



City of
SANTA CLARITA

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www.santa-clarita.com

**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 17-229
SIGN REVIEW 17-032
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: December 8, 2017

Applicant: Mende Dhugga
16524 Soledad Canyon Road
Santa Clarita, CA 91387

Location: Sand Canyon Center
16538 through 16680 Soledad Canyon Road
Assessor's Parcel Numbers (APNs):
2839-007-191, 2839-007-194, 2839-007-031, 2839-007-189,
2839-007-190, 2839-007-192, 2839-007-195, and 2839-007-193.

Request: The applicant is requesting a Sign Review to amend the existing Master Sign Program (MSP) for the Sand Canyon Center shopping center. The request would amend MSP to permit secondary signage on the Pet Shop building located at 16524 Soledad Canyon Road (APN: 2839-007-191). The original conditions of approval approved under Master Case No. 12-114 remain in effect except as amended herein. The building was constructed in 1979. The subject property is zoned Community Commercial (CC) and is located within the community of Canyon Country.

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 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 appropriate signage for the South and East Elevations of the Pet Shop building. All signs shall be in compliance with the approved Master Sign Program on-file with the Planning Division.
- PL2. All original conditions of approval for the MSP remain in effect, as approved under Master Case No. 12-114, except as amended herein.
- PL3. Tenant signage shall be in compliance with the Tenant Sign Location & Size Allowances described in the Master Sign Program.
- PL4. Wall signs shall not exceed the height limits for Retail Tenant signage, as indicated in the Master Sign Program.
- PL5. No tenant shall be allowed more than one sign per elevation, unless otherwise permitted in the Master Sign Program.
- PL6. 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.
- PL7. 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.
- PL8. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL9. No exposed or open neon is allowed.

Master Case No. 17-229; Sign Review 17-032
Conditions of Approval
December 8, 2017
Page 4 of 4

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,

A handwritten signature in black ink, appearing to read 'Andy Olson', with a long horizontal flourish extending to the right.

Andy Olson, AICP
Assistant Planner II

S:\CD\PLANNING DIVISION\CURRENT\2017\MC17-229 (SR17-032 Sand Canyon Center MSP Amendment)\2. Approval Documents\MC17-229 Conditions of Approval.docx

DEC 08 2017

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

Anderson ^{TO}
 PLANNING DIVISION

- approved MSP amendments
per MC17-229

SAND CANYON CENTER

Master Sign Program

Sand Canyon Center
 16538-16680 Soledad Canyon Road
 Santa Clarita, California



Property Development Centers
 5918 Stoneridge Mall Road
 Pleasanton, CA 94588
 T: 925-738-1207

Sign Consultants:



Pacific Neon Company, Inc.
 2939 Academy Way
 Sacramento, CA 95815
 T: 916-927-0527

SEP 05 2012

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

Ben Lewis
 PLANNING DIVISION

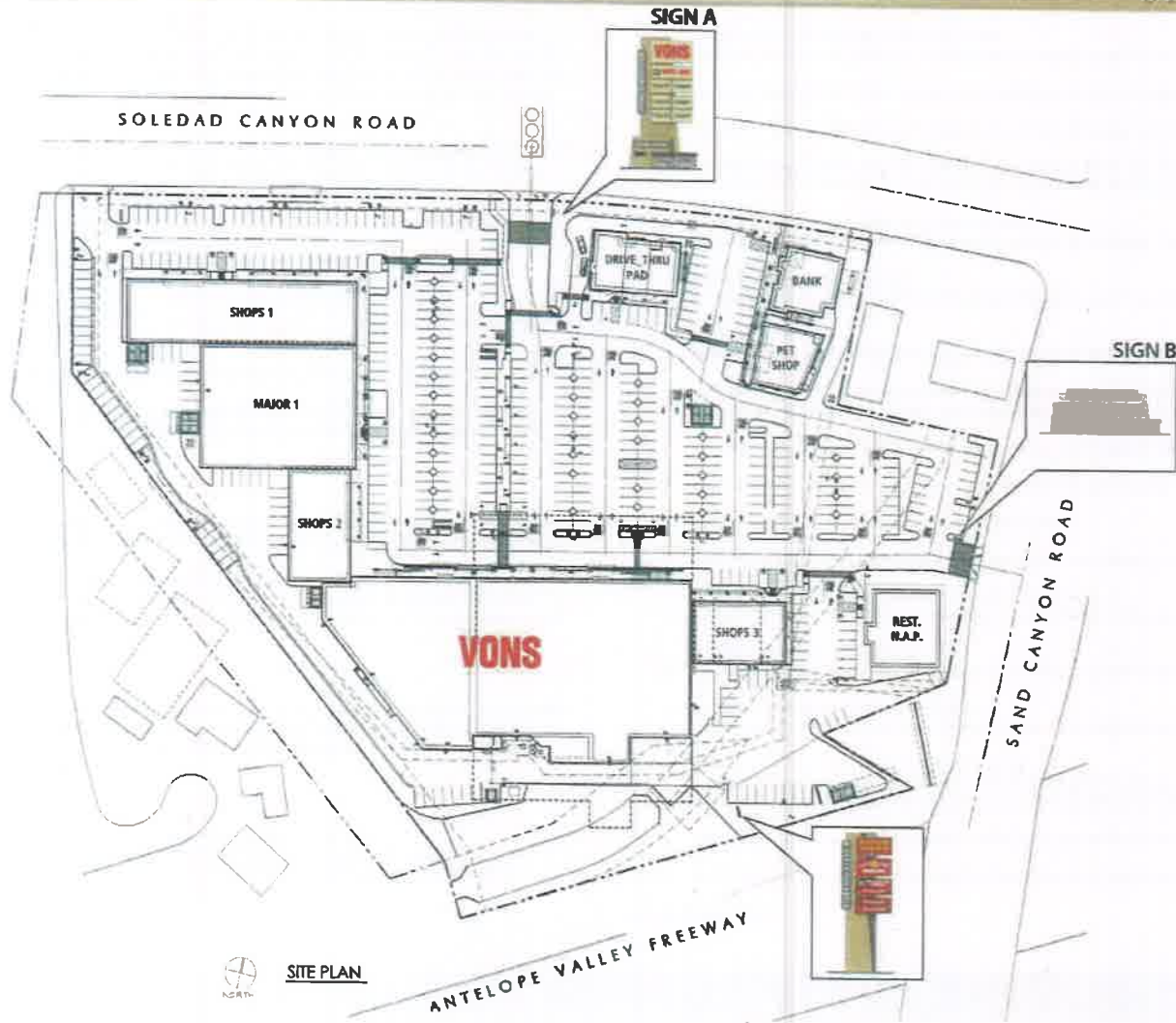
Approved per the Commission of
Approval for MC 12-114.

DATE:
 March, 2012
 April, 2012
 May, 2012
 June, 2012
 July, 2012
 August, 2012
 September, 2012

Sign Criteria Index

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1.0 Site Plan



 **SITE PLAN**

2.0 Guideline

The Sand Canyon Center Master Sign Criteria has been established for the purpose of assuring a functional, coordinated graphics program that will provide guidelines for unique signage integrated into the development's architectural design, maintain consistency, encourage creativity, and enhance the project in the City of Santa Clarita.

2.1 Design Intent

The guidelines of this program are designed to complement architectural elements/themes of the existing buildings and coordinate the type, placement, and physical dimensions of signs within the center, thereby appearing as an integral part of the center. In cases not covered by the Sand Canyon Center Master Sign Criteria, the prevailing criteria will follow the City of Santa Clarita sign code.

2.2 Approvals and Permits

- A. Each Tenant or Lessee will be provided with a copy of the Tenant sign guidelines and criteria as their first step in obtaining signs within the Homestead Marketplace property. Compliance with this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by the tenant must be brought into compliance at the tenant's expense.
- B. This criteria shall not imply that any governmental approval will be automatically granted. The tenant is solely responsible for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Santa Clarita Planning and Building Departments.

2.3 General Requirements

- A. Each Tenant is required to submit to Landlord for approval before fabrication, at least two (2) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination and method of attachment.
- B. All permits for signs and their installation shall be obtained by the tenant or tenant's representative, at the tenant's sole expense prior to installation.
- C. All signs shall be designed, constructed, installed and maintained at the tenant's sole expense. All signs shall be designed by professional design consultants (e.g. architects, design firms or sign design / sign construction firms).
- D. All signs shall be designed and constructed consistent with the City of Santa Clarita sign code and this criteria.
- E. The tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Santa Clarita, Underwriters Laboratories (U.L.) and the Uniform Electric Code.
- F. All signs shall be reviewed for compliance with the above mentioned criteria. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole discretionary right of the Landlord, Landlord's representative and the City of Santa Clarita.
- G. Upon termination of the Lease, the tenant shall leave the facade wall, awning, glazing or hanging sign in good condition. Without limitation, the tenant shall be specifically required in a workman like manner to all remove installed signage, fill all holes, and terminate all electrical wiring per prevailing codes. At the Landlord discretion, the tenant is required to restore a consistent look and color to match the surrounding facade. The tenant is required at its sole cost and expense to replace all store frontage glass areas that can not be fully restored.

2.4 General Criteria

- A. All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc).
- B. Signage should meet or exceed all requirements of the State of California and the City of Santa Clarita.
- C. Sign content shall be limited to business identification signs only; products or service shall not be displayed on any permanent signage. Tenants however, are permitted secondary signage (i.e. "Medical Office", "Engineer" and the like) when it forms part of a recognized corporate logo or slogan.
- D. Tenant wall signs shall be fabricated aluminum, individual pan-channel letters and logos with returns/trimcap, individual reverse pan halo with internal neon or LED lighting.
- E. All electrical signs shall meet or exceed Underwriter's Laboratories construction specifications and be fabricated and installed by licensed U.L. sign contractors.
- F. The choice of copy font and colors shall be at discretion of the Tenant, but design merit and content is at Landlord's discretion and will require approval prior to manufacture and installation.
- G. All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- H. All exposed fasteners to be painted to match the background surface.
- I. All transformers, electrical boxes, wiring, conduit and access doors shall be concealed.
- J. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- K. All tenant signs attached to building wall or fascia shall be connected to a junction box provided by Landlord, with the final electrical connections by Tenant's sign contractor. All Tenants shall have their signs connected to their own electrical panel.
- L. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- M. All identification labels shall be concealed, except where required by code. An Underwriters Label is required on all electrical signage verifying certification.
- N. Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- O. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- P. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- Q. All exposed welded seams and joints shall be finished smooth and painted accordingly.
- R. The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

2.5 Administration

- A. The amount of hours per day during which the signs will be illuminated shall be determined and controlled at Landlord's sole discretion.
- B. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
- C. The sign contractor shall carry a Workman's Compensation and Public Liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
- D. At the expiration or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off electrical connection, patch and paint the entire fascia area to match the surrounding areas at Tenant's expense within seven (7) days.
- E. Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by landlord and Tenant. Any deviation from specifications outlined in this criteria may result in the rejection of the sign by Tenant and/or Landlord.
- F. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.
- G. Tenant shall maintain their sign in a clean, professional and functioning manner. Any structural damage, graffiti, electrical problems, wear and tear, and other breakage pertaining to Tenant signs shall be repaired by Tenant within 10 consecutive days from such event. If repairs are not made within the 10 day time period, the Landlord may affect repairs and hold the tenant responsible for all cost incurred.

2.6 Prohibited Signs

- A. No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- B. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- C. No sign shall obstruct access to fire hydrants, fire department connections or fire department access roads.
- D. Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- E. It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed anything of an obscene, indecent or of immoral nature or unlawful activity.
- F. Painted wall signs are prohibited.

2.7 Temporary Signs

Temporary wall signs, leasing signs, window signs, pennants, banners or flags, will be allowed if consistent with provisions in the City of Santa Clarita Sign Ordinance and approval of the Landlord. All window signage to be less than 20% coverage.

3.0 Wall Sign Guidelines

The intent of these guidelines is to provide standards necessary to achieve a visually coordinated, balanced and appealing signage environment. In support of these objectives, the following qualities were incorporated into the design and scope of work within these standards:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

These guidelines shall enhance existing sign code and are not intended to circumvent the sign allowances as set forth by the City of Santa Clarita sign code.

3.1 Wall Mounted Sign Construction Restrictions and Placement

- A. (Preferred) Letters & Logo's to be Individual internally illuminated, aluminum construction reverse pan-channel letters. Faces to be aluminum with clear lexan backs, and have internal neon or LED illumination.
- B. Letters & Logo's to be Individual internally illuminated, aluminum construction pan-channel letters. Faces to be acrylic, and have internal neon or LED illumination.
- C. No exposed LEDs will be allowed, No exposed neon will be allowed. No animated signs will be allowed. Transformers to be located behind wall parapet or contained inside letters or logo cabinet. No exposed raceways or wireways will be allowed, except only when raceway is an integral component of the graphic sign design or architectural component of the building design or at Landlord's discretion and approval.
- D. Typical cabinet (box) signs are not allowed except as pan channel constructed logos.
- E. Sign layouts may be horizontal or Vertical provided they follow the guidelines set for and City of Santa Clarita sign code.
- F. Sign shall not overhang or be placed on top of building roof line.

3.2 General Tenant Sign Size & Quantity Restrictions

- A. Each establishment with a separate entrance shall be permitted one primary wall sign along the primary elevation with a primary entrance, facing a street or on site parking area. The maximum one and one half (1.5) square feet of wall area for each one linear foot of building or tenant frontage shall be permitted.
- B. "Each establishment with a separate entrance shall be permitted secondary wall signs on up to (2) other elevations (including the rear) facing a street or on site parking area." the maximum one and one half (1.5) square feet of wall area for each one linear foot of building or tenant frontage shall be permitted.

3.2 General Tenant Sign Size & Quantity Restrictions (con't)

- C. Each establishment with two (2) entrances along the main elevation may be permitted two (2) primary wall signs along the main elevation, pursuant to a sign review for enhanced signing and the following regulations.
 - a. The main elevation shall have a minimum frontage of one hundred and fifty (150) feet, and a minimum gross floor area of ten thousand (10,000) square feet.
 - b. The combined area of all signing along the main elevation shall not exceed one and one half (1.5) square feet of wall area for each one linear foot of building or tenant frontage.
 - c. The wall signs shall have the same design and shall be located adjacent to or above the building entrances.
- D. Sign height shall not exceed 2/3 of the building fascia height, nor exceed 75% of tenant frontage.

3.3 Major Tenant Sign Size & Quantity Restrictions

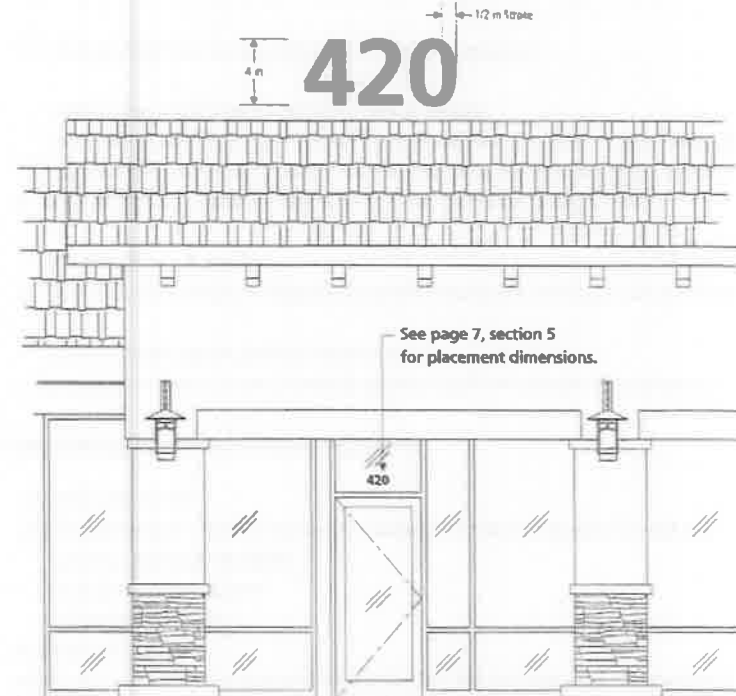
- A. Larger retail establishments may be permitted up to three (3) supplemental wall signs along the main elevation to advertise services provided or sub-tenants, pursuant to a sign review for enhanced signing and the following regulations.
 - a. The main elevation shall have a minimum frontage of one hundred and fifty (150) feet, and a minimum gross floor area of ten thousand (10,000) square feet.
 - b. The combined area of all signing along the main elevation shall not exceed one and one half (1.5) square feet of wall area for each one linear foot of building or tenant frontage.
 - c. The combined area of all supplemental signs shall not exceed twenty-five (25) percent of the area of all signing along the main elevation.

3.4 Tenant Sign Content and Color

- A. All tenant signage shall consist solely of Tenant's trade name, logo and recognizable trademark insignia. Landlord reserves the right to disallow designs based on obscene, indecent, immoral or unlawful content, content deemed inappropriate by community standards or designs architecturally inconsistent with building architecture, at owner's discretion.
- B. Sign colors and the entire display including awnings(s) shall be approved by Landlord prior to manufacturing and installation.
- C. Landlord reserves the right to disallow colors to be used that are inconsistent with the building colors and overall theme of the shopping center at owner's discretion.

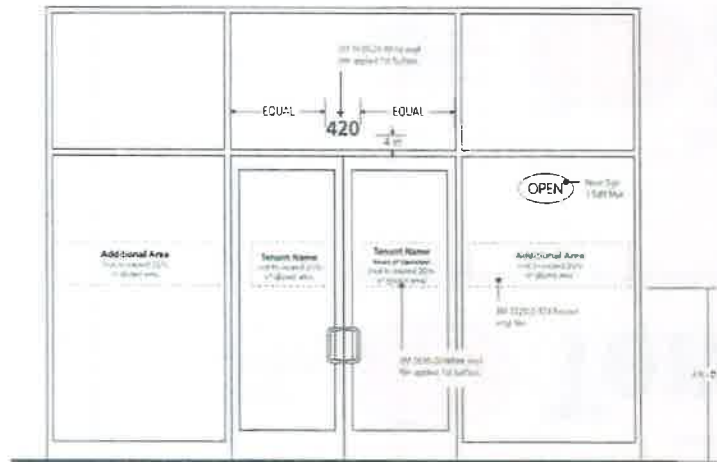
4.0 Building Address Numerals

- A. Individual Numerals to comply with Los Angeles county Fire Department Regulations.
 - a. Numerals to be 4" high, 1/2" stroke. Arabic letter style.
 - b. Numerals to be 3M 3630-20 White vinyl film applied 1st Surface
 - c. Numerals to be facing street, placed on storefront over entry door in a consistent manner.
 - d. If required numerals to be wall mounted and LED illuminated.



5.0 Entry Door Sign and Window Signage

- A. Window signs may be allowed at Landlord's discretion and approval. Electric neon or L.E.D. signs may be allowed on inside of window at Landlord's discretion and approval, but must not be flashing or animated. ALL window signage to be less than 20% coverage.
- B. Allowable signs to be restricted to suite address, company name or logo, business hours and contact phone numbers only.
- C. Window sign area not to exceed 20% of glazed area.



Window Graphics



Typical Elevation

6.0 Anchor Tenant Sign Layout Examples



6.1 Major Tenant Sign Layout Examples



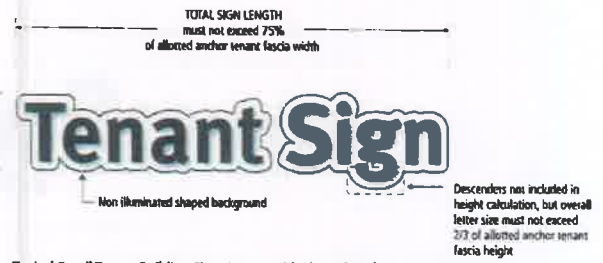
Typical Major Tenant Building Sign - Single Line Logo & Copy Layout



Typical Major Tenant Building Sign - Stacked Logo & Copy Line Layout



Typical Major Tenant Building Sign - Stacked Letters & Word Cabinet Sign Layout

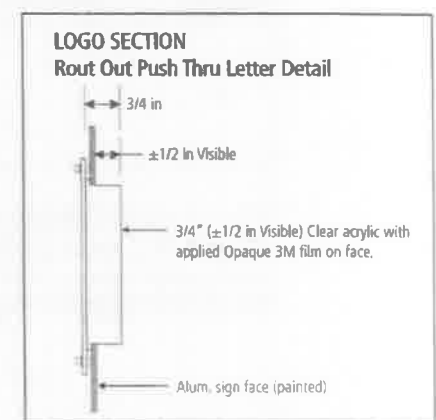
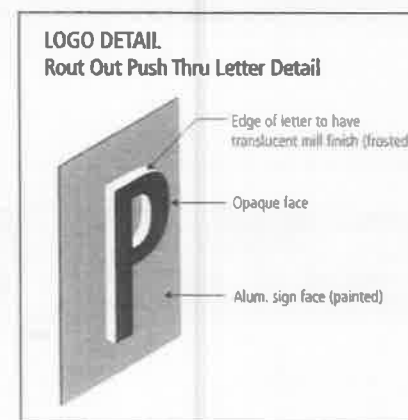
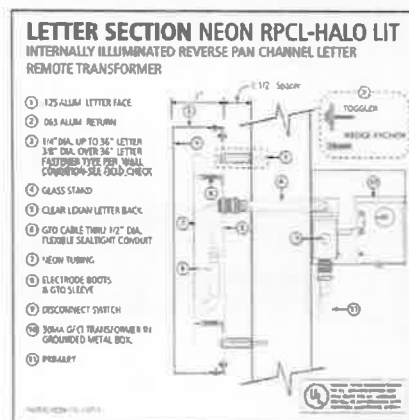
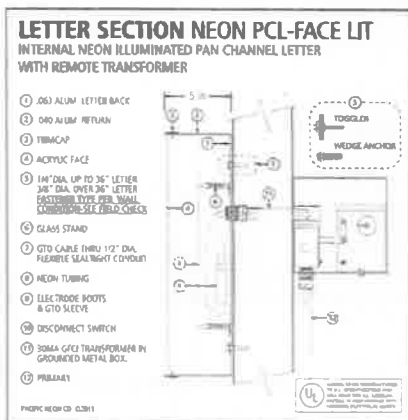
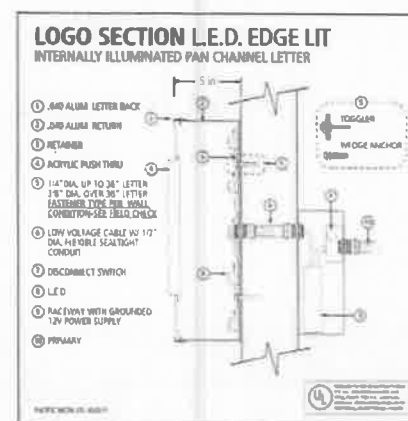
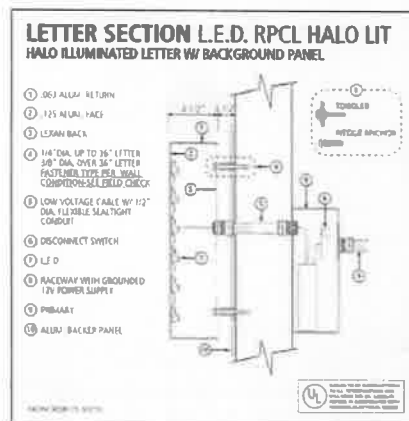
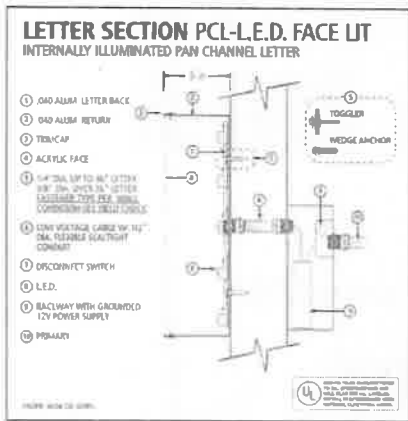


Typical Retail Tenant Building Sign - Letters with Shaped Background Panel

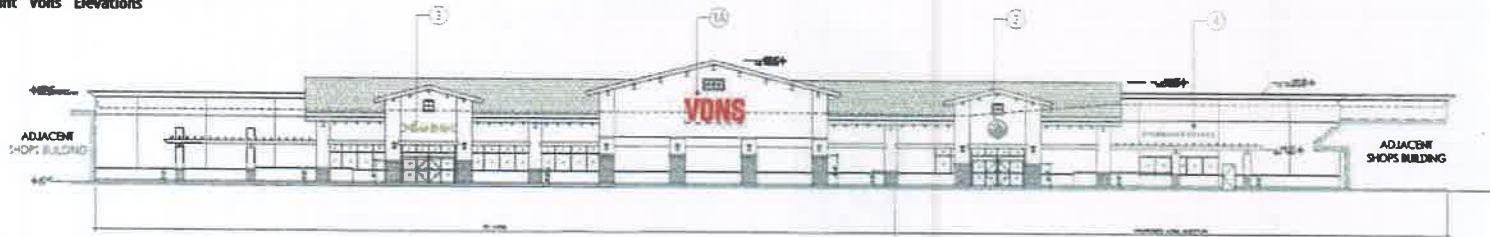
6.2 Retail Tenant Sign Layout Examples



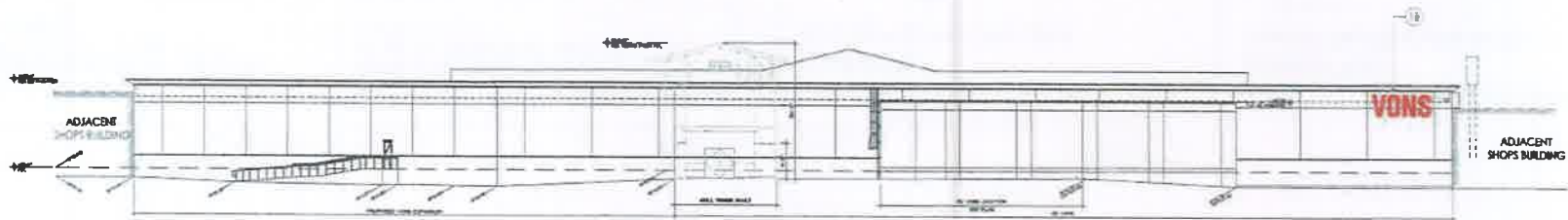
7.0 Letter and Logo Section Detail Examples



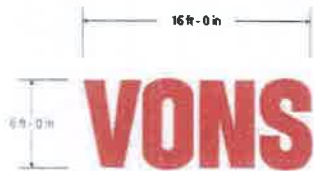
8.0 Anchor Tenant "Vons" Elevations



Front Elevation (North)
Scale 1"=30'-0"



Rear Elevation (South)
Scale 1"=30'-0"



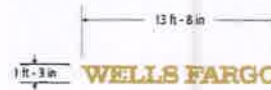
SIGN 1A & 1B | VONS CHANNEL LETTERS
SCALE: 1/8" = 1'-0"

FACES: #2799 RED PLEXIGLAS W/ RED TRIMCAP
BACKS & RETURNS: .090 ALUMINUM PAINTED RED.
LIGHTING: INTERNAL LED ILLUMINATION



SIGN 2 | "SIGNATURE CAFE" DIRECT ILLUMINATED CABINET
SCALE: 1/4" = 1'-0"

CABINET: 8" DEEP FABRICATED EXTRUSION CABINET
PAINTED TO MATCH PMS 5C
FACE: WHITE ACRYLIC FACE WITH TRANSLUCENT DIGITAL VINYL PRINT
ILLUMINATION: WHITE LED, DIRECT ILLUMINATION
ATTACHMENT: MOUNTED FLUSH TO FASCIA



SIGN 3 | WELLS FARGO CHANNEL LETTERS
SCALE: 1/8" = 1'-0"

FACES: #2799 RED PLEXIGLAS W/ RED TRIMCAP
BACKS & RETURNS: .090 ALUMINUM PAINTED RED.
LIGHTING: INTERNAL LED ILLUMINATION



SIGN 4 | "STARBUCKS COFFEE"
SCALE: 1/8" = 1'-0"

FACES: #7328 WHITE PLEXIGLAS W/ 3M" BLACK TRIMCAP W/ #230-75
GREEN VINYL OVERLAY & 5/16" WHITE SHOW-THRU OUTLINE
BACKS & RETURNS: ALUMINUM PAINTED SEMI-GLOSS BLACK.
LIGHTING: INTERNAL WHITE LEDS

8.1 Major 1 Elevations
Shops 1 & 2 Elevations



Front Elevation (North)
Scale 1"=20'-0"

(E) SHOPS 1

ADJACENT
VONS BUILDING



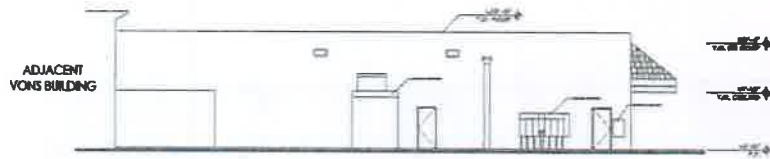
(E) SHOPS 2

(E) MAJOR 1

(E) SHOPS 1

Left Side Elevation (East)
Scale 1"=20'-0"

8.2 Shops 3 Elevations



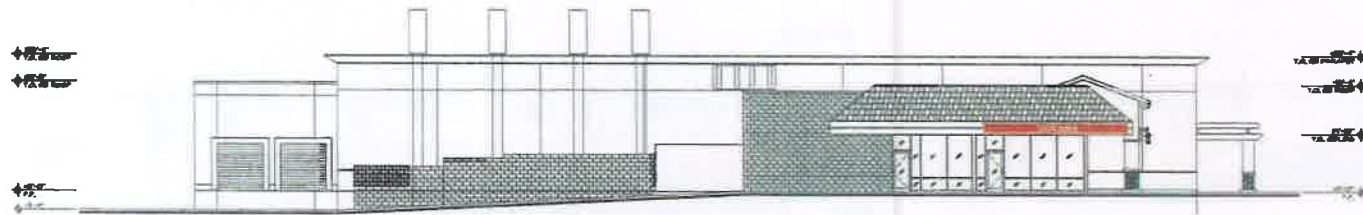
(E) SHOPS 3



(E) SHOPS 3

Rear Elevation (South)
Scale 1"=20'-0"

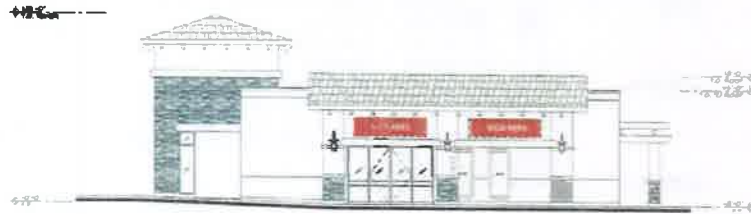
Front Elevation (North)
Scale 1"=20'-0"



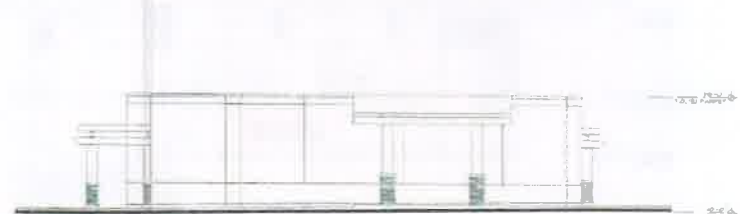
(E) VONS (BEYOND)

Right Side Elevation (West)
Scale 1"=20'-0"

8.3 Bank Pad Elevations

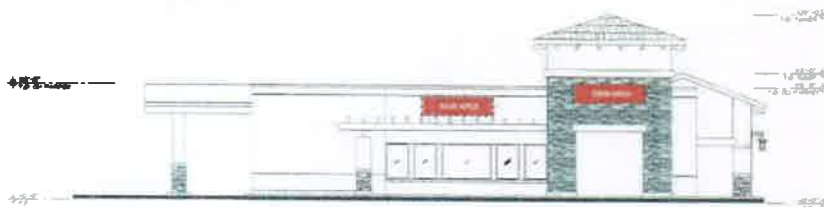


West Elevation
Scale 1/16"=1'-0"



East Elevation
Scale 1/16"=1'-0"

SINGLE TENANT OCCUPANCY
IS ALLOWED ONE (1) SIGN PER ELEVATION



North Elevation
Scale 1/16"=1'-0"

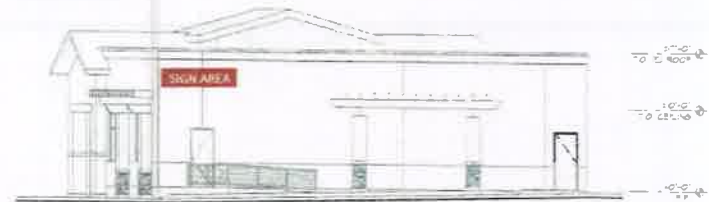


South Elevation
Scale 1/16"=1'-0"

8.4 Existing "Pet" Shop Elevations

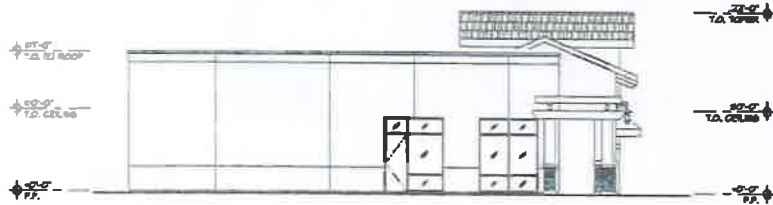


West Elevation
Scale 1/16"=1'-0"

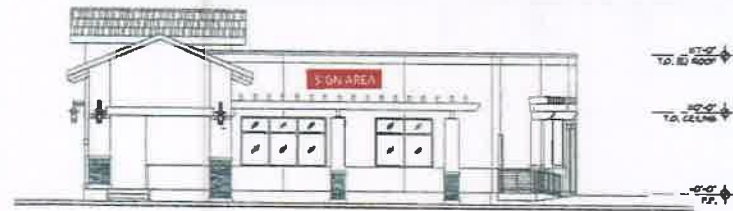


East Elevation
Scale 1/16"=1'-0"

SINGLE TENANT OCCUPANCY
IS ALLOWED ONE (1) SIGN PER ELEVATION



North Elevation
Scale 1/16"=1'-0"

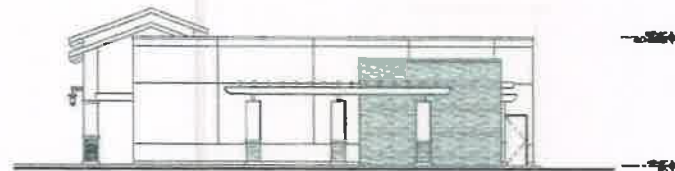


South Elevation
Scale 1/16"=1'-0"

8.5 "Drive-Thru Pad" Elevations



West Elevation
Scale 1/16" = 1'-0"



East Elevation
Scale 1/16" = 1'-0"



North Elevation
Scale 1/16" = 1'-0"



South Elevation
Scale 1/16" = 1'-0"

9.0 Pylon Sign "A" Guideline

- A. Pylon sign design content should complement general building architectural design or reference design elements within the building architectural scheme. Colors should complement building architecture, preferably, directly referencing building color scheme(s). Freestanding sign design to be reviewed and approved by Landlord and the City Santa Clarita.
- B. Sign area to be maximum of one hundred sixty (160) square feet pursuant to a sign review for enhanced signing for center with more than one thousand (1,000) feet of street frontage.
- C. Sign height to be maximum of twenty (20) feet may be permitted, pursuant to a sign review for enhanced signing for center with more than one thousand (1,000) feet of street frontage.
- D. In no event shall a pylon or monument sign be located closer than two hundred fifty (250) feet from other pylon or monument sign on the same property or center.
- E. In all permitted zones a pylon sign shall have no more than two(2) sign faces.
- F. Pylon Signs shall be set back a minimum of three (3) feet from any street or public right-of-way.
- G. Shared pylon tenant signs require that tenant placement to be determined per lease agreement between tenant and Landlord. All costs associated with the construction and installation of tenant panel(s) on shared tenant monument signs are the direct financial responsibility of tenant, unless other arrangements have been made between tenant and Landlord.

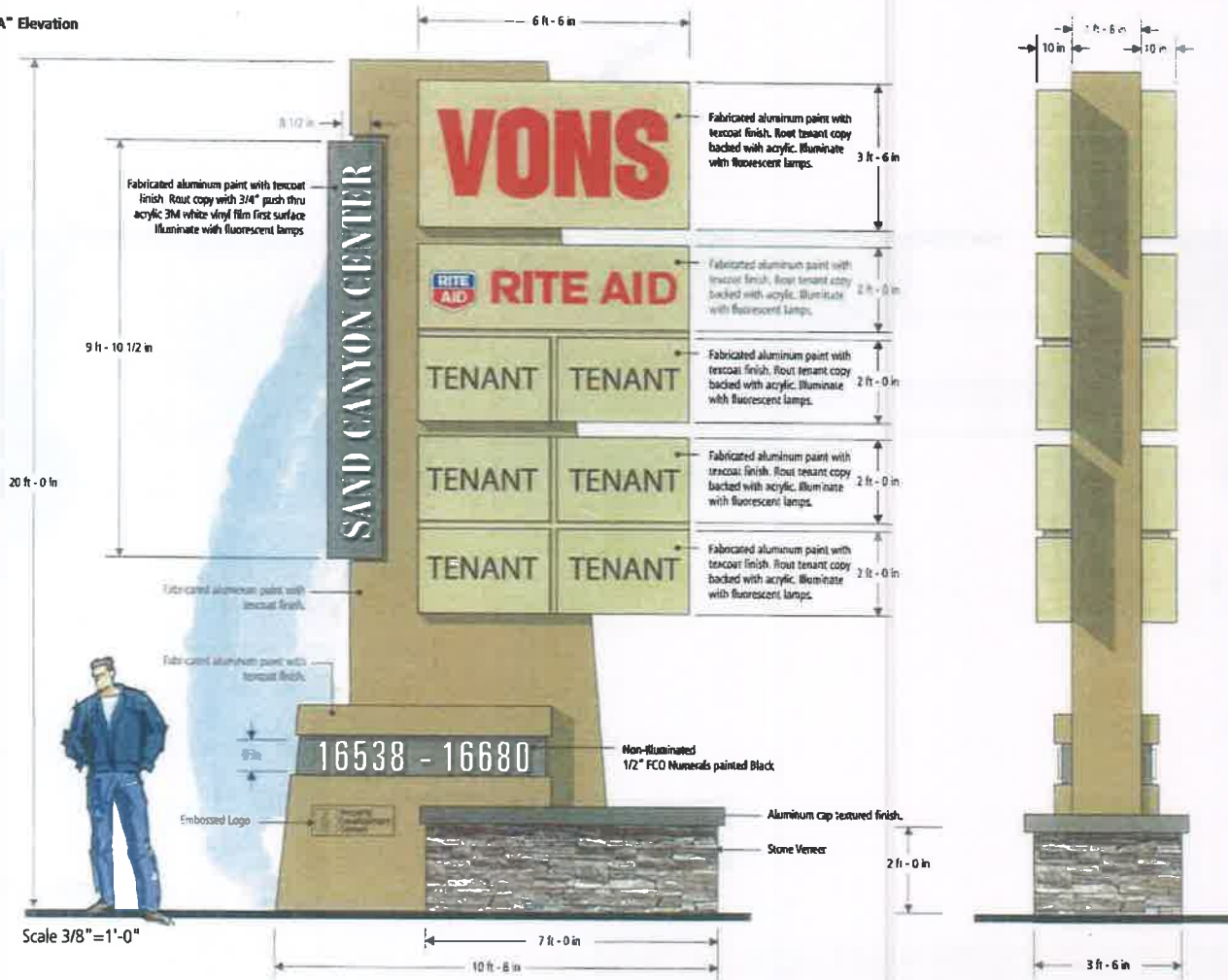
9.1 Monument Sign "B" Guideline

- A. Monument sign design content should complement general building architectural design or reference design elements within the building architectural scheme. Colors should complement building architecture, preferably, directly referencing building color scheme(s). Freestanding sign design to be reviewed and approved by Landlord and the City Santa Clarita.
- B. Sign area fifty-four (54) square feet per sign face including the base shall be permitted.
- C. Sign height to be maximum of six (6) feet may be permitted.
- D. In all permitted zones a monument sign shall have no more than two(2) sign faces.
- E. Pylon Signs shall be set back a minimum of one (1) feet from any street or public right-of-way.
- F. Signs shall be set outside the clear sight line setback zone. The sight line setback zone is defined as eight (8) feet from the extension of the curb line at the center line of the driveway.

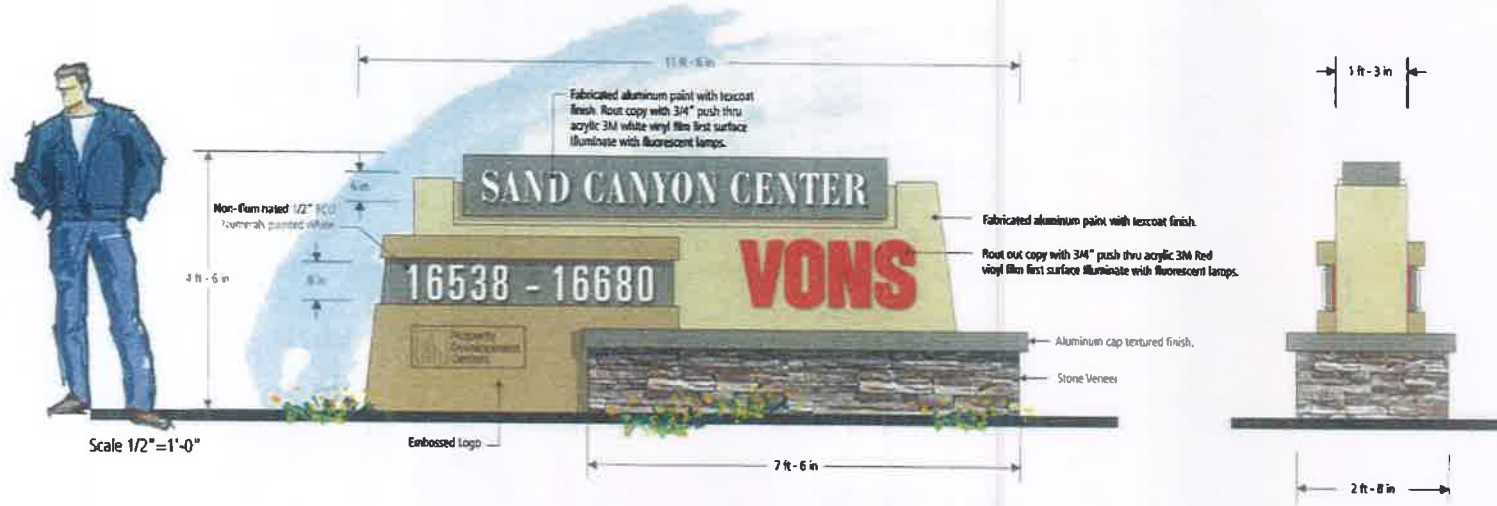
9.2 Pylon Signs "C" Guideline

- A. Enhanced existing freestanding sign. New design to meet engineering specifications and to be reviewed and approved by Landlord and the City Santa Clarita.
- B. Shared pylon tenant signs require that tenant placement to be determined per lease agreement between tenant and Landlord. All costs associated with the construction and installation of tenant panel(s) on shared tenant monument signs are the direct financial responsibility of tenant, unless other arrangements have been made between tenant and Landlord.

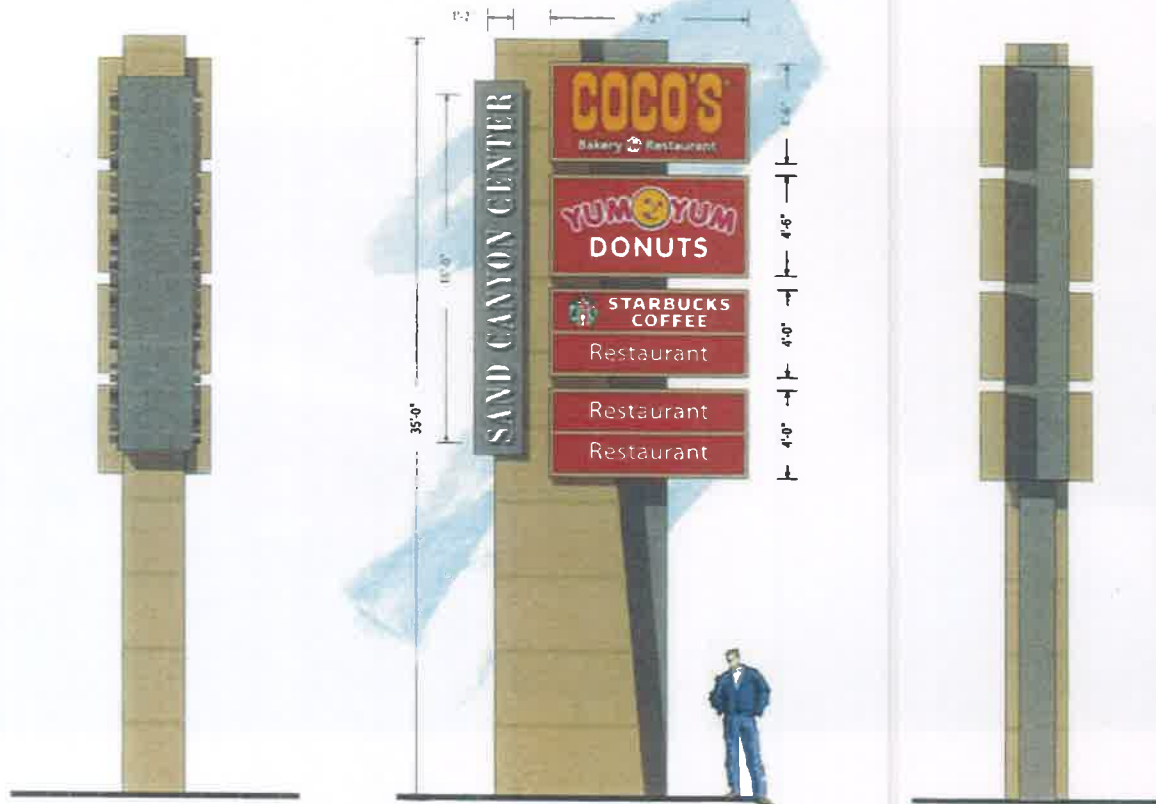
10.0 Pylon Sign "A" Elevation



10.1 Monument Sign "B" Elevation



10.2 Pylon Sign "C" Elevation





Eastbound View



Westbound View