DESIGN REVIEW BOARD STAFF REPORT

MEETING DATE: January 12, 2009 **REPORT WRITTEN:** December 23 2008

ITEM NUMBER: V. A. – DESIGN REVIEW

FILE NUMBER: **SGN 04-08 Susan and William Kidd, DVM (Applicant and Owner), 1020 Country Club Drive.** Application to install a 13 square foot free-standing sign on the hillside below the Moraga Veterinary Hospital at 1020 Country Club Drive. The application requires Design Review Board approval because the sign is located in the Canyon Road scenic corridor. The property is zoned SO (Suburban Office District). (APN 258-410-024).

PUBLIC NOTICE AND MAILING LIST:
A public notice was mailed to all property owners and residents within three hundred (300) feet of the subject property on Friday, January 2, 2009. The notice area map, mailing list, and public notice are attached as **EXHIBIT A**.

DESCRIPTION:
The proposed free-standing sign would be located on the hillside below the Moraga Veterinary Hospital at 1020 Country Club Drive and across Canyon Road from the Moraga Royale Senior Residential complex. The GIS aerial photograph below shows the location of the project site:

The proposed sign would face Canyon Road and would be approximately 20-feet upslope from the sidewalk. The overall height of the sign would be 3-feet. The single faced sign would be sandblasted wood, painted dark brown with ivory letters and border. The applicant

is requesting a modification from the sign ordinance to allow a free-standing sign on a 70-foot wide parcel rather than 165-feet wide as specified under MMC Section 8.88.170-E.

SIGN ORDINANCE COMPLIANCE:

8.88.100 Location.
A sign shall be located only on the frontage of a premise. Signs may not be located on more than two frontages of any one premise.
Comment: *The subject property has a double frontage. The front of the building faces a private driveway that is parallel with Canyon Road, with access from Country Club Drive. The rear of the property has 70-feet of frontage along Canyon Road. The existing building has a wall mounted sign at the front (southeast side) of the building and a small directional free-standing sign at the intersection of the private driveway with Country Club Drive. These existing signs are pictured below:*

Approx. 2 square foot directional sign at private driveway intersection

8.88.110 Letters – Lights.

A. No letter or character contained in a sign shall be over four feet high.
Comment: *The proposed low profile sign reads "MORAGA VETERINARY HOSPITAL" with 5-inch high letters on the top two lines and "1020 Country Club Drive" on the third line with 3.5-inch high letters.*

B. Lighted signs require design review approval and the intensity shall not exceed five foot-candles of illumination measured at ten (10) feet
Comment: *No lighting is proposed for the freestanding sign.*

8.88.170 Free-standing signs

A. Height. No portion of a free-standing sign may be higher than the roof line of the building on the lot or twelve (12) feet, whichever is lower
Comment: *The proposed free-standing sign will only be 3-feet high*

B Area. The sign area may not exceed one square foot for each one hundred (100) square feet of the area, up to a maximum of thirty-five (35) square feet.
Comment: *The proposed free-standing sign has an area of 13 square feet (2-feet by 6-feet 5-inches) and complies with this requirement.*

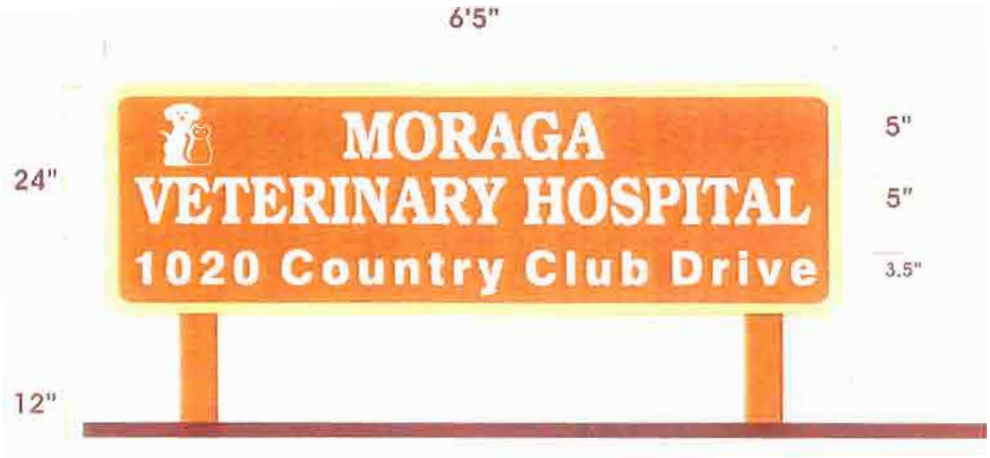
C Number. There shall not be more than one free-standing sign for each shopping center complex, area, development, or building under single ownership unless approved under Section 8.88.310.
Comment: *The applicant is proposing only one free-standing sign for this building site, which is under single ownership and is not part of a shopping center complex There is a small 2 square foot directional sign located off site at the intersection of the private driveway and Country Club Drive.*

D. Design. The design shall be architecturally compatible with the building or complex it is serving.
Comment: *In staff's opinion, the proposed free-standing sign is architecturally compatible with the building. The sandblasted wood sign is relatively low key and the dark brown sign with ivory letters will be compatible with the trim and wall colors on the building.*

E. Lot size. There shall be no free-standing signs on lots with a frontage of one hundred sixty-five (165) feet or less.
Comment: *The parcel at 1020 Country Club Drive has a frontage of only 70 feet. The Municipal Code stipulates that lots with less than 165-feet of frontage cannot have free-standing signs Thus a modification to allow an exception to MMC Section 8.88.170-E will be necessary to allow approval of the proposed sign. Even if the second frontage to the private driveway is included, the property would then only have 140-feet of total frontage. The adjacent parcels on either side of the Moraga Veterinary Hospital do not have freestanding signs. The only other freestanding sign on the southeast side of Canyon Road is the sign for the Learning Tree preschool at 1695 Canyon Road.*

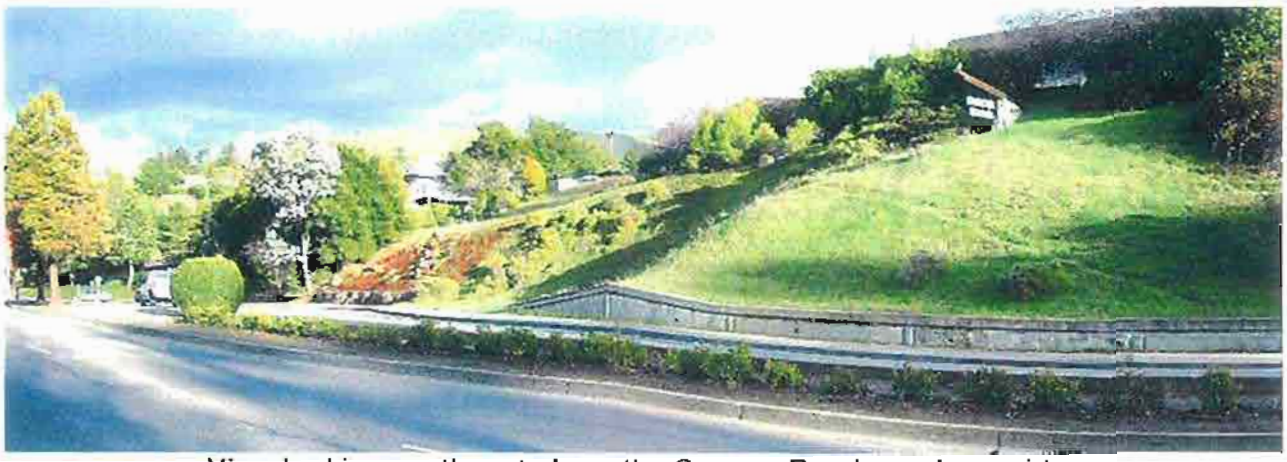
F. Display surface Display surfaces shall be back to back, and shall not exceed two in number
Comment: *The proposed free-standing sign is one sided The sign is parallel with Canyon Road with the sign facing the road The applicant placed a 2-foot by 6 5-foot sheet of plywood at the proposed sign location and took a photograph to show the scale of the sign on the hillside. This picture is included on the next page.*

G. The copy on a free-standing sign shall be limited to: 1.) the address of the premises, 2.) the name of business complex, or 3) the logo and/or name of a single tenant, except the design review board may permit directory signs when the board determines that the listing of tenants is in the public interest and is necessary for reasonable identification.
Comment: *The copy on the proposed free-standing sign features the name of the business and the address of the property; however, staff is concerned that the Country Club Drive address on the proposed sign could be confusing to motorists looking for address numbers along Canyon Road.*



View from Canyon Road with simulation of proposed freestanding sign

DESIGN GUIDELINES AND SCENIC CORRIDOR CONSIDERATIONS:
Applicable design guidelines, including the scenic corridor guidelines, are discussed in **EXHIBIT B**. In staff's opinion, the proposed freestanding sign complies with the design guidelines and scenic corridor guidelines. The picture below shows a view of the Canyon Road scenic corridor. The subject property is located left of center in the picture.



View looking northeast along the Canyon Road scenic corridor
NOTE: Freestanding sign for Growing Tree at upper right.

MODIFICATIONS:
According to MMC Section 8 88.310, modifications from the standards of Chapter 8.88 may be granted by the design review board. Applicants must be able to demonstrate that the modification is necessary to provide proper signing because of unique circumstances relating to the site, such as building design, site configuration, visual access or vehicular access. In granting a modification the design review board shall make appropriate findings.

Comment: *The frontage of the lot at 1020 Country Club Drive is only 70-feet along Canyon Road. Even if the double frontage is counted, the combined frontage at the front and back would only be 140-feet or 25-feet less than required to qualify for a free-standing sign. The site configuration is somewhat unusual, with the front of the building facing towards a private driveway. The existing sign on the front of the building is up a hill and too far from Country Club Drive to be seen by motorists. A small sign at the intersection of the private driveway and Country Club Drive helps direct customers to the building. At the present time the two 70-foot wide properties on either side of the Moraga Veterinary Hospital do not have freestanding signs; consequently there is a total 210-foot wide frontage along Canyon Road that does not have any signs. As an alternative to a free-standing sign, there could be a sign on the back of the building facing Canyon Road. However the building is located about 110 feet up the hill from Canyon Road, where the visibility of a building mounted sign would be difficult unless the sign is very large.*

FINDINGS:
MMC Section 8.12.090 requires the Design Review Board to make findings to support any decision approving a project. The Design Review Board should use the standards for review under Section 8.88.280 of the Municipal Code as the basis for findings as follows:

1. Does the proposed sign have the same character and quality of design as the exterior architecture of the property and area where it is located?

2. Does the location of the sign impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs?

RECOMMENDATION:
Assuming that the Design Review Board can make findings to grant a modification to allow a free-standing sign on this 70-foot wide parcel, staff has prepared a draft action memorandum for approval of this low profile free-standing sign at 1020 Country Club Drive. The draft Action Memorandum is attached as **EXHIBIT C**. The Board should review the findings in the draft action memorandum first and if you are satisfied with the findings, then you should review the draft conditions of approval Staff has recommended that the street address number should be taken off the sign to avoid confusion with Canyon Road addresses. The Board may recommend changes to the draft conditions or additional conditions if you believe they are necessary

PREPARED BY: Richard Chamberlain, Senior Planner

EXHIBITS:
A – Notice Area Map, Mailing List and Public Notice
B – Design Guideline and Scenic Corridor Analysis
C – Design Review Board Draft Action Memorandum
D – Applicant's Plans

EXHIBIT A

NOTICE AREA MAP, MAILING LIST AND PUBLIC NOTICE

VICINITY MAP AND AREA OF NOTICE

Moraga Veterinary Hospital Sign at 1020 Country Club Drive

File Number: SGN 04-08

SGN 04-08
Mailed Public Notice

Moraga Veterinary Hospital Sign Mailing List

Design Review Board Public Meeting

APN	Name	Address	City & Zip
258400019	In Sup & Yong Ja Song Trust	1015 SANDERS DR	MORAGA, CA 94556 1916
258400014	Joyce F Boles Trust	1021 SANDERS DR	MORAGA, CA 94556 1916
258400018	Gabriel B Togneri Trust	1007 SANDERS DR	MORAGA, CA 94556 1916
258410039	Robby J & Joan L McSpadden Trust	1042 COUNTRY CLUB DR	MORAGA, CA 94556 1953
258400017	1695 Canyon Road Llc	1695 CANYON RD	MORAGA, CA 94556 1757
258410031	David R & Mary W Bruzzone	PO BOX 97	MORAGA , CA 94556 0097
258410030	Walter F Jr & Denise M Brown	6 SOUTHARD CT	MORAGA, CA 94556 1944
258410029	Bradford J & Rebekah Triebsch	4 SOUTHARD CT	MORAGA, CA 94556 1944
258410023	Bnd Properties	1024 COUNTRY CLUB DR	MORAGA, CA 94556 1900
258410040	Lawrence M Pines	1020 AILEEN ST, Apt.#A	LAFAYETTE , CA 94549 4066
258410028	John C Walker Trust	2 SOUTHARD CT	MORAGA, CA 94556 1944
258410041	Nabil Taovil	PO BOX 3075	SAN RAMON , CA 94583 8075
258410016	Costa Vet Hospital Contra Trust	1025 COUNTRY CLUB DR	MORAGA, CA 94556 1923
258410024	William M & Susan L Kidd Trust	1020 COUNTRY CLUB DR	MORAGA, CA 94556 1924
258410002	Michael A Litman Trust	PO BOX 4670	WALNUT CREEK , CA 94596
258410012	Said Saffari Trust	1700 SAN YSIDRO DR	BEVERLY HILLS , CA 90210 2115
257500003	Gkhb Royale Investments Lp	5150 OVERLAND AVE	CULVER CITY , CA 90230 4914
258410011	Properties Inc Cardoza Trust	101 ELLINWOOD DR	PLEASANT HILL , CA 94523
255620005	Wachovia Corp/prop Tax Nc0340	PO BOX 36246	CHARLOTTE , NC 28236 6246
258410026	Joan E Bruzzone	899 HOPE LN	LAFAYETTE , CA 94549
	Duplicate Address		
257500006	Russell J Bruzzone Inc	899 HOPE LN	LAFAYETTE , CA 94549 5131

NOTICE

Town of Moraga

YOU ARE HEREBY NOTIFIED THAT on Monday, January 12, 2009, at 7.30 p.m., in La Sala Building, 2100 Donald Drive, Moraga, California, the Design Review Board of the Town of Moraga will conduct a pubic meeting to consider the following application:

> **SGN 04-08 Susan and William Kidd, DVM (Applicant and Owner), 1020 Country Club Drive.** Application to install a 13 square foot free-standing sign on the hillside below the Moraga Veterinary Hospital at 1020 Country Club Drive. The proposed sign would face Canyon Road and would be approximately 20-feet upslope from the sidewalk. The overall height of the sign would be 3-feet. The single faced sign would be sandblasted wood, painted dark brown with ivory letters and border The applicant is requesting a modification from the sign ordinance to allow a free-standing sign on a 70-foot wide parcel rather than 165-feet wide as specified under MMC Section 8 88.170-E. The application requires Design Review Board approval because the sign is located in the Canyon Road scenic corridor The property is zoned SO (Suburban Office District) (APN 258-410-024)

Applicant and Property Owner
Susan and William Kidd, DVM 1020 Country Club Drive Moraga, CA 94556

The plans for this project are available for public review at the Moraga Planning Department, 329 Rheem Blvd, Suite 2 during normal business hours (Monday through Friday from 8 am to noon and 1 to 5 pm) Comments regarding the proposed project can be submitted in writing or orally at the public meeting Written comments submitted to the Planning Department by January 9, 2009 will be submitted to the Board at their meeting. For additional information, contact the Planning Department at (925) 888-7042.

Richard Chamberlain
Senior Planner

EXHIBIT B

DESIGN GUIDELINE AND SCENIC CORRIDOR ANALYSIS

DESIGN GUIDELINE ANALYSIS FOR 1020 COUNTRY CLUB DRIVE SIGN

4 PROTECT RIDGELINES AND HILLSIDE AREAS (RH)

APPLICABLE TO ALL RIDGELINE AND HILLSIDE CONSTRUCTION

RH5 Hillside buildings and other improvements should have a low visual profile Dense native landscaping should be provided to blend structures with the natural setting.
Comment: The applicants have recently replaced a failing wood retaining wall along Canyon Road with a stone wall and installed new landscaping on the hillside below the veterinary hospital. The retaining wall was also moved about 1 5 feet further from Canyon Road in order to locate the wall on the applicant's property The proposed sign is low profile and will be a maximum of three feet above the ground at the top of the sign.

6 ENHANCE TOWN'S SCENIC CORRIDORS (SC)

The project is within 500-feet of Canyon Road and is therefore subject to the Town's Scenic Corridor Ordinance. The scenic corridor guidelines that may be applicable to signs are discussed below.

SC7 Religious or educational institutions, apartment complexes, professional buildings, commercial buildings, and residences along scenic corridors should have a minimum 15-foot greenbelt depth to the property line at adjacent streets (exclusive of sidewalk) with moderate landscaping.
Comment: The existing Moraga Veterinary Hospital building is located about 110-feet from the curb on Canyon Road. The entire hillside is covered with vegetation The top half of the hillside is native grasses with a few shrubs and trees. The lower half was recently covered with bark mulching around boulders and new shrubs. The proposed sign will be located within the newly landscaped area

SC10 Roadside landscaping should be selected and maintained so that street signs and other directional signs are not blocked from view.
Comment: The landscaping on the hillside does not block the view of any street signs or other directional signs. Since the proposed freestanding sign is located parallel with Canyon Road, it will only be visible or readable when motorists are fairly close to the property. If the sign was perpendicular to Canyon Road, it might be seen from a further distance; however, the curvature of Canyon Road tends to block the view of the hillside as you approach from the southwest side

SC12 Design shall be consistent with the Moraga Municipal Code Section 8 132.
Comment: The following development guidelines from MMC Section 8.132.050-B are applicable to signs that can be seen from a scenic corridor roadway.

4 Each structure or feature reviewable under this chapter shall be limited to scale and siting to reduce visual dominance or obstruction of existing landforms, vegetation, water bodies and adjoining structures.
Comment: The proposed sign is low profile and relatively small It would not obstruct any landforms or visually dominate the hillside

5 Each structure shall be constructed, painted and maintained and all planted material shall be planted and maintained to complement and enhance scenic views and the natural landscape.
Comment: As stated above, the applicant's recently installed new landscaping on the hillside. Maintenance of the sign would be expected and could be required by the conditions of approval.

7 Lighting shall be compatible in type, style and intensity to the surrounding elements and not cause undue or aggravating disruption, glare or brightness
Comment: The proposed sign does not include any lighting.

SC13 Viewsheds, including but not limited to close up and distant views, ridgelines, hillsides and mature native tree groupings should be protected along the Town's scenic corridors to retain the Town's semi-rural character.
Comment: The proposed freestanding sign will not obstruct close-up or distant views of ridgelines, hillsides or mature native tree groupings.

7 MINIMIZE THE IMPACTS OF DEVELOPMENTS (ID)

To the extent possible, development should be concentrated in areas that are least sensitive in terms of environmental and visual resources, including: a) areas of flat or gently sloping topography outside of flood plain or natural drainage areas, b) the Moraga Center and Rheem park area, c) Infill parcels in areas of existing developments.

ID1-7 APPLICABLE TO ALL DEVELOPMENT

ID1 Downhill or uphill portions of any project shall provide landscaped treatment to address potential erosion, to be in harmony with adjacent developments, and to provide a complimenting view from distant horizons. Dense native landscaping should be used to blend hillside structures with the natural setting.
Comment: The applicant's voluntarily upgraded the landscaping along the Canyon Road frontage of their property, however, the landscaping is not "dense native landscaping"

ID6 The level of lighting should not exceed the needs for security and safety or detract from the aesthetics of the development.
a. Outdoor lighting should be related to the design of the structure.
b. Outdoor light fixtures should be designed and mounted so that the source of light has minimal impact off site
c Outdoor lighting should be directed inward toward the property and may require additional screening to avoid spillage onto adjacent residential properties.
Comment: As stated previously, the application for the new sign does not include any lighting for the sign.

10 PROMOTE COMMERCIAL CENTERS AS COMMUNITY PLACES (CC)

High quality commercial districts should serve as important community focal points, gathering places, and activity centers.

CC3 SIGNS

CC3 1 All signs should be related to their surroundings in terms of size, shape, color, texture, and lighting so that they are complimentary to the overall design and not in competition with other signs in the area.

Comment. The proposed sign will have letters and a border painted to match the color of the walls of the Veterinary Hospital and the dark brown background of the sandblasted wood sign will blend with the surrounding landscaping.

CC3.2 Signs should be subtle and unobtrusive, conveying their message in a clear and legible fashion, and should be vandal- and weather-resistant

Comment: The sandblasted wood sign would be subtle and unobtrusive. With regard to the message, staff is concerned that the bottom line reading "1020 Country Club Drive" could be confusing to motorists on Canyon Road that are looking for addresses on Canyon Road. Staff would recommend that the sign should only include the name of the facility with the dog and cat logo

CC3.3 External spot or flood sign lighting shall be arranged so that the light source is screened from view, and so that the light is directed against the sign and does not shine onto adjacent property nor into the eyes of motorists or pedestrians

Comment: The proposed sign does not have any external spot or flood lighting

CC3 4 Lighted signs, whether internally or externally illuminated, should be avoided, except where found to be necessary for location or identification, or as otherwise deemed appropriate by these guidelines.

Comment: The proposed sign is not lighted.

CC3.8 Freestanding signs shall be integrated with the site plan and low level floodlights shall be screened

Comment. There will be no floodlights for the proposed sign The sign has been placed within the newly landscaped area below the existing building

CC3.9 Struts, braces, kickbacks or guy wires to support signing should be avoided unless they are a feature of the design

Comment: There will be two posts supporting the sign. Only one foot of the posts will be visible between the ground and the bottom of the sign. There will be no other struts or braces for the sign

CC3 10 Whenever site and visibility conditions allow, freestanding signs should be of a low profile.

Comment: The freestanding sign is low profile.

EXHIBIT C

DESIGN REVIEW BOARD DRAFT ACTION MEMORANDUM

DRAFT

Town of Moraga

PLANNING DEPARTMENT
329 RHEEM BOULEVARD, SUITE 2
MORAGA, CA 94556
(925) 888-7040

DESIGN REVIEW BOARD DRAFT ACTION MEMORANDUM

On January 12, 2009 the Town of Moraga Design Review Board considered the application described below:

> **SGN 04-08 Susan and William Kidd, DVM (Applicant and Owner), 1020 Country Club Drive.** Application to install a 13 square foot free-standing sign on the hillside below the Moraga Veterinary Hospital at 1020 Country Club Drive The proposed sign would face Canyon Road and would be approximately 20-feet upslope from the sidewalk. The overall height of the sign would be 3-feet. The single faced sign would be sandblasted wood, painted dark brown with ivory letters and border. APN 258-410-024.

DESIGN REVIEW BOARD ACTION:

DESIGN REVIEW BOARD APPROVAL is hereby granted for the proposed 13 square foot freestanding sign at 1020 Country Club Drive, including the requested modification to Moraga Municipal Code (MMC) Section 8.88.170-E to allow the freestanding sign on a parcel with less than 165-feet of frontage, subject to the findings and conditions listed below:

FINDINGS IN ACCORDANCE WITH MMC SECTION 8.88.280:

The findings listed below are required by Moraga Municipal Code Section 8.88.280 in order to approve an application for sign review:

1. **The sign has the same character and quality of design as the exterior architecture of the property and area where it is located** *because the colors of the proposed sandblasted wood freestanding sign will be similar to the colors of the Moraga Veterinary Hospital building. The three (3) foot high low profile sign will be compatible with the surrounding area and landscaping.*

2. **The location of the sign will not impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs** *because the only other free standing sign on the southeast side of Canyon Road is located approximately 180-feet from the proposed freestanding sign. The proposed sign for the Moraga Veterinary*

Hospital will not block the existing sign for the Growing Tree preschool and it will not obstruct the view of any other existing signs.

FINDINGS FOR THE REQUESTED MODIFICATION TO MMC SECTION 8.88.170-E:

1. **The modification is necessary to provide proper signing because of unique circumstances relating to the site configuration.** *The project site has a double frontage. The front of the Moraga Veterinary Hospital faces southeast towards a private driveway and the back of the building has frontage on Canyon Road. Although the freestanding sign would be on a 70-foot wide parcel, it would not be located close to any other freestanding signs along Canyon Road. At the present time the two 70-foot wide properties on either side of the Moraga Veterinary Hospital do not have freestanding signs; consequently there is a total 210-foot wide frontage along Canyon Road that does not have any signs.*

2. **The modification is necessary to provide proper signing because of unique circumstances relating to visual access.** *The existing sign on the front of the building is up a hill and too far from Country Club Drive to be seen by motorists. Although a small sign at the intersection of the private driveway and Country Club Drive helps direct customers to the building, the sign at the rear of the building facing Canyon Road would provide improved visual access for identification of the business. The Moraga Veterinary Hospital building is located about 110 feet up the hill from Canyon Road, where the visibility of a building mounted sign would be difficult unless the sign is very large.*

3. **The modification is necessary to provide proper signing because of unique circumstances relating to vehicular access.** *Access to the Moraga Veterinary Hospital is from a private driveway, where the location of the building cannot be seen from Country Club Drive The proposed freestanding sign could help motorists identify the general location of the pet hospital and thereby navigate to the private driveway access*

CONDITIONS OF APPROVAL:

1. In order to prevent confusion of street address numbers for motorists on Canyon Road, the "1020 Country Club Drive" address shall be eliminated from the sign The sign may include the name of the business "Moraga Veterinary Hospital" and the dog and cat logo

2. The installation of the sign shall conform to the Town's noise ordinance, with the hours of construction limited from 8.00 a.m. to 5.00 p.m. Monday through Friday

3. A permit for construction of the sign must be obtained within one year of the date of approval or the approval becomes null and void. This discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

Action of the Design Review Board can be appealed to the Planning Commission within ten (10) calendar days after the date of the decision. Questions regarding the action of the Board can be directed to the Planning Department at (925) 888-7040.

EXHIBIT D

APPLICANT'S PLANS

#3

A. The proposed sign is single face sandblasted wood. It would be painted dark brown with ivory letters and border.

B. The sign would be placed on the hillside below the office building facing Canyon Rd. It would sit 12 inches high among recently installed landscaping of rocks and plants. No trees will be cut down to accommodate the sign.

C. We request a modification to the Sign Ordinance because Moraga Veterinary Hospital has been at this location for over 30 years and owns 70 feet of property facing Canyon Rd. A sign would let the public become more aware of our presence.

1020 country club dr. moraga, ca 94556 - Google Maps - Windows Internet Explorer

http://maps.google.com/maps?f=s&utm_campaign=en&utm_source=en-ha-na-us-bk-gm&utm_medium=ha&utm_term=google%20maps

Google C club dr. moraga, ca 94556 Go Bookmarks 47 blocked Check AutoLink Send to 1020 country club dr Settings

1020 country club dr. moraga, ca 94556 - Google Maps Page Tools

Design Review Board Sign Application
Moraga Veterinary Hospital

#6 Site Plan

Web Images Maps News Shopping Gmail more Sign in | Help

Google Maps 1020 country club dr moraga ca 94556 Search Maps

N

Send Link

Street View Traffic More... Map Satellite Terrain

Veterinary Clinic - www.VCApets.com - Free Exam On Your Pet's First Visit! Get a Coupon Now

Done Internet 100%

start 1020 country club dr.... Norton 9:26 PM

Manufacture and install one single face sandblasted wood sign
One 1½" thick wood painted brown with ivory copy .
Mounted on 2 redwood post 4" X 4"

This is an original drawing submitted for your personal use in connection with a project being planned for you by ABLE SIGNS. These designs are the property of ABLE SIGNS, and shall not be reproduced in any fashion. I, the customer, agree to pay ABLE SIGNS the sum of $ _ if these drawings are shown to any sign manufacturing company for layout & design.

Customer approval

DATE 11-7-08
SCALE
SHEET 1 OF 1
SALES REP

ABLE SIGNS, Inc.
ILLUMINATED DISPLAY SERVICES
2565 Cloverdale Av. Suite C
Concord, CA 94518
(925) 825 4306

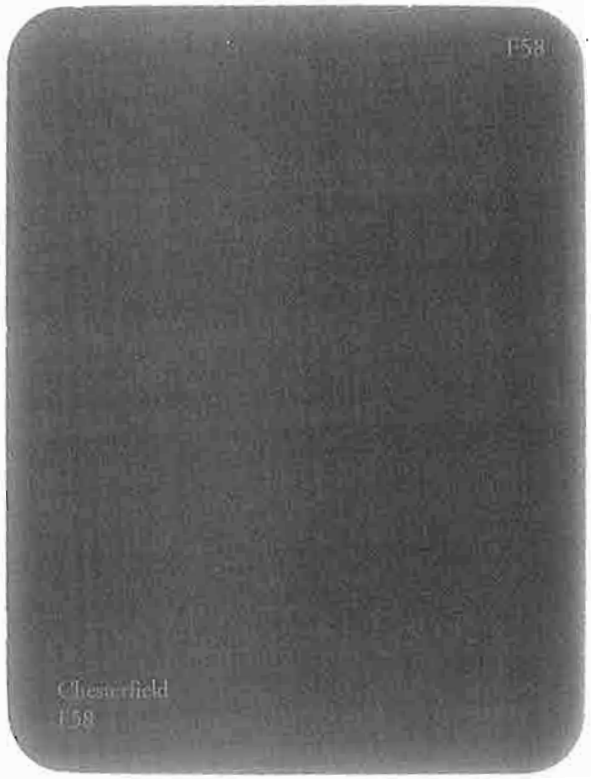
NAME MORAGA VETERINARY HOSPITAL
LOCATION 1020 Country Club Drive
CITY MORAGA PHONE 376-7121

Design Review Board Sign Application
Moraga Veterinary Hospital

P. 7

Photograph of plywood cut 6' 5" X 24" to simulate sign as it appears from Canyon Rd.

#11 Photograph showing the lot as seen from Canyon Road.

Design Review Board Sign Application
Moraga Veterinary Hospital

#10 Color and Materials Palette: Color Chips for sign