

Sign Program
June 2nd, 2006
Master Case 05-0392
Sign Review 05-0026
Case Planner: Pete Noonan

Applicant: Sign-A-Rama
23120 Lyons Ave.
Santa Clarita, CA 91321

Location: Del Rio Shopping Center – 22921-22959 Soledad Canyon Road

Proposed Project: The applicant is requesting approval of a sign program and monument signs for the Del Rio Center located east of the intersection of Soledad Canyon Road and Bouquet Canyon Road. The project site is zoned CC (Community Commercial), in the City of Santa Clarita.

CONDITIONS

GENERAL

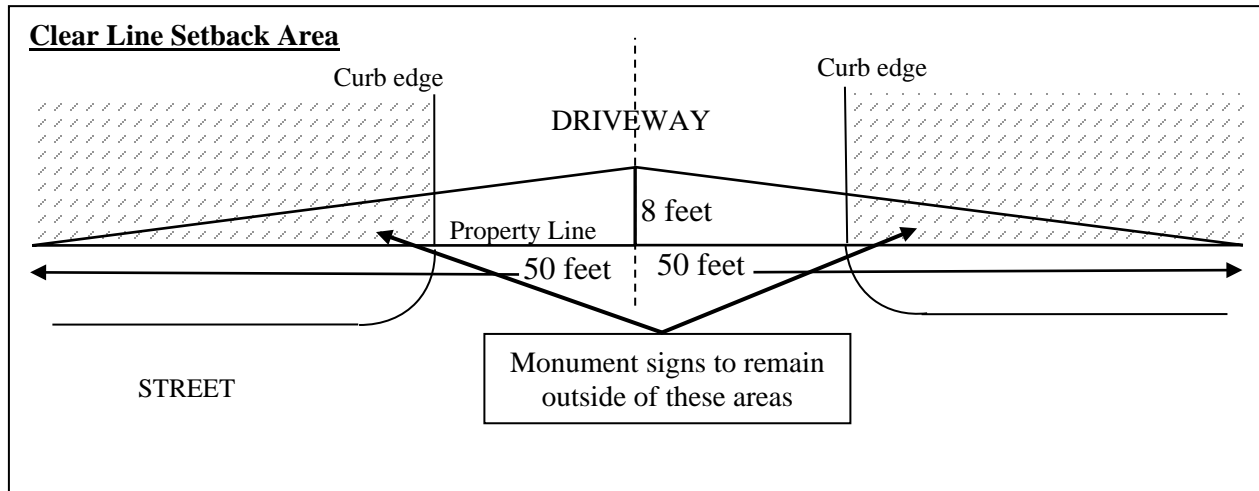
- G1.** The approval shall not supersede the approval of any other affected agencies' requirements. The approval of this project shall expire if not put into use within one (1) year from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code. Time extensions will be subject to the approval of the Director of the Community Development Department.
- G2.** The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- G3.** The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City Codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code and Fire Code.
- G4.** The applicant shall comply with all applicable Building and Safety and Environmental Services Division Requirements.
- G5.** The applicant shall comply with all applicable regulations and fees of affected agencies at the building permit stage.

- G6.** The applicant must sign the attached notarized affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit then must be returned to the Community Development Department before approval is granted.
- G7.** Unless otherwise apparent from the context, the term “applicant” shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attach, set aside, void, or annul the approval of this Project by the City, which action is provided for in Government Code Section 66499.37. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) The City bears its own attorneys’ fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

Planning Division – Pete Noonan – (661) 255-4351

- PL1. This permit is for a sign program and monument signs for the Del Rio Center located at 22921-22959 Soledad Canyon Road, east of the intersection of Soledad Canyon Road and Bouquet Canyon Road. The project site is zoned CC (Community Commercial).
- PL2. 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.
- PL3. If necessary, prior to final approval applicant shall present proof of approval from Newhall Farm and Land.
- PL4. Del Rio Center has approximately 900 feet of road frontage, 3 monument signs are allowable by the City’s Unified Development Code (17.19.150 A2).
- PL5. Dual monument signs shall be allowed as directional signs at the central entrance provided that sign text and graphics do not exceed twelve (12) square feet and that the signs are used for directional purposes only.
- PL6. Prior to planning approval, applicant shall provide sidewalk width and right of ways (ROWS) on site plan.

PL7. Monument signs are to be located outside of the clear-line setback area. This area is a triangle measuring 8 feet along the centerline of the driveway, and 50 feet along the property line. Show that signs will be located outside the clear-line setback area. Refer to following diagram.



PL8. Prior to planning approval, applicant shall obtain approval for monument sign placement from traffic engineering.

PL9. Monument signs are to be constructed of materials common or similar to all buildings (17.19.080 B). Please redesign proposed monument signs, this includes but is not limited to the use of like finishing treatments and colors. This includes the following:

- a) Reduce dominance of stone,
- b) Match stone façade and cap to existing stone and cap of fountain,
- c) Paint background color to match buildings
- d) Replace red paint on sign caps with color that matches buildings.
- e) Place center name and address on same elevation as tenant signage.
- f) Remove all tenant signs located directly on stone surfaces (eg. Circle K). Locate all tenant signage, including both text and logos, on painted surfaces.
- g) Increase height of monument base.
- h) Redesign the center logo. Logo shall match the design theme of the signs and building.

The sign program shall also include or comply with the following conditions:

PL10. General Sign Criteria:

- a) Maximum sign length shall be 75% of tenant frontage.
- b) Maximum letter height for one line of text shall not exceed twenty-four (24) inches in height. First letters and logos shall not exceed thirty (30) inches in height.
- c) Double line of text or shall not exceed thirty-six (36) inches in height with a minimum two (2) inches of space between lines. Neither line shall be smaller than ten (10) inches in height.
- d) Maximum square footage of any sign shall not exceed 1.5 times the tenant frontage.
- e) Business names which are combined with a corporate logo or symbol shall be considered on an individual basis; approval shall be at the discretion of the Director of the Community Development Department.
- f) Prior to final approval of individual signs, applicant shall provide written proof of property owner or property owner's approval.
 - a) One (1) shop tenant sign shall be allowed per elevation facing the street or parking lot with up to a maximum of two (2) signs per tenant.
 - b) No secondary signs along the North elevation shall be allowed;
 - c) Secondary signs may be considered for end cap tenants under city sign review.

PL11. No exposed or open neon is allowed.

PL12. Prior to submittal of individual signs, the applicant shall submit written approval for the proposed signs from the property owner.

PL13. Any changes to the sign program shall be subject to further review by the Director of Community Development.

PL14. The signs shall not be located in such a manner as to impede traffic or sight visibility.

PL15. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.

The sign program shall also include or comply with the following Santa Clarita Unified Development Code sections:

17.19.080 Design, Material, Construction and Maintenance Standards.

Each permanent approved sign shall comply with the following standards:

- A. Materials and Colors. All permanent signs shall be constructed of durable materials that are compatible in appearance to the building supporting or identified by the sign. Such materials may include, but are not limited to: ceramic tile; sandblasted, hand-carved or routed wood; channel lettering; or concrete, stucco or stone monument signs with recessed or raised lettering. Sign colors and materials should be selected to be compatible with the existing building designs and should contribute to legibility and design integrity.
- B. Relationship to Buildings. Each permanent sign located upon a site with more than one main building, such as a commercial, office or industrial project, shall be designed to incorporate the materials common or similar to all buildings.
- C. Relationship to Other Signs. Where there is more than one sign on a site or building, all permanent signs shall have designs that similarly treat or incorporate the following design elements:
 1. Type of construction materials;
 2. Sign/letter color and style of copy;
 3. Method used for supporting sign (i.e., wall or ground base);
 4. Sign cabinet or other configuration of sign area;
 5. Illumination; and
 6. Location.

17.19.060 E Sign Review – Enhanced Signage

E. Sign Review—Enhanced Signage.

1. In addition to the standard signage permitted on all properties in accordance with the zoning and use of such property, applicants seeking sign permits for uses such as shopping centers, multi-tenant buildings and other structures or properties with additional signage needs including, but not limited to, properties that are irregularly shaped, large or have poor street visibility, may apply for the approval of signage not otherwise permitted under this chapter or which exceeds the standard regulations for signs set forth elsewhere in this chapter as follows:
 - a. Increase in wall sign letter height up to eight (8) feet.
 - b. Increase in number of vertical lines of text in a wall sign to two (2) or more; provided, that the overall square footage does not exceed one and one-half (1.5) square feet per linear foot of frontage.
 - c. Increase up to eight (8) feet of the non-text portions of a wall sign.
 - d. One additional pylon sign for centers larger than three (3) acres and with more than one thousand one hundred (1,100) feet of street frontage.
 - e. Increase in pylon sign height to a maximum of twenty (20) feet for centers larger than three (3) acres, with more than one thousand one hundred (1,100) feet of street

- frontage.
- f. Increase in pylon sign area up to a maximum of one hundred sixty (160) square feet for centers larger than three (3) acres, with more than one thousand one hundred (1,100) feet of street frontage.
 - g. Increase in monument sign height to eight (8) feet in centers containing five (5) or more tenants or in larger centers where visibility constraints justify monument signage as opposed to pylon signage.
 - h. Increase in monument sign area, for larger centers or where visibility constraints justify monument signage as opposed to pylon signage.
 - i. Increase wall sign area up to twenty (20) square feet for second floor businesses facing the street or highway.
 - j. The use of automobile dealership identification placards or automotive-oriented signs.
 - k. The use of directional or informational signs in the OS zone.
 - l. The use of freeway-oriented signs.
 - m. The use of marquee signs.
 - n. The use of painted wall directional signs.
 - o. The use of subdivision identification signs.

17.19.150 Monument Signs

Monument signs are permitted in the C and I zones subject to the following regulations:

A. Number Based on Frontage.

- 1. Only one monument sign may be permitted on any lot or parcel of land having a minimum of one hundred (100) feet of continuous street or highway frontage. For the purposes of calculating frontage on a corner lot, frontage shall include the total linear distance of such lot on each of the streets.
- 2. Notwithstanding subsection (A)(1) above, in the event any building has continuous street or highway frontage exceeding one hundred (100) feet, one additional monument sign shall be permitted for each additional four hundred (400) feet of continuous frontage. In no event, however, shall a monument sign be located closer than two hundred fifty (250) feet from any other monument or freestanding sign on the same property or center.
- 3. In order to reduce the number of nonconforming signs within the City, no parcel of land whereon there exists any legal nonconforming pylon sign shall be allowed a monument sign unless at least one existing legal nonconforming pylon sign or billboard of equal or greater sign area is first removed.

B. Area. A maximum of fifty-four (54) square feet per sign face, including the base, shall be permitted except that, pursuant to a sign review for enhanced signage, a larger sign area may be permitted for larger centers or where visibility constraints justify monument signage as opposed to pylon signage. All monument signs must clearly show the property address with letter sizes not to exceed eight (8) inches in height. Such address area shall be excluded from the total area of the monument sign. A monument sign shall have no more than two (2) sign faces.

C. Height. The maximum height of a monument sign shall be six (6) feet; however, a maximum height of eight (8) feet may be permitted for monument signs for centers containing five (5) acres or more of land area, subject to a sign review for enhanced signage.

D. Location.

1. Monument signs shall be set back a minimum of one foot from any ultimate street or public right-of-way. The area between such street or right-of-way and the monument sign shall be attractively landscaped and maintained to enhance the appearance of such sign.

2. In no case shall a monument sign be placed within a clear sight line setback zone. The sight line setback zone is defined as eight (8) feet from the extension of the curb line at the centerline of the driveway.

E. Lighting. Monument signs may be internally or externally lighted. (Ord. 03-17 § 2, 12/9/03)

DEL RÍO

C E N T E R

S I G N P R O G R A M



OWNERSHIP:
ROSS PROPERTIES, INC.
MANAGEMENT:
SYNERGY COMMERCIAL REAL ESTATE INC.
SIGN CONSULTANT:
SIGN-A-RAMA - SANTA CLARITA

*Sign Layout
For
Del Rio Center
Soledad Canyon Rd.
Santa Clarita, CA*

Sheet No. A

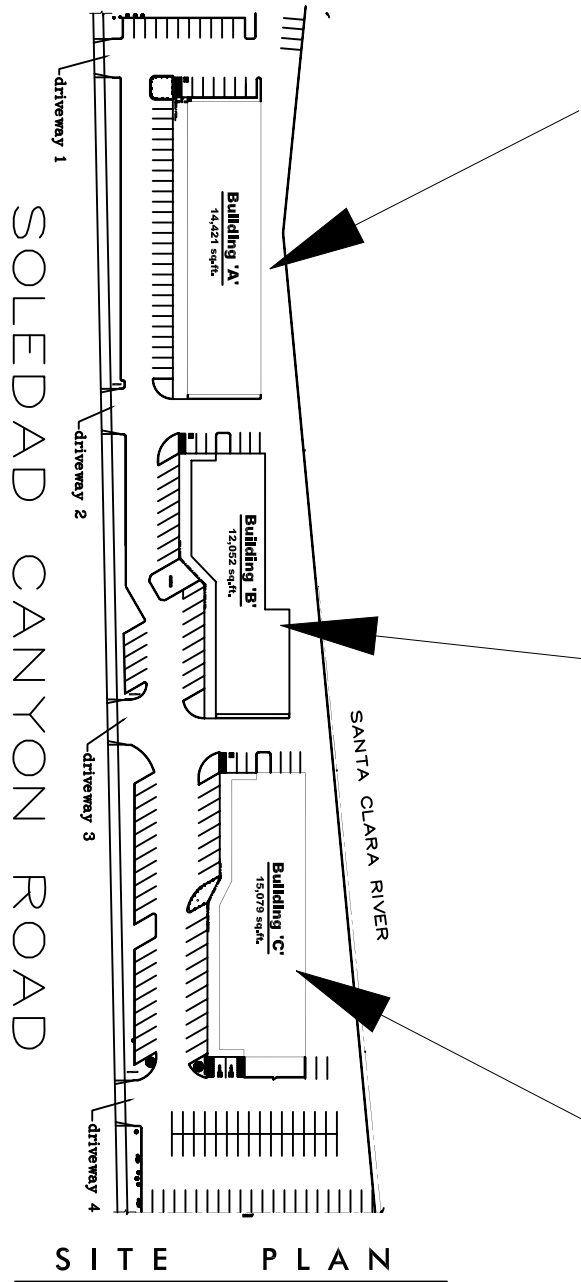
*Project:
Generic Tenant
Signage*

*All buildings
All Addresses*

SIGN★RAMA

23120 Lyons Ave.
Santa Clarita, CA 91321

661-260-3522
661-260-3395 (fax)
sarscv@aol.com
www.sarscv.com



23023
23021
23019
23015
23013
23007
23005
23003
23001
22961
22959

Building 'A'
14,421 sq.ft.

22949
22943
22941
22939
22937
22935
22933
22931

Building 'B'
12,052 sq.ft.

22921
22919
22917
22915
22913 1/2
22913
22911
22909
22903

Building 'C'
15,079 sq.ft.

**Sign Layout
For
Del Rio Center
Soledad Canyon Rd.
Santa Clarita, CA**

Sheet No. B

**Project:
Generic Tenant
Signage**

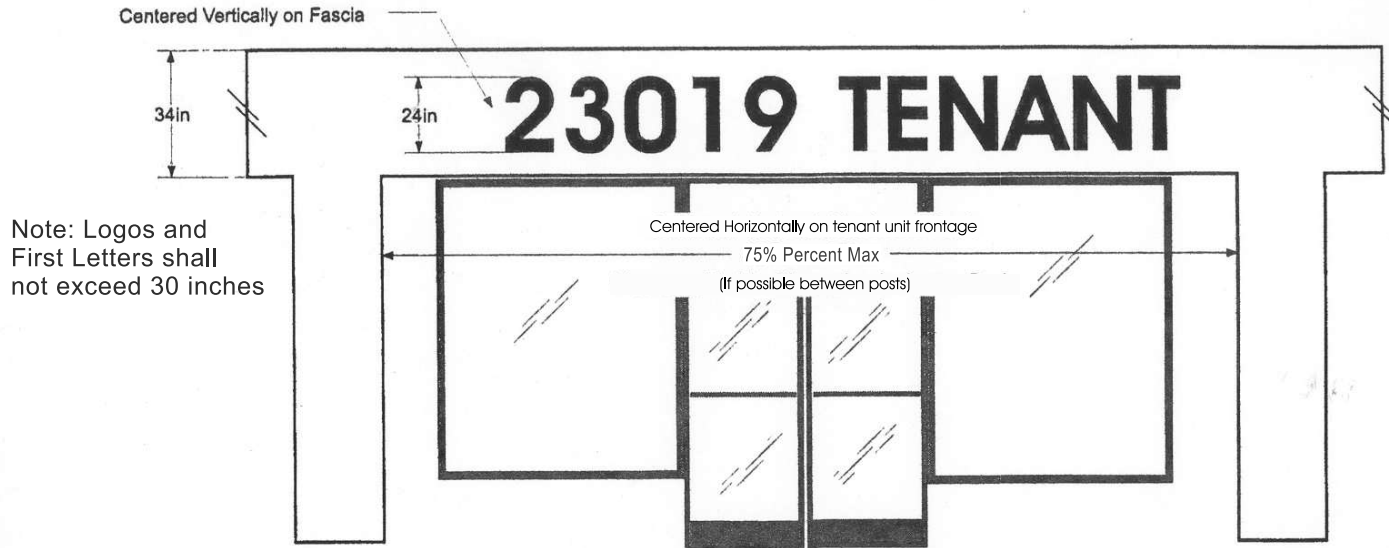
**For Tenants:
Building A**

**Addresses:
23023-22959**

**Sign Location
and
Specifications**

SIGN★A★RAMA
23120 Lyons Ave.
Santa Clarita, CA 91321

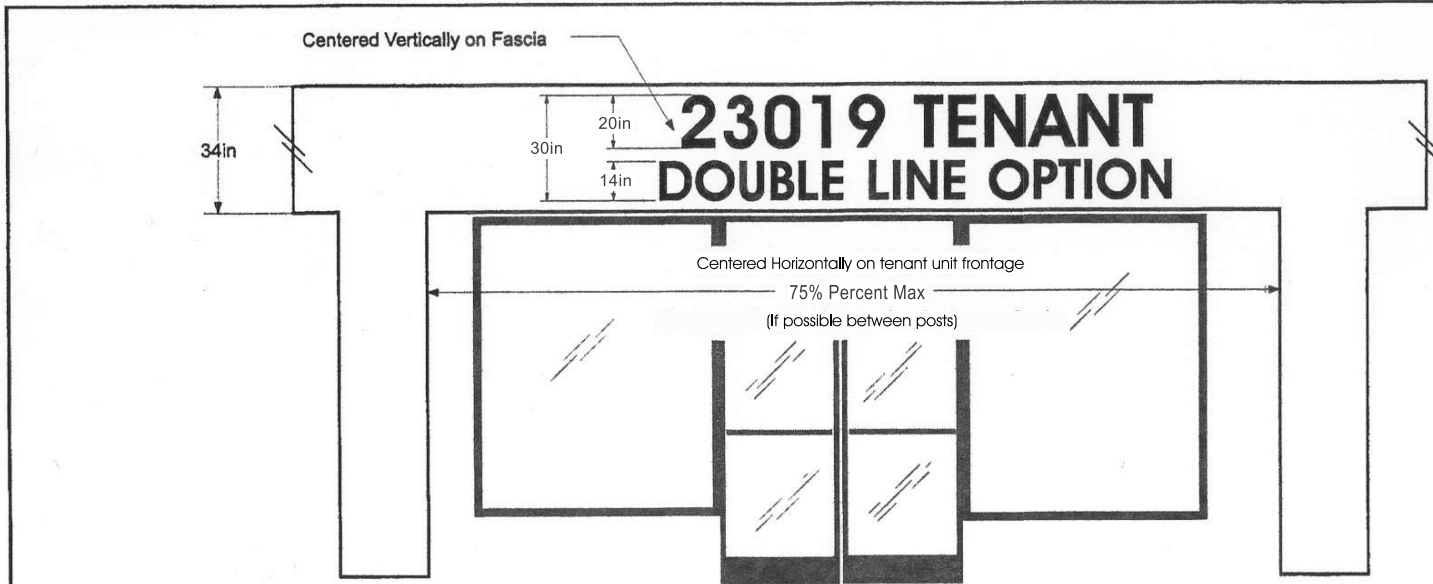
661-260-3522
661-260-3395 (fax)
sarscv@aol.com
www.sarscv.com



Store Front Elevation- Standard Letter Installation

SCALE

1



Store Front Elevation - Optional Double Line Installation

SCALE

2

**Sign Layout
For
Del Rio Center
Soledad Canyon Rd.
Santa Clarita, CA**

Sheet No. C

**Project:
Generic Tenant
Signage**

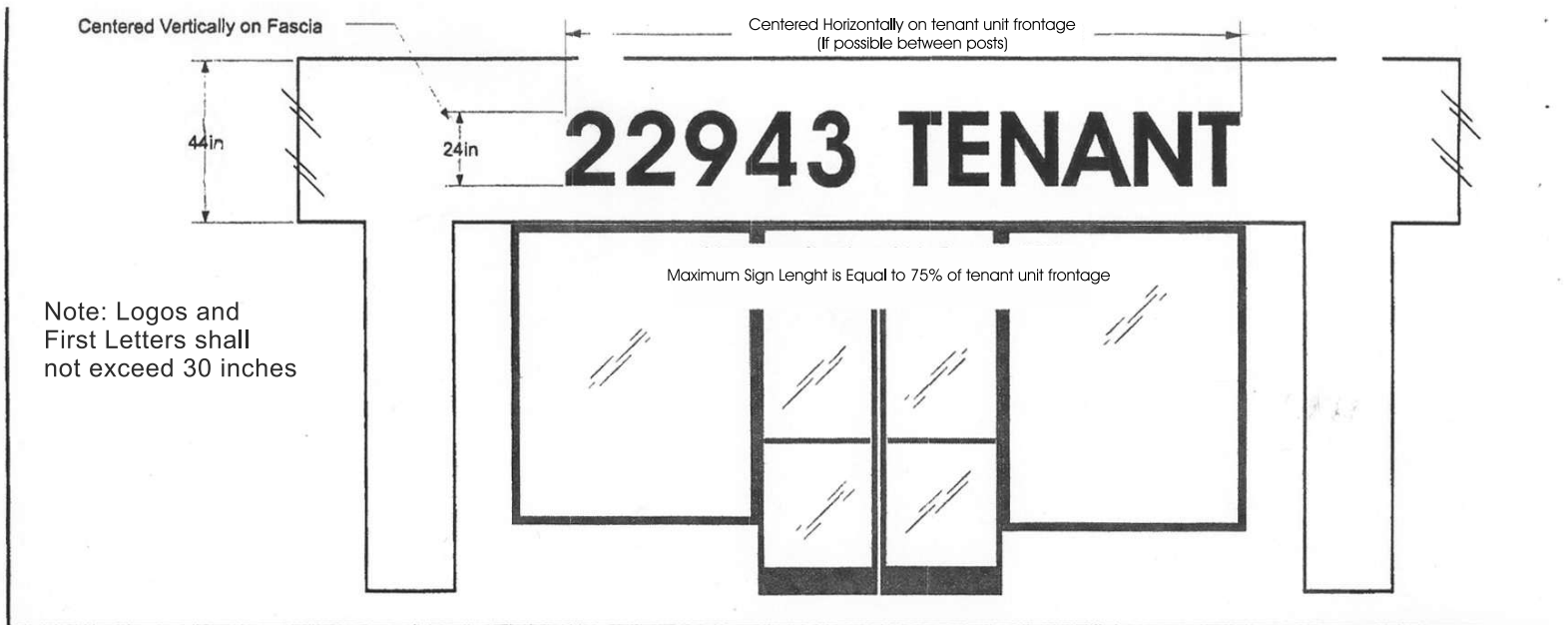
**For Tenants:
Building B & C**

**Addresses:
22903-22949**

**Sign Location
and
Specifications**

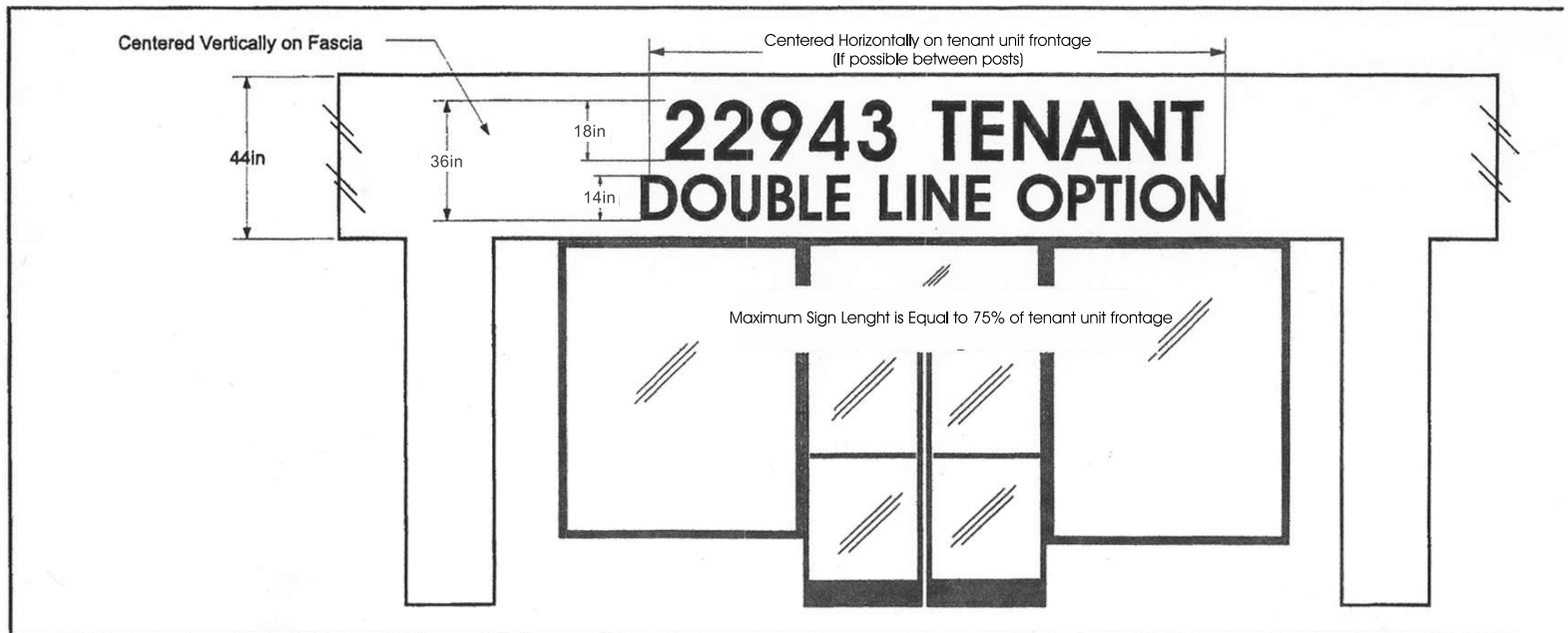
SIGN★A★RAMA
23120 Lyons Ave.
Santa Clarita, CA 91321

661-260-3522
661-260-3395 (fax)
sarscv@aol.com
www.sarscv.com



Store Front Elevation- Standard Letter Installation

SCALE	1
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Store Front Elevation - Optional Double Line Installation

SCALE	2
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Sign Layout
For
Del Rio Center
Soledad Canyon Rd.
Santa Clarita, CA

Sheet No. D

Project:
Generic Tenant
Signage

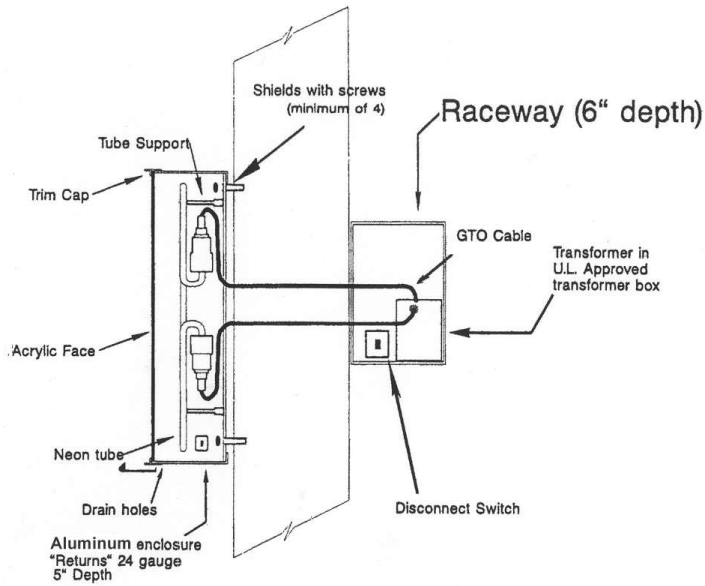
All Building
All Tenants

Installation
Drawing

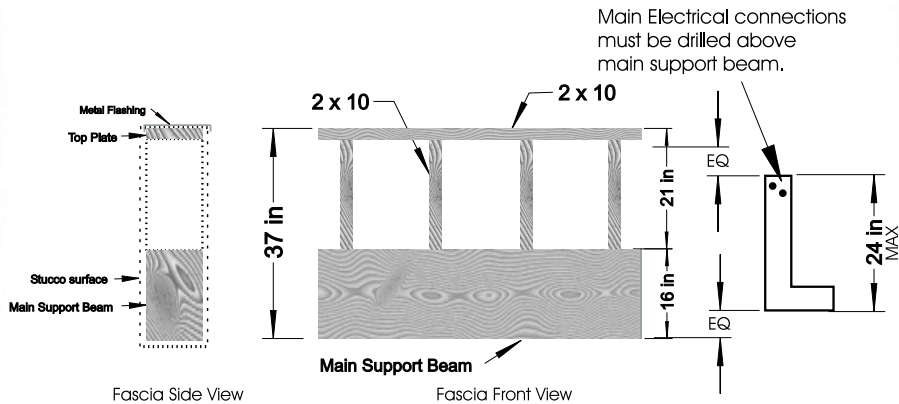
SIGN-A-RAMA

23120 Lyons Ave.
Santa Clarita, CA 91321

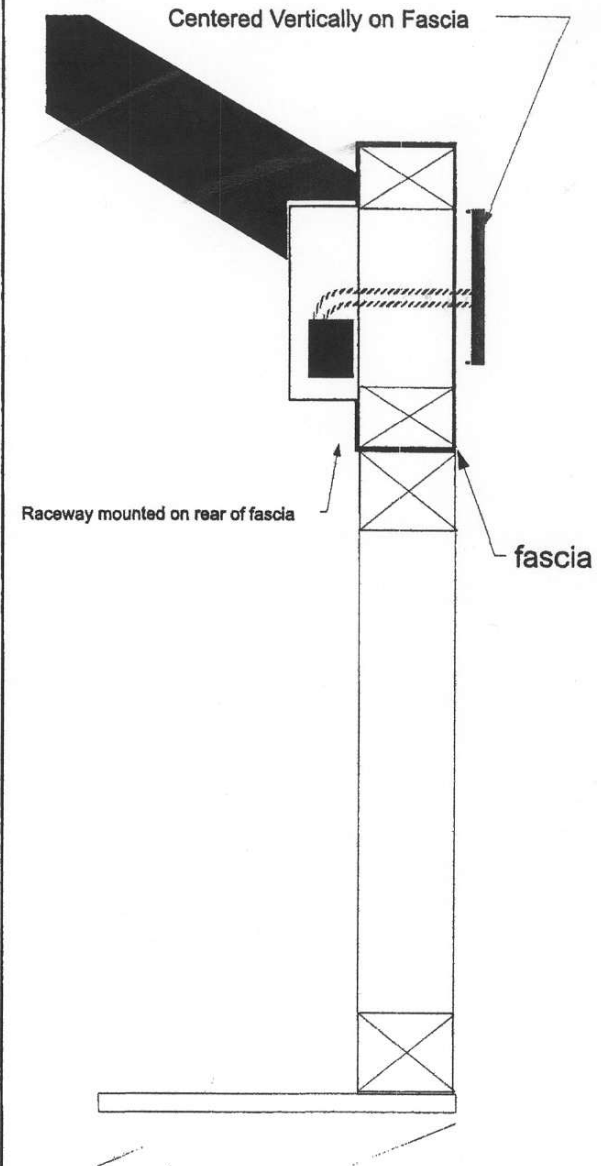
661-260-3522
661-260-3395 (fax)
sarscv@aol.com
www.sarscv.com



Note: Standard Channel installation shown above, but other installations, i.e. reverse or halo letters are permissible. See Sign Program criteria for acceptable and prohibitive guidelines.



Detail of Fascia Construction



Side View- Standard C/L Mounts

SCALE
NTS

3

Side View- Transformer location

SCALE
NTS

4

1. – DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will enhance the overall appeal and aesthetics of the center making it a more enticing place to visit and shop. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs can incorporate a diversity of sign styles, icons and materials to create an original look and at the same time unify the centers vision to the shopping. Tenants should consider some of the following sign treatments:

1.1 ACCEPTABLE MATERIALS, FINISHES AND EMBELISHMENTS

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Metal or Signfoam forms.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Neon accents or trim.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Fauxstone effect finish.
- Gold, silver or copper leaf or metallic paint finish.
- Oxidized and patina finishes.

1.2 ILLUMINATION

(a) Illumination for tenant signage can come from one or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with acrylic faces.
- Silhouette illumination.
- Fiber optics.
- Internal illumination.
- Custom light fixtures and/or seamless opaque faces with “backed up” or “push thru” letters.
- LED

(b) The following are prohibited:

- Exposed conduits.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- External illumination

1.3 SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Landlord prior to fabrication. To assist in achieving a well-balanced blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.

- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
- Neon colors should compliment related signage elements.

1.4 TYPESTYLES

The use of logos and distinctive typestyles is encouraged. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by the Landlord. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

1.5 SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in these criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

2. - PROHIBITED SIGNS

Only those sign types provided herein and specifically approved in writing by the Landlord will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited. In no case can banners or any other temporary signage be affixed to vehicles while on the property.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Landlord approval.
- Exposed or open neon.
- Inflatable objects such as oversized humans or animal figures.

3. - FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- (a) All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- (b) Sign manufacture shall supply a UL label in an inconspicuous location.
- (c) As required in Santa Clarita a manufacturer's label must be affixed and visible, but should be relatively unobtrusive from normal viewing angles and not more than 8 square inches in size.
- (d) Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

- (e) When metal elements are used (other than for embellishments or accents), the sign material required is aluminum. You may submit and the Owner may approve alternative metals on a case by case basis.
- (f) All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- (g) All signs shall be fabricated and installed with minimal visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from “oil canning” or warping.
- (h) Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- (i) Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall match exactly the specified colors on the approved plans.
- (j) Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage.
- (k) Letter returns shall be painted to contrast with color of letter faces.
- (l) Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slim line) with a minimum of 12” center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- (m) Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

4. - TENANT SIGNAGE

4.1 MATERIALS:

A variety of wall signage is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

4.2 COPY

Copy will be limited to Tenant’s business name, their logo, and approved icon.

4.3 MAIN SIGN:

ALL BUILDINGS

- (a) All signs will be internally illuminated channel letters.
- (b) One (1) shop tenant sign shall be allowed per elevation facing street or parking lot.
- (c) Secondary signs along the North elevation may be considered for end cap tenants. Signs will need to be approved by the City Planning Department.
- (d) The maximum square footage permitted for all wall signs is one and a half (1½) square feet per linear foot of tenant store frontage.
- (e) The maximum sign length for all wall signs shall not exceed 75% of the storefront.

BUILDING “A” (22959-23023)

(a) Single line of copy: The maximum allowable letter height for first letter and logo shall not exceed thirty inches (30”). If letters are all the same size, maximum letter height shall not exceed twenty four inches (24”).

(b) Double line of copy: The maximum allowable height from the top of the first line to the bottom of the second line shall not exceed thirty inches (30”) in height.

BUILDING “B” (22931-22949) AND BUILDING “C” (22903-22921)

(a) Single line of copy: The maximum allowable letter height for first letter and logo shall not exceed thirty inches (30”). If letters are all the same size, maximum letter height shall not exceed twenty four inches (24”).

(b) Double line of copy: The maximum allowable height from the top of the first line to the bottom of the second line shall not exceed thirty-six inches (36”) in height.

4.3 TYPE FACE

Tenant’s can use custom type face or clear, re-able and standard type face as approved by Landlord.

4.4 COLORS

Tenant’s can use custom colors logotype/ colors with Landlord approval.

4.5 WINDOW LETTERING

Attractive window lettering consistent in color and style with tenant’s approved signage and the center’s overall appearance will be acceptable but limited to 25% of the tenants total glass area.

(a) Hours of Operation: All tenants will be required to post on their windows in vinyl window lettering the hours of their operation. The total area designated for this information is approximately 16” by 16”, and should be consistent with tenants’ window lettering style and colors. This area is not included in the 25% maximum lettering limit.

(b) Address: All units will display their address numbers immediately above and centered on the door entrance. Numbers will be in white vinyl, 4 inches tall and using Arial Bold font. This area is not included in the 25% maximum lettering limit.

4.6 TEMPORARY SIGNAGE

(a) Seasonal: Seasonal temporary signage in the form of banners, window lettering, freestanding signs, etc. will be acceptable but limited to holidays as defined from time to time by Landlord and for a period defined by Landlord and submitted to Center Tenants in writing. All Seasonal temporary signage must be removed the day after the holiday. All signage must be tastefully and professionally done and in a form that will enhance the attractiveness of the center as a whole, thus creating an eye-catching appearance encouraging visitation. Tenant shall remove signage when requested by the City.

(b) Grand Opening: New tenants may use temporary “Grand Opening” type signage a maximum of 60 days from certificate of occupancy.

5. - SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Del Rio Center. All Tenants’ signage is subject to the Landlord’s, or his managing agent’s (hereinafter referred to as “Landlord”), written approval. Approval will be granted based on the following:

(a) Design, fabrication and method of installation of all signs shall conform to this sign program.

(b) Proposed signage is in accord with signage conditions and conforms with design standards for Center.

5.1 SUBMITTAL TO LANDLORD:

Tenant shall submit three (3) copies of detailed shop drawings to Landlord for approval no later than 45 days after full execution of Lease and prior to city submittal or sign fabrication. Sign drawings are to be prepared by a **California licensed sign contractor**. All signs must conform to the city requirements of Santa Clarita Planning and Building Department.

Submittals shall include the following:

(a) STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

(b) SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Landlord's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Landlord for approval and then submitted to the City of Santa Clarita, CA for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- i. Encourage exceptional design.
- ii. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- iii. Mitigate problems in the application of this sign program.

5.2 SUBMITTAL TO CITY:

A full set of plans must be approved and signed by the Landlord and/or the Sign Consultant prior to permit application. Tenant or his sign contractor must submit plans to the City of Santa Clarita, CA, and will be responsible for all applicable applications, permits, and fees from the Planning and Building Departments.

5.3 FINAL APPROVAL

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following have been met:

(a) An approved set of final drawings reflecting the Landlord's and City's approval shall be on file in the Landlord's office.

(b) All Sign Contractors must be fully insured and approved by landlord prior to installation naming Landlord as an Additional Insured. Landlord must receive the Sign Contractor's Certificate of Insurance.

6. - MISCELLANEOUS

6.1 TIME TO START WORK

Tenant's Sign Contractor shall install required signage within 90 calendar days after Delivery of the premises. If signage is not in place by that date, Landlord may, at landlord's sole discretion, order sign fabrication and installation on Tenant's behalf at Tenant's expense, AND Tenant forfeits all rights to any allowance, rent abatement, concession, and/or inducement offered by Landlord specifically to be allocated for Tenant's signage.

6.2 LANDLORD'S CORRECTIVE ACTION

The Landlord may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is not maintained properly in Landlord's opinion or that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

6.3 CHANGES AND MODIFICATIONS

If the Tenant chooses to change or modify his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

6.4 TENANT'S RESPONSIBILITY

(a) Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Landlord, City, UL and the Uniform Electrical Code.

(b) Tenant shall be responsible for the following expenses relating to signage for his store:

- Landlord's sign consultant fees
- All permit processing cost and application fees
- All costs for sign fabrication and installation including review of shop drawings and patterns
- All costs relating to sign removal, including repair of any damage to the building
- All costs relating to sign maintenance including but not limited to: ballasts, lamps, wiring, and sign materials.

6.5 RESERVATION OF RIGHT TO RENEW, MODIFY, REVOKE, AND ABATE

(a) The City of Santa Clarita, its elected officials and designated representatives reserve the right to review, condition and abate signage which does not meet the standards and requirements established in title 17, section 19 of the City's Municipal Code and the criteria as set forth in this sign program. The City of Santa Clarita, its elected officials and designated representatives further reserve the right to revoke or modify any approved or permitted sign which is not constructed, installed, and operated in conformance with the original approval and permit as established in title 17, section 1, subsection 140 of the City's Municipal Code.

