEFORE AND AFTER

MCCARTHY CENTER TREE MASTER PLAN
MCCARTHY BOULEVARD, MILPITAS, CA 95035



16672 Millikan Avenue
(949)-242-0040
mla@missionlandscape.com

MISSION LANDSCAPE ARCHITECTURE



IRVINE COMPANY
OFFICE PROPERTIES

JOB NO. 24-1111
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BEFORE: 690 BUILDING - WEST SIDE



AFTER: 690 BUILDING - WEST SIDE

PHOTO SIMULATION - BEFORE AND AFTER

MCCARTHY CENTER TREE MASTER PLAN
 MCCARTHY BOULEVARD, MILPITAS, CA 95035

MEMORANDUM

Planning Department



Date: June 26, 2025
To: Zoning Administrator
From: Randy Baez, Associate Planner

Subject: **MCCARTHY CENTER MASTER SIGN PROGRAM AND NEW FREESTANDING SIGNS – 400-940 N. McCarthy Blvd. - P-SD25-0004 and P-MA25-0002** – A Site Development Permit and Master Sign Program Amendment to allow the development of four new, eight-foot tall freestanding signs. The scope of work also involves a modification of an existing master sign program at an existing business park (McCarthy Center) on two lots totaling approximately 68 acres in the Industrial Park (MP) Zoning District, located at 400-940 N. McCarthy Blvd. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15311 (Accessory Structures) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Location: 400-940 N. McCarthy Blvd. (APNs: 022-29-034 and 022-290-035)

Zoning/GP: Industrial Park (MP) / Industrial Park (IND)

EXECUTIVE SUMMARY

On May 19, 2025, Alfredo Guitro (Applicant) submitted a Site Development (SD) Permit application to allow the development of four new, eight-foot tall freestanding signs at an existing, 68-acre industrial office park located at 400-940 N. McCarthy Blvd. The scope of work also requires an amendment to the existing Sign Program (the “Project”).

Site Development Permits are required for all freestanding signs over six feet in height, per Milpitas Municipal Code (“MMC”) Section XI-10-57.03 (C)(1)(h). Maps 1 and 2 demonstrate the Project site’s location and zoning in the City. As indicated in these maps, this building is surrounded by similar industrial uses.



BACKGROUND

Existing

The Project site is currently developed with 19 industrial office buildings across two lots, totaling 68 acres. The business park is commonly referred to as the McCarthy Center. Access to the Project site is provided by multiple existing driveways along N. McCarthy Blvd. to the west and an additional driveway along Ranch Dr. to the south. The Project site currently has four existing freestanding monument signs along N. McCarthy Blvd. This Project seeks to replace the four monument signs with taller, eight-foot signs at the same locations.

Process

The application must be considered for approval at a duly noticed public hearing by the Zoning Administrator and must satisfy the substantive and procedural requirements of a Site Development Permit, which is required for all freestanding signs that exceed six feet in height, per Milpitas Municipal Code (“MMC”) Table XI-10-24.04-1.

PROJECT DESCRIPTION

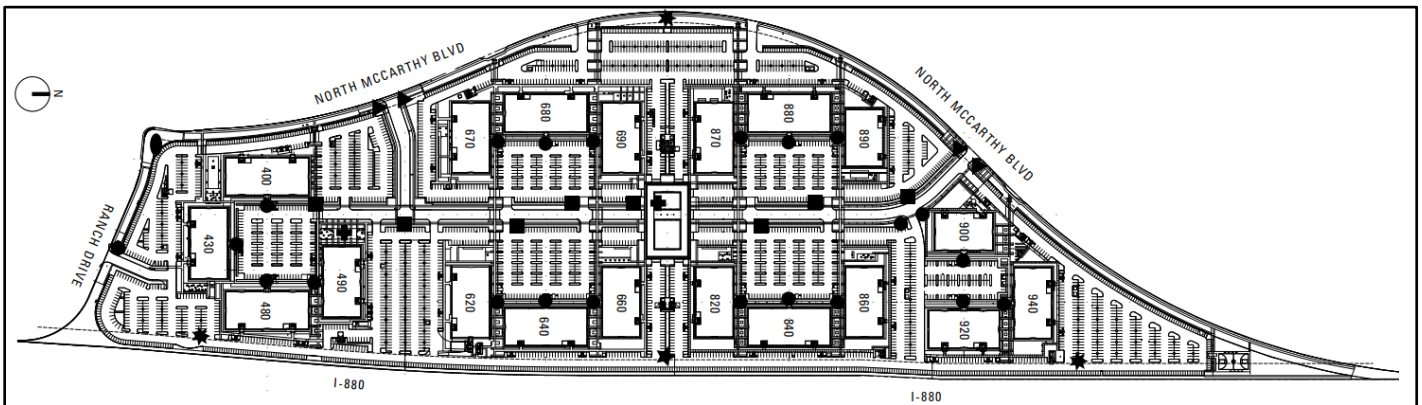
Overview

The applicant is requesting a Site Development Permit to develop four new, eight-foot tall freestanding signs at an existing business park (McCarthy Center). The scope of work also involves a modification of an existing master sign program at the Project site. The four freestanding signs will replace four similar freestanding signs at the Project site; however, the Project would increase those allowed heights to approximately eight feet. The previous maximum sign height for these monument signs was six feet.

No changes to buildings, parking spaces, or landscaping are proposed as part of this Project.

The Project also includes a Sign Program Amendment to update the existing sign program and reflect the four new freestanding signs. The purpose of the McCarthy Center Sign Program is to establish the design, size, height and location of signs at 400-940 N. McCarthy Blvd in a manner that harmonizes with the architectural design of the buildings and provides for a unified and consistent display of signage at the property while promoting tenant visibility and providing site identity. *Figure 1: Site Plan* shows a generalized overview of the site.

Figure 1: Site Plan



Location and Context

The Project site is on the western portion of the City. The site is substantially surrounded by similar industrial and office uses. The subject properties and surrounding properties to the north and west are similarly zoned as Industrial Park (MP). The properties immediately to the south across from Ranch Drive are zoned Commercial (C2) and are developed with a variety of customer-serving uses such as retail. *Table 1* demonstrates the surrounding zoning and land uses.

Table 1: Surrounding Zoning and Land Uses

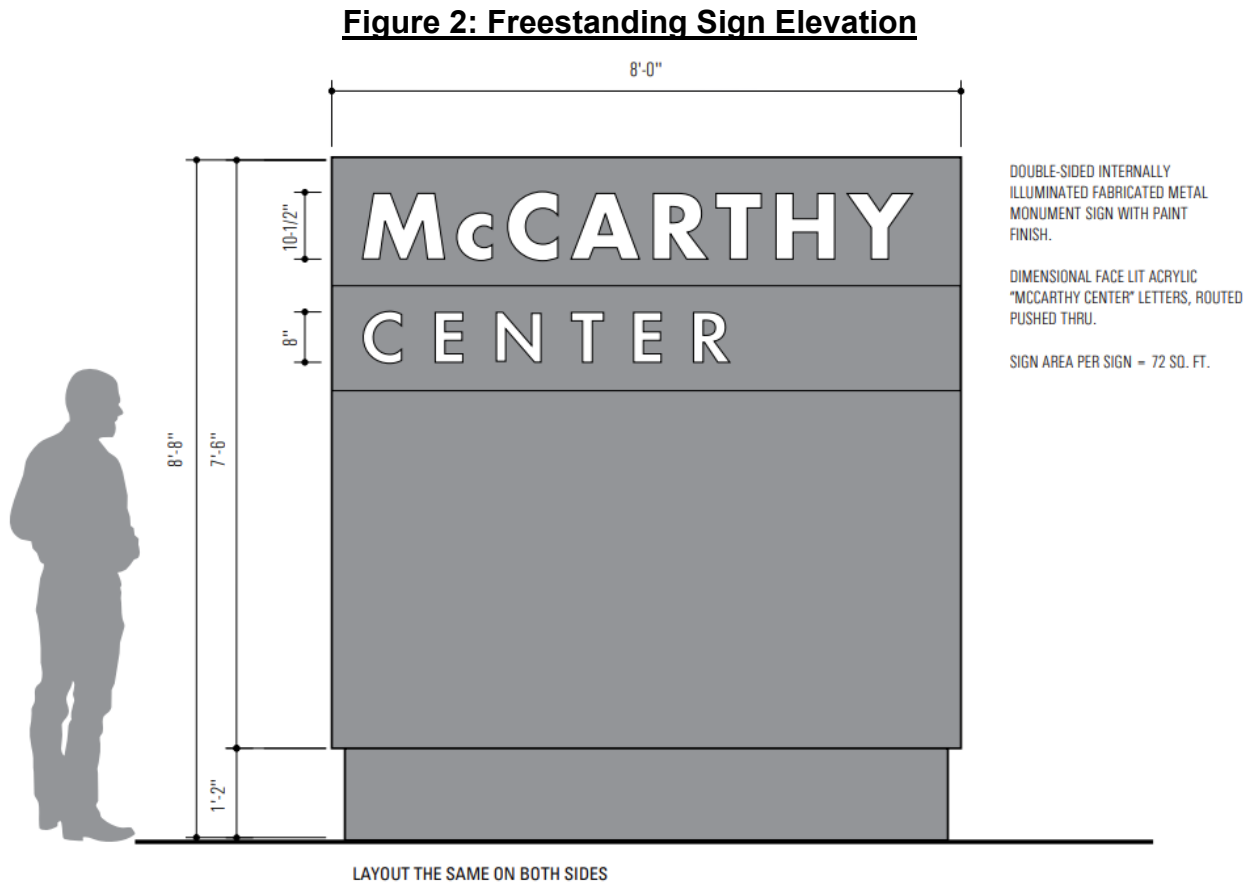
	General Plan	Zoning	Existing Uses
Subject Site(s)	Industrial Park (INP)	Industrial Park (MP)	Multi-Tenant Office
North	Industrial Park (INP)	Industrial Park (MP)	Restaurant
South	General Commercial (GNC)	Commercial (C2)	Retail
West	Industrial Park (INP)	Industrial Park (MP)	Warehouse and Distribution
East	N/A	N/A	I-880 Freeway

Architectural Design

The proposed Sign Program Amendment consists of the replacement of four freestanding monument signs (Sign Type C: Freestanding Monument Sign – Medium, as indicated on the plans). These four signs will be located at the two main driveways to the Project site along McCarthy Blvd. The proposed freestanding sign’s design, scale, and materials visually relate to the architectural design and details of the Property and its buildings. The freestanding signs will measure approximately eight feet by eight feet and feature double-sided internally illuminated channel letters on a fabricated metal sign.

All components of the freestanding signs will be mounted to a solid base and will feature the words “McCarthy Center”. The signs are designed with an emphasis on simplicity, form, and material, and will complement the existing site. The proposed signage will not encroach on existing easements or obstruct pedestrian circulation, and their designated locations will not impede sight lines of drivers exiting or entering the property from the street.

Figure 2 shows the freestanding sign elevation.



PROJECT ANALYSIS

Zoning Conformance

The proposed Sign Program Amendment and Site Development Permit conform to all sign regulations pursuant to the City of Milpitas Zoning Ordinance Section XI-10-24.03, as outlined in Table 1. Per MMC Table XI-10-24.04-1, one freestanding sign is allowed per each parcels’ public street frontage, and one additional sign is allowed for sites with more than 300 feet of public street frontage. The project site comprises of two parcels and has a linear street frontage of approximately 5,000 feet, which allows the project up to four freestanding signs. The Project is in conformance with this requirement as the sign program amendment proposes four freestanding signs.

The four freestanding signs are proposed at approximately eight feet in height, which is allowed subject to a Site Development Permit approval. The proposed sign height of eight feet and eight inches is also well below the maximum height for freestanding signs, which is 25 feet.

Table 2 demonstrates the Project’s consistency with the development standards of freestanding signs.

Table 2: Freestanding Sign Development Standards

Sign Type	Max number of signs	Maximum Height	Review Required
Freestanding	1 per each parcel’s public street frontage, 1 additional sign for sites with more than 300 feet of public street frontage	25-foot max Non-Residential: 1 foot of height for every 8 lineal feet of public street frontage	Signs over 6 feet in height: Site Development Permit

Findings for Approval:

Findings shall identify the rationale behind the decision to take a certain action. Each required finding within the Milpitas Municipal Code Section XI-10-57.03 (F) have been analyzed below:

1. All elements of the sign, including design, lighting, scale, length and materials, are consistent with the intent of the General Plan, the Sign Ordinance and any applicable Specific Plan;

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site’s sign program to allow for larger freestanding signs. The proposed freestanding signs will be eight feet and eight inches, which is well below the maximum allowed freestanding sign height of 25 feet. All elements of the proposed signage are consistent with the General Plan, specifically *Action ED-4d*, which states “collaborate with businesses and property owners to facilitate façade and streetscape improvements, improve signage and provide supportive physical amenities.” The Project will also be reviewed by the Zoning Administrator, which is consistent with the Sign Ordinance.

2. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves;

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site's sign program to allow for larger freestanding signs. The proposed sign design integrates well with the surrounding area in terms of color and building materials such as fabricated metal. The proposed freestanding signs will respect the existing development in the area by maintaining ample setbacks and will not create any sight visibility issues with vehicles or pedestrians.

3. The design and scale of the sign is appropriate to the distance from which the sign is normally viewed;

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The four new signs will remain located 18 feet from the nearest property lines and four feet from the nearest sidewalks. These locations should not affect any visibility for pedestrians or vehicles.

4. The design and materials of the sign provide a contrast between the background and letters;

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). Each freestanding sign will feature metal panels painted with dark, cool colors. Letters on each freestanding sign will be white, which will contrast with the dark background. For additional identifiability, each freestanding sign will feature accent colors in the form of six-inch strips on the sides of each freestanding sign.

5. If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs;

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The McCarthy Center consists of 19 buildings spread throughout two parcels and 68 acres. The Project site is significantly landscaped, resulting in all buildings being essentially screened from view from adjacent public streets. Therefore, the proposed freestanding signs will help identify the site more effectively than building-mounted signs.

6. For Sign Programs, in addition to the findings for signs, the following additional findings shall be made, based on evidence in the public record:

- i. The provisions of the Sign Program ensure consistency in design and style of all new signs,*
- ii. The provisions of the Sign Program address compatibility of the design and style of any existing signs on the building or site, and*
- iii. All new signs within the Sign Program are in compliance with the design guidelines of this Chapter.*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site's sign program to allow for larger freestanding signs. The designs of the proposed freestanding signs will ensure continued compatibility with the style of all existing signs within the Sign Program. The Sign Program Amendment only involves the modification of Sign Type C (Freestanding Monument Sign) within the Sign Program plans. This amendment will allow for these freestanding signs to exceed the previously approved six feet in height to a maximum of eight feet and eight inches. This change will still make the project in compliance with the design guidelines of this Chapter.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15311 (Accessory Structures) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Recommendation:

Staff recommends that the Zoning Administrator adopt Resolution 25-009 approving Site Development Permit No. SD25-0004 and Master Sign Program Amendment No. MA25-0002 to allow the development of four new, eight-foot tall freestanding signs at 400-940 N. McCarthy Blvd. and the modification of an existing sign program, subject to the Conditions of Approval.

Attachments:

- A. Resolution 25-009
- B. Project Plans
- C. Updated Sign Program

ATTACHMENT A

RESOLUTION NO. 25-009

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT NO. SD25-0004 TO ALLOW THE DEVELOPMENT OF FOUR NEW, EIGHT-FOOT TALL FREESTANDING SIGNS. THE SCOPE OF WORK ALSO INVOLVES A MODIFICATION OF AN EXISTING MASTER SIGN PROGRAM AT AN EXISTING BUSINESS PARK (MCCARTHY CENTER) ON TWO LOTS TOTALING APPROXIMATELY 68 ACRES AT 400-940 N. MCCARTHY BOULEVARD.
(APNS 022-29-034 and 022-29-035)**

WHEREAS, on May 19, 2025, Alfredo Guitro (“Applicant”) submitted a Site Development Permit (“SDP”) application to allow the development of four new, eight-foot tall freestanding signs. The scope of work also involves a modification of an existing master sign program at an existing business park (McCarthy Center) on two lots totaling approximately 68 acres at 400-940 N. McCarthy Blvd. (APNs 022-29-034 and 022-29-035); and

WHEREAS, the properties (APNs 022-29-034 and 022-29-035) is located within the Industrial Park (INP) Zoning District; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Zoning Administrator determine this Project is categorically exempt; and

WHEREAS, on June 26, 2025, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Zoning Administrator of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The Zoning Administrator has considered the full record before him or her, which may include but is not limited to such things as any staff report, source records, statements by staff and the public, and any other materials and evidence submitted or provided to him or her. The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15311 (Accessory Structures) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project includes the development of four freestanding signs at an existing industrial business park, and is

consistent with the general plan and zoning standards, located within city limits on a site with no value to habitat for endangered species, and adequately served by all utilities.

Section 3: The Milpitas Municipal Code (MMC) requires approval of a Site Development Permit (SDP) for all freestanding signs exceed six feet in height (MMC Table XI-10-24.04-1). In order to approve an SDP, the Zoning Administrator must make the following findings, per MMC Section XI-10-57.03(F):

- a) *All elements of the sign, including design, lighting, scale, length and materials, are consistent with the intent of the General Plan, the Sign Ordinance and any applicable Specific Plan;*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site's sign program to allow for larger freestanding signs. The proposed freestanding signs are proposed at eight feet and eight inches, which is well below the maximum allowed freestanding sign height of 25 feet. All elements of the proposed signage are consistent with the General Plan, specifically Action ED-4d, which states "collaborate with businesses and property owners to facilitate façade and streetscape improvements, improve signage and provide supportive physical amenities." The Project will also be reviewed by the Zoning Administrator, which is consistent with the Sign Ordinance.

- b) *The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves; and*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site's sign program to allow for larger freestanding signs. The proposed sign design integrates well with the surrounding area in terms of color and building materials such as fabricated metal. The proposed freestanding signs will respect the existing development in the area by maintaining ample setbacks and will not create any sight visibility issues with vehicles or pedestrians.

- c) *The design and scale of the sign is appropriate to the distance from which the sign is normally viewed.*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The four new signs will remain located 18 feet from the nearest property lines and four feet from the nearest sidewalks. These locations should not affect any visibility for pedestrians or vehicles.

- d) *The design and materials of the sign provide a contrast between the background and letters*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). Each freestanding sign will feature metal panels painted with dark, cool colors. Letters on each freestanding sign will be white, which will contrast with the dark background. For additional identifiability, each freestanding sign will feature accent colors in the form of six-inch strips on the sides of each freestanding sign.

- e) *If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs.*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The McCarthy Center consists of 19 buildings spread throughout two parcels and 68 acres. The Project site is significantly landscaped, resulting in all buildings being essentially screened from view from adjacent public streets. Therefore, the proposed freestanding signs will help identify the site more effectively than building-mounted signs.

- f) *For Sign Programs, in addition to the findings for signs, the following additional findings shall be made, based on evidence in the public record:*
- 1. The provisions of the Sign Program ensure consistency in design and style of all new signs,*
 - 2. ii. The provisions of the Sign Program address compatibility of the design and style of any existing signs on the building or site, and*
 - 3. iii. All new signs within the Sign Program are in compliance with the design guidelines of this Chapter*

The Project includes the replacement of four existing freestanding signs with similar freestanding signs at the same locations, within an existing industrial business park (McCarthy Center). The scope of work also involves modifying the site's sign program to allow for larger freestanding signs. The designs of the proposed freestanding signs will ensure continued compatibility with the style of all existing signs within the Sign Program. The Sign Program Amendment only involves the modification of Sign Type C (Freestanding Monument Sign) within the Sign Program plans. This amendment will allow for these freestanding signs to exceed the previously approved six feet in height to a maximum of eight feet and eight inches. This change will still make the proposal in compliance with the design guidelines of this Chapter.

Section 4: The Zoning Administrator of the City of Milpitas hereby adopts Resolution 25-009 approving Site Development Permit No. SD25-0004 and Master Sign Program Amendment No. MA25-0002 to allow the development of four new, eight-foot tall freestanding signs at 400-940 N. McCarthy Blvd. and the modification of an existing sign program, subject to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on June 26, 2025.

Jay Lee, AICP
Planning Director

Date: _____

EXHIBIT 1

**SITE DEVELOPMENT PERMIT NO. P-SD24-0001
1405 N MILPITAS BOULEVARD (APN 022-02-010)**

The City of Milpitas Zoning Administrator approves Site Development Permit No. SD25-0004 in accordance with Section XI-10-24 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of four freestanding signs at an existing industrial business park (McCarthy Center) on two parcels totaling 68 acres in the Industrial Park (INP) Zoning District at 400-940 N. McCarthy Blvd. (APNs 022-29-034 and 022-29-035), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD25-0004 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project: **(P)**
 - i. Completes a foundation associated with the Project; or
 - ii. Dedicates any land or easement as required from the zoning action; or

- iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development Project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Permit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with

such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**

14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved Project in conformance with the approved plans (date stamped 4/29/25), approved by the Zoning Administrator on the date of the public hearing for the Project on June 26, 2025 in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

(P) = Planning

(F) = Fire Prevention

(B) = Building

(LD) = Land Development

(CA) = City Attorney

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other

exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the subject property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

McCARTHY CENTER

EXTERIOR SIGNS & UPDATES

400 N MCCARTHY BLVD.
MILPITAS, CA 95035

SHOP DRAWINGS

SHEET INDEX

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SCOPE OF WORK

SIGN PERMIT - TO FABRICATE & INSTALL (4) ILLUMINATED MONUMENT SIGN.

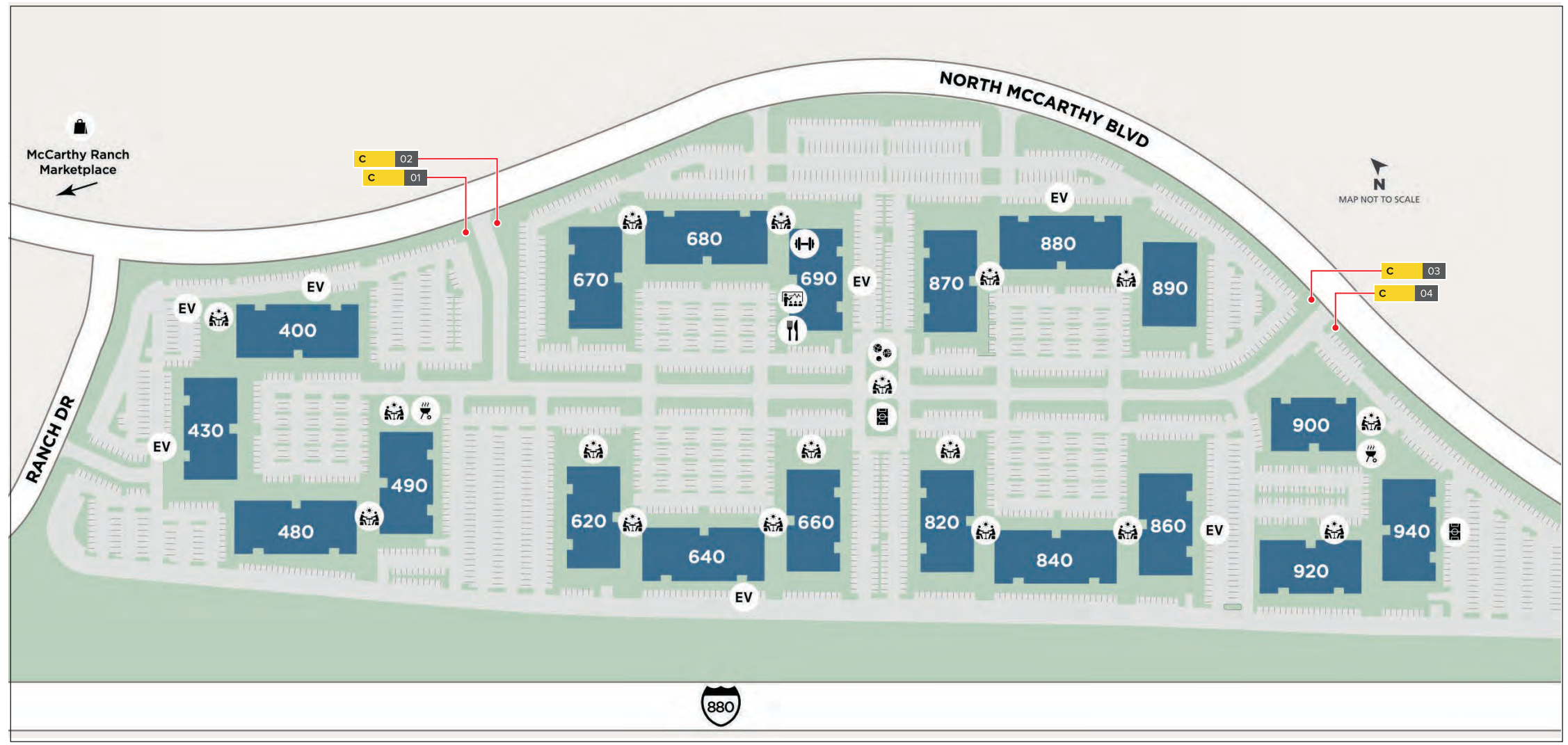
ALL WORK TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (2022 CBC), 2022 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2022 CALIFORNIA ENERGY CODE (TITLE 24)



Job number:
525082
Date:
04.29.25

COLOR SCHEDULE

	COLOR NAME	MATERIAL	FINISH	COLOR CODE	NOTES
P1	WHITE WONDER	PAINT	SATIN	MATTHEWS MAP 32071	
P2	INKWELL	PAINT	SATIN	SHERWIN WILLIAMS SW 6992	USE MATTHEWS PAINT
P3	CYBERSPACE	PAINT	SATIN	SHERWIN WILLIAMS SW 7076	USE MATTHEWS PAINT
P4	WEB GRAY	PAINT	GLOSS	SHERWIN WILLIAMS SW 7075	USE MATTHEWS PAINT
P5	HUSKY ORANGE	PAINT	SATIN	SHERWIN WILLIAMS SW 6636	USE MATTHEWS PAINT
P6	SEE OPTIONS	PAINT	△ GLOSS	OPT:1 SW 6635 DETERMINED ORANGE OPT:2 SW 6643 YAM	USE MATTHEWS PAINT
P7	BOLERO	PAINT	SATIN	SHERWIN WILLIAMS SW 7600	USE MATTHEWS PAINT
P8	SEE OPTIONS	PAINT	△ GLOSS	OPT:1 SW 6608 RAVE RED OPT:2 SW 6007 RED TOMATO △	USE MATTHEWS PAINT
P9	CILANTRO	PAINT	SATIN	SHERWIN WILLIAMS SW 6453	USE MATTHEWS PAINT
P10	SEE OPTIONS	PAINT	△ GLOSS	OPT:1 SW 6452 INLAND OPT:2 SW 9041 PARISIAN PATINA	USE MATTHEWS PAINT
P11	SOFTWARE	PAINT	SATIN	SHERWIN WILLIAMS SW 7074	USE MATTHEWS PAINT
P12	CHIVE	PAINT	SATIN	DUNN EDWARDS C: 20 M: 0 Y: 68 K: 25	USE MATTHEWS PAINT
P13	ADVENTURE ORANGE	PAINT	SATIN	SHERWIN WILLIAMS SW 6655 C: 6 M: 33 Y: 64 K: 0	USE MATTHEWS PAINT
P14	DELICIOUS MELON	PAINT	SATIN	SHERWIN WILLIAMS SW 6653 C: 0 M: 26 Y: 57 K: 0	USE MATTHEWS PAINT
P15	NAVEL	PAINT	SATIN	SHERWIN WILLIAMS SW 6887 C: 0 M: 50 Y: 100 K: 0	USE MATTHEWS PAINT
P16	CONFIDENT YELLOW	PAINT	SATIN	SHERWIN WILLIAMS SW 6911 C: 0 M: 12 Y: 87 K: 0	USE MATTHEWS PAINT
P17	RED TOMATO △	PAINT	SATIN	SHERWIN WILLIAMS SW 6607 △ C: 22 M: 84 Y: 74 K: 11 △	USE MATTHEWS PAINT
P18	BOLERO △	PAINT	SATIN	SHERWIN WILLIAMS SW 7600 △ C: 27 M: 93 Y: 100 K: 29 △	USE MATTHEWS PAINT
P19	TBD BASED ON ON SITE ARCHITECTURE	PAINT	SATIN	TBD	USE MATTHEWS PAINT
V1	GREEN	VINYL	TRANSLUCENT	C: 42 M: 0 Y: 95 K: 0	USE 3M VINYL
V2	ORANGE 1	VINYL	TRANSLUCENT	C: 0 M: 26 Y: 57 K: 0	USE 3M VINYL
V3	ORANGE 2	VINYL	TRANSLUCENT	C: 6 M: 33 Y: 64 K: 0	USE 3M VINYL
V4	ORANGE 3	VINYL	TRANSLUCENT	C: 0 M: 50 Y: 100 K: 0	USE 3M VINYL
V5	YELLOW	VINYL	TRANSLUCENT	C: 0 M: 12 Y: 87 K: 0	USE 3M VINYL
V6	RED 1	VINYL	TRANSLUCENT	C: 12 M: 78 Y: 66 K: 1	USE 3M VINYL
V7	RED 2	VINYL	TRANSLUCENT	C: 21 M: 95 Y: 79 K: 11	USE 3M VINYL
V8	BLACK	VINYL	OPAQUE	3M BLACK VINYL	
△ V9	WHITE	VINYL	OPAQUE	SCOTCHBRITE 108C-10	
M1	CLEAR	ACRYLIC	CLEAR	2447 AC	WHITE DIFFUSER ON 2ND SURFACE



Zoning By Parcel	
APN	2229034
Area Acres	36.70
Zoning Description	MP
Zone	Industrial
Zoning Overlay	RE
GP Land Use	INP - Industrial Park
PUD	NA
Midtown	0
Scenic Corridor	0
Cultural Resource	NA
Historic Inventory	0
Precise Plan	0

PROJECT ADDRESS: 400 N. McCarthy Blvd., Milpitas Ca 95035

SIGN TYPE C1 & C2: 670 N. McCarthy Blvd., Milpitas Ca 95035

SIGN TYPE C3 & C4: 900 N. McCarthy Blvd., Milpitas Ca 95035

1 SITE PLAN
SCALE: NOT TO SCALE



The data in this document may incorporate proprietary rights of the client. Any party accepting this document does so in confidence and agrees that it shall not be duplicated, in whole or in part, nor disclosed to others, without written consent of the client. Contractor shall verify all conditions on the job site and notify the project engineer of any variations from the dimensions shown on these drawings before proceeding with any construction. Written dimensions to set precedence over scaled drawings.

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PLACENTIA, CA 92870 | P: 714.556.0990

PROJECT INFO
Project Name:
McCARTHY CENTER;
EXTERIOR SIGNS & UPDATES
Project Location:
MILPITAS, CA

Sheet Title:
SITE PLAN
Job Number:
525082

Drawn By:
WES STEWART
Start Date:
04-01-25



APPROVAL
Approval:
 Approved Approved As Noted
 Revise & Resubmit
APPROVED BY: _____

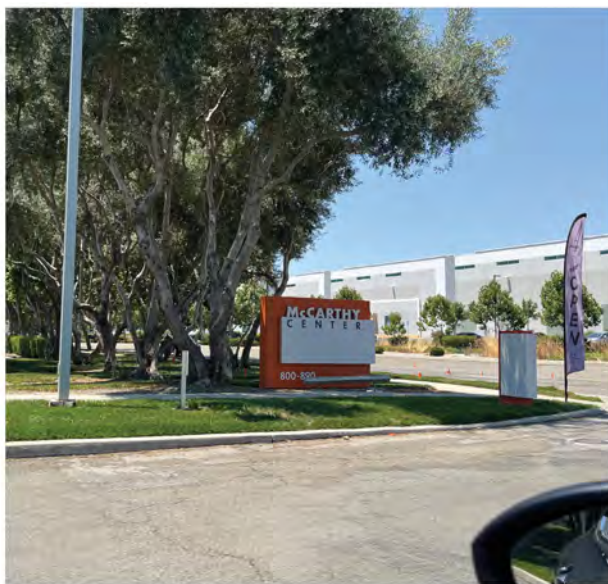
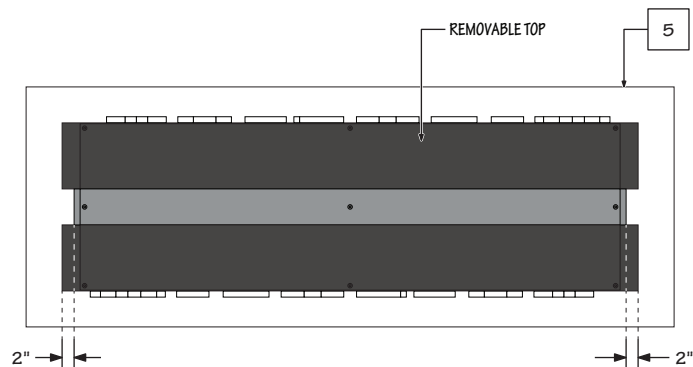
SHEET INFO
Sheet Number:
MCC-SITE

NOTES & SPECIFICATIONS

- 1 FABRICATED ALUM. CABINET WITH ROUTED FACES FOR ACRYLIC PUSH THROUGH COPY, ILLUMINATED. CABINET WILL HAVE PAINTED AND CLEAR COAT FINISH, WITH MASKED AND PAINTED GLOSS STRIP IN AREA INDICATED. CABINET WILL ATTACH TO EMBEDDED STEEL POST WITH INTERNAL SADDLE ATTACHMENT.
- 2 INSET RECESS WITH PAINTED FINISH. PAINT COLOR MAY CHANGE WITH LOCATION OF INSTALL TO MATCH BLOCK COLOR.
- 3 1" PROUD PUSH THROUGH COPY, INTERNALLY ILLUMINATED. COPY WILL HAVE SECOND SURFACE APPLIED WHITE DIFFUSER.
- 4 CONTINUOUS INSET CABINET BASE WITH PAINTED FINISH AND CLEAR COAT.
- 5 ABOVE GRADE CONCRETE FOOTING WITH EMBEDDED STEEL POSTS FOR CABINET ATTACHMENT, PER ENGINEERING.

LED MODULE TEMP: 4500 K

PUSH THROUGH: AC 2447, W/ 2ND SURFACE WHITE DIFFUSER



c 03

c 04

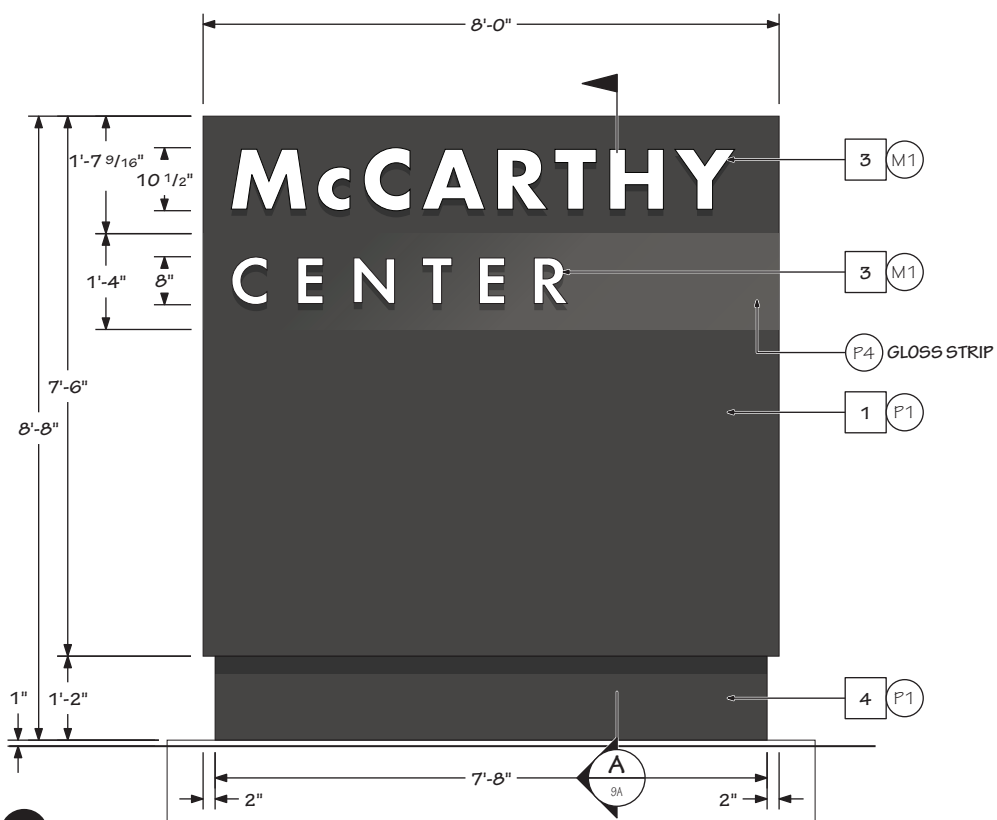
4 ON SITE EXISTING (TO BE REPLACED W/NEW CABINETS)

SCALE: NOT TO SCALE

3 PLAN VIEW

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

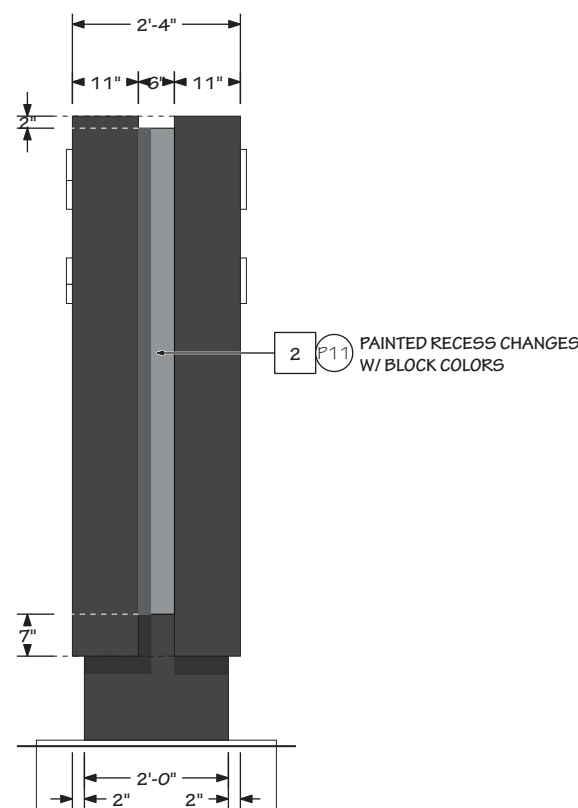
4



1 ELEVATION SIDE A/B

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

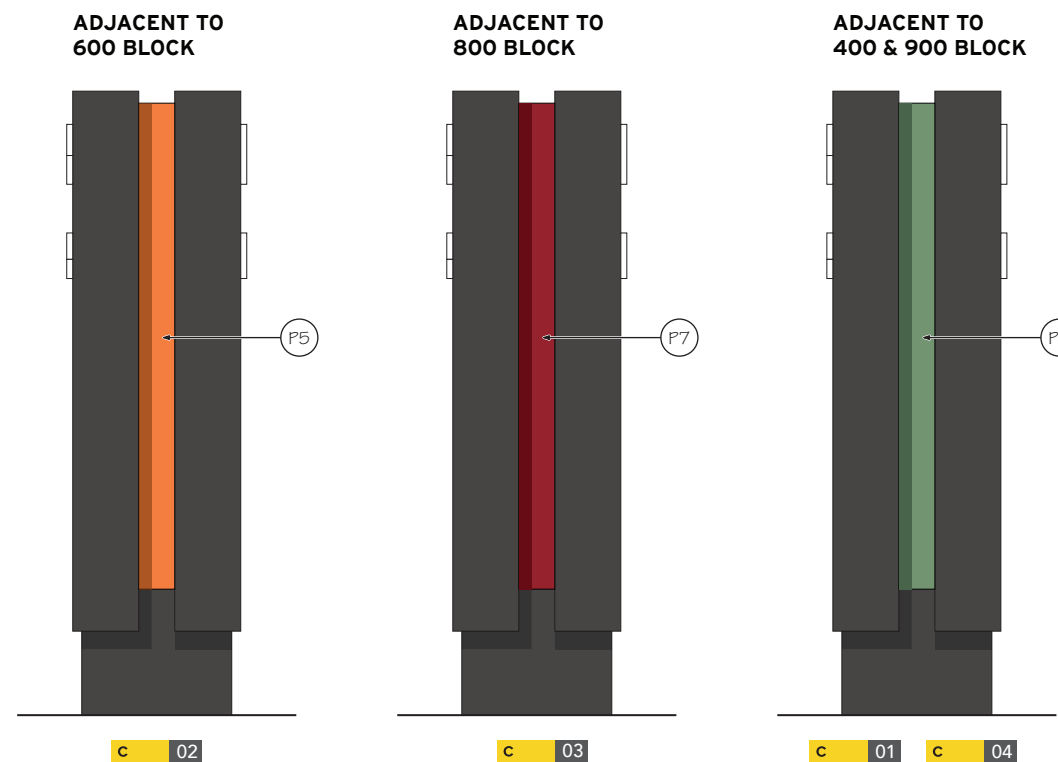
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2 END VIEW

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

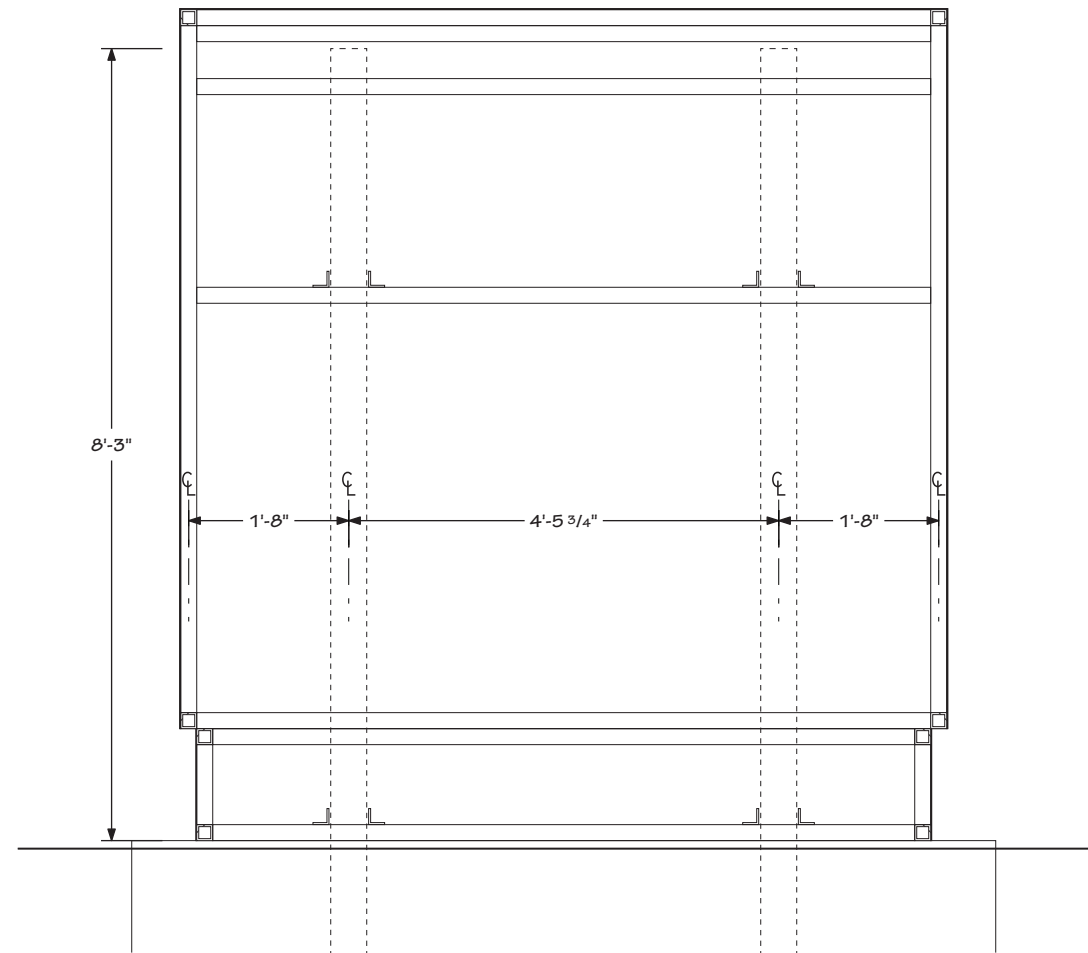
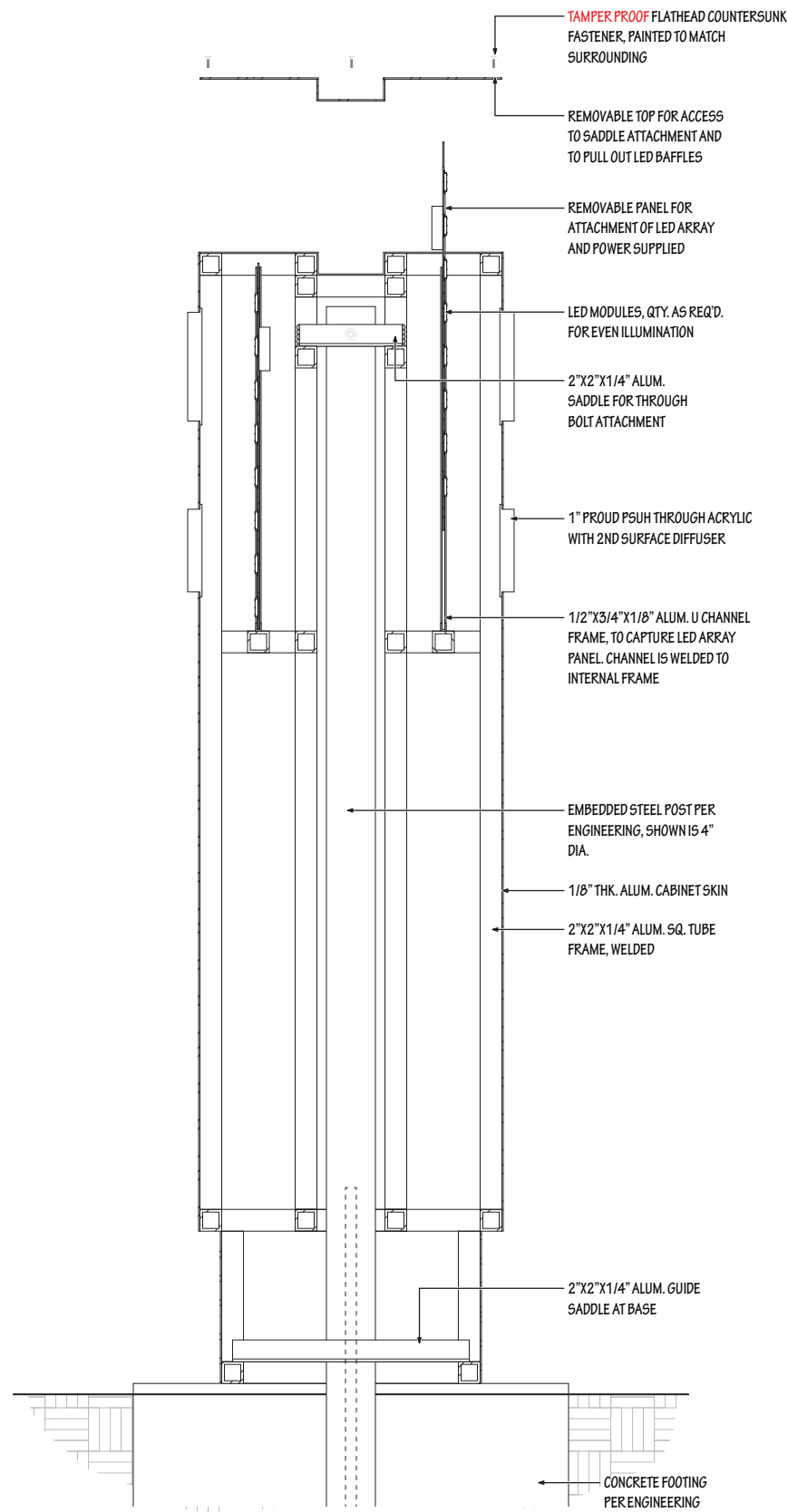
2



A BLOCK, COLOR OPTIONS

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

A



1 SECTION
SCALE: 3/4" = 1'-0"

A DETAIL POLE SPACING
SCALE: 1/2" = 1'-0"

Sign Design Based On 2022 CBC

Job # JTS_98225
 Project McCarthy Center - Monument
 Job Location 690 McCarthy Blvd.
 Milpitas, CA

INPUT DATA

Exposure category (B, C or D)	=	C
Risk Category	=	II
Ultimate Design Windspeed	V_{ULT} =	95 MPH
Topographic factor	K_{zt} =	1 Flat
Height of the sign	h =	8.75 FT
Vertical dimension (for wall, $s = h$)	s =	8.75 FT
Horizontal dimension	B =	8.00 FT
Dimension of return corner	L_r =	2.33 FT

ANALYSIS

Velocity pressure
 $q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$ = 16.69 PSF
 where:
 q_z = velocity pressure at height h . (Eq. 26.10-1 page. 268)
 K_z = velocity pressure exposure coefficient = 0.85
 evaluated at height above g Rnd. level, h (Tab. 26.10-1, page 268)
 K_{zt} = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85
 K_d = ground elevation factor, see (Tab. 26.9-1, page 268) = 1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure = $p = q_z G C_p$ = 21 PSF
 where:
 G = gust effect factor. (Sec. 26.11-1, page 269) = 0.85
 C_p = net force coefficient. (Fig. 29.3-1, page 323) = 1.47
 $A_g = B s$ = the gross area = 70.00 FT²
 Estimated sign cabinet weight = 421 LBS

DESIGN SUMMARY

Allowable Stress Design Wind Factor = 0.60
 Design Wind Pressure = $0.6 \times p$ = 12.49 PSF
 Design Windforce, F = $12.49 \times A_s$ = 0.87 KIPS
 Moment Arm = 4.81 FT
 Design Moment = $F \times$ Moment Arm = 4.21 KIP-FT

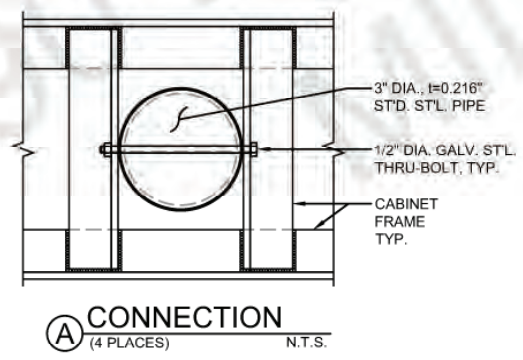
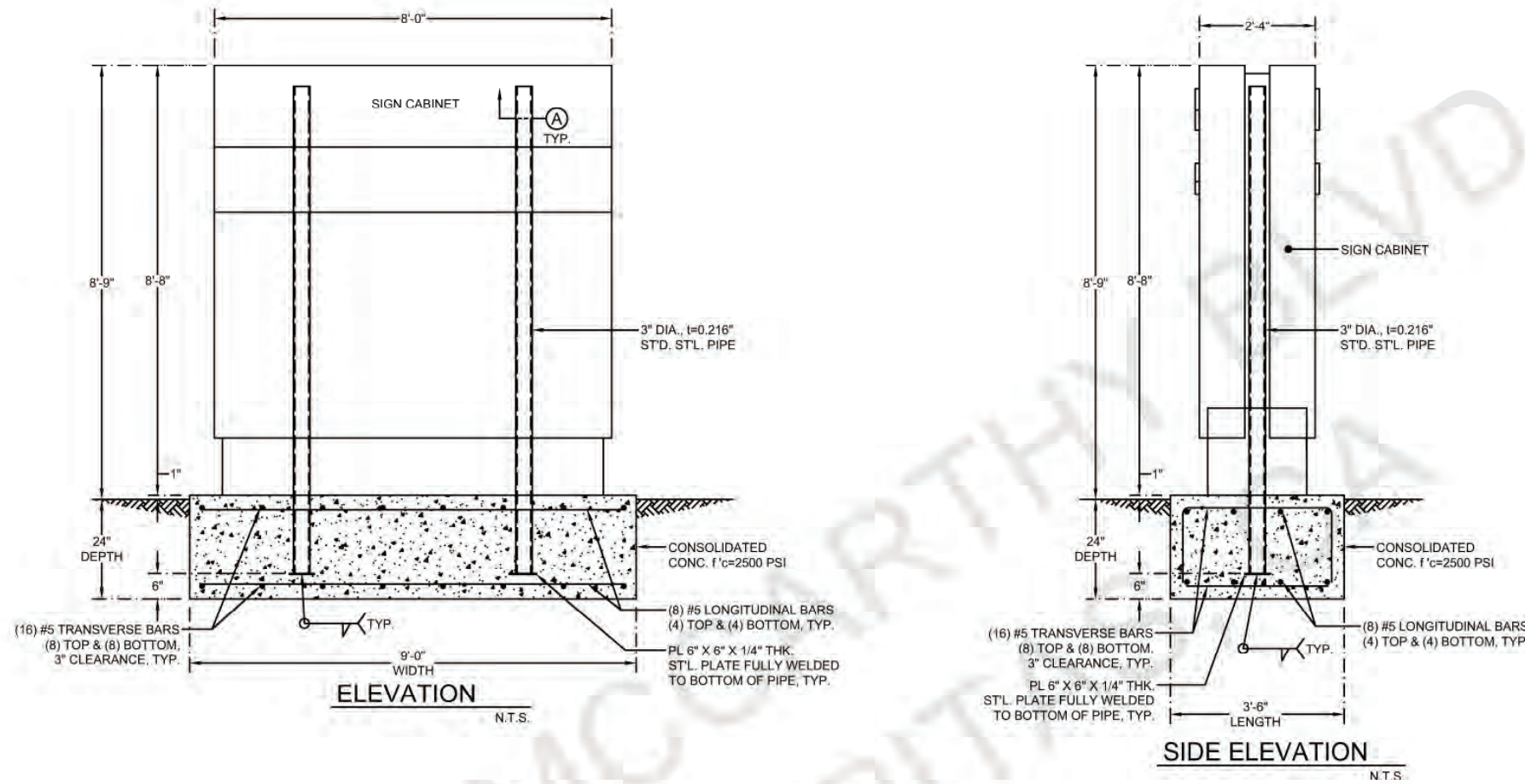
Footing Design (See attached Enecalc calcs)

Unfactored Windforce, F = $20.82 \times A_s$ = 1.46 KIPS
 Unfactored Moment = $F \times$ Moment Arm = 7.01 KIP-FT
 (8) #5 LONGITUDINAL (Bars Parallel to X-X Axis)
 (16) #5 TRANSVERSE (Bars Parallel to Z-Z Axis)

WIDTH = 9' - 0" LENGTH = 3' - 6" DEPTH = 25"

Pole Design

Sec. Mod. Req'd STD. STL PIPE USE A53 GR. B
 $S = 1.20$ 3" DIA., $t = 0.216"$ $S = 1.63$ (OK)



NOTES :

- GENERAL :**
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
 - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
 - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
 - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
 - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
 - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
 - ALL SIGN DIMENSIONS ON ELEVATION AND SECTIONS CAN BE ADJUSTED BY ± 1.0 IN EXCLUDING PLATES.
- WELDING :**
- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- STEEL :**
- DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
 - WIDE FLANGE: ASTM A992
 - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
 - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
 - STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
 - ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304
 - ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449
 - ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304
 - ALL BOLTS TO BE ZINC COATED: ASTM B633
 - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- ALUMINUM :**
- DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
 - ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.
- ANCHORS :**
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.
- CONCRETE :**
- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, $f'c = 2500$ PSI MINIMUM.
 - CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
 - FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
 - MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- SOIL :**
- LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT), MODIFIED PER SECTION 1806.3.4.



NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

www.yjinc.com
 P.O. BOX 802050
 SANTA CLARITA, CA. 91380
 TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE: **MCCARTHY CENTER MONUMENT**

DRN BY: B.B.	DATE LAST REVISED: Apr. 30, 2025	PROJECT JOB #: JTS_98225_McCarthy Center_Monument_McCarthy Blvd_Milpitas CA.dwg
CHK BY: T.J.	PROJ. START DATE: Apr. 30, 2025	REV. NO. REV. DATE REVISED BY
REV BY: T.J.	SCALE: AS SHOWN	1 -/- -
PLOTTED BY: Gabriela ON 4/30/2025 5:36:36 PM		2 -/- -

PROJECT LOCATION: MCCARTHY CENTER
 690 MCCARTHY BLVD.
 MILPITAS, CA

SHEET # 1 OF 1



The data in this document may incorporate proprietary rights of the client. Any party accepting this document does so in confidence and agrees that it shall not be duplicated, in whole or in part, nor disclosed to others, without written consent of the client. Contractor shall verify all conditions on the job site and notify the project engineer of any variations from the dimensions shown on these drawings before proceeding with any construction. Written dimensions to set precedence over scaled drawings.

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PROJECT INFO

Project Name: **MCCARTHY CENTER; EXTERIOR SIGNS & UPDATES**

Project Location: **MILPITAS, CA**

Sign Type: **C; PROJECT MONUMENT ID, SMALL**

Job Number: **525082**

Drawn By: **WES STEWART**

Start Date: **04-01-25**

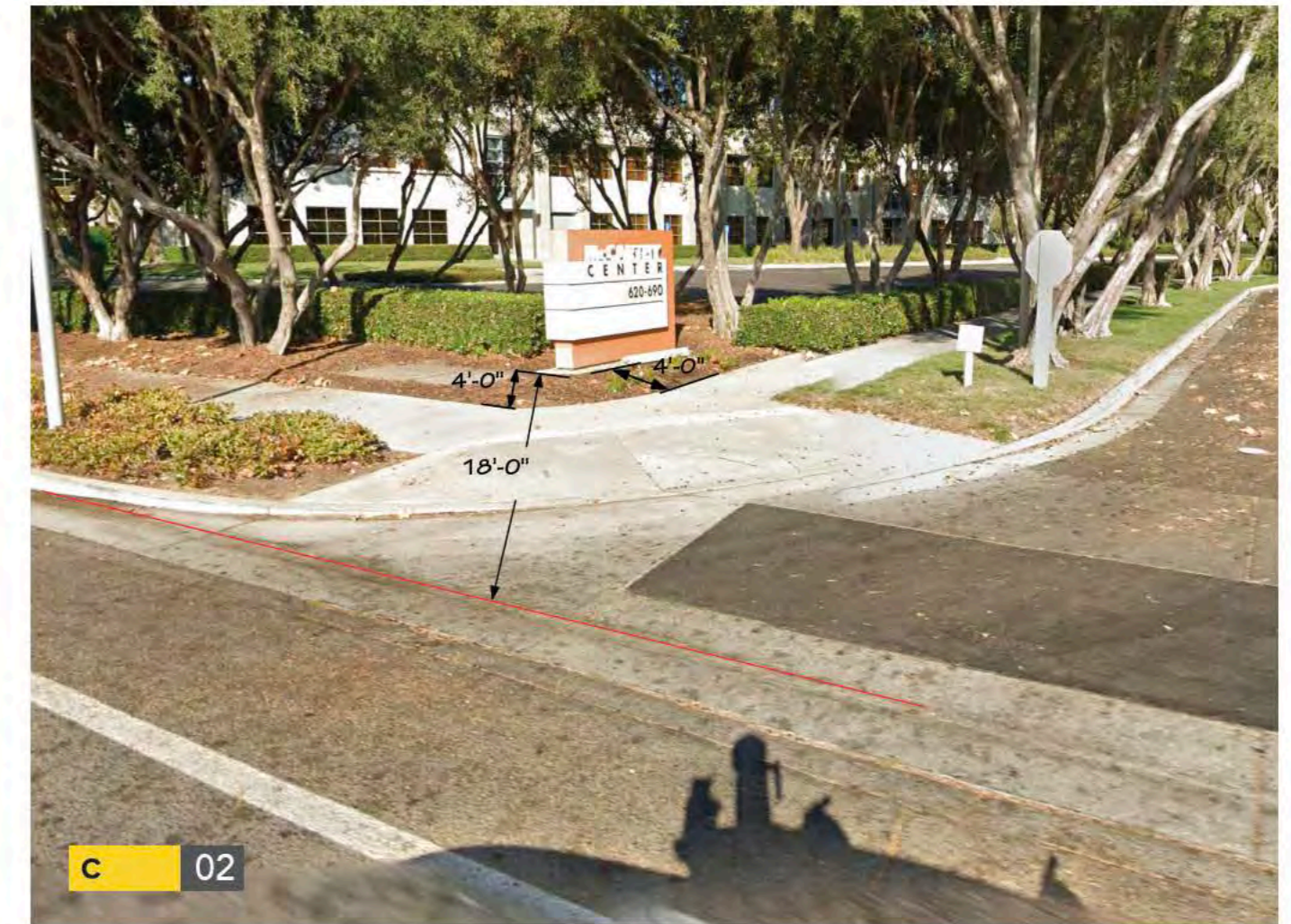
REVISIONS

APPROVAL

Approval: Approved Approved As Noted Revise & Resubmit

APPROVED BY: _____

Sheet Number: **MCC-6.1-C**



SETBACK DIMENSIONS IS THE SAME FOR ALL (4) SIGNS



SETBACK DIMENSIONS IS THE SAME FOR ALL (4) SIGNS

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in §110.9, §110.12, §130.0/§160.5, §130.3/§160.5(d), §140.8/§170.2(e), and §141.0(b)2M/§180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to §140.8/§170.2(e) and do not need to complete this compliance document.

Project Name: MCCARTHY CENTER EXTERIOR SIGNS	Enforcement Agency:
Dwelling Address: 400 N. MCCARTHY BLVD.	Permit Number:
City and Zip Code: MILPITAS, CA 95053	Permit Application Date: 05/05/25

A. GENERAL INFORMATION

01 Project Location (city)	MILPITAS, CA	
02 Climate Zone		<input type="checkbox"/> Healthcare Facility
03 Occupancy Types within Project:		<input type="checkbox"/> High-Rise Residential Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.8/§170.2(e) or §141.0(b)2M/§180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to §140.8/§170.2(e) and do not need to complete this compliance document.

01 Name or Item Tag	02 Complete Sign Description	03 Sign Status	04 Sign Type	05 Compliance Method ¹
ST. C	Exterior Monument Signs	New	Outdoor	Max Allowed Lighting Power

¹ FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with §140.8/§170.2(e). See §141.0(b)2M/§180.2(b)4Bvi for more details.
² The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with §140.8/§170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tool tips for this table for more details.

C. COMPLIANCE RESULTS

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance January 2022

Results in this table are automatically calculated from data input and calculations in Tables B through H.
 Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable Table referenced below.

01 Name or Item Tag	02 Complete Sign Description	03 Total Allowed (Watts)	04 Total Designed (Watts)	05 Compliant Light Sources	06 ENERGY VERIFIED Label	07 Compliance Results
(See Table B)	(See Table B)	(See Table F)	(See Table F)	(See Table G)	(See Table H)	
ST. C	Monument Sign	276	≥ 260	OR Yes/No	OR Yes/No	COMPLIES
Controls Compliance (See Table F/G/H for Details)						COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance January 2022

E. ADDITIONAL REMARKS

This table includes remarks made by the installer to the Authority Having Jurisdiction.

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This table includes illuminated signs using the Maximum Allowed Lighting Power compliance method per §140.8(a)/§170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from §130.3/§160.5(d) by indicating control types for each sign.

01 Name or Item Tag	02 Complete Sign Description	03 Illumination Method	04 Sign Area (ft ²)	05 Allowed Density (W/ft ²)	06 Allowance (Watts)	07 Design Watts	08 Mandatory Controls			09 Field Inspector	
							Shut-Off	Dimming	Demand Response ¹	Pass	Fail
ST. C	Illuminated ID Sign	Internally	17	12	276	260	Auto Timer	Power Reduce 65%	<input type="checkbox"/>	<input type="checkbox"/>	
		10 Luminaires Name or Item Tag	11 Complete Luminaire Description	12 Watts per Luminaire	13 How Wattage is Determined	14 Total number luminaires					

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Sign within tunnel illuminated day & night; EXCEPTION to §130.3(a)2A.
¹ FOOTNOTES: Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per §110.12(d).

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance January 2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Alfredo Gutron	Documentation Author Signature:
Documentation Author Company Name: TFN Architectural Signage	Date Signed: 5/05/25
Address: 527 Fee Ana St	CEA Certification Identification (if applicable):
City/State/Zip: Placentia, Ca 92870	Phone: 714.267.8714

RESPONSIBLE PERSON'S DECLARATION STATEMENT

2. I certify the following under penalty of perjury, under the laws of the State of California:
- The information provided on this Certificate of Compliance is true and correct.
 - I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 - The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 - The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 - I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
 - I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Alfredo Gutron	Responsible Designer Signature:
Company: TFN Architectural Signage	Date Signed: 05/05/25
Address: 527 Fee Ana St	License: 656202
City/State/Zip: Placentia, Ca 92870	Phone: 714.267.8714

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance January 2022



Letter of Authorization

To: City of Milpitas
From: Jeremy Neel
Subject: Installation of Exterior Signage

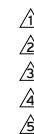
Hello,

This letter serves to grant permission for the installation of exterior signage at McCarthy Center. Irvine company has reviewed and approved the drawings generated by TFN Architectural Signage dated 4/18/25 and hereby allows TFN to act as its agent to secure the permit and perform installation as detailed in their submittal.

Please contact me in the event that you have any questions regarding installation.

Respectfully,

Irvine Company, LLC
Jeremy Neel
Sr. Director, Construction
jneel@irvinecompany.com
(408) 330-0144



Master Sign Program for
McCarthy Center

Address:

400-940 North McCarthy Blvd., Milpitas, CA 95035

Property Owner:

Irvine Company, Santa Clara, California

Contact: Management Office: 408-330-0100

Program Designer:

Davies Associates, Beverly Hills, California

Contact: Alex Davies: 310.247.9572 ext. 224

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Sign Type B – Project ID Monument Sign - Large 6

Sign Type C – Project ID Monument Sign - Medium 8

Sign Type D – Project ID Monument Sign - Small 10

Sign Type E – Vehicular Directional 12

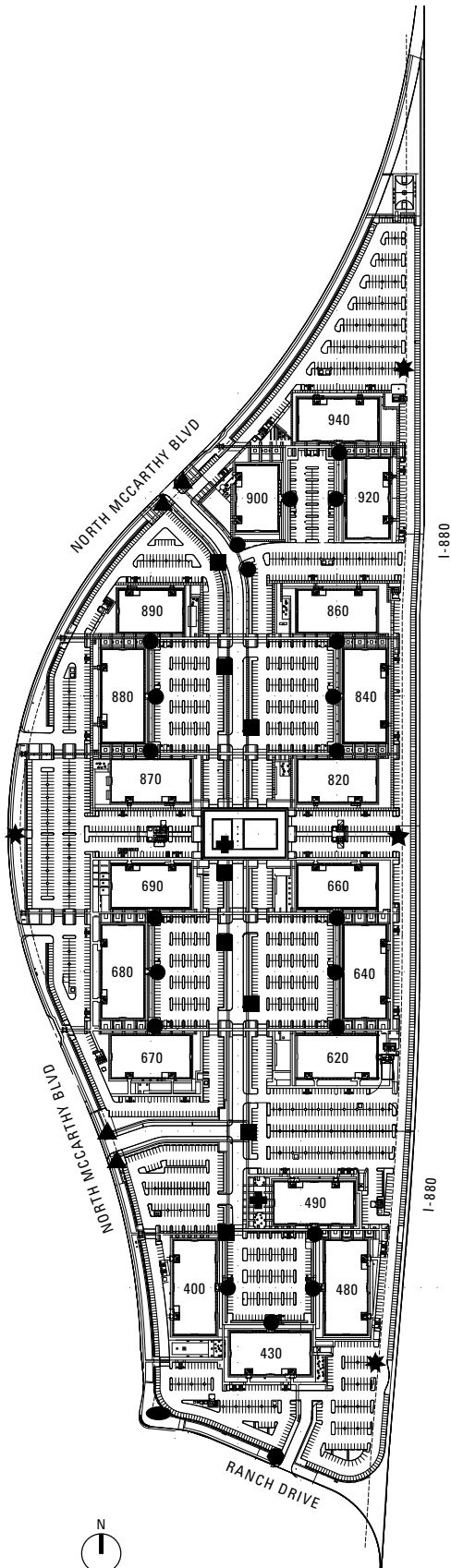
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Sign Type J – Amenity Space ID Monument 24



Freestanding Signs - Sign Location Plan

- ★ SIGN TYPE A - PYLON SIGN
QTY: 3 (185 SQ. FT. EACH) TOTAL: 555 SQ. FT.
- ★ SIGN TYPE A1 - PYLON SIGN WITH TENANT ID
QTY: 1 (703 SQ. FT. EACH) TOTAL: 703 SQ. FT.
- SIGN TYPE B - PROJECT ID MONUMENT SIGN - LARGE
QTY: 1 (61.87 SQ. FT. EACH) TOTAL: 61.87 SQ. FT.
- ▲ SIGN TYPE C - PROJECT ID MONUMENT SIGN - MEDIUM
QTY: 4 (72 SQ. FT. EACH) TOTAL: 288 SQ. FT.
- SIGN TYPE D - PROJECT ID MONUMENT SIGN - SMALL
QTY: 1 (15.55 SQ. FT. EACH) TOTAL: 15.55 SQ. FT.
- SIGN TYPE E - VEHICULAR DIRECTIONAL
QTY: 8 (8.78 SQ. FT. EACH) TOTAL: 70.24 SQ. FT.
- SIGN TYPE F - TENANT DIRECTORY AT BUILDING ENTRY
QTY: 21 (13.09 SQ. FT. EACH) TOTAL: 274.89 SQ. FT.
- ⊕ SIGN TYPE J - AMENITY SPACE ID MONUMENT
QTY: 2 (19 SQ. FT. EACH) TOTAL: 38 SQ. FT.

TOTAL LINEAR FEET OF ALL PUBLIC STREET FRONTAGE: 10,179 FT.

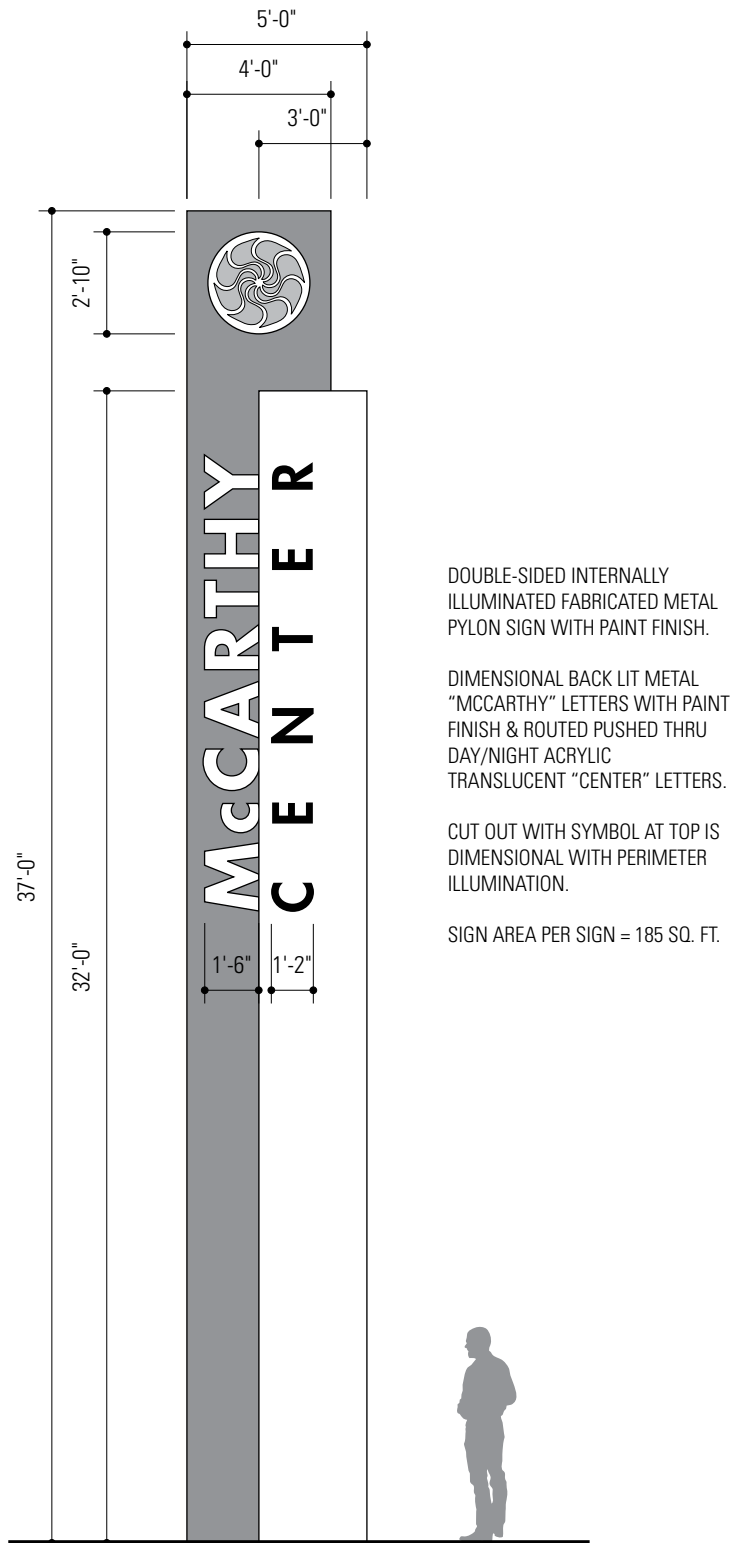
MAXIMUM AGGREGATE SIGN AREA: 20,358 SF

TOTAL SQUARE FOOTAGE OF ALL FREESTANDING SIGNS: 1,835.83 SF

TOTAL SQUARE FOOTAGE OF ALL WALL SIGNS NOT TO EXCEED: 18,522.17 SF

Sign Type A - Pylon Sign

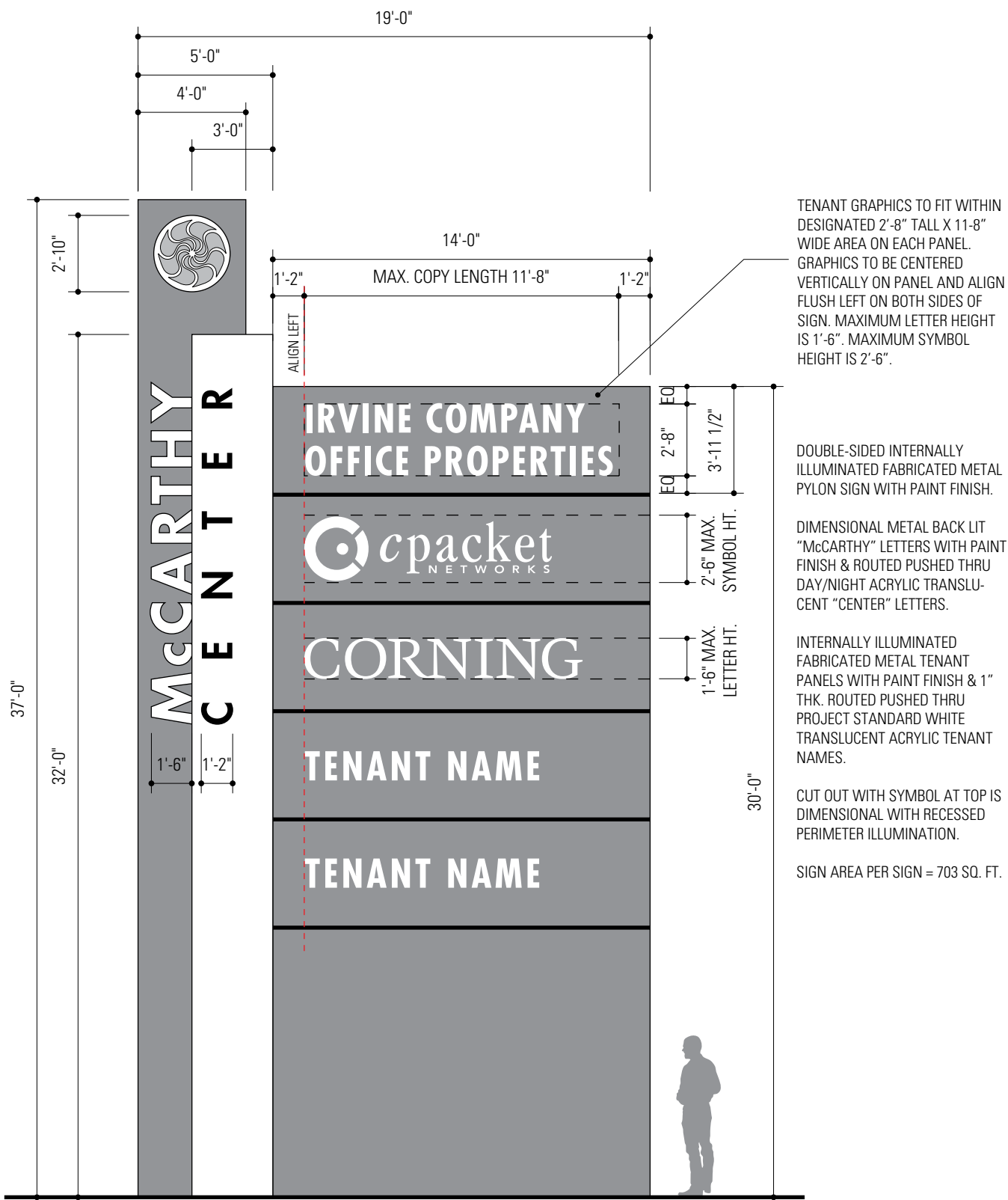
Purpose:	To identify the project name.
Location:	Adjacent to North McCarthy Blvd. and I-880 freeway (Refer to Exhibit A-1).
Sign Copy:	Project name and symbol.
Maximum Number:	Three (3) double-faced signs.
Maximum Size:	Refer to sign elevation on page 3 for details.
Typeface:	Project name in project standard typeface.
Sign Material:	Fabricated metal and acrylic.
Color:	Sign colors per project standards.
Method of Illumination:	Face and halo illumination.



Sign Type A1 - Pylon Sign
SCALE: 3/16" = 1'-0"

Sign Type A1 - Pylon Sign with Tenant ID

Purpose:	To identify the project name and tenants.
Location:	Adjacent to I-880 freeway (Refer to Exhibit A-1).
Sign Copy:	Project name and symbol. Tenant business name and/or symbol for up to five (5) tenants.
Maximum Number:	One (1) double-faced sign.
Maximum Size:	Maximum tenant letter height is 1'-6". Maximum tenant symbol height is 2'-6". Tenant graphics to fit within designated area on each sign panel. Refer to sign elevation on page 5 for details on sign placement and alignment.
Typeface:	Project name in project standard typeface. Tenant business names in any typeface, subject to Landlord approval.
Sign Material:	Fabricated metal and acrylic.
Color:	Sign colors per project standards. Tenant business names and symbols in project standard white translucent acrylic.
Method of Illumination:	Face and halo illumination. Tenant business names to be face lit with internal illumination.



TENANT GRAPHICS TO FIT WITHIN DESIGNATED 2'-8" TALL X 11'-8" WIDE AREA ON EACH PANEL. GRAPHICS TO BE CENTERED VERTICALLY ON PANEL AND ALIGN FLUSH LEFT ON BOTH SIDES OF SIGN. MAXIMUM LETTER HEIGHT IS 1'-6". MAXIMUM SYMBOL HEIGHT IS 2'-6".

DOUBLE-SIDED INTERNALLY ILLUMINATED FABRICATED METAL PYLON SIGN WITH PAINT FINISH.

DIMENSIONAL METAL BACK LIT "McCarthy" LETTERS WITH PAINT FINISH & ROUTED PUSHED THRU DAY/NIGHT ACRYLIC TRANSLUCENT "CENTER" LETTERS.

INTERNALLY ILLUMINATED FABRICATED METAL TENANT PANELS WITH PAINT FINISH & 1" THK. ROUTED PUSHED THRU PROJECT STANDARD WHITE TRANSLUCENT ACRYLIC TENANT NAMES.

CUT OUT WITH SYMBOL AT TOP IS DIMENSIONAL WITH RECESSED PERIMETER ILLUMINATION.

SIGN AREA PER SIGN = 703 SQ. FT.

Sign Type A1 - Pylon Sign with Tenant ID
SCALE: 3/16" = 1'-0"

Sign Type B - Project ID Monument Sign - Large

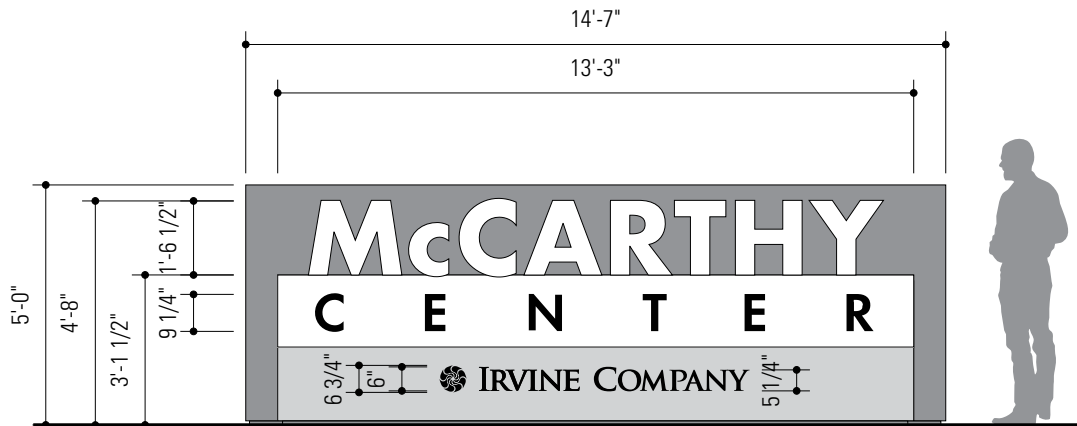
Purpose:	To identify the project name.
Location:	At the corner of North McCarthy Blvd. and Ranch Drive (Refer to Exhibit A-1).
Sign Copy:	Project name.
Maximum Number:	One (1) double-faced sign.
Maximum Size:	Refer to sign elevation on page 7 for details.
Typeface:	Project name in project standard typeface.
Sign Material:	Fabricated metal, acrylic, and flat cut dimensional metal.
Color:	Sign colors per project standards.
Method of Illumination:	Face and halo illumination.

SINGLE-SIDED INTERNALLY ILLUMINATED FABRICATED METAL MONUMENT SIGN WITH PAINT FINISH.

DIMENSIONAL METAL BACK LIT "MCCARTHY" LETTERS WITH PAINT FINISH & ROUTED PUSHED THRU DAY/NIGHT ACRYLIC TRANSLUCENT "CENTER" LETTERS.

IRVINE COMPANY LOGOTYPE IN FLAT CUT PAINTED METAL WITH PAINT FINISH & NO ILLUMINATION.

SIGN AREA PER SIGN = 61.87 SQ. FT.

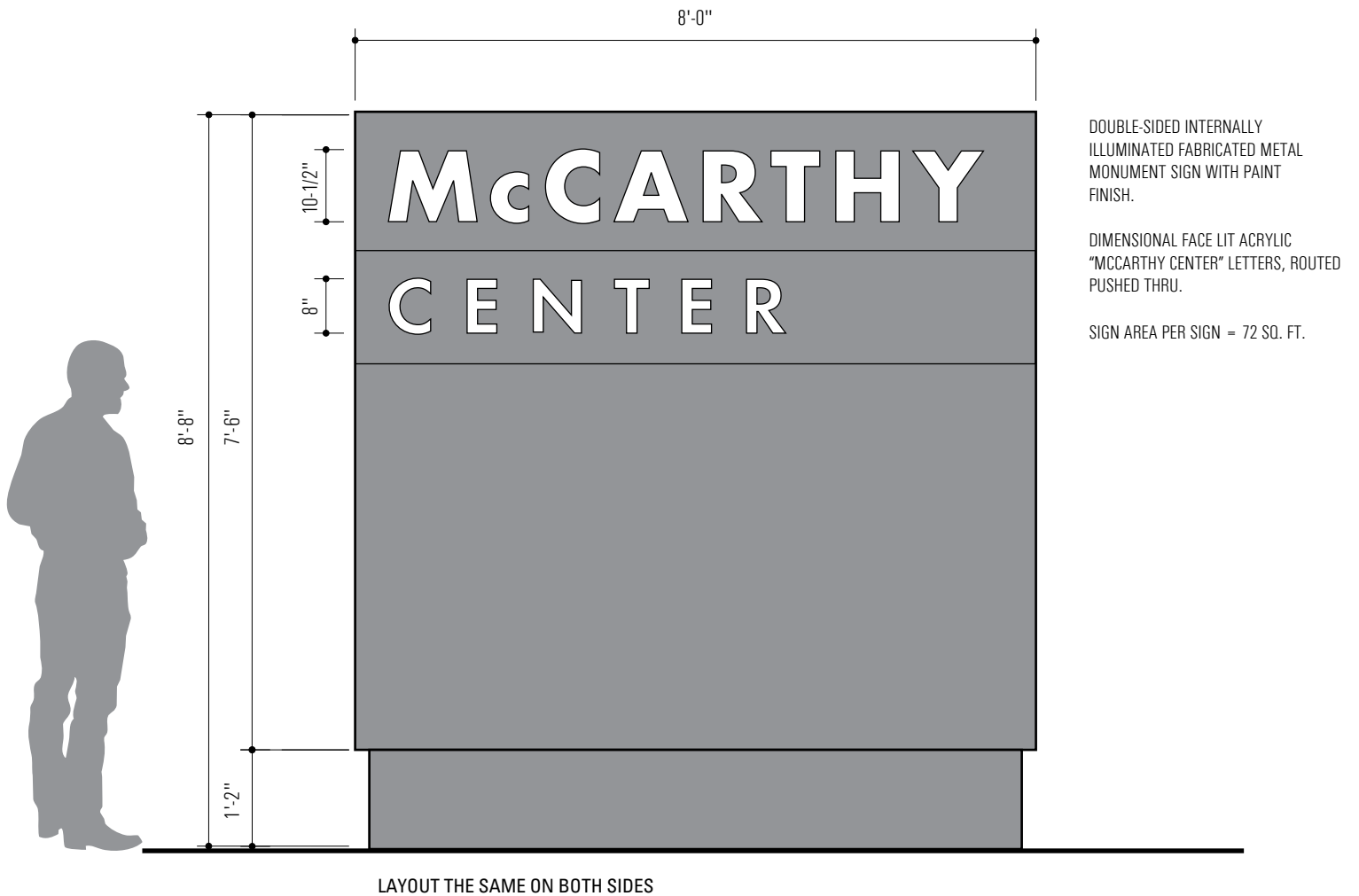


Sign Type B - Project ID Monument Sign - Large

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

Sign Type C - Project ID Monument Sign - Medium

Purpose:	To identify the project name and address.
Location:	At project entry drives off North McCarthy Blvd. (Refer to Exhibit A-1).
Sign Copy:	Project name and address. No tenant business name and/or symbol.
Maximum Number:	Four (4) double-faced signs.
Maximum Size:	Maximum tenant letter height is 10-1/2" for project name.
Typeface:	Project name in project standard typeface. Tenant business names in any typeface, subject to Landlord approval.
Sign Material:	Fabricated metal, acrylic, and flat cut dimensional metal.
Color:	Sign colors per project standards. Tenant business names and symbols in tenant's corporate colors, subject to Landlord approval.
Method of Illumination:	Face internally illuminated for project name.

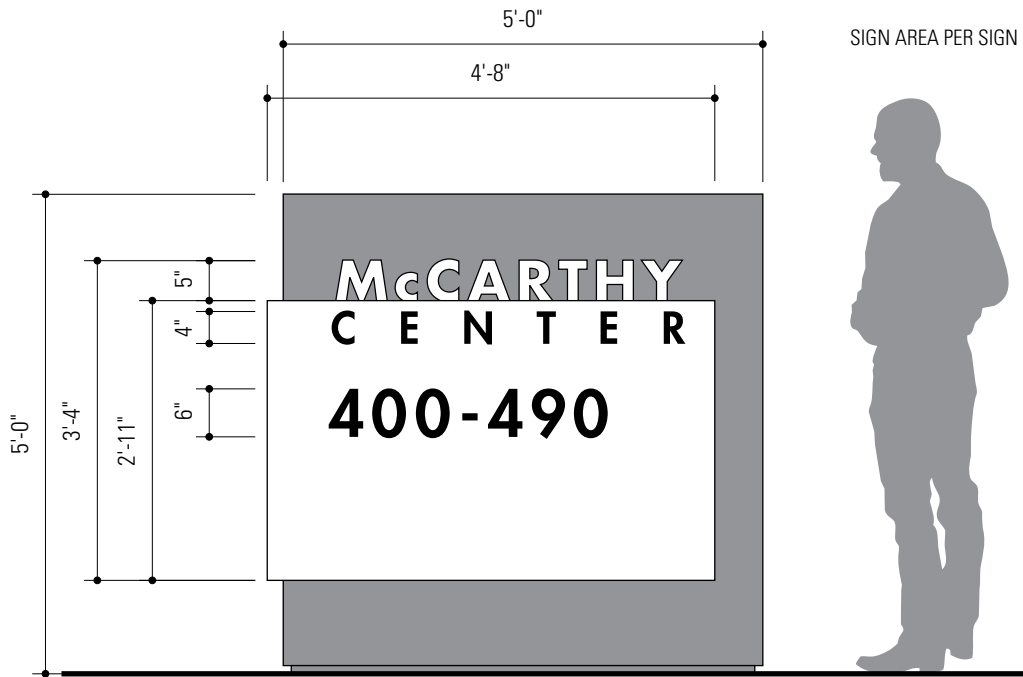


Sign Type C - Project ID Monument Sign - Medium

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

Sign Type D - Project ID Monument Sign - Small

Purpose:	To identify the project name.
Location:	At project entry drive off Ranch Drive. (Refer to Exhibit A-1).
Sign Copy:	Project name and address.
Maximum Number:	One (1) double-faced sign.
Maximum Size:	Refer to sign elevation on page 11 for details.
Typeface:	Project name and address in project standard typeface.
Sign Material:	Fabricated metal, acrylic, and flat cut dimensional metal.
Color:	Sign colors per project standards.
Method of Illumination:	Face and halo illumination for project name. Other sign copy may be illuminated by ground mounted light fixtures.



DOUBLE-SIDED INTERNALLY ILLUMINATED FABRICATED METAL MONUMENT SIGN WITH PAINT FINISH.

DIMENSIONAL BACK LIT METAL "MCCARTHY" LETTERS WITH PAINT FINISH & ROUTED PUSHED THRU DAY/NIGHT ACRYLIC TRANSLUCENT "CENTER" LETTERS.

ADDRESS NUMERALS IN FLAT CUT METAL WITH PAINT FINISH & NO ILLUMINATION.

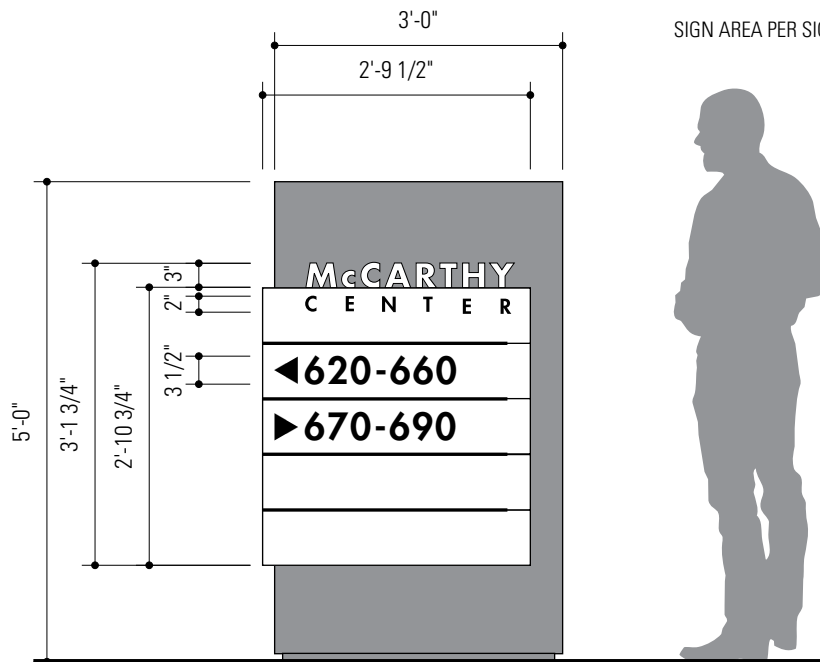
SIGN AREA PER SIGN = 15.55 SQ. FT.

Sign Type D - Project ID Monument Sign - Small

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

Sign Type E - Vehicular Directional

Purpose:	To provide vehicular wayfinding to a building address
Location:	Throughout project access drive. (Refer to Exhibit A-1).
Sign Copy:	Project name, arrows and addresses.
Maximum Number:	Eight (8) double-faced signs.
Maximum Size:	Refer to sign elevation on page 13 for details.
Typeface:	Project name and directional copy in project standard typeface.
Sign Material:	Fabricated metal and vinyl film graphics.
Color:	Sign colors per project standards.
Method of Illumination:	Sign may be illuminated by ground mounted light fixtures.



DOUBLE-SIDED NON-ILLUMINATED
FABRICATED METAL DIRECTIONAL
SIGN WITH PAINT FINISH.

DIMENSIONAL METAL "MCCARTHY"
LETTERS & FLAT CUT ALUMINUM
"CENTER" LETTERS WITH PAINT
FINISH.

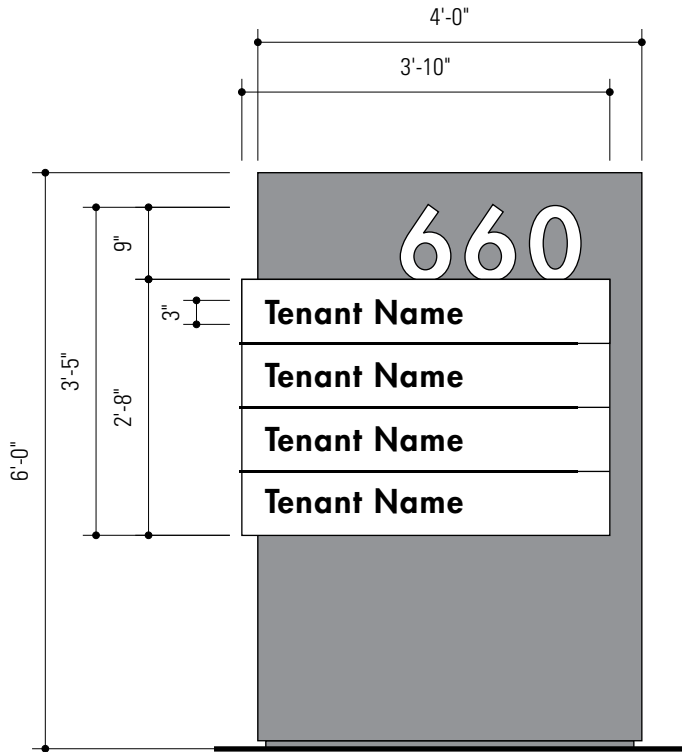
ARROWS & ADDRESS NUMBERS IN
APPLIED VINYL FILM.

SIGN AREA PER SIGN = 8.78 SQ. FT.

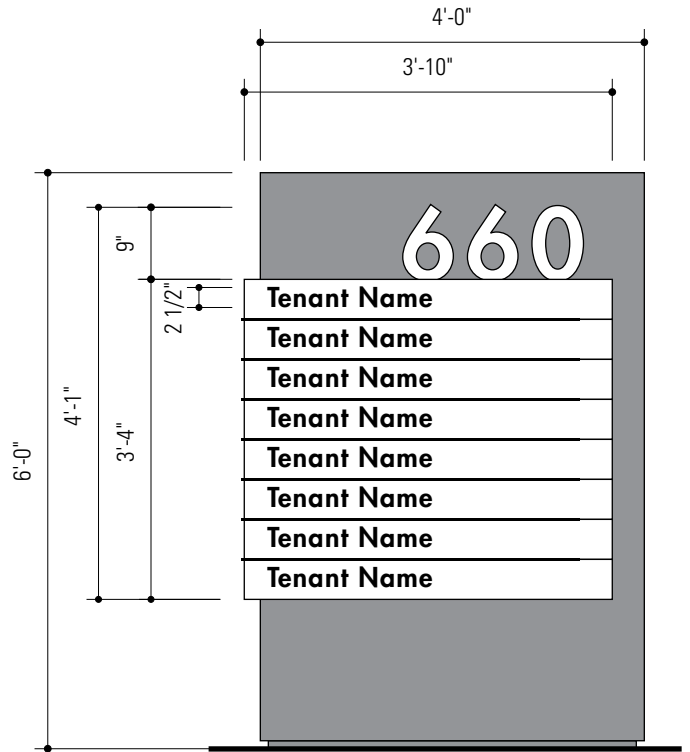
Sign Type E - Vehicular Directional
SCALE: 1/2" = 1'-0"

Sign Type F - Tenant Directory at Building Entry

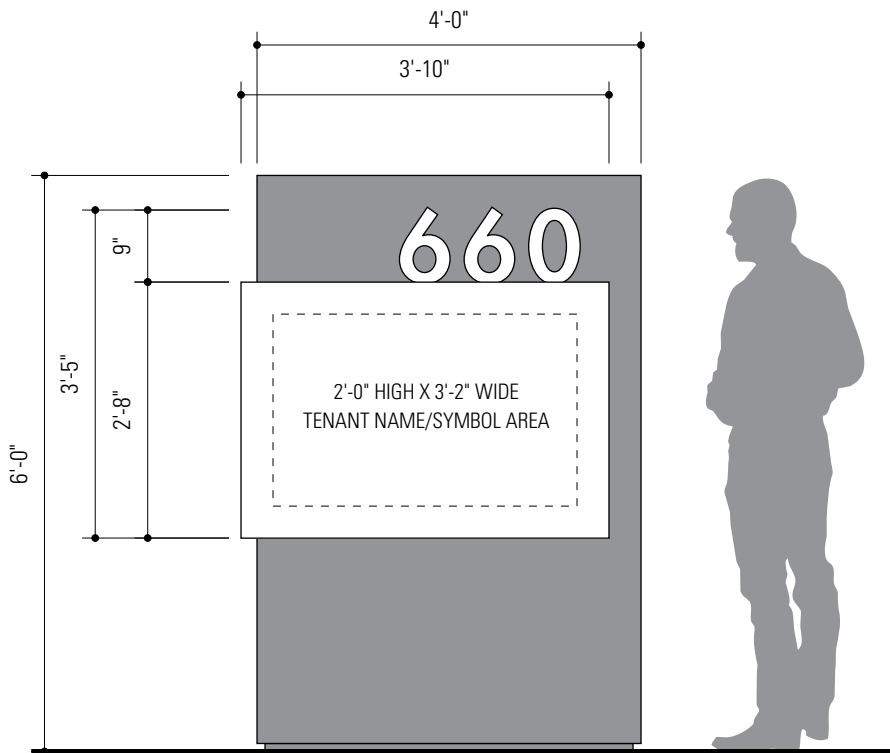
Purpose:	To identify the building address and the tenant(s) of the building.
Location:	Adjacent to primary entries to the building. (Refer to Exhibit A-1).
Sign Copy:	Project address and up to eight (8) tenant business names. Tenant symbol only allowed on single-tenant sign.
Maximum Number:	Twenty one (21) double-faced signs.
Maximum Size:	Refer to sign elevation on page 15 for details.
Typeface:	Building address in project standard typeface. Tenant business name(s) in project standard font on multi-tenant sign and any typeface on single-tenant sign, subject to Landlord approval.
Sign Material:	Fabricated metal and vinyl film graphics.
Color:	Sign colors per project standards. Tenant graphics in project standard color on multi-tenant sign and in tenant's corporate colors on single tenant sign, subject to Landlord approval.
Method of Illumination:	None.



MULTI-TENANT BUILDING - 4 PANELS



MULTI-TENANT BUILDING - 8 PANELS



SINGLE-TENANT BUILDING

DOUBLE-SIDED NON-ILLUMINATED
FABRICATED METAL DIRECTORY SIGN
WITH PAINT FINISH.

DIMENSIONAL METAL ADDRESS
NUMBERS WITH PAINT FINISH.

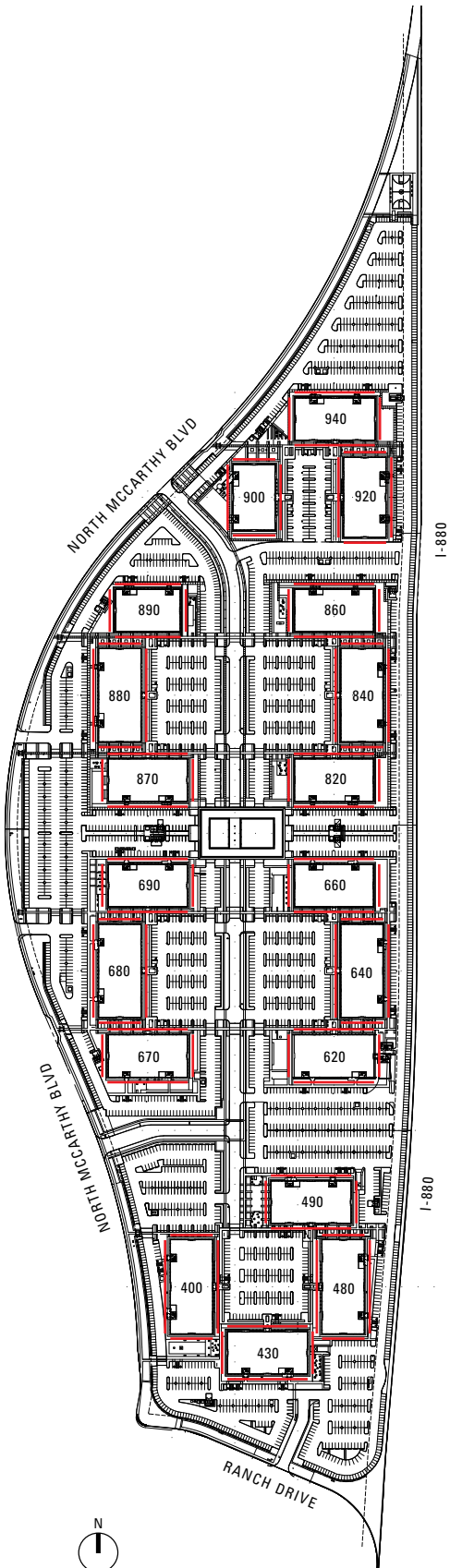
TENANT NAMES/SYMBOL IN APPLIED
VINYL FILM.

SIGN AREA PER SIGN = 13.09 SQ. FT.

Sign Type F - Tenant Directory at Building Entry

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

Wall Signs - Sign Location Plan



SIGN TYPE G - PARAPET TENANT ID WALL SIGN
SIGN TYPE H - EYEBROW TENANT ID WALL SIGN

— RED LINE INDICATES SIGNAGE OPPORTUNITIES FOR PARAPET & EYEBROW TENANT ID WALL SIGNS ON BUILDING. ACTUAL LOCATIONS MAY VARY.

TOTAL LINEAR FEET OF ALL PUBLIC STREET FRONTAGE: 10,179 FT.

MAXIMUM AGGREGATE SIGN AREA: 20,358 SF

TOTAL SQUARE FOOTAGE OF ALL FREESTANDING SIGNS: 1,835.83 SF

TOTAL SQUARE FOOTAGE OF ALL WALL SIGNS NOT TO EXCEED: 18,522.17 SF

ANY BUILDING MAY BE A SINGLE-TENANT BUILDING OR A MULTI-TENANT BUILDING.

PARAPET SIGNS:

SINGLE-TENANT BUILDINGS

- UP TO TWO (2) PARAPET SIGNS TOTAL.
- ONE (1) SIGN MAXIMUM PER ELEVATION.
- ONE (1) SIGN MAXIMUM PER BUILDING CORNER.

MULTI-TENANT BUILDINGS

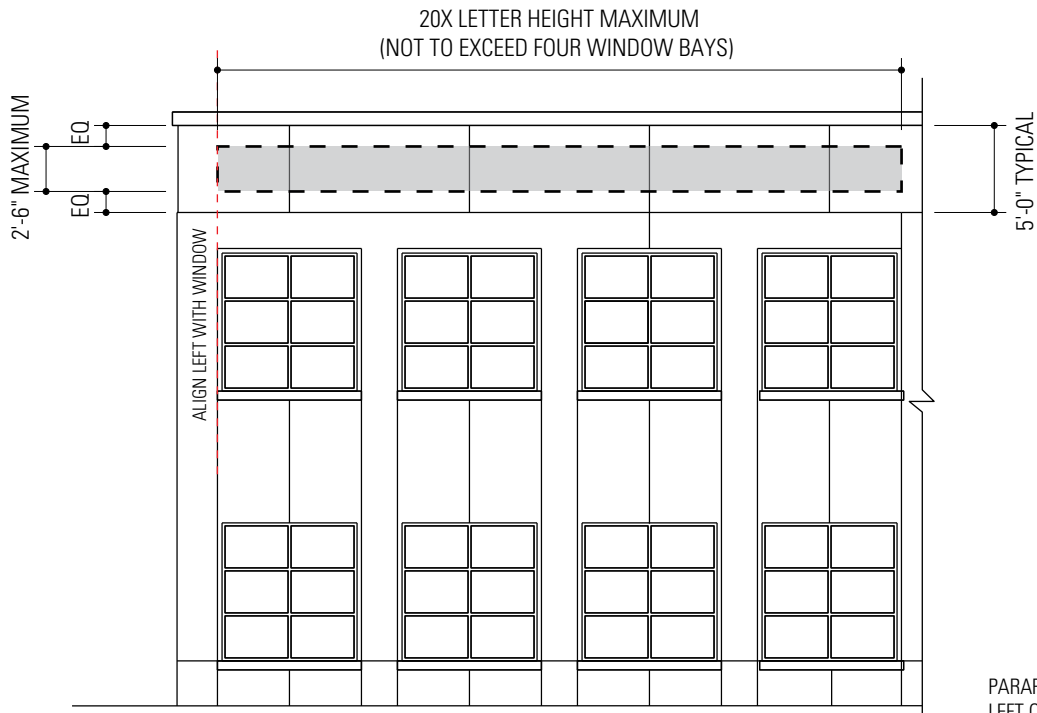
- UP TO TWO (2) PARAPET SIGNS PER TENANT AND FOUR (4) SIGNS TOTAL.
- ONE (1) SIGN MAXIMUM PER ELEVATION, TYPICAL.
- SIGNS ON SAME ELEVATION MUST IDENTIFY DIFFERENT TENANTS.
- ONE (1) SIGN MAXIMUM PER BUILDING CORNER.
- BUILDINGS 400, 480 640, 680, 840, AND 880 MAY HAVE (2) SIGNS MAXIMUM PER LONG ELEVATION, LOCATED AT OPPOSITE ENDS OF THE BUILDING.

EYEBROW SIGNS:

- EYEBROW SIGNS MAXIMUM OF TWO (2) EYEBROW SIGNS ARE PERMITTED PER DESIGNATED BUILDING ELEVATION (UP TO TWO ON ELEVATIONS WITH NO PARAPET SIGNS, OR ONE EYEBROW SIGN ON ELEVATIONS WITH ONE PARAPET SIGN).
- SIGNS ON SAME ELEVATION MUST IDENTIFY DIFFERENT TENANTS.
- TWO EYEBROW SIGNS AT THE SAME BUILDING CORNER ARE ALLOWED; AND AN EYEBROW SIGN LOCATED IMMEDIATELY UNDER A PARAPET SIGN IS ALLOWED.

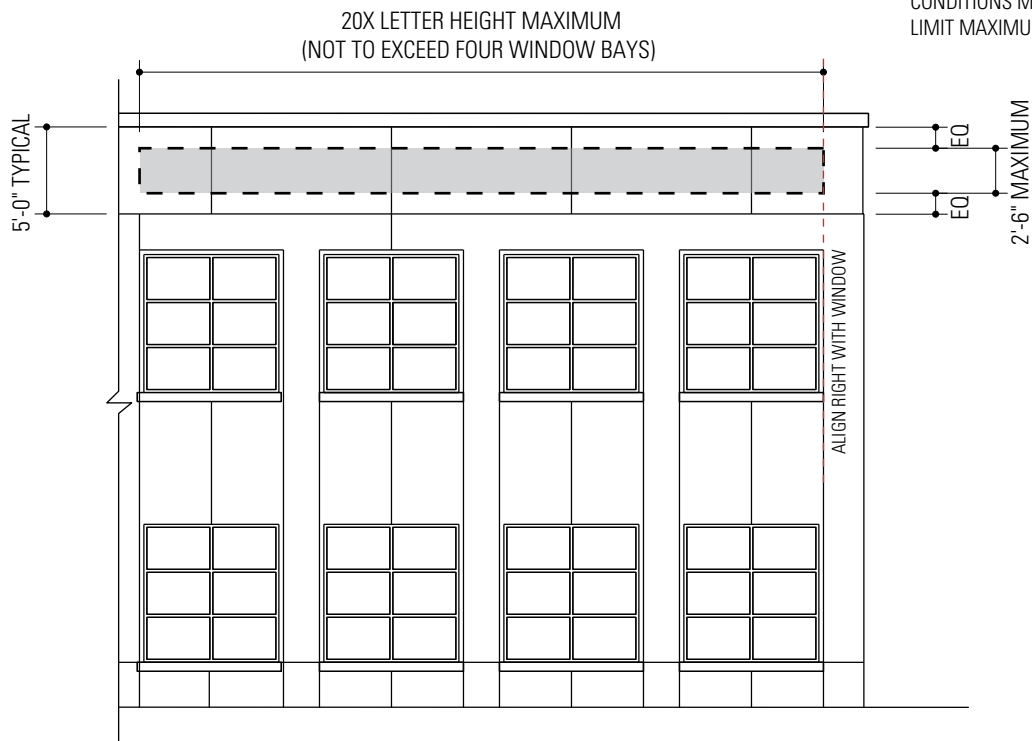
Sign Type G - Parapet Tenant ID Primary Wall Sign

Purpose:	To identify the tenant(s) of the building.
Location:	At the parapet level of the building at designated locations. (Refer to Exhibit A-9). Sign to align with outer window frame and be vertically centered on sign band.
Sign Copy:	Limited to tenant business name and/or symbol. Subtitles and other copy are not allowed.
Maximum Number:	<p>Any building may be a single-tenant building or a multi-tenant building.</p> <p><u>Single-Tenant Buildings</u> Up to two (2) parapet signs total. One (1) sign maximum per elevation. One (1) sign maximum per building corner.</p> <p><u>Multi-Tenant Buildings</u> Up to two (2) parapet signs per tenant and four (4) signs total. One (1) sign maximum per elevation, typical. One (1) sign maximum per building corner. Buildings 400, 480, 640, 680, 840 and 880 may have (2) signs maximum per long elevation, located at opposite ends of the building. Signs on same elevation must identify different tenants.</p>
Maximum Size:	Maximum sign height is 2 feet, 6 inches. Maximum sign length is 20x letter height, not to exceed four window bays. Maximum length may be reduced depending on architectural conditions at building parapets. Refer to partial elevations on page 18 for details on sign placement and alignment.
Typeface:	Any, subject to Landlord approval.
Sign Material:	Individual metal fabricated reverse channel letters and/or symbols only. No continuous cabinet or "can" sign forms are permitted. Exceptions for continuous sign forms may be granted for registered trademarks.
Color:	Tenant's corporate color(s), subject to Landlord approval.
Method of Illumination:	Face-lit illumination with white LED or halo illumination with 3500K warm white LED.



ELEVATION - CONDITION A (LEFT-JUSTIFIED SIGN ON LONG SIGN BAND)

PARAPET SIGN IS ALLOWED AT LEFT OR RIGHT EDGE OF PARAPET AS SHOWN IN DIAGRAMS. PARAPET HEIGHT AND POSITION IS CONSISTENT ACROSS ALL BUILDINGS, BUT ARCHITECTURAL CONDITIONS MAY VARY AND LIMIT MAXIMUM SIGN LENGTH.



ELEVATION - CONDITION A (RIGHT-JUSTIFIED SIGN ON LONG SIGN BAND)

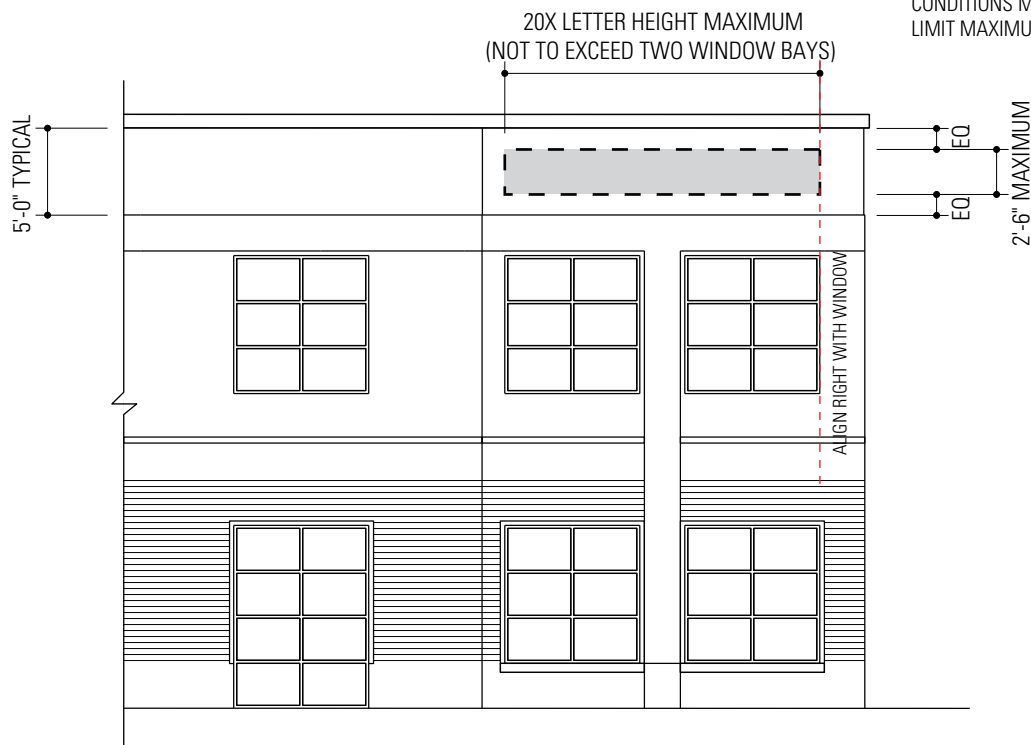
Sign Type G - Parapet Tenant ID Wall Sign

SCALE: 3/32" = 1'-0"



ELEVATION - CONDITION B (LEFT-JUSTIFIED SIGN ON SHORT SIGN BAND)

PARAPET SIGN IS ALLOWED AT LEFT OR RIGHT EDGE OF PARAPET AS SHOWN IN DIAGRAMS. PARAPET HEIGHT AND POSITION IS CONSISTENT ACROSS ALL BUILDINGS, BUT ARCHITECTURAL CONDITIONS MAY VARY AND LIMIT MAXIMUM SIGN LENGTH.



ELEVATION - CONDITION B (RIGHT-JUSTIFIED SIGN ON SHORT SIGN BAND)

Sign Type G - Parapet Tenant ID Wall Sign

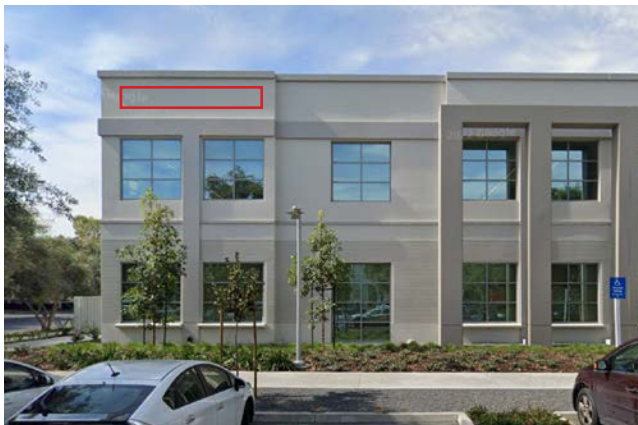
SCALE: 3/32" = 1'-0"



CONDITION A - (LEFT-JUSTIFIED SIGN ON LONG SIGN BAND)



CONDITION A - (RIGHT-JUSTIFIED SIGN ON LONG SIGN BAND)



CONDITION B - (LEFT-JUSTIFIED SIGN ON SHORT SIGN BAND)

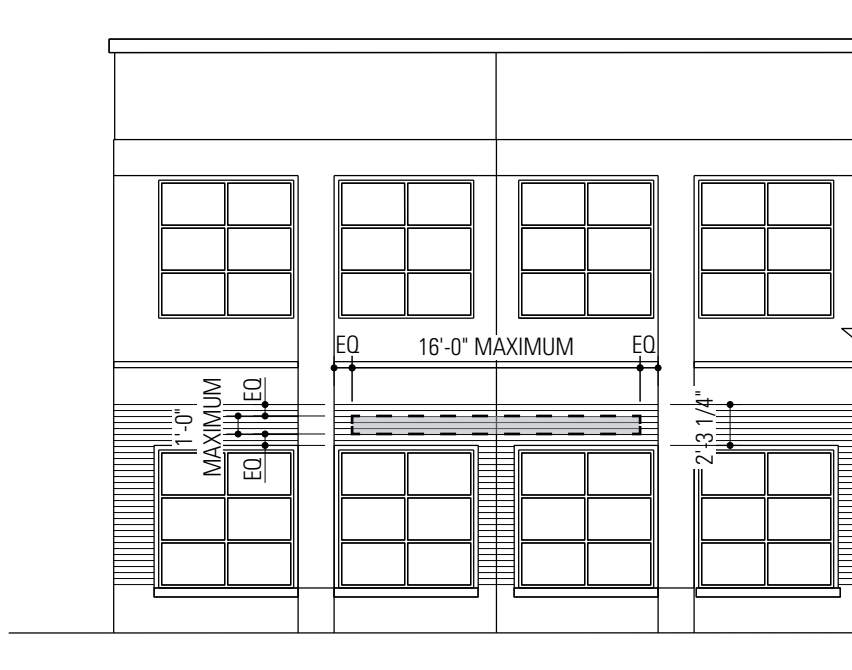


CONDITION B - (RIGHT-JUSTIFIED SIGN ON SHORT SIGN BAND)

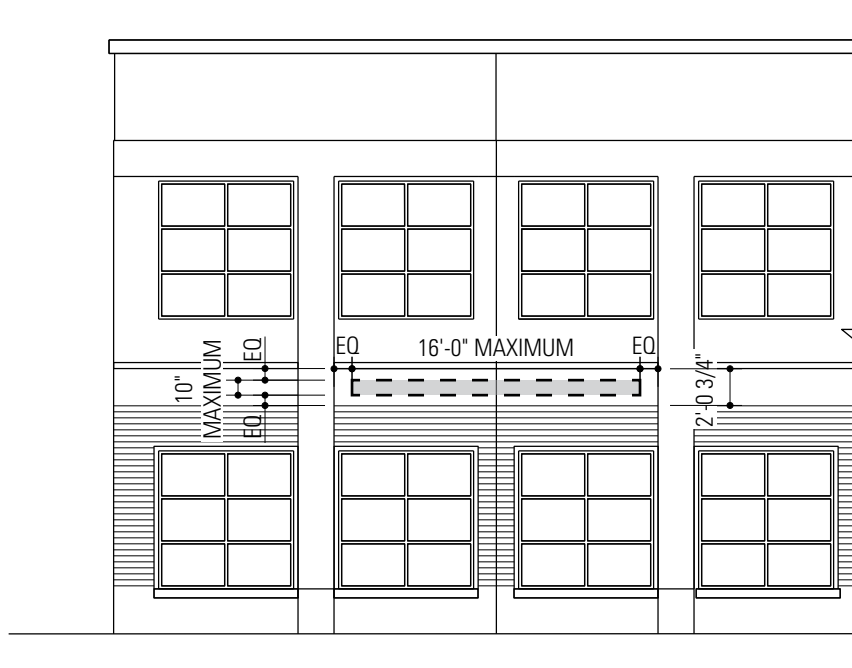
Sign Type G - Parapet Tenant ID Wall Sign
TYPICAL CONDITION PHOTOS

Sign Type H – Eyebrow Tenant ID Secondary Wall Sign

Purpose:	To identify the designated occupants of a building.
Location:	At the first floor (eyebrow) level of the building at designated locations (Refer to Exhibit A-9). Signs may be located no closer than one half the letter height to any building edge.
Sign Copy:	Tenant business name only. Subtitles and other copy are not allowed. Copy shall appear in a single line.
Maximum Number:	Maximum of two (2) eyebrow signs are permitted per designated building elevation (up to two eyebrow signs on elevations with no parapet signs, or one eyebrow sign on elevations with one parapet sign). Signs on same elevation must identify different tenants. Two eyebrow signs at the same building corner are allowed; and an eyebrow sign located immediately under a parapet sign is allowed.
Maximum Size:	Maximum sign height is 18 inches. Maximum sign length is 16 feet. Maximum length may be reduced depending on architectural conditions at building eyebrows. Refer to partial elevations on page 21 for details on sign placement and alignment.
Typeface:	Any, subject to Landlord approval.
Sign Material:	Individual metal fabricated reverse channel letters.
Color:	Project standard or Tenant’s corporate color(s), subject to Landlord approval.
Method of Illumination:	Face-lit illumination with white LED or halo illumination with 3500K warm white LED.



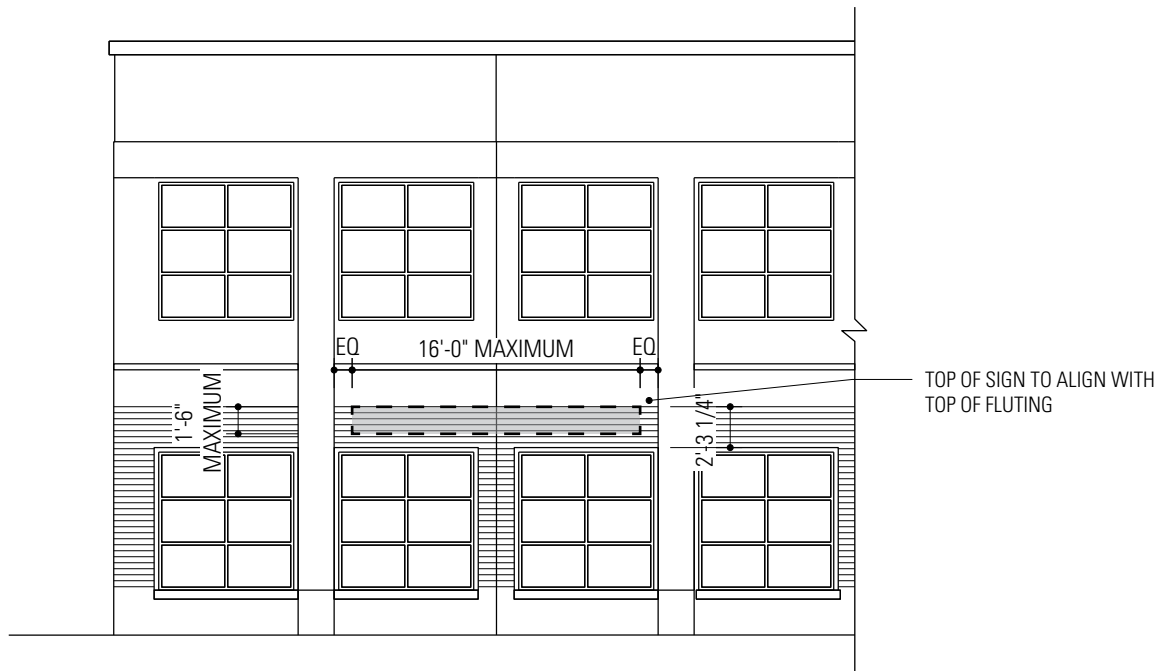
ELEVATION - CONDITION A1



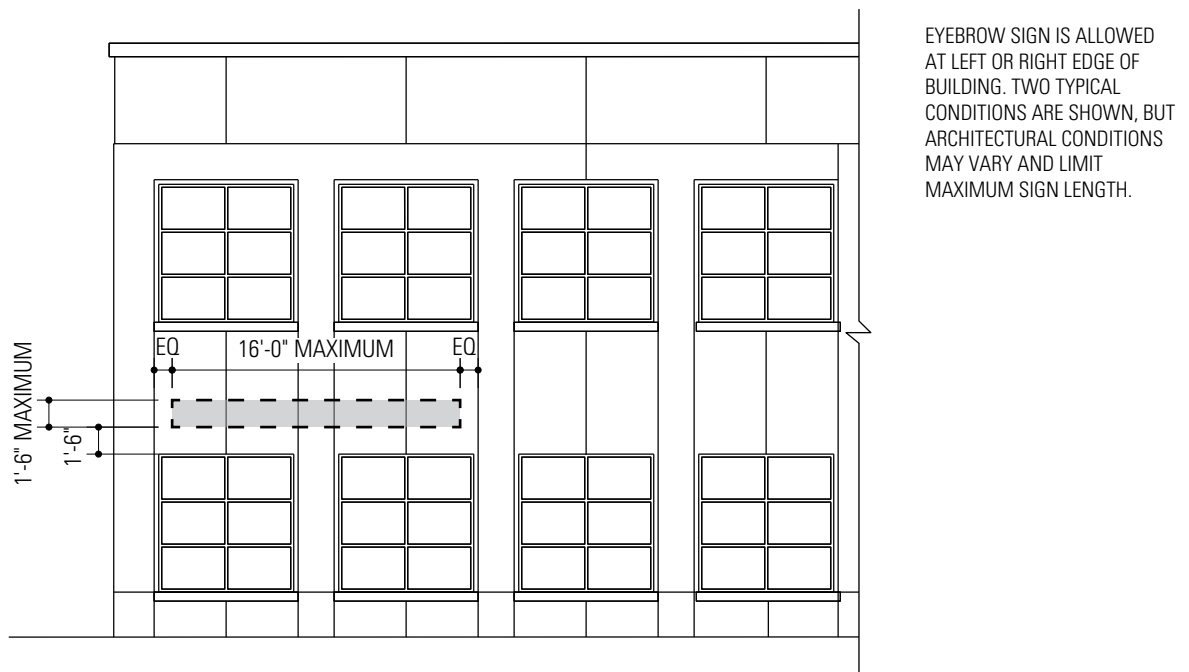
ELEVATION - CONDITION A2

EYEBROW SIGN IS ALLOWED AT LEFT OR RIGHT EDGE OF BUILDING. TWO TYPICAL CONDITIONS ARE SHOWN, BUT ARCHITECTURAL CONDITIONS MAY VARY AND LIMIT MAXIMUM SIGN LENGTH.

Sign Type H - Eyebrow Tenant ID Wall Sign
 SCALE: 3/32" = 1'-0"



ELEVATION - CONDITION A3



ELEVATION - CONDITION B

Sign Type H - Eyebrow Tenant ID Wall Sign

SCALE: 3/32" = 1'-0"

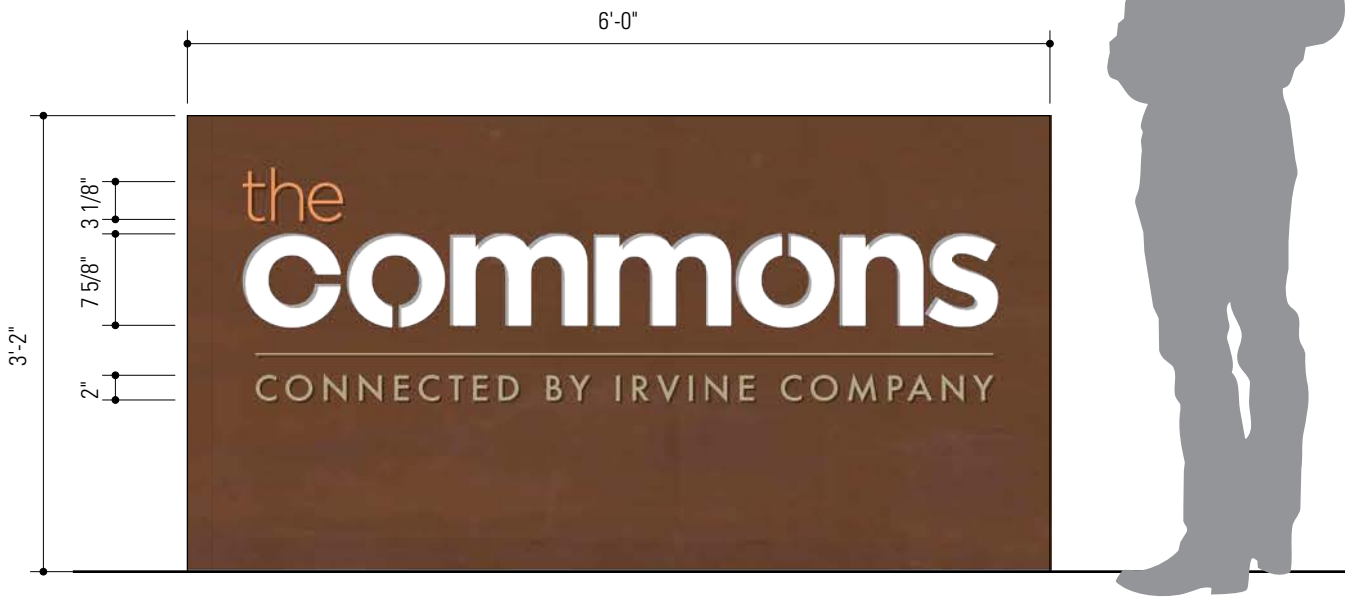
Sign Type J - Amenity Space ID Monument

Purpose:	To identify the outdoor amenity spaces at 490 North McCarthy Boulevard and at the central courtyard adjacent to building 690.
Location:	Adjacent to building. (Refer to Exhibit A-1).
Sign Copy:	"The Commons" Connected by Irvine Company
Maximum Number:	Two (2) single-faced signs.
Maximum Size:	Refer to sign elevation on page 17 for details.
Typeface:	"The Commons" logotype.
Sign Material:	Corten Steel with routed see through (or surface applied) graphics and surface applied secondary copy.
Color:	Natural corten steel
Method of Illumination:	In-grade linear light fixture.

SINGLE-SIDED CORTEN STEEL
MONUMENT WITH ROUTED SEE
THROUGH GRAPHICS AND
DIMENSIONAL SURFACE APPLIED
SECONDARY COPY.

IN-GRADE LINEAR LIGHT FIXTURE.

SIGN AREA PER SIGN = 19 SQ. FT.



Sign Type J - Amenity Space ID Monument

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