



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 15-221
SIGN REVIEW 15-021
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: September 6, 2016

Applicant: Avan Gangaduram
114 S. Catalina Avenue Unit 111
Redondo Beach, CA 90277

Location: 26811 – 26893 Bouquet Canyon Road (APN: 2808-004-004)

Request: The applicant is requesting approval of a Sign Program for Santa Clarita Plaza to allow for the installation of two Pylon Signs and two Monument Signs. The project includes the removal of three existing monument signs. The subject property is zoned Community Commercial (CC) located at 26811 – 26893 Bouquet Canyon Road within the Saugus Community of 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

GENERAL

- 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 is approved for two pylon signs in compliance with the approved sign plans on file with the Planning Division. The first sign is 15' tall with a maximum sign area of 160 square feet. The second sign is 20' tall with a maximum sign area of 160 square feet.
- PL2. All current monument signs on the property shall be removed prior to installation of the approved pylon signs. The approval of pylon signs are in lieu of monument signs in the commercial zone.
- PL3. The applicant is permitted to install 2 new 6' tall 6' wide monument signs in the location approved on the site plan on file in the Planning Division.
- PL4. Both pylon signs shall be set back a minimum of three (3) feet from any street or public right-of-way. The monument signs shall be set back a minimum of one (1) foot from any street or public right-of-way.
- PL5. Additional signage or corporate branding shall not be incorporated into the subject site without prior approval of the Director of Community Development.
- PL6. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL7. Sign copy. Only the name and/or symbol of the development (or name of retail/office center and on-site businesses or organizations) and addresses may be permitted. Products for sale, telephone numbers, web addresses, prices and other information which makes the sign appear to be advertisements area prohibited.

- PL8. 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 other affected divisions of the City of Santa Clarita and all other affected agencies.

- PL9. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.

- PL10. The applicant shall obtain all necessary building permits from the Building and Safety Division.

Should you have any questions regarding this approval, please contact me at (661) 255-4330.

Sincerely,



Mike Ascione
Assistant Planner II

Planned Sign Program for Santa Clarita Place

Project Location

26811-26893
Bouquet Canyon Road
26839-26860 Seco Canyon Road
Santa Clarita, CA 91355

Contact Information

Avanindra (Avan) Gangapuram
114 S Catalina Avenue #111
Redondo Beach, CA 90277
mymahan1@yahoo.com
310-483-7799

Owner

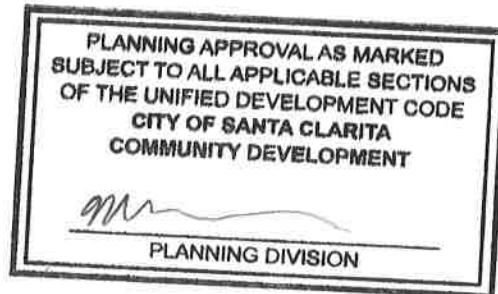
Hari Hari LLC
3579 E Foothill Blvd. #714
Pasadena, CA 91107

City Planning Department

City of Santa Clarita
contact: Ben Jarvis
23920 Valencia Blvd. # 300
Santa Clarita, CA 91355
661-255-4330

Sign Consultant

Lighting Contract Service
26923 Furnivall
Santa Clarita, Ca 91351
Jason Ingber
661-250-9966



I Purpose and Intent

The purpose of the planned sign program is to create guidelines that promote uniformity for all wall mounted and freestanding signs. Additionally, these guidelines will enhance the aesthetical character of the Center.

The specified signs will offer both identity and maximum aesthetic quality, which benefits the tenant and the Shopping Center. The intent of the Planned Sign Program is to produce uniform standards for all signs required by the project.

II Maintenance

All Signs within the "Santa Clarita Place" complex shall be maintained in an "As-New" conditions and shall comply with the conditions specified in the lease agreement. Management will periodically inspect the site and notify tenants regarding any deficiencies. Any and all deficiencies shall be corrected by the responsible parties for said sign within 10 working days.

III Approval Process

All signs shall have written approval from the landlord (Hari Hara LLC) or his representative (Property Management Company) and/or Laksh Investments. The Applicant may be required to get preliminary approval from the listed sign consultant prior to City review. All sign applications shall obtain approval from the abovementioned entity by submitting the following:

1. Submit in duplicates the following to the landlord
 - a. Site plan and building elevations showing proposed sign location and dimensions
 - b. Proposed materials, finishes, colors and illumination type
2. For City approval submit in triplicates drawings as approved by the landlord to the City of Santa Clarita Planning Department. Upon planning approval, proceed to the building department to obtain building permits. The submittal shall include the following:

- a. Site plan and building elevations showing proposed sign location and dimensions
- b. Proposed materials, finishes, colors and illumination type
- c. Section view showing fabrication and attachment details
- d. Monument signs will include engineering drawings

IV Ambiguity and Uncertainty of the Sign Standard

If a situation arises that does not comply with the approved design and development sign standards or there is an ambiguity, the sign application is referred to the landlord, sign consultant and City of Santa Clarita Planning Department for clarification and determination. Under these conditions, the Landlord and the City of Santa Clarita will approve the proposed signs that best meets the intent of the Planned Sign Program and City adopted sign regulations in effect.

V Compliance

No tenant or person shall erect, replace, construct, enlarge, move or modify and improve any sign or structure. Any such action will be in violation of this Planned Sign Program. Conformance will be strictly enforced by the lease document and city of Santa Clarita.

VI Design Criteria and General Sign Standards

1. Sign area is defined as the entire area within the perimeters defined by the continuous line including the exterior perimeter of the sign wall or trim. Logo and trademarks are also considered in the calculation of the sign-face area. Additional linear features above or below the sign are not considered in calculating the sign face area.
2. The location of all Free-standing- Pylon signs and directional/ monument signs shall conform to the City of Santa Clarita site distance triangle. Please note that there will be two (2) Pylon signs two (2) monument signs for this Center
 - a. There will be one (1) Twenty foot (20') Pylon sign and two (2) Monument/directional signs along Bouquet Canyon Road
 - b. There will be one (1) fifteen Foot (15') Pylon sign and one (1) Monument/directional signs along Seco Canyon Road
 - c. All signs attached to the building shall be formed as individual channel letters and shall be surface mounted. All wall mounted signs shall be internally illuminated channel letters.

- d. In no event shall a Pylon Sign or Monument Sign be located closer than Two Hundred and Fifty feet (250') from another Pylon Sign or Monument Sign on the same parcel.
 - e. All Building or wall mounted signs shall be mounted directly on the building surface.
 - f. All freestanding signs shall be internally illuminated signs and all electrical equipment shall be enclosed within the sign box. Display area shall be made opaque or clear plastic, and the font size and the design of the alphabets shall be approved by the landlord.
 - g. To prevent rust stains on the architectural surface and to permit ease of future removal, all attachment hardware shall be stainless steel.
3. Signs that are not permitted
- a. Signs painted on the walls
 - b. Box Signs—Signs that are in a in box with internal illumination
 - c. Flashing neon business identification signs (only exception are the open/close signs)
 - d. Banners and flag signs
 - e. All grand opening banner and flag signs shall comply with City regulations
 - f. No reader-boards attached to the wall
 - g. No signs that emit any sound

VII Sign Definitions

1. Monument and Pylon Signs

These are ground mounted sign that identify Center Name and businesses identification. These signs shall conform to the design standards identified in Exhibit A and Exhibit B. These signs shall have fabricated Aluminum cabinet (top) mounted on masonry base/footing. Signs must maintain a minimum Three (3') feet setback from the street/sidewalks to prevent visual blockage of on-coming and exiting traffic. Monument Signs permitted along Bouquet and Seco Canyon Road are identified in Section VI. (2)(a) and (b). These signs shall have translucent acrylic face with internal illumination

2. Wall Mounted and Building Signs

These signs are provided on the Building Façade and the primary intent is to identify the business. The sign face shall be limited to Business name and Company Logo. A second line may be permitted, if the sign face does not exceed the permitted square foot of the total sign. All signs shall be internally illuminated channel letter (individual Letters). Paint finish shall be Satin Polyurethane and the color of the sign shall be subject to the Landlord and City of Santa Clarita Planning Department. All signs must have a minimum depth of three inches (3") and a Maximum Depth of ten inches (10"). Visible raceway will not be allowed and there will be no form of paint or foam permitted as part of building signs.

Wall mounted signs shall be placed directly above the storefront. All signs shall be 1.5 feet from the edge of the building/structure and 1.5 feet from top and bottom of the Façade.

3. Multiple Occupant Building

Multiple Occupant may allow One (1) primary wall mounted sign and one (1) secondary on building identifying sign. The maximum allowed sign face area shall be 1 ½ sqft for each 1 foot of tenant store front. The maximum length of the sign cannot be more than 75% of the tenant store front. Secondary signs shall not exceed 50% of the allowable square footage of the primary building or wall mounted sign or 1 ½ square foot per linear feet of the store front.

Tenants in Multiple Occupant building that are located at either ends of the building may be allowed a third sign if the following requirements are met

- a. Building faces street, drive way or parking lot
- b. Sign location and size must be approved by the landlord and City of Santa Clarita Planning Department

4. Corner Properties

All tenants that occupy a corner property will be allowed to have one (1) signs on each side. The criteria for allowing a secondary sign shall be as follows

- a. The primary store front shall face street
- b. The secondary side shall either face a driveway or parking lots
- c. Secondary signs shall not exceed 50% of the allowable square footage of the primary building or wall mounted sign or 1 ½ square foot per linear feet of the store front.

5. Rear entry signs

If the store has two entrances an additional rear entry can be permitted on top of the secondary rear entry provided the rear entry faces a parking lot, driveway or street. These Secondary signs shall not exceed 25% of the allowable square footage of the primary building or wall mounted sign or 2 square foot per linear feet of the store front.

6. Single tenant Building

Single tenant buildings will be allowed two (2) Primary or building identification signs and one secondary on the building identification sign. The maximum sign face allowed on the building will be one (1) square foot for every one (1) linear feet of Store front. The maximum length of the primary sign shall be Thirty-five (35) and the secondary building sign shall be twenty-five (25) square feet

7. Building Address

Each building shall have one address located on the parapet and the dimensions shall comply with Los Angeles County Fire Department's requirements

8. Door Identification Sign

Each tenant shall have a minimum one address located on the on top of the door and the numerals shall be Six inches (6") tall

9. Tower Elements

There are four towers elements on the Center. To facilitate business exposure for units that do not have clear visibility and/or lack adequate wall area to install signs, tower element may be used to install wall signs. The approval of the location of the signs on the tower element shall be approved by the landlord and the City of Santa Clarita Planning Department.

- a. Each tower element can only accommodate 2 business signs
- b. Each business sign cannot be over thirty (30) Square feet and not exceed thirty inches (30") in height
- c. Logo Wall Signs installed on the tower element shall not exceed thirty six inches (36") in height
- d. Business Identification on Tower element cannot exceed two (2) lines
- e. All signs on the tower elements shall be individual channel letters that are internally illuminated

VIII. Wall Mounted Sign Size Criteria (Tenant Business Identification Signs)

Each business in a multiple Occupant building may be allowed One (1) Building or wall mounted primary sign and one (1) secondary sign Building or wall mounted If the tenant occupies an endcap space. The secondary sign is permitted if the end-cap tent space is facing a driveway, parking lot or anther street. The secondary sign shall be approved by the Landlord and the City of Santa Clarita Planning Department. Tenant spaces are classified into three sub-categories and the criteria is established in the following section:

1. To maintain uniformity and create an astatically pleasing appearance tenant spaces have been classified as (a) Minor Tenants (tenants who occupy space that is less than 2000 square feet of contiguous space), (b) Intermediate Tenants (tenants who occupy space that range between 2001 square feet to 4,500 Square feet of contiguous space), (c) Large tenants (tenants who occupy space that range between 4501 square feet to 7,500 Square feet of contiguous space), and (d) Big Box Retailer/Major Tenants over 7,500 square feet space of contiguous space
 - a. Minor tenant
 - (1) The maximum letter height of primary On Building Identification Sign shall not exceed two Feet (2') of 24 .0 ". If the business name is in two lines or if there is a logo incorporated, the maximum overall height cannot exceed three feet (3') or (36")
 - (2) The dimensions shall be determined by the length of the individual storefront that the sign will be attached to, occupant will be 1 ½ square feet of sign for every linear foot of storefront. The length of the sign cannot exceed 75% of the store front

- (3) If the Façade height is over Six Feet Six Inches (78") the maximum height of the sign can be 30" tall
- (4) All Wall Mounted /Building Signs shall be Individual Channel Letters that are internally Illuminated
- (5) Colors and style of the letter shall be approved by the Landlord and City of Santa Clarita Planning Division.
- (6) All penetrations of the building structure or surfaces required for sign installation shall be scaled to a watertight condition and shall be patched to match adjacent finish and materials.
- (7) All "individual letter" signs must be (1) "channel construction" (2) backlit; and (3) must include "PK" housings with glass insulators and brass covers.

b. Intermediate Tenants

- (1) The maximum letter height of primary On Building Identification Sign shall not exceed two Feet (2') of 24 .0 ". If the business name is in two lines or if there is a logo incorporated, the maximum overall height cannot exceed three feet (3') or (36")
- (2) The dimensions shall be determined by the length of the individual storefront that the sign will be attached to, occupant will be 1 ½ square feet of sign for every linear foot of storefront. The length of the sign cannot exceed 75% of the store front
- (3) If the Façade height is over Six Feet Six Inches (78") the maximum height of the sign can be 30" tall
- (4) All Wall Mounted /Building Signs shall be Individual Channel Letters that are internally Illuminated
- (5) Colors and style of the letter shall be approved by the Landlord and City of Santa Clarita Planning Division.
- (6) All penetrations of the building structure or surfaces required for sign installation shall be scaled to a watertight condition and shall be patched to match adjacent finish and materials.
- (7) All "individual letter" signs must be (1) "channel construction" (2) backlit; and (3) must include "PK" housings with glass insulators and brass covers.

c. Large tenants

- (1) The maximum letter height of primary On Building Identification Sign shall not exceed two Feet (2') of 24 .0 ". If the business name

is in two lines or if there is a logo incorporated, the maximum overall height cannot exceed three feet (3') or (36")

- (2) The dimensions shall be determined by the length of the individual storefront that the sign will be attached to, occupant will be 1 ½ square feet of sign for every linear foot of storefront. The length of the sign cannot exceed 75% of the store front
- (3) If the Façade height is over Six Feet Six Inches (78") the maximum height of the sign can be 36" tall
- (4) All Wall Mounted /Building Signs shall be Individual Channel Letters that are internally Illuminated
- (5) Colors and style of the letter shall be approved by the Landlord and City of Santa Clarita Planning Division.
- (6) All penetrations of the building structure or surfaces required for sign installation shall be scaled to a watertight condition and shall be patched to match adjacent finish and materials.
- (7) All "individual letter" signs must be (1) "channel construction" (2) backlit; and (3) must include "PK" housings with glass insulators and brass covers.

d. Big Box Retailer/Major Tenants

Major Tenants that occupy over 7,500 square feet space will be given special consideration for larger signs

- (1) Maximum Sign area of a wall Mounted/ On Building sign cannot exceed 60" in Height
- (2) The length of the sign cannot exceed 80% of the store front
- (3) Major Tenants can have up to 3 sign to display various specialties
- (4) All Wall Mounted /Building Signs shall be Individual Channel Letters that are internally Illuminated
- (5) Colors and style of the letter shall be approved by the Landlord and City of Santa Clarita Planning Division.
- (6) All penetrations of the building structure or surfaces required for sign installation shall be scaled to a watertight condition and shall be patched to match adjacent finish and materials.
- (7) All "individual letter" signs must be (1) "channel construction" (2) backlit; and (3) must include "PK" housings with glass insulators and brass covers.

e. Non Permitted signs

1. No exposed lamps, tubing, or electrical conduits will be permitted.
2. No animated, flashing or audible signs will be permitted.
3. Signs not to project over the building wall.

IX. Pylon and Monument Signs

1. There will be two (2) Pylon Signs for the Center and four (4) monument signs for the Center. Along Bouquet Canyon Road There will be one Twenty Foot (20'') Pylon sign and he sign will accommodate fourteen Business identification signs. The following section identifies the size and sign allocation.

- a. The top architectural feature is reserved to display the commercial center's name and it measures thirteen (13) square feet. per sign
- b. the next three (3) spaces of the sign are allocated for major tenants or big-box retailers and each sign will be Seven and half (7.5) square feet per sign
- c. Next four signs are designated for minor tenants and each the sign face area will be Five (5) Square feet per sign
- d. The bottom three slots will be half slots and will accommodate six (6) business signs and the sign face are of each sign will be two and half (2.5) Square feet per sign
- e. The base of the sign will accommodate the street number of the center

2. Along Seco Canyon Road There will be one Fifteen Foot (15'') Pylon sign and he sign will accommodate fourteen Business identification signs. The following section identifies the size and sign allocation.

- a. The top architectural feature is reserved to display the commercial center's name and it measures ten (10) square feet. per sign
- b. the next three (3) spaces of the sign are allocated for major tenants or big-box retailers and each sign will be Five (5) square feet per sign
- c. Next three (3) sign Spaces are designated for minor tenants and each the sign face area will be four (4) Square feet per sign
- d. The bottom three slots will be half slots and will accommodate eight (8) business signs and the sign face are of each sign will be two and half (2.5) Square feet per sign

e. The base of the sign will accommodate the street number of the center

3. Monument signs along Bouquet Canyon and Seco Canyon will be six feet in height and the sign face area will be thirty (30) Square feet. All the sign will be will display business identification sign for establishments that are in close proximity to the driveway where the monument sign is located. Each sign will accommodate not more than six (6) business identification signs. These signs will not identify center, however these signs will identify the address range of business

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

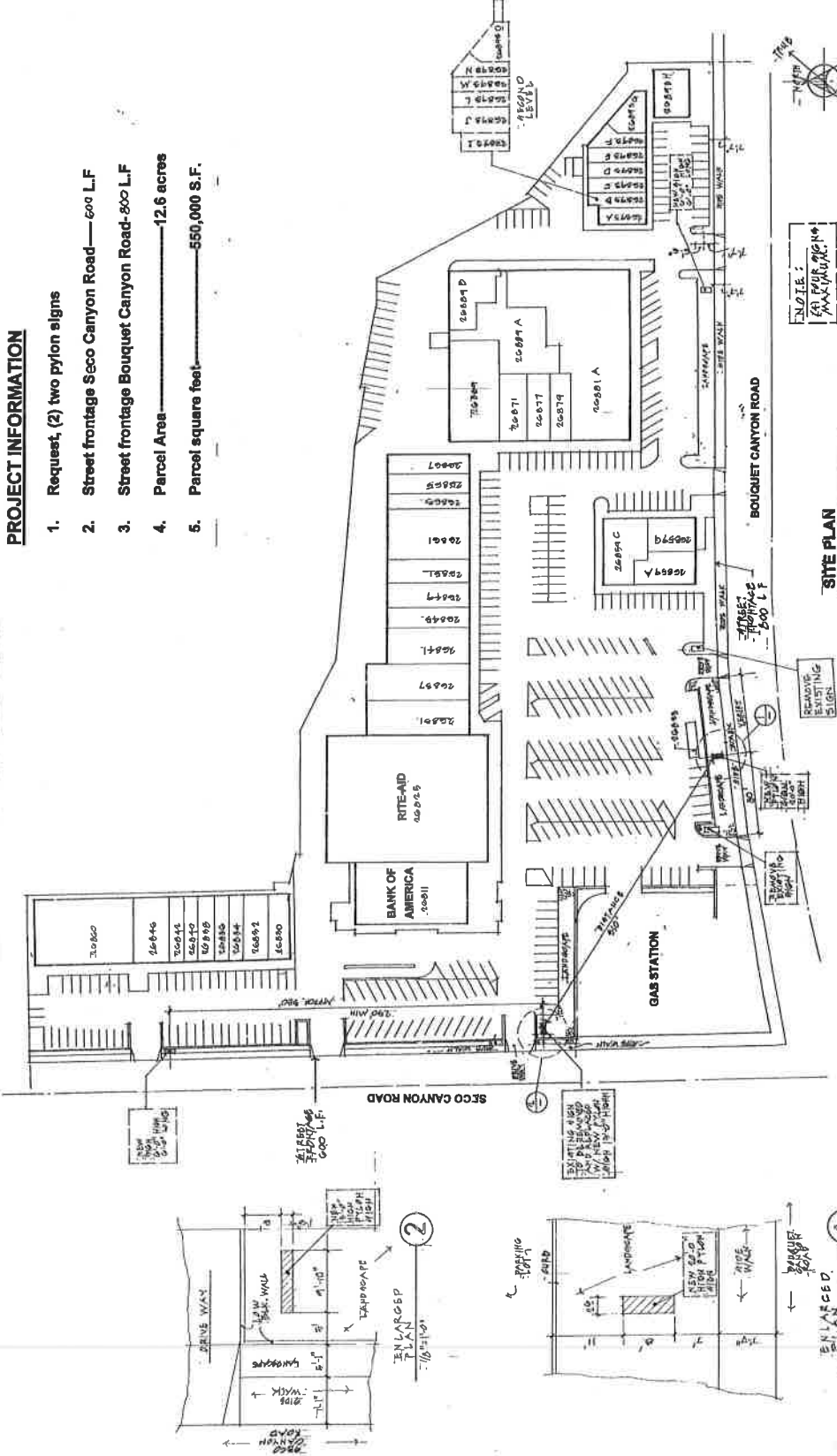
MM
 PLANNING DIVISION

PROJECT DESCRIPTION
AND SCOPE OF WORK

1. Install Two new pylon signs
 2. Install Two new monument signs
 3. Remove Three Existing monument signs
- Note: fit no intrusion shall a pylon or monument sign be closer than 250 feet from one another.

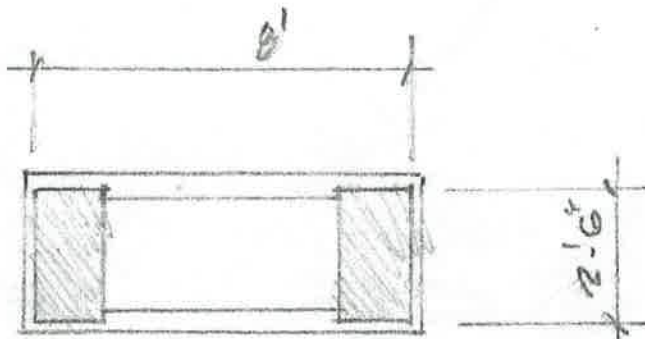
PROJECT INFORMATION

1. Request, (2) two pylon signs
2. Street frontage Seco Canyon Road—600 L.F.
3. Street frontage Bouquet Canyon Road—800 L.F.
4. Parcel Area—12.6 acres
5. Parcel square feet—550,000 S.F.



SITE PLAN
 - 8/15/15: 1" = 50'

NOTE:
 (1) Pylon Signs
 (2) Monument Signs

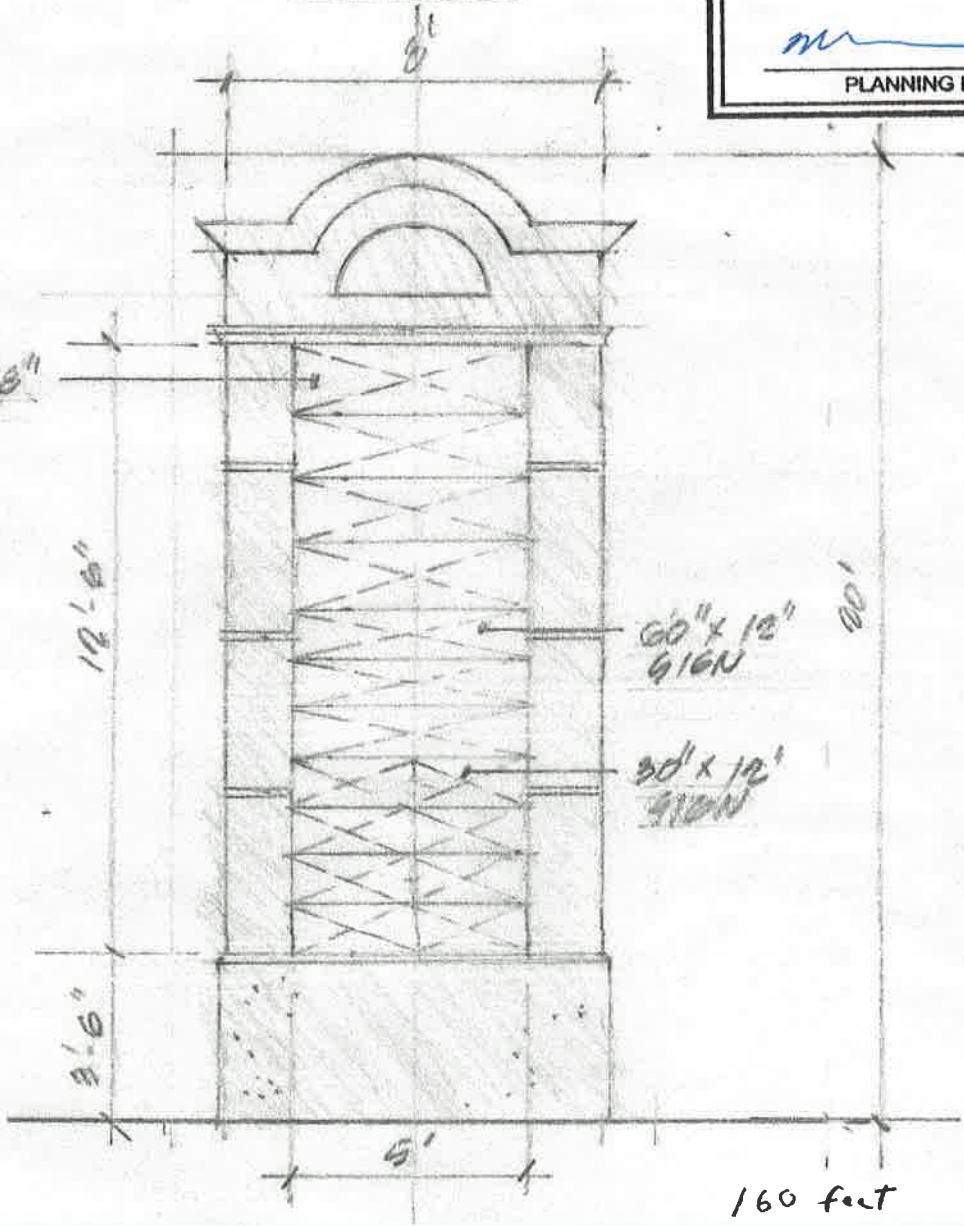


PLAN

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

[Signature]

PLANNING DIVISION



60" x 12"
916N

60" x 12"
916N

30" x 12"
910N

160#

SIZE OF
STRUCTURE

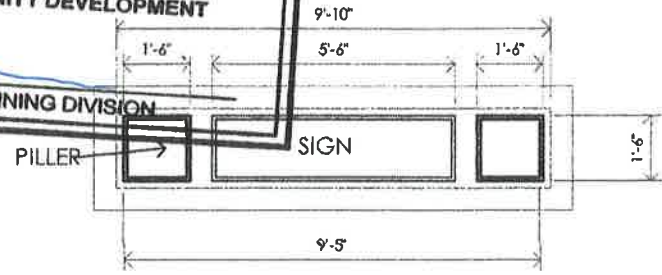
160 foot

ELEV.

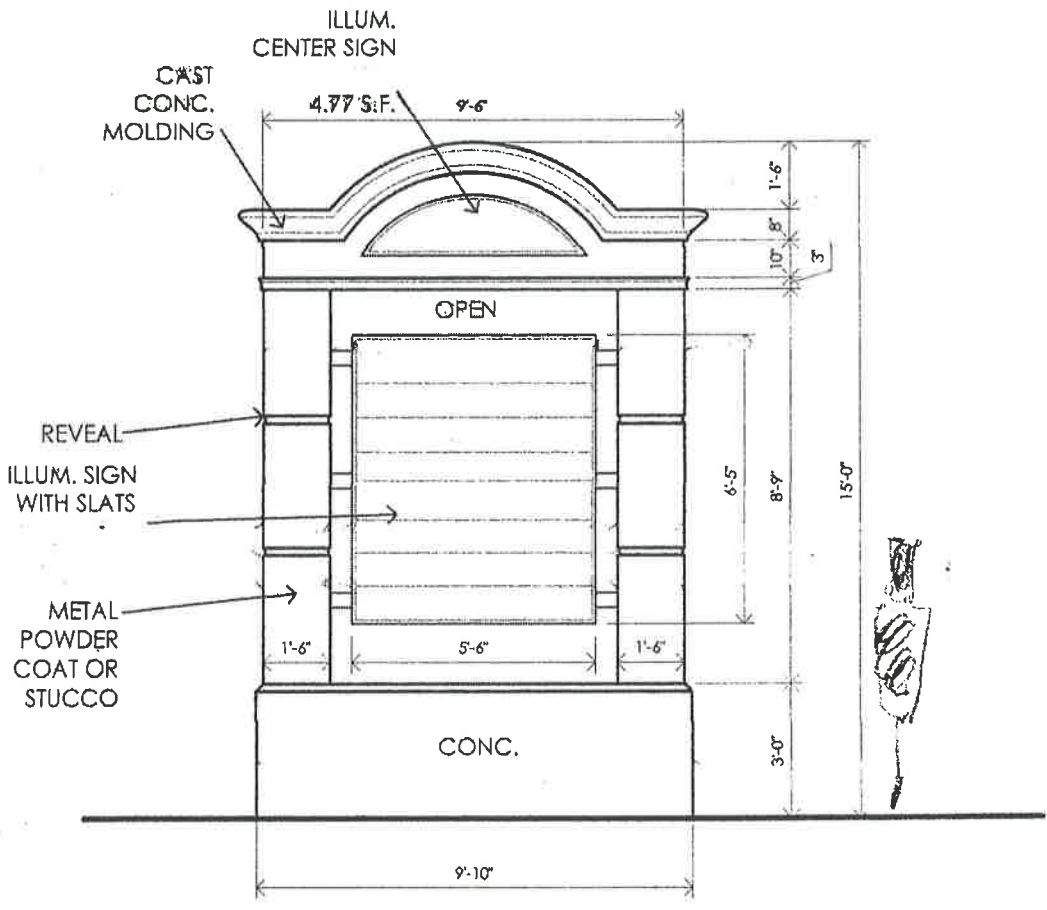
SANTA CLARITA
20 FT HIGH

4/25/16

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



PLAN



ELEVATION

4/25/16