



City of
SANTA CLARITA

23920 Valencia Boulevard • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 18-238
SIGN REVIEW NO. 18-031
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: December 7, 2018

Applicant: Donahue Schriber
Attn: Michael Osborne
200 East Baker Street, Suite 100
Costa Mesa, CA 92626

Request: The applicant is requesting approval of a Pylon Sign Upgrade for Bouquet Canyon Plaza located at 27611 Bouquet Canyon Road. The project site is zoned Community Commercial (CC), in the 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

Sign Type "A"

1. In-line shop tenants shall be permitted to install wall signs on an elevation facing the parking area used for the proposed business. Wall signs shall be permitted with a maximum of twenty-four (24) inches high letters for a single line of text, and a maximum of up to thirty (30) inches



in height for two lines of copy. There shall be one (1) foot minimum size requirements for all signs.

2. The maximum allowable sign area is not to exceed one and a half square feet (1 ½ square feet) per linear foot of tenant store frontage.
3. Logos shall be permitted up to thirty-six (36) inches in height and shall be included in the overall sign area calculation.

Sign Type "B"

4. One (1) major tenant identification sign is allowed facing the parking lot. The major tenant sign shall not exceed five (5) feet in height and shall not exceed thirty-five (35) feet in length.
5. The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 square feet) per lineal foot of tenant store frontage.

Sign Type "C"

6. In-line shop tenant signs shall be limited to a total of five (5) square feet in sign area for each tenant and shall be located under the building canopies.

Sign Type "D"

7. There shall be one multi-tenant pylon sign. The pylon sign shall include a maximum of seven (7) tenants. The monument sign shall not exceed twenty (20) feet in height and shall not exceed nine (9) feet in width.

Sign Type "E"

8. The applicant shall have permission to install one (1) monument sign on the project site in accordance with the approved sign program. The monument sign shall be developed in accordance with the *Bouquet Canyon Plaza* sign program prepared by Donahue Schriber and the following:
 - a. The monument sign shall identify "*Bouquet Canyon Plaza*". The monument sign shall include a maximum of four (4) tenants. The monument sign shall not exceed eight (8) feet in height and shall not exceed thirteen (13) feet, seven (7) inches (2' -9") in width at its widest point (the base of the sign).
 - b. The monument sign shall be setback a minimum of one (1) foot from the property line outside of the clear site line.

General Conditions

9. No exposed or open neon is allowed.
10. The project shall be developed in conformance with the approved sign program. Any changes shall be subject to further review by the Director of Community Development.
11. 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.
12. The signs shall not be located in such a manner as to impede traffic or sight visibility.
13. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
14. 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 7, 2019.
15. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Planning Division before approval is granted.

If you have any questions regarding this application, I can be reached at (661) 255-4330 or by email at kirvin@santa-clarita.com.

Sincerely,



Kendall Irvin
Planning Technician

RECEIVED
PLANNING DIVISION

APR 06 2005

PLANNING & ECONOMIC DEVELOPMENT
CITY OF SANTA CLARITA

Bouquet Canyon Plaza

S I G N P R O G R A M

APR 14 2005



**DONAHUE
SCHIBER**

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

[Signature]
PLANNING DIVISION

JE

- Approval Subject to
MC 05-032
- Superseded by MC18-238,
see page 10 (KI)

Bouquet Canyon Plaza Sign Program

PROJECT DIRECTORY

PROJECT ADDRESS 27611 BOUQUET CANYON ROAD
SANTA CLARITA, CA

OWNER: DONAHUE SCHRIBER
200 EAST BAKER STREET, SUITE #100
COSTA MESA, CA 92626
(714) 545-1400

ARCHITECT: NADEL ARCHITECTS
3080 BRISTOL ST.
SUITE #500
COSTA MESA, CA
(714) 540-5000

TABLE OF CONTENTS

- 1** COVER PAGE
- 2** TABLE OF CONTENTS
- 3** PURPOSE AND INTENT
GENERAL CRITERIA
PROHIBITED SIGNS
- 4** SIGN CONSTRUCTION
SIGN DESIGN
- 5** MISCELLANEOUS
APPROVALS
- 6** ALLOWABLE SIGN TYPE
- 7** IN LINE SHOP TENANT SIGNS
- 8** MARKET TENANT SIGNS
- 9** TENANT BLADE SIGN

GROUND SIGNS

- 10** PYLON SIGN
- 11** MONUMENT SIGN
- 12** SITE PLAN

Bouquet Canyon Plaza Sign Program

A. PURPOSE AND INTENT

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged and at the same time over all visual harmony is maintained. Conformity with this criteria will be enforced by the Owner and the City of Santa Clarita. Any sign non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

B. GENERAL CRITERIA

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Owner for approval, four (4) copies of detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors and method of attachment. This approval must be obtained prior to submittal to the City of Santa Clarita. All signs shall be submitted electronically in PDF format in addition to hard copies. E-mail PDF file to JFOSKETT@DSRG.COM.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Santa Clarita.
4. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and City permits.
5. Each Tenant shall be responsible for, and repair, any damage to any surface caused by the signage or its' installation.
6. Owner reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenants' signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner at Tenant's expense.
7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Owner prior to installation naming Donahue Schriber Realty Group and all affiliated entities as additional insured.
8. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

C. PROHIBITED SIGNS

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise previously approved by the Owner and the City of Santa Clarita prior to installation.
2. No animated, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors or exposed transformers are allowed.

Bouquet Canyon Plaza Sign Program

D. SIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear a U.L. label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Owner's approval. Signs are to be connected to the J-box provided by the Owner, which is connected to Tenant's panel. Owner will provide a sign control relay to be located in attic in Tenant space. Relay shall be wired to Owner control at Owner's house panel for uniform control hours of illumination unless otherwise directed by Owner.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Owner's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16" acrylic as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" from the building for proper drainage.
8. Internal illumination to be 30-ma neon installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed aluminum letter returns shall be of .040 gauge, painted with one coat of lead primer and one coat Matthews polyurethane paint.

E. SIGN DESIGN

1. All tenants are required to have an internally illuminated sign on their fascia and a non-illuminated sign under the canopy, unless otherwise specified in this criteria or approved by Owner and City of Santa Clarita. Location of all signs shall be as directed by Owner and as approved by the City of Santa Clarita.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. Additionally, signs should be compatible with and complimentary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
4. Notwithstanding the maximum square footage specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Owner and approved by the City of Santa Clarita.

Bouquet Canyon Plaza Sign Program

F. MISCELLANEOUS

1. Drive-through Restaurant Menu Boards

Restaurant Pad with drive-through facilities shall be allowed one menu-board per drive through entrance. Fifty (50) square feet maximum copy area, may be internally illuminated, and shall not exceed seven feet in height. Speakers shall face away from residential property.

2. Directional Signs

Major tenant shall be allowed four (4) directional signs, each not exceeding four (4) square feet in area and a height of four (4') feet. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any advertising. All costs associated with the installation of these signs, including any electrical requirements, shall be at the sole cost of the Occupant.

3. Under Canopy Signage

Tenant's shall install one double-faced under canopy sign where designated by Owner. All signs shall be purchased from Owner's designated sign company. Background color as designated by Owner. Signs to be mounted so that 8'-0" is clear from bottom of sign to sidewalk in all cases and centered so as not to interfere with fire sprinklers or light fixtures.

4. Typical Storefront Vinyl Lettering (Optional)

Each Tenant shall be permitted to place upon or adjacent to their entrance, no more than 144 square inches of vinyl Scotchal #3680-20 White Lettering, letter style Helvetica. Application shall not exceed 2" (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

5. Service Door Signage

Tenant shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a minimum of 4 (four) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters may be maximum 4" (four inches) high. Sign is to be centered on the door with bottom edge located 4'-6" (four feet six inches) from floor. See Exhibit "L".

G. APPROVALS

To obtain Owner approval, submit four (4) copies as outlined in Section B of this criteria, to the Owner at the following address:

Donahue Schriber Realty Group, L.P.
Louie Aguilar, Director of Development Services
200 E. Baker Street, Suite #100
Costa Mesa, CA 92626

Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to Tenant by Owner. This letter must be presented to the City of Santa Clarita to obtain the Tenant's sign permit. Prior to the manufacture of any sign, the Tenant shall obtain a sign permit from the City of Santa Clarita.

Bouquet Canyon Plaza Sign Program

H. ACCEPTABLE SIGN TYPE:

The following types of construction will be allowed:

Acrylic face channel letters

A primary sign is defined as displaying the name/logo/tagline of the business.

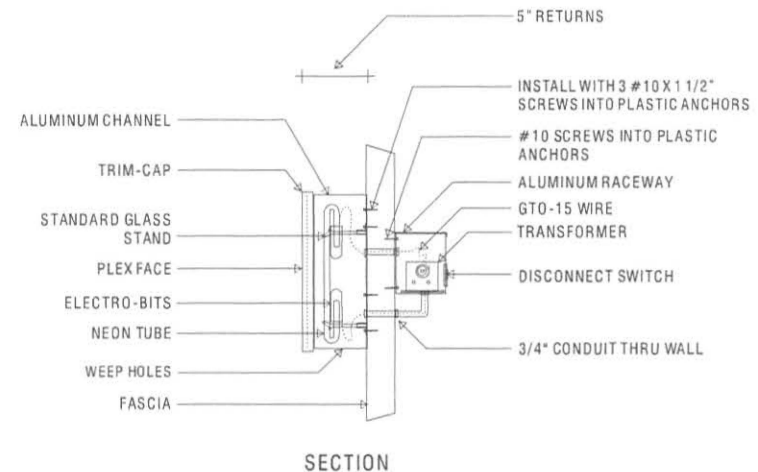
Sign area is calculated at 1-1/2 square feet of sign for every linear foot of frontage for each elevation which faces public streets and parking lots.

For in line tenants with multiple elevations, only two elevations can be used for sign square footage calculation and only one additional sign will be allowed. The additional sign may be placed on any building elevation.

In no case however, on any one elevation, the sign size shall exceed what is allowed by the formula above (i.e. 1-1/2 square feet of sign area for one linear foot of frontage). For example, on an elevation which measures 30 feet in length, the sign on this particular elevation cannot exceed 45 square feet!

Maximum of two stacked lines of copy is permitted.

Descending letter shapes shall not be included in allocated square footage except for the area they occupy. A descending stem may drop 6" below the letter baseline.



SECTION
SIGN TO BE UL APPROVED AND BEAR UL LABEL
PLEX FACED CHANNEL LETTERS WITH ELECTRO-BITS

SINGLE FACED INTERNALLY ILLUMINATED ACRYLIC FACED CHANNEL DISPLAY
USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT)
SATIN ACRYLIC POLYURETHANE FINISH.
FACES USE ANY COLOR OF ACRYLIC WITH ANY COLOR OF TRIM CAP.
ILLUMINATE WITH 30 ma ANY COLOR OF NEON FOR EVEN ILLUMINATION.
PAINT RETURNS ANY COLOR.
VERIFY EXACT TRANSFORMER LOCATION PRIOR TO INSTALLATION.

ALLOWABLE SIGN TYPE

Bouquet Canyon Plaza Sign Program

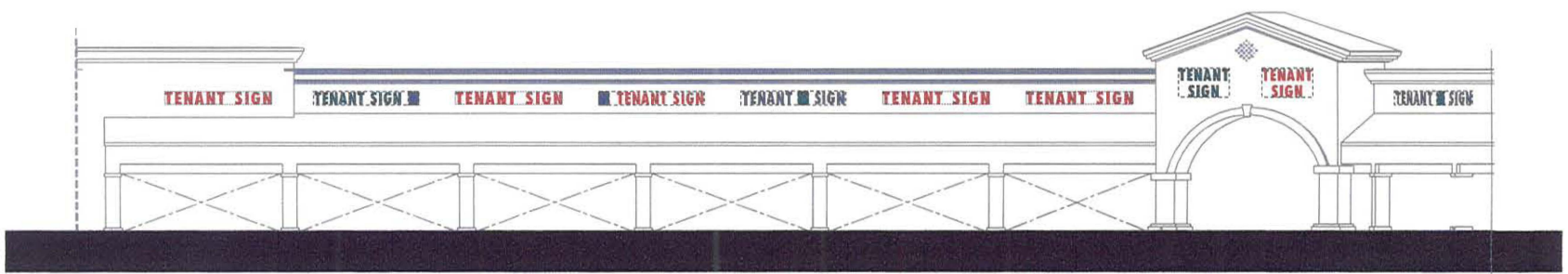


SIGN TYPE "A"

NOTE:
WHEN USING ONE LINE OF COPY THE MAXIMUM OVERALL HEIGHT IS NOT TO EXCEED 2'-0"
WHEN USING TWO LINES OF STACKED COPY THE MAXIMUM OVERALL HEIGHT IS NOT TO EXCEED 2'-6"
1'-0" MINIMUM LETTER SIZE REQUIRED.



TYPICAL LOGO BOX PLACEMENT SHOWN ABOVE
LOGO BOX SIZE TO BE NOT MORE THAN 10 PERCENT
OF TOTAL SIGN AREA



BUILDING B - SOUTH ELEVATION SCALE 1/16" = 1'-0"

SIGN TYPE "A" IN-LINE SHOP TENANTS

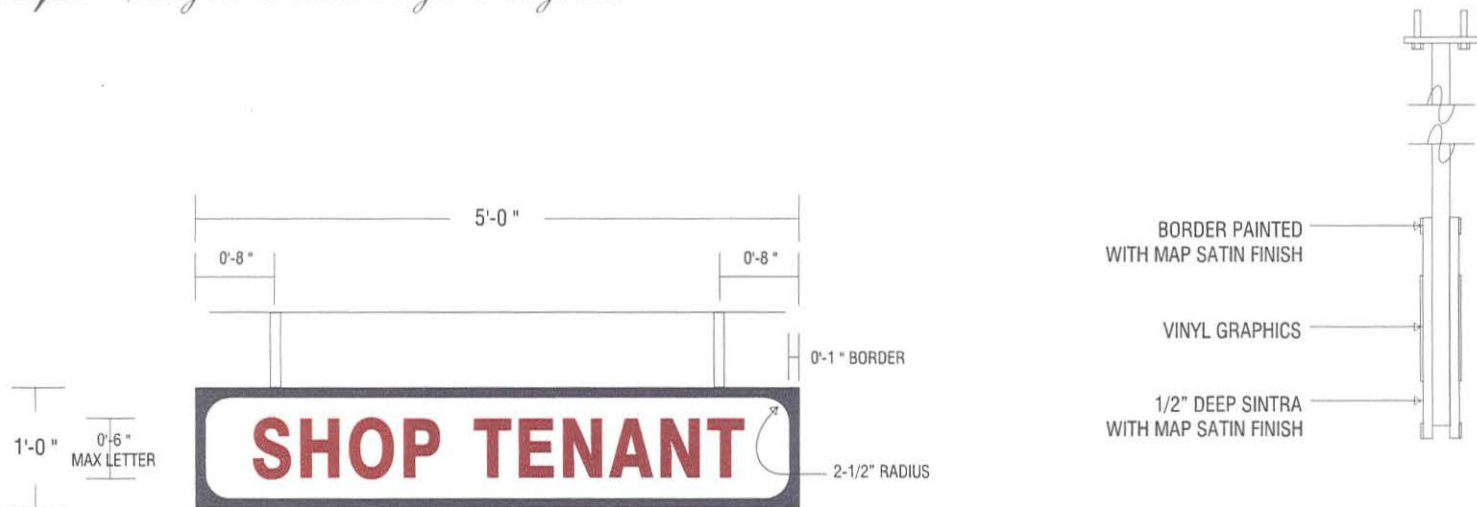
Bouquet Canyon Plaza Sign Program



MARKET ELEVATION SCALE PROPORTIONATE

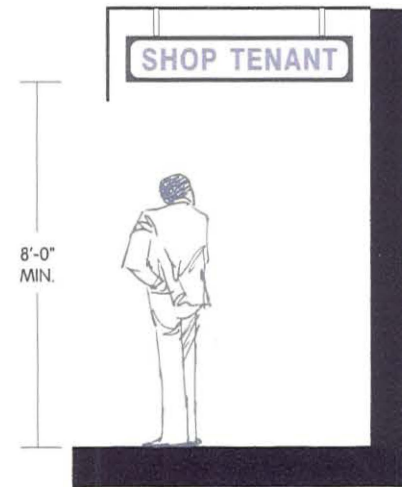
SIGN TYPE "B" MARKET TENANT

Bouquet Canyon Plaza Sign Program



NEW DOUBLE FACED NON ILLUMINATED SINTRA UNDER CANOPY DISPLAY SCALE 1"=1'-0"

USE TWO LAYERS OF 1/2" SINTRA SANDWICHING 1" ALUMINUM SQUARE TUBE FRAME WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH, DECORATE SINTRA WITH VINYL GRAPHICS TO MATCH WALL SIGN COLORS, PAINT BORDER AND SIDES MAP DURNODIC BRONZE, BACKGROUND TO MATCH SINCLAIR ZEBRA WHITE, PAINT VERTICAL SUPPORTS SINCLAIR ZEBRA WHITE, VERIFY EXACT LOCATION OF SIGN WITH LANDLORD PRIOR TO INSTALLATION.



SIGN TYPE "C" IN-LINE SHOP TENANTS

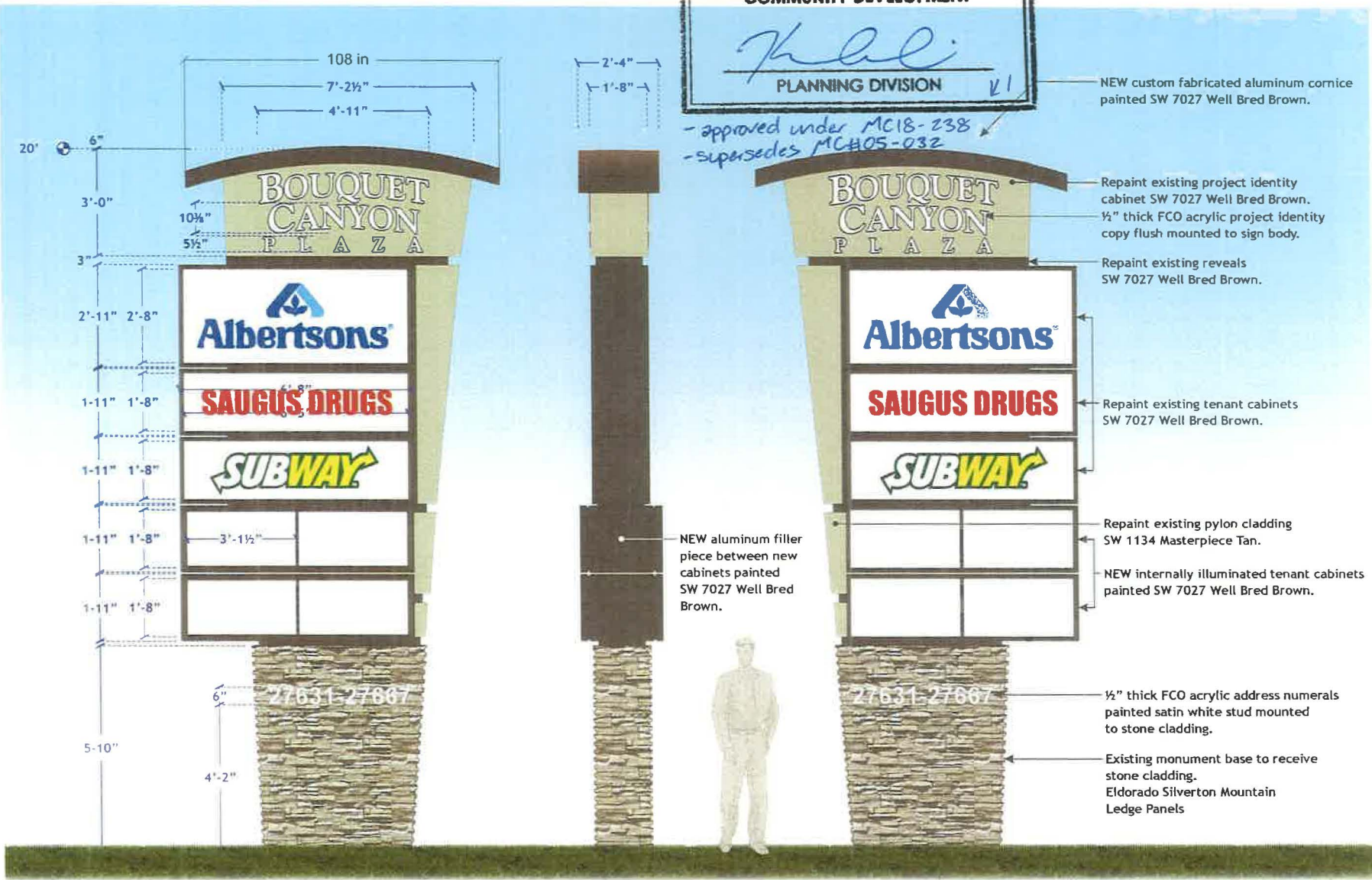
SIGN TYPE "D"

DEC 06 2018

PLANNING APPROVAL AS MARKED
 SUBJECT TO ALL APPLICABLE SECTIONS
 OF THE UNIFIED DEVELOPMENT CODE
 CITY OF SANTA CLARITA
 COMMUNITY DEVELOPMENT

K. H. L.
 PLANNING DIVISION

- approved under MC18-238
 - supersedes MC105-032



FUSION
 Sign and Design
 880 Columbia Ave. - Riverside, CA 92507
 P: 951.682.9660 F: 951.682.9665
 www.fusiondesign.com

Project:
 Bouquet Canyon Plaza

Address:
 27631 W Bouquet Canyon Rd
 Saugus, CA

Account Manager:
 Dave Haffter

Designer:
 Miguel Reiman

Scale:
 As noted

Design No.
 Bouquet Canyon Plaza.cdr

Date:
 October 17, 2018

Revisions:
 October 24, 2018
 November 6, 2018

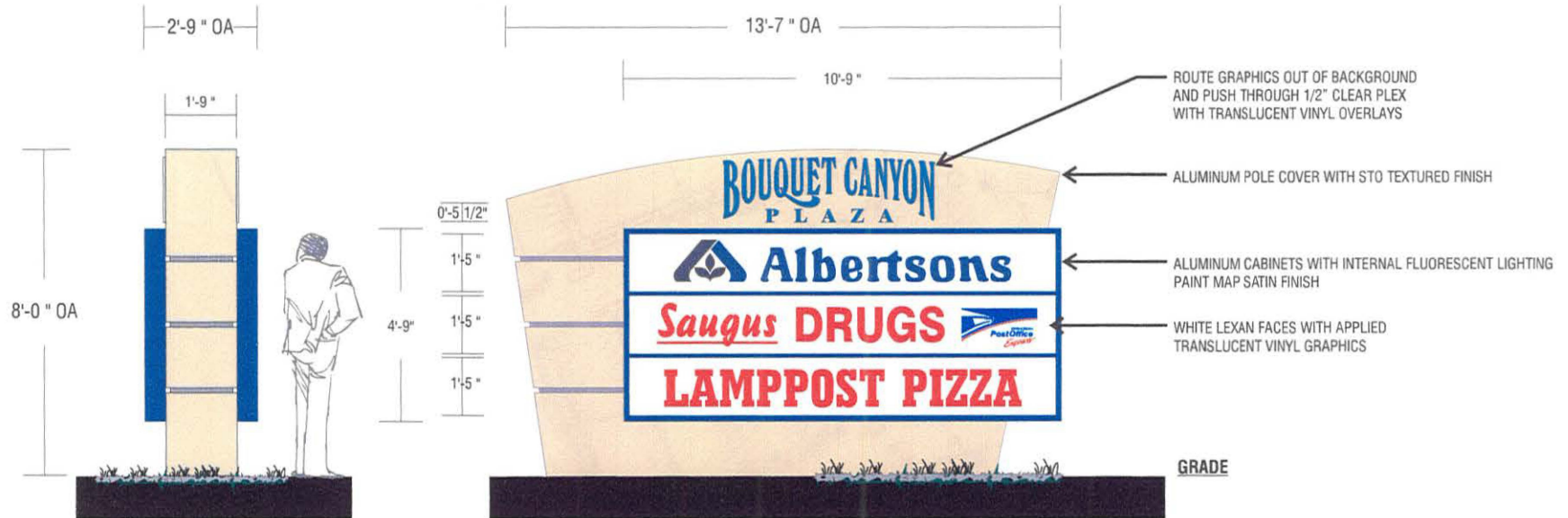
Page: 3 Of 8

This is an original unpublished drawing created by FUSION SIGNS. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by FUSION SIGNS. Authorization to use this design in any fashion must be obtained in writing from FUSION SIGNS.
 © 2018
 Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

A RETROFIT EXISTING INTERNALLY ILLUMINATED D/F PYLON SIGN - ELEVATION
 One unit required

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

Bouquet Canyon Plaza Sign Program



FUTURE DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAY SCALE 3/8" = 1'-0"

USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



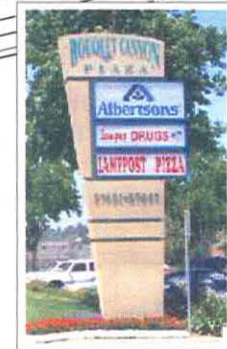
SIGN TYPE "E" MONUMENT

BOUQUET CANYON PLAZA SIGN CRITERIA OCTOBER 27, 2004 REVISED 03-31-05 DAG

Bouquet Canyon Plaza Sign Program



FUTURE MONUMENT DISPLAY



EXISTING PYLON DISPLAY

SITE PLAN

