



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 17-070
SIGN REVIEW 17-011
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: November 20, 2017

Applicant: Mark Leaf
Signature Signs, Inc.
2635 Lavery Ct., Unit 1
Newbury Park, CA 91320

Location: McBean Medical Plaza
25775 McBean Parkway
Assessor's Parcel Numbers (APNs): 2861-036-011 and 2861-036-013

Request: The applicant is requesting a Sign Review to create a master sign program for the McBean Medical Plaza building located at 25775 McBean Parkway (APNs: 2861-036-011 and 2861-036-013). The main tenant of the building is currently UCLA Health. The building was constructed in 1989. The subject property is zoned Public/Institutional (PI) and is located within the community of Valencia.

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.

- 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 shall be permitted to install appropriate signage for the various tenant spaces as shown in the approved Master Sign Program for the McBean Medical Plaza located at 25775 McBean Parkway (APNs: 2861-036-011 and 2861-036-013). This includes two signs on the North Elevation, two signs on the East Elevation, and two signs on the South Elevation. All signs shall be in compliance with the approved Master Sign Program on-file with the Planning Division.
- PL2. Tenant signage shall be in compliance with the Tenant Sign Location & Size Allowances described in the Master Sign Program, including but not limited to requirements regarding major and sub-major tenants.
- PL3. Any tenant not having an entrance from the building exterior and not otherwise addressed in the criteria referenced in the Master Sign Program shall be limited to exterior signage not to exceed two square feet in total area.
- PL4. Wall signs shall not exceed 44 inches in height, as indicated in the Master Sign Program.
- PL5. No tenant shall be allowed more than one sign per elevation.
- PL6. The applicant shall be permitted to install and maintain one monument sign. This double-sided monument sign shall measure six-foot high by five-foot wide and shall measure 30 square feet.
- PL7. All approved monument signs shall be set back a minimum of one foot from any street or public right-of-way.
- 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 aolson@santa-clarita.com.

Sincerely,



Andy Olson, AICP
Assistant Planner II

McBean Medical Plaza



Master Sign Program
October 25, 2017

CBRE

PROPERTY MANAGEMENT

CBRE Inc.
111 Universal Hollywood Dr., 27th Floor
Universal City, CA 91608
(661) 799-0000

NOV 20 2017

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

[Signature]
PLANNING DIVISION

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- approved subject to MC17-070

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CL # 891120

#2	12/08 Move Signs on N. Elev. to Left
#3	12/15 Increase M1 Hgt. & Panels
#4	7/21 Planning Corrections
#5	9/28 Added Line of Site Triangle
#6	10/11 Planning Corrections
#7	10/25 Planning Corrections

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DESIGN INTENT

The purpose of this Design Intent Issuance is to provide a consistent and harmonious criteria throughout this project. Also to provide uniform standards for all current and future tenants within 25775 McBean Parkway as the Uniform Building Code and the City of Santa Clarita Sign Criteria.

MAINTENANCE

Signs located within McBean Medical Plaza shall be maintained in an "As New Condition". The Owner/s will periodically perform a visible sign inspection looking for but not limited to the following:

1. Material Fading, Cracking and/or Peeling.
2. Improper Illumination
3. Any Damage Caused by Human or Nature

Any said damage repair will be the responsibility of the end user.

APPROVALS

All signage must have written approval from the Landlord and Five Point (ARC), or their designee, prior to City review. Then, proper permits filed with the City of Santa Clarita before construction.

Before submitting to the city, eligible applicants must first submit (3) three copies of the following to the Landlord or its designee for approval;

1. Dimensioned Site Plan showing proposed sign locations and lease widths (subject to verification).
2. Scaled Elevation Drawings showing proposed sign locations, height to finished grade and placement upon wall (left to right & top to bottom measurements).
3. Sign Construction Details illustrating finish & colors, logo & letter sizes, electrical details and method of attachment.
4. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s), and need to be illustrated upon submittal by the tenant's contractor.

CONFLICTS w/ DRAWINGS OR CONDITIONS

Any conflicts or contradictions either in regards to these drawings or as they relate to other disciplines or contractors shall be described in writing to the Landlord, or their designee, along with any possible solutions. All conflicts are to be resolved and any changes approved by the Landlord, or their designee prior to sign construction and installation.

COMPLIANCE REQUIREMENTS

No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Design Intent Issuance. Conformance will be strictly enforced by the Landlord, or their designee, along with the City of Santa Clarita's Planning Department. Any nonconformance or unapproved signs will be the responsibility of the tenant to correct within a period not to exceed (30) thirty days at his/her expense.

DESIGN STANDARDS

Details on these drawings represent the design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the Tenant and their Contractor to incorporate all reasonable safety factors necessary to protect the Landlord, or their designee against public liability.

DETAILS.

1. All "Hard" sign construction shall be fabricated of pre-finished .060 alum. faces & returns. Corner joints are to be filled and/or ground smooth.
2. Sign exterior painting will consist of Matthews paint products or comparable variant as per client color specifications unless otherwise stated in this Master Sign Program;
 - a. One (1) coat of 74-734 Metal Pre-treat
 - b. One (1) coat of 74-793 Spray Bond
 - c. One (1) coat of Polyurethane Acrylic
3. Signs that are to be internally illuminated will utilize energy efficient Light Emitting Diodes as per client color specifications.
4. All mounting hardware will be stainless steel to avoid rust & wall penetrations are to be sealed against weather elements.
5. All ground-floor establishments need to have a separate entrance.

6. All tenants are allowed signs in designated areas of individually mounted logo & letters on a single line of copy within allowed height per location.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
8. Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

PROHIBITED SIGNS

1. Signs which contain or utilize any of the following:
 - a. Any exposed light source in excess of four hundred fifty (450) lumens;
 - b. Any exposed incandescent lamp with an external metallic reflector;
 - c. Any revolving beacon light;
 - d. Any continuous or sequential flashing operation;
 - e. Any electronic readerboard sign or changeable message sign unless otherwise approved pursuant to subsection (P)(8) of this section (Electronic Readerboard Signs).
2. Revolving signs.
3. Signs advertising or displaying any unlawful act, business or purpose.
4. Signs emitting audible sounds, odors or particulate matter.
5. Any strings of pennants, or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, with the exception of any national, State, local governmental, institutional or corporate flags, properly displayed per subsection (P)(7) of this section (Corporate Flags).
6. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object.
7. Portable signs (including A-frame signs). Portable real estate signs may be permitted.
8. Temporary signs, except as otherwise specifically permitted by this section.
9. Roof signs, unless deemed historic under Section 17.24.110 (Administrative Sign Variance and Historic Sign Designation).
10. Painted signs, except if deemed historic per Section 17.24.110 (Administrative Sign Variance and Historic Sign Designation).
11. Signs located in such a manner to constitute a potential traffic hazard or obstruct the view of any authorized traffic sign or signal device, or designed to resemble or conflict with any authorized traffic control sign.
12. Off-site signs, except as provided in subsections (M) (Off-Site Signs), (P)(9) (Freeway Commercial Center Signs), and (Q)(4) (Subdivision Directional Signs) of this section or as provided in Sections 17.26.100 (Billboard Reduction and Relocation Agreement) and 17.28.100 (Development Agreements).
13. Commercial hand-held signs located upon property in all zones.
14. Mobile signs.

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S.1

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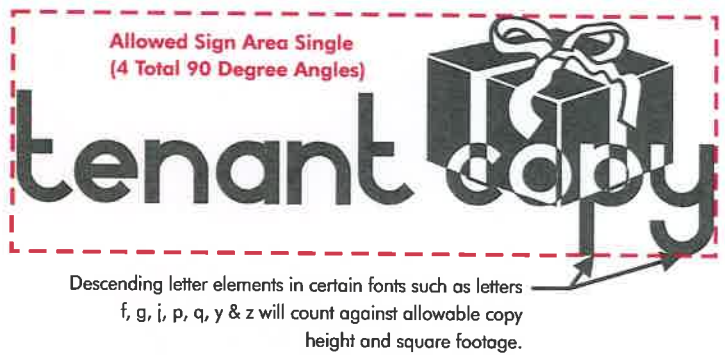
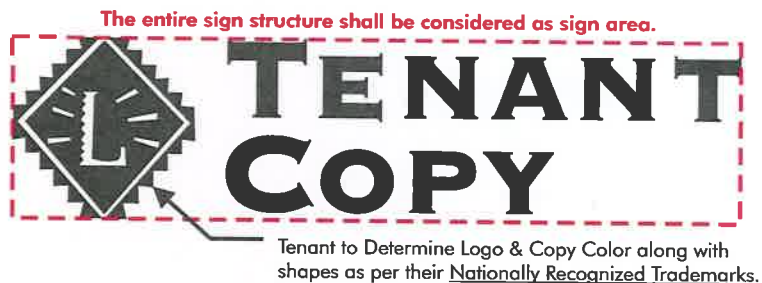
Tenant Sign Layout Specifications

AREA

Overall sign area is defined as a single area enclosed by a single square or rectangle and is limited to logo & fictitious business name (DBA). Any trim, backing, frame, structure and or element used solely or primarily to differentiate the sign from its background will not be allowed.

COPY

Signs are limited to Logo & Copy as per their fictitious business name (DBA). For the purpose of public safety, the name of the business shall be indicated in the English language or English alphabet on at least one location on each business. Tenants are allowed up to (2) two lines of copy.



Sample Halo Illum. Sign
Colors Will Vary



Sample Face Illum. Sign
Colors Will Vary



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Tenant Sign Location & Size Allowances

Ground Floor Sign Allocation (TS-1)

- Option 1) "Major Tenant" Building identification sign
 - a. 1.5 SF maximum sign area per 1 LF frontage
 - b. Maximum 3'-8" high by 17'-6" wide
- Option 2) "Sub-Major Tenant" space on ground floor (e.g. "Sierra Medical Group") with separate entrance to building exterior
 - a. Primary wall sign
 - i. 1.5 SF maximum sign area per 1 LF frontage
 - ii. Maximum 3'-8" high by 17'-6" wide
 - b. Secondary wall sign
 - i. 50% of allowable SF of primary wall sign
 - ii. Maximum 3'-8" high by 17'-6" wide

2nd Floor Sign Allocation (TS-2)

- Option 1) "Major Tenant" Building identification sign (e.g. the "UCLA Health" building)
 - a. 1.5 SF maximum sign area per 1 LF frontage, and
 - b. Maximum 3'-8" high by 17'-6" wide
- Option 2) "Sub-Major Tenant" occupying the second floor and having a separate entrance to the exterior of the building (ground floor)
 - a. Up to 20 SF of sign area; maximum height of 3'-8"

Any Tenant not having an entrance from the building exterior and not otherwise addressed in the criteria referenced above shall be limited to exterior signage not to exceed 2 (two) SF in total area.

Major Tenant: Defined as any lessee who occupies no less than 30 percent of the building's total rentable space.*
Sub-Major Tenant: Defined as any lessee who occupies no less than 20 percent of the building's total rentable space.*
Building Total Rentable Space = 40,206 SF

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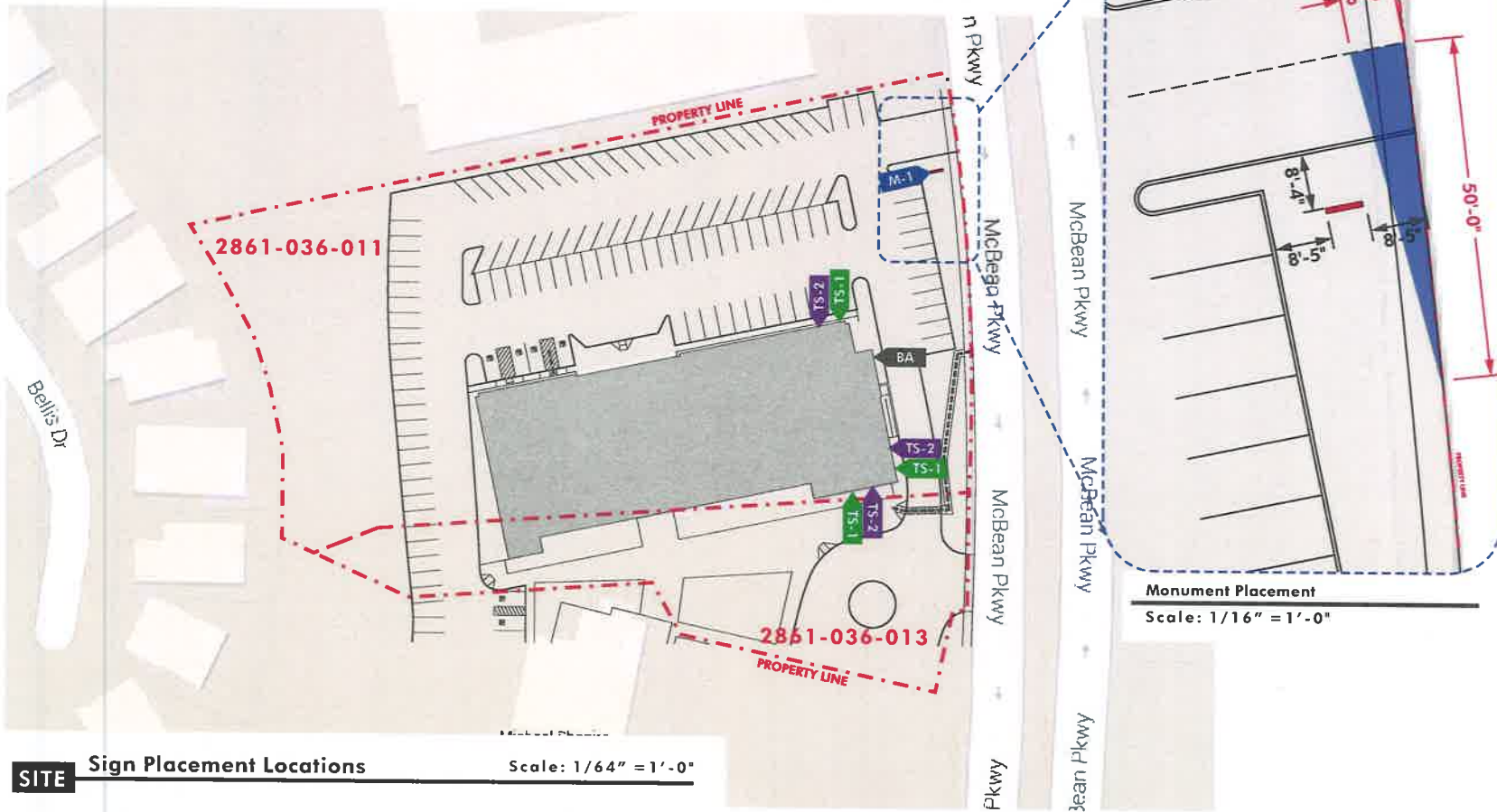
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Site Plan - Allowed Sign Locations



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CLL # 891128

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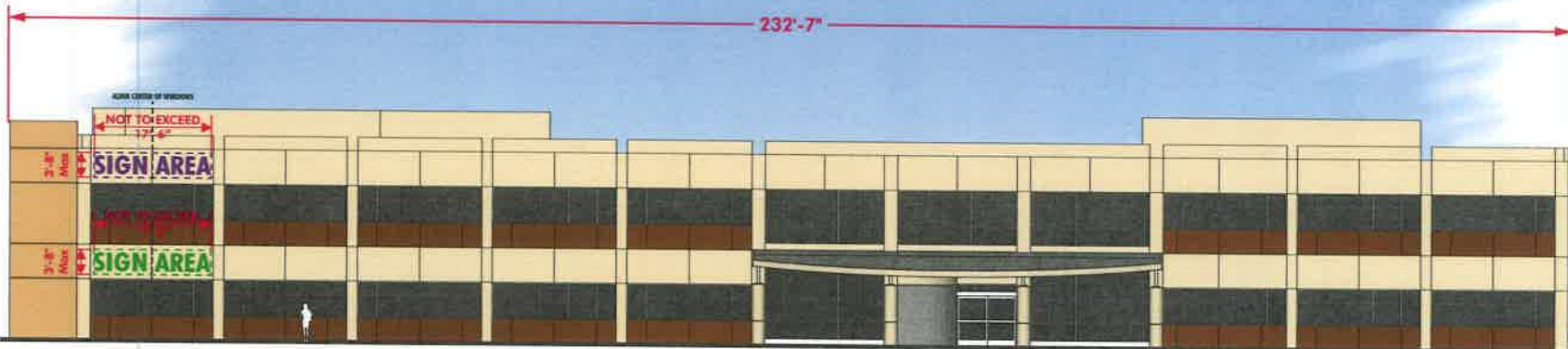
- M-1** Monument Sign
- TS-1** Tenant Sign - (Lower Level)
- TS-2** Tenant Sign - (Upper Level)
- - -** Property Line

BA Building Address

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P.1



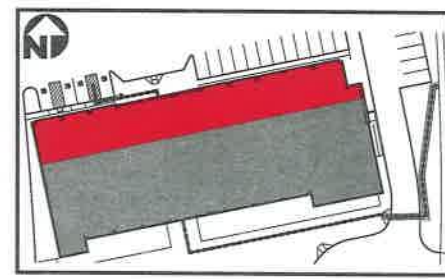
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TS-2 Overall North Elevation Scale: 1" = 200'

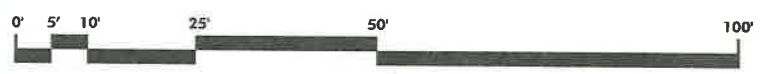
TS-1 Approved Sign Area
 Manufacture and install reverse faced halo illuminated logo & letters on allowed signband.



Elevation Photo



Elevation Key



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E1.0



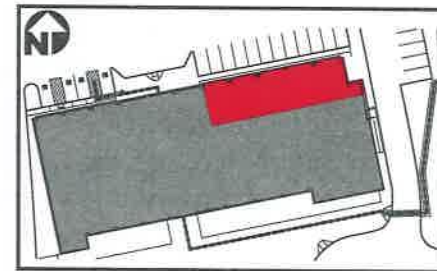
TS-2 North Elevation - Left Side Scale: 3/32" = 1' - 0"

TS-1 Approved Sign Area

Manufacture and install reverse faced halo illuminated logo & letters on allowed signband.



Elevation Photo



Elevation Key



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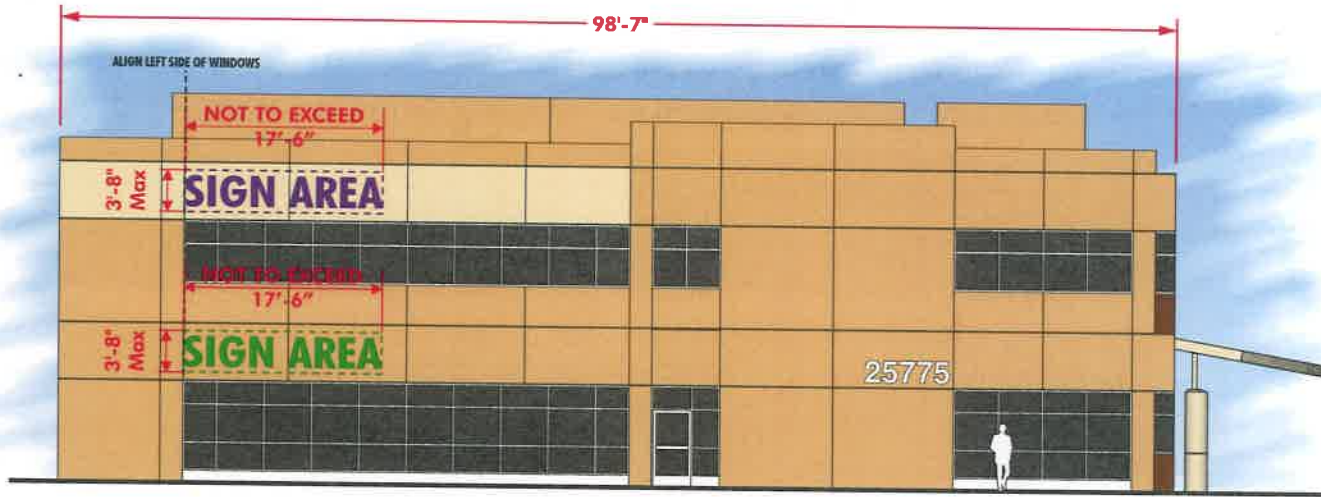
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TS-2
TS-1

East Elevation

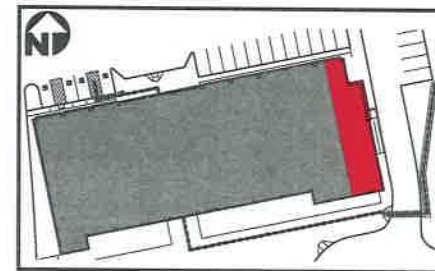
Scale: 3/32" = 1' - 0"

Approved Sign Area

Manufacture and install reverse non-illuminated logo & letters on allowed signband.



Elevation Photo



Elevation Key



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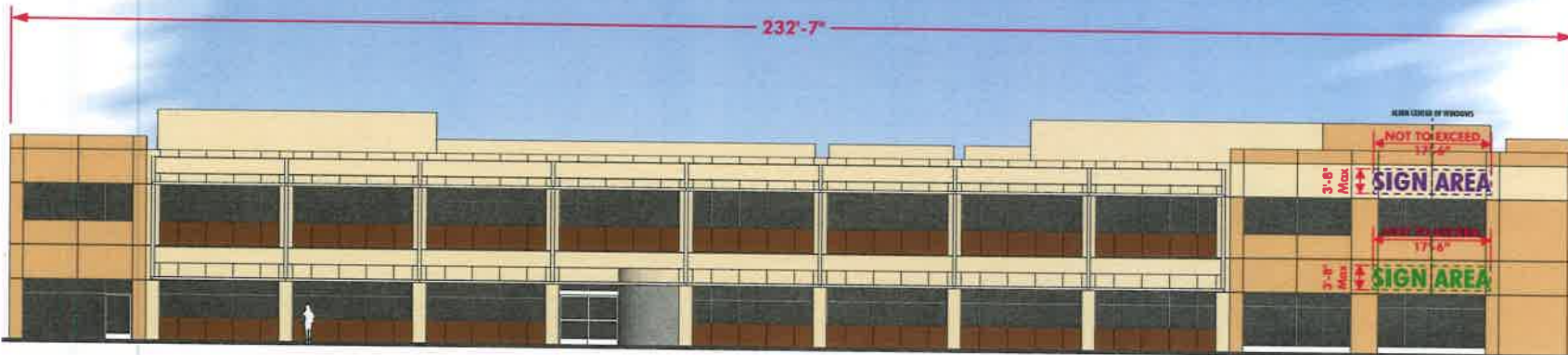
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E2.0



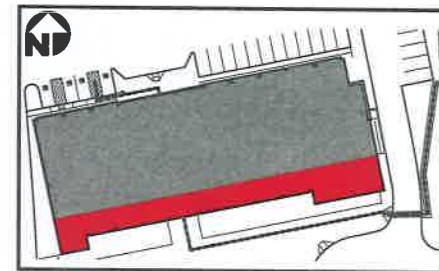
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TS-2 Overall South Elevation Scale: 1" = 200'

TS-1 Approved Sign Area
 Manufacture and install reverse faced halo illuminated logo & letters on allowed signband.



Elevation Photo



Elevation Key



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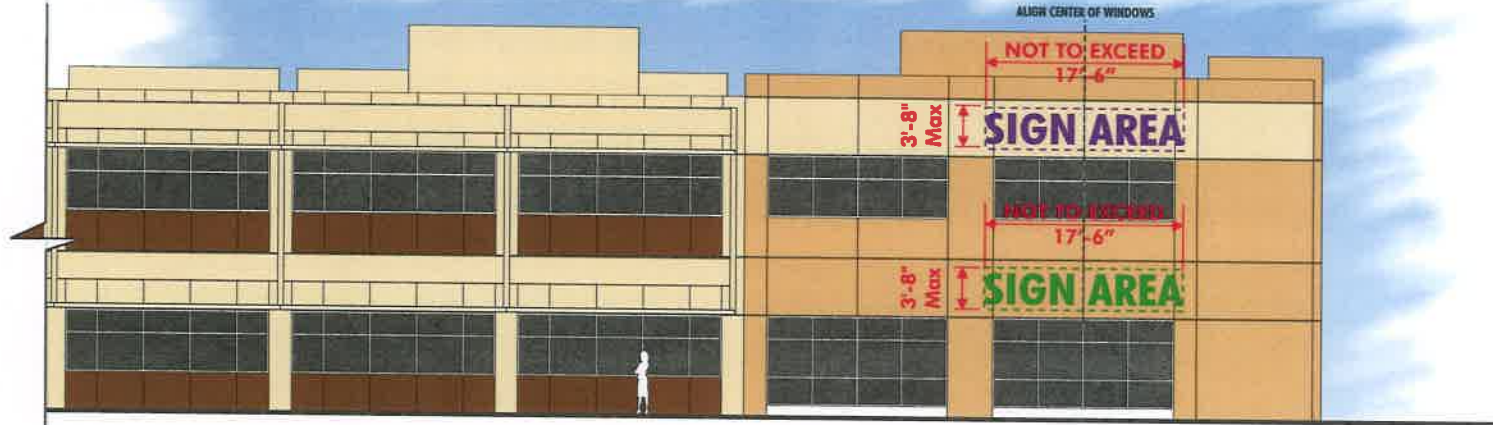
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C.L. # 801126

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SHEET
E3.0



South Elevation - Right Side

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

TS-2

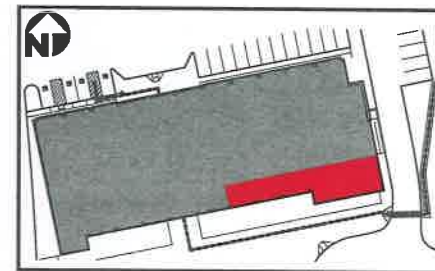
TS-1

Approved Sign Area

Manufacture and install reverse non-illuminated logo & letters on allowed signband.



Elevation Photo



Elevation Key



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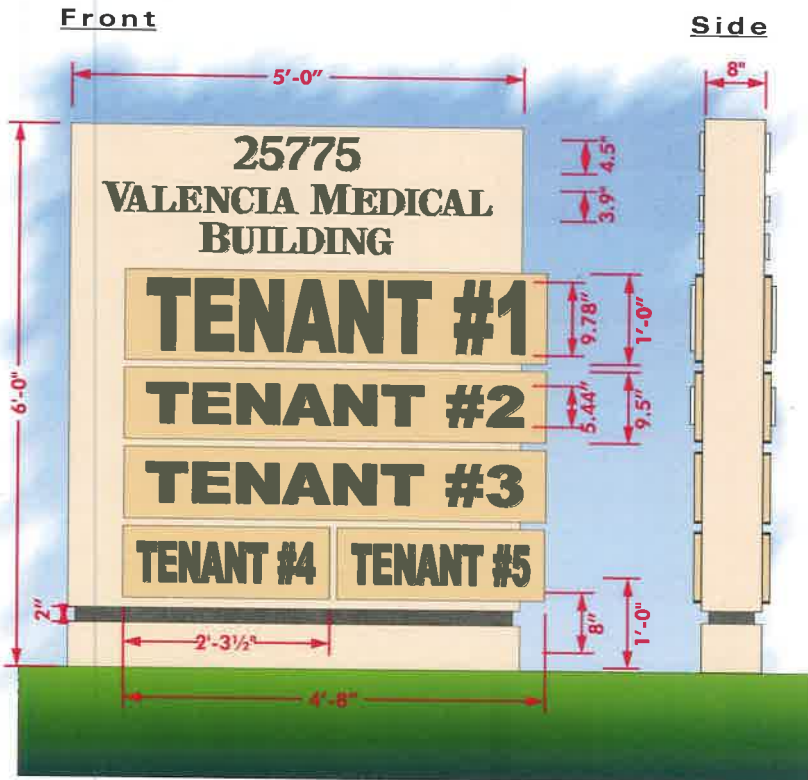
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McBean Parkway
Santa Clarita,
California 91355

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Fax (805) 499-4636
www.sigsigns.com

C.L. # 89128

#2	12/08 Move Signs on N. Elev. to Left
#3	12/15 Increase M1 Hgt. & Panels
#4	7/21 Planning Corrections
#5	9/28 Added Line of Site Triangle
#6	10/11 Planning Corrections
#7	10/25 Planning Corrections

SHEET
E3.1



Nighttime Simulation Reverse Side

Monument Specifications

Specifications: Description	Specification/Material	Finish	Color
Monument Base	Reinforced Concrete	Smooth Coated	Natural Grey
Cabinet & Returns	.090 Aluminum	Painted	To Match Light Bldg Accent
Tenant Faces	.080 Aluminum Routed	Painted	To Match Darker Bldg Accent
Tenant Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000
Copy Faces	3M High Performance	Translucent	To Match Client Spec.
Illumination	Fluorescent Lamps	N/A	H.O. Cool White
Address Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000
Address Faces	3M High Performance	Translucent	Duranodic Bronze

**NOTE: The Landlord shall approve the final tenant placement.
Tenants shall be responsible for individual panels.**

M.1 Monument Elevation

Scale: 3/4" = 1' - 0"

Face Layout

Manufacture and install one (1) D/F Internally illuminated monument sign with routed out tenant copy and 1st surface vinyl.



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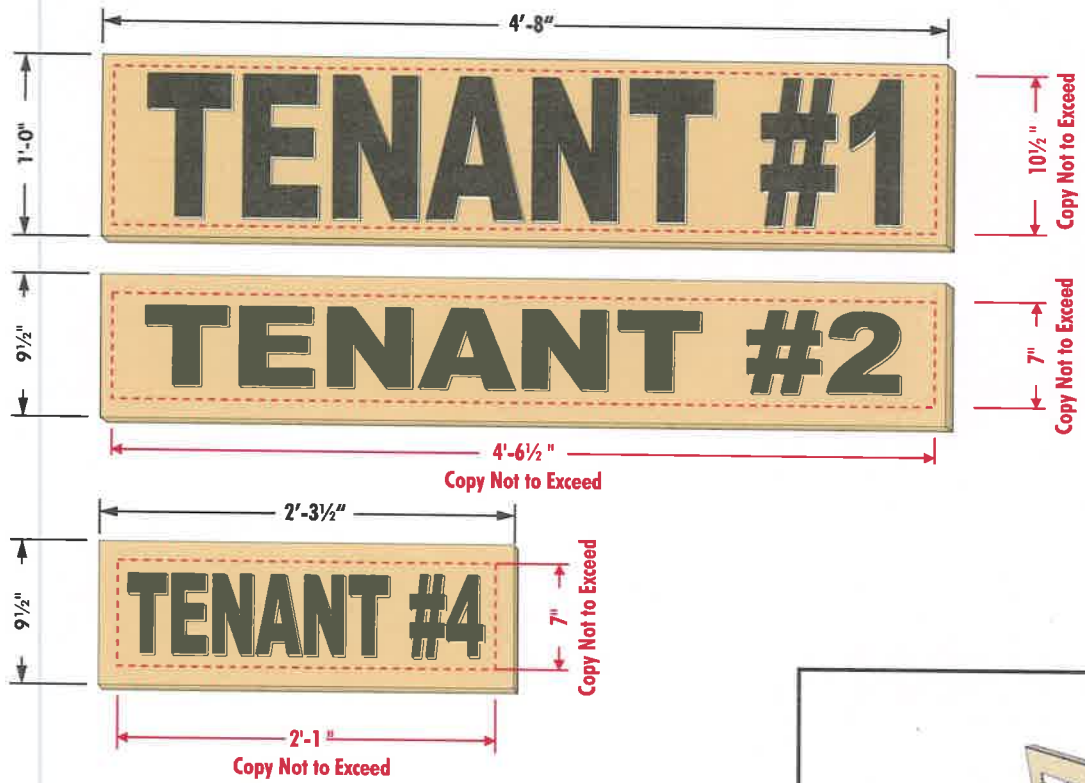


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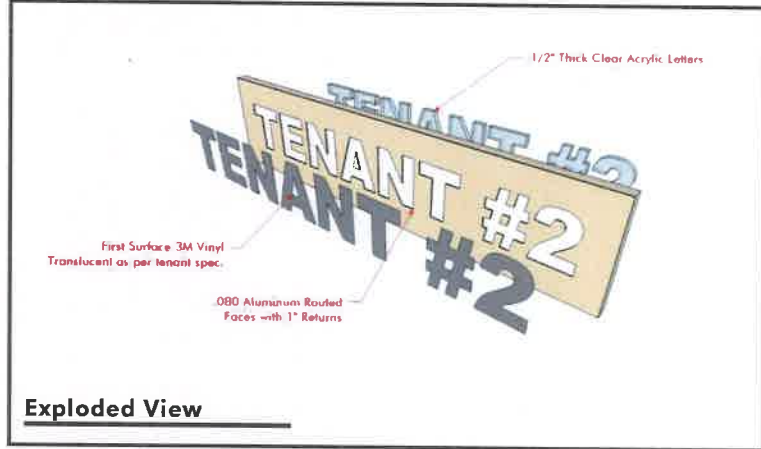
C.L. # 881120

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#4	7/21 Planning Corrections
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#7	10/25 Planning Corrections

SHEET
1.0



Sign Copy:
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M-P Monument Panels Scale: 1 1/2" = 1' - 0"

Panel Specifications

Specifications: Description	Specification/Material	Finish	Color
Faces	Routed out .080 alum.	Painted	To Match Darker Bldg. Accent
Copy Faces	3M High Performance	Translucent	To Match Client Spec.
Tenant Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000
Copy Backer	1/8" Backed Acrylic	Gloss	White #7328



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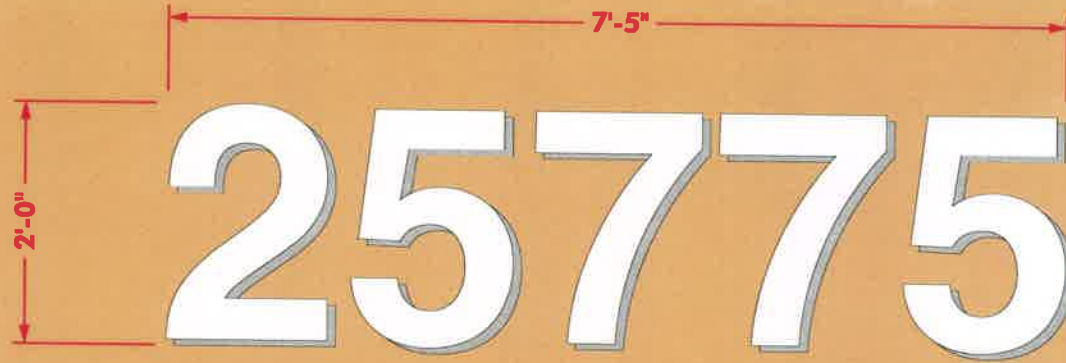
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SHEET
1.1



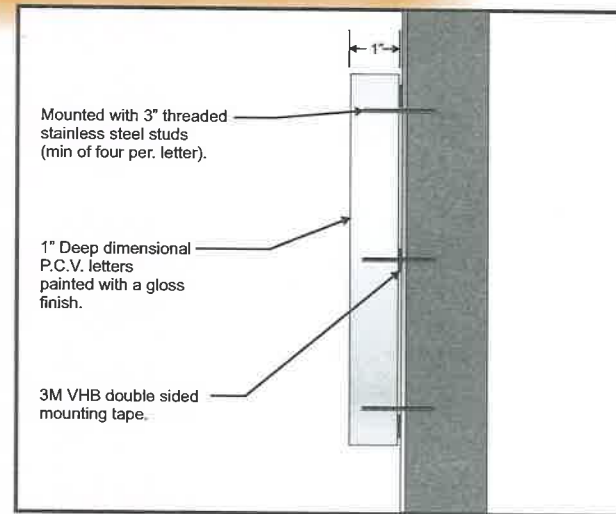
BA

Building Address - Dimensional

Scale: 1" = 1' - 0"

Numeral Layout

Manufacture and install (1) set of pin mounted non-illuminated address numerals with 1" returns pointed white.



Section detail - Scale: NTS

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1.2

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Logo may consist of routed out, push-thru acrylic or 1st surface vinyl graphics or any combination.

Tenant to determine copy, color, logo shapes and/or logo placement as per their nationally recognized trademarks. Sign may consist of copy, logo or a combination of both in any layout configuration.

Sign Copy:

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TS-2 Tenant Sign - Halo Illuminated (Push-Thru Logo Optional)

TS-1 Logo & Letter Layout

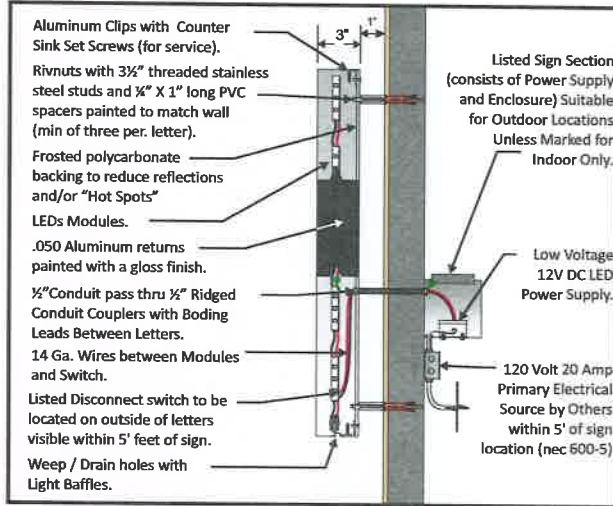
Manufacture and install reverse faced halo illuminated logo & letters on allowed signband.

Specifications:

Description	Specification/Material	Finish	Color
Faces	.080 aluminum	Painted	To Match Client Spec.
Returns	.050 aluminum	Painted	To Match Client Spec.
Logo Copy	3/4" Acrylic Push-Thru	Gloss	To Match Client Spec.



Nighttime Simulation



Suggested but not Required Section detail - Scale: NTS



Halo Illuminated Channel Letter Section

Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 12V DC transformer.

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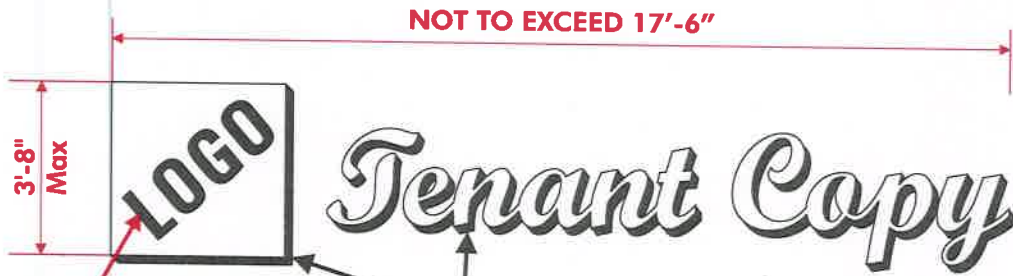
C.L. # 091120

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TS-2 Tenant Sign - Face Illuminated (Logo Optional)

TS-1 Logo & Letter Layout

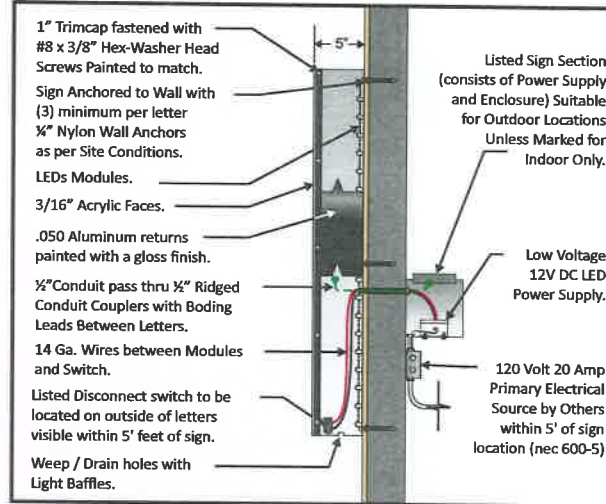
Manufacture and install reverse faced halo illuminated logo & letters on allowed signband.

Specifications:

Description	Specification/Material	Finish	Color
Faces	3/16" Acrylic	Gloss	To Match Client Spec.
Returns	.050 aluminum	Painted	To Match Client Spec.
Logo Copy	3M Vinyl (optional)	Translucent	To Match Client Spec.
Tenant Copy	3M Vinyl (optional)	Translucent	To Match Client Spec.



Nighttime Simulation



Suggested but not Required Section detail - Scale: NTS



Face Illuminated Channel Letter Section

Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 12V DC transformer.

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