

File Copy



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(661) 259-8125

City of
Santa Clarita

**City of Santa Clarita
Master Case 05-189
Sign Review 05-011
(Bernards Centre Pointe Sign Program)
Per Code Section 17.19
of the Unified Development Code**

Date: July 12, 2005

Applicant: Bernards Centre Pointe
618 San Fernando Road
San Fernando, CA 91340

Request: The applicant is requesting approval of a sign program for Bernards Centre Pointe buildings located at 26360-26382 and 26340-26354 Ruether Avenue. The project site is zoned Business Park (BP), in the community of Canyon Country, City of Santa Clarita.

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 sign program. Therefore, this sign program review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL / MITIGATION MEASURES

Multiple-Tenant Industrial Buildings

1. Each unit will be allowed one wall business identification sign as shown in the approved sign program. The location of the wall signs for Building No. 1 shall be located either on the westerly or easterly side of the main entrance of each unit. The location of the wall signs for Building No. 2 shall be located on the northerly side of the main entrance of each unit.
2. The maximum allowable sign height shall not exceed 18-inches and the maximum allowable sign length shall not exceed 42-inches for both Building No. 1 and No. 2. All lettering shall be restricted to the sign area.
3. All text within the approved sign area shall be a white color with a chrome trim cap. The base of the frame shall match the color of the building.

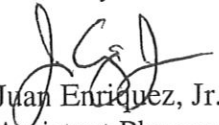


General Conditions

4. No exposed or open neon is allowed.
5. Prior to submittal of individual signs, the applicant shall submit written approval for the proposed signs from the property owner.
6. The project shall be developed in conformance with the approved sign program. Any changes shall be subject to further review by the Director of Planning and Economic Development.
7. 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.
8. The signs shall not be located in such a manner as to impede traffic or sight visibility.
9. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
10. 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 July 12, 2006.
11. 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, I can be reached at (661) 255-4330.

Sincerely,


Juan Enriquez, Jr.
Assistant Planner II

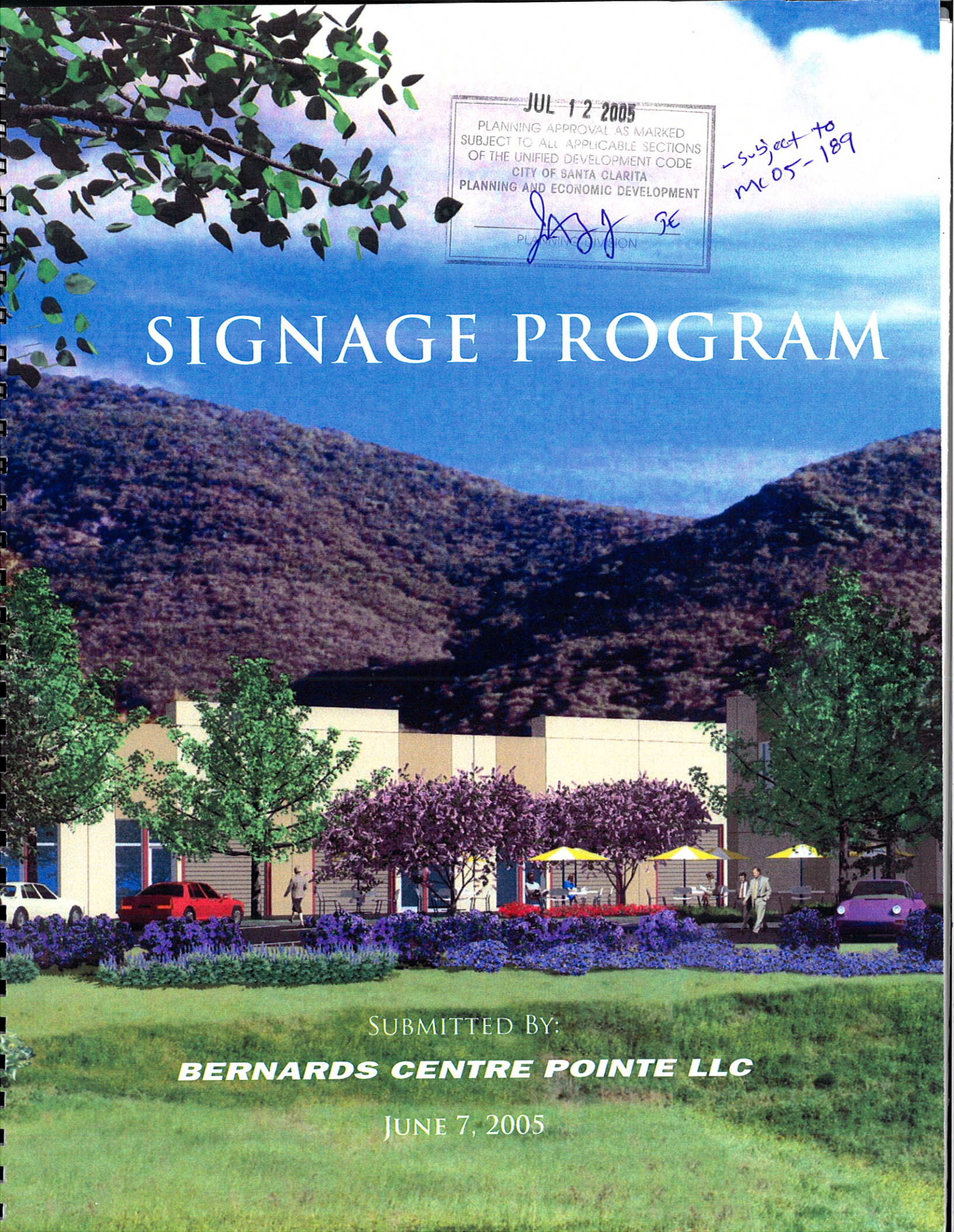
ATTACHMENT

S:\PED\CURRENT\2005\05-189\Bernards Centre Pointe Sign Program.doc

JUL 12 2005
PLANNING APPROVAL AS MARKED
SUBJECT TO ALL APPLICABLE SECTIONS
OF THE UNIFIED DEVELOPMENT CODE
CITY OF SANTA CLARITA
PLANNING AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

-subject to
MC 05-189

SIGNAGE PROGRAM



SUBMITTED BY:

BERNARDS CENTRE POINTE LLC

JUNE 7, 2005



Application Checklist for
SIGN REVIEW (SR)

A request for a Sign Review requires approval by the Director of Planning and Economic Development.

Applications shall be reviewed for compliance with these submittal requirements. *Applications submitted without the required information may not be accepted for processing or may be deemed incomplete and processing suspended.*

Application Submittal Requirements:

A. ___ One (1) copy of the completed application packet, including:

- Application Form
- Justification Statement
- Notarized Property Owner(s) Statement

B. ___ The required processing fee (see fee schedule)

✓ C. Sign Plan – Five (5) copies of a colored sign plan for each sign indicating:

- Project name and description
- Name and address of owner and person(s) preparing the plan
- Address and assessor parcel number(s) (APN) of the project site
- Sign dimensions and area (height, width, and depth)
- Sign colors
- Sign materials
- Method of lighting

✓ D. Site Plan - Five (5) copies of a fully dimensional exhibit drawn to scale (no smaller than 1" = 40') indicating:

- Project name and description
- Name and address of owner and person(s) preparing the plan
- Address and assessor parcel number(s) (APN) of the project site
- North arrow and vicinity map (both oriented so north is toward top of each sheet)
- Property lines and dimensions
- All existing and proposed easements and the owners of each (freestanding signs)
- Proposed/existing buildings (with dimensions) and all other structures (including trash enclosures, carports, shade structures, canopies, cart returns, bus shelters, walls, sheds, etc.)
- Distance of buildings to property lines
- Pedestrian and vehicular circulation
- All planted/landscaped areas
- Driveways and parking areas
- Location of proposed and existing signs
- Location of all oak trees, including scrub oaks
- Elevation at the base of the sign and adjacent street elevation (for street oriented freestanding signs)

- ✓ E. Elevations (wall signs only) – Five (5) copies of the building elevation drawn to scale indicating:
- Location of existing and proposed signs (label each elevation north, south, east, west)

NOTE: All exhibits larger than 8 ½" x 11" must be INDIVIDUALLY FOLDED prior to submittal. Full size color exhibits are not required to be folded.

These submittal requirements, as well as those for other types of entitlement applications, can be found on the City of Santa Clarita website at www.santa-clarita.com. If you have questions regarding these submittal requirements, you can contact the Planning Division at (661) 255-4330, e-mail the Department of Planning and Economic Development at ped@santa-clarita.com, or visit the Planning Division at City Hall, 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355.

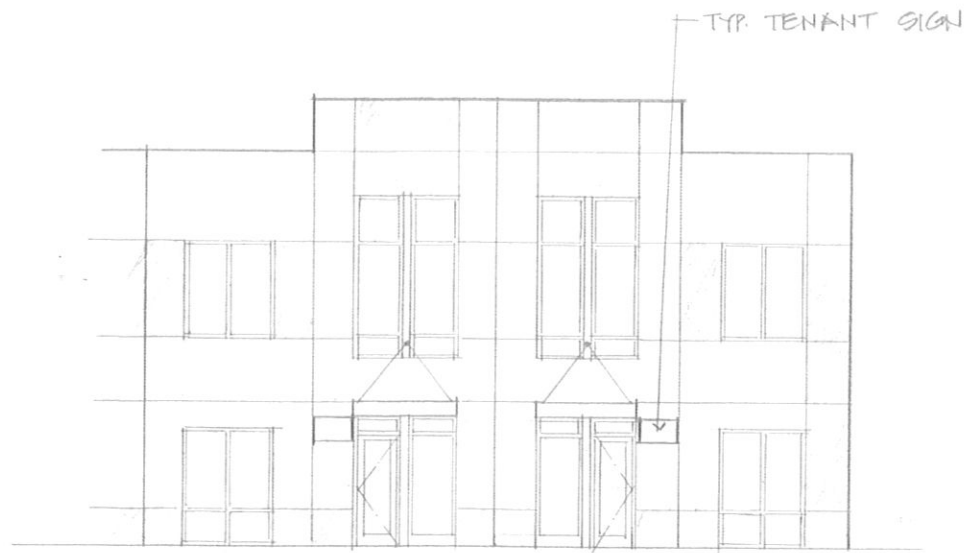
Last updated 09/24/04

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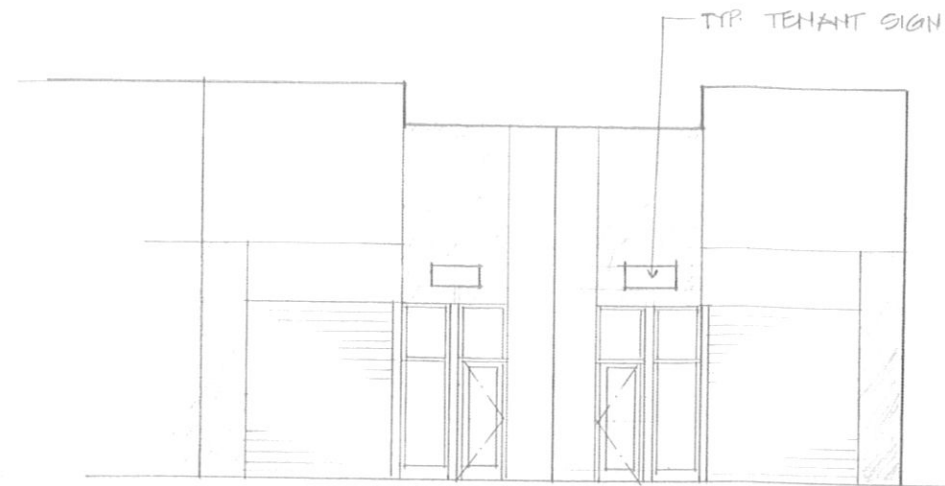
BERNARDS
CENTRE POINTE RESEARCH & DEVELOPMENT FACILITIES

JMA
JACQUES + MARQUEZ
ARCHITECTURE
URBAN DESIGN



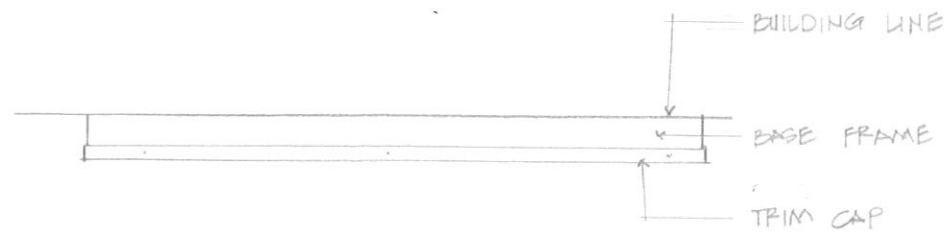
BUILDING NO. 1 ~ 26360 - 26382 RUETHER AVE

12 - TENANTS
1/8" = 1'-0"

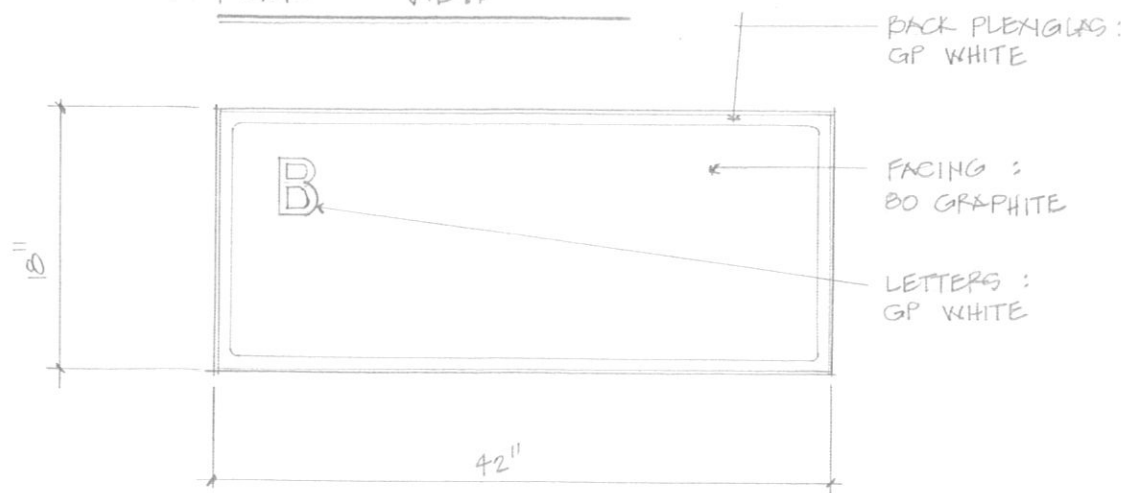


BUILDING NO. 2 ~ 26340 - 26354 RUETHER AVE

8 - TENANTS



PLAN VIEW



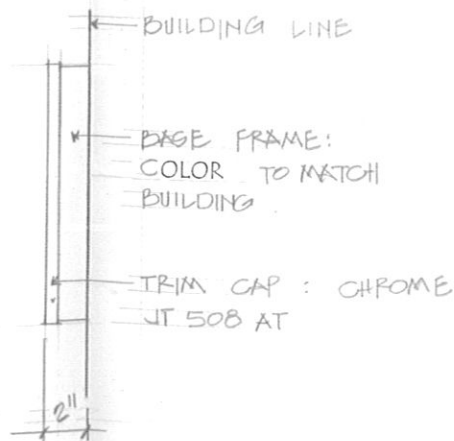
ELEVATION

1/2" = 1'-0"

PROPOSED TENANT SIGN

BERNARDS CENTRE POINTE

4-21-05



SIDE VIEW

OWNER:

BERNARDS CENTRE POINTE LLC
618 SAN FERNANDO RD.
SAN FERNANDO, CA 91340
818-878-1521
FRAME WHITE

APH No.: 2836-066-035

SIGN COMPANY:

SIGNS and DESIGNING
620 E. PANCHO VISTA BLVD
PALMDALE, CA. 93550
661-947-4473

03 MARCH 2005

CENTRE POINTE: R & D FACILITIES
26340 RUEATHER AVENUE
SANTA CLARITA, CA 91390

JACQUES+MARQUEZ
ARCHITECTURE + URBAN DESIGN



11757 SAN VICENTE BLVD
STUDIO 4
BRENTWOOD CA 90049
310.447.6144

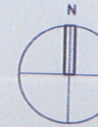
REVISIONS	NO.
	1
	2
	3
	4
	5

SITE PLAN

DRAWN BY	--
CHECKED BY	LAU
DATE	
SCALE	
PERMIT NO.	200305033
JOB NO.	02-199

1.07

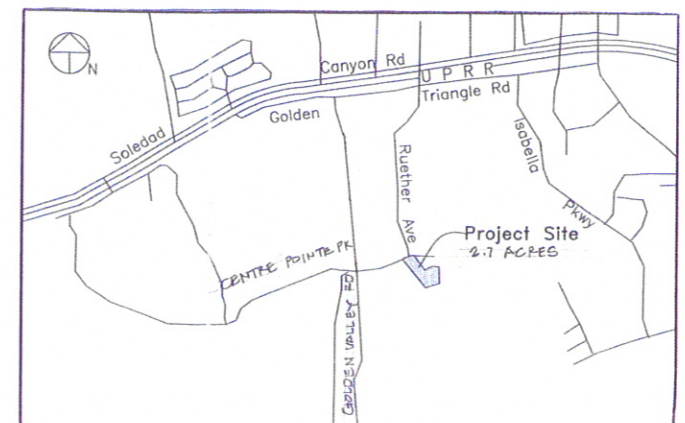
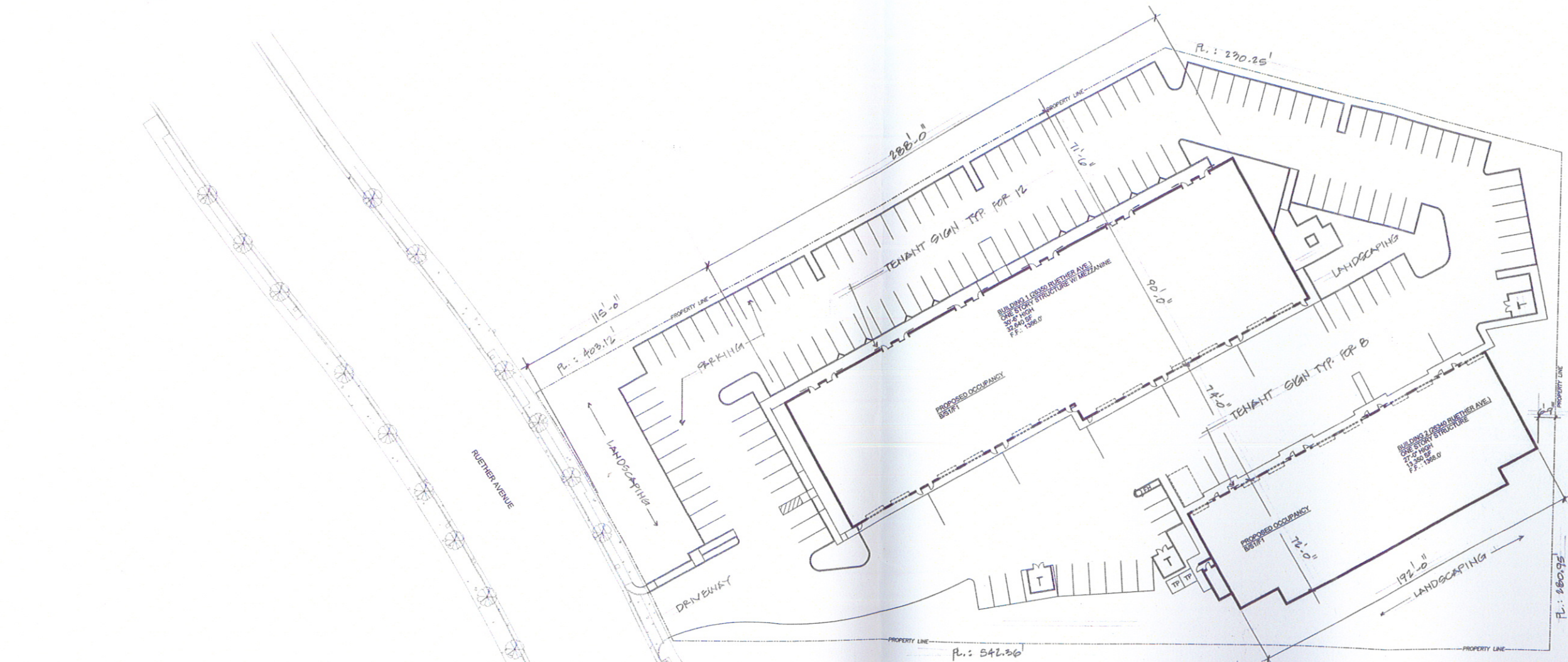
SIGNAGE SET



SCALE: 1"=30'

SITE PLAN

OWNER:
 BERNARDS CENTRE POINTE LLC
 618 SAN FERNANDO RD.
 SAN FERNANDO, CA 91340
 818-878-1521
 FRANK WHITE
 APN NO.: 2836-066-085



VICINITY MAP

03 MARCH 2005

CENTRE POINTE: R & D FACILITIES
26340 RUETHER AVENUE
SANTA CLARITA, CA 91390

JACQUES+MARQUEZ
ARCHITECTURE + URBAN DESIGN

JMA
11757 SAN VICENTE BLVD
STUDIO 4
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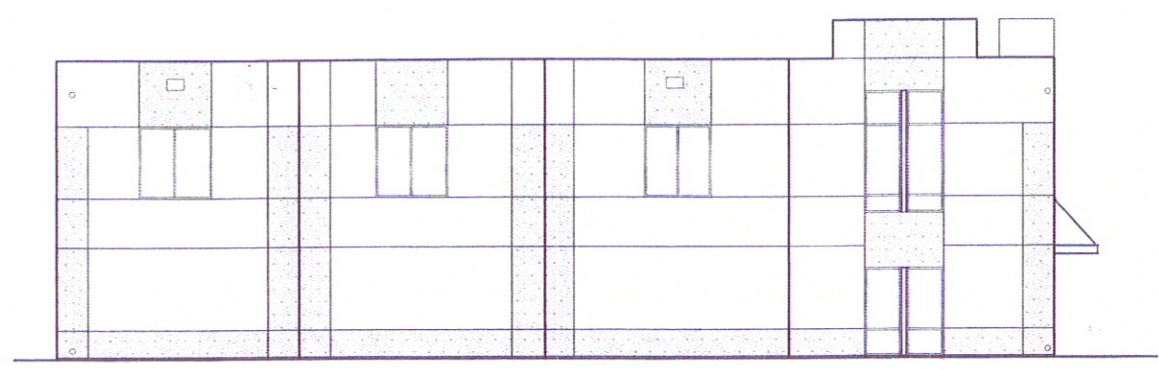
REVISIONS	NO.
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BUILDING 1
ELEVATIONS

DRAWN BY	--
CHECKED BY	LAU
DATE	
SCALE	
PERMIT NO.	200305033
JOB NO.	02-199
SHEET	

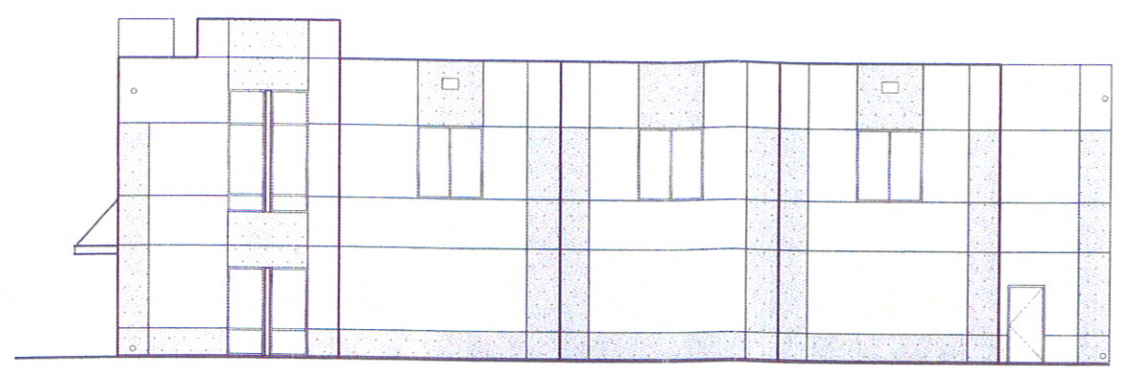
3.01

SIGNAGE SET



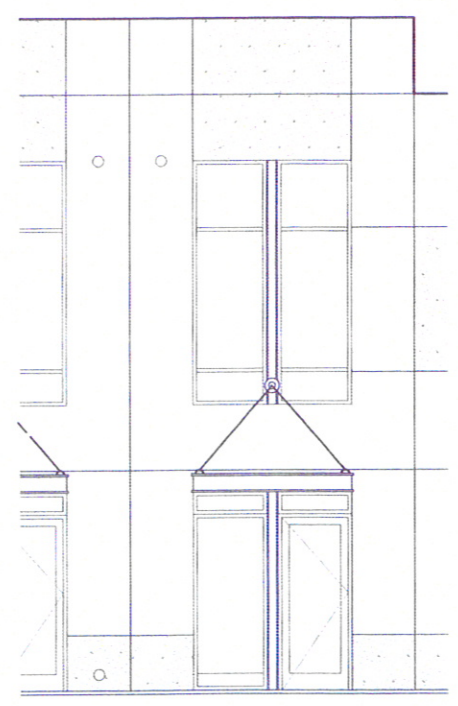
BUILDING 1 EAST ELEVATION

SCALE 1/8"=1'-0" 6

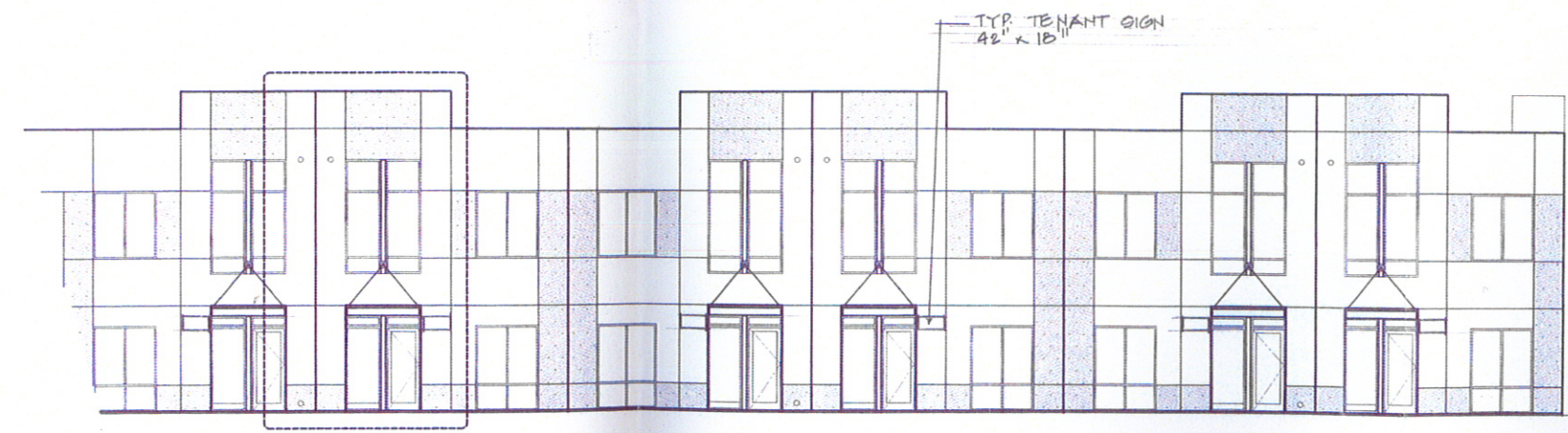


BUILDING 1 WEST ELEVATION

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



3.01 BLDG. 1 TYP. ENTRY ELEV. SCALE 1/4"=1'-0" 4



BUILDING NO. 1 ~ 26360 ~ 26370 RUETHER AVE

BUILDING 1 NORTH ELEVATION--WEST SIDE

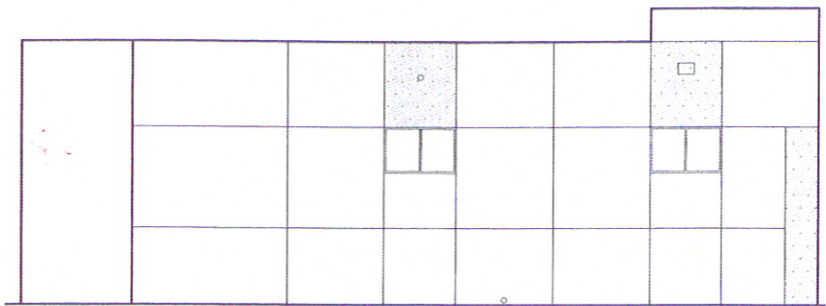
SCALE 1/8"=1'-0" 2



BUILDING NO. 1 ~ 26372 ~ 26382 RUETHER AVE

BUILDING 1 NORTH ELEVATION--EAST SIDE

SCALE 1/8"=1'-0"

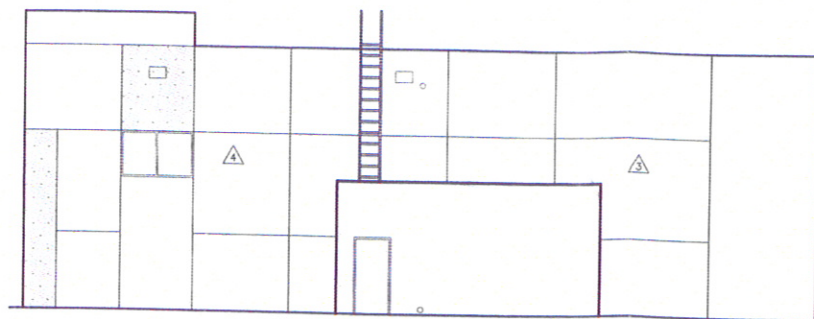


EAST ELEVATION

SCALE 1/8"=1'-0"

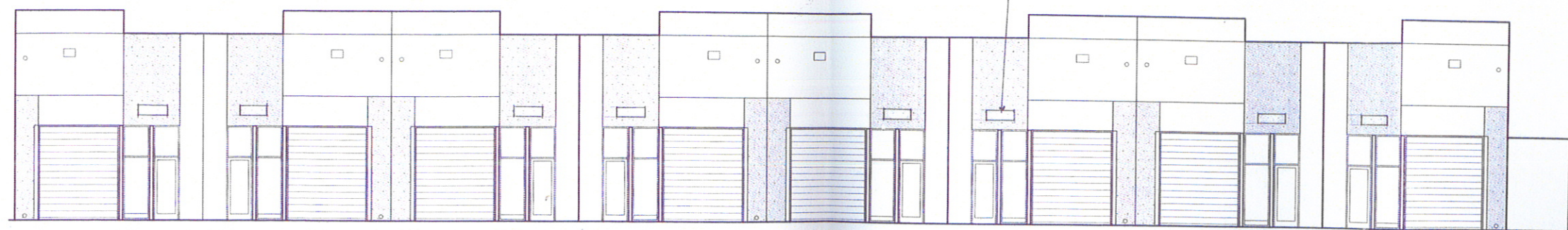
6

WEST ELEVATION



SCALE 1/8"=1'-0"

3



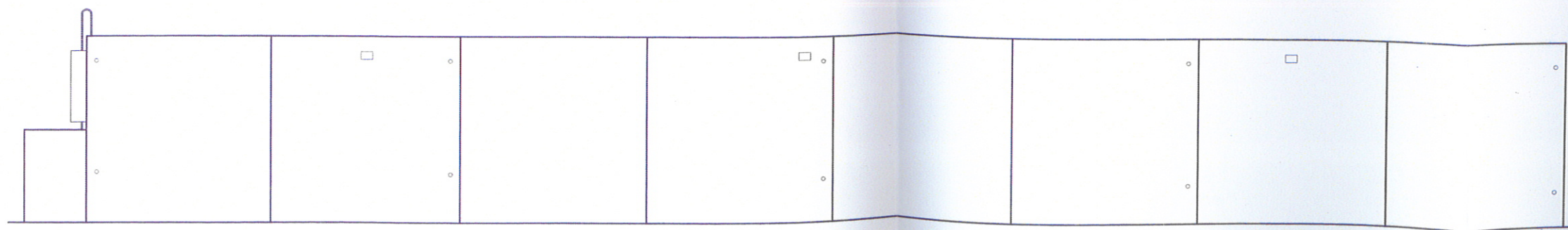
TYP. TENANT SIGN
42" x 18"

BUILDING No. 2 ~ 26340 ~ 26354 RUETHER AVE.

NORTH ELEVATION

SCALE 1/8"=1'-0"

2



BUILDING TWO - SOUTH ELEVATION

SCALE 1/8"=1'-0"

3.03

SIGNAGE SET

REVISIONS	NO.
	△
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	△
	△

BUILDING 2
ELEVATIONS

DRAWN BY	--
CHECKED BY	LAU
DATE	
SCALE	
PERMIT NO.	200305033
JOB NO.	02-199
SHEET	

3.03

03 MARCH 2005

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