



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. 18-027
SIGN REVIEW 18-006
PER CODE SECTION 17.19.230 OF THE
UNIFIED DEVELOPMENT CODE**

- Date:** October 29, 2019
- Applicant:** Philip Tsui, Vice President
Center at Needham Ranch, LLC
2221 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
- Location:** Center at Needham Ranch Phase 1, 22977 Sierra Highway
Assessor's Parcel Numbers (APNs): 2861-036-011;
2827-051-046, -048, -050, -052;
2827-052-001 to -008, -010, -900, and -902 to -905.
- Request:** The applicant is requesting a Sign Review for a Master Sign Program (MSP) for the Center at Needham Ranch. The MSP would apply to Phase 1 of the business park located at 22977 Sierra Highway. This MSP is subject to all previous approvals for the Gate King Industrial Park project, including the Gate King Development Agreement (GKDA), Environmental Impact Report (EIR), and other entitlements. Per the GKDA, the sign regulations, zoning, and other development standards applicable to the Industrial Commercial (IC) zone in effect at the effective date of the GKDA apply to the project.
- Findings:** In granting this approval, the Director of Community Development finds that the required Burden of Proof set forth in Section 17.19 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 for a Class 11 exemption, pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- 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 shall be permitted to install signage through Phase 1 of The Center at Needham Ranch Business Park as described within the Master Sign Program. All signs shall be in compliance with the approved Master Sign Program on-file with the Planning Division.
- PL2. Except as otherwise permitted in the MSP, signage shall be subject to GKDA Unified Development Code Section 17.19 Sign Regulations, including but not limited to requirements for width and sign location.
- PL3. No signs shall be permitted to remove protected oak trees or encroach upon the protected zone of oak trees. Site plans for signage in the vicinity of protected oaks shall show the oak tree canopies on the plans.
- PL4. No offsite signage or other prohibited signage shall be permitted.
- PL5. 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.
- PL6. 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.
- PL7. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL8. 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

THE CENTER

AT NEEDHAM RANCH
SANTA CLARITA, CA • SIGN PROGRAM

PROPERTY OWNER
TRAMMELL CROW COMPANY
55-12TH STREET, STE 900
OAKLAND, CA 94607
CONTACT: JOHN BALESTRA
310.363.4714
JBALESTRA@TRAMMELLCROW.COM

PROGRAM DESIGNER
JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: HECTOR BETANCOURT
714.204.0073
HBETANCOURT@JB3D.COM



TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
0.1	Signage Overview
0.2	Site Plan
1.0	Business Park ID Sign
2.0	Tenant Monument
3.0	On Building Tenant ID
4.0	Monument Directional Sign
5.0	Window Graphics
6.0	Truck Door Numbers
7.0	Rear Door ID
8.0	Engine Off
9.0	Truck Access
10.0	Truck Directional Sign

SIGNAGE OVERVIEW

FOR SIGN TYPES 1-10

SIGN TYPE	SIGN - SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	1.0	Business Park ID Sign	Ground	1	6'-7"	14'-6"	96 Sq. Ft.	Yes	Yes	Yes
2	2.0	Tenant Monument	Ground	6	6'-0"	5'-0"	30 Sq. Ft.	Yes	Yes	Yes
3	3.0	On Building Tenant ID	On Building	2 Per Building	*	75% of Tenant Frontage	**	Yes	Yes	Yes
4	4.0	Monument Directional Sign	Ground	As Required	4'-0"	3'-0"	12 Sq. Ft.	Yes	Yes	Yes
5	5.0	Window Graphics	On Building	1 Per Tenant Entry	24"	24"	4 Sq. Ft.	No	Yes	No
6	6.0	Truck Door Numbers	On Building	As Required	24"	24"	4 Sq. Ft.	No	No	No
7	7.0	Rear Door ID	On Building	As Required	16"	20"	3 Sq. Ft.	No	No	No
8	8.0	Engine Off	On Building	As Required	16"	16"	2 Sq. Ft.	No	No	No
9	9.0	Truck Access	On Building	As Required	18"	18"	3 Sq. Ft.	No	No	No
10	10.0	Truck Directional Sign	Ground	As Required	4'-6"	18"	3 Sq. Ft.	No	No	No

* 4'-6" Max Height for One or Two Lines of Copy, 5' Max Height for Three Lines of Copy.

** 1.5 Tenant Linear Frontage. Secondary signs [second sign on second elevation for a tenant] needs to be 1/2 the allowable sign area of main.

SITE PLAN

LEGEND

- 1 Business Park ID Sign
- 2 Tenant Monument
- 3 On Building Tenant ID
**ALT INSTALL LOCATION*
- 10 Directional Sign



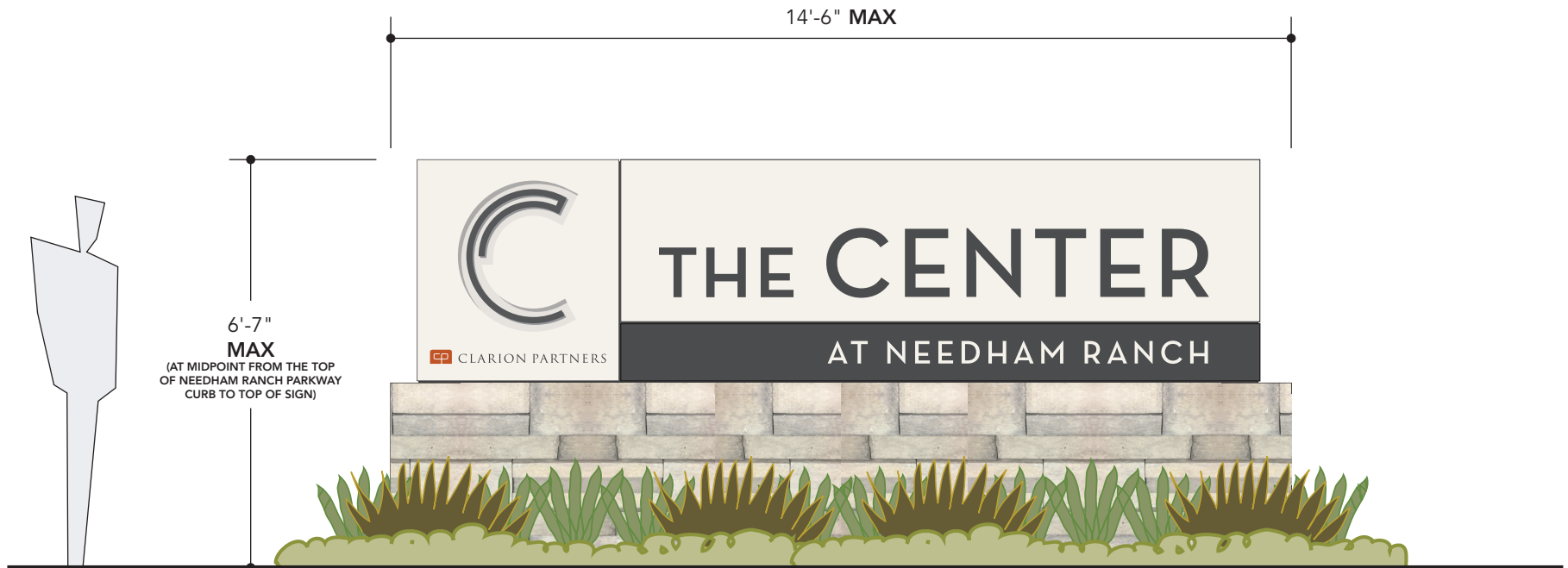
SIGN TYPE 1

BUSINESS PARK ID SIGN

PURPOSE	To serve as primary identification to project.
MAXIMUM NUMBER	One.
LOCATION	Behind property line.
ORIENTATION	As Required.
SIGN COPY	Project name and/or logo only.
MAX. SIGN SIZE	Width: 14'-6" Height: 6'-7" Max (from the top of the Needham Ranch Parkway curb to top of sign) Sign Area: 96 sq. ft. Max (SEE PAGE 1.1 FOR DETAILS)
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Permitted. Internal illumination or spot lit.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Light Tan, Stone Veneer and Dark Gray (exact finish details may vary).

SIGN TYPE 1

BUSINESS PARK ID SIGN



ELEVATION - TYPICAL

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

SIGN TYPE 2

TENANT MONUMENT

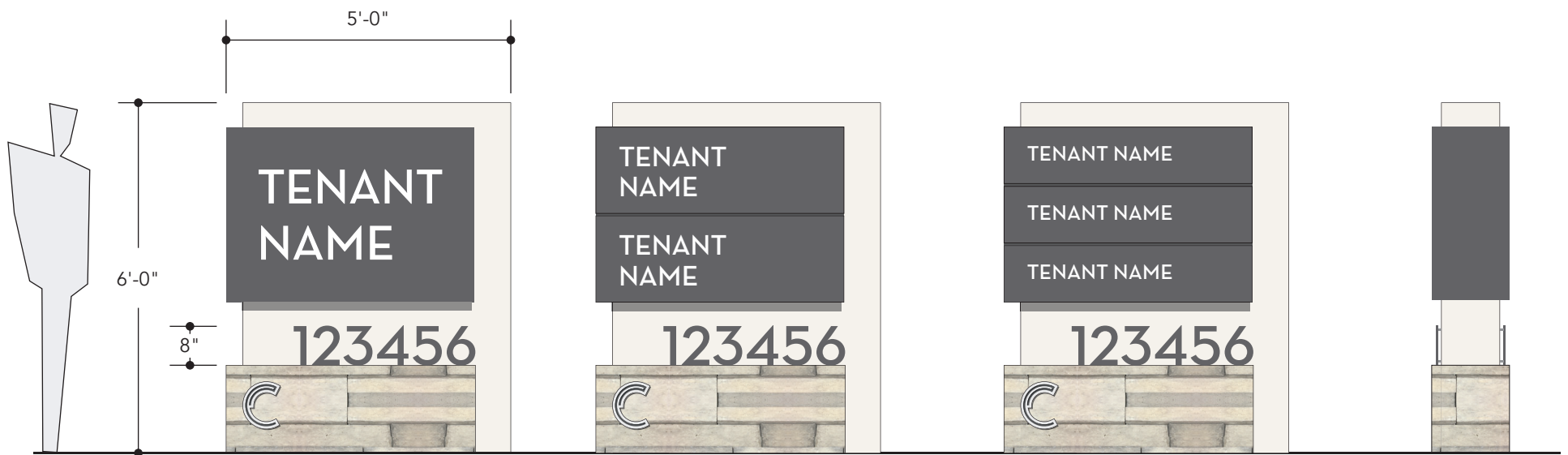
PURPOSE	To identify tenants occupying each building within the project. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the monument sign.
MAXIMUM NUMBER	1 per building max.
LOCATION	Behind property line. Monument signs must be at least 250 feet apart.
ORIENTATION	Perpendicular towards street.
SIGN COPY	Business name and or logo per defined location.
MAX. SIGN SIZE	Width: 5'-0" Height: 6'-0" Sign Area: 30 sq. ft. Max per sign face (SEE PAGE 2.1 FOR DETAILS)
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Light Tan, Stone Veneer and Dark Gray (exact finish details may vary).

*Sign height is measured from top of curb fronting sign when sign is within 10' of property line.

*Signs to be outside clear sight line setback, defined as: Eight feet from public right-of-way at centerline of driveway diminishing to one foot from the public ROW measured 40 feet from center line of driveway.

SIGN TYPE 2

TENANT MONUMENT



TYPICAL

ALTERNATIVE 1

ALTERNATIVE 2

TYPICAL
SIDE VIEW

ELEVATION

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

* Conceptual Designs shown. Final designs to be finalized upon plan check submittal.

SIGN TYPE 3

ON BUILDING TENANT ID

PURPOSE	To identify business names occupying the building suites within the project. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the monument sign.
MAXIMUM NUMBER	Two signs max on any single or multi tenant building. One per tenant per building face.
LOCATION	Mounted directly to building fascia (locations as indicated on pages 3.1 -3.2). No sign shall project over the parapet, and shall to the extent feasible be located so as not to cover any architectural elements. Final sign location subject to POA and City Approval.
ORIENTATION	Parallel to wall towards street, parking lot or pedestrian area.
SIGN COPY	Business name and or logo per defined location, three-lines of copy maximum.
MAX. SIGN SIZE	Width: 75% of tenant frontage. Height: 4'-6" Max. (for one or two lines of copy) Height: 5'-0" Max. (for three lines of copy) Sign Area: 1.5 s.f. of wall sign area per foot of tenant frontage. Secondary signs [second sign on second elevation for a tenant] needs to be 1/2 the allowable sign area of main.
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. No exposed wiring allowed.
ILLUMINATION	Internally illuminated. Halo (indirect / silhouette) or face permitted. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Tenant logo colors must contrast building facade and be approved by the Property Owner. Colors shall not be garish.

SIGN TYPE 3 ON BUILDING TENANT ID



ENTRY ELEVATION - TYPICAL

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

SIGN TYPE 3

ON BUILDING TENANT ID



BACK ELEVATION - TYPICAL

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

SIGN TYPE 4

MONUMENT DIRECTIONAL SIGN

PURPOSE	To provide direction to vehicles & first time visitors.
MAXIMUM NUMBER	As required.
LOCATION	Behind property line, must be approved by the City.
ORIENTATION	As required.
SIGN COPY	As required.
MAX. SIGN SIZE	Width: 3'-0" Height: 4'-0" Sign Area: 12 sq. ft. Max per sign face (SEE PAGE 4.1 FOR DETAILS)
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with lettering incised in the panel or fabricated from nonferrous metals (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner.
COLORS	Light Tan, Stone Veneer and Dark Gray (exact finish details may vary).

SIGN TYPE 4

MONUMENT DIRECTIONAL SIGN



TYPICAL

ALTERNATIVE 1

ALTERNATIVE 2

TYPICAL
SIDE VIEW

ELEVATION

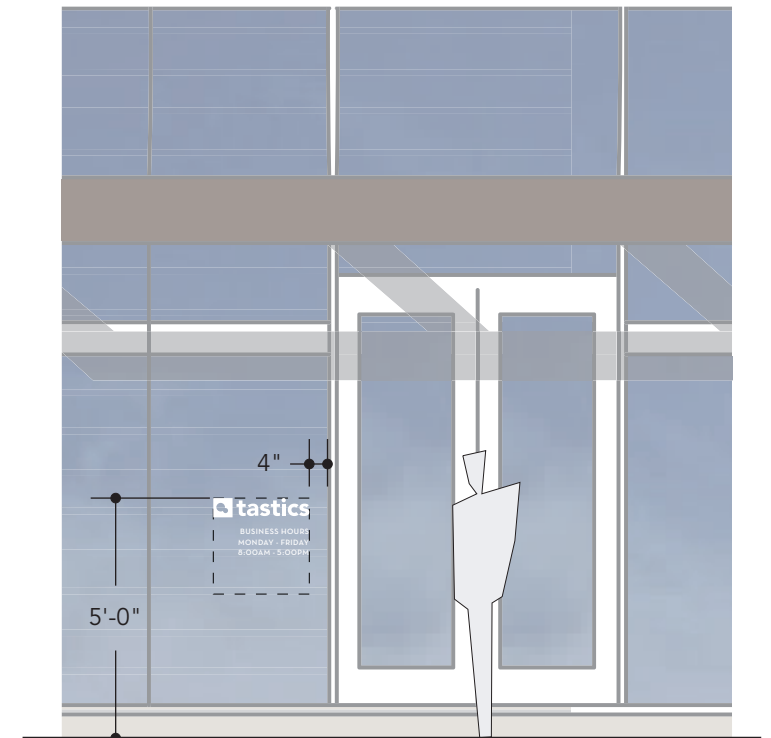
SCALE: 3/4" = 1'-0"

* Conceptual Designs shown. Final designs to be finalized upon plan check submittal.

SIGN TYPE 5

WINDOW GRAPHICS

PURPOSE	To identify individual business information.
MAXIMUM NUMBER	One per tenant entry.
LOCATION	On exterior entrance, on glass panel to left of doors.
ORIENTATION	As required.
SIGN COPY	Logo, hours of operation, phone number etc.
MAX. SIGN SIZE	Width: 24" Height: 24" Sign Area: 4 s.f. (max. 25% of any single window)
SIGN CONSTRUCTION	White high performance vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTER STYLE	Permitted. Must be approved by the Property Owner.
COLORS	White.



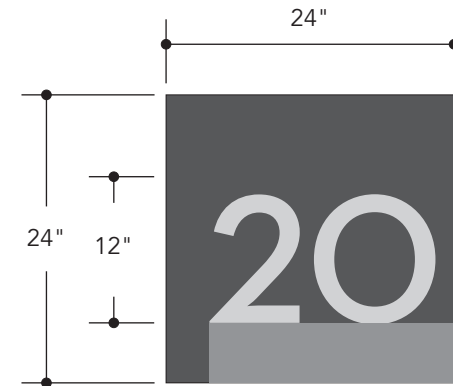
ENTRY ELEVATION - TYPICAL

SCALE: 1/4" = 1'-0"

PURPOSE	To provide information to truck drivers.
MAXIMUM NUMBER	As required.
LOCATION	Mounted directly to building fascia.
ORIENTATION	Parallel to parking lot.
SIGN COPY	Truck door number.
MAX. SIGN SIZE	Width: 24" Height: 24" Sign Area: 4 s.f.
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Project logo only.
LETTER STYLE	Project font only.
COLORS	Project standard colors and as required by code.

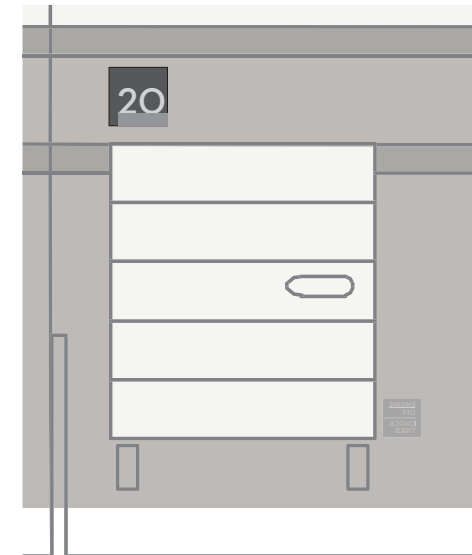
SIGN TYPE 6

TRUCK DOOR NUMBERS



ELEVATION - TYPICAL

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



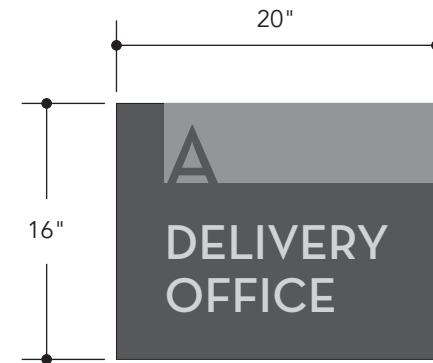
INSTALL ELEVATION - TYPICAL

SCALE: NTS

SIGN TYPE 7

REAR DOOR ID

PURPOSE	To provide information to delivery personnel.
MAXIMUM NUMBER	As required.
LOCATION	Mounted directly to building fascia.
ORIENTATION	Parallel to parking lot.
SIGN COPY	See exhibit.
MAX. SIGN SIZE	Width: 20" Height: 16" Sign Area: 3 s.f.
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Project logo only.
LETTER STYLE	Project font only.
COLORS	Project standard colors and as required by code.



ELEVATION - TYPICAL

SCALE: 1" = 1'-0"



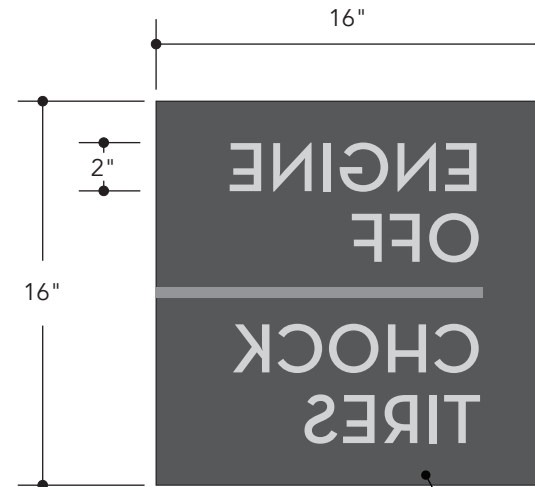
INSTALL ELEVATION - TYPICAL

SCALE: 1/4" = 1'

PURPOSE	To provide information to truck drivers.
MAXIMUM NUMBER	As required.
LOCATION	Mounted directly to building fascia.
ORIENTATION	Parallel to parking lot.
SIGN COPY	See exhibit.
MAX. SIGN SIZE	Width: 16" Height: 16" Sign Area: 2 s.f.
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Project logo only.
LETTER STYLE	Project font only.
COLORS	Project standard colors and as required by code.

SIGN TYPE 8

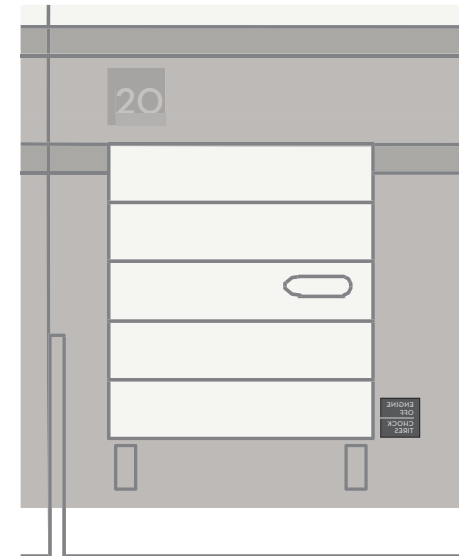
ENGINE OFF



ELEVATION - TYPICAL

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

SIGN TO BE MADE IN REVERSE SO THAT IT READS CORRECT IN DRIVERS SIDE VIEW MIRROR



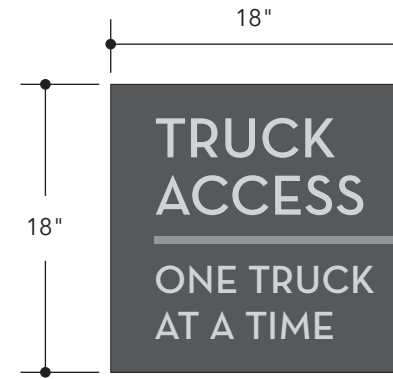
INSTALL ELEVATION - TYPICAL

SCALE: NTS

SIGN TYPE 9

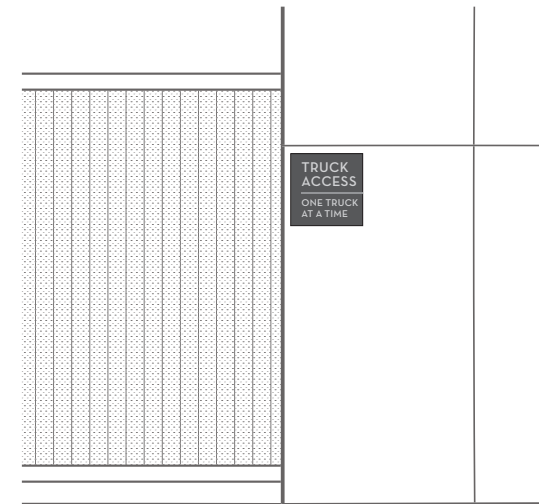
TRUCK ACCESS

PURPOSE	To provide information to truck drivers.
MAXIMUM NUMBER	As required.
LOCATION	Mounted directly to building fascia.
ORIENTATION	Parallel to truck entrance.
SIGN COPY	See exhibit.
MAX. SIGN SIZE	Width: 18" Height: 18" Sign Area: 3 s.f.
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Project logo only.
LETTER STYLE	Project font only.
COLORS	Project standard colors and as required by code.



ELEVATION - TYPICAL

SCALE: 1" = 1'-0"



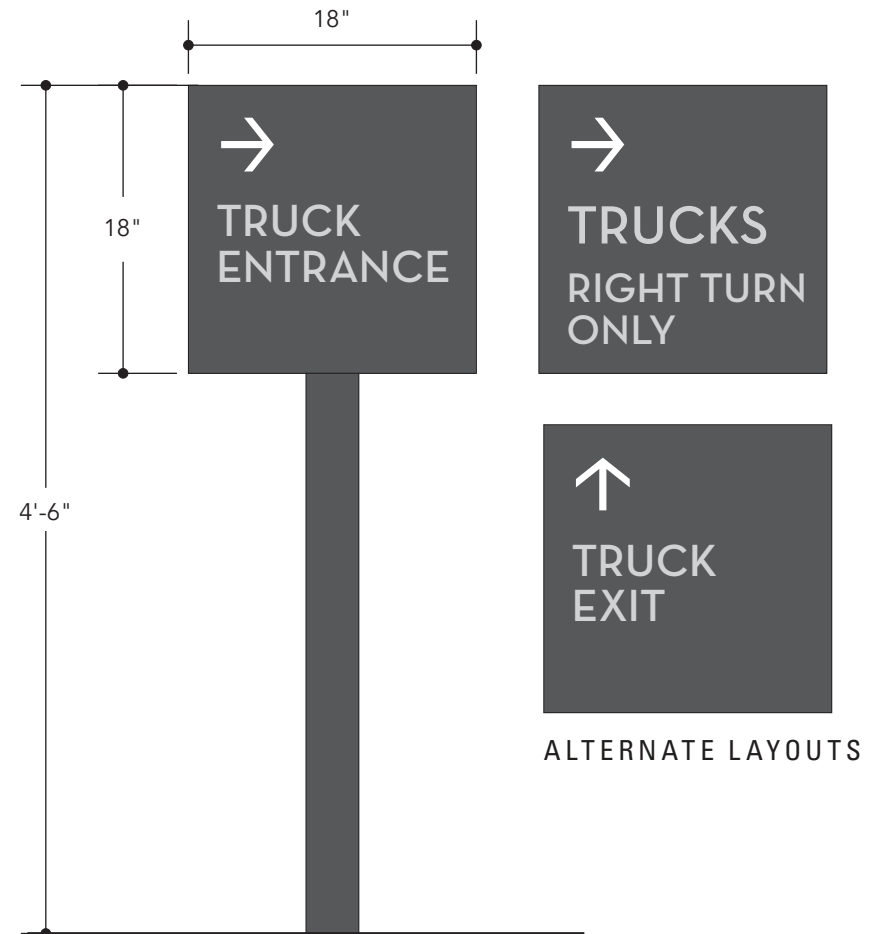
INSTALL ELEVATION - TYPICAL

SCALE: NTS

PURPOSE	To provide directional information to truck drivers.
MAXIMUM NUMBER	As required.
LOCATION	Ground mounted near roadways.
ORIENTATION	Parallel to entrance or exiting roadway.
SIGN COPY	See exhibit for examples. Sign copy as required.
MAX. SIGN SIZE	Width: 18" Height: 18" Sign Area: 3 s.f.
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Not allowed.
LOGO / LOGOTYPE	Not allowed
LETTER STYLE	Project font only.
COLORS	Project standard colors and as required by code.

SIGN TYPE 10

TRUCK DIRECTIONALS



ELEVATION - TYPICAL
SCALE: 1" = 1'-0"