



City of
SANTA CLARITA

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www.santa-clarita.com

**CITY OF SANTA CLARITA
MASTER CASE NO. 17-028
SIGN REVIEW 17-007
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: February 24, 2017

Applicant: Lighting Contract Service
c/o: Kelli Ingber
26923 Furnivall Avenue
Canyon Country, CA 91351

Request: The applicant is requesting approval of a Sign Review to modify the existing Riverview Plaza master sign program. The revisions include modifying the design and dimensions of four of the five existing monument signs within the shopping center. All wall signage language in the sign program will remain the same.

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 have 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 be utilized within two (2) years 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.
- 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 pre-existing legal 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 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 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, 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, 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 the following occur: 1) the City bears its own attorney's 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 shall comply with all inspection 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 such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Sanitary Sewer and Industrial Waste Ordinance, Electrical Ordinance and Fire Code.
- GC9. 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 in writing.
- GC10. 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.

GC11. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must then be returned to the Planning Division before occupancy.

PLANNING DIVISION

PL1. The applicant shall be permitted to update the master sign program for the Riverview Plaza shopping center to include the expansion and enhancement of four of the five existing monument signs in accordance with the approved plans on file with the Planning Division. Any changes or additional signage or corporate branding shall be subject to further review by the Director of Community Development. The approved updates include the following:

- a. Three, two-sided monument signs measuring 8'-0" (height) by 9'-0" (length), for a total area of 72 square feet per sign face. The sign shall not display more than five individual tenant signs per sign face.
- b. One, two-sided monument sign measuring 6'-0" (height) by 9'-0" (length), for a total area of 52 square feet per sign face. The sign shall not display more than five individual tenant signs per sign face.

PL2. The proposed project shall comply with the Unified Development Code including, but not limited to, Section 17.51.080 (Sign Regulations).

PL4. The monument sign shall be maintained by Riverview Plaza, or its successors.

PL3. 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. The applicant shall comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.

PL4. The applicant shall obtain all necessary building permits from the Building and Safety Division.

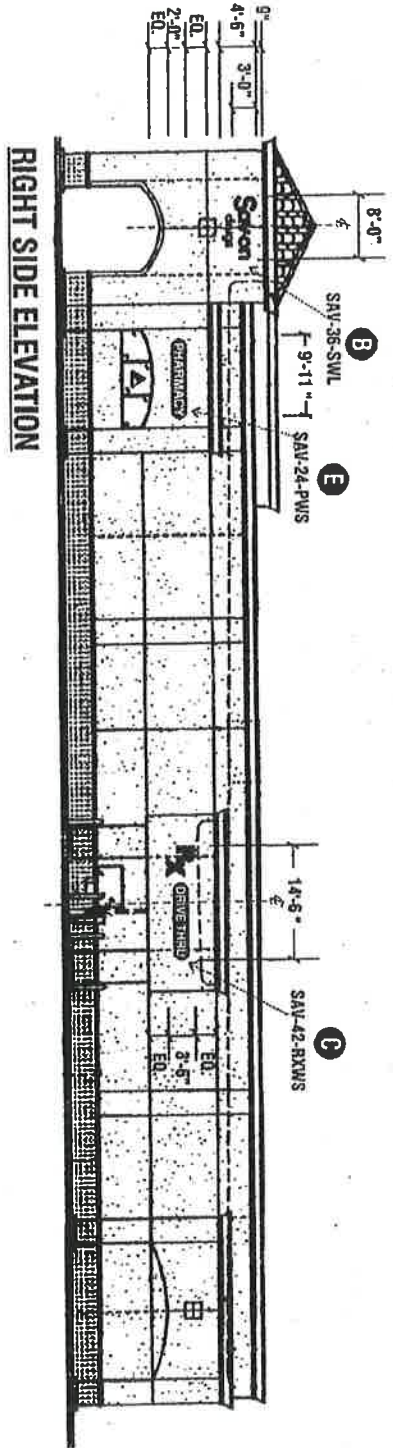
PL5. No exposed or open neon is permitted.

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

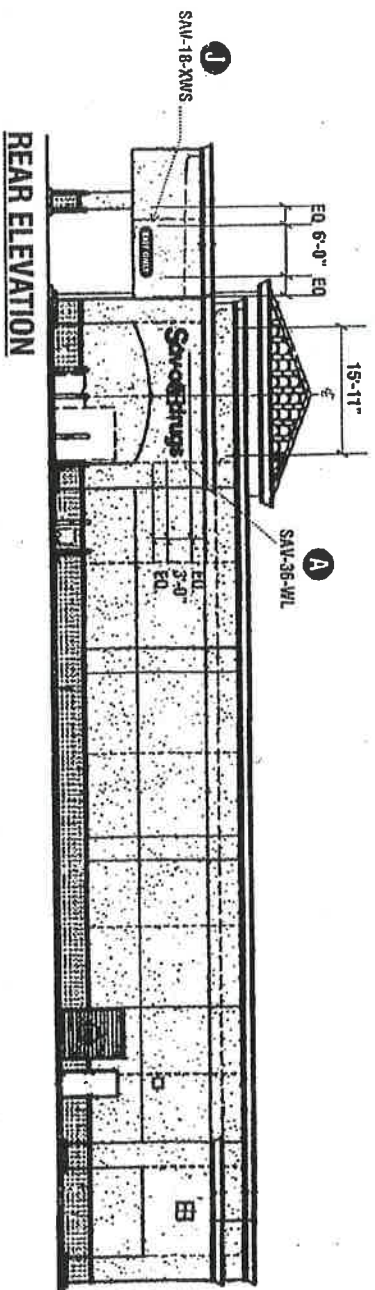
Sincerely,



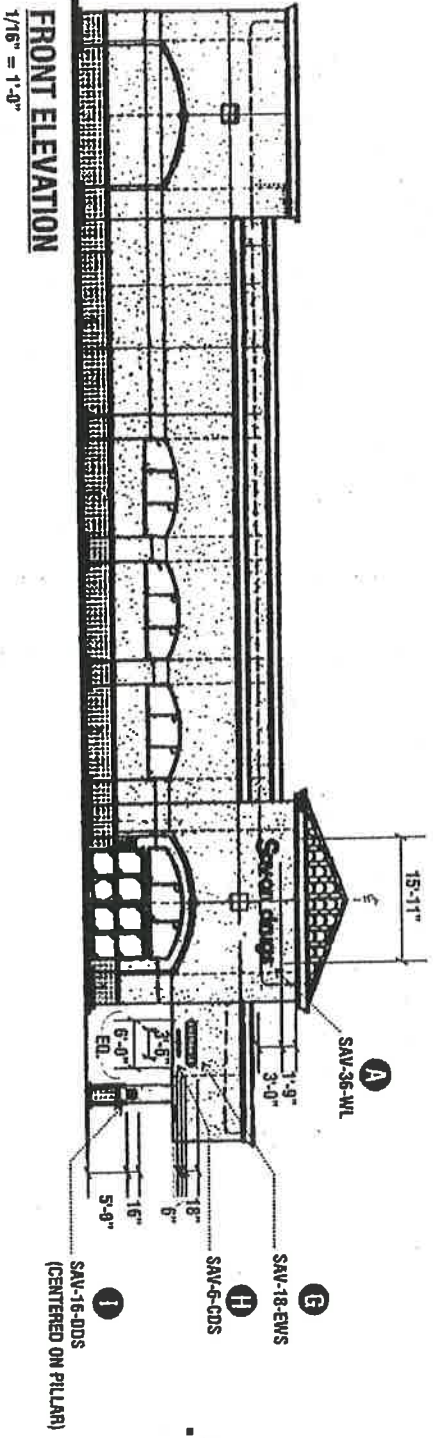
Mikaela Manion
Planning Technician



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

1/16" = 1'-0"

FEB 24 2017

PLANNING APPROVAL NOT MARKED
 SUBJECT TO ALL APPLICABLE SECTIONS
 OF THE UNIFIED DEVELOPMENT CODE
 CITY OF SANTA CLARITA
 COMMUNITY DEVELOPMENT

[Signature]
 PLANNING DIVISION

*MC#17-028/SR17-001
 approved subject to
 conditions of approval*

2-4157
 -20-03

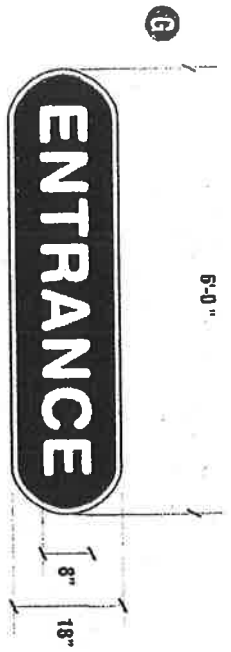


MAJOR "A" ELEVATIONS

RIVERVIEW PLACE

EXHIBIT

B



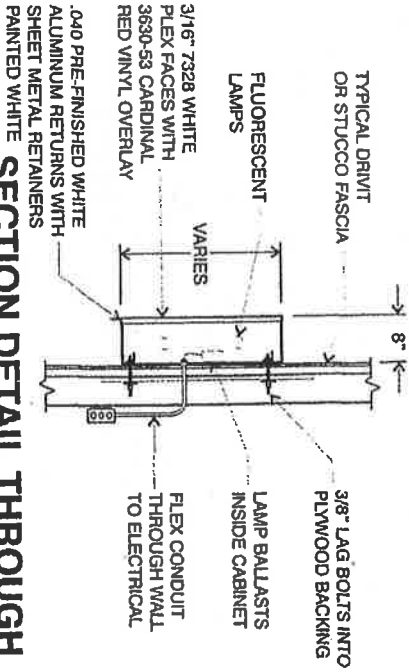
SAV-18-EWS
ONE (1) REQUIRED



SAV-18-XWS
ONE (1) REQUIRED

18" SECONDARY WALL CABINETS
SCALE: 1/2" = 1'

SIGN AREA = 9.0 SQUARE FEET
ELECTRICAL LOAD = 2.0 AMPS



SECTION DETAIL THROUGH SECONDARY WALL CABINETS

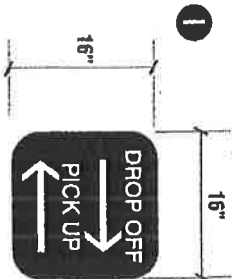


19.83 SQ FT - 2.56 AMPS
E 1 REQUIRED

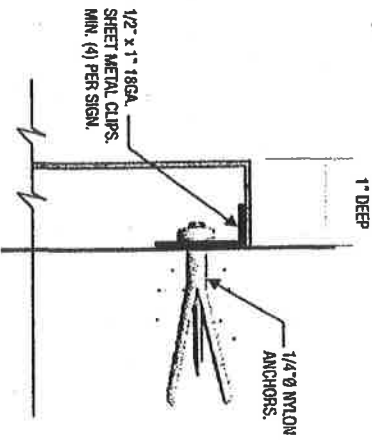
S/F SECONDARY CABINETS
1/4" = 1'-0"



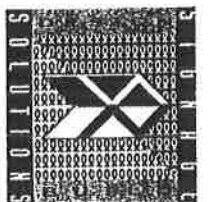
SAV-6-CDS
SCALE: 3/4" = 1'
ONE (1) REQUIRED



SAV-16-DDS
SCALE: 3/4" = 1'
ONE (1) REQUIRED



INSTALL DETAIL FOR SMALL N/I SIGNS
NOT TO SCALE



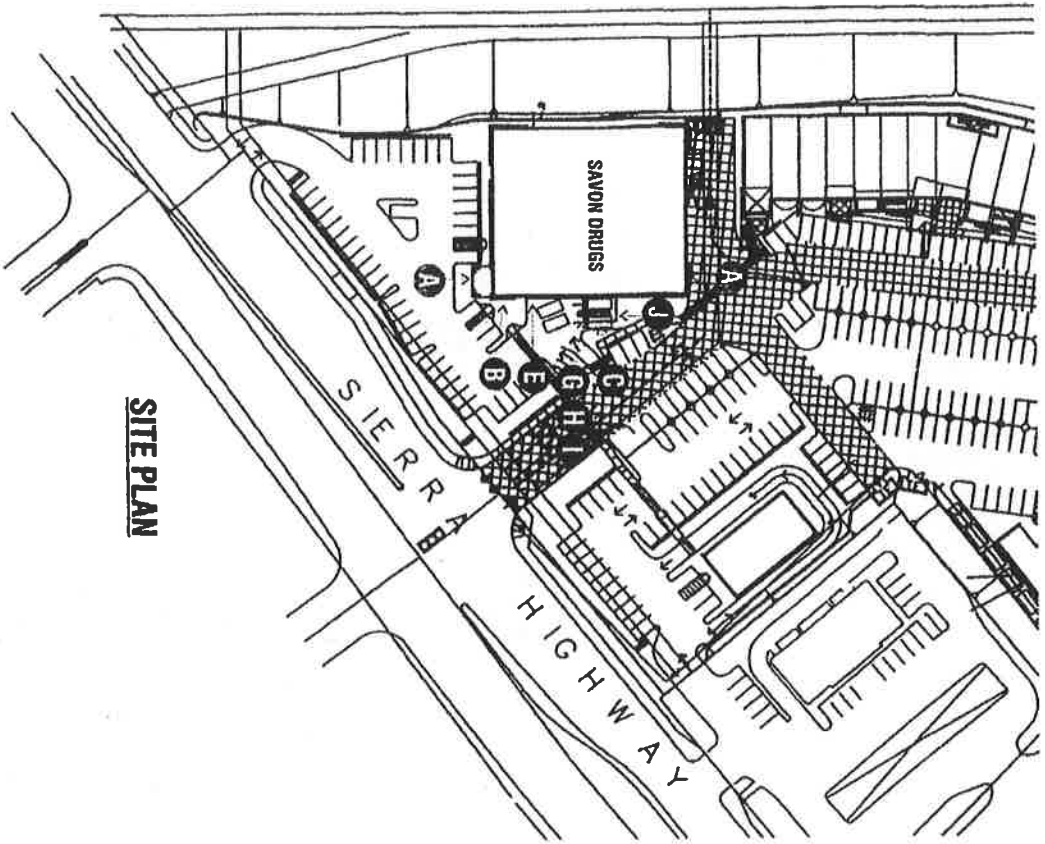
02-4157
6-20-03

RIVERVIEW PLACE

MAJOR "A" SIGNS

D

EXHIBIT



SITE PLAN

- SIGN PLAN LOCATOR**
- A** SAVLEDLTRS36SD
 - B** SAVLEDLTRS36STACKED
 - C** SAVLEDLTRS42RXDT
 - ~~**D** SAVSF2X9L~~
 - ~~**E** SAVSF2X9~~
 - F** SAVSF2X9P
 - G** SAGSF1'6X6ENT
 - H** SAVSF6X42CL
 - I** SAV16X16
 - J** SAVSF1'6X6EXT



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RIVERVIEW PLACE

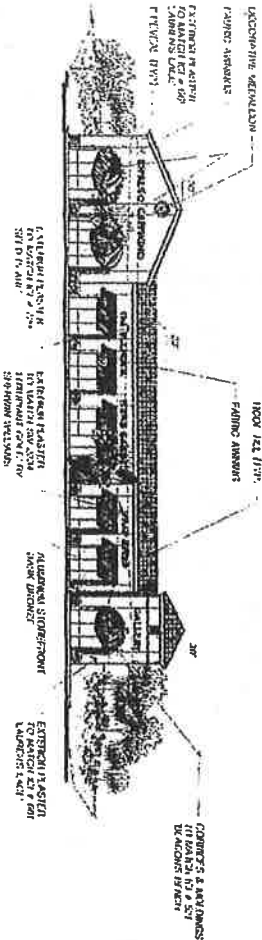
MAJOR "A" PLAN

EXHIBIT

E

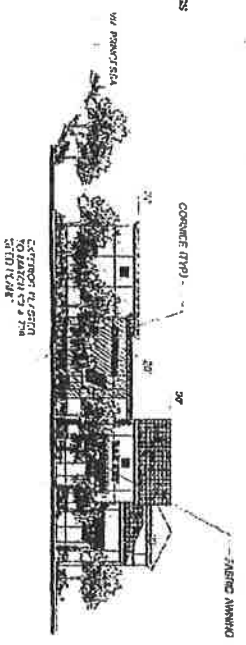
WEST FACING ELEVATION - PAD A

SCALE: 1/16" = 1'-0"



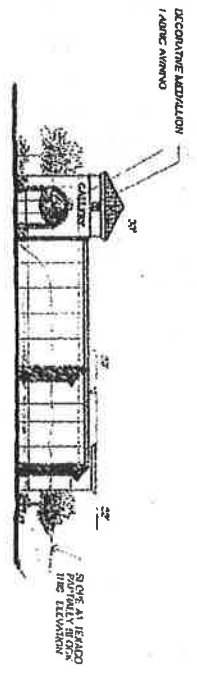
NORTH FACING ELEVATION - PAD A

SCALE: 1



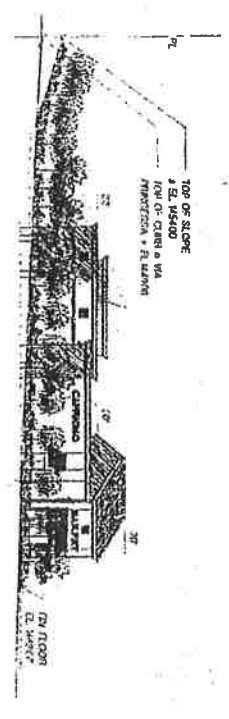
SOUTHEAST FACING ELEVATION - PAD A
(FROM TEXACO)

SCALE: 1/16" = 1'-0"



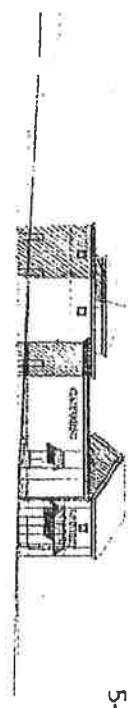
ELEVATION @ "VIA PRINCESSA" - PAD A

SCALE:



ELEVATION @ "VIA PRINCESSA" - PAD A
(WITHOUT TREES)

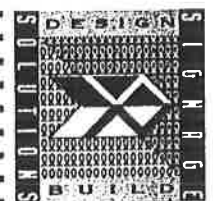
SCALE:

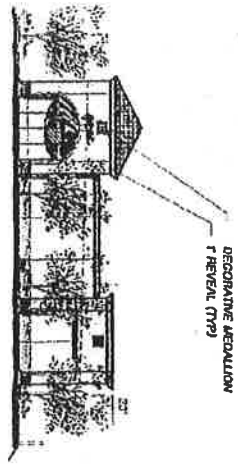


FAHIBIT
PAD A

RIVERVIEW PLACE

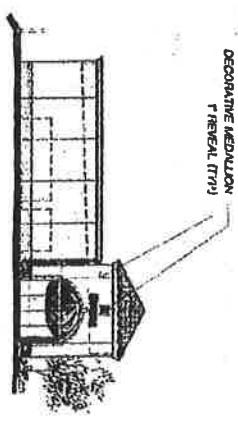
02-4157
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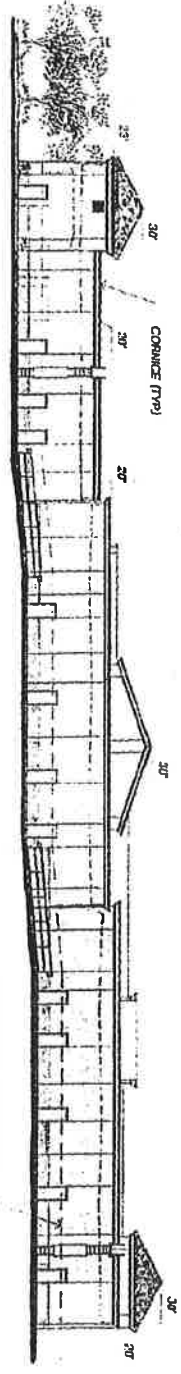


NORTH FACING ELEVATION - SHOP 2

SCALE: 1/16" = 1'-0"

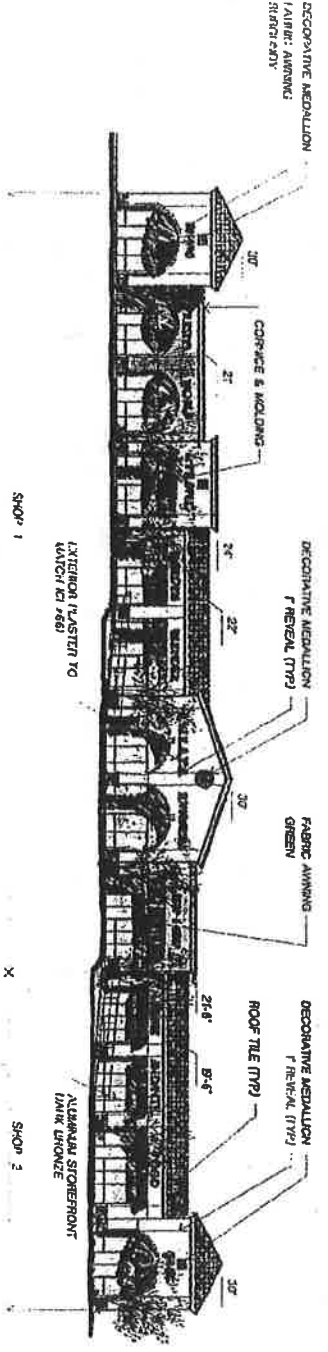


SOUTH FACING ELEVATION - SHOP 1
(NEXT TO SAV-ON)



WEST FACING ELEVATION - SHOPS 1 & 2

SCALE: 1/16" = 1'-0"



EAST FACING ELEVATION - SHOPS 1 & 2

SCALE: 1/16" = 1'-0"



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RIVERVIEW PLACE

SHOPS 1 & 2

EXHIBIT

G



MAJOR TENANT SIGNAGE (16,000 SF and over)

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

COPY: Tenant name/logo.

SIGN AREA: The maximum allowable letter height is not to exceed four feet (48") for a single line. Maximum sign height not to exceed five feet (60") for two lines of copy. Maximum sign height not to exceed two feet (24") for secondary signs.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage up to 200 sf per elevation.

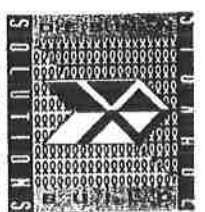
One (1) major tenant identification sign is allowed per elevation facing street or parking lot up to a maximum of three (3) signs per building. Signs on additional elevations can be the same size as storefront sign.

Up to four (4) tenant secondary signs will be allowed per elevation facing street or parking lot in addition to tenant identification. Secondary signs will be calculated in the total sign area for that allotted elevation.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

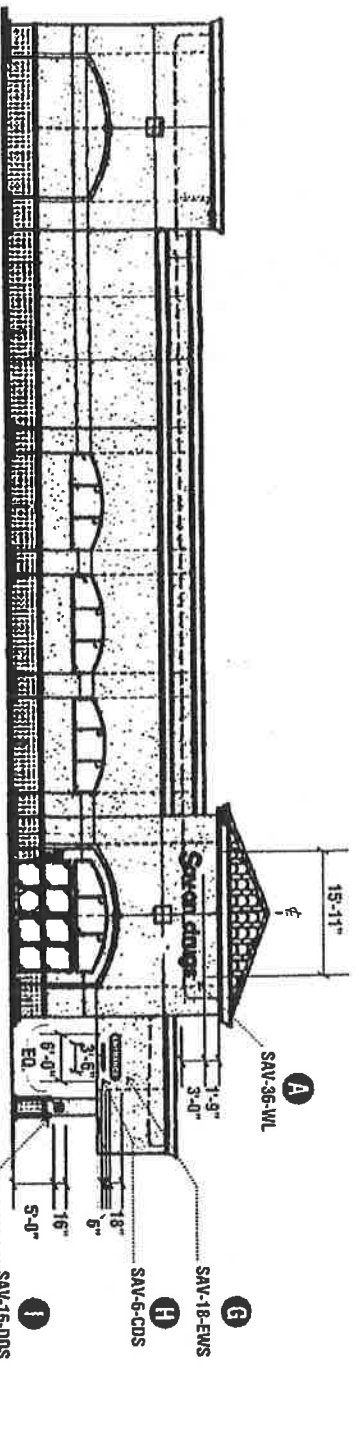
COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with L.E.D., neon or fluorescent lamps. Exposed neon is prohibited.



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RIVERVIEW PLACE



FRONT ELEVATION
1/16" = 1'-0"



SHOP TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged.

Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGN AREA: Internally illuminated channel letters. The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

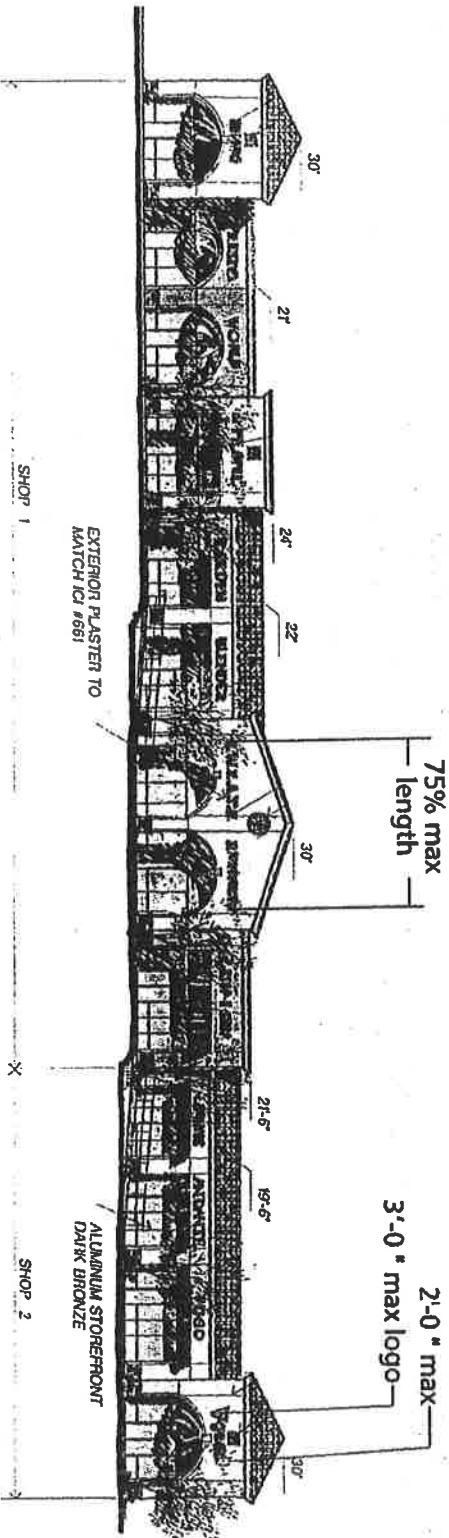
Tenants with recognized logo graphics may use their business identity/graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per linear foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs.

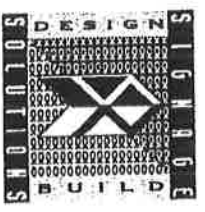
TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or fluorescent lamps. Exposed neon prohibited.



EAST FACING ELEVATION - SHOPS 1 & 2



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RIVERVIEW PLACE





PAD TENANT SIGNAGE - MULTI-TENANT USER

MATERIALS:

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

COPY:

Tenant name/logo.

SIGN AREA:

The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage.

One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

TYPE FACE:

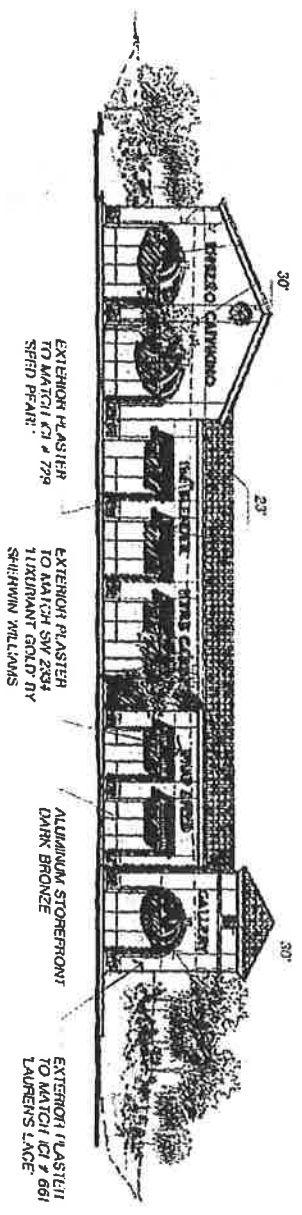
Custom tenant logotype/ name with Owner approval.

COLORS:

Custom colors logotype/ or colors with Owner approval.

LIGHTING:

Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or fluorescent lamps. Exposed neon prohibited.



WEST FACING ELEVATION - PAD A



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RIVERVIEW PLACE



PAD TENANT SIGNAGE - SINGLE USER

MATERIALS: A variety of wall sign treatments is encouraged.

Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGN AREA: The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed forty eight inches (48") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

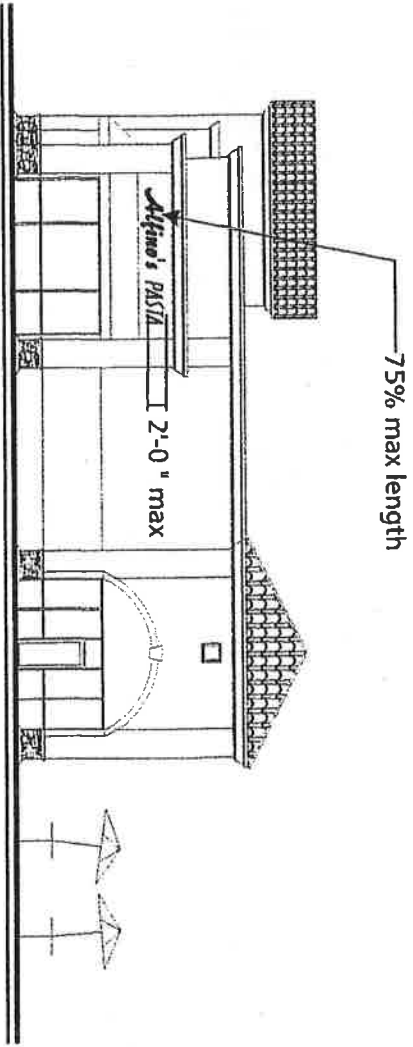
The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage.

One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

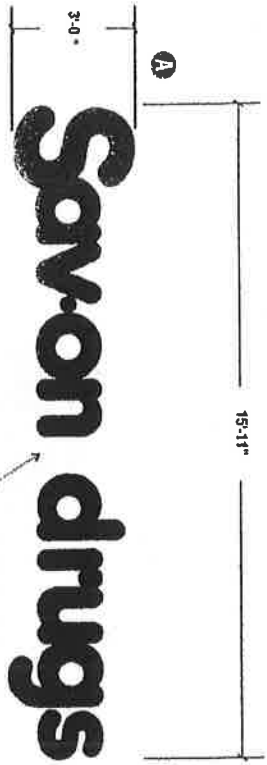
LIGHTING: Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or fluorescent lamps. Exposed neon prohibited.



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RIVERVIEW PLACE





SAV-36-WL
 SCALE: 3/8" = 1'-0"
 TWO (2) REQUIRED

SIGN AREA = 29.6 SQUARE FEET
 SIGN SQUARE FOOTAGE CALCULATED
 USING SHADED AREA SHOWN



SAV-36-SWL
 SCALE: 1/4" = 1'-0"

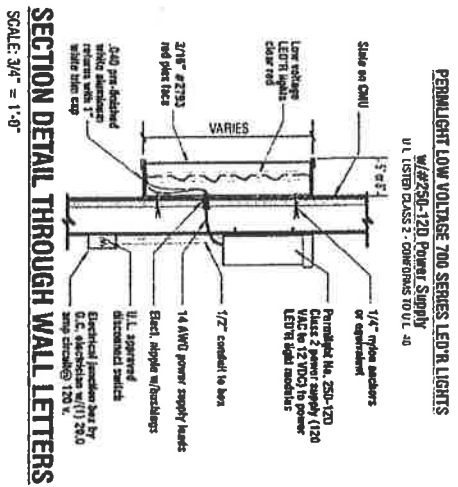
ONE (1) REQUIRED
 SIGN AREA = 18 SQUARE FEET



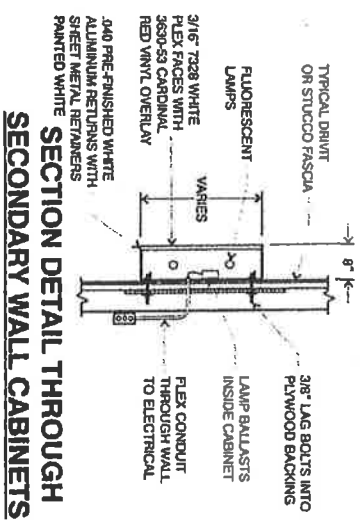
SAV-42-RXWWS
 SCALE: 3/8" = 1'

ONE (1) REQUIRED
 SIGN AREA = 32.95 SQUARE FEET

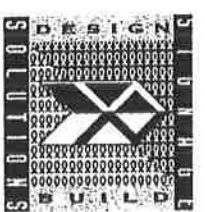
ILLUMINATED CHANNEL WALL CABINETS - 4\"/>



SECTION DETAIL THROUGH WALL LETTERS
 SCALE: 3/4" = 1'-0"



SECTION DETAIL THROUGH SECONDARY WALL CABINETS



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RIVERVIEW PLACE

MAJOR "A" SIGNS

EXHIBIT



U

UNDER CANOPY/ BLADE SIGNAGE

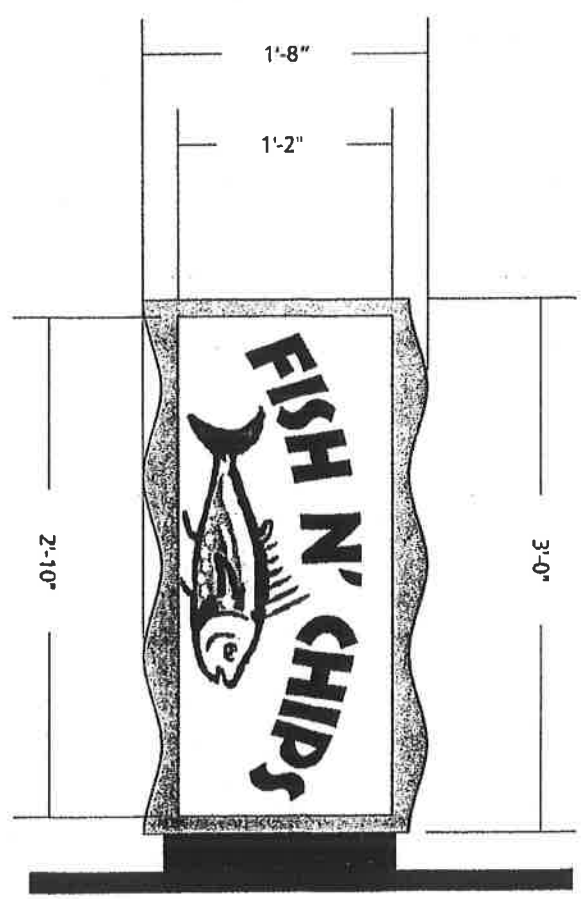
MATERIALS: A Variety of materials can be used to build a blade sign. It is encouraged that blade signs be as two or three dimensional and iconic as possible.

COPY: Tenant name/logo.

SIGN AREA: 4 sq. Ft. maximum sign area per tenant

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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RIVERVIEW PLACE



E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.

E2 REAR ENTRY ID

MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGN AREA: 2.5 sq. Ft. maximum sign area.

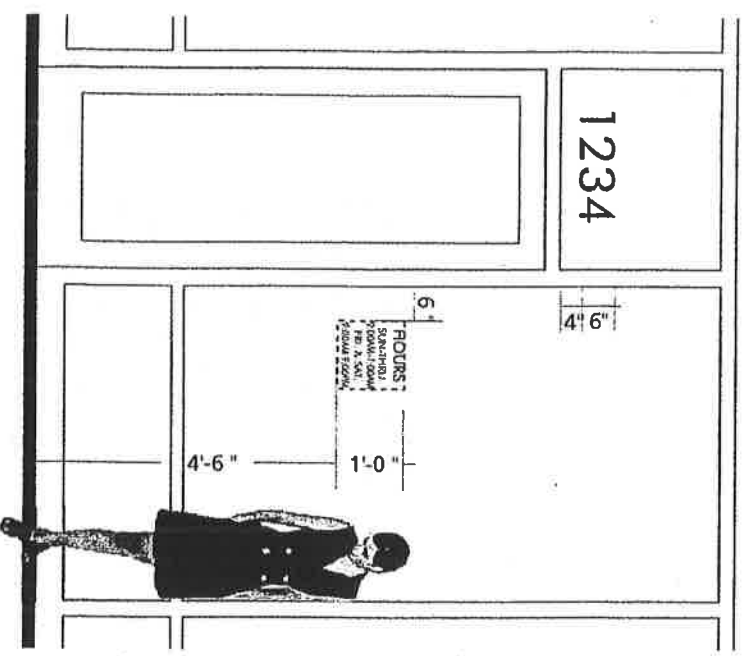
TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery side of building.



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RIVERVIEW PLACE



TYPICAL ELEVATION



TYPICAL ELEVATION



Riverview Plaza

Santa Clarita, CA

2.1



Sierra Highway



NAP



Via Princessa



Owned & Managed By:
DMP Properties
250 Newport Center Drive #300
Newport Beach, CA 92660
www.DMPProperties.com
P 949.720.8166

M.1 MULLI TENANI MONUMENT

Materials: Double sided fabricated monument with textured and metal finishes. Copy to be routed out of aluminum and backed with plex. Project logo to illuminate. Mounted to stone column base

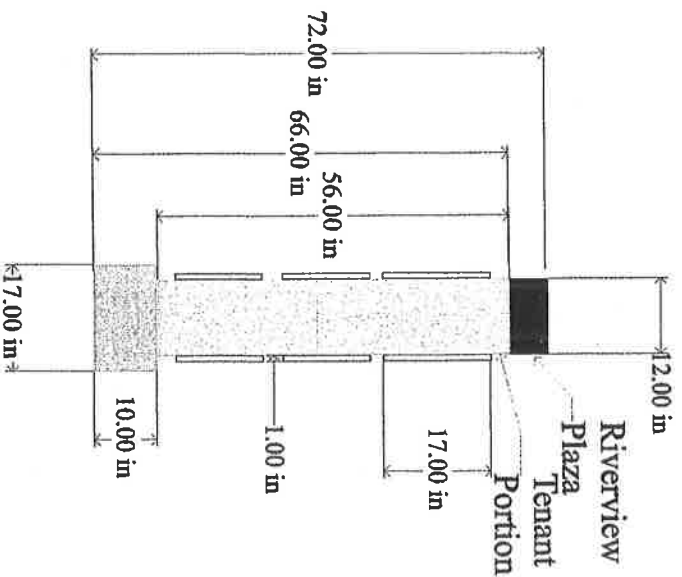
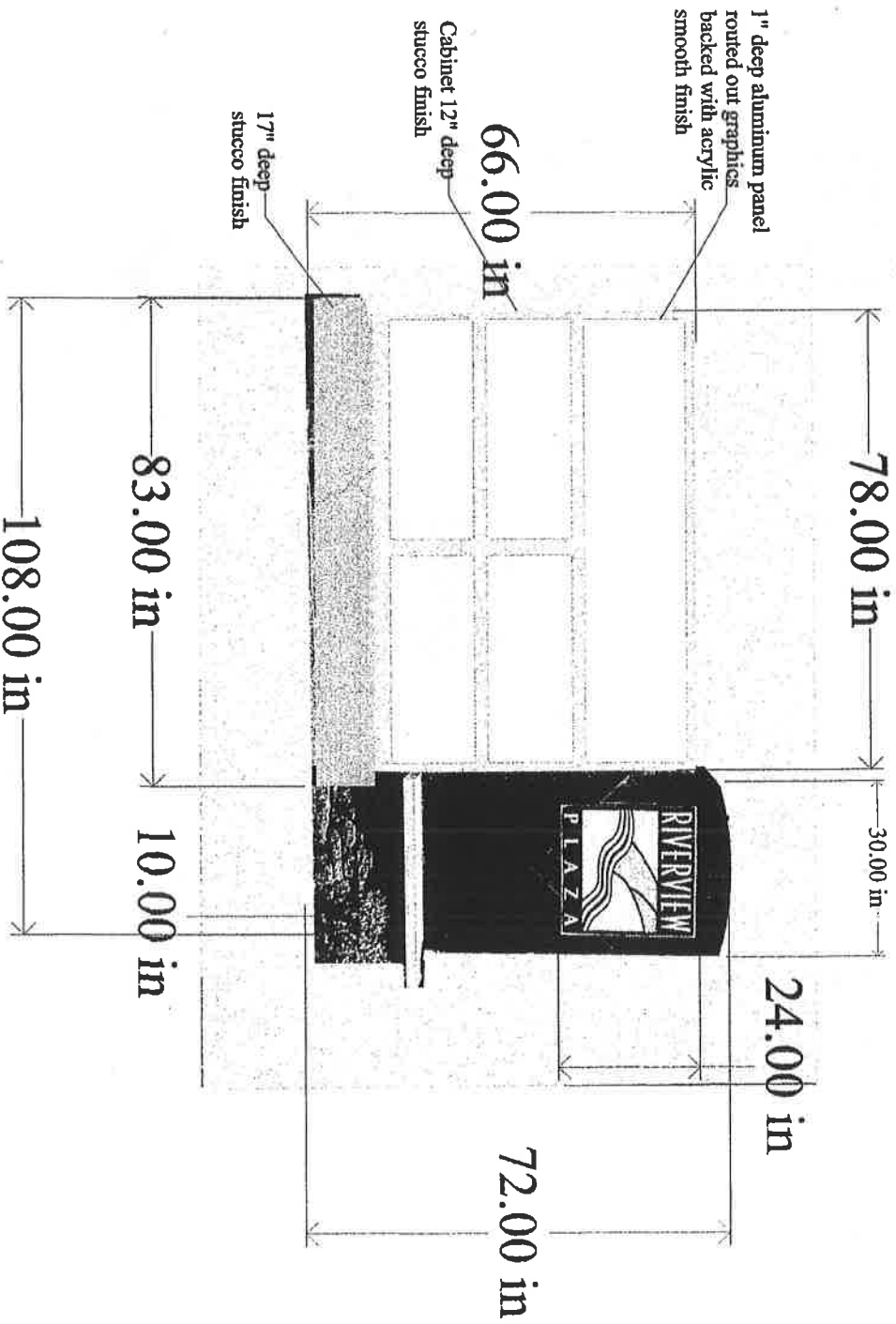
QUANTITY (1)

SIGN AREA: Tenant sign area 26 SF maximum Total sign area 52 SF

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule

ILLUM: Internally with Fluorescent Lamps.



2.2

M.

M.2 MULTI TENANT MONUMENT I

Materials: Double sided fabricated monument with textured and metal finishes. Copy to be routed out of aluminum and backed with plex. Project logo to illuminate. Mounted to stone column base

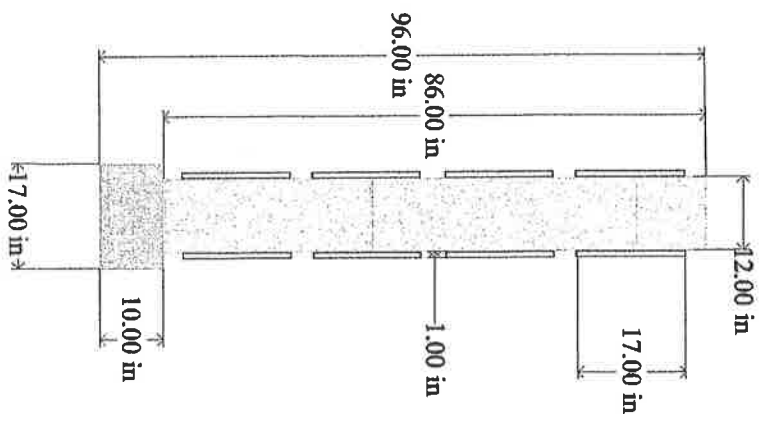
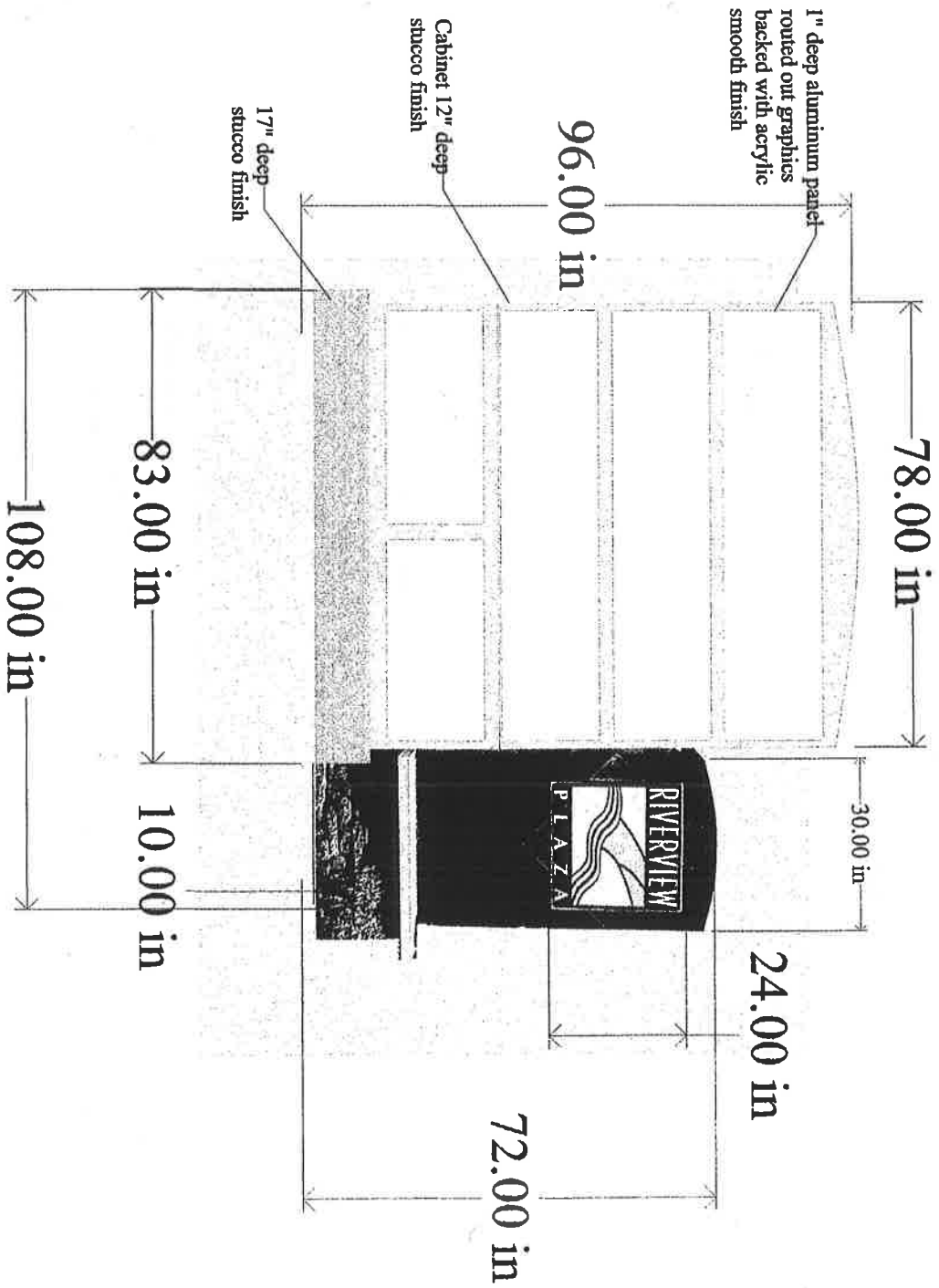
QUANTITY (3)

SIGN AREA: Tenant sign area 40 SF maximum Total sign area 72 SF

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule

ILLUM: Internally with Fluorescent Lamps.



203 M:

M.3 MULTI TENANT MONUMENT

Materials: Double sided fabricated monument with textured and metal finishes. Copy to be routed out of aluminum and backed with plex. Project logo to illuminate. Mounted to stone column base

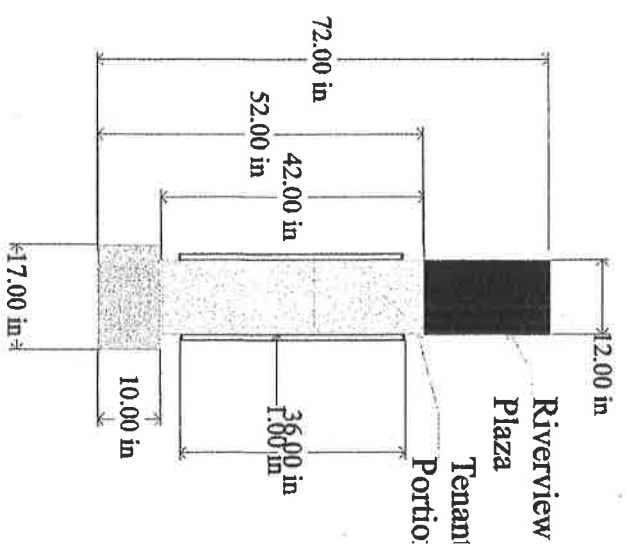
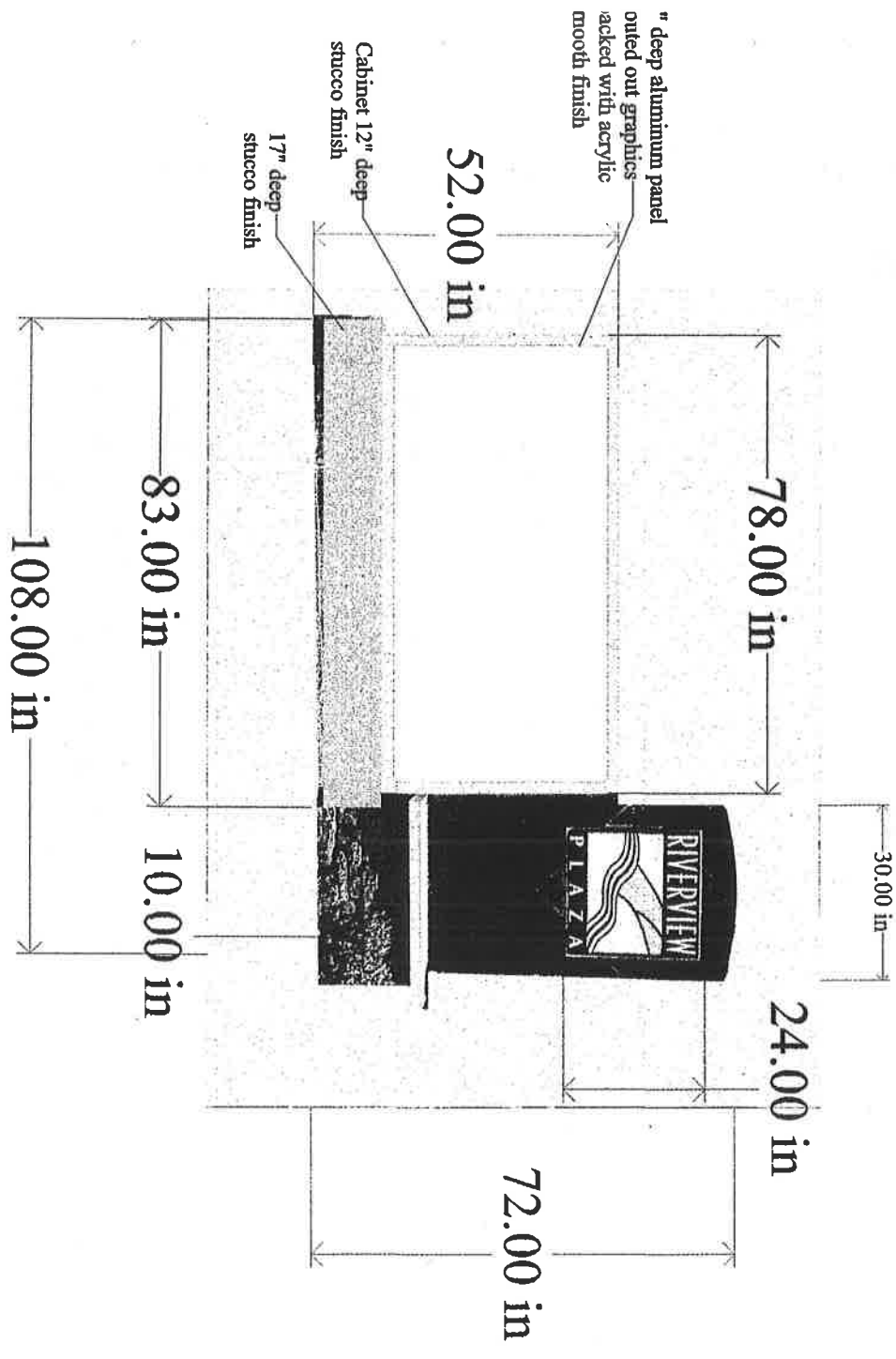
QUANTITY (1)

SIGN AREA: Tenant sign area 18 SF maximum Total sign area 22 SF

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule

ILLUM: Internally with Fluorescent Lammps.



2.4



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 2 1/2" square pipe.

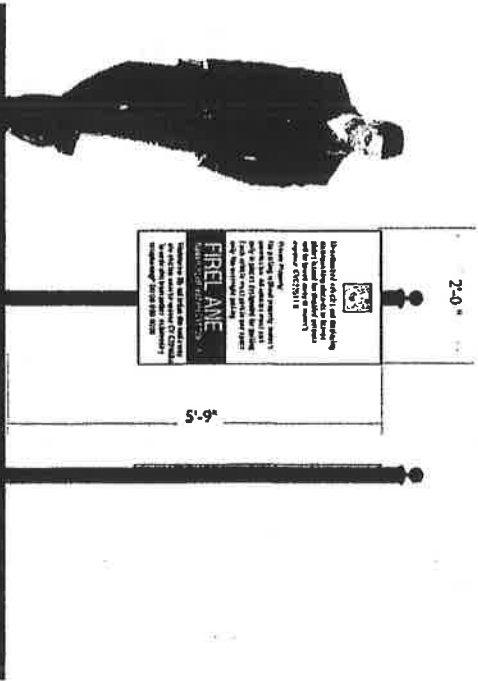
QUANTITY:

SIGN AREA: 5'-9" maximum height.

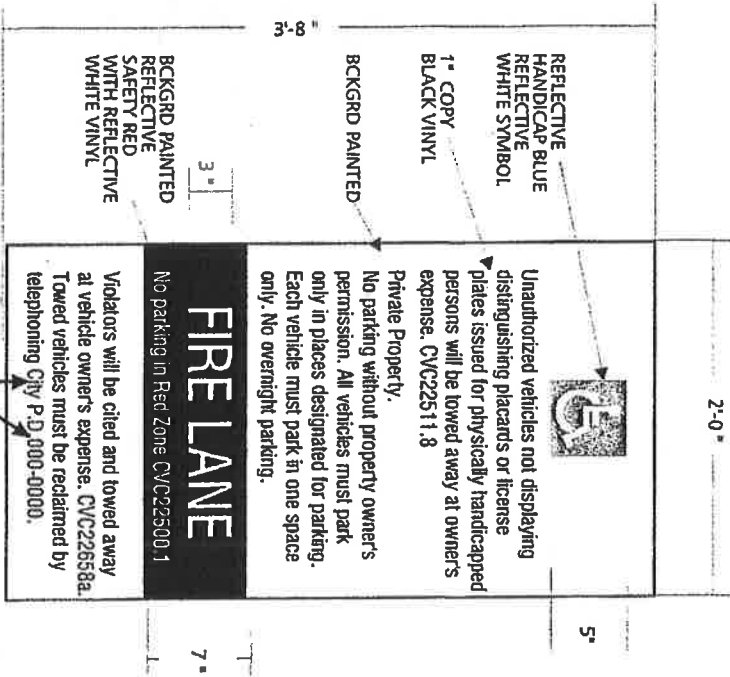
TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.

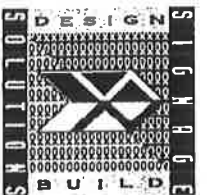


Scale: 3/8" = 1'-0"



Scale: 1" = 1'-0"

Verify phone number and city or county department



02-4157
5-11-03

RIVERVIEW PLACE





STOP & HANDICAP SIGNS

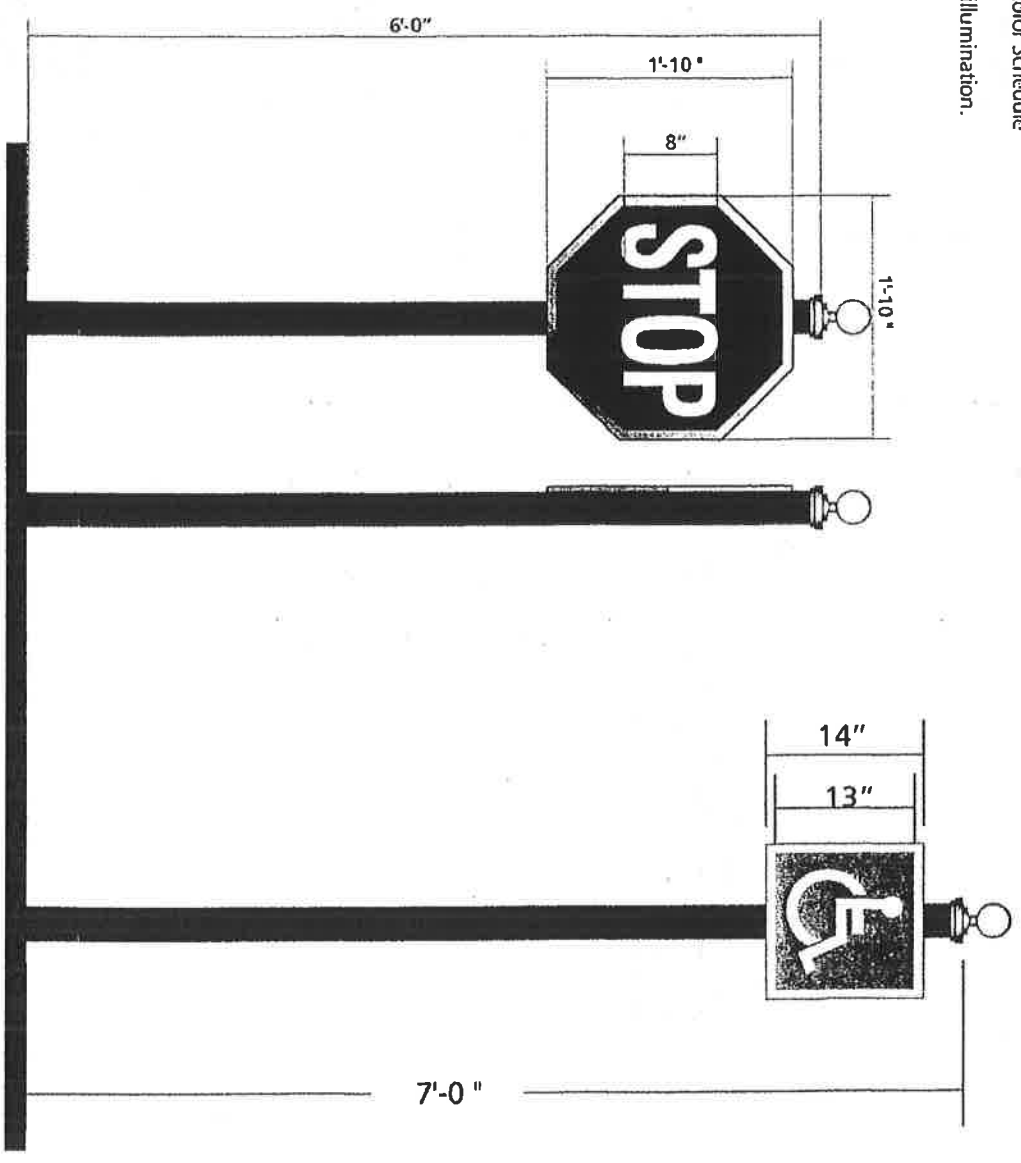
MATERIALS: Single faced aluminum sign. Mounted to 2 1/2" square pipe.

SIGN AREA: 7'-0" maximum height.

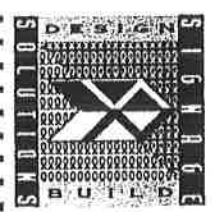
TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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



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RIVERVIEW PLACE





BUILDING ADDRESS

MATERIALS: 10" high 1" thick gator foam address numbers.

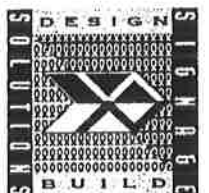
QUANTITY:

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

10"
1234



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RIVERVIEW PLACE



