



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 18-133
SIGN REVIEW 18-016
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

- Date:** October 2, 2018
- Applicant:** David Hoyos
Feathers Signs and Printing
18717 Soledad Canyon Road
Canyon Country, CA 91351
- Location:** Golden Triangle Center
21014 Golden Triangle Road
Santa Clarita, CA 91350
Assessor's Parcel Number (APN): 2836-016-024
- Request:** The applicant is requesting a Sign Review to create a master sign program for the Golden Triangle Center located at 21014 Golden Triangle Road (APN: 2836-016-024). The master sign program would consist of signage standards for all wall signs as well as two new monument signs along Golden Triangle Road. The subject property is zoned Business Park (BP).
- Findings:** In granting this approval, the Director of Community Development finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth in Class 11 of Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions.



CONDITIONS OF APPROVAL

GENERAL

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The use shall not be re-established or resumed after the one hundred eighty (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than sixty (60) days prior to expiration.
- GC4. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
- GC5. 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 attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant. If the City fails to 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.
- GC6. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.

- GC7. The applicant and property owner shall comply with all inspections requirements as deemed necessary by the City of Santa Clarita.
- GC8. 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 including, but not limited to, the California Building Code (Building, Mechanical, Plumbing, Electrical, Green Building, and Energy Codes), Fire Code, Unified Development Code (Grading Code and Undergrounding of Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.
- GC9. This grant shall not be effective for any purpose until the applicant has filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC10. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved.
- GC11. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

- PL1. The applicant is hereby granted approval for the Master Sign Program for Golden Triangle Center located at 21014 Golden Triangle Road (APN: 2836-016-024). The approved sign programs allows for up to four wall signs on the north elevation, one wall sign on the east elevation, one sign on the west elevation, and two monument signs along Golden Triangle Road. All signs shall be in compliance with the approved Master Sign Program on file with the Planning Division.
- PL2. Tenant wall signage shall be in compliance with the "Tenant Sign Location & Size Allowances" described in the Master Sign Program.
- PL3. No tenant shall be allowed more than one sign per elevation.
- PL4. The applicant shall be permitted to install and maintain two monument signs along Golden Triangle Road. Each double-sided monument sign shall measure no more than 8'-0" high by 6'-9" wide for a total of 54 square feet.
- PL5. All approved monument signs shall be set back a minimum of one foot from the property line.
- PL6. Prior to Building and Safety approval, the applicant shall provide a detailed site plan showing monument sign setback dimensions from the property lines, curb faces, and nearby identifiable monuments.

- PL7. Prior to issuance of a building permit for each monument sign, the applicant shall comply with the City's Traffic Division's line of sight standards.
- PL8. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes shall be subject to further review and approval by the Director of Community Development.
- PL9. 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.
- PL10. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL11. No exposed or open neon is allowed.

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

Sincerely,



Chris Kim
Assistant Planner I



OCT 03 2018

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

[Signature] dc
PLANNING DIVISION

-MC18-133/SR18-016
-Subject to conditions
of Approval

Golden Triangle Center

Master Sign Program & Tenant Guidelines

21014 Golden Triangle Rd. Santa Clarita, CA

May 9, 2018



CONTACTS AND CONTENTS:

Project Address: 21014
Golden Triangle Road
Santa Clarita, CA 91350

Owner/Landlord: Golden Triangle Road LLC
23931 Plaza Gavilan
Valencia, CA 91355
Paul Berkowitz
paul@berks.com
(661) 510-5056

Sign Consultant: Feathers Signs & Wraps
18717 Soledad Canyon Road
Santa Clarita, CA 91351
David Hoyos
(661) 298-9442

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INTRODUCTION:

All sign devises in the Golden Triangle Center are controlled by these Sign Guidelines. The Guidelines will contribute to the vitality and thematic nature of Golden Triangle Center, and have been carefully planned to enhance the marketing opportunities for users, and to respond to the image objectives of the Golden Triangle Center along with the city of Santa Clarita sign code.

The sign standard section of this document reviews the types of signs allowed and their form, materials, size and placement along with manufacturing requirements, sign submittal requirements and approval procedures.

Signs at Golden Triangle Center must be developed within these guidelines and follow the required approval procedures.

The Property Landlord/Mangager and the City of Santa Clarita are responsible for final interpretations of the guidelines and at their collective discretion may modify these requirements to accommodate unforeseen circumstances.

SIGNAGE GUIDELINES:

OBJECTIVE:

1. The purpose of this sign program is to provide the tenants at Golden Triangle Center and land owner with the necessary guidelines to achieve uniformity throughout the property.
2. To allow sufficient, though not excessive, business identification devises so that the name of each business located the property is clearly and individually associated with the facilities it occupies, when viewed by motorists and pedestrians passing by on frontage streets and walkways.
3. To allow sufficient, though not excessive, information, directional and traffic control signing for convenient and efficient operation.
4. To have informational, and uniform signage through design, size, height, color, and materials.
5. To insure that the signs and identification do not decrease safety and efficient traffic flows in fronting streets.
6. To insure that the sign and identification devices adhere to and do not exceed the zoning regulations as required by the City of Santa Clarita.
7. To establish a sign and identification system that is highly legible, durable, vandal resistant and compliments the architectural and landscaped concept of the property.

GUIDELINES SUMMARY:

An efficient signage and graphic system functions as an integral part of its environment. Unified and controlled signage mutually benefit all tenants and visitors in projecting a cohesive and consistent theme without overpowering the architectural and landscape environment.

To maintain the consistency of the architectural and landscape of the property, no sign shall be permitted within the project boundaries that does not conform with the standards and design requirements set herein. The creation of a minimal system will satisfy all essential signage requirements while preventing visual clutter throughout the property. The implementation of this system will reinforce the quality business environment within the property.

Included in these guidelines are major identification, tenant sign allowances, allowable sign types, typical construction requirements and review and approval procedures.

GENERAL PROVISIONS:

1. All signs are subject to planning review and are to be submitted to the property owner or manager for review to insure that the proposed signs are in accord with this sign program.
2. Design submittals to include site plan, location of sign, setbacks and or vision triangle to insure that the flow of vehicular and pedestrian traffic are not interrupted.
3. All private signs shall be located outside the public right-of-way.
4. All signs are to be approved by the City of Santa Clarita planning and building department with a permit acquired prior to fabrication and installation.



TENANT WALL/MOMUMENT SIGN ALLOWANCES & DESIGN REQUIREMENTS:

Sign Allowances:

The Golden Triangle Center uses individual channel letter for individual tenant signs on the fascia of the tenants space.

Channel letter types that are approved for this property are detailed here.

1. Each tenant is allowed One (1) set of channel letters on the main/ primary elevation of each tenant.
2. The area of allowance is 1.5 square feet of sign area for each 1 foot of tenant frontage. The sign area is not to exceed 75% of the tenant frontage.
3. Letter height is not to exceed 3 foot tall for single line text.
4. The anchor tenant (located on the elevations) is allowed the above calculations for a single text line or 8 feet tall total for double line of text. This includes the dead space between two lines of text. Maximum letter height is 3'.
5. Tenants with a secondary frontage such as an end cap tenant space, is allowed one additional sign that is half (50%) allowable area of the primary frontage sign area and must be single line text only.
6. Logo boxes will be allowed only if the logo box is a signature logo to accompany the channel letter sign and must be fabricated with the same requirements.
7. The area of sign will be calculated by boxing the sign area to calculate the square footage.
8. All signs are to be fabricated with concealed raceways or wireways. These electrical components are to be concealed behind the walls or parapet. No exposed raceways will be allowed.
9. LED illumination is the preferred method of illuminating the channel letters on this property.
10. Non-illuminated letters must still be fabricated in channel letter form. Flat cut out acrylic, molded or trim cap letters do not comply with these guidelines.

Tenant Monument Signs:

These signs are provided for project and tenant identification.
The landlord/manager will decide which tenant will be identified on the monument sign.
All tenants should refer to their lease for clarification. Eligible tenants will be responsible for the tenant panel costs of adding their business name to the monument sign.
No tenant shall install a sign without the design approval of the landlord/manager.

SUBMITTALS, REVIEWS AND APPROVALS:

The Golden Triangle Center has a specific process to submit sign designs for review and approval by the landlord/manager prior to procuring a permit for sign fabrication and install.
This section is provided as a guideline to procure approvals and permits.

Overview:

This review and permit process is provided to insure that all design standards are consistent with the Golden Triangle Sign Program standards.
Tenants are required to submit to the landlord/manager a sign application for their tenant space signs to be reviewed by Golden Triangle Center landlord or manager.

Design Requirements:

All sign designs to have the following for review;

1. A site plan with setbacks to the location of the sign(s).
2. Designs should include plan view, side view and elevations.
3. The sign design elevation is to include all dimensions, colors, material and typography.
4. The address and property of the sign to be listed in the title block of the designs.
5. All sign designs are to conform with these sign guidelines.
6. Any designs that do not meet these requirements will be returned for design revision.

Review:

The application for review may be requested from the Golden Triangle management team.
The application must include all necessary designs required for review prior to being accepted by the Golden Triangle landlord/manager.
All signs are to be approved by the board prior to moving forward with permits from the City of Santa Clarita.

Permit Package Requirements:

Upon landlord/manager approval, the property owner will be required to obtain permits from the City of Santa Clarita.
All requirements set forth by the City of Santa Clarita must be met and must include all requirements for design listed above.

Sign Removal:

If any signs are removed from a site or building, then that location or fascia must be brought back to the original condition prior to the install of the removed sign.
Shadowing and stains left on a building will not be acceptable.
Site or landscape must be reclaimed if a monument sign is removed.



FABRICATION REQUIREMENTS:

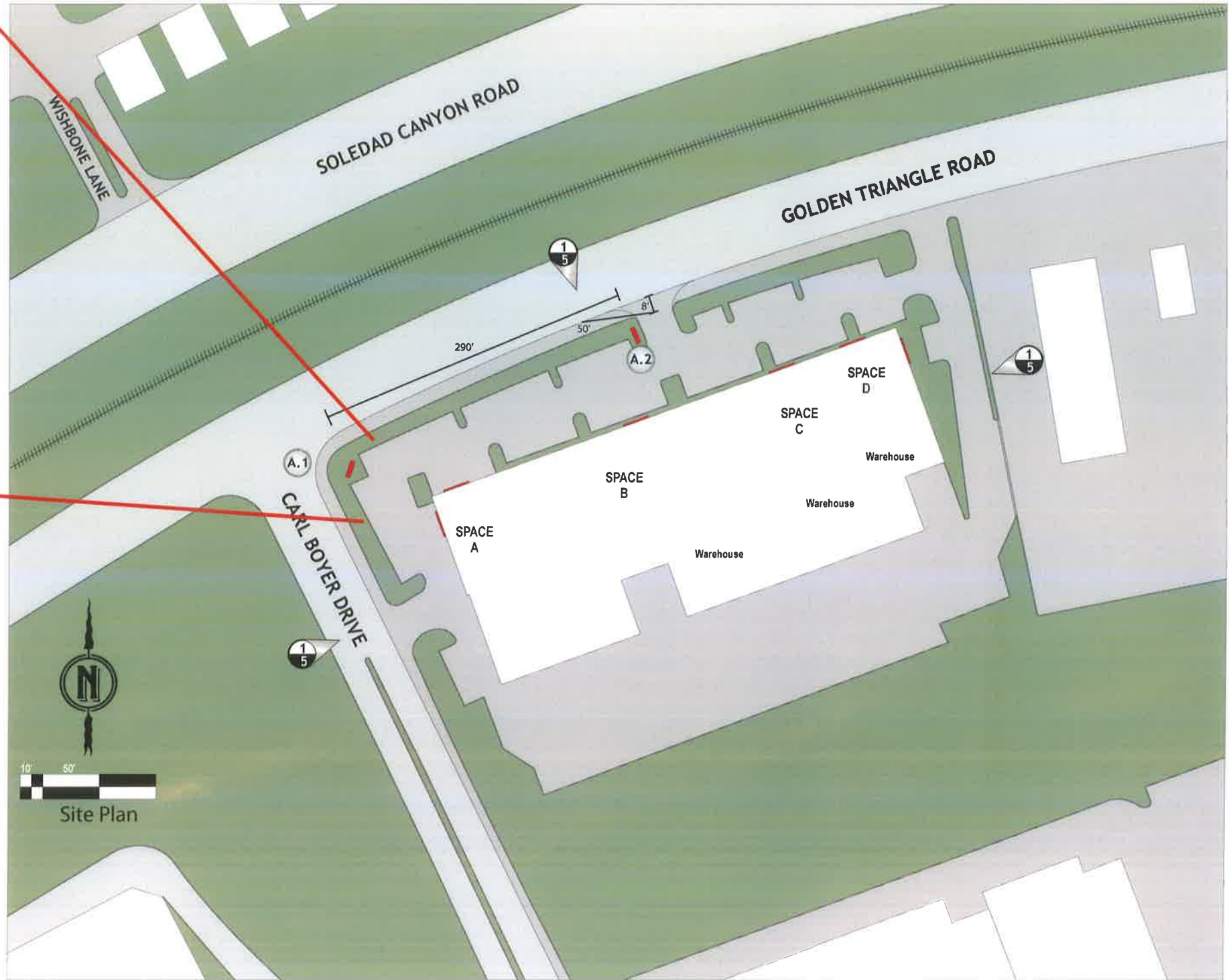
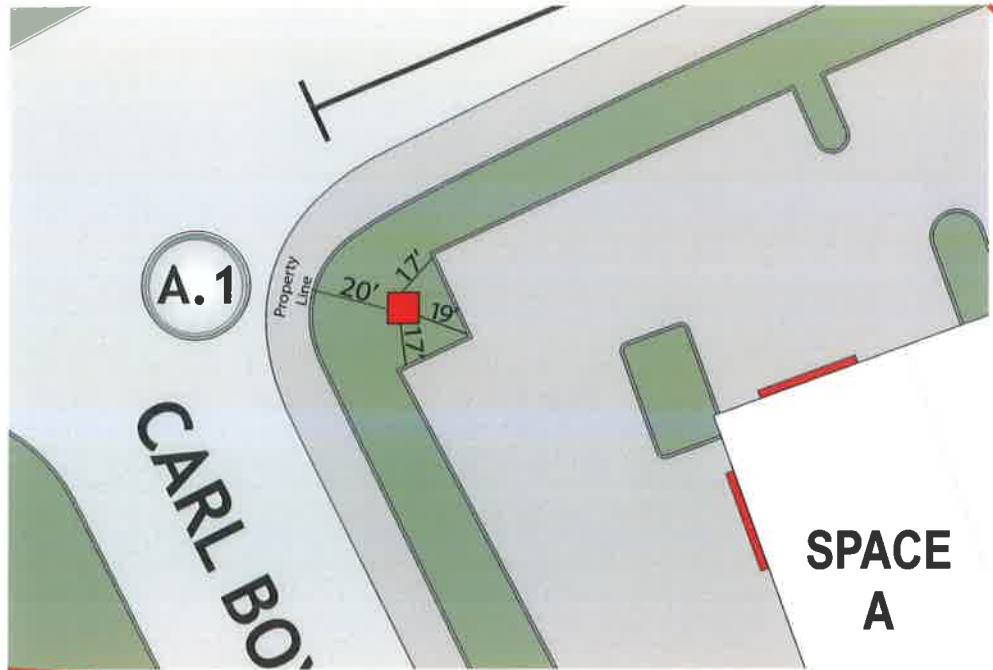
The fabrication and installation of all signs shall be subject to the following restrictions:

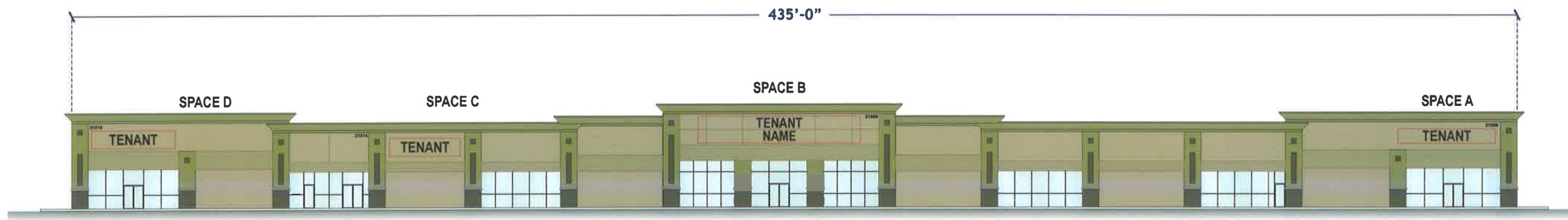
1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
2. Sign manufacturer shall supply a UL label in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
4. Signs shall be made of durable rust inhibited materials that are appropriate and complimentary to the building.
5. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
6. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
7. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
8. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off 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.
9. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
10. 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.
11. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g. Matthews Paint Company).
12. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks are not permitted. All weep holes shall have a light tight baffle.

PROHIBITED SIGNS AND COMPONENTS:

1. No Exposed raceways or wireways allowed.
2. No exposed conduit or electrical wiring.
3. Cabinet signs are not allowed.
4. All conductors, transformers and fasteners are to be concealed. No exposed components will be allowed.
5. All penetrations to be neatly sealed. exposed holes or uneven textures as a result of signs are prohibited.
6. No damage to the building by install or removal is allowed. all contractors are to leave the site completed with conditions that are acceptable to the property owner.
7. Manufacturers labels, permit tags and UL labels are to be placed on the side of one (1) channel letter as required by UL and the City of Santa Clarita.
8. Banners, pennants, blow up displays or any temporary signs will not be allowed on the property without written consent from the property owner/mangager. These displays if allowed are not to exceed a three (3) day period of use at a time with a maximum three (3) time use per year.
9. Flashing, moving or audible displays are not allowed on the property, roof or sidewalks of the property.
9. Exposed neon within the letterset or mounted on the fascia is prohibited. The preferred form of illumination is LED.
10. Sign wording to be limited to the title of the business. secondary messages are not allowed.

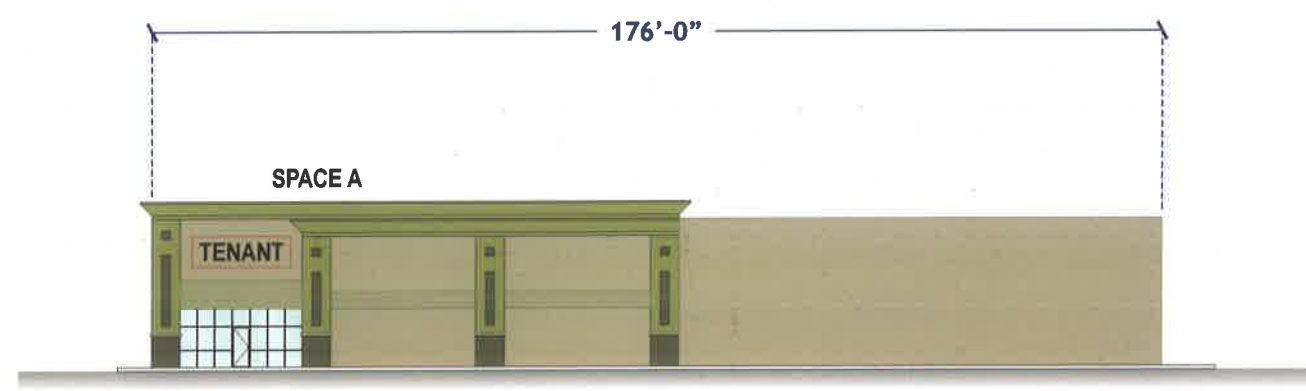






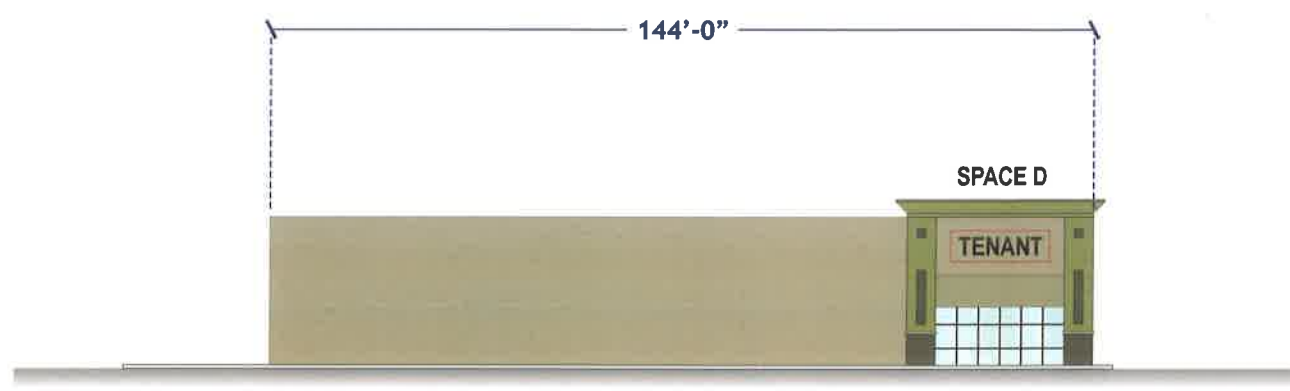
1 NORTH ELEVATION

Scale: 1/32" = 1'-0"



2 WEST ELEVATION

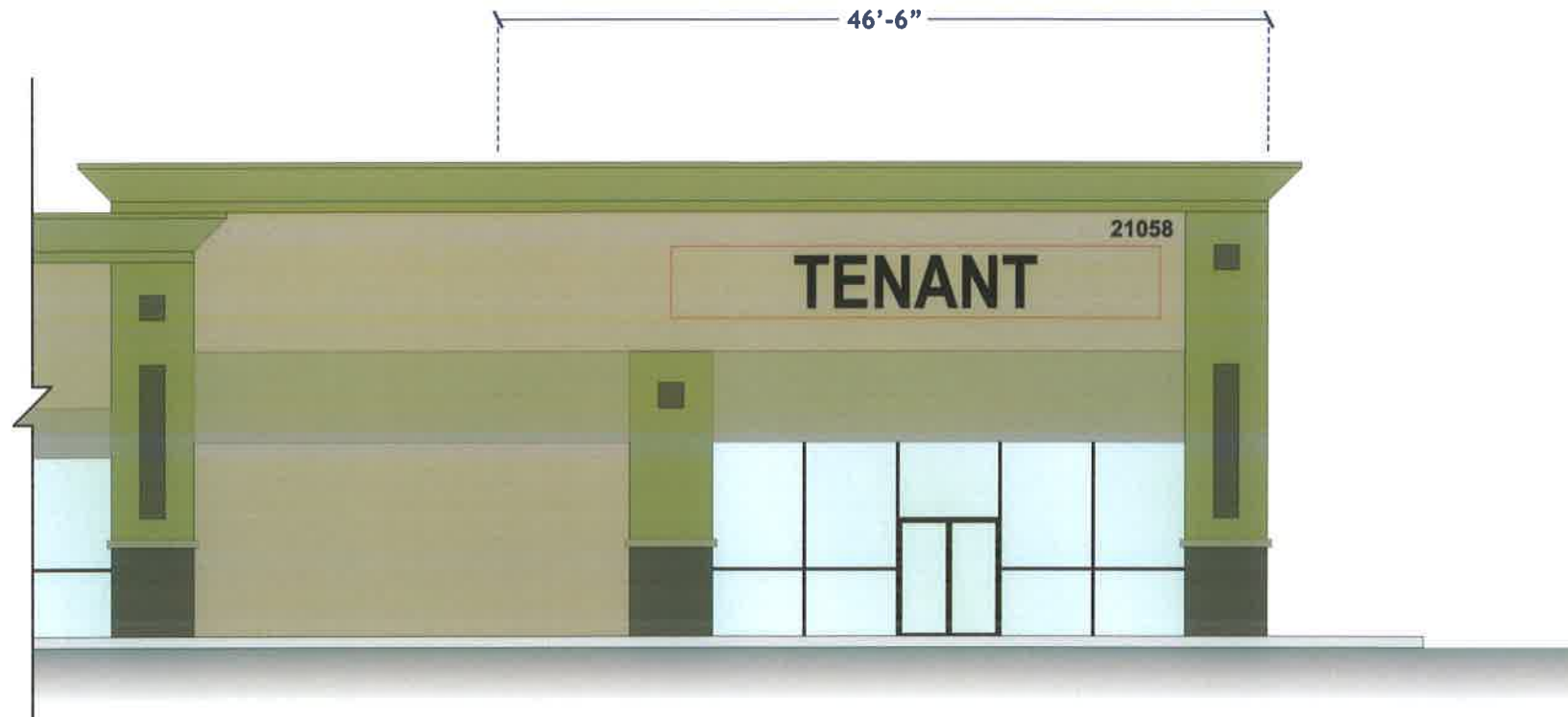
Scale: 1/32" = 1'-0"



3 EAST ELEVATION

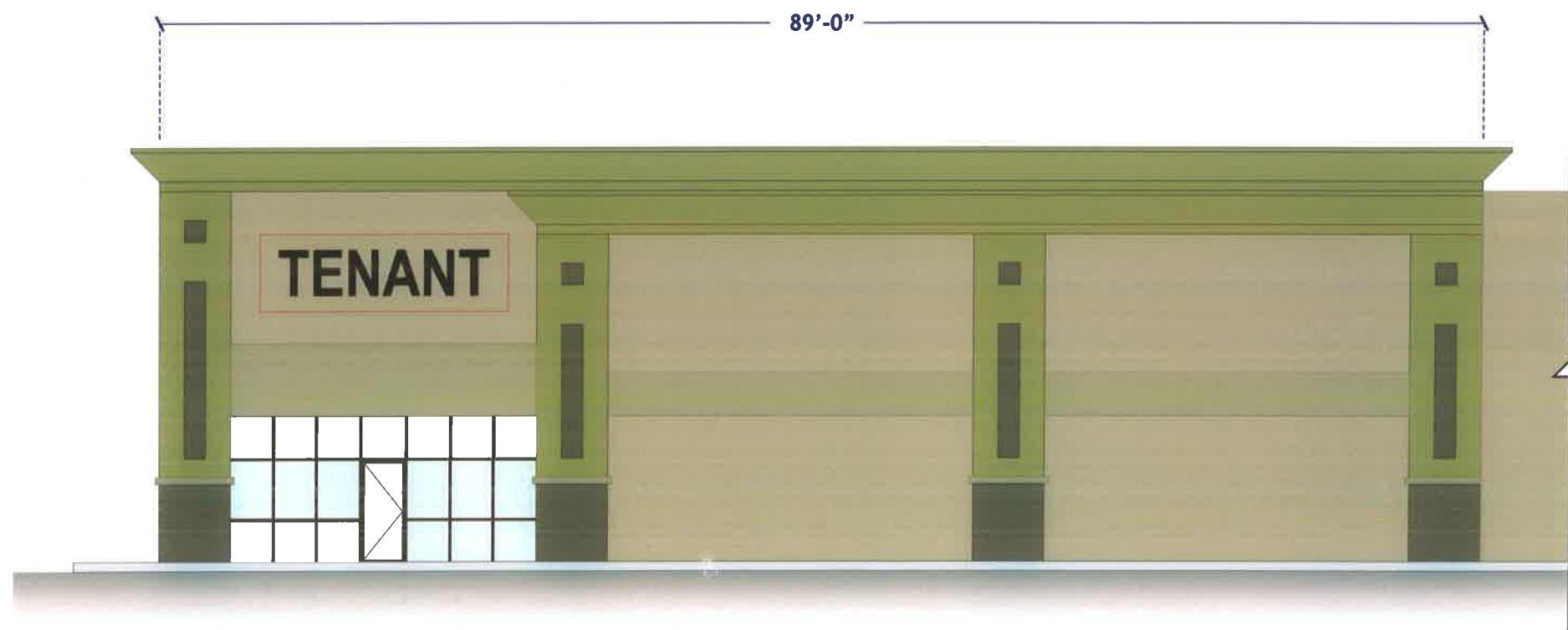
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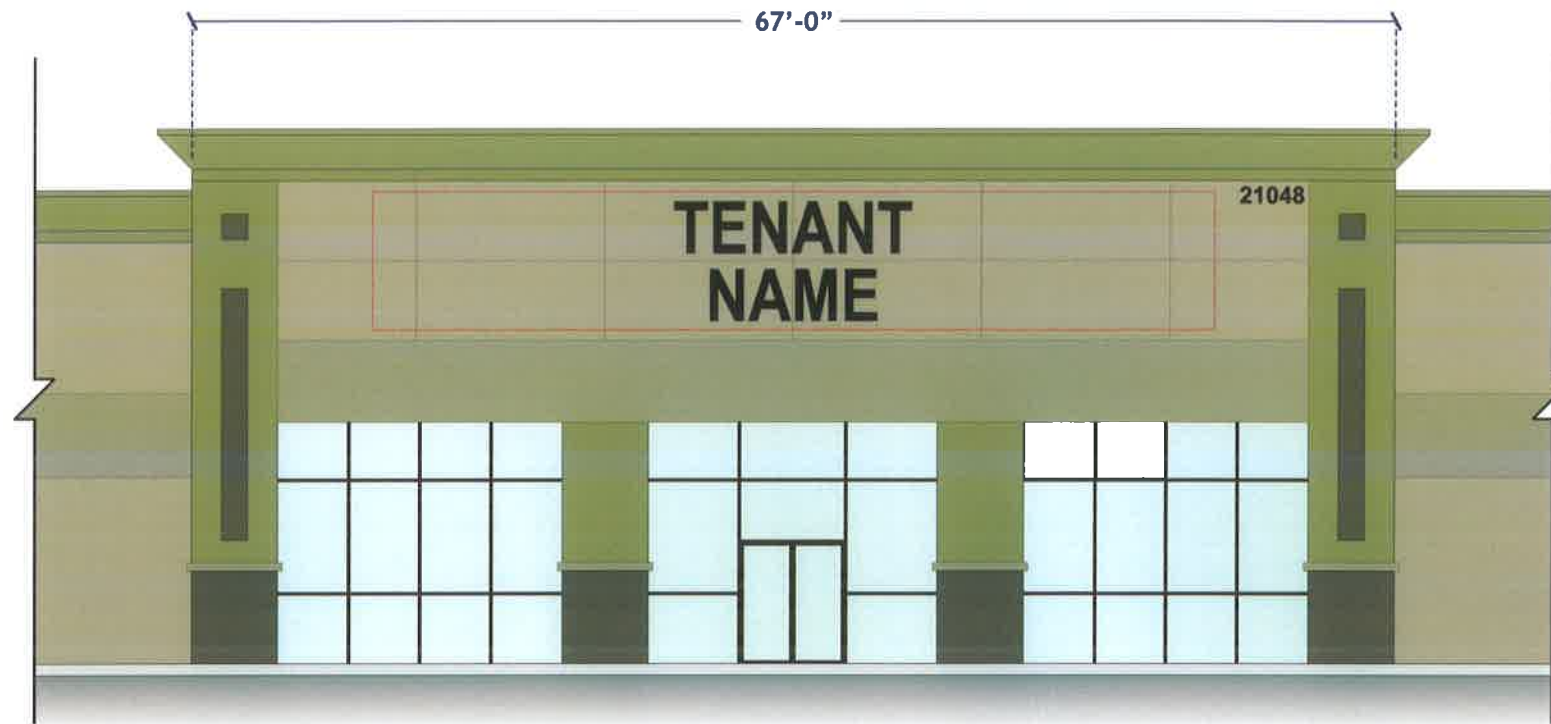
4 TENANT SPACE "A" - NORTH ELEVATION

Scale: 3/32" = 1'-0"



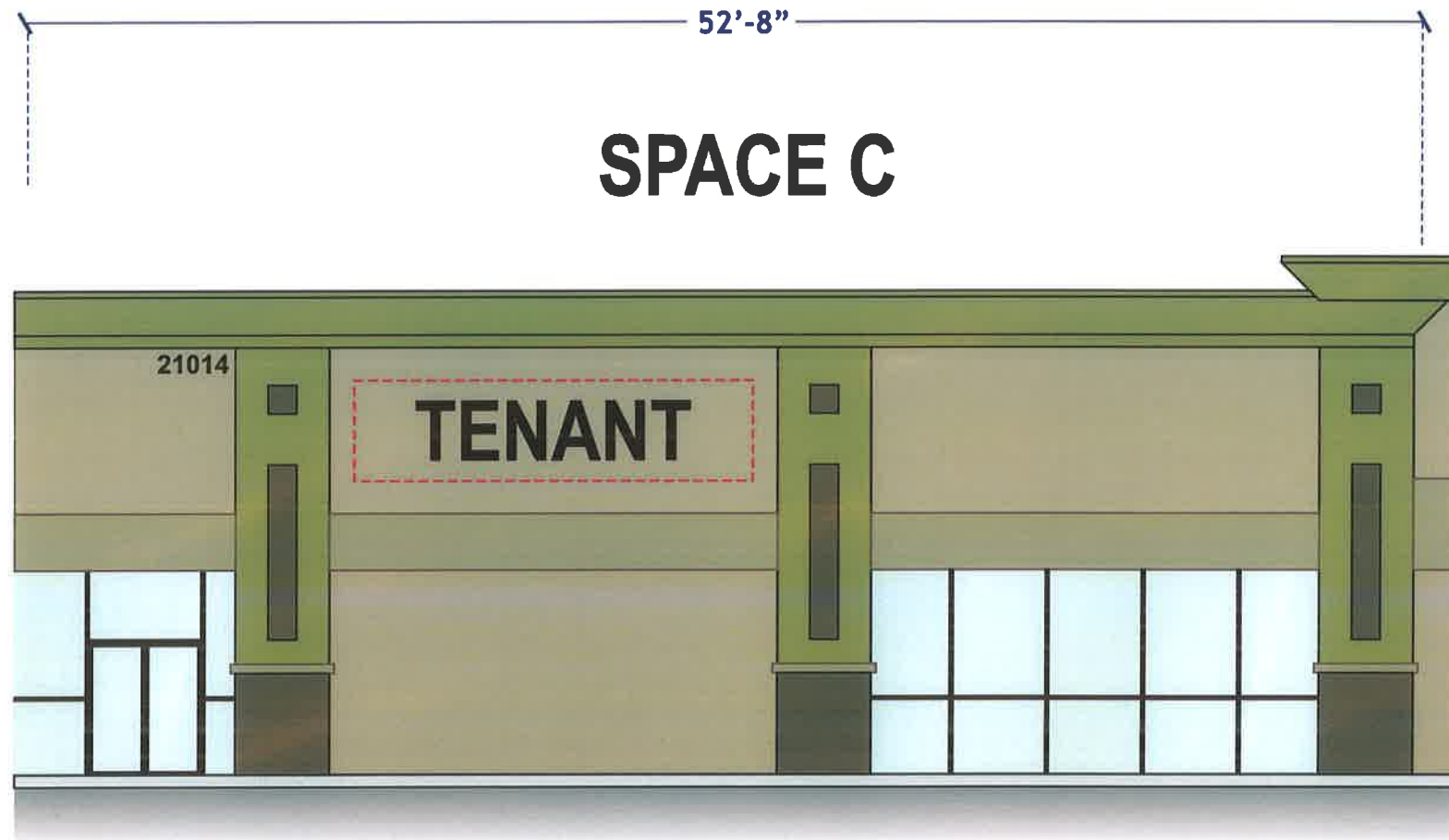
5 TENANT SPACE "A" - WEST ELEVATION

Scale: 3/32" = 1'-0"



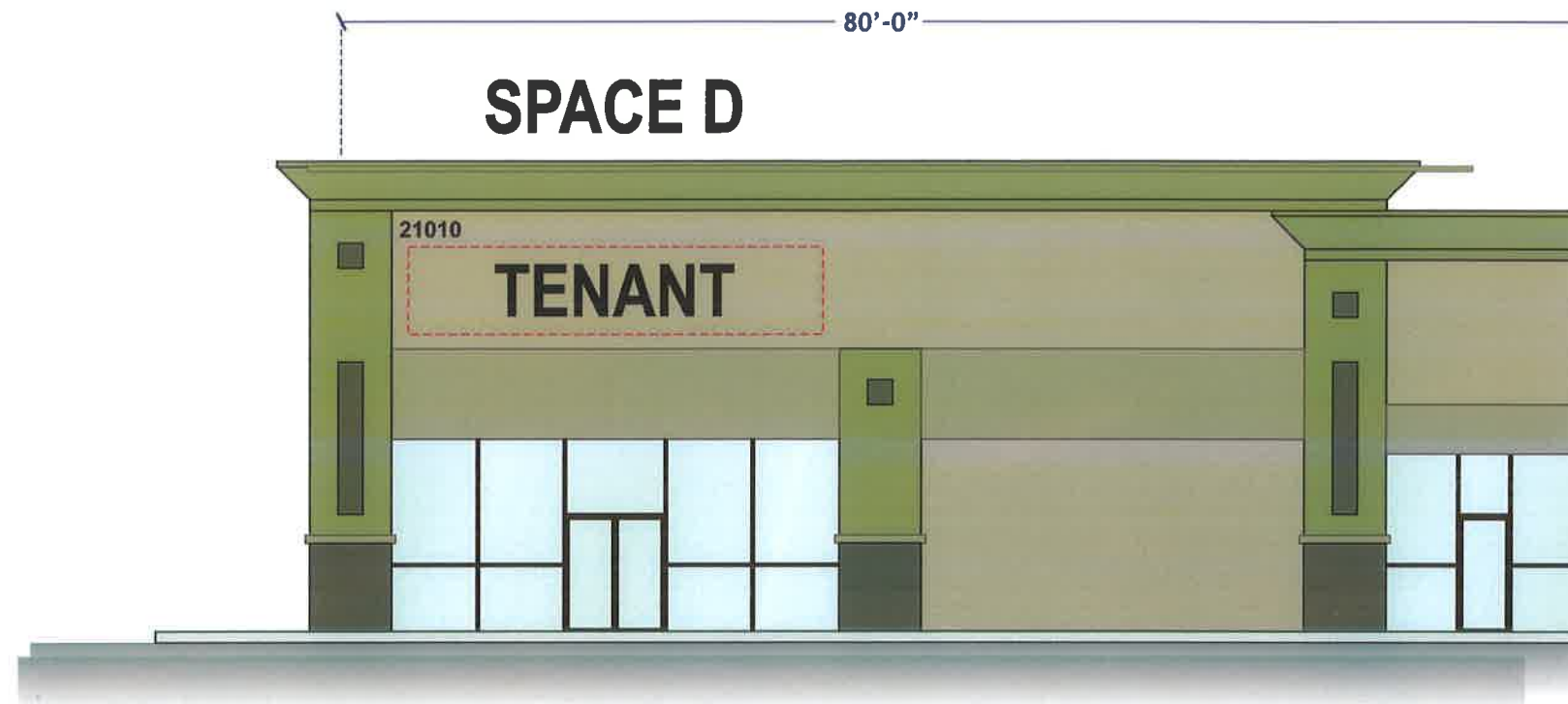
6 TENANT SPACE "B" - NORTH ELEVATION

Scale: 3/32" = 1'-0"



8 TENANT SPACE "C" - NORTH ELEVATION

Scale: 3/32" = 1'-0"



9 TENANT SPACE "D" - NORTH ELEVATION

Scale: 3/32" = 1'-0"



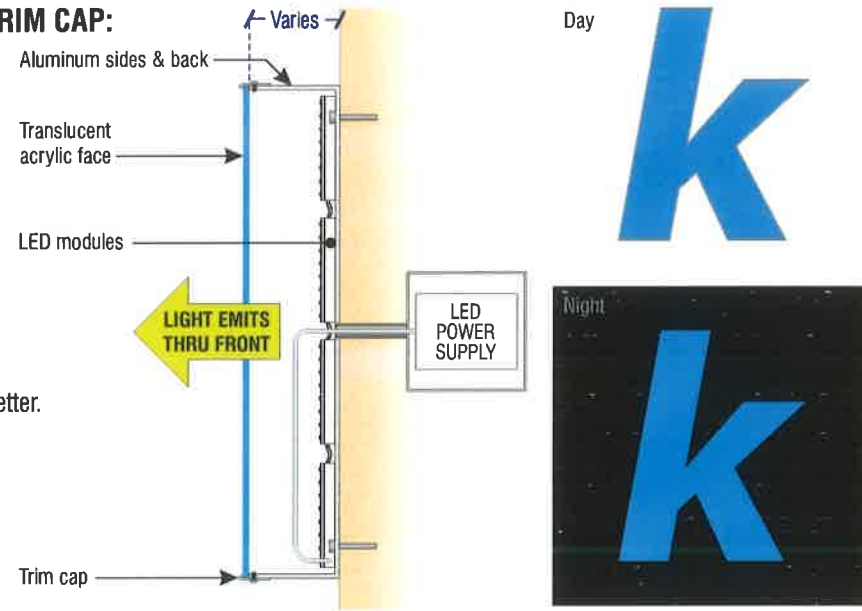
10 TENANT SPACE "D" - EAST ELEVATION

Scale: 3/32" = 1'-0"

TENANT WALL MOUNTED ALLOWABLE SIGN TYPES:

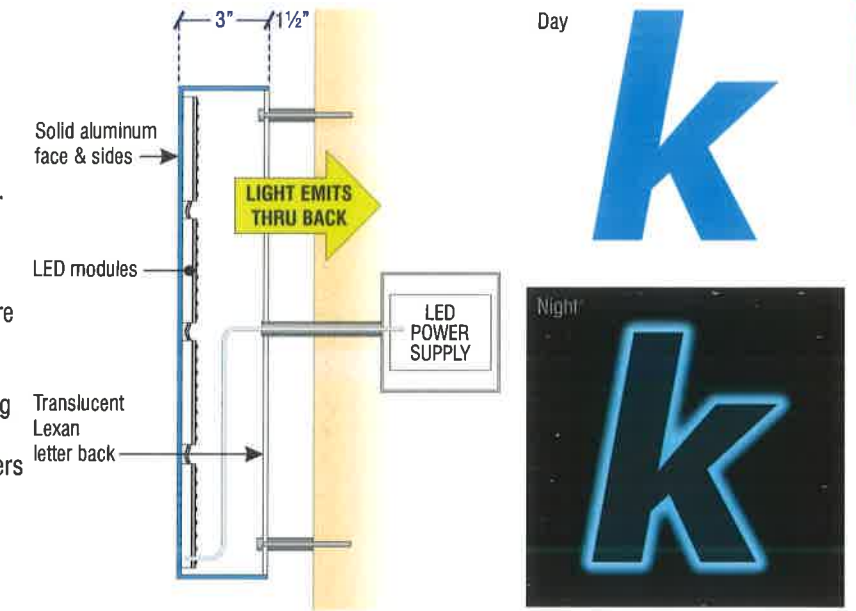
FACE-ILLUMINATED CHANNEL LETTERS WITH TRIM CAP:

- Face illuminated letters allow for a wide degree of flexibility in terms of color options and installation conditions.
- Faces can be either colored acrylic, or be clear or white acrylic with a colored vinyl overlay.
- Trim cap attachment is a proven, reliable method which is adequate for all climate conditions.
- Letter depth must be taken into consideration to prevent "hot spots" from marring even illumination across the letter face.
- Standard return depths are 3", 5" and 8" and is often determined as to which is proportional to the height of the letter.
- Custom depths are also available.
- Most letters use white LED illumination, but other colors may be utilized in accordance with the color of the letter face. (Red LEDs will make for a better display for signs with red faces).



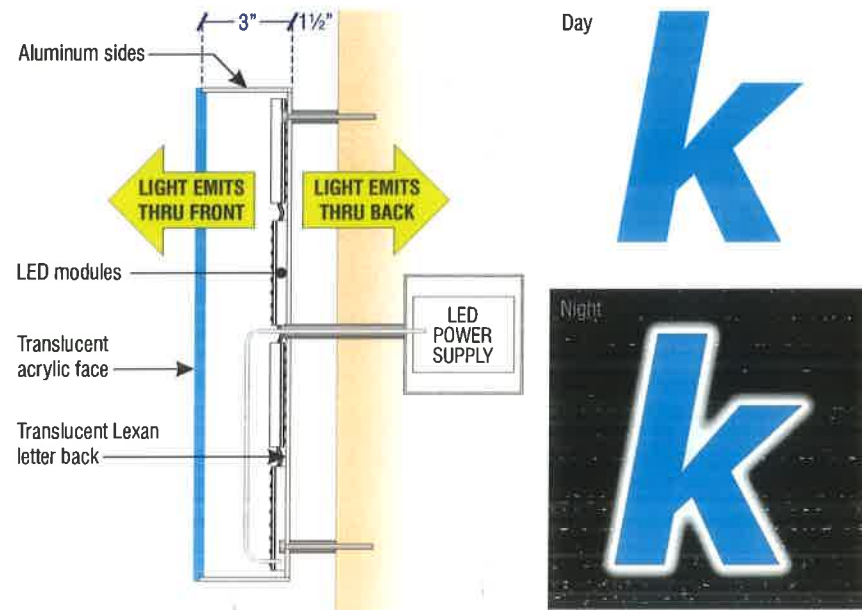
HALO-ILLUMINATED CHANNEL LETTERS:

- Halo illuminated signage is a type where the letters have opaque faces and sides, and the light emits from the gap between the back of the letter and the finished wall surface.
- The color of light can be achieved via colored LED modules or a colored vinyl overlay applied to the translucent letter back.
- During nighttime conditions the opaque portion of the letters provide a good contrast to the emitting light, but the paint finish will not seem as brilliant as in the daytime.
- Halo illuminated letters offer a more subtle presentation and are a good alternative when high light output is not required or desired.
- Halo illuminated letters work best on a relatively even mounting surface for even light distribution.
- Careful consideration must be used when mounting these letters to a reflective surface to insure that the wall does not act as a mirror and allow the LED modules to be seen.
- Letter depths for halo letters can be more shallow than their face-lit counterparts.



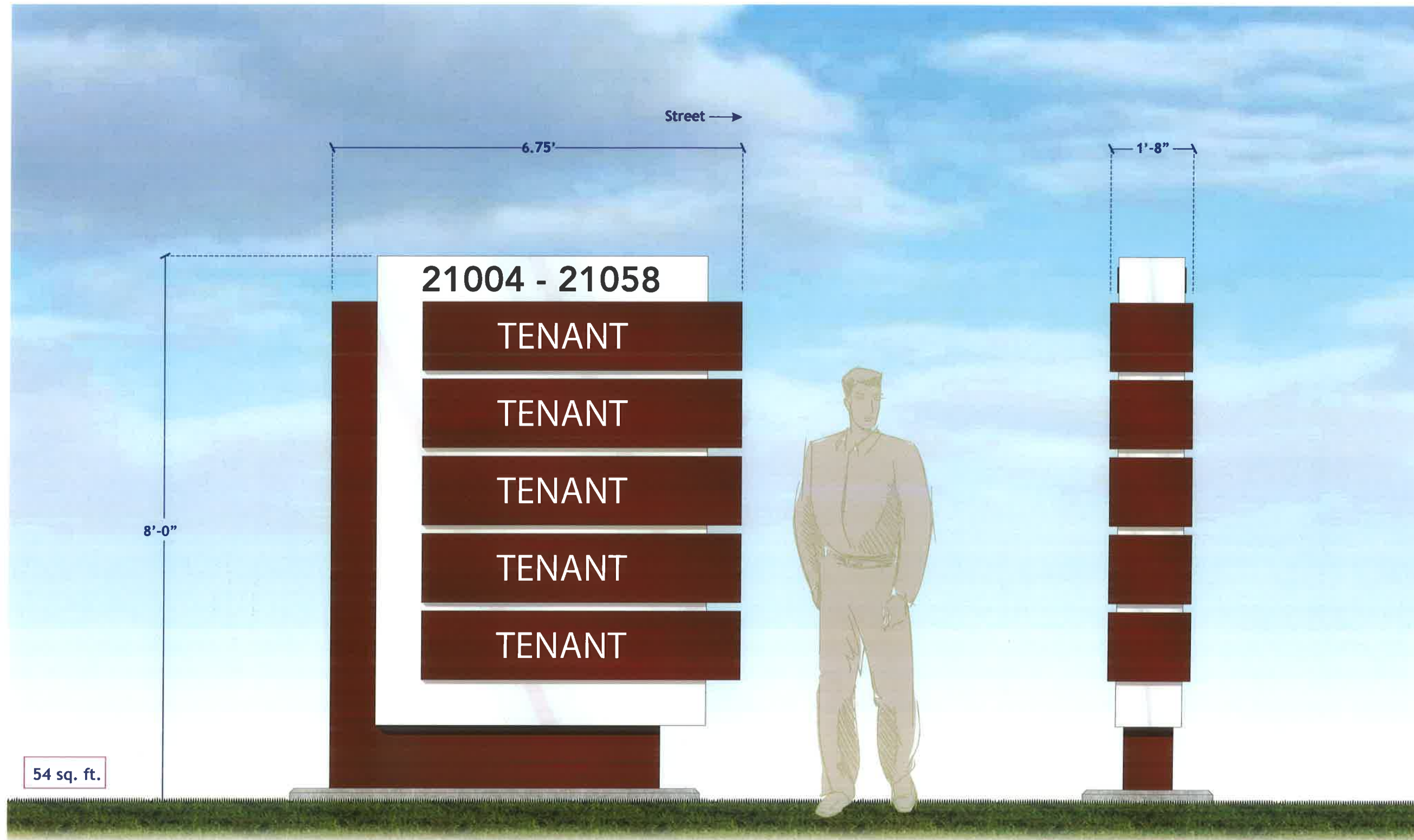
DUAL-ILLUMINATED CHANNEL LETTERS:

- Dual-illuminated letters provide the benefits of both face and halo illuminated signage for maximum visibility.
- One option this letter style allows for is to have the faces illuminate a given color while providing a white halo for a dramatic contrast.
- Similar to their face and halo illuminated counterparts, letter depth, wall surface, etc. must be taken into consideration.



METHOD OF SIGN AREA CALCULATION: EXAMPLE





A.1 A.2 INTERNALLY ILLUMINATED D/F MONUMENT SIGN - ELEVATION
 Two units required
 Scale: 1/2" = 1'-0"

1 END VIEW
 Scale: 1/2" = 1'-0"

