



City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE 21-178
SIGN REVIEW 21-027
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

- Date:** October 7, 2021
- Applicant:** Intertex Property Advisors
c/o: William Dixon
25134 Rye Canyon Loop #300
Valencia, CA 91355
- Location:** 19315, 19335, and 19355 Plum Canyon Road
Assessor's Parcel Number: 2812-097-023
- Request:** The applicant is requesting a Sign Review permit to amend a Los Angeles County (County) approved Master Sign Program (MSP) for the Skyline Ranch Plaza Shopping Center located north of Plum Canyon Road, between La Madrid Drive and Skyline Ranch Road. The proposed MSP revision includes the addition of three newly constructed buildings that were not contemplated in the County's approval. The subject property is located within the Neighborhood Commercial (CN) zone.
- 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 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 two (2) years 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 two-year 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, 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 install signage for the various tenant spaces located within the Skyline Ranch Plaza Shopping Center, as shown in the amended MSP. The revised MSP shall include three new buildings that were not contemplated under the original County approved MSP. All signs shall be installed as demonstrated on, and in substantial conformance with, the MSP on file with the Planning Division under Master Case 21-178.
- PL2. No tenant shall be allowed more than one sign per building elevation, unless otherwise stated in the approved Master Sign Program.
- PL3. Permanent window signage including, but not limited to, business name, logo, shop address, hours of operation, approved credit card names, emergency telephone numbers, etc. shall not exceed a total of 25 percent of the area of any single window or adjoining window on the same frontage. Temporary window signage shall not exceed 15 percent of the area of any single window or adjoining window on the same frontage.
- PL4. All signs shall be located in such a manner as not to impede traffic or sight visibility.
- PL5. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes or additional signage/corporate branding shall be subject to further review and approval by the Director of Community Development.
- PL6. No neon sign(s) or inflatable devices and balloons promoting grand openings, special sales, outdoor exhibitions and other temporary events shall be permitted.
- 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. The applicant shall comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL8. The applicant shall obtain all necessary building permits from the Building and Safety Division.

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

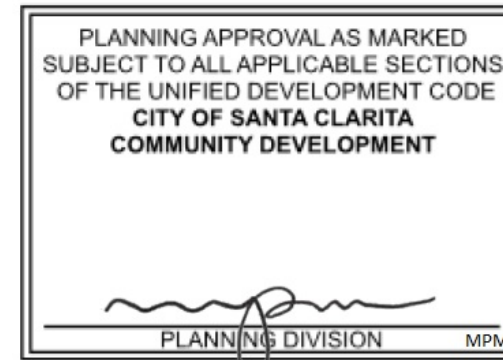
Sincerely,

A handwritten signature in black ink, appearing to read "Mikaela Manion". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mikaela Manion
Assistant Planner II

SIGN PROGRAM


APPROVED
By Mikaela Manion at 5:18 pm, Oct 07, 2021



MC21-178, SR21-027
Approved subject to conditions of approval



Los Angeles County Department of Regional Planning		
Permit: RPPL2018005559	Project No.: 2018-003561	EXPIRES: 11-13-2020
Address:		APN:
Approved by: Tahirah Farris	Zone: C-2	Approved on: 11-13-2018
Project No: 2018-003561 RPPL2018005559 Approved by Tahirah Farris		
Date: 11/13/2018		
EXPIRES: 11/13/2020		
Address: N/A		
APN: 2812-097-023	Zone: C-2	CSD: N/A
Community Plan: CG- General Commercial		
This Site Plan Review including a new sign program for Skyline Ranch Plaza is approved for the above referenced project. Comply with the following:		
<ul style="list-style-type: none"> New Sign Program for Skyline Plaza commercial development located on Plum Canyon Rd. between La Madrid Dr. and Skyline Ranch Rd. (also known as Farrell Rd.) with the following APN: 2812-097-023. Seven (7) free-standing (monument) signs. (4) 72 sq. ft., (2) 80 sq. ft., (1) 90 sq. ft. 		
Special Notes:		
<ul style="list-style-type: none"> Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached. 		
Changes to this approval require additional DRP review and fees. Obtain any necessary approvals from Los Angeles County Department of Public Works. Approvals from other County Departments may be needed prior to the issuance of a Building Permit.		

SITE PLAN REVIEW	
PERMIT #:	RPPL2018005559
PROJECT #:	2018-003561
This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.	
	Tahirah Farris
SIGNATURE	PRINT
11-13-2018	11-13-2020
APPROVAL DATE	EXPIRATION DATE

**DEPARTMENT OF
REGIONAL PLANNING APPROVED**

TF

TABLE OF CONTENTS

- 1** Objective
- 2** Tenant Requirements
- 3** Approval Process
- 4** Signage Specifications
- 5** Signage Daycare Facility
- 6** Daycare Facility Sign Locations
- 7** Signage Multi Pad Tenants
- 8** Building 3 Signage Locations
- 9** Building 4 Signage Locations
- 10** Building 5 Signage Locations
- 11** Signage Retail & Office Tenants
- 12** Retail & Office Signage Locations
- 13** Construction and Maintenance
- 14** Installation Requirements
- 15** Prohibited Signs
- 16** Lighting Specifications
- 17** Lighting Specifications Cont.
- 18** Door Graphics
- 19** Monument Placement
- 20** Monument Square Footage
- 21** Monument Minimum Separation
- 22** Monument One (Offices)
- 23** Monument Two (Corner)
- 24** Monument Three
- 25** Monument Four (Daycare)
- 26** Monument Five
- 27** Monument Six
- 28** Monument Seven

DEVELOPER

Intertex Plum Canyon, LLC
25134 Rye Canyon Loop, #300
Valencia, CA 91355

SIGN CONSULTANT

Starfish Signs & Graphics
940 Calle Amanecer, Suite A
San Clemente, CA 92673
949-427-6700

ARCHITECT

Fisher Architects
6593 Collins Drive, Suite D-17
Moorpark, CA 93021
805-990-8292
www.fisherarchitects.net

DEPARTMENT OF REGIONAL PLANNING APPROVED 

OBJECTIVE

This Sign Program ("Program") has been established for Skyline Ranch Plaza off Plum Canyon Road between La Madrid Drive and Skyline Ranch Road in Santa Clarita, CA. This Program sets the standards and maintenance for high quality, Class "A" signage to be erected within the Center. This Program will assure consistency in design, construction and maintenance for the benefit of the community, the Center and all Center Owners and tenants. Tenants within the Center may seek and obtain signage on the monument sign within the Center under separate approval from and agreement with the Developer and/or Owner, respectively, and subject to availability.

DEPARTMENT OF
REGIONAL PLANNING APPROVED



TENANT REQUIREMENTS

- Tenant shall submit to the Landlord or cause to be submitted for written approval, one copy of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
- Tenant shall submit a sign drawing approved by the Landlord to the appropriate County authority for approval prior to the start of any sign construction or fabrication.
- Tenant shall pay for building signs and Monument Sign Faces (if available to tenant), their installation (including final connection, transformers and all other labor and materials) and maintenance.
- Tenant shall obtain all necessary permits at Tenant's expense.
- Tenant shall be responsible for fulfillment of all requirements in this program.
- NOTE! No sign shall be constructed until all required permits are obtained from the County of Los Angeles.
- Tenants are responsible for the removal of all signs (includes filling and patching of holes) no later than 14 days after the expiration or earlier termination of their lease.

DEVELOPER STANDARDS

- Building base design and construction information will be provided to tenant upon request.
- Landlord to provide one connection point for primary electrical service at the interior wall or canopy for building signs.
- Monument Signs shall be designed, constructed and maintained by Landlord in accordance with the monument sign specifications.
- Monument signage placement and availability shall be at the sole discretion of Landlord.

DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
2

APPROVAL PROCESS

- Tenants shall provide by email, PDF fully dimensioned shop drawings of Tenant's proposed signage, including

Store Name

Store Logo with colors identified

Entire building facade elevation showing proposed sign

- Storefront/partial building elevation showing location, size, color, construction and installation details. Include typical "section-through" lettering and/or sign panel showing the dimensioned projection of letters or panel face and Illumination method.
- Color and material samples with photograph, if available, of similar installation
- Within ten (10) days of receipt of Tenant's sign submission, Landlord will approve or disapprove Tenant's proposed sign(s). Disapproved will include reasons for disapproval. Approval will not be unreasonably withheld.
- Any re-submittal to Landlord of a proposed sign submission must include revisions in response to Landlord disapproved comments.
- Upon written Landlord approval of the proposed signage, Tenant may submit it's application to the County of Los Angeles in accordance with County guidelines.
- It is the Tenant's responsibility to ascertain and comply with County of Los Angeles' ordinances and/or other governing regulations concerning the County's approval process and County's issued sign permits.
- Tenant shall provide one set of County approved drawings and a copy of the permit to Landlord prior to commencing Installation.

DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
3

SIGNAGE SPECIFICATIONS

SUBJECT TO COUNTY APPROVAL

LIGHTING

Creative illumination encouraged. Acceptable lighting styles include Light emitting diodes (LEDs)

COLORS

Colors should provide sufficient contrast against exterior building colors and overall center colors and trim.

Colors should be compatible with, and complement building colors

Nationally and regionally recognized logo colors may be used

STYLES

Signage should be architecturally compatible with overall center design and should promote the upscale, class "A" overall Center environment.

The following styles may be incorporated:

- Creative use of front, halo and backlit illumination
- Channel letters, 3-inch deep minimum
- Mixed media/dimensional signs using images, icons, logos, etc.
- Dimensional geometric shapes
- Complex shaped sign cabinets (if part of national logo, may be used alone if dimensional elements such as push-through letters are incorporated)
- Script fonts, only if part of established trademark and used in other locations
- Sign may identify business name and generic word description of service (excludes product identity and specific service descriptions)

SIGNAGE SPECIFICATIONS

DAYCARE FACILITY

DIMENSIONS & PLACEMENT

- All Building Signs to be centered on storefront.
- No Building sign shall exceed 75% of storefront width.
- 75 SF maximum single sign size calculated based on 2 SF of sign area per 1 LF of building frontage allowable.
- Daycare Facility is allowed a total of Two (2) Signs, One (1) on West and One (1) on South Elevation. All proposed signs (storefront and secondary street frontage, mall or parking) to be a minimum of 18", Maximum of 48". Minimum letter height to be 8" tall.
- Stacked copy is allowable provided that the maximum height does not exceed the limits above.
- Size area measured by drawing (i.e., rectangle, circle) around each separate element of the sign, area of letters measured separately from area of icon and/or logo.
- All signs subject to final approval of County of Los Angeles.

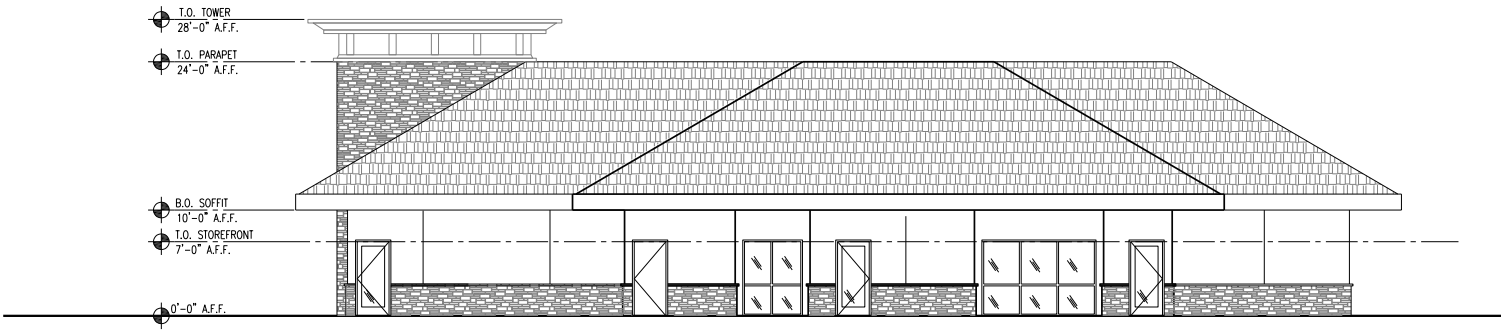
MAXIMUM 75%
OF ADJACENT SURFACE LENGTH



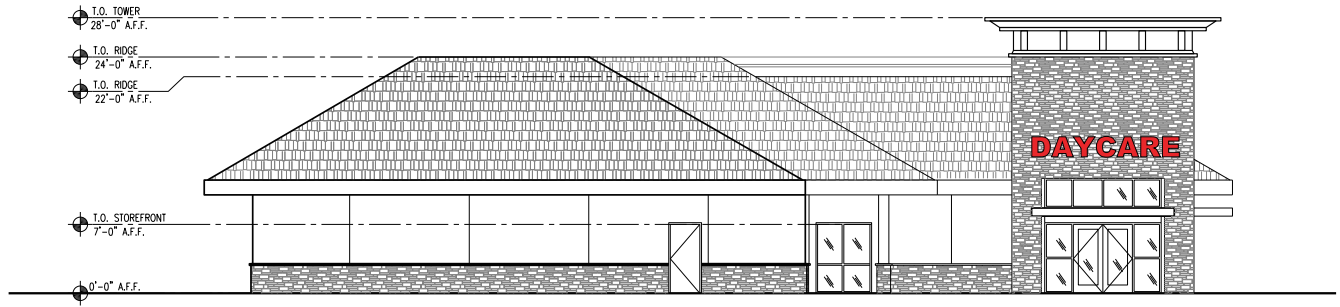
DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
5

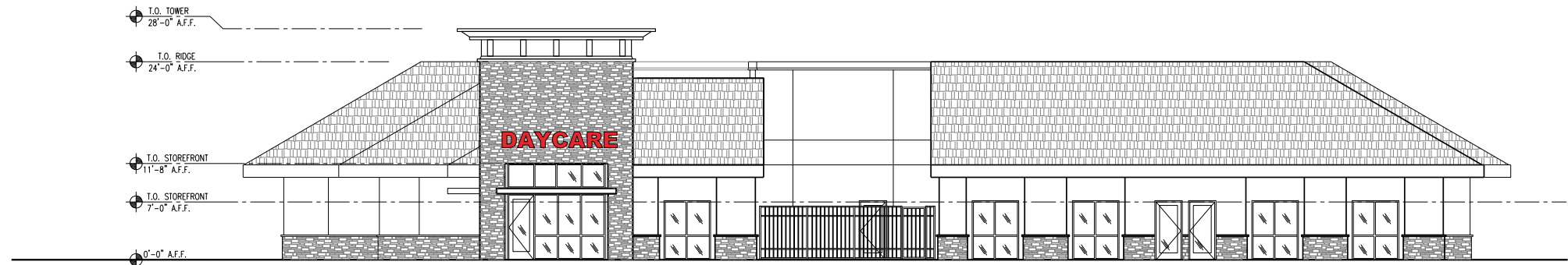
DAYCARE FACILITY



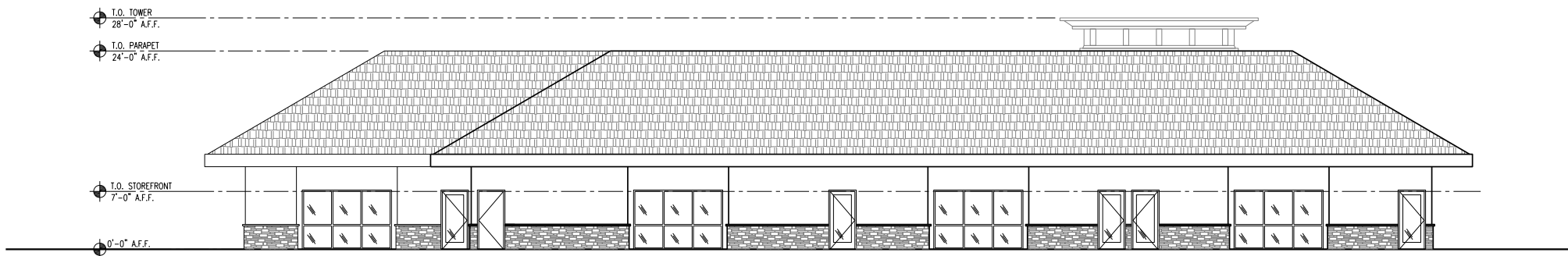
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
6

SIGNAGE SPECIFICATIONS

MULTI-TENANT PADS

DIMENSIONS & PLACEMENT

- All Building Signs to be centered on storefront.
- No Building sign shall exceed 75% of storefront width.
- 80 SF maximum single sign size calculated based on 2 SF of sign area per 1 LF of building frontage allowable.
- One (1) Building sign per tenant, except building elevations facing multiple exposures (e.g., parking lot or street) may incorporate one (1) additional sign per elevation as long as it has a customer/patient door used to enter the Suite. All proposed signs (storefront and secondary street frontage, mall or parking) to be a minimum of 18", Maximum of 48". Minimum letter height to be 6" tall.
- Stacked copy is allowable provided that the maximum height does not exceed the limits above.
- Size area measured by drawing (i.e., rectangle, circle) around each separate element of the sign, area of letters measured separately from area of icon and/or logo.
- All signs subject to final approval of County of Los Angeles.

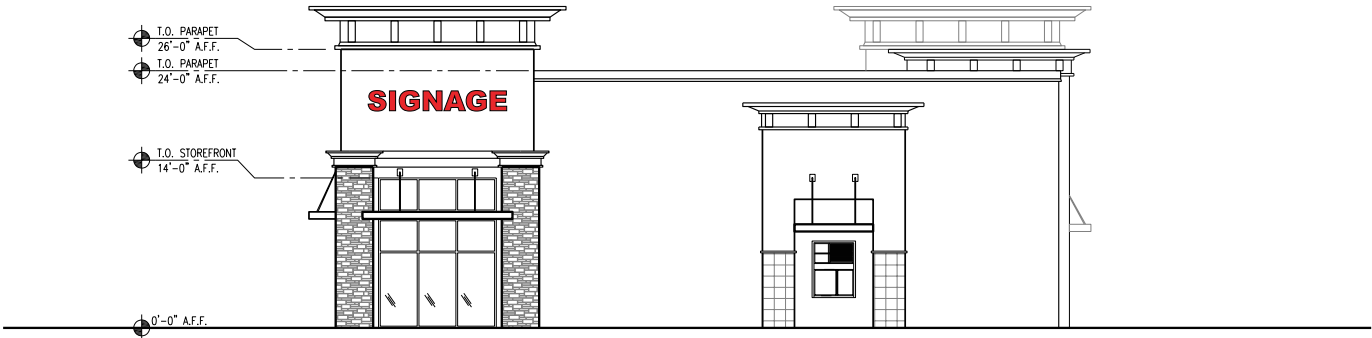
MAXIMUM 75%
OF ADJACENT SURFACE LENGTH



DEPARTMENT OF
REGIONAL PLANNING APPROVED



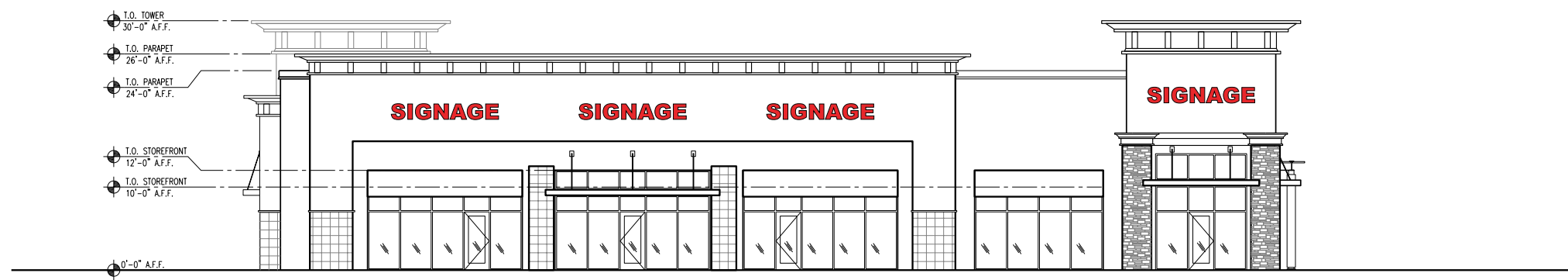
MULTI-TENANT BUILDING 3



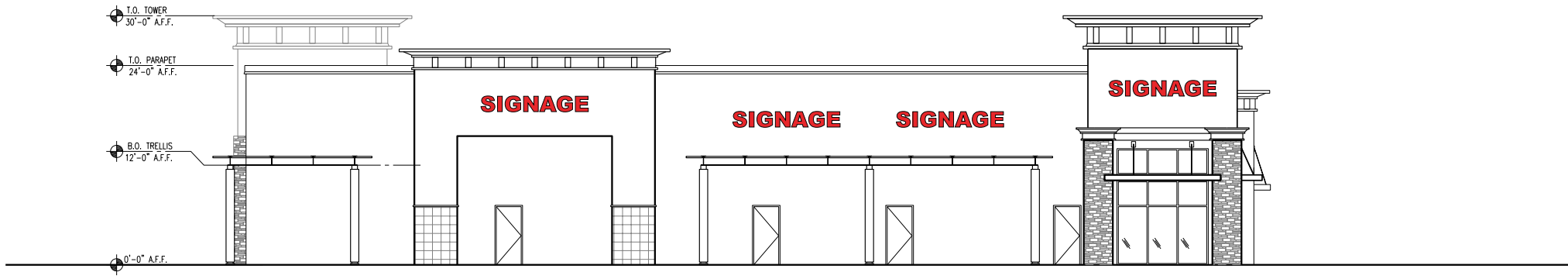
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

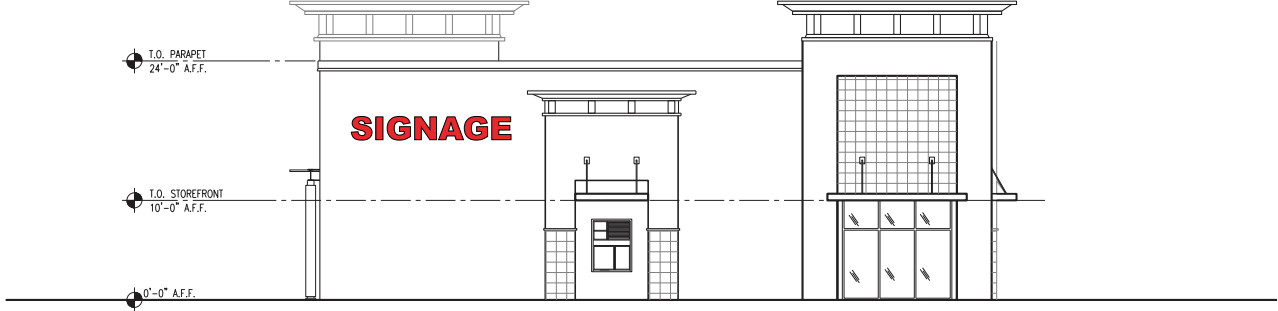


WEST ELEVATION
SCALE: 1/8" = 1'-0"

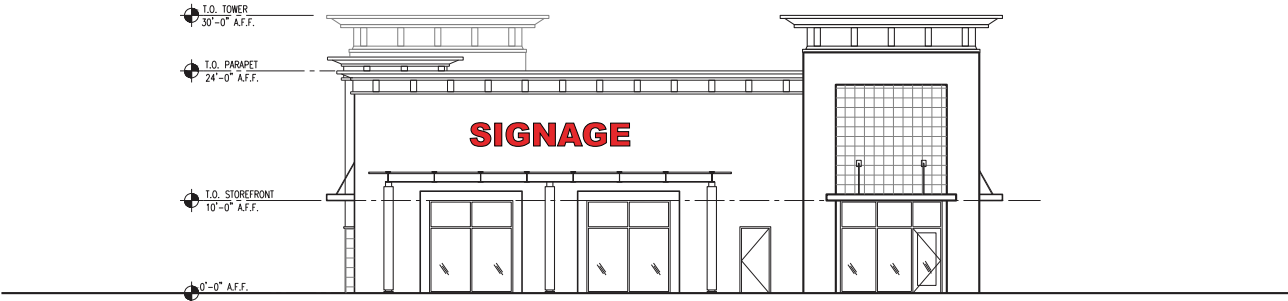
DEPARTMENT OF
REGIONAL PLANNING APPROVED

7F
8

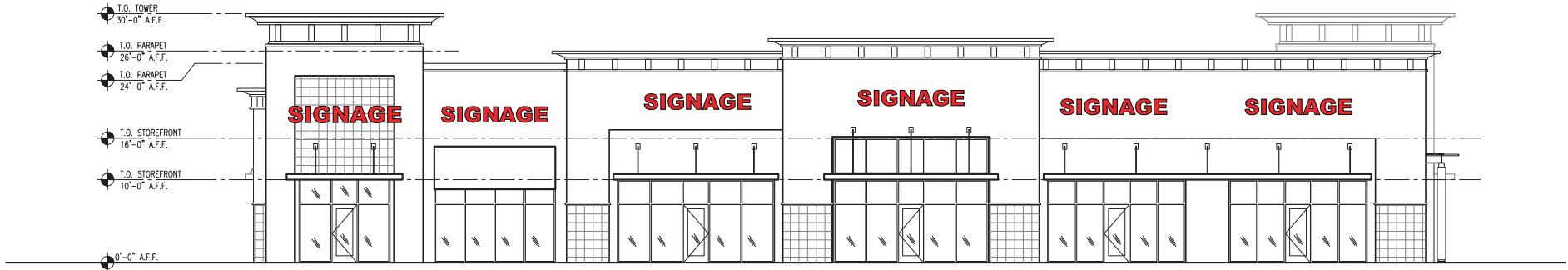
MULTI-TENANT BUILDING 4



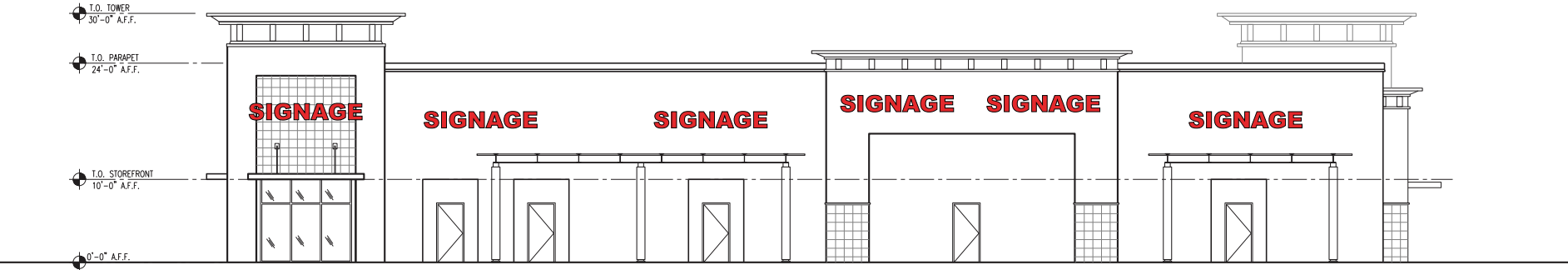
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

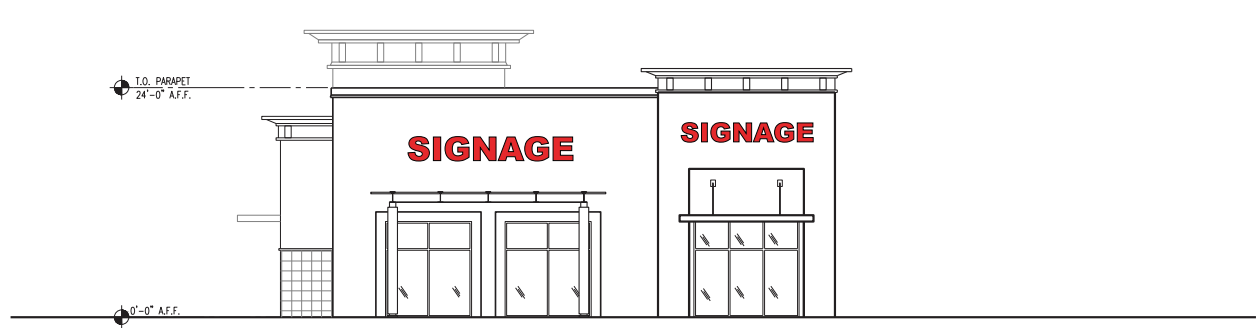


WEST ELEVATION
SCALE: 1/8" = 1'-0"

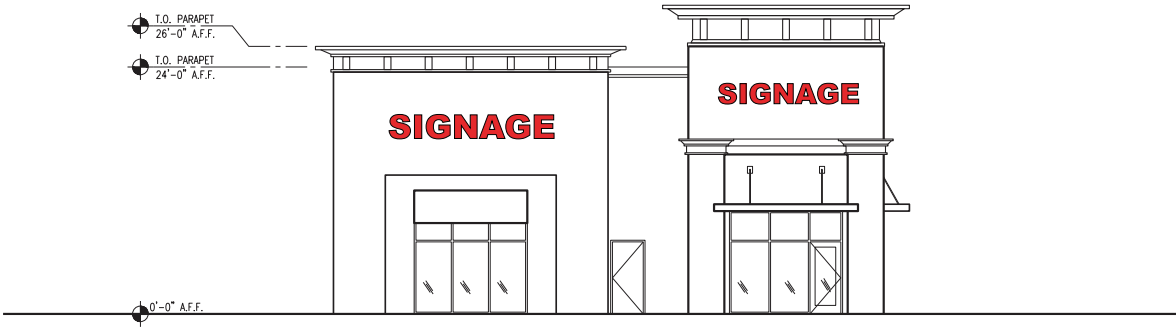
DEPARTMENT OF
REGIONAL PLANNING APPROVED



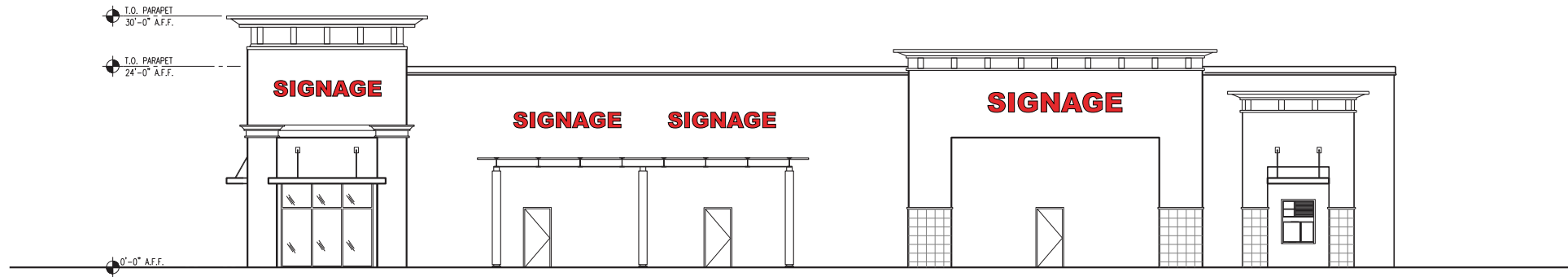
MULTI-TENANT BUILDING 5



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



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



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

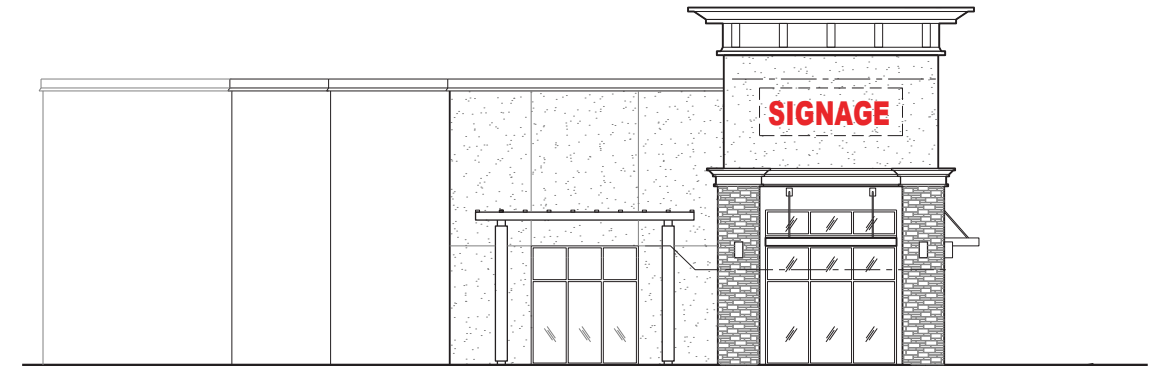
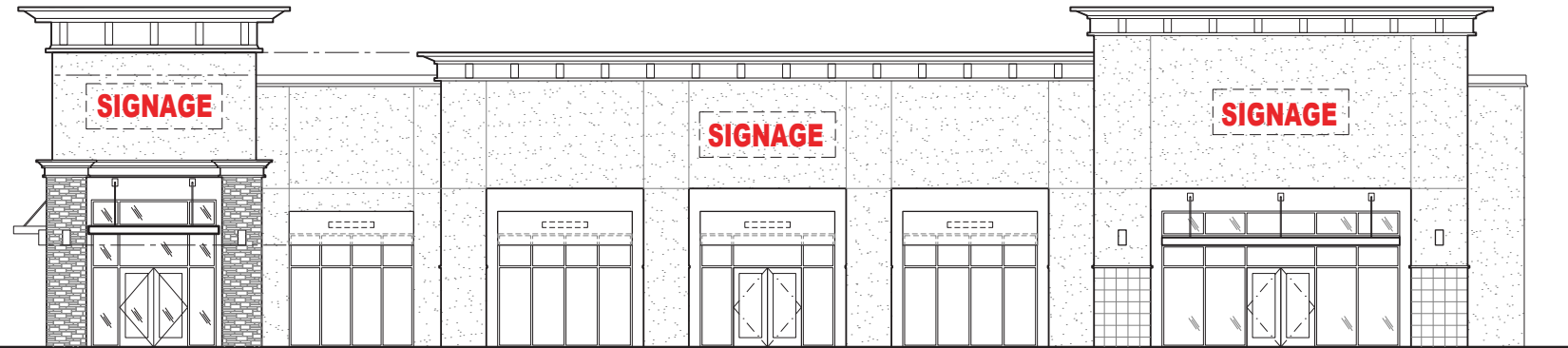


EAST ELEVATION
SCALE: 1/8" = 1'-0"

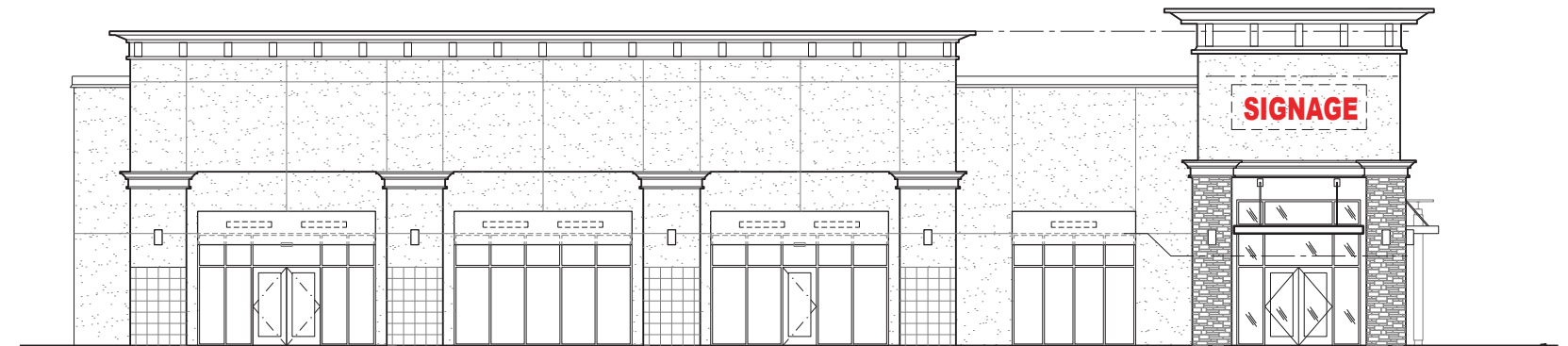
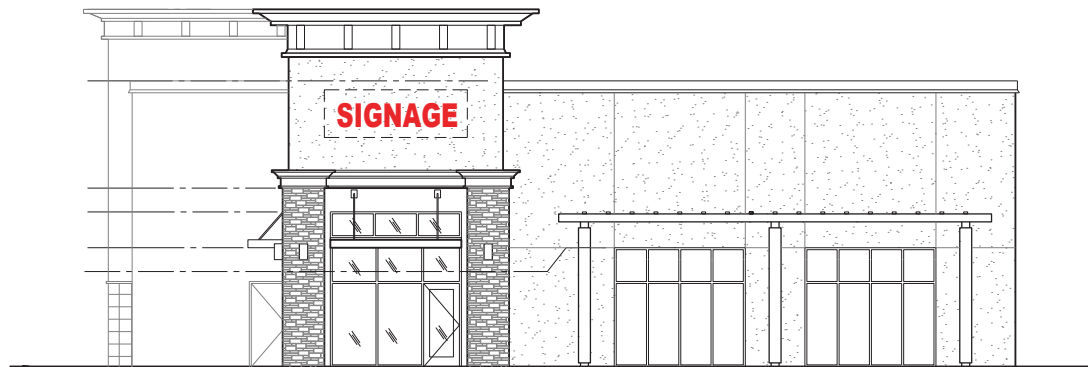
DEPARTMENT OF
REGIONAL PLANNING APPROVED



MULTI-TENANT BUILDINGS 9 & 10



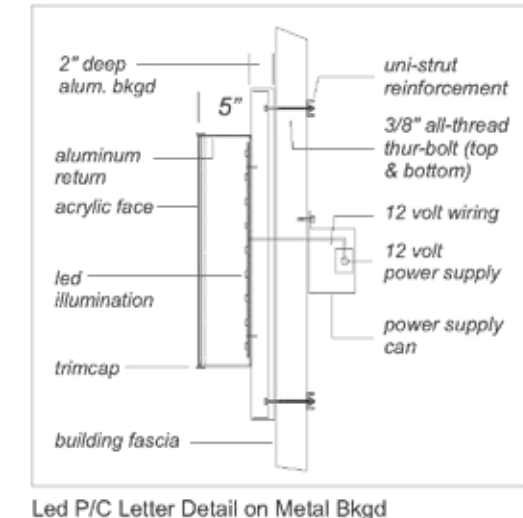
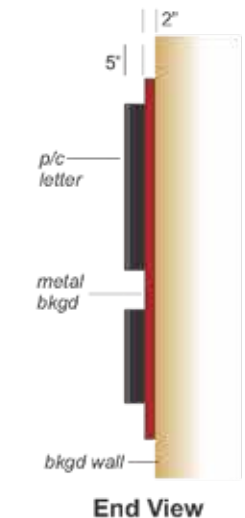
BUILDING 9



BUILDING 10

GROCERY OUTLET

BUILDING SIGNAGE



Sign A: Led Illum. P/C Sign on Alum. Bkgd (w/ behind the wall r/w)
Scale 3/8"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration;
white, golden yellow #3630-125. 5" deep black returns with black 1" trimcap.
ul approved white Led illumination.

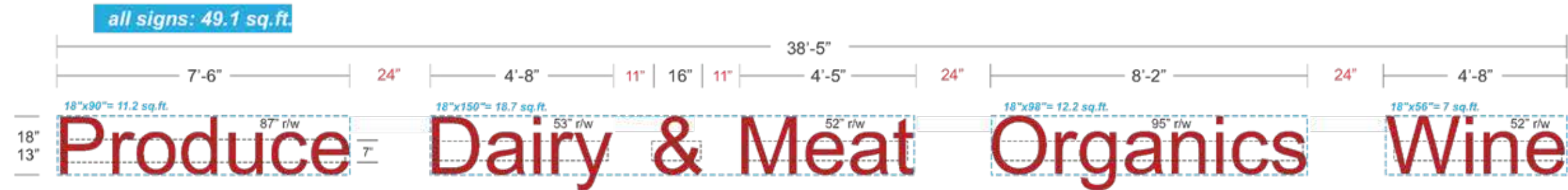
7'x23'-8"x 2" deep 0.100 aluminum face. paint dark red #3630-73 mathews.



Building South Elevation

GROCERY OUTLET

BUILDING SIGNAGE

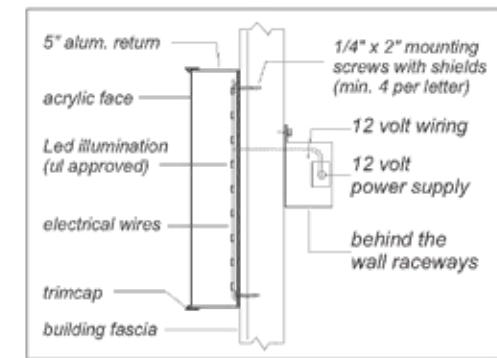


Signs B:

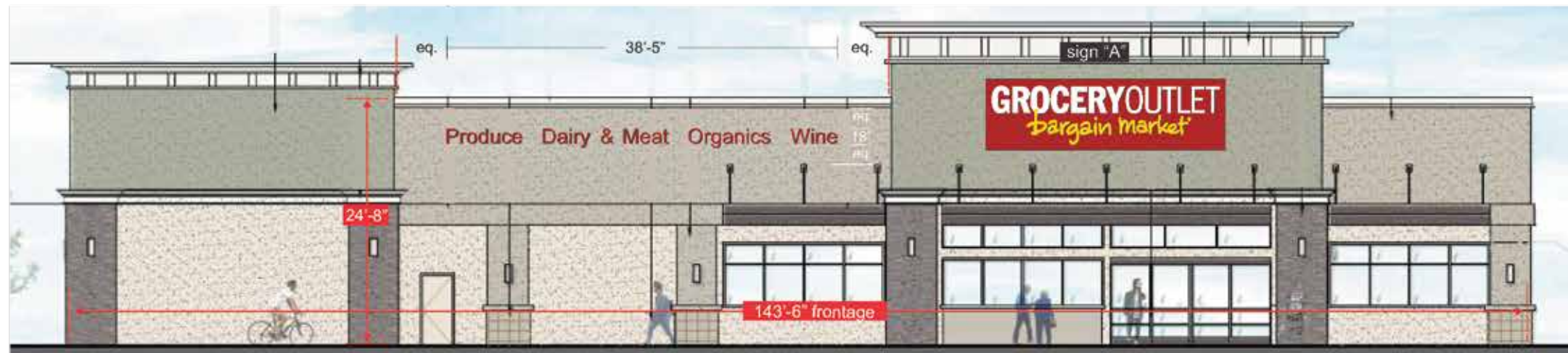
Led Illum. P/C Letters (with behind the wall R/W's)
Scale: 3/8"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration;
dark red #3630-73 & clear protective. 5" deep black returns with black 1" trimcap.
ul approved red Led illumination.

behind the wall R/W's: sht/ml construction - paint white



Led P/C Letter Mount Detail



Building South Elevation

GROCERY OUTLET

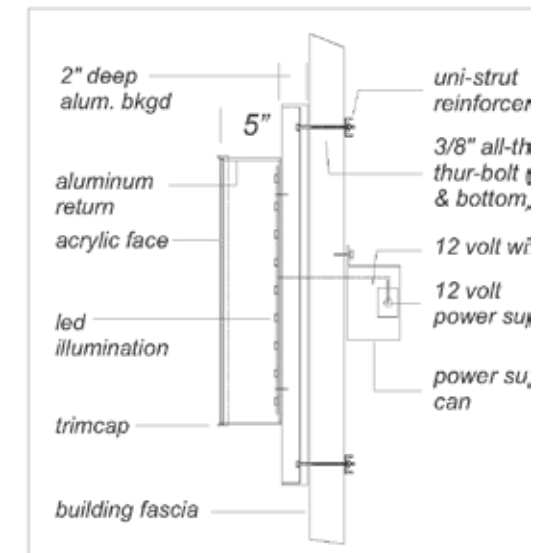
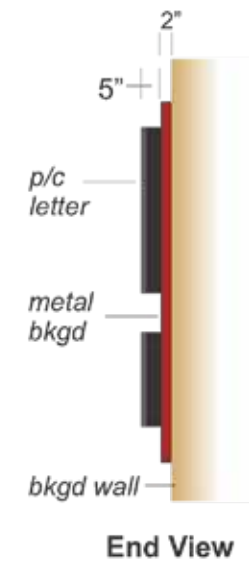
BUILDING SIGNAGE



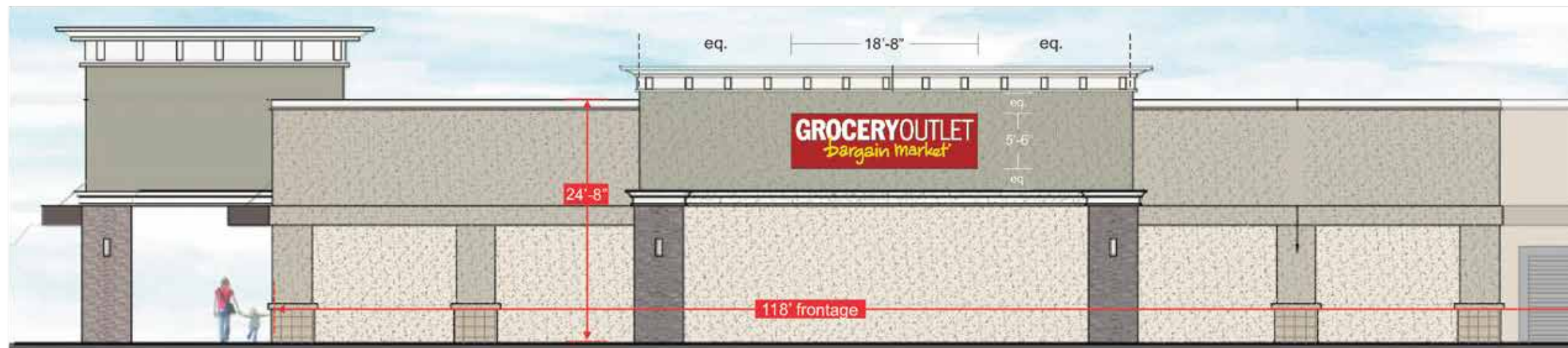
Sign C:
Led Illum. P/C Sign on Alum. Bkgd (w/ behind the wall r/w)
 Scale 1/4"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration;
 white, golden yellow #3630-125. 5" deep black returns with black 1" trimcap.
 ul approved white Led illumination.

66"x18'-8"x 2" deep 0.100 aluminum face. paint dark red #3630-73 mathews.



Led P/C Letter Detail on Metal Bkgd



Building East Elevation

GROCERY OUTLET

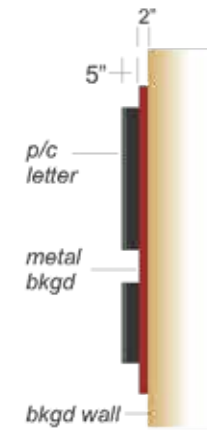
BUILDING SIGNAGE



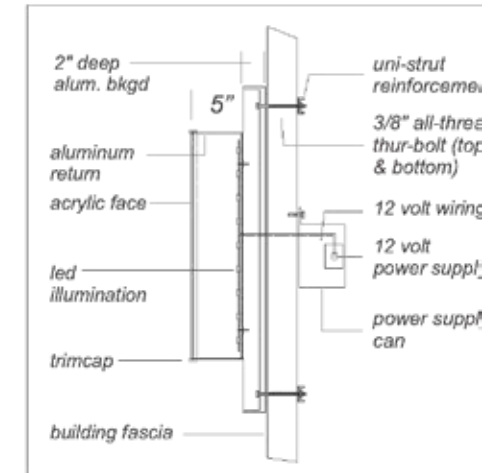
Sign E:
Led Illum. P/C Sign on Alum. Bkgd (w/ behind the wall r/w)
 Scale 1/4"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration;
 white, golden yellow #3630-125. 5" deep black returns with black 1" trimcap.
 ul approved white Led illumination.

66"x18'-8"x 2" deep 0.100 aluminum face. paint dark red #3630-73 mathews.



End View



Led P/C Letter Detail on Metal Bkgd



Building West Elevation

GROCERY OUTLET

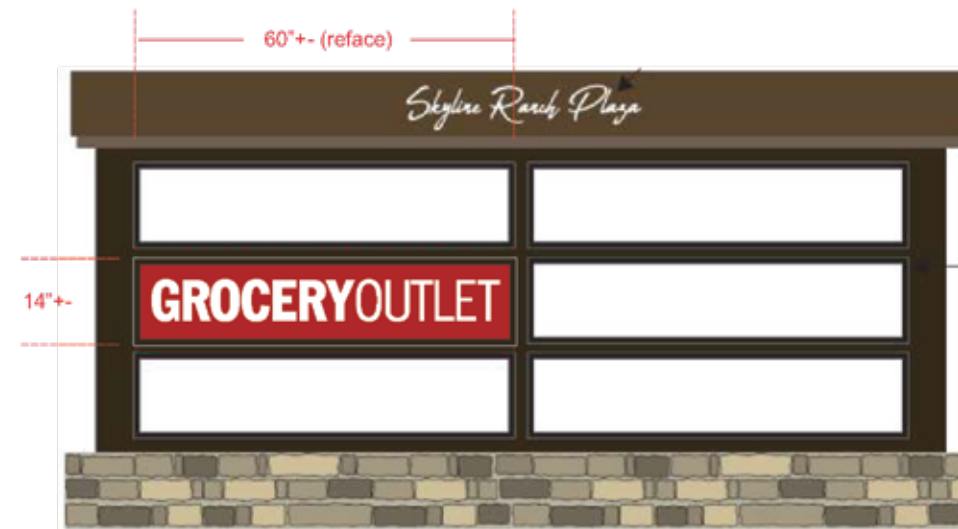
MONUMENT SIGNAGE



Sign F: (reface)
Existing D/F Illum. Multi-Tenant Mmmt Sign

cabinet:
existing @ site (no work req'd)

tenant face:
clear lexan w/ 2nd surface vinyl decoration;
dark red #73, golden yellow #125 & white



Existing D/F Illum. Multi-Tenant Mmmt Sign
Scale 1/2"=1'-0"

GROCERY OUTLET

MONUMENT SIGNAGE

Note: field check req'd for exact sign measurement

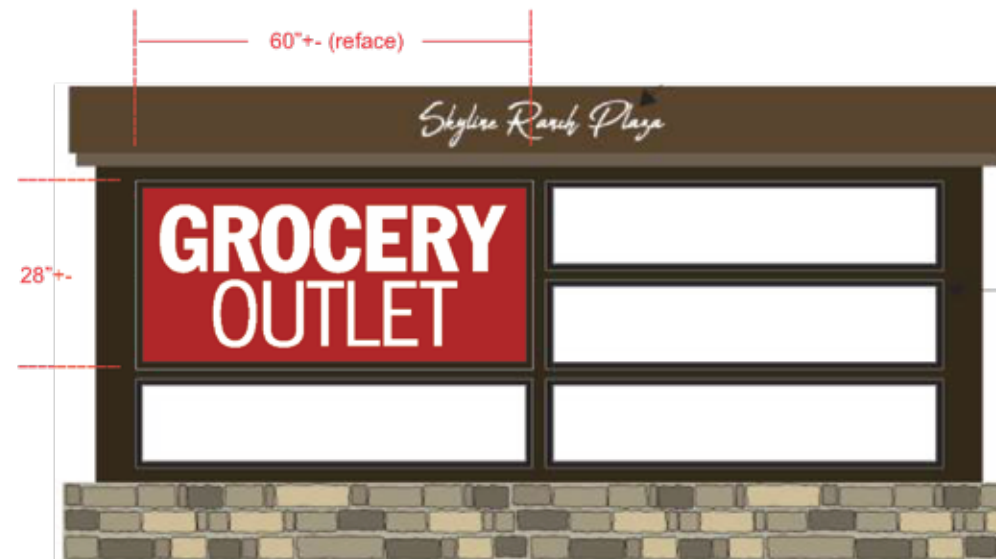


Scale: 1"=1'-0"

Sign G: (reface)
Existing D/F Illum. Multi-Tenant Mnmnt Sign

cabinet:
existing @ site (no work req'd)

tenant face:
clear lexan w/ 2nd surface vinyl decoration;
dark red #73, golden yellow #125 & white



Existing D/F Illum. Multi-Tenant Mnmnt Sign
Scale 1/2"=1'-0"

GROCERY OUTLET

MONUMENT SIGNAGE

Note: field check req'd for exact sign measurement



Sign H: (reface)
Existing D/F Illum. Multi-Tenant Mnmnt Sign

cabinet:
existing @ site (no work req'd)

tenant face:
clear lexan w/ 2nd surface vinyl decoration;
dark red #73, golden yellow #125 & white



Existing D/F Illum. Multi-Tenant Mnmnt Sign
Scale 1/2"=1'-0"

GROCERY OUTLET

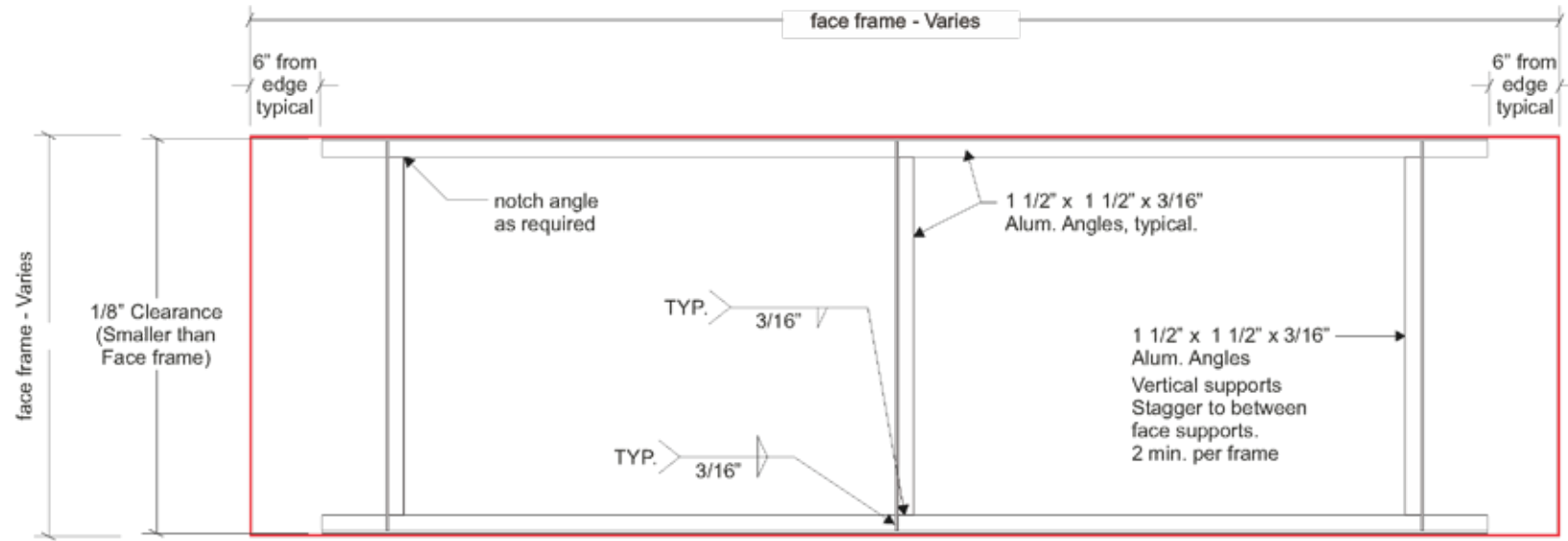
SITE PLAN



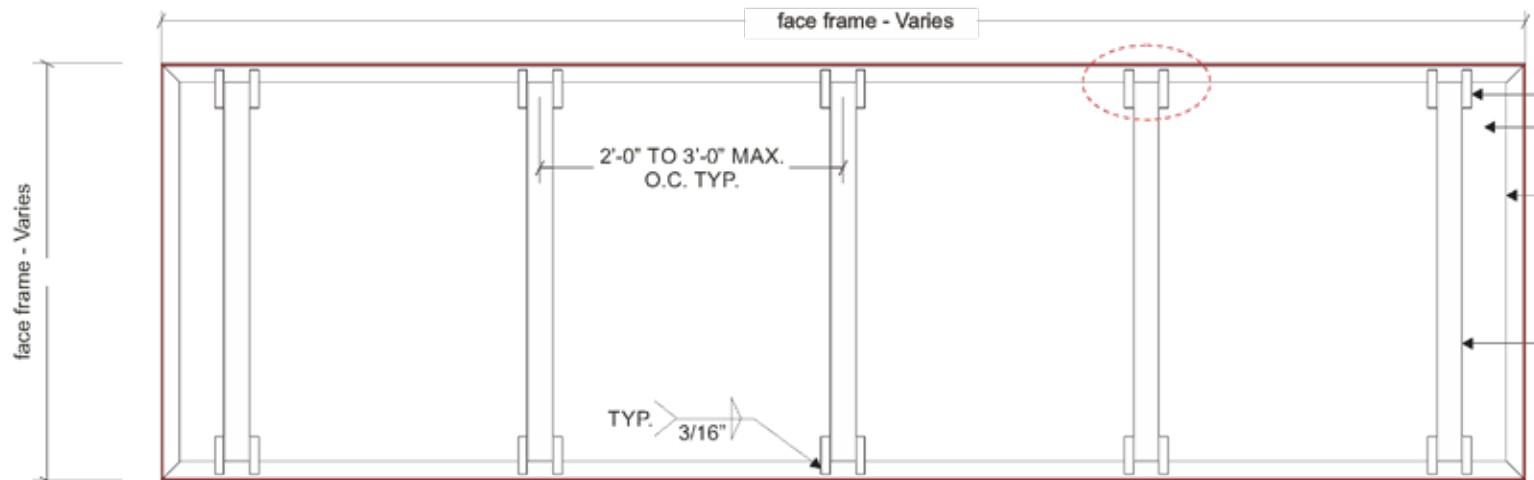
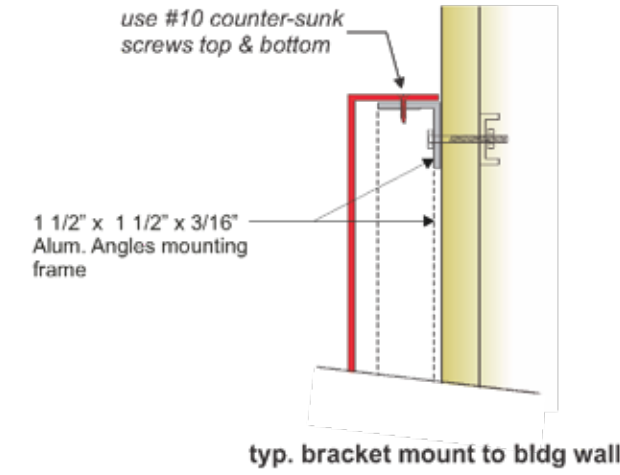
SITE PLAN

GROCERY OUTLET

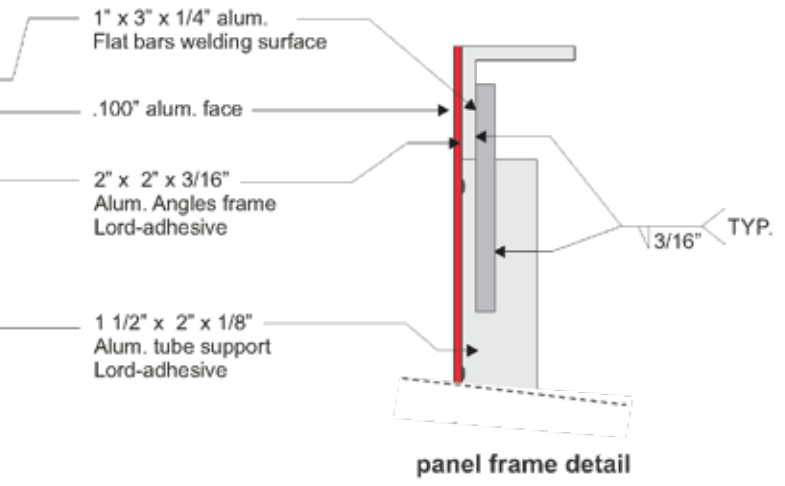
MONUMENT SIGNAGE



Mounting Frame - Typical Detail
n.t.s.



Background Frame - Backside View Typical Detail
n.t.s.



SIGNAGE SPECIFICATIONS

RETAIL & OFFICE BUILDINGS

DIMENSIONS & PLACEMENT

- All Retail & Office Building Signs to be centered on storefront.
- No Building sign shall exceed 75% of storefront width.
- 80 SF maximum single sign size calculated based on 2 SF of sign area per 1 LF of building frontage allowable.
- One (1) Building sign per tenant, except building elevations facing multiple exposures (e.g., parking lot or street) may incorporate one (1) additional sign per elevation as long as it has a customer/patient door used to enter the Suite.
- Stacked copy is allowable provided that the maximum height does not exceed the limits above.

Size area measured by drawing (i.e., rectangle, circle) around each separate element of the sign, area of letters measured separately from area of icon and/or logo.

All signs subject to final approval of County of Los Angeles.

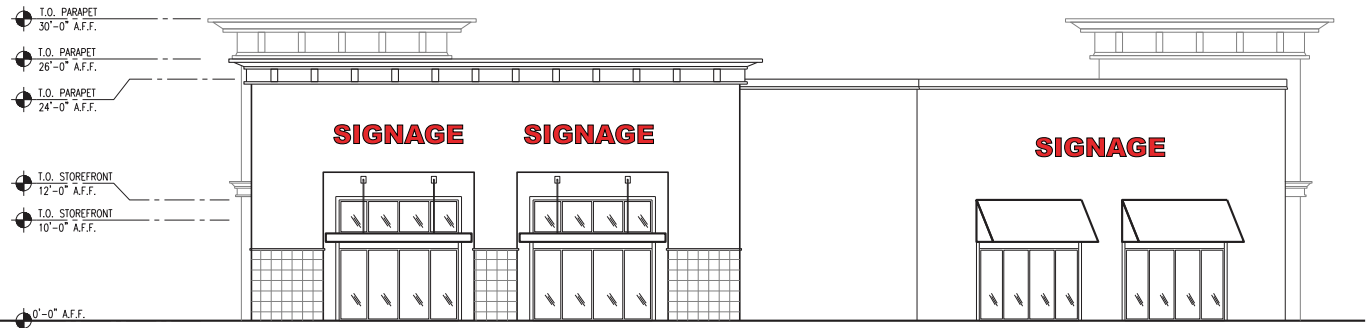
MAXIMUM 75%
OF ADJACENT SURFACE LENGTH



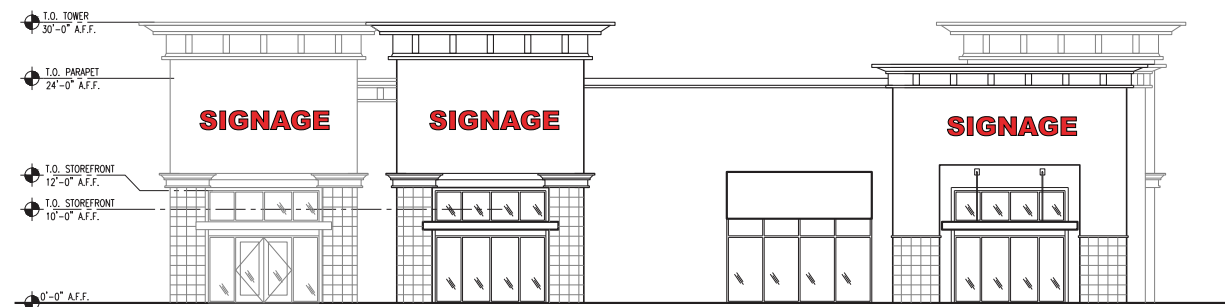
DEPARTMENT OF
REGIONAL PLANNING APPROVED



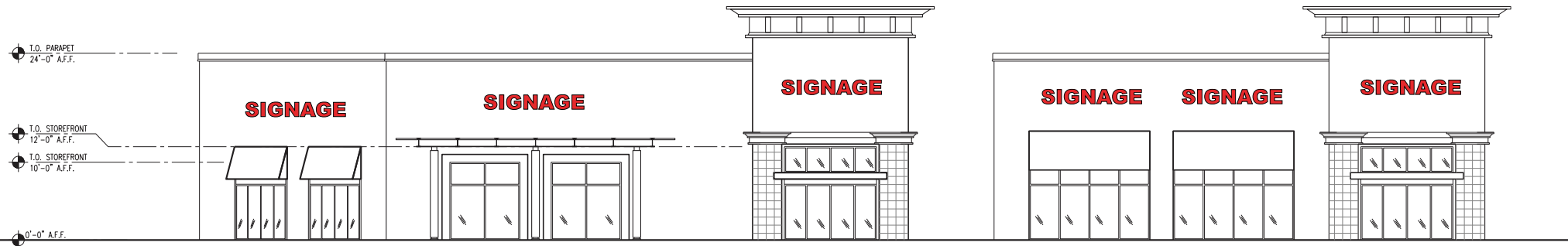
RETAIL & OFFICE BUILDINGS



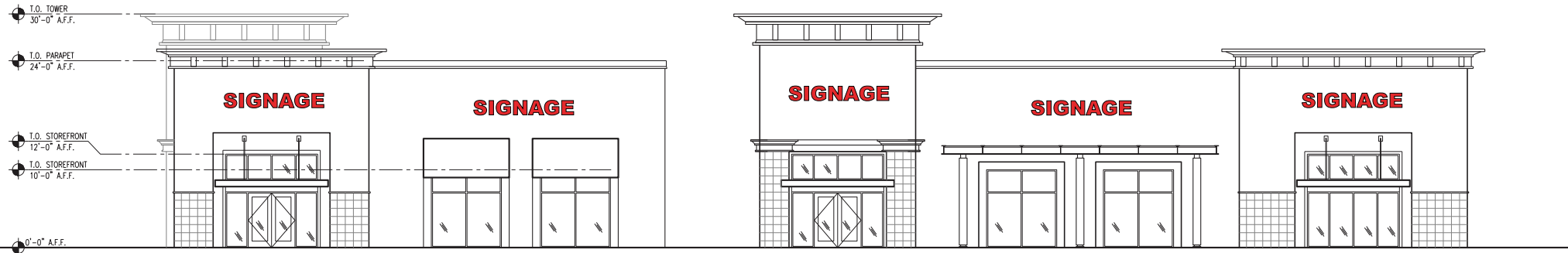
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

DEPARTMENT OF
REGIONAL PLANNING APPROVED



CONSTRUCTION | MAINTENANCE

Every sign and all parts, portions and materials shall be manufactured, assembled, and erected in compliance with all applicable state, federal and local regulations. Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked, broken surfaces, or damaged portion of a sign will be repaired or replaced within thirty days. Every sign shall be fabricated of high quality materials, such as metal, glass, foam, etc. by a licensed sign company. The sign shall be three dimensional with no exposed conduit, raceways, transformers' light source or attachment.

DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
13

INSTALLATION REQUIREMENTS

- Sign Contractors must be California licensed contractors with a current city business license
- All work shall be performed in accordance with County of Los Angeles' minimum standards
- If requested by Landlord, Sign Contractor must provide original certificate of insurance naming Landlord as additional insured for liability coverage in an amount to be determined by Landlord
- Tenant to deliver to Landlord, prior to commencing sign installation, copy of stamped County of Los Angeles sign permit
- Full set of County-approved sign construction plans to be maintained on site at all times during sign construction and installation
- Tenant is responsible for any and all damage caused by sign contractor, sign construction and installation
- Tenant is responsible for repairing any damage to structure or any part of Center resulting from work associated with sign construction or installation
- Electrical service to signs shall be the responsibility of the Tenant.

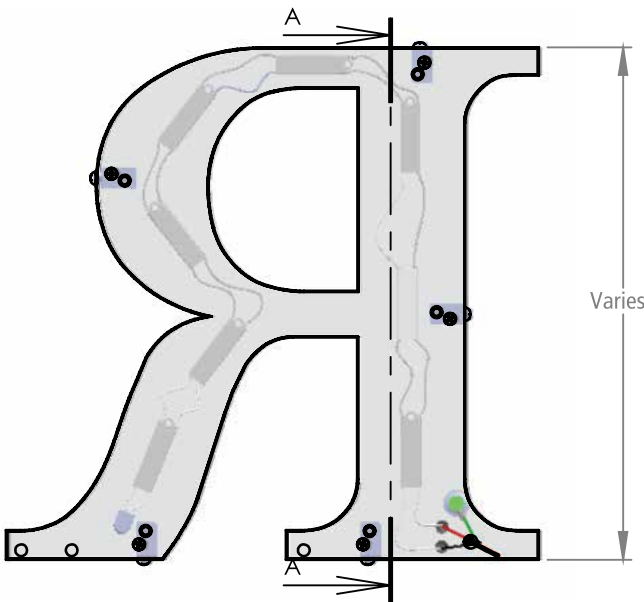
PROHIBITED SIGNS

All signs not expressly permitted are prohibited in all zones, including, but not limited to the following:

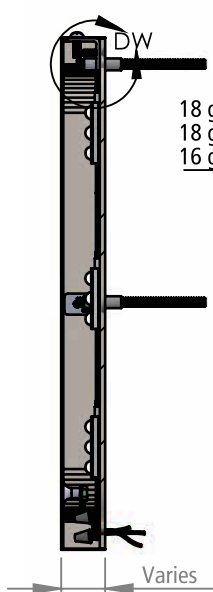
- Any signs directly painted on a wall surface (signs shall be three dimensional)
- Roof signs
- Flashing signs, except in time and temperature signs
- Animated signs
- Revolving signs
- Vehicle signs, when used on property to identify a business
- Portable signs, except where permitted in this guideline
- Off-site signs
- Political/Campaign Signs and Banners
- Signs on the public right-of-way, except where required by a governmental agency
- Light bulb strings and exposed tubing
- Banners, flags, pennants and balloons; except for special events as provided for in these guidelines
- Advertising structures
- Signs relating to inoperative activities. Signs pertaining to activities or businesses, which are no longer in operation, shall be removed from the premises or the sign copy shall be removed or obliterated within sixty days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal at tenant's expense.

LIGHTING SPECIFICATIONS

HALO-ILLUMINATION

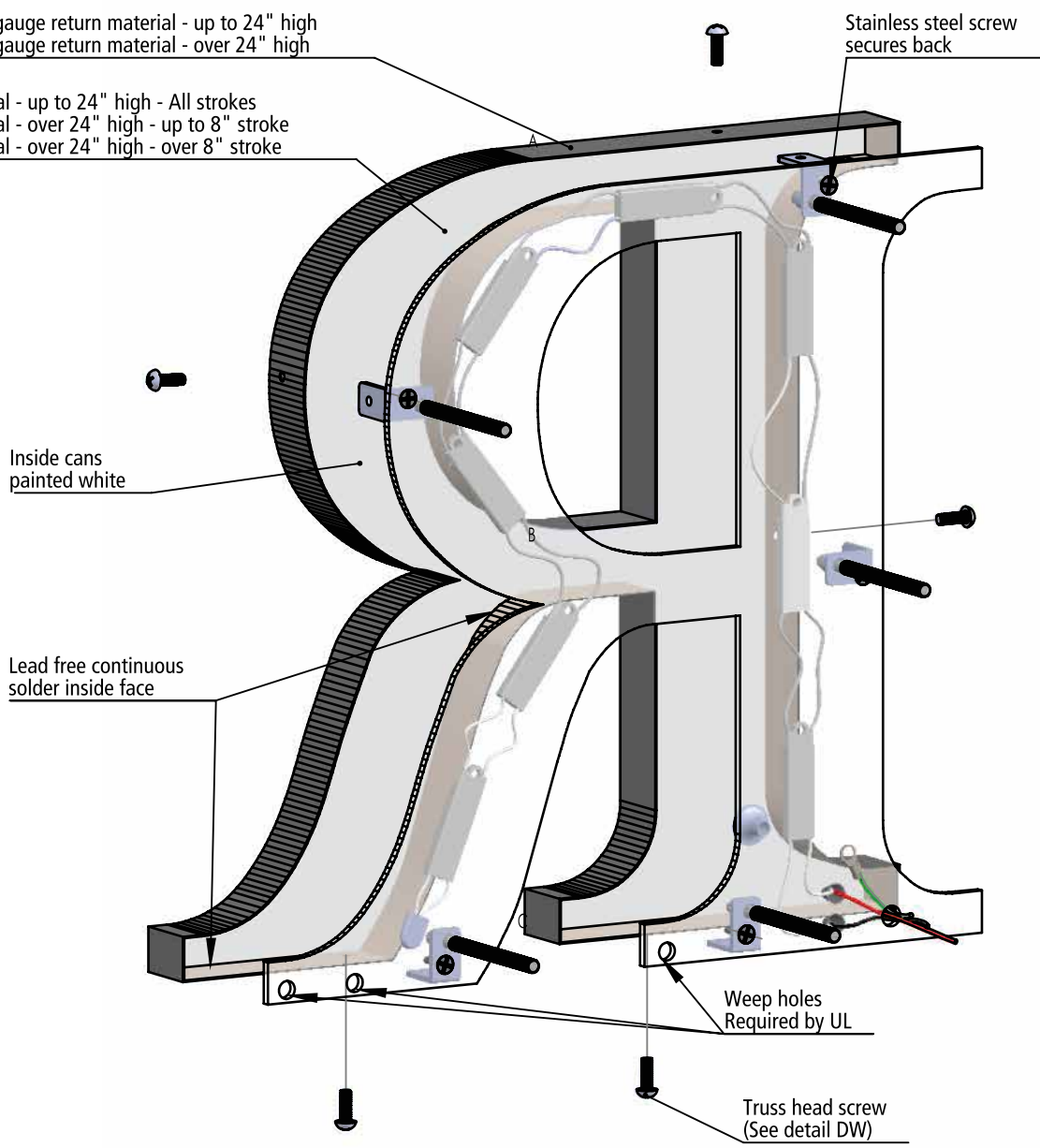


BACK VIEW II SCALE 1:5

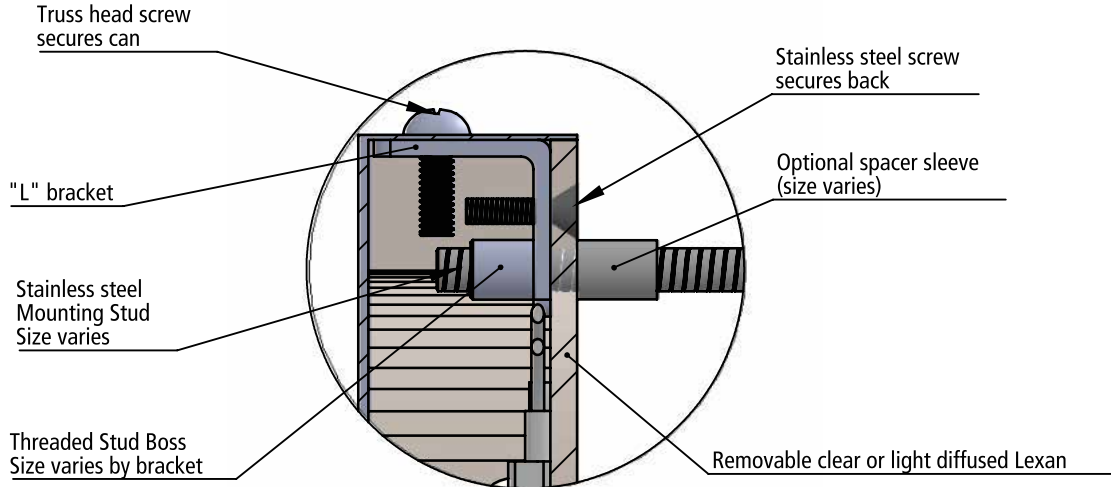


SECTION VIEW A-A II SCALE 1:5

24 gauge return material - up to 24" high
 22 gauge return material - over 24" high
 18 gauge face material - up to 24" high - All strokes
 18 gauge face material - over 24" high - up to 8" stroke
 16 gauge face material - over 24" high - over 8" stroke



ISOMETRIC BACK VIEW II SCALE 1:3



DETAIL DW II SCALE 1:1

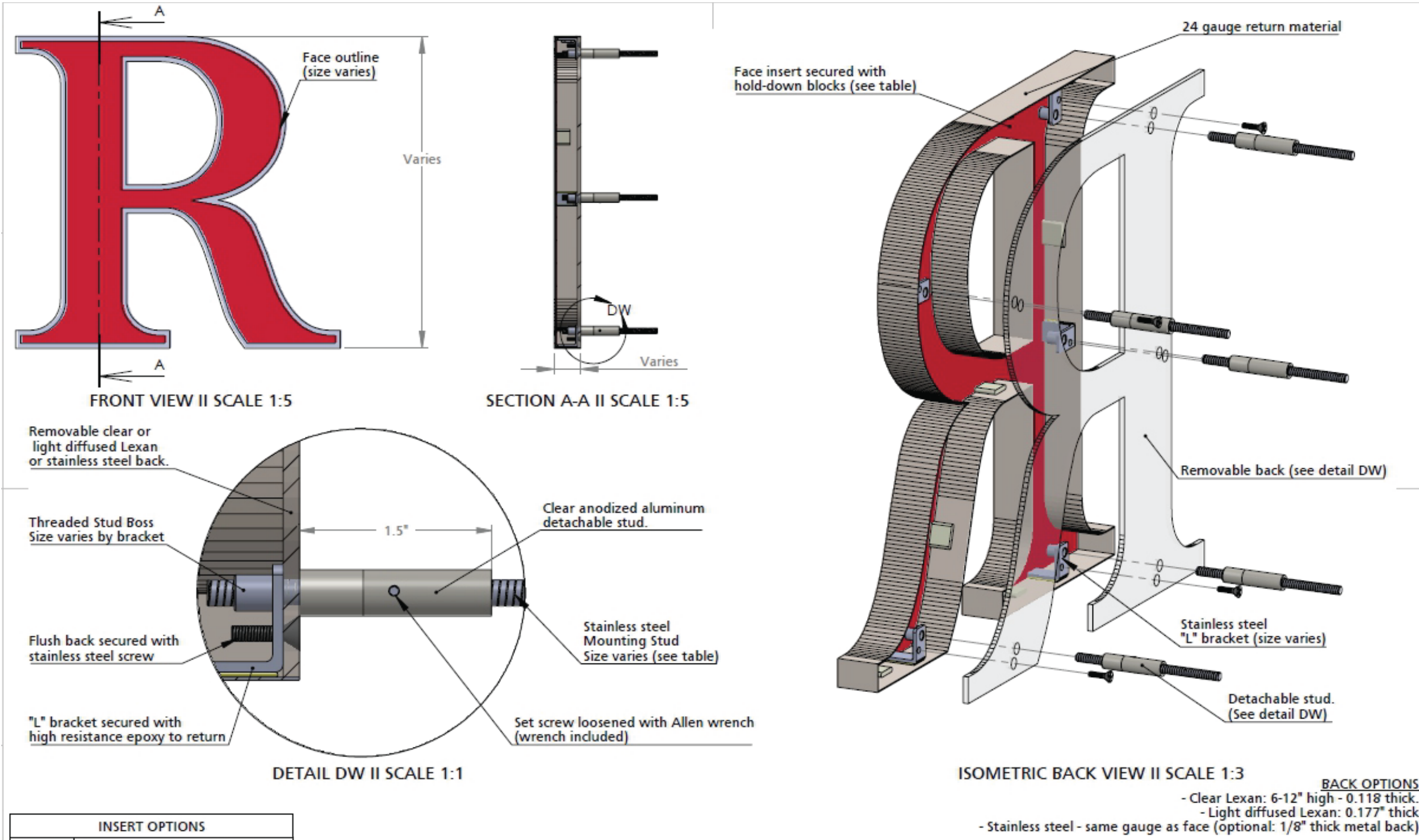
- BACK OPTIONS**
- Clear Lexan: 6-24" high - 0.118 thick, over 24" - 0.236" thick
 - Light diffused Lexan: 0.177" thick
- MATERIAL OPTIONS**
- Standard - 304 prefinished stainless steel
 - Optional - 316 prefinished stainless steel (more corrosion resistant)
 - 304 prefinished stainless with titanium coating

DEPARTMENT OF
 REGIONAL PLANNING APPROVED

TF
 16

LIGHTING SPECIFICATIONS

FRONT ILLUMINATION



INSERT OPTIONS	
Stainless steel	18-20 gauge up to 24" high
	16-18 gauge over 24" to 36" high
Acrylic	3/16" thick - up to 36" high

DEPARTMENT OF REGIONAL PLANNING APPROVED



FRONT ENTRY DOOR GRAPHICS

- Permanent Window Signs: Not exceeding three (3) square feet and limited to business identification, hours of operation, address and emergency information only.

REAR/NON-PUBLIC ENTRY DOORS

- Each non-customer door for receiving merchandise may display the tenant's name and address in 2" high block letters.

SPECIFICATIONS

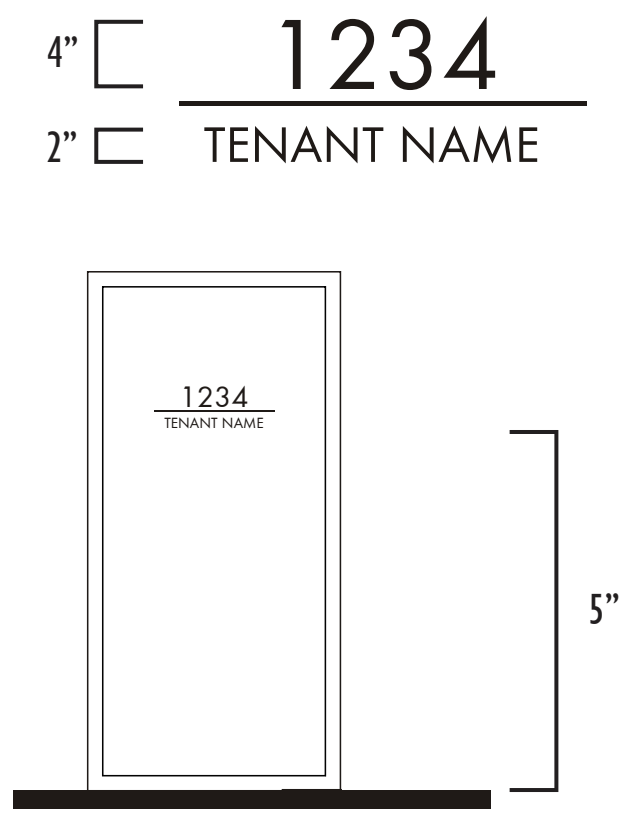
- 6" HIGH WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL FRONT ENTRY ELEVATION

SPECIFICATIONS

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR
- COLOR TO BE IN CONTRASTING COLOR TO DOOR
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



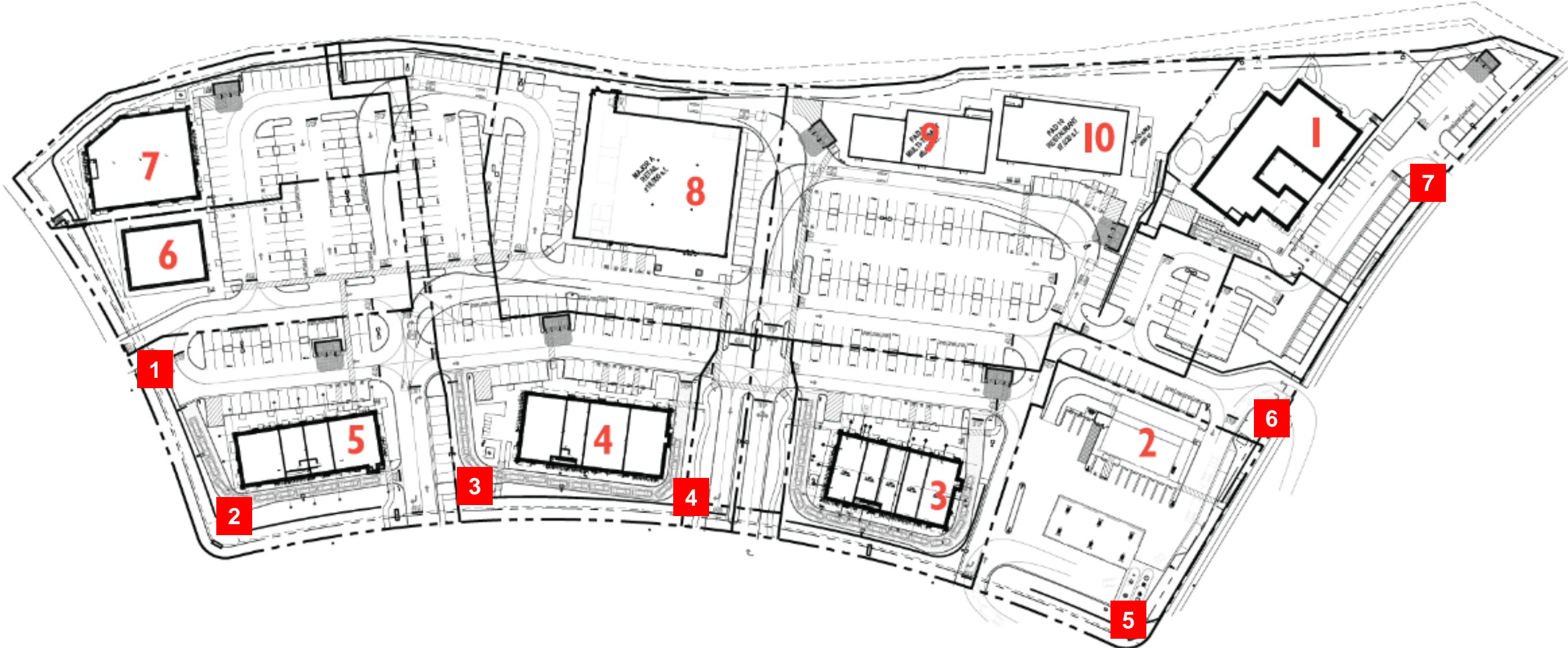
TYPICAL REAR ENTRY ELEVATION

DEPARTMENT OF REGIONAL PLANNING APPROVED

7F
18

MONUMENT PLACEMENT

SIGNS SHALL NOT ENCROACH INTO PARKING SPACES



 EXISTING MONUMENTS

DEPARTMENT OF
REGIONAL PLANNING APPROVED

TF
19

MONUMENT SQUARE FOOTAGE

CALCULATED IN TOTAL FOR ALL ROAD FRONTAGE

FRONTAGE

LA MADRID DRIVE	748'7"
PLUM CANYON ROAD	1,215'
SKYLINE RANCH ROAD	<u>1,080'</u>
	3,043'7"

ALLOWED SQ. FOOTAGE: $150' + 3/4(3,043'7" - 100') = 2,357'8"$

MONUMENTS:	
1	72 SF
2	82 SF
3	90 SF
4	72 SF
5	82 SF
6	72 SF
7	<u>72 SF</u>
	542 SF

(WHICH IS WELL UNDER THE ALLOWED 2357 SF.)

DEPARTMENT OF
REGIONAL PLANNING APPROVED



MONUMENT - MINIMUM SEPARATION

1-2

- 284'2" SEPARATION

- MINIMUM REQ. : $100' + (82' - 75')/3 = 102'$

2-3

- 284'2" SEPARATION

- MINIMUM REQ. = $100' + (90' - 75')/3 = 105'$

3-4

- 235' SEPARATION

- MINIMUM REQ. : $100' + (72' - 75')/3 = 100'$

4-5

- 540'7" SEPARATION

- MINIMUM REQ. : $100' + (82' - 75')/3 = 102'$

5-6

- 305'9" SEPARATION

- MINIMUM REQ. : $100' + (72' - 75')/3 = 100'$

6-7

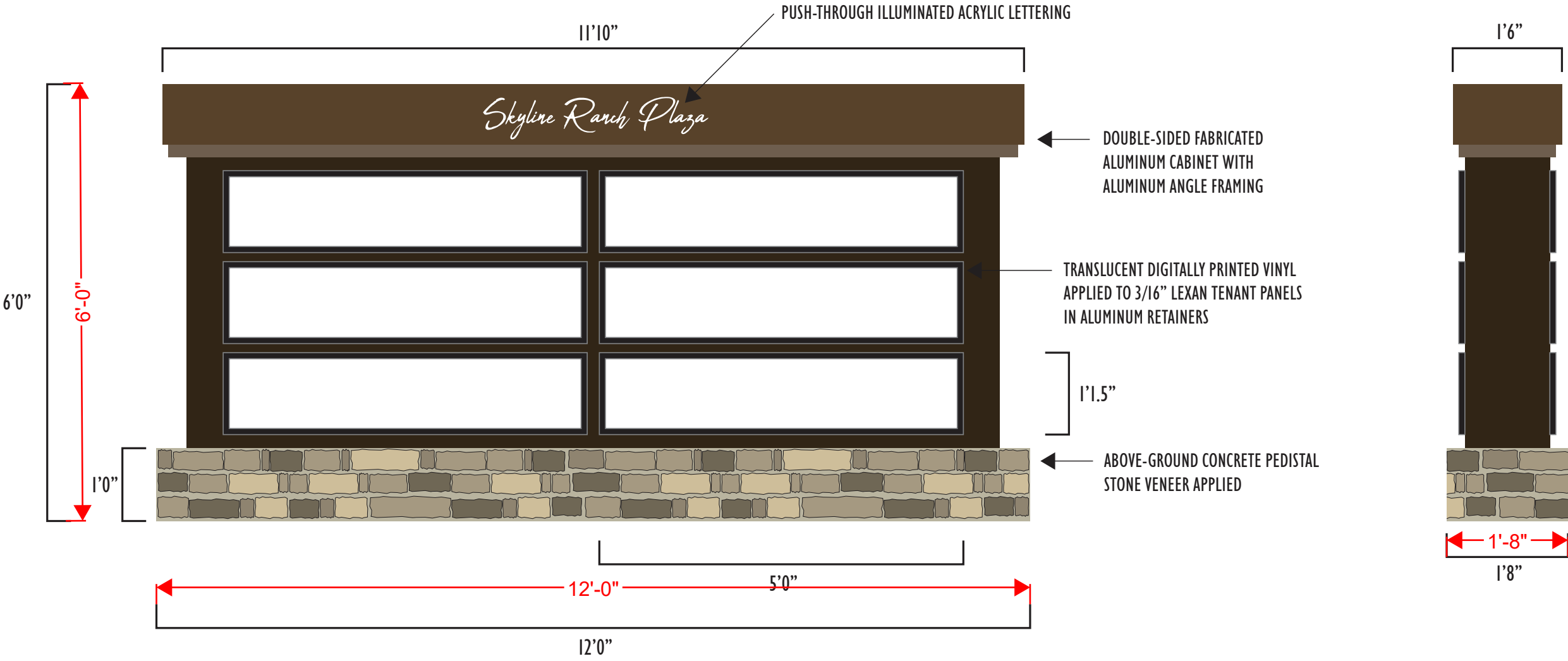
- 300'4" SEPARATION

- MINIMUM REQ. : $100' + (72' - 75')/3 = 100'$

MONUMENT ONE

OFFICE TENANT MONUMENT

72 sq. ft.

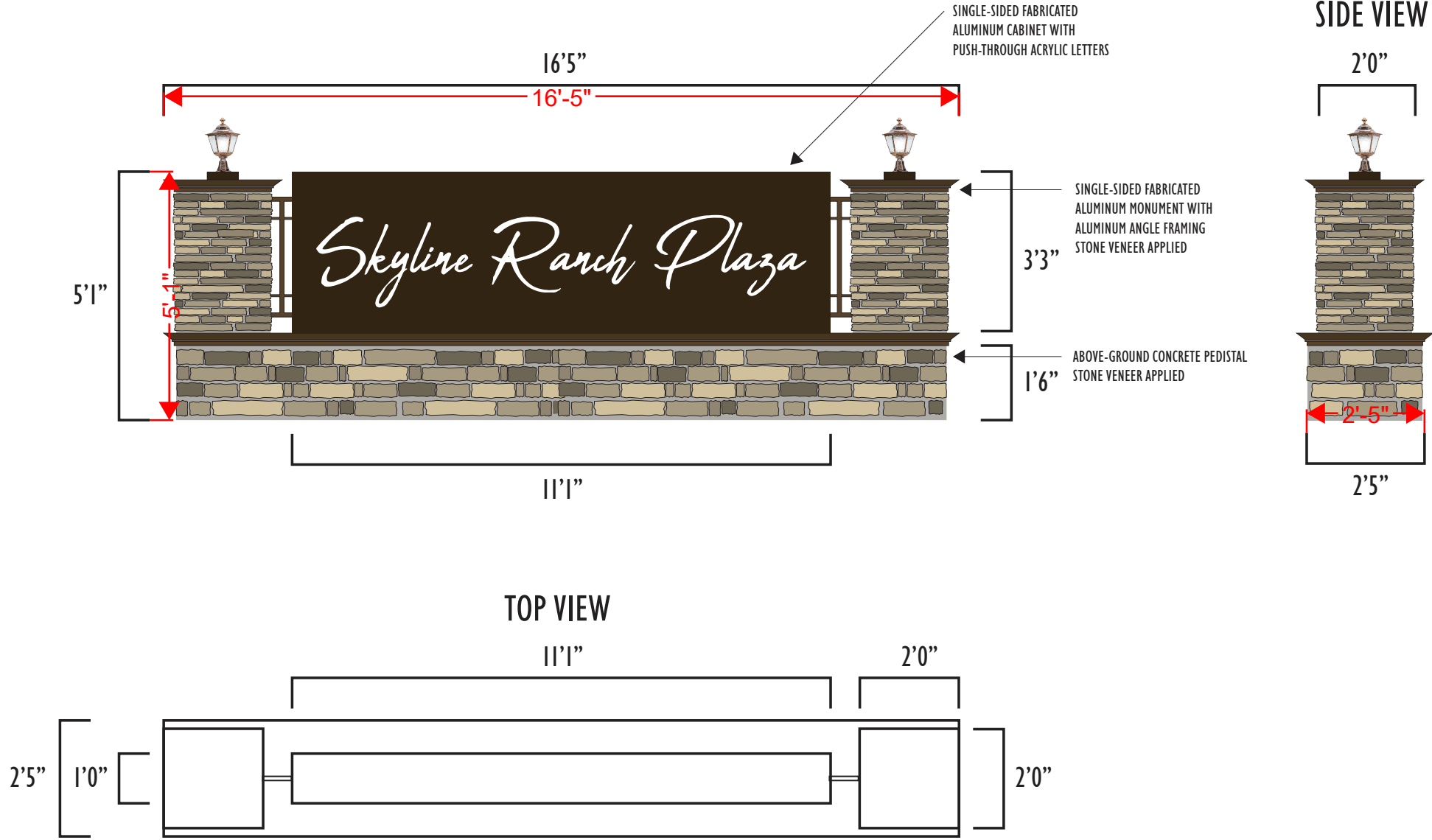


SCALE: 1" = 20"

MONUMENT TWO

LA MADRID AND PLUM HARD CORNER

82 sq. ft.



SCALE: 1" = 35"

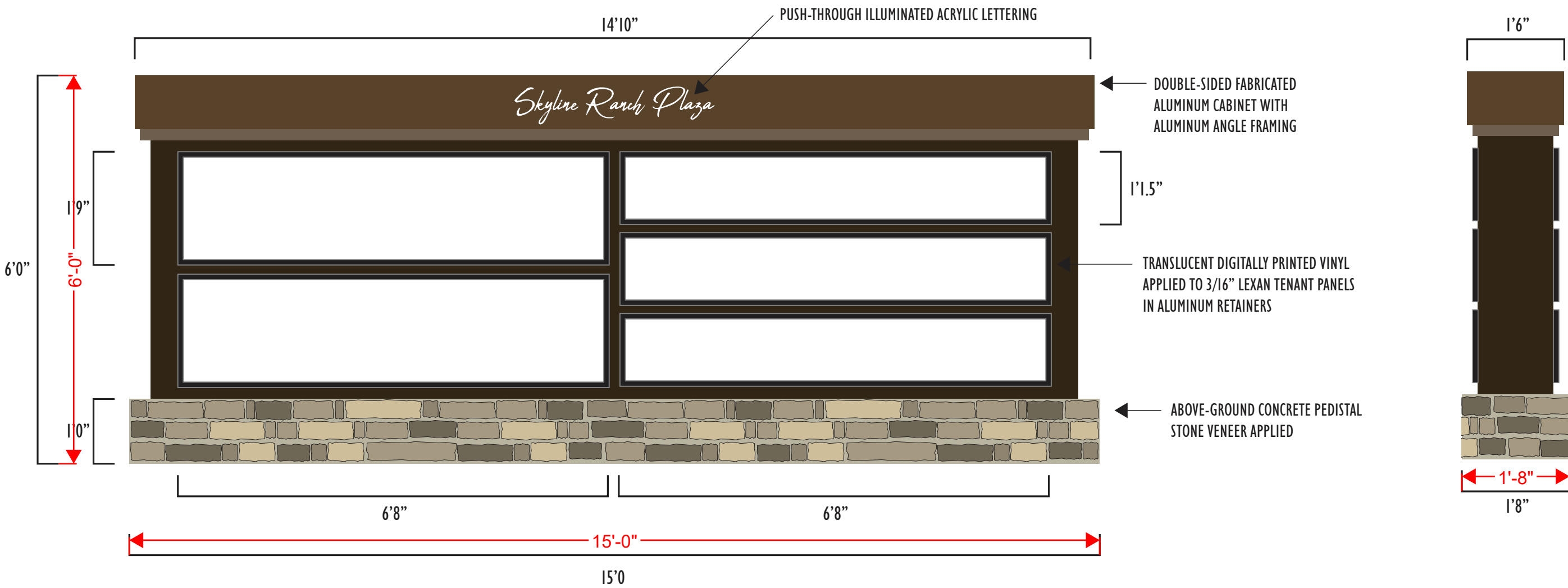
DEPARTMENT OF REGIONAL PLANNING APPROVED

TF
23

MONUMENT THREE

PLUM CANYON MONUMENT

90 sq. ft.



SCALE: 1" = 20"

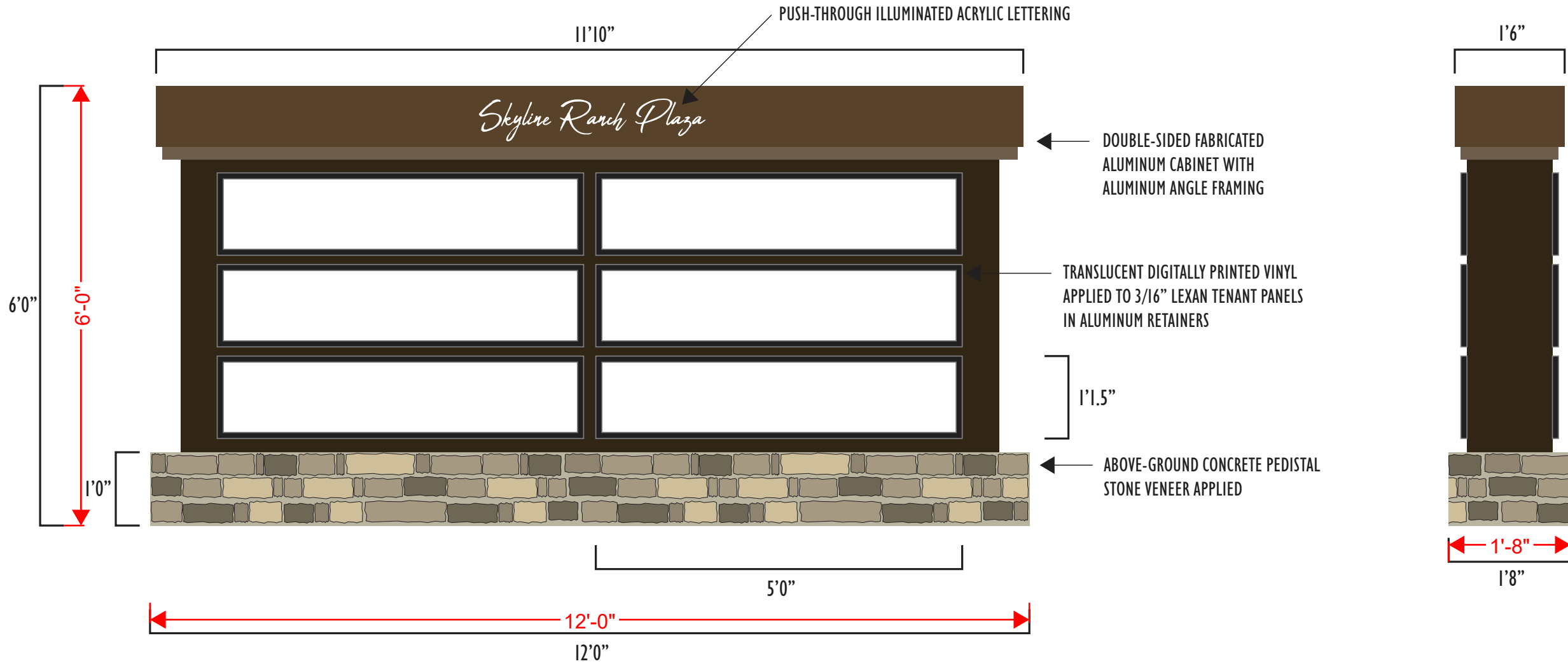
DEPARTMENT OF REGIONAL PLANNING APPROVED

TF
24

MONUMENT FOUR

PLUM CANYON MONUMENT

72 sq. ft.



SCALE: 1" = 20"

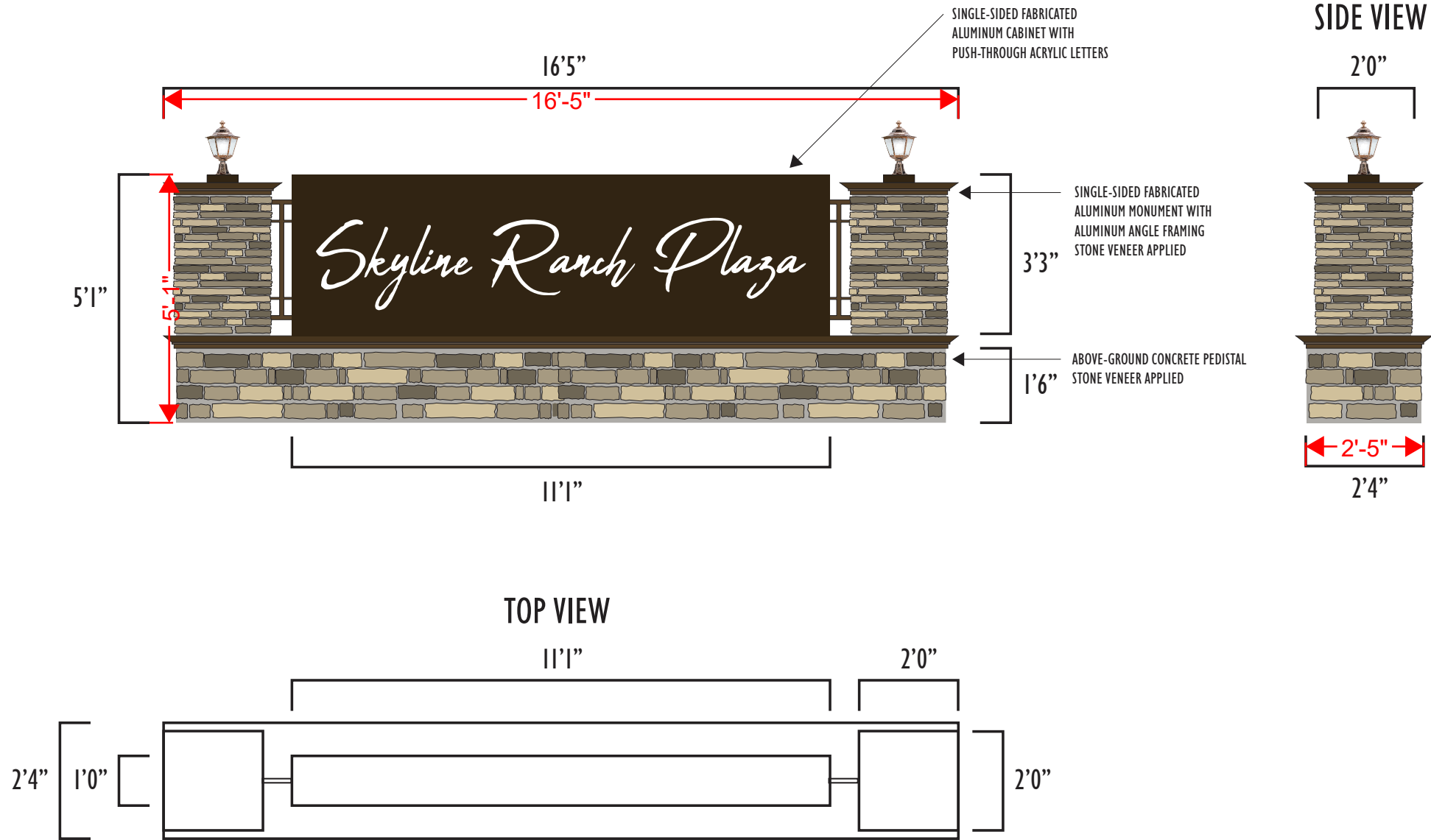
DEPARTMENT OF REGIONAL PLANNING APPROVED

7F
25

MONUMENT FIVE

SKYLINE AND PLUM HARD CORNER

82 sq. ft.



SCALE: 1" = 35"

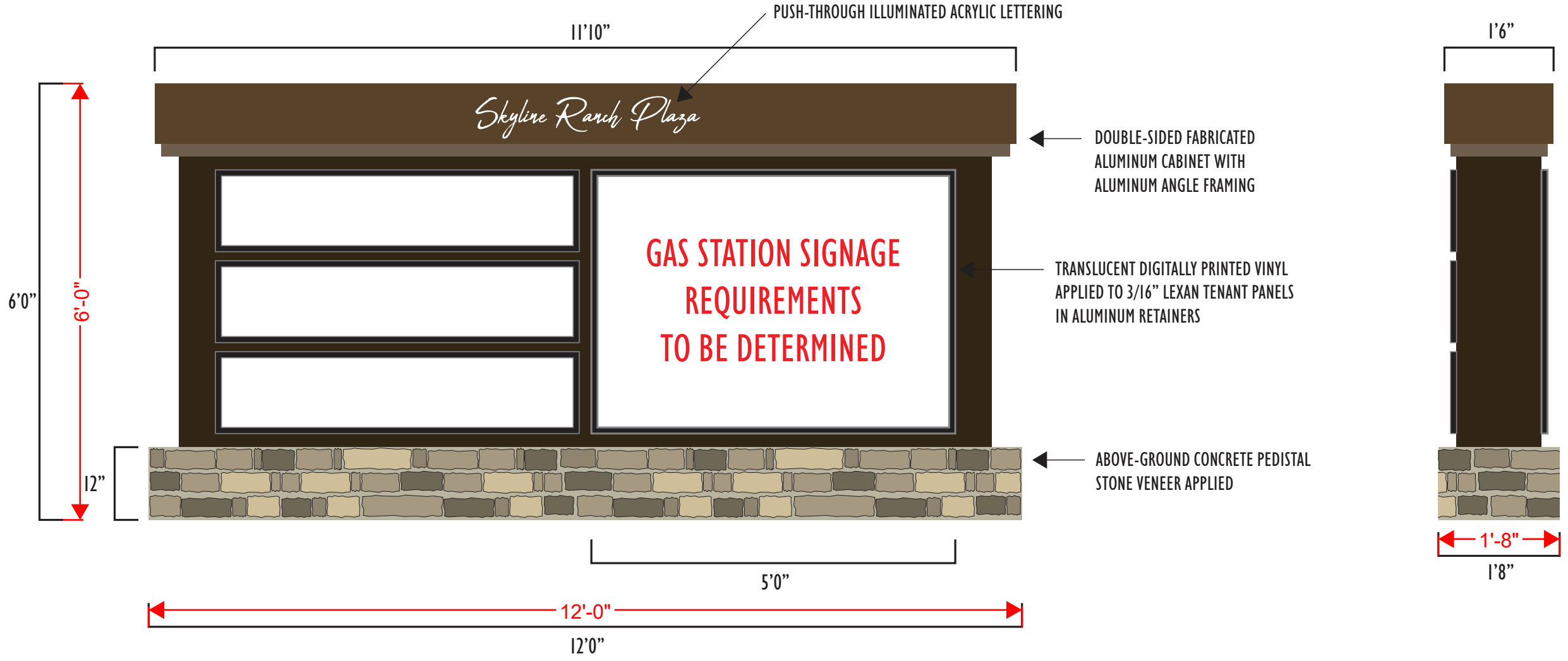
DEPARTMENT OF REGIONAL PLANNING APPROVED

TF
26

MONUMENT SIX

GAS STATION MONUMENT

72 sq. ft.

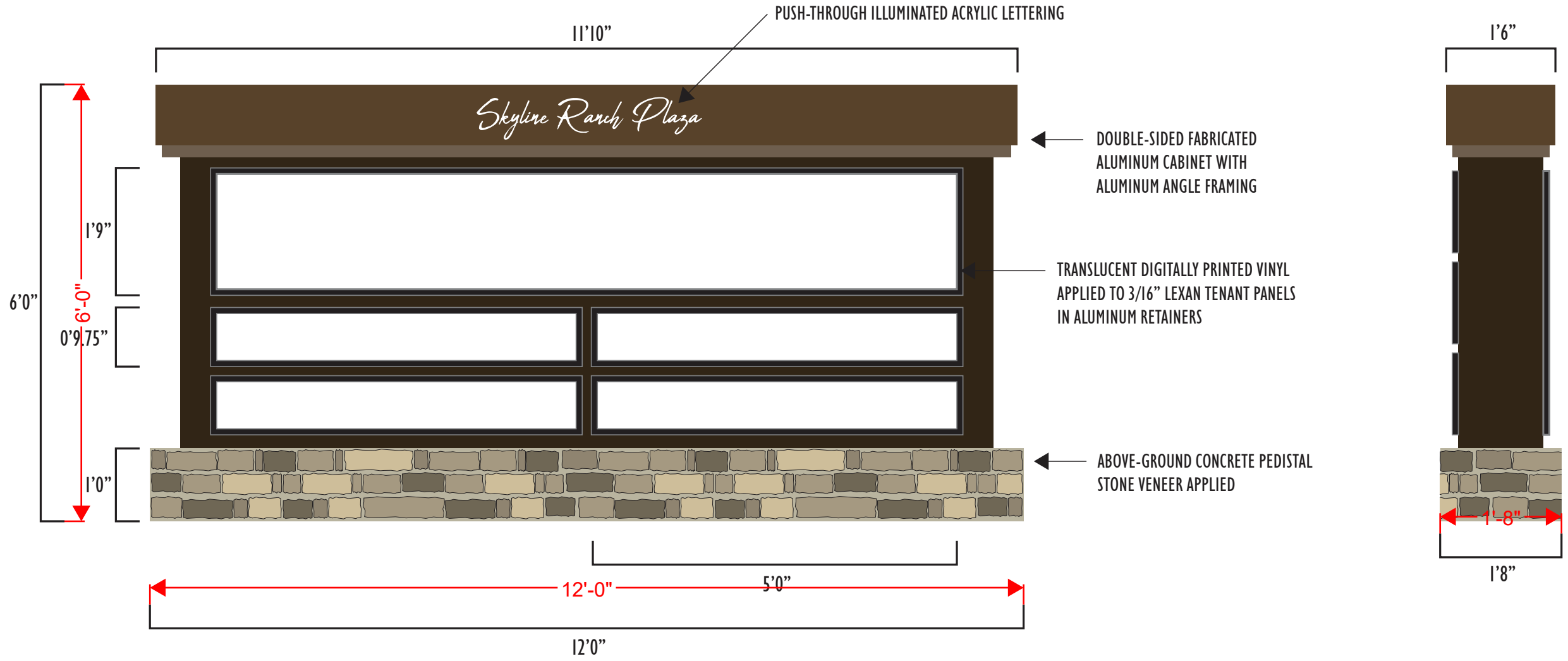


SCALE: 1" = 20"

MONUMENT SEVEN

DAYCARE MONUMENT

72 sq. ft.



SCALE: 1" = 20"

DEPARTMENT OF REGIONAL PLANNING APPROVED

TF
28