

**City of Santa Clarita
Master Case Number 04-462
Sign Review 04-022
Per Code Section 17.19
of the Unified Development Code**

Date: December 28, 2004

Applicant: Vogue Sign Company for "Panera Bread Restaurant"

Request: The applicant is requesting approval for two (2) wall signs and one (1) enhanced wall sign at subject property: 24133 Baywood Lane, Santa Clarita, CA 91355 for Panera Bread.

Findings: The Planning and Economic Development Department has determined that the applicant's request is a reasonable and conforming use of the property along with the application of conditions of approval. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this decision. Therefore, this sign review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL / MITIGATION MEASURES

1. This approval allows for the construction of the following internally illuminated channel letter wall signs:
 - A. One enhanced primary wall sign, "Panera Bread" on the west side elevation, 2'-3" high by 16'-5" wide or 37 sf. The logo will sit above "Panera Bread." Logo will be 2'-3" high by 2'-8" wide or 6 sf. Total sign area is 43 sf.
 - B. One secondary wall sign on the secondary on the east side elevation, 1'6" high by 14'-5" wide or 24.2 sf.
 - C. One enhanced secondary wall sign, "Panera Bread." The secondary on the north elevation, 4'-11 ¾ high by 14'-0 wide or 49 sf.
2. The project shall be developed in conformance with the approved plans on file in the Planning Division. Any changes shall be subject to further review by the Director of Planning and Economic Development Department.
3. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the Unified Development Code not addressed above.

4. The sign shall not be located in such a manner as to impede traffic or sight visibility.
5. No exposed or open neon is allowed.
6. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
7. This approval must be used within one (1) year from the date of issuance. This approval shall be considered null and void if not acted upon by December 28, 2005.
8. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Planning and Economic Development Department before approval is granted.

Should you have any questions regarding this approval, please contact the project planner Josiane Henen at (661) 255-4330.

Sincerely,

Jason Mikaelian
Associate Planner

NEWHALL LAND

A LENNAR/LNR COMPANY

RECEIVED

OCT 01 2004

September 30, 2004

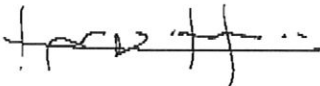
Ms. Darcey Oldhafer
Intertex General Contractors
25322 Rye Canyon Rd.
Valencia, CA 91355

**Re: Sign Program
Baywood at Bridgeport
Baywood Lane
Valencia, CA**

Dear Darcey:

The Architectural Review Committee has reviewed and approved the Sign Program for the Baywood at Bridgeport project. Please find enclosed one approved copy of the program for your files.

Sincerely,



Keith D. Herren
Chairperson, Architectural Review Committee

Cc: Jim Gartner, ARC
Fred MacMurdo

ALL APPLICANTS AND/OR AFFECTED PARTIES ARE HEREBY NOTIFIED AND ADVISED THAT:

- 1) Preliminary Plan approval is conditioned upon approval of Final Working Drawings based upon plans conforming to the applicable CC&Rs and Design Guidelines.
- 2) Approval by The Newhall Land Architectural Review Committee of any Final Working Drawings shall not modify, supercede or eliminate the subsequent and continued compliance required by each and every owner or occupant of such property with all applicable CC&Rs and Design Guidelines.
- 3) Any changes to the approved Preliminary Plan or Final Working Drawings, including but not limited to, colors and materials, signage and landscaping, enclosures and/or screening, or future property changes due to occupancy requirements resulting in exterior modifications and/or appendages including but not limited to mechanical equipment installation, storage units, gates and fences must be submitted to The Newhall Land Architectural Review Committee for subsequent review and approval prior to commencement of any construction or installation.
- 4) In the case of a speculative building, the developer/owner must submit for review and approval by The Newhall Land Architectural Review Committee a complete set of Mechanical Equipment Plans and Outside Storage and Trash Enclosure Screening Plans following identification of a tenant and prior to occupancy.
- 5) In the event of any requirement for a CC&R or Design Guideline variance, it shall be the responsibility of the developer/owner to submit for review and approval of The Newhall Land Architectural Review Committee. In the absence of such approval, The Newhall Land Architectural Review Committee reserves the right to require the developer/owner to revise such plans.

THE NEWHALL LAND AND FARMING COMPANY

23823 VALENCIA BOULEVARD, VALENCIA, CALIFORNIA 91355-2194 • PHONE 661.255.4000 FAX 661.255.3960 WWW.NEWHALL.COM

BAYWOOD AT BRIDGEPORT

PLANNED SIGN PROGRAM

24121 Baywood Lane | Santa Clarita | California | 91350

APPROVED

SEP 28 2004

NLF ARC

A handwritten signature in black ink, appearing to be 'NLF', is written below the printed name.

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**BAYWOOD AT
BRIDGEPORT**

24121 Baywood Lane
Santa Clarita, California
91350

PLANNED SIGN PROGRAM

July 15, 2006

Prepared For:



25322 Rye Canyon Road
Valencia, California
91355

Prepared by:



25317 West Avenue Stanford
Valencia, California
91355
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PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted Signage in conformance with the provisions set forth in the sign program for "Baywood at Bridgeport"

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project.

MAINTENANCE

All signs within "Baywood at Bridgeport" shall be maintained in an as-new condition in accordance with the CC&R's for the project. Inspections of all signs on site will be made periodically. Any deficiencies shall be immediately corrected by the party responsible for said signs.

BAYWOOD AT BRIDGEPORT

24121 Baywood Lane
Santa Clarita, California
91350

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July 15, 2004

Prepared For:



25322 Rye Canyon Road
Valencia, California
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Prepared by:



IMAGE FACTOR

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**PURPOSE AND INTENT
MAINTENANCE**

APPROVALS

All signage must have written approval from the landlord and the Newhall Land Architectural Review Committee (ARC) Prior to City review, eligible sign applicants shall first obtain the approval from the landlord and the Newhall Land (ARC) by submitting the following:

- (1) Submit in triplicate the following to the landlord and then to the Newhall Land (ARC).
 - (a) Site plan and building elevation showing proposed sign location and dimensions.
 - (b) Proposed materials, finishes, colors and illumination type if illuminated.
- (2) For city approval submit (in triplicate) drawings as approved by The Newhall Land Architectural Review Committee to the City of Santa Clarita Planning Department, after planning approval proceed to the Building Department to obtain sign and building permits, these drawings should include the following:
 - (a) Site plan and building elevation showing proposed sign location and dimensions.
 - (b) Proposed material, finishes, colors and illumination type if illuminated.
 - (c) Section view showing fabrication and attachment details.
 - (d) Monument signs will need to include engineering done by a civil engineer that is licensed in the State of California

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the landlord, the Newhall Land Architectural Review Committee and the City of Santa Clarita Planning Department for clarification and determination. The landlord, Newhall Land (ARC) and the City of Santa Clarita together will then approve signing that best meets the intent of the Planned Sign Program.

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APPROVALS
UNCERTAINTY OF SIGN STANDARDS

COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the CC&R's and The City of Santa Clarita. All such non conforming or unapproved sign(s) must be brought into conformance at the expense of the person(s) responsible of said sign(s).

DESIGN CRITERIA & GENERAL SIGN STANDARDS

- (1) Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which encloses the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
- (2) The location of the (2) ground mounted monument signs shall conform to The City of Santa Clarita site distance triangle. Please note there will only be (2) monument signs allowed on this project.
- (3) All paint on aluminum or acrylic shall be satin polyurethane over proper primer.
- (4) All signs attached to the building shall be formed by individual letters and shall be surface mounted. No "cabinet signs" exposed neon or signs painted directly on the building will be permitted. All on-building signs shall be mounted directly onto or into the building surface. No "raceways" or other visible means of attachment may be used.
- (5) All Monument and Primary "On Building Identification" signs must be illuminated, these types of signs may be internally or externally illuminated. All lighting techniques and fixtures must be submitted to the landford, the Newhall Land (ARC) and the City of Santa Clarita for approval. There will be no flashing, moving, audible, exposed neon or foam letters allowed on this project
- (6) All attachment hardware shall be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing.

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COMPLIANCE REQUIREMENT
DESIGN CRITERIA & GENERAL
SIGN STANDARDS

SIGN DESCRIPTIONS

Project Monument Sign

This sign is provided for ground mounted business identification. This sign type shall conform to all the specs shown on the exhibit with the following additional specifics: these signs shall have a fabricated aluminum cabinet mounted on top of a masonry base / footing, Sign footings and engineering shall be the responsibility of the sign contractor and a structural engineer licensed in the State of California. Signs must be set back from the street/curb so as not to block street traffic or driveway traffic. Only (1) Monument sign will be permitted for the entire "Baywood at Bridgeport" project (see site plan).

On Building Identification Signs

These signs are provided for on-building business identification. The copy shall be limited to company name / logo and may be displayed as two lines of copy in company letter / logo style. This sign type must be internally or externally illuminated and fabricated from aluminum (secondary on building identification signs can be non-illuminated if approved by the landlord. Paint finish shall be satin polyurethane. Colors of signs will be subject to the approval of the landlord, the Newhall Land (ARC) and the City of Santa Clarita Planning Dept. These signs must have a translucent acrylic face with internal neon illumination (standard channel type) or a clear polycarbonate back with internal neon illumination (reverse channel type), or fabricated completely from aluminum with external light fixtures. There will be no exposed neon, foam or painted on building signs allowed. All signs must have a minimum depth of 3" and a maximum depth of 8". There will be no visible raceways allowed.

This sign type shall occur above the storefront but not within 1'-6" of the edge of a building nor within 1'-0" from the top of a building.

Multiple Occupant Buildings may be allowed (1) primary "On Building Identification Sign" and (1) secondary "On Building Identification Sign", secondary signs must not exceed 50% of the allowable sign area and will only be allowed on elevations that are parallel to a street or public entrance.

The maximum area for a wall sign is one (1) square foot per 1-1/2' (1: 1.5) lineal feet of storefront with a maximum of 25'-0" in length, the maximum letter height allowable will be 24".

In the event a business name is combined with a corporate logo or symbol it may be allowed but must be approved by the Landlord, Newhall Land (ARC) and the City of Santa Clarita Planning Dept.

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SIGN DESCRIPTIONS

Project Monument Sign
On Building Identification Signs

Building Addresses

Each Building will have a minimum of one address located on the parapet level of the building. Numerals shall be a minimum of 12" tall x 2" deep, actual height will be determined by Los Angeles County Fire Dept. depending on visibility, address numerals shall be fabricated out of aluminum and painted to match building in a contrasting color, paint finish to be satin gloss.

Identification Signs at Man Doors

This sign is provided for identification of tenant for shipping, receiving, employees and emergency services, this sign will be limited to tenant address, company name and one line of copy that states what that entrance is intended for i.e., shipping, receiving, will call etc. This sign will be made of 1/8" aluminum plate with polyurethane painted finish and 2 mil high performance vinyl graphics. Panel size would be 16" square.

Identification Signs at Entry Window Glass

Each tenant will be allowed one identification and information sign on their front window adjacent to entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area of this sign will be 2.25 Sq.Ft. Maximum width and height is 24". Lettering shall not exceed 2" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

EXHIBITS

The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs in this project.

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SIGN DESCRIPTIONS

Building Addresses
Identification Signs at Man Doors
**Identification Signs at Entry
Window Glass**

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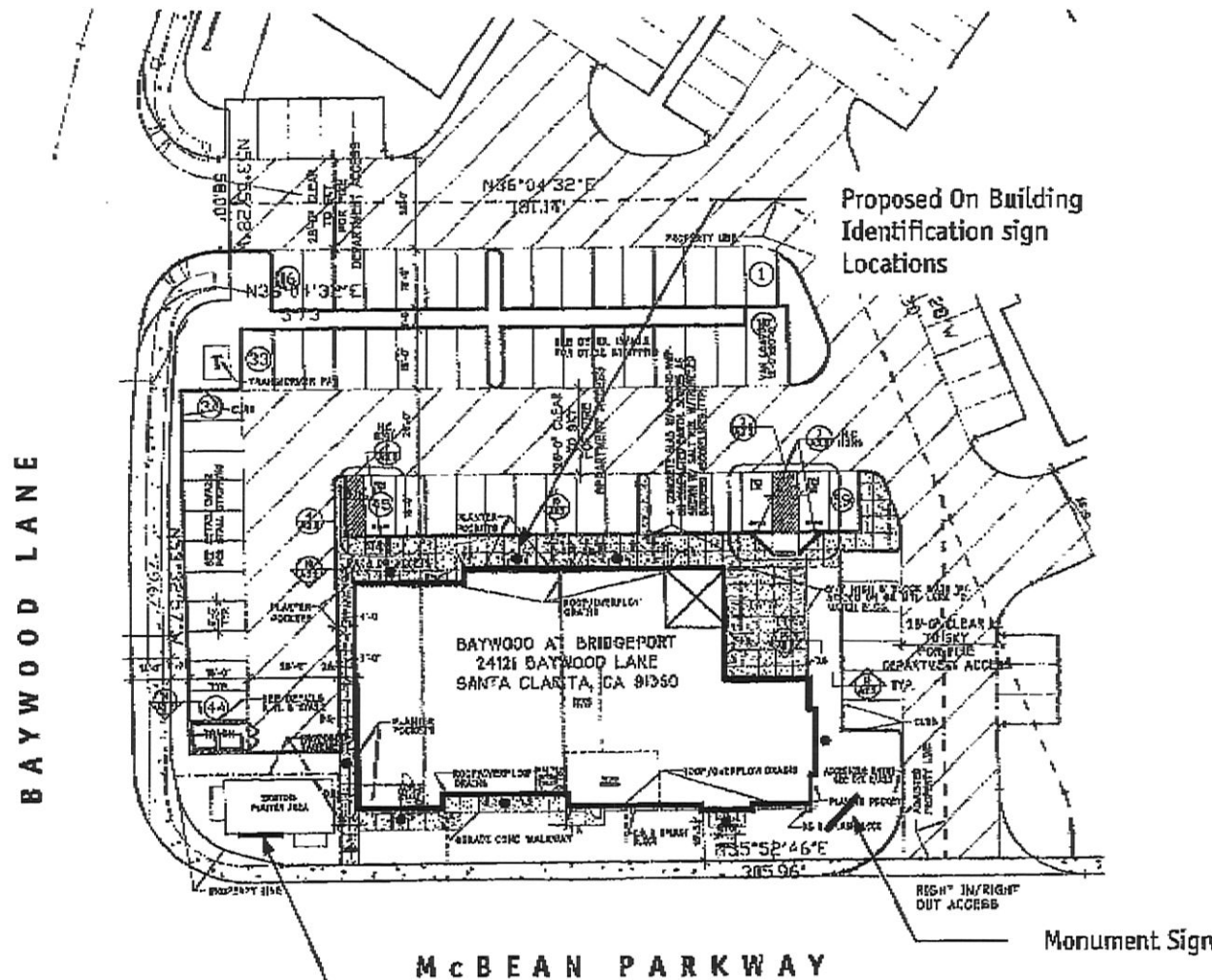
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PROJECT PLOT PLAN



BAYWOOD AT BRIDGEPORT

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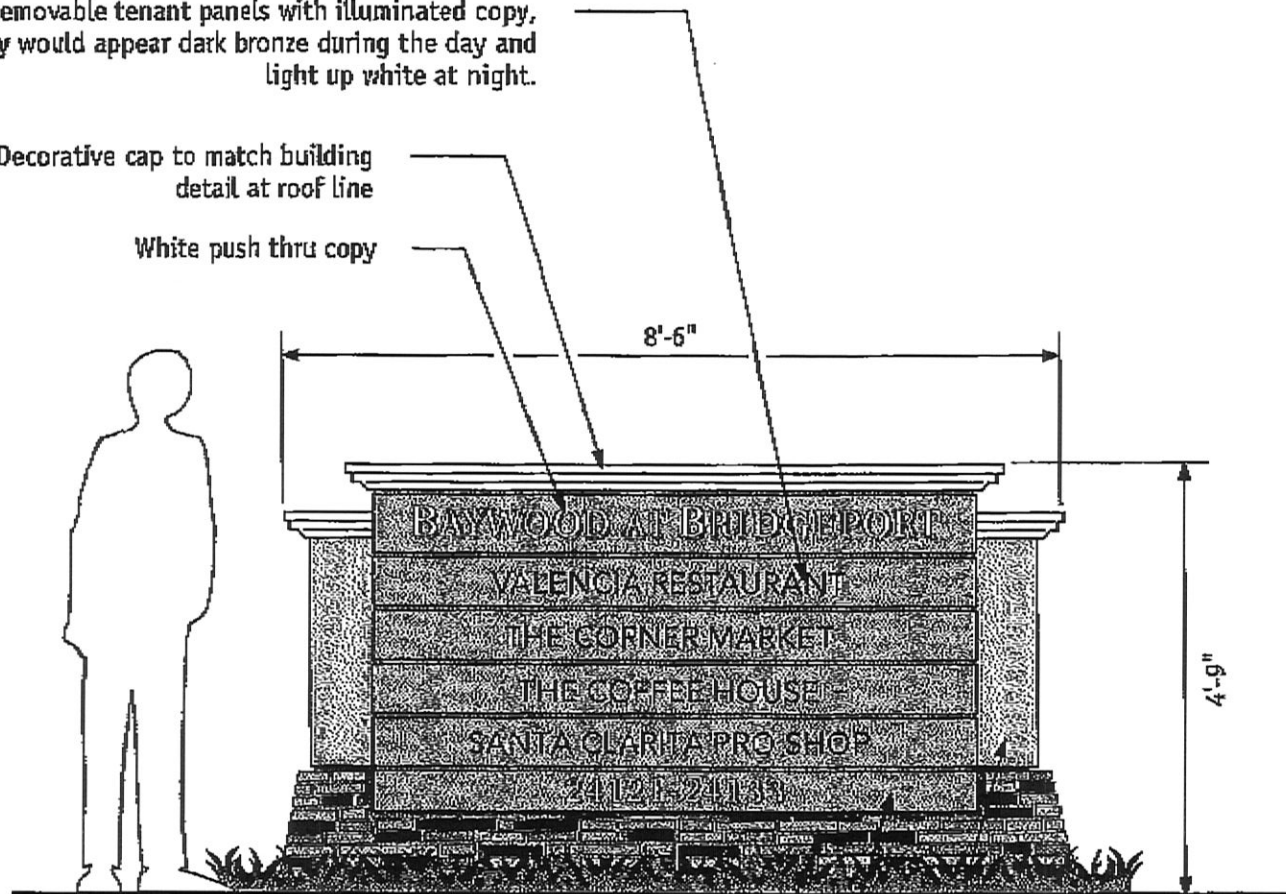
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PROJECT MONUMENT SIGNS

Removable tenant panels with illuminated copy, copy would appear dark bronze during the day and light up white at night.

Decorative cap to match building detail at roof line

White push thru copy



BAYWOOD AT BRIDGEPORT MONUMENT SIGN ELEVATION

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

Masonry base with project ledger stone

Fabricated aluminum cabinet with internal illumination

Option (1) Satin polyurethane enamel paint finish
 Option (2) textured stucco finish painted to match building

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September 17, 2004

Prepared For:



INTERTEX
General Contractors

25322 Rye Canyon Road
Valencia, California
91355

Prepared by:

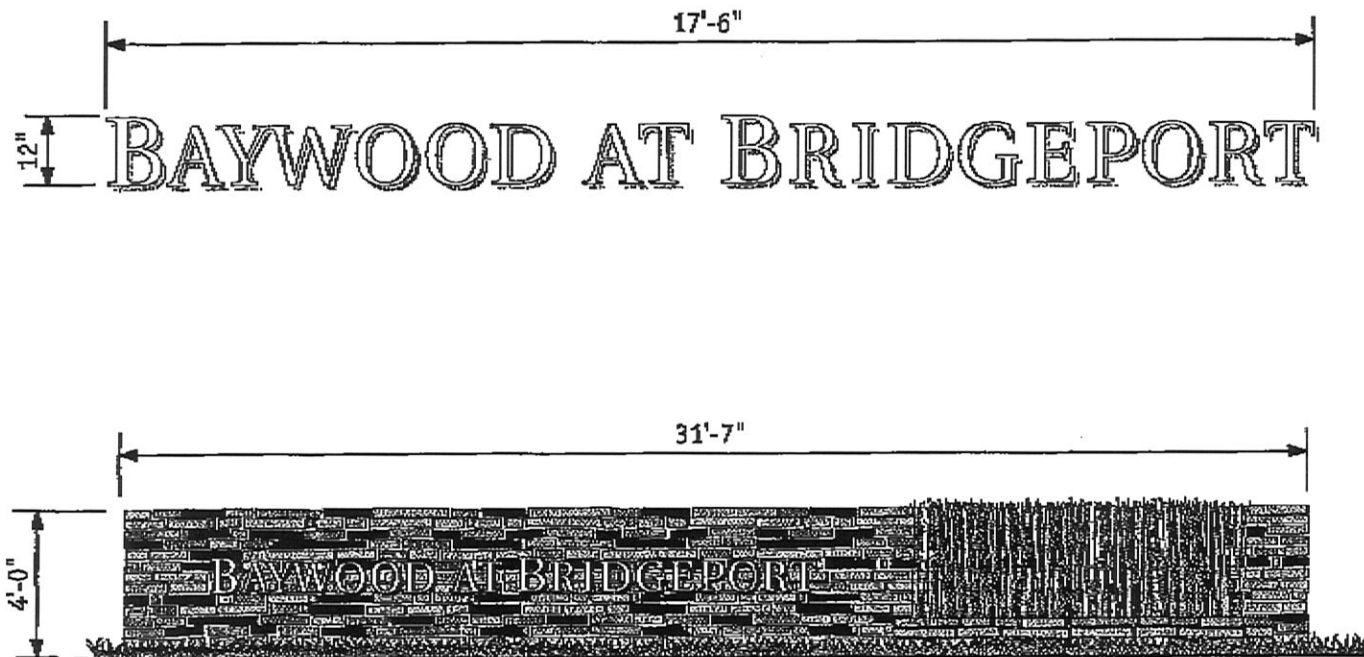


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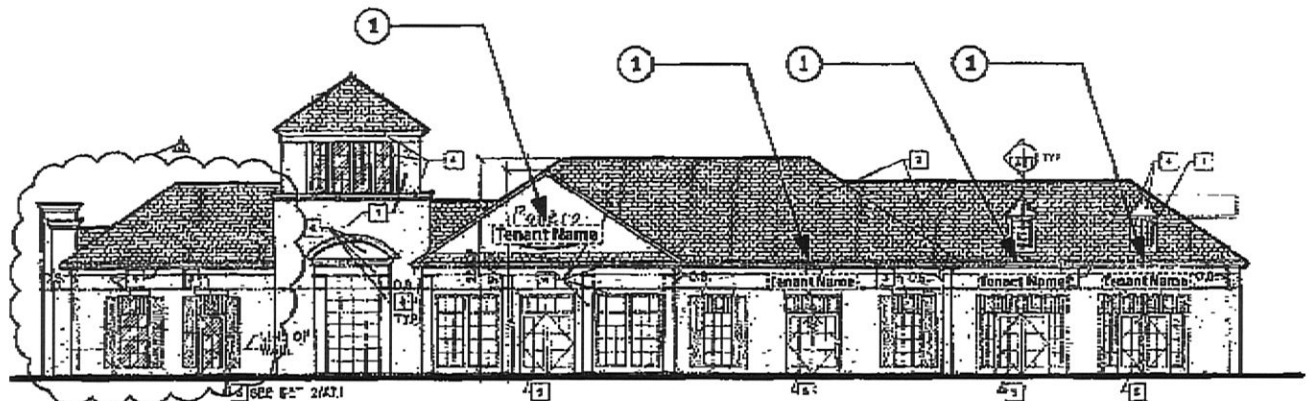
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PLANTER WALL LETTERS

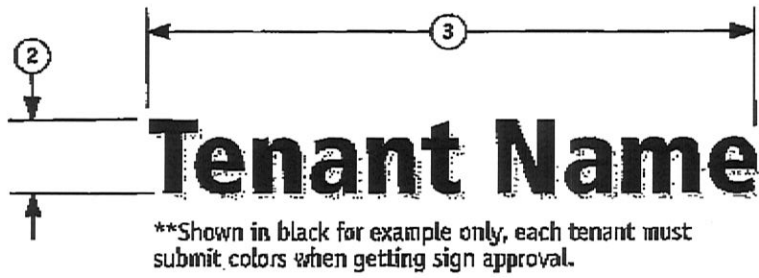


Notes:

1/2" Aluminum plate letters pin mounted to stone planter with epoxy, all letters to be spaced off of wall 1/2", letters to be painted to match standard Bridgeport white.



WEST BUILDING ELEVATION (PRIMARY SIGNAGE)



Notes:

- ① Each Business in a Multiple Occupant Building will be allowed (1) Primary "On Building Identification sign" and (1) secondary "On Building Identification Sign", (an additional secondary "On Building Identification Sign" may be approved if determined appropriate) secondary signs must not exceed 50% of the allowable sign area and will only be allowed on elevations that face a public entrance or street (see page 10 for more details)
- ② Maximum letter height shall not exceed 2'-0" (24"), if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 3'-0" (36").
- ③ This dimension shall be determined by the length of the individual business storefront, occupants will be allowed (1) square foot of signage for each 1-1/2' (1:1.5) linear feet of storefront.

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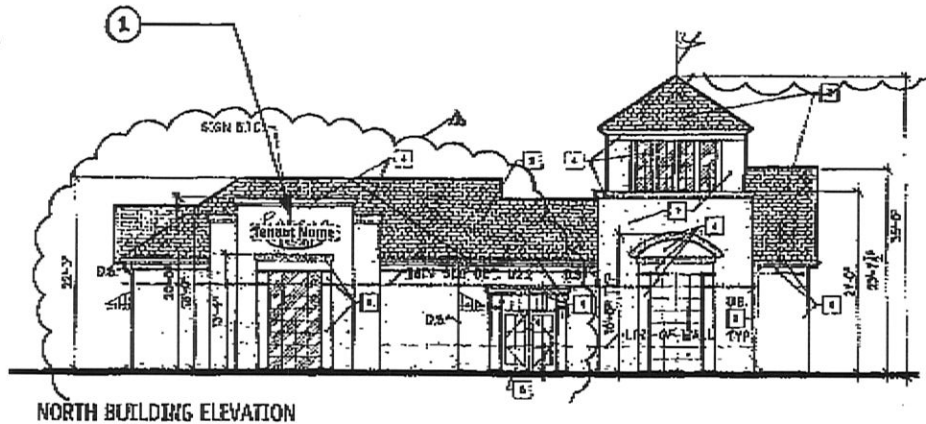
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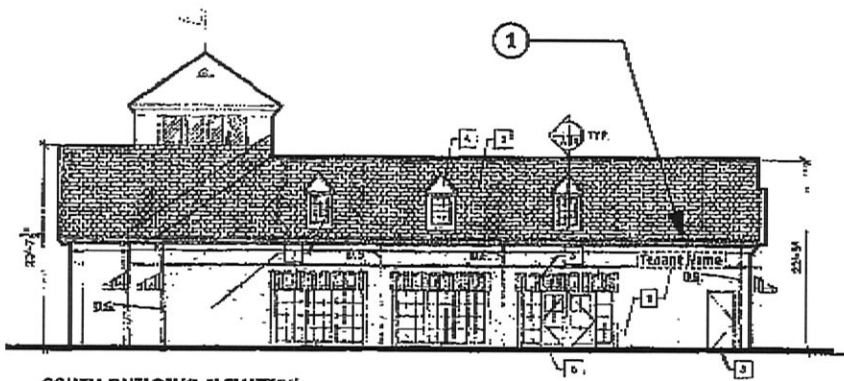
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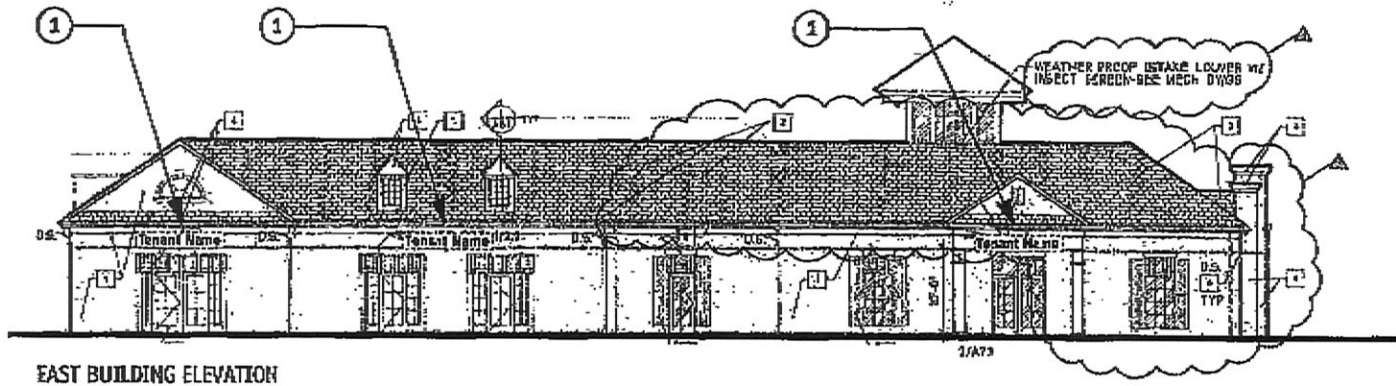
PRIMARY SIGNAGE
 On Building Identification Signs
 for multiple occupant buildings



NORTH BUILDING ELEVATION



SOUTH BUILDING ELEVATION



EAST BUILDING ELEVATION

Notes:

- ① Each Business in a Multiple Occupant Building will be allowed (1 or 2) Secondary "On Building Identification Sign" for the rear and/or side elevation,
- ② Maximum letter height on a secondary "On Building Identification Signs" shall not exceed 2'-0", if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 3'-0" (36").
- ③ This dimension shall be determined by the length of the individual business elevation that the sign will be attached to, each business will be allowed (1) square foot of secondary signage for each (3) linear feet of business.



Tenant Name
 **Shown in black for example only, each tenant must submit colors when getting sign approval.

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SECONDARY SIGNAGE
 On Building Identification Signs
 for multiple occupant buildings