

**City of Santa Clarita
Master Case 05-171
Sign Review 05-010
(Summerhill Retail Center Sign Program)
Per Code Section 17.19
of the Unified Development Code**

Date: July 11, 2005

Applicant: Summerhill Retail, LLC
25322 W. Rye Canyon Road
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a sign program for Summerhill Retail Center located at 23910-23928 Summerhill Lane. The project site is located within the North Valencia II Specific Plan area of the City of Santa Clarita. The project site is further located within a Commercial land use designation under the North Valencia II Specific Plan.

Findings: The Planning and Economic 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 sign program. Therefore, this sign program review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL / MITIGATION MEASURES

Monument Sign(s)

1. The center is permitted to have two (2) monument signs as identified in the "Summerhill Retail Center" sign program. All monument signs shall be constructed in conformance with the approved sign program:
 - a. "*Summerhill Center*" - A monument sign will be located near the driveway on Summerhill Lane. The monument sign will have six business identification panels and will be designed to be architecturally compatible with the shopping center design. The monument sign shall not exceed 5'-6" in overall height and 8'-6" in overall length. This monument sign will have copy on both sides. The monument sign shall clearly show the property address with letter sizes as shown on the approved sign program.

- b. “*Summerhill Center*” - A monument sign will be located on the southerly end of the building, adjacent to McBean Parkway. The monument sign will have six business identification panels and will be designed to be architecturally compatible with the shopping center design. The monument sign shall not exceed 5’-6” in overall height and 8’-6” in overall length. This monument sign will have copy on one side only. The monument sign shall clearly show the property address with letter sizes as shown on the approved sign program.
- c. The monument sign shall be setback a minimum of one (1) foot from the property line outside of the clear site line.

Multiple Occupant Building

2. Each business will be allowed one *primary* sign and one *secondary* sign, unless specified by this sign program. The *secondary* sign shall not exceed 50% of the allowable square footage of the *primary* sign. All *primary* signs will be located on the east elevation (McBean Parkway side) and all *secondary* signs will be located on the west elevation (Parking Lot side), unless specified on the approved sign program.
3. The maximum allowable sign area for *primary* signs is not to exceed 1 1/2 per lineal foot of tenant store frontage with a maximum of 25 feet in length.
4. Signs shall have a maximum of 24-inches high letters for a single line of text. Two lines of copy shall not exceed 36-inches in height.
5. Logos shall be permitted up to 36-inches in height and shall be included in the overall sign area calculation.
6. All signs attached to the building shall be formed by individual letters and shall be surfaced mounted. No “cabinet signs” or signs painted directly on the building will be permitted. No “raceways” or other visible means of attachment may be used.

General Conditions

7. No exposed or open neon is allowed.
8. Prior to submittal of individual signs, the applicant shall submit written approval for the proposed signs from the property owner.
9. The project shall be developed in conformance with the approved sign program. Any changes shall be subject to further review by the Director of Planning and Economic Development.

10. 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.
11. The signs shall not be located in such a manner as to impede traffic or sight visibility.
12. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
13. This approval must be used within one (1) year from the date of issuance. This approval shall be considered null and void if not acted upon by July 11, 2006.
14. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Planning and Economic Development Department before approval is granted.

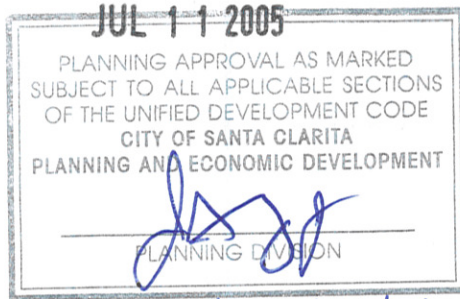
Should you have any questions regarding this approval, I can be reached at (661) 255-4330.

Sincerely,

Juan Enriquez, Jr.
Assistant Planner II

ATTACHMENT

S:\PED\CURRENT\!2005\05-171\Summerhill Retail Center Sign Program.doc



-Approval Subject to
MC 05-171

RECEIVED
PLANNING DIVISION

JUN 16 2005

PLANNING & ECONOMIC DEVELOPMENT
CITY OF SANTA CLARITA

SUMMERHILL RETAIL CENTER

PLANNED SIGN PROGRAM

23910-23928 Summerhill Lane, Valencia, California 91354

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**SUMMERHILL
RETAIL CENTER**

23910-23928 Summerhill Lane
Valencia, California
91354

PLANNED SIGN PROGRAM

September 12, 2004

Prepared For:



25322 Rye Canyon Road
Valencia, California
91355

Prepared by:



25317 West Avenue Stanford
Valencia, California
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PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted Signage in conformance with the provisions set forth in the sign program for the "SummerHill Retail Center"

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

MAINTENANCE

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

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**PURPOSE AND INTENT
MAINTENANCE**

APPROVALS

All signage must have written approval from the landlord and the Newhall Land Architectural Review Committee (ARC) Prior to City review, eligible sign applicants shall first obtain the approval from the landlord and the Newhall Land (ARC) by submitting the following:

- (1) Submit in triplicate the following to the landlord and then to the Newhall Land (ARC).
 - (a) Site plan and building elevation showing proposed sign location and dimensions.
 - (b) Proposed materials, finishes, colors and illumination type if illuminated.
- (2) For city approval submit (in triplicate) drawings as approved by The Newhall Land Architectural Review Committee to the City of Santa Clarita Planning Department, after planning approval proceed to the Building Department to obtain sign and building permits, these drawings should include the following:
 - (a) Site plan and building elevation showing proposed sign location and dimensions.
 - (b) Proposed material, finishes, colors and illumination type if illuminated.
 - (c) Section view showing fabrication and attachment details.
 - (d) Monument signs will need to include engineering done by a civil engineer that is licensed in the State of California

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the landlord, the Newhall Land Architectural Review Committee and the City of Santa Clarita Planning Department for clarification and determination. The landlord, Newhall Land (ARC) and the City of Santa Clarita together will then approve signing that best meets the intent of the Planned Sign Program.

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**APPROVALS
UNCERTAINTY OF SIGN STANDARDS**

COMPLIANCE REQUIREMENT

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

DESIGN CRITERIA & GENERAL SIGN STANDARDS

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

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

SIGN DESCRIPTIONS

Project Monument Signs

This type of sign is provided for ground mounted business identification. This sign type shall conform to all the specs shown on the exhibit with the following additional specifics: these signs shall have a fabricated aluminum cabinet mounted on top of a masonry base / footing , Sign footings and engineering shall be the responsibility of the sign contractor and a structural engineer licensed in the State of California. Signs must be set back from the street/curb so as not to block street traffic or driveway traffic. Only (2) Monument sign will be permitted for the entire "SummerHill Retail Center" project (see site plan).

On Building Identification Signs

These signs are provided for on-building business identification. The copy shall be limited to company name / logo and may be displayed as two lines of copy in company letter / logo style. This sign type must be internally or externally illuminated and fabricated from aluminum (secondary on building identification signs can be non-illuminated if approved by the landlord. Paint finish shall be satin polyurethane, Colors of signs will be subject to the approval of the landlord, the Newhall Land (ARC) and the City of Santa Clarita Planning Dept. These signs must have a translucent acrylic face with internal neon illumination (standard channel type) or a clear polycarbonate back with internal neon illumination (reverse channel type), or fabricated completely from aluminum with external light fixtures. There will be no foam or painted on building signs allowed. All signs must have a minimum depth of 3" and a maximum depth of 8". There will be no visible raceways allowed.

This sign type shall occur above the storefront but not within 1'-6" of the edge of a building nor within 1'-0" from the top of a building.

Multiple Occupant Buildings may be allowed (1) primary "On Building Identification Sign" and (1) secondary "On Building Identification Sign", Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the Primary "On Building Identification Sign" or (1) square foot per each (3) linear feet of the storefront it is attached to.

The maximum area for a primary "On Building Identification Sign" is one (1) square foot per 1-1/2' (1: 1.5) lineal feet of storefront with a maximum of 25'-0" in length, the maximum letter height allowable will be 2'-0".

In the event a business name is combined with a corporate logo or symbol it may be allowed but must be approved by the Landlord, Newhall Land (ARC) and the City of Santa Clarita Planning Dept.

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SIGN DESCRIPTIONS
Project Monument Sign
On Building Identification Signs

Building Addresses

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

Identification Signs at Man Doors

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

Identification Signs at Entry Window Glass

Each tenant will be allowed one identification / information sign on their front window adjacent to entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area of this sign will be 2-1/2 Sq.Ft. Maximum width and height is 24". Lettering shall not exceed 2" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

Tenant Address on Storefront Glass above Entry

Each tenant space must have a minimum of (1) address located above the entry doors, these address numbers must be computer cut vinyl mounted to the face of the glass, addresses numbers must be white with a 1/2" black outline, all vinyl to be 2 mil high performance type.

EXHIBITS

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

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SIGN DESCRIPTIONS

Building Addresses
Identification Signs at Man Doors
Identification Signs at Entry
Window Glass
Tenant Address on Storefront Glass

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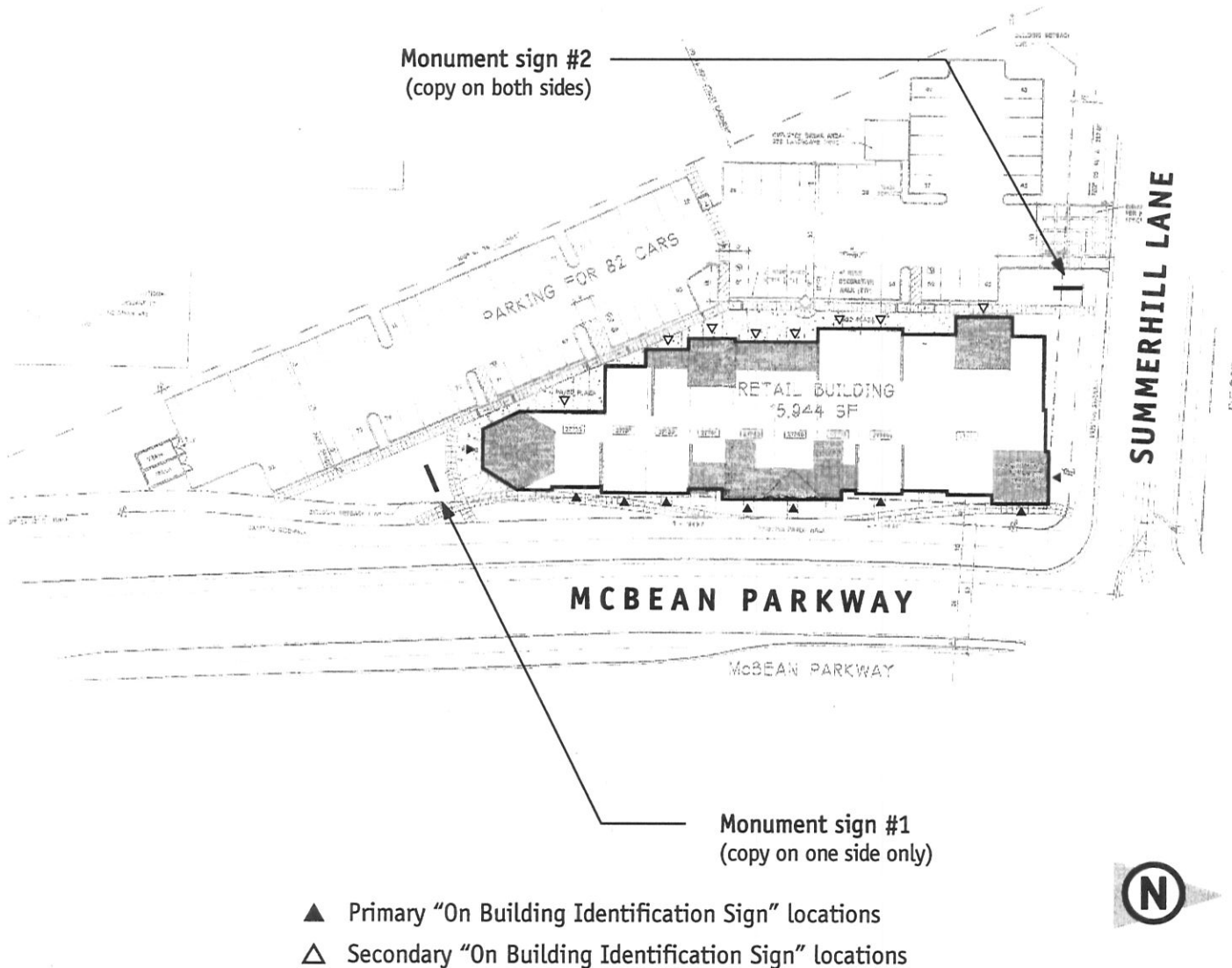
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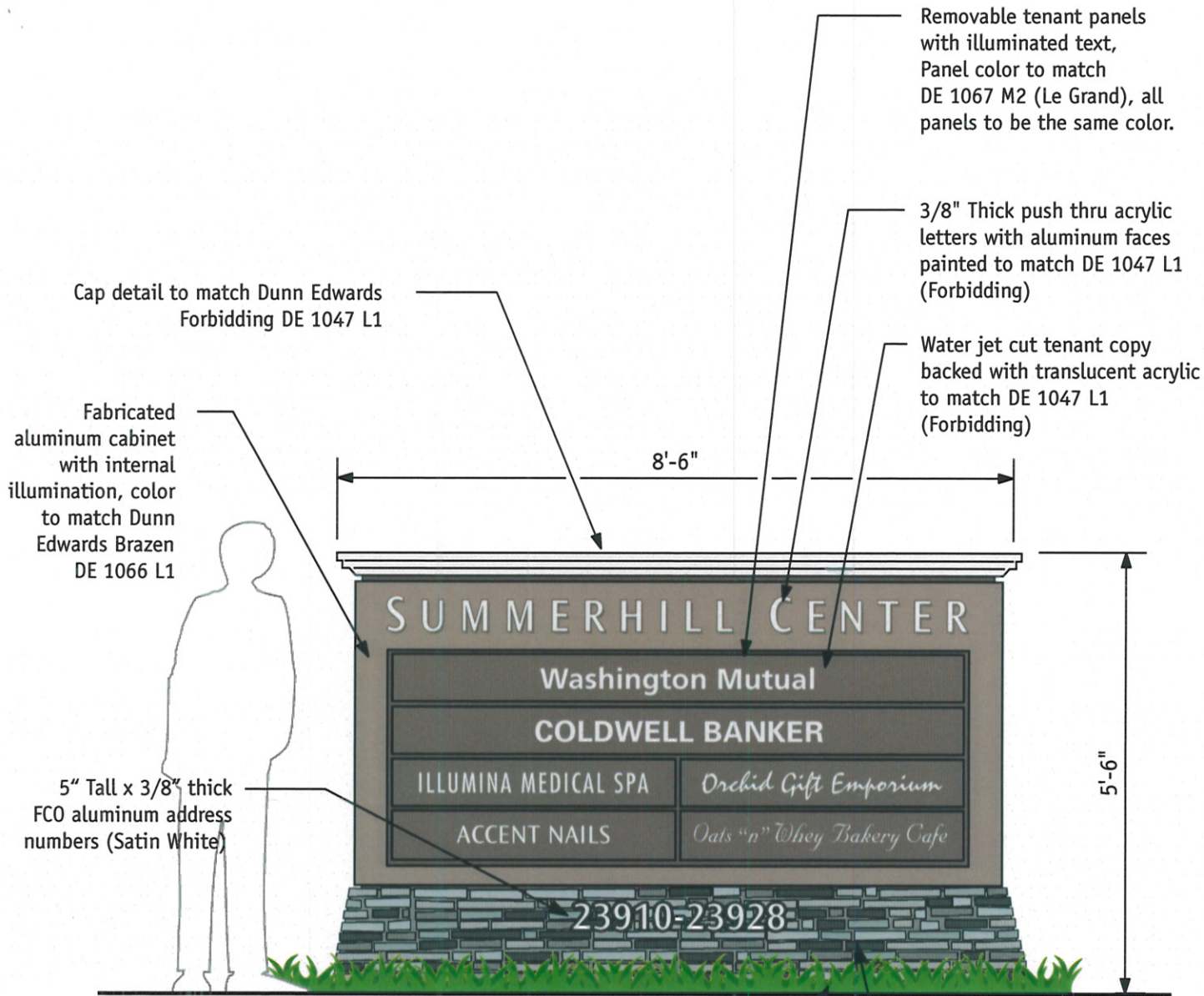


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PROJECT PLOT PLAN





SUMMERHILL RETAIL CENTER MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"

Low ground cover to be maintained so that address numbers remain visible to the Fire Department

Project stone tbd

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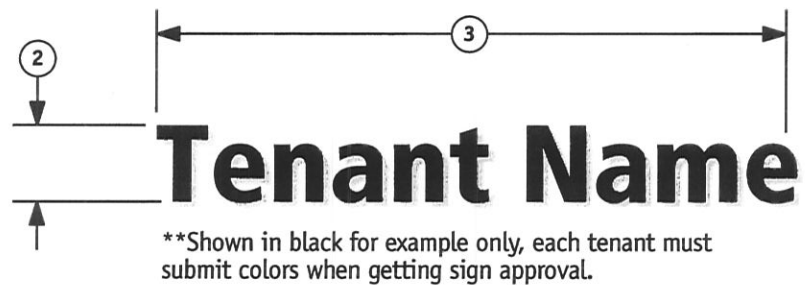
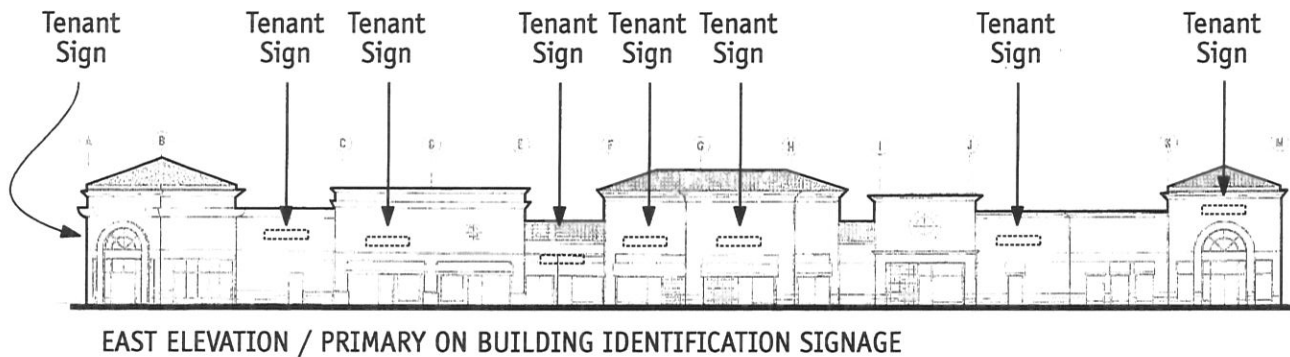
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PROJECT MONUMENT SIGNS



Notes:

- ① Each Business in a Multiple Occupant Building may be allowed (1) Primary "On Building Identification Sign", due to the orientation of this center, all Primary "On Building Identification Signs" will be located on the east elevations (McBean Parkway side of the project)
- ② Maximum letter height on a Primary "On Building Identification Signs" shall not exceed 2'-0", if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 3'-0".
- ③ This dimension shall be determined by the length of the individual business storefront that the sign will be attached to, occupants will be allowed (1) square foot of signage for each (1-1/2) linear feet of storefront.

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**PRIMARY ON BUILDING
IDENTIFICATION SIGNAGE
On Building Identification Signs
for multiple occupant buildings**

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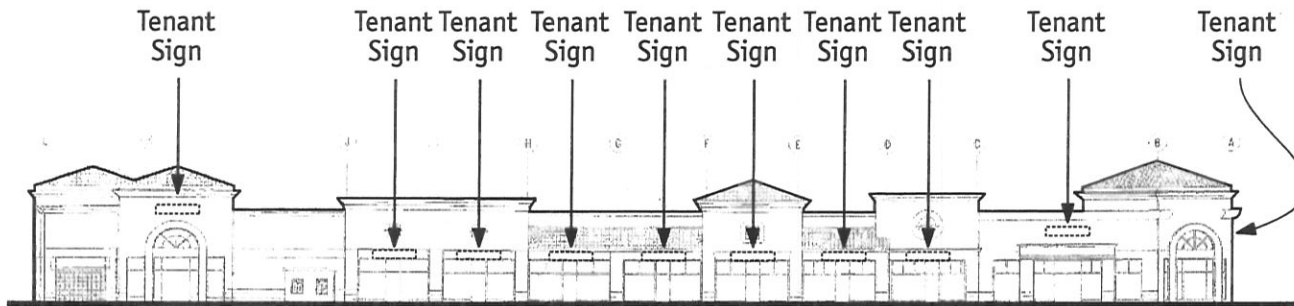
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**SECONDARY ON BUILDING
IDENTIFICATION SIGNS**
On Building Identification Signs
for multiple occupant buildings



WEST ELEVATION / SECONDARY ON BUILDING IDENTIFICATION SIGNAGE



Notes:

- ① Each Business in a Multiple Occupant Building will be allowed (1) Primary "On Building Identification sign" and (1) Secondary "On Building Identification Sign", (an additional Secondary "On Building Identification Sign" may be approved if determined appropriate) additional secondary signs will only be allowed on elevations that face a public entrance or a street (see page 10 for more details)
- ② Maximum letter height shall not exceed 2'-0", if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 3'-0" (36").
- ③ This dimension shall be determined by the length of the individual business storefront, Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the Primary "On Building Identification Signs" or (1) square foot for each (3) linear feet of storefront that the Secondary "On Building Identification Sign" is attached to.