

**City of Santa Clarita  
Master Case Number 06-102  
Sign Review 06-011  
Per Code Section 17.19  
of the Unified Development Code**

Date: September 25, 2006

Applicant: Image Factor, Inc.

Request: The applicant is requesting approval of a sign program for Rye Canyon Pointe located at 28212 Kelly Johnson Parkway in the City of Santa Clarita.

Findings: The Community Development Department has determined that the applicant's request is a reasonable and conforming use of the property along with the application of conditions of approval. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this decision. Therefore, this sign review proposal is approved, subject to the following conditions:

**CONDITIONS OF APPROVAL / MITIGATION MEASURES**

1. This approval allows for the construction of the following signs for the building:
  - A. **Monument Sign** – The applicant shall have permission to construct two (2) double-sided monument signs that shall not exceed 5'-2" in overall height and 7'-3" in overall width. The signs shall advertise the name and address of the project and shall not advertise more than four (4) of the tenants/services of the building on each monument sign.
  - B. **Building Identification Sign** – The applicant shall have permission to construct one building identification sign located on the building canopy on

the corner of Kelly Johnson Parkway and Constellation Road. The sign shall advertise the name of the project, "Rye Canyon Pointe" and the lettering of said sign shall not exceed 1'4" in height.

- C. **Major Tenant Wall Sign** – The applicant shall have permission to install two (2) wall signs identifying the name of a major tenant. One sign shall be located on the west elevation of the building facing Kelly Johnson Parkway. The other sign shall be located on the south elevation of the building facing Constellation Road. Sign lettering and logos shall not exceed 24" in height unless an application for enhanced signage is approved by the Director of Community Development. The wall signs shall be limited to company name and/or logo and may be displayed as two lines of copy.
2. The constructed signs' design, color, and placement shall be consistent with the plans submitted to, and approved by, the Planning Division.
  3. The project shall be developed in conformance with the approved plans on file in the Planning Division. Any changes shall be subject to further review by the Director of Community Development Department.
  4. 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.
  5. Signs shall not be located in such a manner as to impede traffic or sight visibility.
  6. Exposed or open neon shall not be permitted.
  7. Visible raceways shall not be permitted.
  8. The applicant and property owner shall obtain all necessary building permits and shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
  9. This approval must be used within one (1) year from the date of issuance. This approval shall be considered null and void if not acted upon by September 25, 2007.
  10. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Community Development Department before approval is granted.

Master Case 06-102; Sign Review 06-011  
September 25, 2006  
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Should you have any questions regarding this approval, I can be reached at (661) 255-4330.

Sincerely,

**Ben Jarvis**  
Assistant Planner II

S:\CD\CURRENT\!2006\06-102 (SR Rye Cyn Pointe)\06-102 Conditions.doc

**Project Location:**

Thomas Guide Page 4460, Grid D-6  
Rye Canyon Pointe  
28212 Kelly Johnson Parkway  
Santa Clarita, CA  
91355

**Governing Agency:**

Rye Canyon Business Park Association  
Architectural Review Committee (ARC)  
Contact: Janette Ashmore  
Paragon Real Estate Services, Inc.  
3251 Corte Malpaso, Suite 511  
Camarillo, CA  
93012  
Tel: 805.389.0288

**Owner:**

Rye Canyon Pointe, LLC  
Contact: Darcey Oldhafer  
25322 Rye Canyon Road  
Valencia, CA  
91355  
Tel: 661.702.2200

**City Planning Department:**

City of Santa Clarita  
Community Development  
Contact: Ben Jarvis  
23920 Valencia Boulevard  
Suite 300  
Valencia, CA  
91355  
Tel: 661.255.4330

**Architect:**

Bastien and Associates, Inc.  
Contact: Stephen Placido  
2961 Edinger Avenue  
Tustin, CA  
92780  
949.857.0001

**Signage Consultant:**

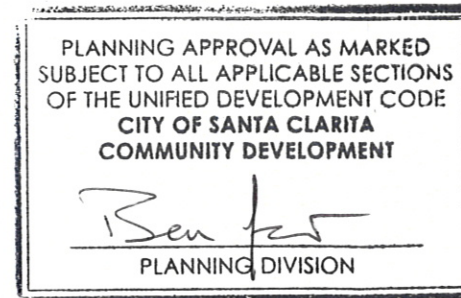
Image Factor, Inc.  
Contact: Cary Llewelyn  
25317 West Avenue Stanford  
Valencia, CA  
91355  
Tel: 661.295.0624  
Email: cary@imagefactor.com

# RYE CANYON POINTE

## PLANNED SIGN PROGRAM

Revised 8/23/06

SEP 25 2006



MC 06-102; SR 06-011  
• APPROVED SUBJECT TO THE  
CONDITIONS OF APPROVAL.

RECEIVED  
PLANNING DIVISION

SEP 21 2006

CITY OF SANTA CLARITA



IMAGE FACTOR  
DESIGN | FABRICATION

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**RYE CANYON  
POINTE**

28212 Kelly Johnson Parkway  
Santa Clarita, California  
91355

**PLANNED SIGN PROGRAM**

Revised September 23, 2006

Prepared For:



25322 Rye Canyon Road  
Valencia, California  
91355

Prepared by:



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### **PURPOSE AND INTENT**

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted signage in conformance with the provisions set forth in the sign program for the "RYE CANYON POINTE" project.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project.

### **MAINTENANCE**

All signs within the "RYE CANYON POINTE" project shall be maintained in an as-new condition in accordance with the CC&R's for the project. Inspections of all signs on site will be made periodically. Any deficiencies shall be immediately corrected by the party responsible for said signs.

## **RYE CANYON POINTE**

28212 Kelly Johnson Parkway  
Santa Clarita, California  
91355

### **PLANNED SIGN PROGRAM**

Revised September 23, 2006

Prepared For:



25322 Rye Canyon Road  
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**PURPOSE AND INTENT  
MAINTENANCE**

## APPROVALS

All signage must have written approval from the landlord and the Rye Canyon Business Park (ARC)'. Prior to City review, eligible sign applicants must first obtain the approval from the landlord and then the Rye Canyon Business Park (ARC) by submitting the following:

- (1) Submit in triplicate the following to the landlord and then to the Rye Canyon Business Park (ARC):
  - (a) Site plan and building elevation showing proposed sign location and dimensions;
  - (b) Proposed materials, finishes, colors and illumination type if illuminated;
  - (c) Section view showing fabrication and attachment details;
- (2) For city approval submit (in triplicate) drawings as approved by the landlord and the Rye Canyon Business Park (ARC) to the City of Santa Clarita's Planning Division. After planning approval, proceed to the Building and Safety Department to obtain sign/building permits. These drawings shall include the following:
  - (a) Site plan and building elevation showing proposed sign location and dimensions;
  - (b) Proposed material, finishes, colors and illumination type if illuminated;
  - (c) Section view showing fabrication and attachment details;
  - (d) Monument signs will need to include engineering done by a civil engineer that is licensed in the State of California.

## UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or if there is ambiguity, the sign applicant is referred to the landlord, Rye Canyon Business Park (ARC) and the City of Santa Clarita Planning Division for clarification and determination. The landlord, The Rye Canyon Business Park (ARC) and the City of Santa Clarita's Planning Division together will then approve signing that best meets the intent of the Planned Sign Program.

## RYE CANYON POINTE

28212 Kelly Johnson Parkway  
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91355

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APPROVALS

UNCERTAINTY OF SIGN  
STANDARDS

## COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the CC&R's, the landlord, the Rye Canyon Business Park (ARC) and The City of Santa Clarita. All such non conforming or unapproved sign(s) must be brought into conformance at the expense of the person(s) responsible of said sign(s).

## DESIGN CRITERIA & GENERAL SIGN STANDARDS

- (1) Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which encloses the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
- (2) The location of the (2) tenant identification monument signs shall conform to The City of Santa Clarita's site distance triangle. Please note there will only be (2) tenant identification monument signs allowed on this project.
- (3) All paint on aluminum or acrylic shall be satin polyurethane over proper primer.
- (4) Any signs attached to the building shall be formed by individual letters and shall be surface/base mounted. No "cabinet signs" or signs painted directly on the building will be permitted. All on-building identification signs shall be mounted directly onto or into the building surface. No "raceways" or other visible means of attachment may be used.
- (5) All Monument and On Building Identification signs must be illuminated, these types of signs may be internally or externally illuminated. All lighting techniques and fixtures must be submitted to the landlord, the Rye Canyon Business Park (ARC) and the City of Santa Clarita's Planning Division for approval. There will be no flashing, moving, audible, or foam letters allowed on this project
- (6) All attachment hardware shall be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal or servicing.

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**COMPLIANCE REQUIREMENT  
DESIGN CRITERIA & GENERAL  
SIGN STANDARDS**



## RYE CANYON POINTE

28212 Kelly Johnson Parkway  
Santa Clarita, California  
91355

### SIGN DESCRIPTIONS

#### Tenant Monument Signs

This type of sign is provided for ground mounted tenant identification. This sign type shall conform to all the specifications shown on the exhibit with the following additional specifications: these signs shall have a fabricated aluminum cabinet mounted on top of a masonry base/footing, all paint finishes, corner/edge details and reveals are to match the building standard. Sign footings and engineering shall be the responsibility of the sign contractor and a structural engineer licensed in the State of California. Signs must be set back from the street/curb so as not to block street nor driveway traffic. Only (2) Tenant Monument Signs will be permitted for the entire "RYE CANYON POINTE" project (see site plan).

#### Building / Project Identification at Canopy

This sign type is provided for building / project identification only. The copy shall be limited to the project name "RYE CANYON POINTE" and may be displayed as one line of copy. This sign type may be externally illuminated if desired and fabricated from stainless steel.

#### On-Building Business Identification for Major Tenants

This sign type is provided for On Building Business Identification, please note there will only be (2) On building Business Identification signs allowed on this project, (1) towards the top of the building on the south elevation and (1) towards the top of the building on the west elevation, this sign type must be internally illuminated with a maximum height of 24", the maximum area allowed for an On Building Business Identification sign is 1-1/2 square feet for each linear foot of building frontage (maximum length not to exceed 30'-0"). Please note all signs will be subject to approval as far as size, type, illumination, color and exact location on building, all signs must be approved by the landlord, the Rye Canyon Business Park (ARC) and The City of Santa Clarita's Planning Division.

### PLANNED SIGN PROGRAM

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**SIGN DESCRIPTIONS**  
**Tenant Monument Signs**  
**On Building Identification Sign**  
**On Building Business**  
**Identification Sign for Major**  
**Tenants**

## **SIGN DESCRIPTIONS**

### **Building Addresses**

This building will have a minimum of one address located on the parapet level of the building. Numerals shall be a minimum of 12" tall x 2" deep, actual height and location will be determined by Los Angeles County Fire Department Depending on visibility. Address numerals shall be fabricated out of aluminum and painted to match building in a contrasting color, paint finish to be satin gloss.

### **Identification Signs at Man / Service Doors**

This sign is provided for tenant identification for shipping, receiving, employees and emergency services. This sign will be limited to tenant address, company name and one line of copy that states what that specific entrance is intended for; i.e., shipping, receiving, will call etc. This sign will be made of 1/8" aluminum plate with polyurethane painted finish and 2 mil high performance vinyl graphics. Panel size would be 16" square.

## **EXHIBITS**

The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs on this project.

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91355

## **PLANNED SIGN PROGRAM**

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**SIGN DESCRIPTIONS**  
**Building Address**  
**Identification Signs at Man Doors**  
**EXHIBITS**

# RYE CANYON POINTE

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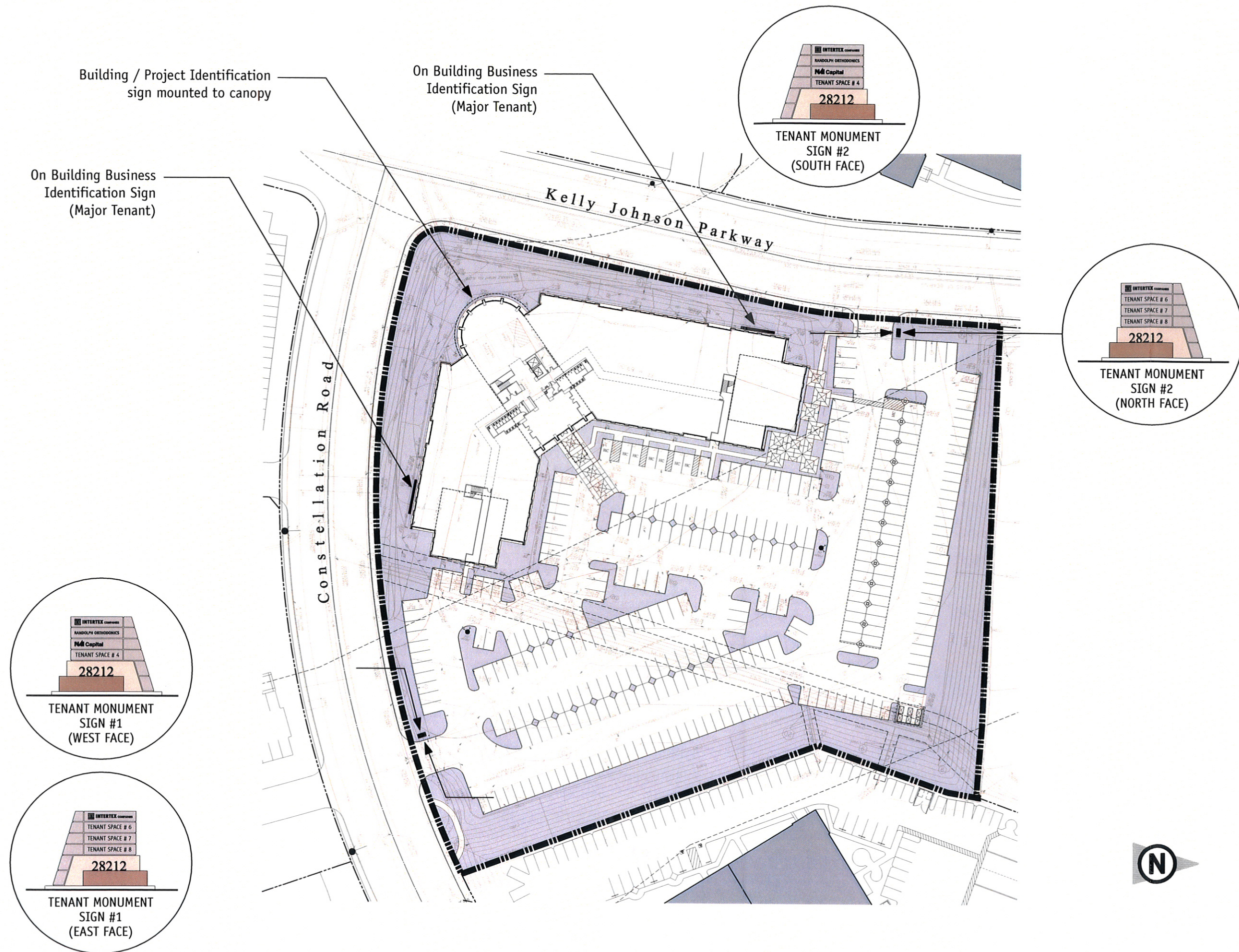
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PROJECT SITE PLAN



**RYE CANYON  
POINTE**

28212 Kelly Johnson Parkway  
Santa Clarita, California  
91355

**PLANNED SIGN PROGRAM**

Revised September 6, 2006

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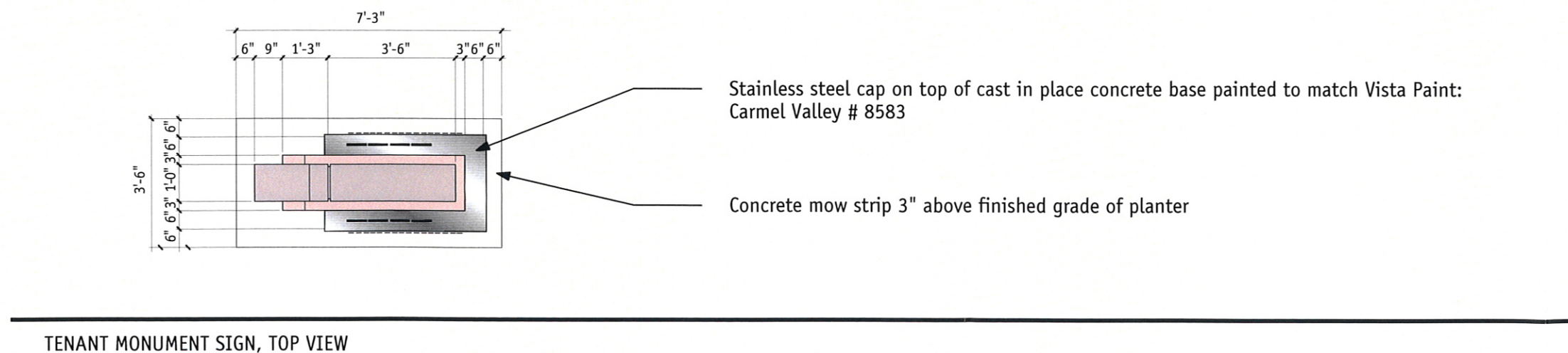
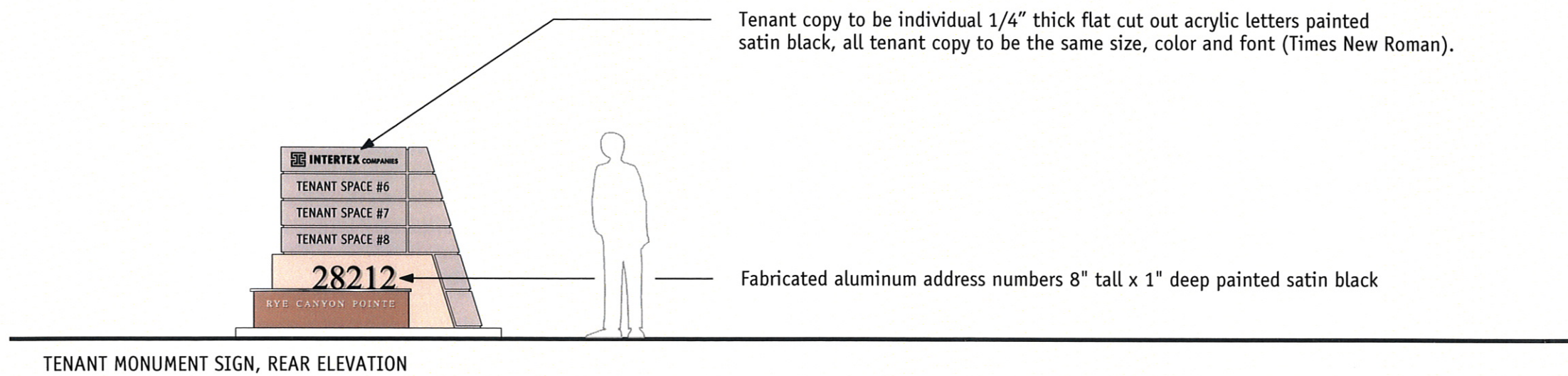
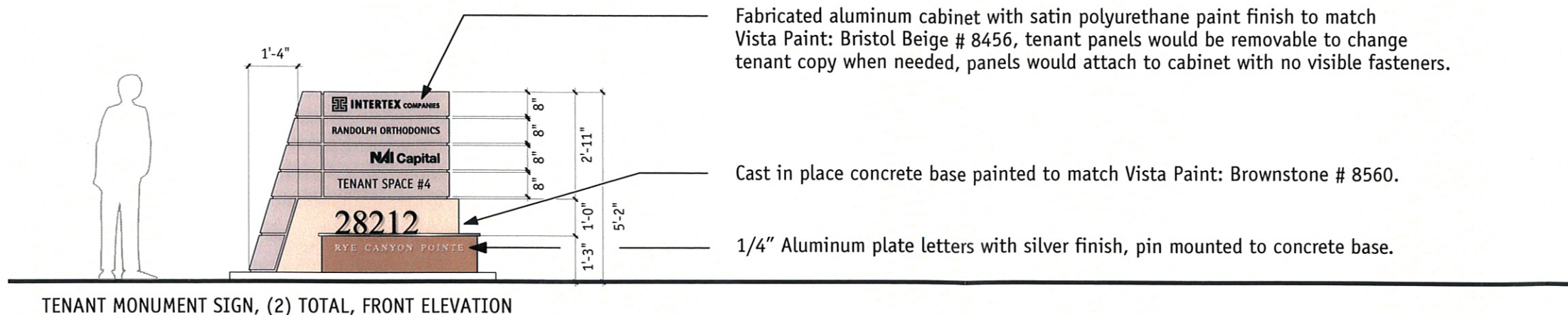
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**TENANT MONUMENT SIGNS**



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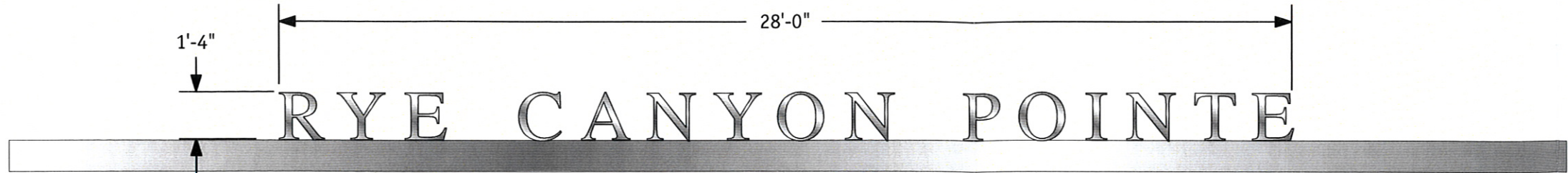
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**ON BUILDING TENANT  
IDENTIFICATION**



**BUILDING IDENTIFICATION ON CANOPY**

Fabricated stainless steel letters, letters to be base mounted to canopy with no visible fasteners, backs of letters to be finished to match faces, letters to have a #4 horizontal brushed finish on face/edges, backs to be painted to match stainless finish.

*CHANGE TO BLACK LETTERING.  
BUS 8-17-07*

On Building Business Identification Sign  
(Major tenant only), see specifications on page 5



**ON BUILDING TENANT IDENTIFICATION**