

CITY OF SANTA CLARITA
Master Case Number 04-409
Sign Review 04-019
Tourney Place Sign Program
Per Code Section 17.19
of the Unified Development Code

Date: June 14, 2005

Applicant: Tourney Plaza I, LLC
Tourney Plaza II, LLC
27441 Tourney Road, Suite 260
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a sign program for the Tourney Place office campus located on the southwest corner of Wayne Mills Place and Tourney Road. The project site is zoned BP and VSR (Business Park and Visitor Serving Resort), in the City of Santa Clarita

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 decision. Therefore, this sign review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL / MITIGATION MEASURES

GENERAL

- GC1. The approval of this project shall expire if not put into use within one (1) year 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. 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.

- GC3. The applicant shall be responsible for notifying the Director of Planning and Economic Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.
- GC4. 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 attach, set aside, void, or annul the approval of this Project by the City, which action is provided for in Government Code Section 66499.37. 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 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.
- GC5. 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.
- GC6. The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- GC7. 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.
- GC8. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must be returned to the Planning Division before approval is granted.
- GC9. 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 granted approval for the proposed sign program for the Tourney Place office campus, subject to the following conditions of approval. Any changes or modifications to the proposed sign program shall be subject to the review and approval of the Director of Planning and Economic Development.

Monument Signs

PL2. The applicant shall have permission to install a total of four (4) monument signs on the project site in accordance with the approved sign program. One (1) "major" monument sign shall be permitted at the southwest corner of Wayne Mills Place and Tourney Road and one (1) "major" monument sign shall be permitted at the southern portion of the project site. In addition, one (1) "minor" monument sign shall be permitted along the north side of each of the southern driveway entrances. All monument signs shall be set back a minimum of one (1) foot from the property line. The area between such street or right-of-way and the monument sign shall be attractively landscaped and maintained to enhance the appearance of such sign. All monument signs shall be developed in accordance with the Tourney Place Sign Program (Attachment A), prepared by Image Factor, and the following:

- a. Each monument sign identified on the sign program as "Major Monument Sign" shall identify "Tourney Place." The monument sign shall not exceed five feet (5'-0") in height and shall not exceed fifteen feet (15'-0") in width at its widest point (at the base of the sign).
- b. The monument sign identified on the sign program as "Minor Monument Sign" shall identify "Tourney Place" and shall include a maximum of three tenants. The monument sign shall not exceed four feet (4'-0") in height and shall not exceed five feet (5'-0") in width.
- c. In no event, shall a monument sign be located closer than two hundred fifty (250) feet from any other monument or freestanding sign on the same property or center.
- d. All monument signs must clearly show the property address with letter sizes not to exceed eight (8) inches in height.

Building Wall Signage

PL3. Each building shall be permitted to install one (1) wall sign per elevation facing a street or parking lot, where permitted in this sign program. Building wall signage shall be developed in accordance with the Tourney Place sign program (Attachment A) and the following:

- a. Building 1:
 - i. Number: A maximum of one (1) wall sign shall be permitted on the north and east elevations for a total of two (2) wall signs for Building 1.
- b. Building 2:
 - i. Number: A maximum of one (1) wall sign shall be permitted on the north and east elevations for a total of two (2) wall signs for Building 2. The north elevation is approved with text consisting of "Hedman & Associates;" the east elevation is approved with text consisting of "Bank of Santa Clarita." Any modifications shall be subject to review and approval of the Director of Planning Economic Development.
- c. Building 3:
 - i. Number: A maximum of one (1) wall sign shall be permitted on the east elevation for a total of one (1) wall sign for Building 3.
- d. Building 4:
 - ii. Number: A maximum of one (1) wall sign shall be permitted on the south elevation for a total of one (1) wall sign for Building 4.
- e. Building 5:
 - ii. Number: A maximum of one (1) wall sign shall be permitted on the north, east, and south elevations for a total of three (3) wall signs for Building 5.
- f. The maximum allowable letter height shall not exceed twenty-four inches (24") for the first letter of text and logo graphics. All other letters shall not exceed twenty-inches (20") in height.
- g. All wall signs shall consist of a single line of text.
- h. Height Permitted: Wall signs shall not extend above the highest point, exclusive of any structures, of the roof or parapet.
- i. Each building's wall sign shall be reserved for the building's major tenant. Where more than one wall sign is permitted on a building, the text for said sign shall be the same on all sides, unless otherwise permitted herein.
- j. The maximum square footage permitted for all wall signs is one and a half (1 ½) square feet per linear foot of tenant store frontage. Secondary signs, where permitted, shall not exceed 50% of the allowable area of the primary sign.
- k. The maximum sign width for all wall signs shall not exceed 75% of the tenant store frontage.

- l. No exposed or open neon is allowed.
- m. All wall signs shall consist of channel letters and individually mounted with no raceway attachments.

Other Signing Conditions

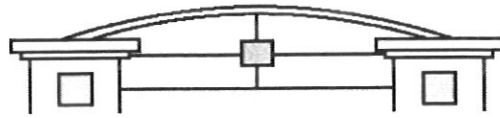
- PL4. The project shall be developed in substantial conformance with the approved sign program (Attachment A) on file with the Planning Division. Any changes shall be subject to the review and approval of the Director of Planning and Economic Development.
- PL5. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the Unified Development Code not addressed above.
- PL6. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL7. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL8. 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 June 14, 2006.
- PL9. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this permit. The notarized affidavit then must be returned to the Planning and Economic Development Department before approval is granted.

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

Sincerely,



James Chow
Assistant Planner I



Tourney Place

Master Signage Program

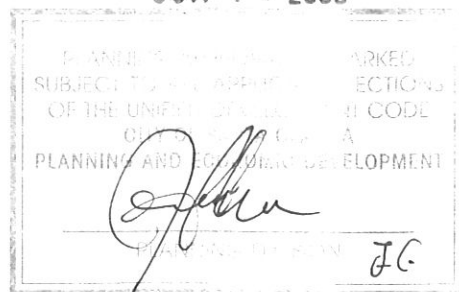
#04-00409

May 2005

Presented by:

Tourney Plaza I, LLC &
Tourney Plaza II, LLC

JUN 14 2005



- subject to MC 04-409

TOURNEY PLACE
MASTER SIGNAGE PROGRAM
MASTER CASE 04-00409
MAY, 2005

Business Park monument signs and building signs for each building have been prepared for review and approval by the City of Santa Clarita at key points throughout the project.

Tourney Place, Phases I and II, consists of five (5) buildings totaling approximately 115,000 square feet on approximately 7 acres. In the interest of providing the City of Santa Clarita with an overview of the entire project rather than submitting each sign once a time, a Signage Program has been developed for review and approval of the entire project signage.

MONUMENTS

Two concepts have been developed for "Major" signs and "Minor" signs.

MAJOR ("PROJECT SIGNAGE")

Major Sign identifies "Tourney Place" as the project. Specifications include the following:

1. Letter sizes will be metallic 10" letters
2. Stone insets to match the stone on the adjacent buildings
3. Maximum area is 54 square feet with maximum height of 5'0" and width of approximately 11'0".
4. Addresses required for monument with maximum 8" numbers.

MINOR ("TENANT IDENTIFICATION")

Identifies individual tenants of the project by building. Signs may be specific to a particular tenant or consist of a multi-tenant signage program. Specifications include the following:

1. Letter sizes will be metallic 8" average letters with 10" maximum for any letter.
2. Stone insets to match the stone on the adjacent buildings
3. Size to be approximately 4'0 tall at center and 42" on two end pieces (columns) with a width of approximately 5'0".
4. Addresses required for monument with maximum 8" numbers.
5. All signs are noted on the attached site plan. Signs are shown with one, two or three tenants due to requirements of leasing that may vary from project to project.
6. Signs shall be constructed of metal with base of concrete and tile.

7. The "Tourney Place" name and/or architectural style shall be incorporated into all monuments.

BUILDING SIGNAGE

Signage on buildings is reserved for major tenants. Due to the location of each building and the visibility for signage, the following is proposed for each building:

Building One (27451 Tourney Road)

1. Two (2) rooftop building signs as follows:
 - a. North Elevation: "Option One Mortgage"
 - b. East Elevation: "Option One Mortgage"
2. Specifications:
 - a. Reverse halo illumination
 - b. All lettering to be Ocean Sans equivalent
 - c. Aluminum letters
 - i. First letter of each letter: 24" letter
 - ii. All other letters: 20" letter
 - d. Color: PPG 27387 (copper bronze color)

Building Two (27441 Tourney Road)

1. Two (2) rooftop building signs as follows:
 - a. North Elevation: "Hedman & Associates"
 - b. East Elevation: "Bank of Santa Clarita"
2. Specifications:
 - a. Reverse halo illumination
 - b. All lettering to be Ocean Sans equivalent
 - c. Aluminum letters
 - i. First letter of each letter: 24" letter
 - ii. All other letters: 20" letter
 - d. Color: PPG 27387 (copper bronze color)

Building Three (27433 Tourney Road)

1. One (1) rooftop building sign as follows:
 - a. East Elevation: Tenant "to be determined"
 - b. Specifications
 - i. Reverse halo illumination
 - ii. All lettering to be Ocean Sans equivalent
 - iii. Aluminum letters

1. First letter of each letter: 24" letter
2. All other letters: 20" letter
- iv. Color: PPG 27387 (copper bronze color)

Building Four (27413 Tourney Road)

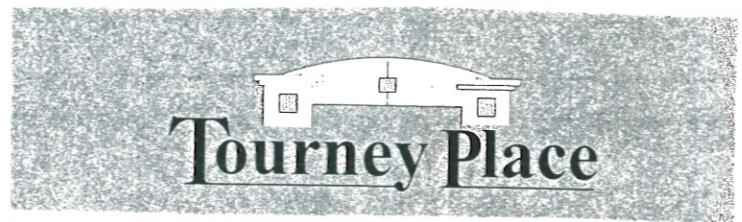
1. One (1) rooftop building sign as follows:
 - c. South Elevation: Tenant "to be determined"
 - d. Specifications
 - i. Reverse halo illumination.
 - ii. All lettering to be Ocean Sans equivalent
 - iii. Aluminum letters
 1. First letter of each letter: 24" letter
 2. All other letters: 20" letter
 - iv. Color: PPG 27387 (copper bronze color)

Building Five (27421 Tourney Road)

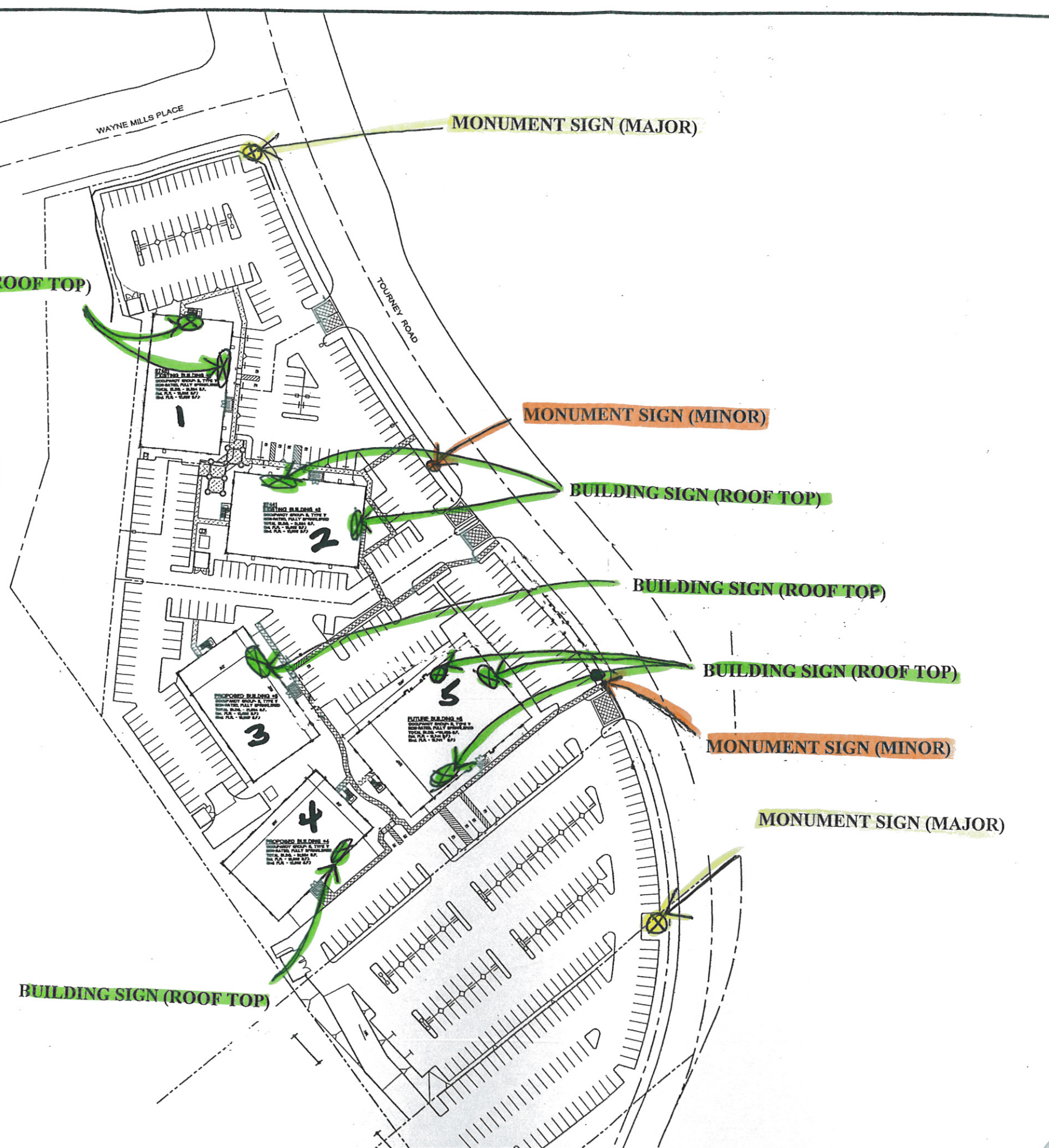
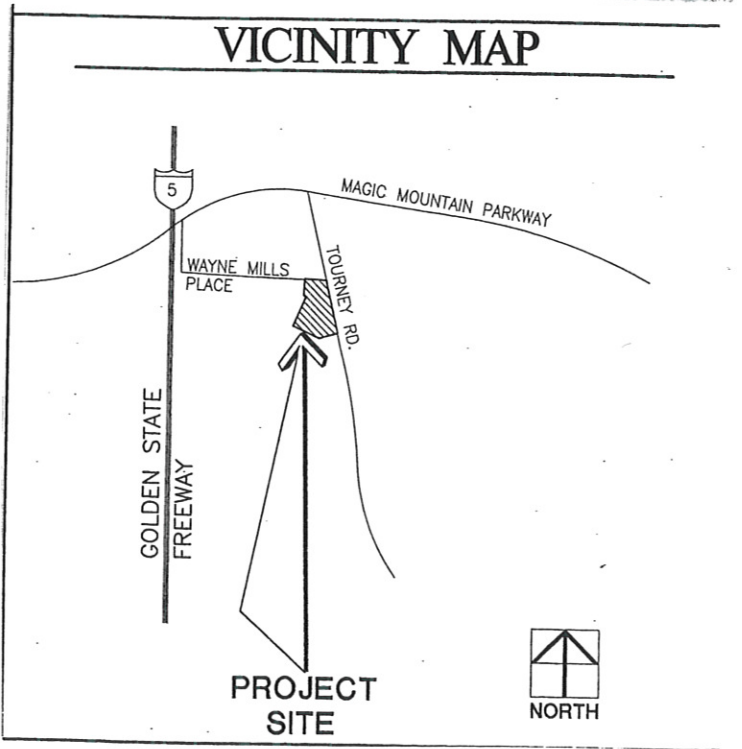
1. Two (2) rooftop building signs to be located on 2 of the following 3 elevations as follows:
 - a. South Elevation
 - b. East Elevation
 - c. North Elevation
2. Both rooftop signs shall consist of the same text.
3. Specifications:
 - a. Reverse halo illumination
 - b. All lettering to be Ocean Sans equivalent
 - c. Aluminum letters
 - i. First letter of each letter: 24" letter
 - ii. All other letters: 20" letter
 - d. Color: PPG 27387 (copper bronze color)

PERMITS

1. Refer to the City of Santa Clarita sign ordinance for any additional sign guidelines and permitting requirements.
2. Signs must be approved by the following parties prior to fabrication and installation:
 - a. Building Owner
 - b. Newhall Land or Declarant under the CC&R's
 - c. City of Santa Clarita



VICINITY MAP



TOURNEY PLACE MAIN MONUMENT SIGNAGE

27441 Tourney Road
Valencia, California
91355

Date

Revised 4/27/05

Scale

3/4" = 1'-0"

Drawn by

Cary Llewellyn

UFI

IMAGE FACTOR

25317 W. Ave. Sanford
Valencia, California
91355

Tel: 661.295.0624

Fax: 661.295.0628

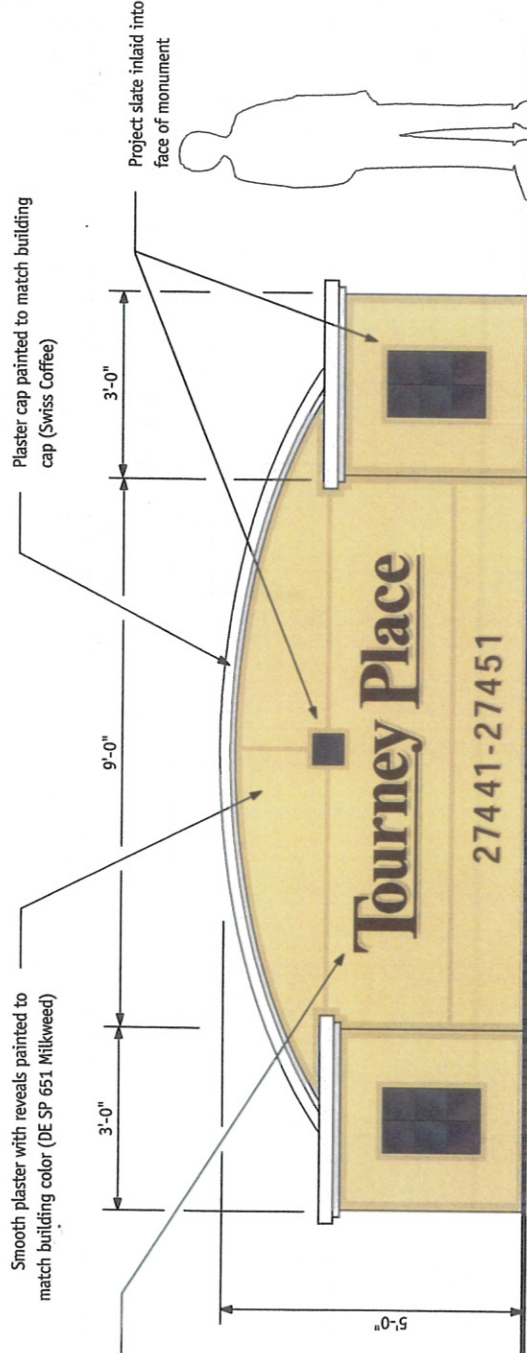
www.imagefactor.com



ARCHITECTURAL SIGNAGE
&
CUSTOM FABRICATION



DIMENSIONS OF LETTERING



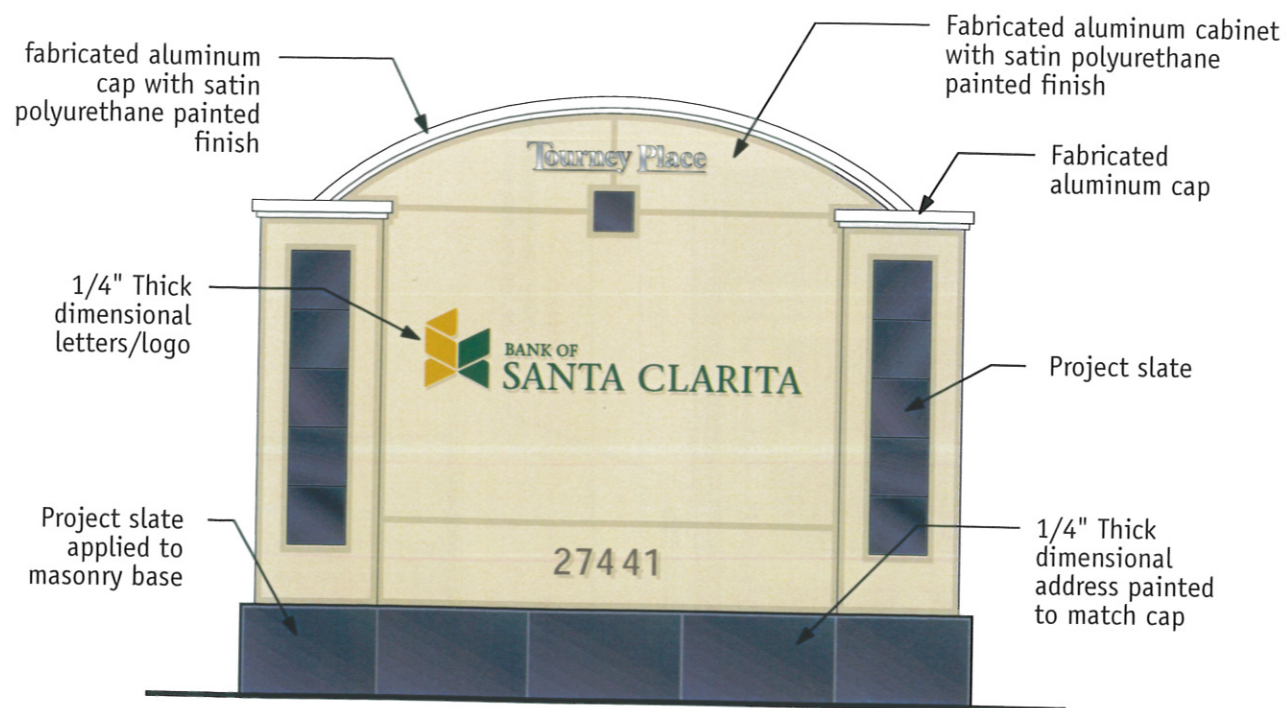
SINGLE SIDED MONUMENT SIGN/WALL AT CORNER OF PROJECT

3/8" Thick aluminum plate letters and address pin mounted to monument with 3/8" spacers to create a floating effect, letters and address to be painted satin dark bronze as per building standard.

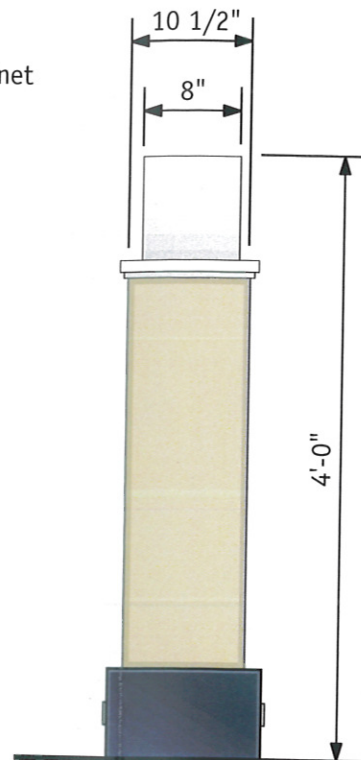
Smooth plaster with reveals painted to match building color (DE SP 651 Milkweed)

Plaster cap painted to match building cap (Swiss Coffee)

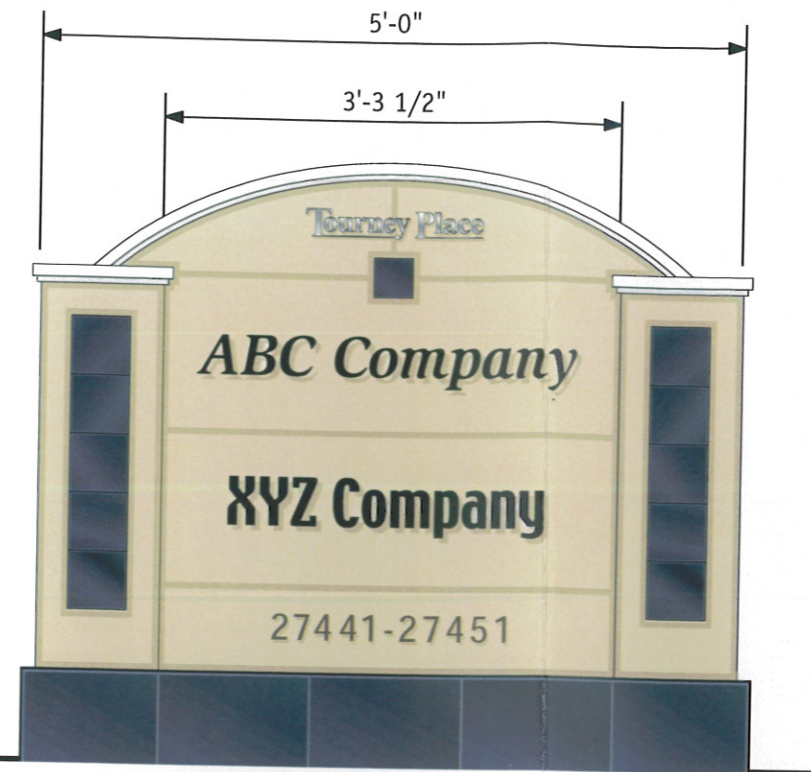
Project slate inlaid into face of monument



DOUBLE SIDED TENANT MONUMENT SIGN WITH ONE TENANT



SECTION VIEW



DOUBLE SIDED TENANT MONUMENT SIGN WITH TWO TENANTS



DOUBLE SIDED TENANT MONUMENT SIGN WITH THREE TENANTS

TOURNEY PLACE MONUMENT SIGNAGE

27441 Tourney Road
Valencia, California
91355

Date

Revised 4/22/05

Scale

3/4" = 1'-0"

Drawn by

Cary Llewelyn



IMAGE FACTOR

25317 W. Ave. Stanford

Valencia, California

91355

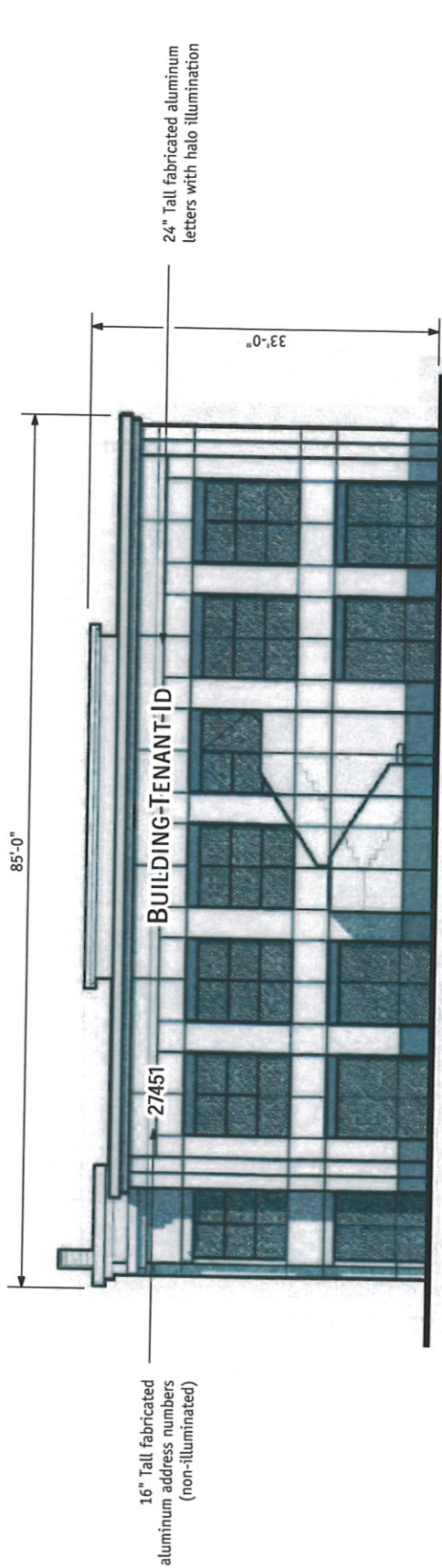
Tel: 661.295.0624

Fax: 661.295.0628

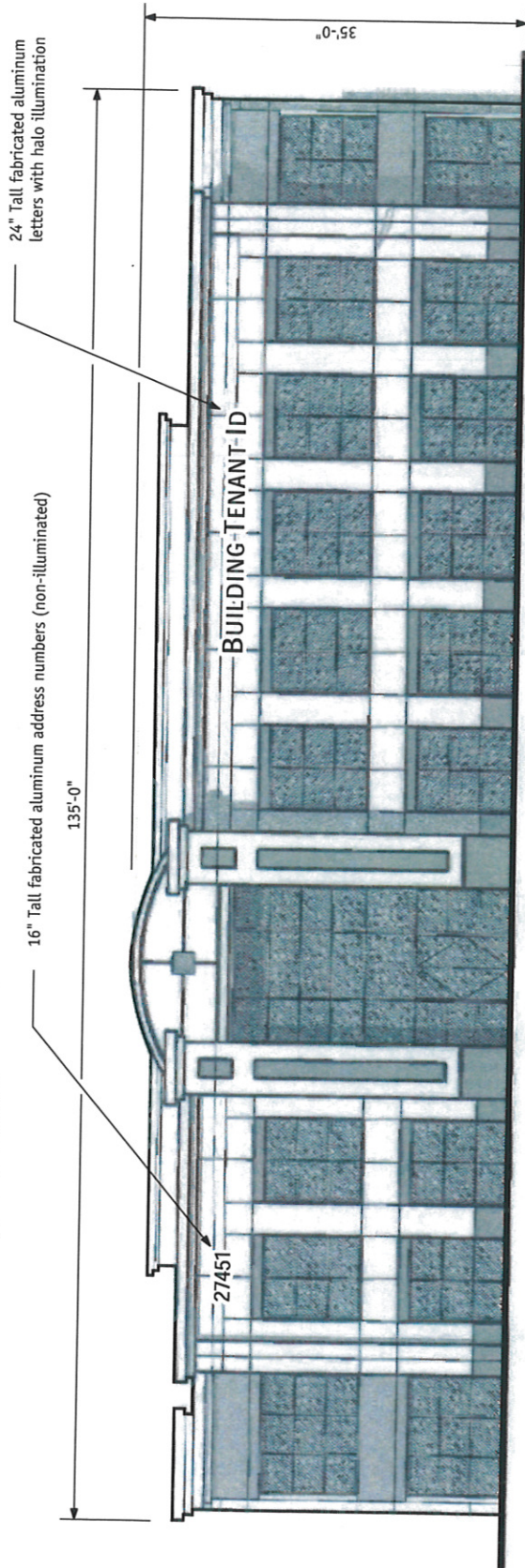
www.imagefactor.com



ARCHITECTURAL SIGNAGE
&
CUSTOM FABRICATION



BUILDING (1) NORTH ELEVATION



BUILDING (1) EAST ELEVATION

Building 1

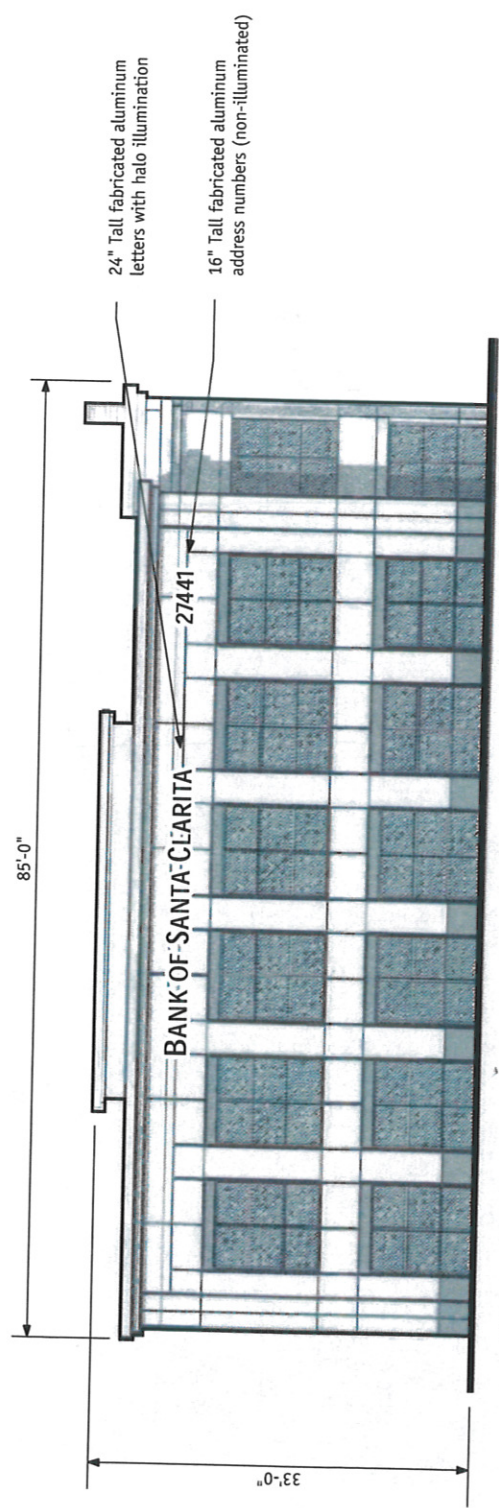
TOURNEY PLACE
27441 Tourney Rd. Building (2)
Valencia, California
91355

Revised 8/30/04
Scale As noted
Drawn by Cary Llewellyn
Image Factor

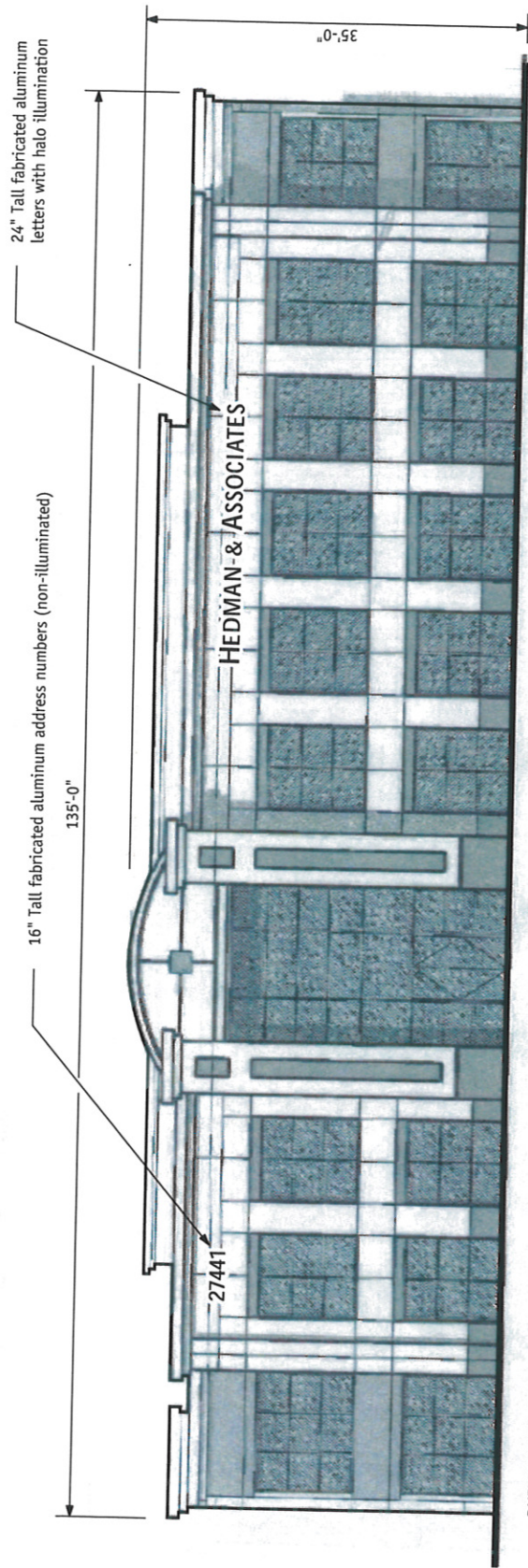
IMAGE FACTOR
25317 W. Ave. Stanford
Valencia, California
91355
Tel: 661.295.0624
Fax: 661.295.0628
www.imagefactor.com



ARCHITECTURAL SIGNAGE
&
CUSTOM FABRICATION



BUILDING (2) EAST ELEVATION



BUILDING (2) NORTH ELEVATION

Building 2

1

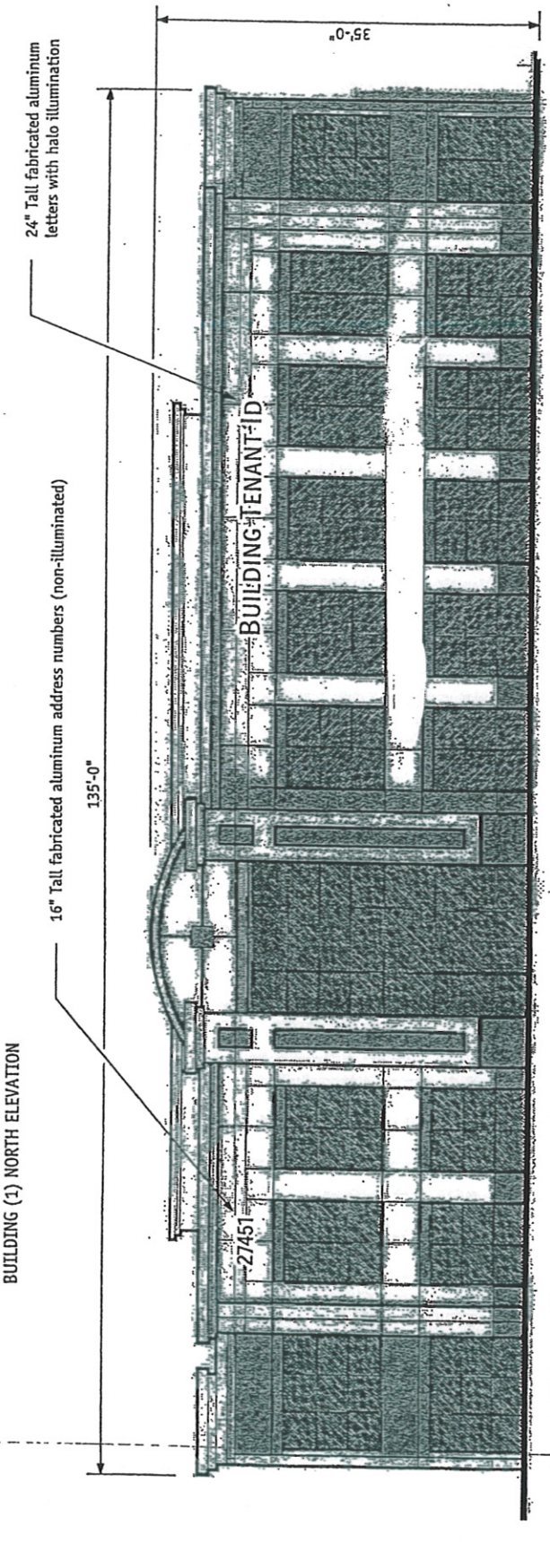
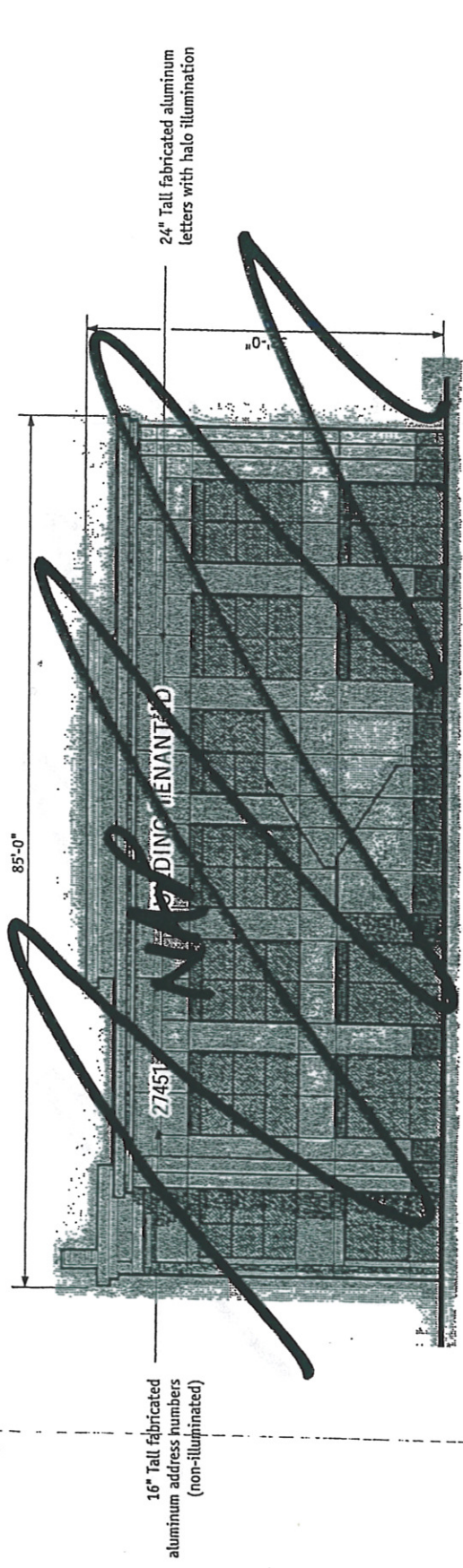
TOURNEY PLACE
27451 Tourney Rd. Building (1)
Valencia, California
91355

Revised 8/30/04
Scale As noted
Drawn by
Guy Llewelyn

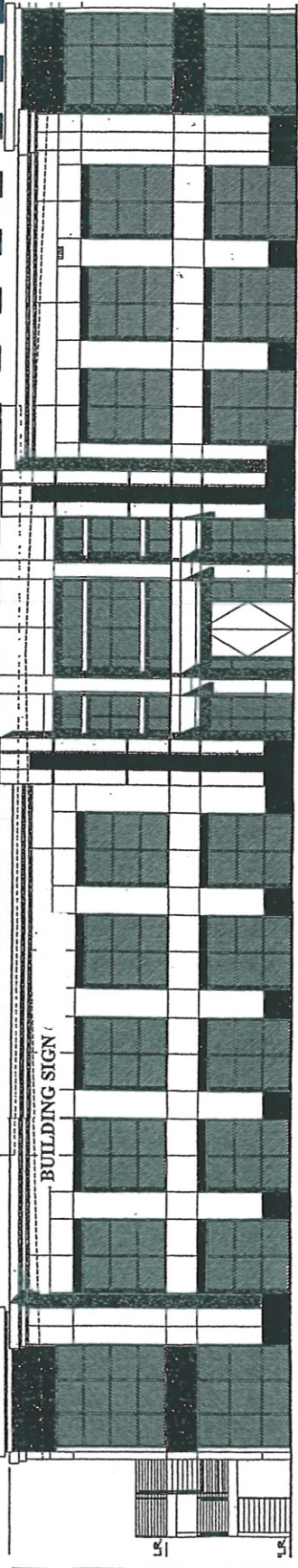
IMAGE FACTOR
25317 W. Ave. Stanford
Valencia, California
91355
Tel: 661.295.0624
Fax: 661.295.0628
www.imagefactor.com



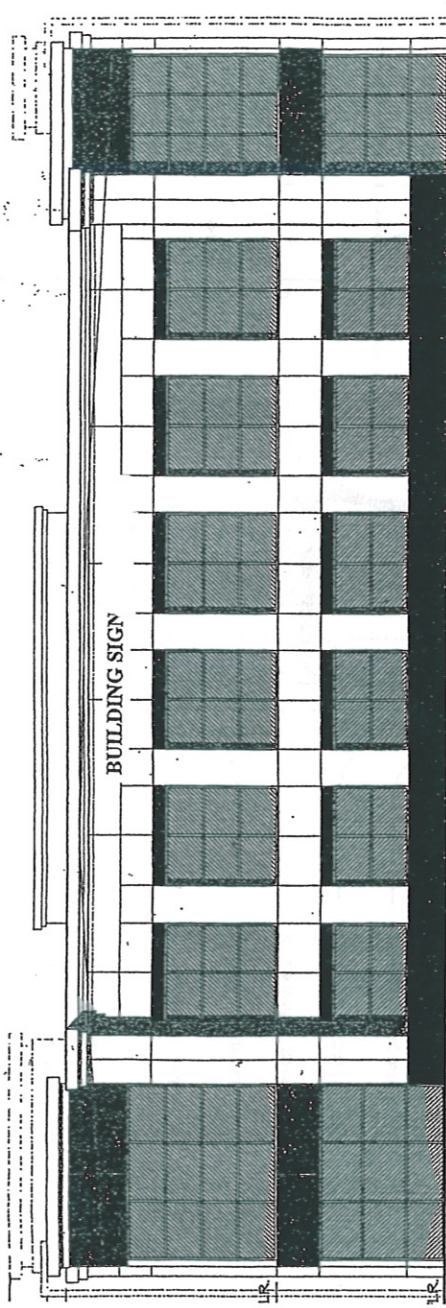
ARCHITECTURAL STORAGE
&
CUSTOM FABRICATION



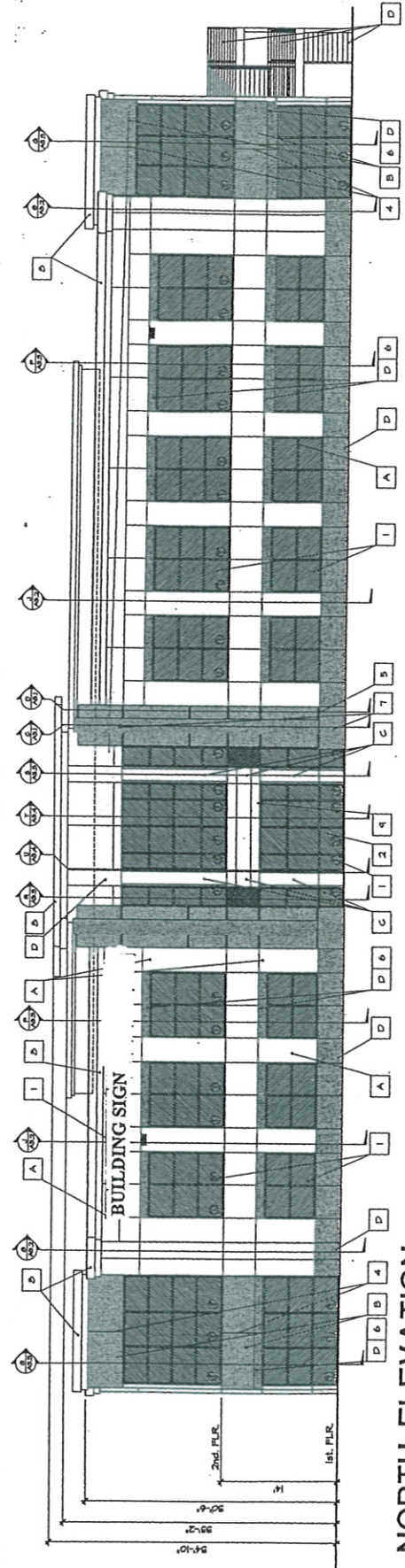
Building 3



South
ELEVATION BLDG 5



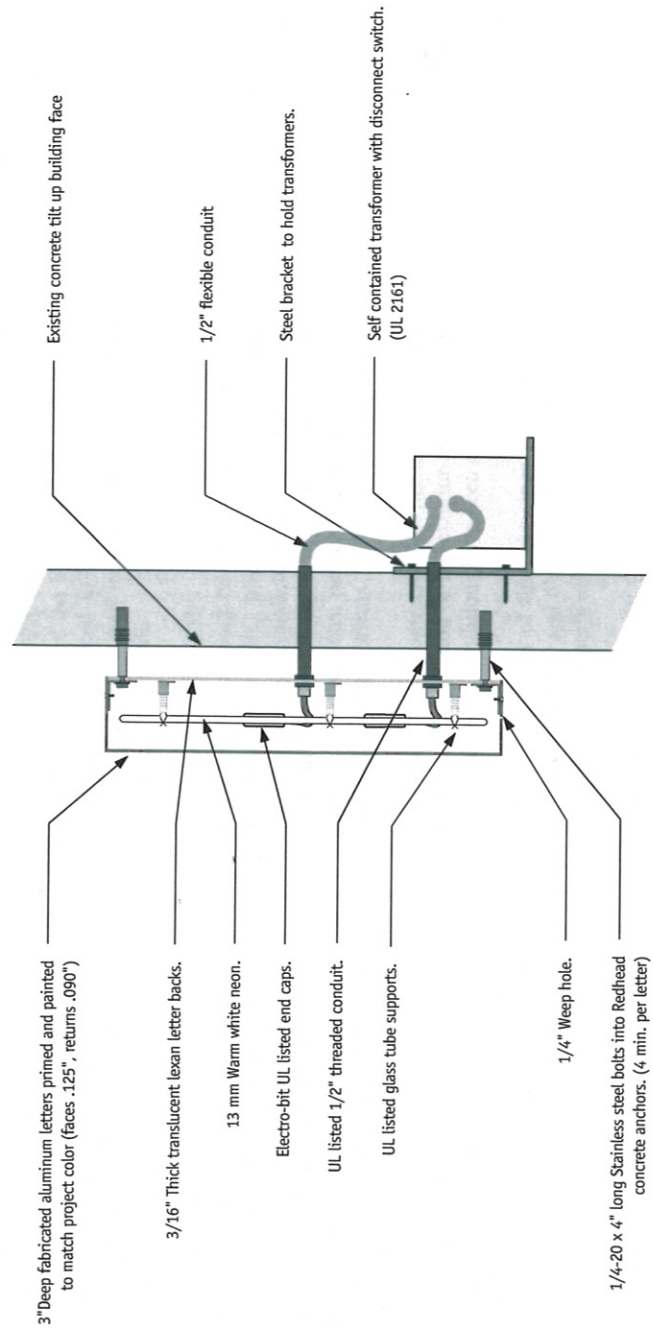
East
ELEVATION BLDG 5



NORTH ELEVATION

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

Building 5



TENANT WALL SIGN SECTION

27441 & 2745 Tourney Road
Valencia, California 91355

Date: 9/13/04
Scale: As Noted
Drawn by: Cary Llewellyn
UL

IMAGE FACTOR
25317 W. Ave. Stamford
Valencia, California 91355
Tel: 661.295.0624
Fax: 661.295.0628
www.imagefactor.com



ARCHITECTURAL SIGNAGE & CUSTOM FABRICATION

SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at **Tourney Place**. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for **Tourney Place**.
3. Use of logos shall only be permitted on monument signs and will be prohibited on Building Exterior signs.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city and ARC submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Santa Clarita Planning and Building Department as well as this sign package.

Submittals shall include the following:

1. **STOREFRONT ELEVATION:**
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. **SHOP DRAWINGS:**
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia letter faces, trim cap, returns, font size and type and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. The Owner will not approve signs that depart from the specific provisions and constraints of this sign program.

A. SUBMITTAL TO NEWHALL LAND AND FARMING COMPANY ARCHITECTURAL REVIEW COMMITTEE (ARC): Newhall Land has reviewed and approved the basic sign program, but all signs must be submitted to their ARC Committee, if required. Applicant shall be required to pay all fees and submit all materials.

B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner and ARC prior to permit application. Tenant or his sign contractor must submit to the City of Santa Clarita, CA and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

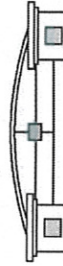
1. A stamped set of final drawings reflecting the Owner's ARC and City's approvals shall be on file in the Owner's office.

TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.
2. The Owner must be notified 48 hours in advance prior to sign installation.
3. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop

drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

4. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.
5. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements, set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.
6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of those of the Owner, Governing Agency, City, and the Uniform Electrical Code.
7. Tenant shall be responsible for the following expenses relating to building exterior signage:
 - Design consultant fees (if applicable)
 - 100% of approval and permit processing costs and application fees.
 - 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
 - All costs relating to sign removal, including repair of damage to the building.
 - Tenant to provide wiring, power and final hook-up from Landlord's house panel to j-box.
8. Landlord shall be responsible for the following expenses relating to signage:
 - Empty conduit.
 - J-Box



Tourney Place

Dated: May 25, 2005
Subject to Revision