



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, June 8, 2022
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

William Silva	Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
John Owens	Commissioner
Elizabeth Madrigal	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT FOR COMMISSIONS

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM MAY 11, 2022

6. BUSINESS ITEMS

A. SIGN PERMIT APPLICATION NO. SP-22-05: DARRYL CHOATES, APPLICANT, AND CHOATES PROPERTY MANAGEMENT, OWNER, ARE REQUESTING DESIGN APPROVAL FOR THE INSTALLATION OF TWO 15 SQUARE FOOT L.E.D SIGNS ON THE FRONT (NORTH) AND SIDE (WEST) FACADES OF AN ENTERTAINMENT NIGHT CLUB LOCATED AT 500 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN: 011-303-013). THE PROJECT IS EXEMPT CLASS 11, SECTION 15311(A), ON-PREMISE SIGNS, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
June 22, 2022
6:00 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, May 11, 2022
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:05pm

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: SILVA, DODSON, LA MICA, EVANS, MADRIGAL
ABSENT: OWENS, HUYNH

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT FOR COMMISSIONS

None

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM APRIL 27, 2022

On motion by Commissioner Dodson and second by Commissioner Madrigal, and carried by the following vote, the Planning Commission moved to approve the minutes of April 27, 2022.

There were no comments from the public.

RESULTS: 4-0-1-2

AYES: Dodson, Evans, Silva, La Mica

NOES: None

ABSTAIN: Madrigal

ABSENT: Owens, Huynh

ACTION: APPROVED

6. BUSINESS ITEMS

**A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-05.
JERRY L. WHITNEY, APPLICANT, AND AP GLOVER ENTERPRISES, LLC,**

OWNER, ARE REQUESTING DESIGN APPROVAL OF A 42-UNIT INFILL BUILDING REMODEL AND ASSOCIATED LANDSCAPE IMPROVEMENTS OF A FORMER NURSES BARRACKS LOCATED 4386 AND 4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-150-011). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.

Senior Planner, Beth Rocha, Associate Planner Jose Torres, and Assistant Planner Eric Azriel provided a presentation and responded to questions from the Commission. The applicants, Jerry Whitney and Al Glover, Jr., provided comments regarding the design and the purpose of the building and responded to questions from the Commission.

There were no comments from the public.

On motion by Commissioner Evans and second by Commissioner Dodson, and carried by the following vote, the Planning Commission moved to approve application No. BAR-22-05 for 4386 and 4387 Parker Flats

RESULTS: 5-0-0-2

AYES: Evans, Dodson, Silva, La Mica, Madrigal

NOES: None

ABSTAIN: None

ABSENT: Owens, Huynh

ACTION: APPROVED BAR-22-05 for 4386 and 4387 PARKER FLATS

Chair Silva called a 7 minutes recess. Recess ended and the meeting resumed at 7:53 p.m.

B. REVIEW, DISCUSS AND APPROVE THE COMMISSION'S ANNUAL WORK PLAN

Senior Planner, Beth Rocha provided a presentation and responded to questions from the Commission.

On motion by Commissioner Dodson and second by Commissioner La Mica, and carried by the following vote, the Planning Commission moved to approved the Annual Work Plan

RESULTS: 5-0-0-2

AYES: Evans, Dodson, Silva, La Mica, Madrigal

NOES: None

ABSTAIN: None

ABSENT: Owens, Huynh

ACTION: APPROVED ANNUAL WORK PLAN

7. REPORTS FROM COMMISSIONERS

La Mica – out of town for May 25, 2022 meeting

8. REPORTS FROM STAFF

City Clerk, Dominique Davis, announced Commissioner Training & Orientation on June 9th, virtually, and also advised the Commission that other Committees have vacancies, directed interested residents to apply online or contact the City Clerk with any referrals.

9. ADJOURNMENT

With no further business, the meeting adjourned at 8:20pm

Respectfully submitted,

Dominique L. Davis, City Clerk

William Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: June 8, 2022

SUBJECT: SIGN PERMIT APPLICATION NO. SP-22-05: DARRYL CHOATES, APPLICANT, AND CHOATES PROPERTY MANAGEMENT, OWNER, ARE REQUESTING DESIGN APPROVAL FOR THE INSTALLATION OF TWO 15 SQUARE FOOT L.E.D SIGNS ON THE FRONT (NORTH) AND SIDE (WEST) FACADES OF AN ENTERTAINMENT NIGHT CLUB LOCATED AT 500 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN: 011-303-013). THE PROJECT IS EXEMPT CLASS 11, SECTION 15311(A), ON-PREMISE SIGNS, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with the West Broadway Urban Village Specific Plan, Board of Architectural Review approval is required for new signs within the Specific Plan boundaries.

BACKGROUND

In accordance with the Zoning standards of the Mixed Use zoning designation in the West Broadway Urban Village Specific Plan, a Board of Architectural Review is required for new signs.

The applicant is requesting approval of a Sign Permit to allow the installation of two 15.7 sq. ft. electronic LED wall signs on the upper corner facades of an existing 2,154 square foot nightclub located at 500 Broadway Avenue. The northern front side façade is located above the main entrance facing Broadway Avenue, with the western façade facing the second frontage on Contra Costa Street. The existing nightclub was approved by the Planning Commission under Use Permit No. UP-19-13 on November

13, 2019. The primary entertainment functions of the business consist of comedy acts, live music, and DJ services, in addition to the serving of alcohol under a Class 47 alcohol license (On-Sale General with food).

The building floor plan includes a 200 square-foot entertainment area/dance area, a 64 seat dining area, an eight seat bar area, and a kitchen. A 200 square-foot outdoor patio is located at the rear of the site. The exterior renovations to the building consisted of new exterior colors, a raised parapet on the front and side elevations, downlit exterior lighting on the west side (Contra Costa Street) to provide accent lighting and lighting on the sidewalk, and window signage on the front (Broadway Avenue) and west side (Contra Costa Street).

The nightclub is open daily per the following schedule:

- Sunday – Thursday: 4 PM to 11 PM
- Friday –Saturday: 4 PM to 1:30 AM

The adjoining land uses consist of multi-family housing to the south, a vacant commercial lot to the west, a vacant commercial building to the east and a commercial restaurant and commercial car wash to the north. The location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

The project site is located within and subject to the goals and policies of the West Broadway Urban Village Specific Plan (WBUVSP) that was adopted in 2010. A link to the WBUVSP is provided below:
<http://www.ci.seaside.ca.us/DocumentCenter/View/386/Adopted-West-Broadway-Urban-Village-Specific-Plan-PDF?bidId=>. The land use zoning designation of the site is Mixed Use in the West Broadway Urban Village Specific Plan, which allows a nightclub with a use permit.

PROJECT DESCRIPTION

Proposed Sign

The signs will measure 22 inches in height (1'8") by 104 inches in length (8'7"). The depth of the sign is 2.75 inches. The backing of the cabinet will consist of an aluminum panel. The pixel pitch on the screen will be 10mm. The sign plans are provided as Attachment 4.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 11, Section 15311(a). Class 11 activities consist of minor alterations to on-premise signs.

Evidence: The proposed signs will be placed on the front and street side façade of an existing building which is located in an area where all public services and facilities are available to allow for the development and the project is not located in an environmentally sensitive area.

STAFF ANALYSIS

The Certificate of Occupancy for the nightclub was issued in March of 2020. Due to the Corona Virus shutdown that began in April 2020, business operations were not able to fully commence until December of 2021. The existing exterior façade improvements noted in the site photos were completed during the pandemic shut down. Another factor to consider is that Mr. Daryl Choates, who was the applicant when the use permit was granted, has now also become the property owner.

With the business now operating regularly five-days a week, the applicant is now focusing on the installation of exterior signs. The current signs consist of painted window signs which will be removed with the approval of the proposed LED signs. The choice of using a digital canvas with LED screens is being led by advancements in digital technology and the use of virtual social media apps and ticket purchasing for entertainment venues. The use of a digital marquee would also provide a more efficient and safer process than using a traditional marquee where letters are changed by hand with the use of a ladder.

The applicant has selected a 10mm pixel resolution. Based on the proximity of the roadway, the best options would be a 6 mm pitch, 10 mm pitch, or 16 mm pitch. The lower the pitch, the higher the resolution. Based on staff research, a 10 mm pitch would be optimal for a range of 10 meters to 30 meters (32 feet to 90 feet) for the viewing angle of the signs on the adjacent roadways. See Attachment 5 for Pixel Resolution Comparison Guide. Examples of LED signs for the Laugh Factory and the Improv are provided as Attachment 6.

West Broadway Urban Village

The site has been given a Mixed Use (MX) land use designation, per the West Broadway Urban Village. The development and design standards of the WBUVSP are in Chapter 7. The standards are intended to mandate necessary design components in building projects while allowing flexibility based on how the proposed improvement fits into the streetscape and overall use of the property. The provisions written in the WBUVSP state that when there is conflict it shall take precedence over the Zoning Ordinance and other relevant Municipal Code sections. The use of electronic LED type signs for areas outside of the WBUVSP area under the Zoning Code is currently permitted for meeting hall use only.

The following goals and policies are applicable to the proposed sign:

Goal 7A.2 (Encourage High-Quality Building Design)

- New development should display quality and character through materials and architectural expression such as massing, articulation and roof forms.

Evidence: The signs will fit into the form of the parapet; maintain a pitch pixel of 10mm which has optimum viewing from 12 feet to 50 feet; and will disrupt the roof form.

- Buildings should be designed so as to provide attractive and detailed facades on all sides that face streets and adjacent development.

Evidence: The signs will face each facade on the corner lot. The 15 square foot size will be out of compliance with 40 sq. ft. maximum on the north side and 50 sq. ft. maximum on the west side.

The wide array of digital technological advances now becoming available also provides exciting planning processes that an entertainment business can use to capitalize and enhance the economic, social, and cultural opportunities of West Broadway Avenue as an emerging entertainment district. The Specific Plan describes and illustrates a vision for the area and provides a framework for creating an Urban Village around West Broadway Avenue as the City's downtown core. Broadway Avenue is the East-West spine that runs between Del Monte Boulevard and General Jim Moore Boulevard.

FINDINGS

- 1) To ensure that signs are designed and constructed to make a positive contribution to the overall character of the commercial mixed-use project.

The proposed project will be consistent with the following policies:

Evidence:

1. The proposed signage and marquee displays will enhance the identification of acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue as an entertainment facility.
2. The thin 2.75 inch design will allow the signs to blend with the parapet wall.
3. The use of an electronic LED digital canvass is an appropriate medium to represent an emerging entertainment facility and update the public on upcoming shows and public service announcements.
4. The Seaside General Plan Land Use Designation for the project site is Mixed Use WBUVSP overlay. The MX land use classification is intended to accommodate an integrated mix of high density residential and commercial uses. The West Broadway

Mixed-Use corridor will be Seaside's main street and the heart of the Urban Village. The Urban Village will become a mixed-use downtown center that is oriented towards the pedestrians and includes vibrant retail activity and public gathering spaces.

5. The granting of the use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

6. The proposed signs would generally be seen within a range of 20 feet to 60 feet on the adjoining Broadway Avenue and Del Monte Boulevard streets. The optimum distance to view a 10mm pitch LED screen is from 20 feet to 90 feet. The proposed resolution of the LED screen will ensure high quality images.

2) The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the West Broadway Urban Village Specific Plan and neighboring commercial properties on West Broadway Avenue.

Evidence: The proposed building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of a consistent color palette throughout the project.

3) The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed entertainment facility will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Attachment 2 - Location Map
 3. Attachment 3 Site Photos
 4. Attachment 4 - Sign Cabinet Design
 5. Attachment 5 - Pixel Resolution Comparison
 6. Attachment 6 - Comedy Club LED Signs
-

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT SP-22-05 FOR THE INSTALLATION OF TWO 15 SQ. FT. LED ELECTRONIC SIGNS LOCATED AT 500 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN.

WHEREAS, Daryl Choates, property owner and applicant, is requesting approval of a Sign Permit Application to allow for the installation of two LED electronic signs on the northern and western façade of an existing nightclub; and,

WHEREAS, a Board of Architectural Review hearing has been held on June 8, 2022; and,

WHEREAS, the Board of Architectural Review reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed signs and acted to grant approval of Sign Permit Application No. SP-22-05 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 11, Section 15311(A). Class 11 consists of on-premise signs involving negligible or no expansion of use.

Evidence:

The proposed signs will be placed on the front and street side façade of an existing building which is located in an area where all public services and facilities are available to allow for the development and the project is not located in an environmentally sensitive area.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Architectural Review adopts the following findings approving Sign Permit Application No. SP- 22-05:

- 1) To ensure that signs are designed and constructed to make a positive contribution to the overall character of the commercial mixed-use project.**

The proposed project will be consistent with the following policies:

Evidence:

1. The proposed signage and marquee displays will enhance the identification of acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue as an entertainment facility.
2. The thin 2.75 inch design will allow the signs to blend with the parapet wall.

3. The use of an electronic LED digital canvass is an appropriate medium to represent an emerging entertainment facility and update the public on upcoming shows and public service announcements.
 4. The Seaside General Plan Land Use Designation for the project site is Mixed Use WBUVSP overlay. The MX land use classification is intended to accommodate an integrated mix of high density residential, commercial uses. The West Broadway Mixed-Use corridor will be Seaside's main street and the heart of the Urban Village. The Urban Village will become a mixed-use downtown center that is oriented towards the pedestrian and contains vibrant retail activity, public gathering spaces.
 5. The granting of the use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.
 6. The proposed signs would generally be seen within a range of 20 feet to 60 feet on the adjoining Broadway Avenue and Del Monte Boulevard streets. The optimum distance to view a 10mm pitch LED screen is from 20 feet to 90 feet. The proposed resolution of the LED screen will ensure high quality images.
- 2) The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the West Broadway Urban Village Specific Plan and neighboring commercial properties on West Broadway Avenue.

Evidence: The proposed building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.

- 3) The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed entertainment facility will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

BE IT FURTHER RESOLVED, the Board of Architectural hereby grants Sign Permit Application No. 22-05 subject to the following terms and conditions:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, stamped “approved” on June 8, 2022 shown on Exhibit A.
2. The sign shall be equipped with auto dimmer to adjust brightness between day time and night time.
3. A maximum of four sign changes per minute.
4. The sign message shall be limited to a current or upcoming comedian, musical act/group, or business name.
5. Amber alerts and City sponsored public announcements may be permitted.
6. No dark screen shall be permitted between message changes.
7. The sign screen shall be shut down between 1:00 am and 7:00 am.
8. All existing window signs shall be removed with the installation of the new LED signs.

Fire Department

9. The project shall be constructed in compliance with the 2021 California Fire Code.

Building Department

10. The project shall be constructed in compliance with the 2021 California Building Code.

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. Design Review approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
5. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 8th day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

SIGN PERMIT APPLICATION No. SP-22-05

BAR RESOLUTION No. 22-XX

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

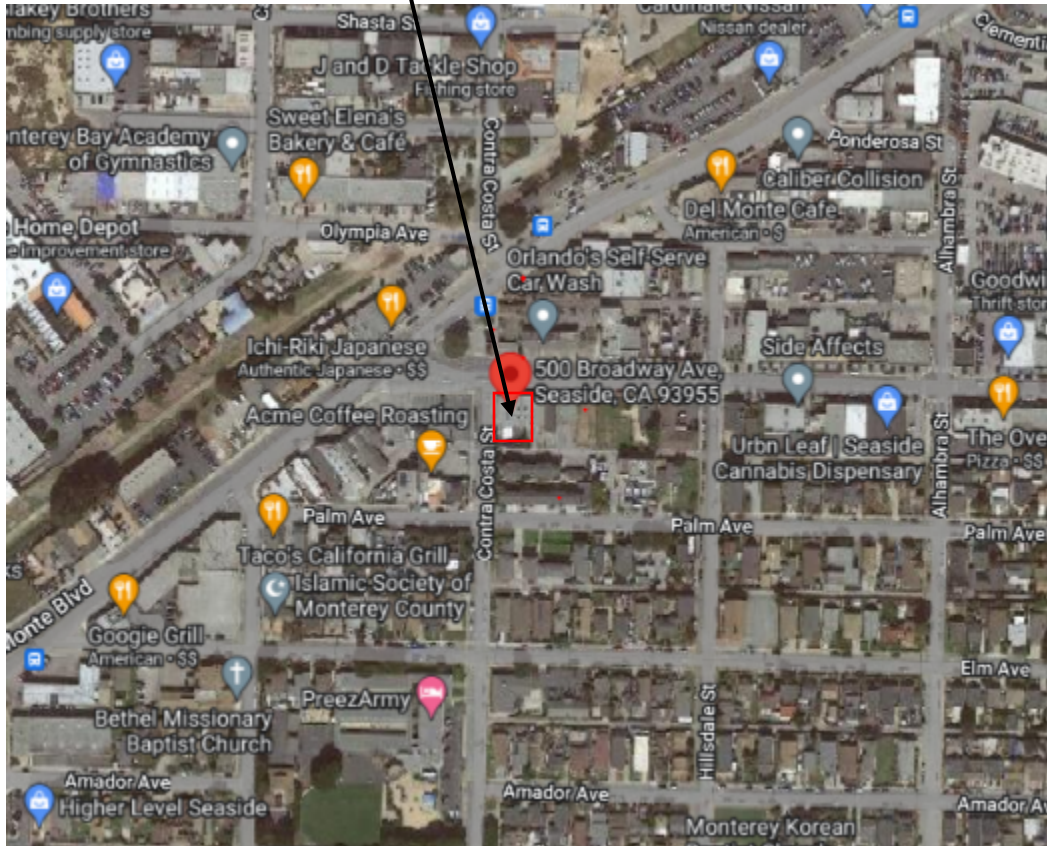
Date

Property Owner's Signature

Date

Attachment 2

Location Map: 500 Broadway Avenue

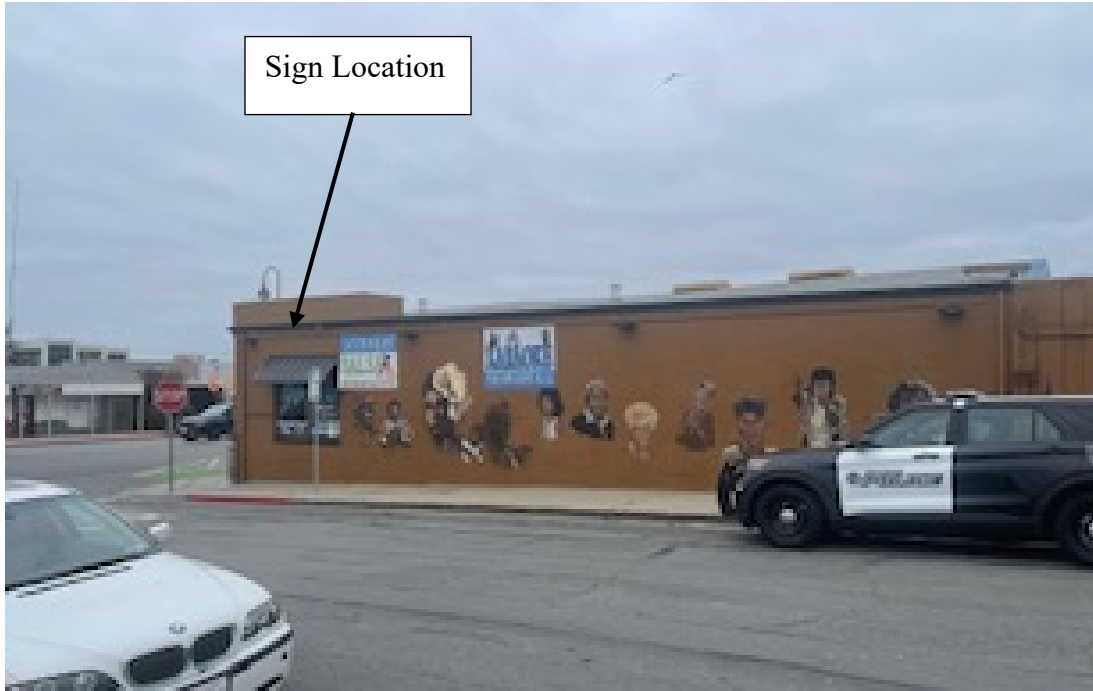


Attachment 3

Site Photos



View from Broadway Avenue



View from Contra Costa Street

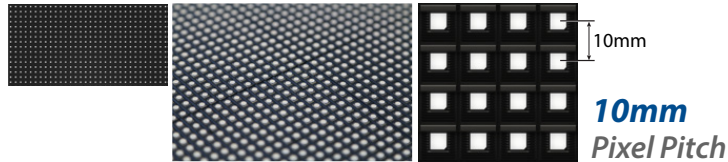


Full Color SMD Slim Series

10mm Pitch LED *Double Faced Sign*

<Rear Serviceable type>

<Module Detail View>



104" W x 22" H

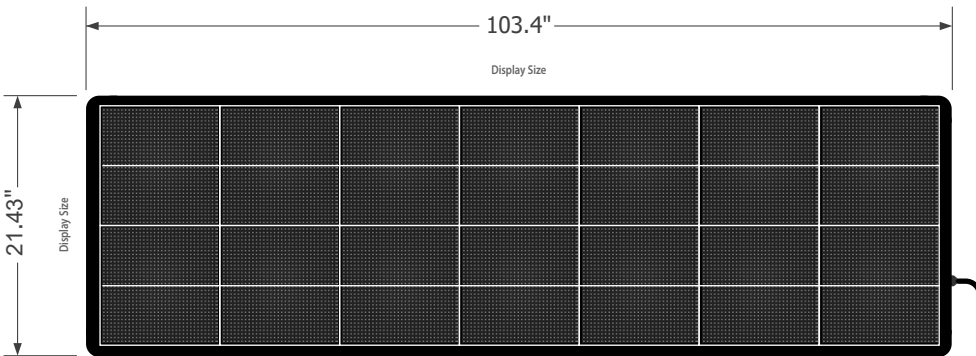


PC Type Control
Wi-Fi Receiver

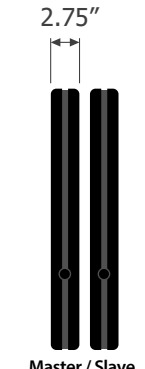


LED Message Input
Software (Win-OS)

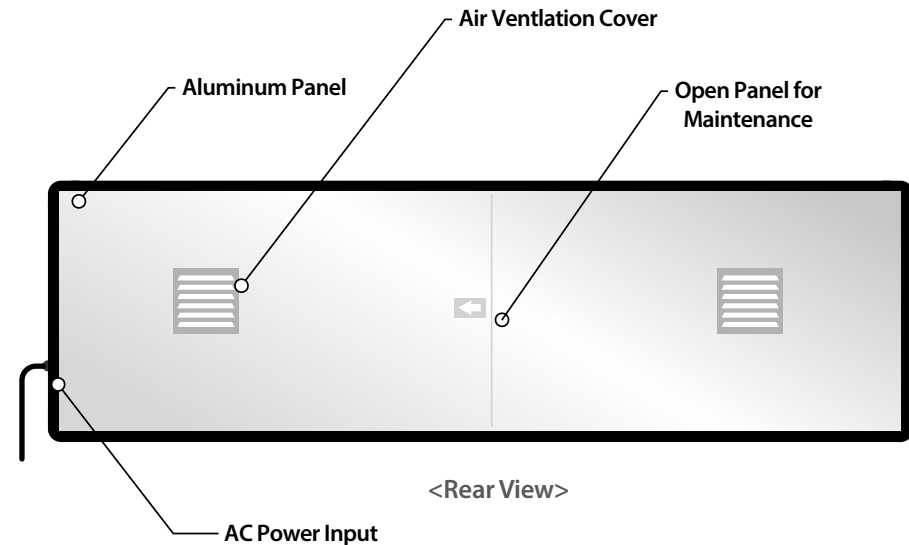
<Top View>



<Front View>



<Side View>



<Rear View>

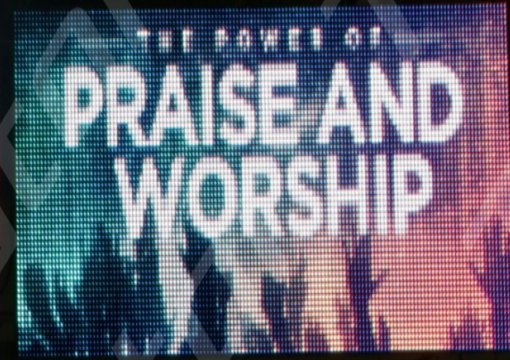
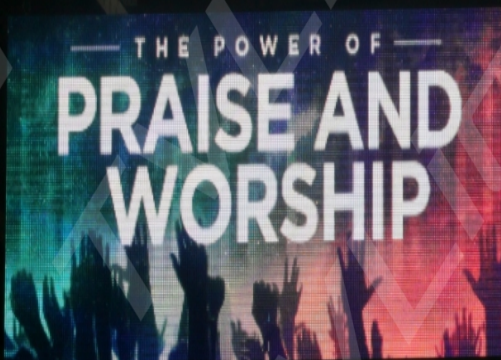
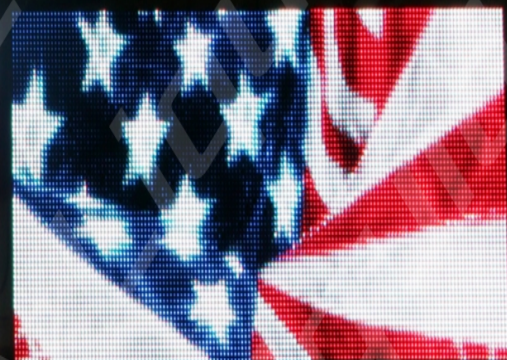
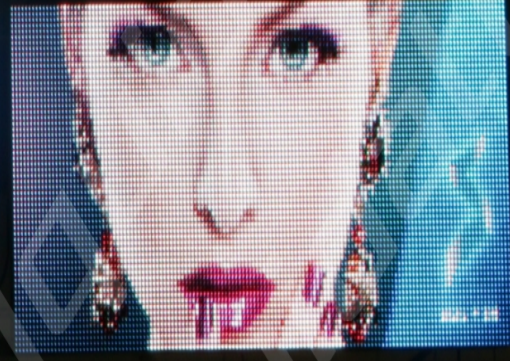
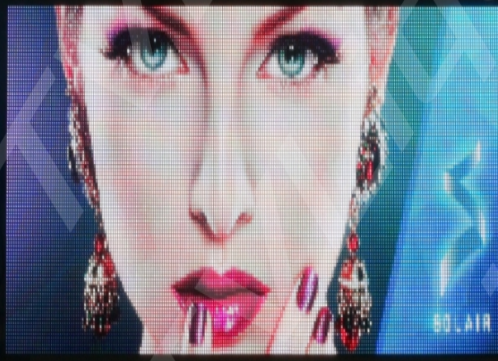
In this age of technology, digital LED signs are becoming more and more paramount to the success of business advertising. With our TVLQ LED DISPLAY, you have the ability to display ultra sharp text, images, and videos to engage and capture the attention of onlookers. Designed and engineered in our California facilities, you can expect the highest quality out of the TVLQ LED DISPLAY : weather proof structure, aluminum body, energy efficiency, conformal coated power supplies, and only the top quality LEDs for vibrant colors and extended lifeline.

* Picture may be different than actual product! This is a reference guide only!

6MM PITCH

10MM PITCH

16MM PITCH



Attachment 6

Comedy Club LED Marquee Signs

