



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
Master Case Number 08-133
Sign Review 08-008
Sign Program for the Valencia Auto Care Center
Per Code Section 17.19
of the Unified Development Code

Date: January 16, 2009

Applicant: Valencia Auto Care Center, LLC
Attn: Jeffrey Paul
24233 Creekside Road
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a master sign program for the monument and on-site signs for the Valencia Auto Care Center. The project site is located in the Commercial Town Center (CTC) zone at 24233 Creekside Road, in 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 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 (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,



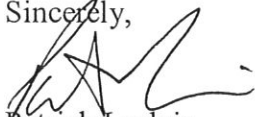
GC9. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

- PL1. The applicant is granted approval for the proposed master sign program for the Valencia Auto Care Center, subject to the following conditions of approval and the attached Sign Program. Any changes or modifications to the proposed sign program shall be subject to the review and approval of the Director of Community Development.
- PL2. 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 Community Development.
- PL3. 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.
- PL4. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL5. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL6. 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 January 16, 2010.

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

Sincerely,



Patrick Leclair
Associate Planner

Project Location:

Thomas Guide Page 4460, Grid 2-E
Valencia Auto Care Center
24233 Creekside Road
Valencia, CA
91355

City Planning Department:

City of Santa Clarita
Planning and Economic Development
Contact: Patrick Leclair
23920 Valencia Boulevard
Suite 300
Valencia, CA
91355
Tel: 661.255.4330

Property Owner:

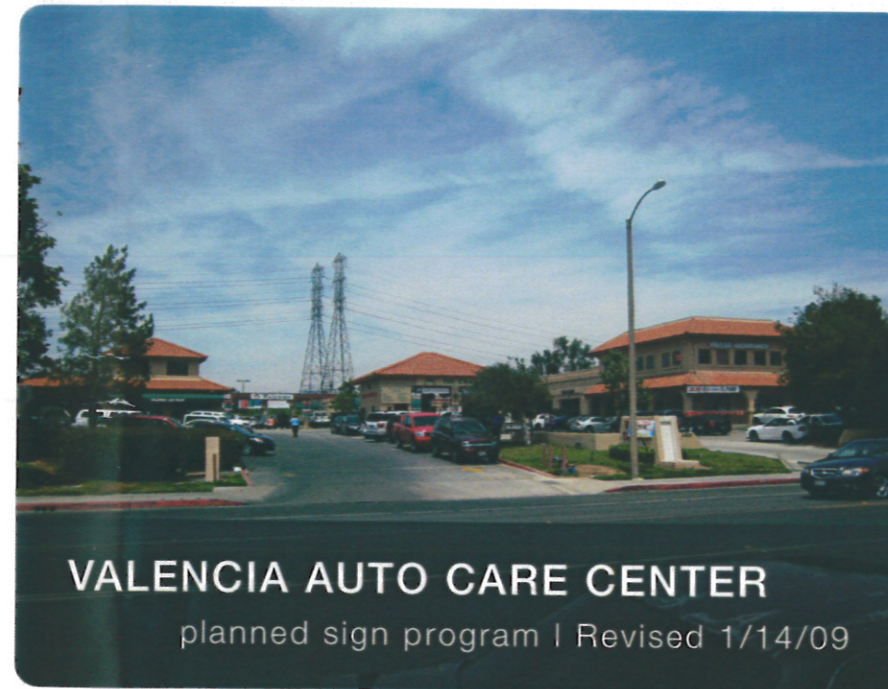
Valencia Auto Center, LLC
Contact: Jeffery Paul
24233 Creekside Road
Valencia, CA
91355
Tel. 661.255.3448

Signage Consultant:

Image Factor, Inc.
Contact: Cary Llewelyn
29005 Avenue Penn
Valencia, CA
91355
Tel: 661.295.0624
Email: cary@imagefactor.com

Governing Agency:

Newhall Land
Architectural Review Committee (ARC)
Contact: Marian Miller
23823 Valencia Boulevard
Valencia, CA
91355
Tel: 661.255.4441



*Program File
Sign ~~Program~~ Copy*

VALENCIA AUTO CARE CENTER

24233 Creekside Road
Valencia, California
91355

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PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

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VALENCIA AUTO CARE CENTER

24233 Creekside Road
Valencia, California
91355

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to ensure that both project & tenant signage contribute to the success of the "Valencia Auto Care Center". This center was built back in 1989, since this time there have been many changes to the sign ordinance, these changes do effect the current signage that exists on the property today. The intent of this planned sign program is to bring all existing signage up to code as per the current sign ordinance.

Any new signage proposed for this project would be subject to the guidelines set forth in this planned sign program.

MAINTENANCE

All signage within "Valencia Auto Care 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. If the party responsible (the tenant) does not have the sign repaired with in (7) days, the landlord has the right to hire a sign contractor to make the repairs, the cost of the repairs will be back charged to the party responsible (the tenant).

PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:

imagefactor 

29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn

Tel: 661.295.0624

email: cary@imagefactor.com

PURPOSE AND INTENT
MAINTENANCE

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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APPROVALS (1st) Landlord, (2nd) Governing Agency, (3rd) City of Santa Clarita

All tenant signage must have written approval from the landlord prior to submitting any drawings to the governing agency or the city:

(1) For Landlord Approval: submit drawings via email. All drawings must be in PDF format and include the following:

(a) Cover Sheet with all tenant and sign company information including: Business name, contact person, address, telephone number, fax number and email address.

(b) Site Plan showing proposed sign locations. Site plans must also include direction of north, surrounding streets and overall building dimensions (standard project site plan can be obtained from the landlord in pdf format).

(c) Building Elevations showing sign locations, sign dimensions, square feet of sign area and dimensions of storefront (standard elevations can be obtained from the landlord in pdf format or you can use a digital picture of the storefront as long as it is to scale).

(d) Sign Specifications including fabrication notes, materials, finishes, colors and type of illumination.

(e) Section View showing fabrication and attachment details (this must include a note or detail on how building penetrations will be sealed).

(2) For Governing Agency Approval (Newhall Land Architectural Review Committee):

Submit drawings as per above (see contact information on cover sheet of this planned sign program), this must include a copy of the approval letter from the landlord.

(3) For City of Santa Clarita Approval: submit (3) copies of the drawings as approved by the landlord and the Newhall (ARC) to the City of Santa Clarita's Department of Economic Development (see contact information on the cover sheet of this planned sign program). After you have received planning approval proceed to the Building & Safety counter (located in the same building, first floor), to obtain sign/ building permits. The Building and Safety Department will require the following:

(a) 2 Sets of stamped drawings showing planning has approved everything as shown

(b) State Contractors License (or letter from contractor authorizing applicant to pull permit)

(c) Workers Compensation Insurance

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or if there is ambiguity, the sign applicant is referred to the landlord, the governing agency and the city for clarification and determination. The landlord, the governing agency and the city planning department together will then approve signing that best meets the intent of the project.

PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:

imagefactor 

29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

APPROVALS
UNCERTAINTY OF SIGN STANDARDS

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

- COMPLIANCE REQUIREMENT
- DESIGN CRITERIA & GENERAL SIGNAGE STANDARDS
- SIGNAGE MATERIALS
- SIGNAGE ILLUMINATION

COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or sign 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 landlord / the governing agency and or 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 for the sign(s) "the tenant".

DESIGN CRITERIA & GENERAL SIGNAGE STANDARDS

(1) The location of the (2) ground mounted monument signs shall conform to the City of Santa Clarita's site distance triangle guidelines. Please note there is currently (2) monument signs on this project (see site plan included in this sign program for exact locations).

(2) On Building Business Identification Signs shall consist of fabricated letters, logos and cabinets (see specs for each building to determine exact sign type allowed for that building), signs painted directly on the building will not be permitted at the "Valencia Auto Care Center". All On-Building Business Identification Signs must be mounted directly onto the building surface. The use of a "Raceway" is highly discouraged and will not be allowed for any new signage unless there is absolutely no access behind the sign area.

(3) 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, logos or trademarks, this also includes any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed on.

(4) Illumination: Project Monument sign and all Primary On Building Business Identification signs must be illuminated, these types of signs must be internally illuminated. All lighting techniques must be submitted to the landlord, the governing agency and the City of Santa Clarita for approval. There will be no flashing, moving or audible signs allowed.

(5) Paint on all signage shall be satin polyurethane as manufactured by Matthew's Paint Company over proper primer.

(6) Attachment Hardware shall be stainless steel to preclude rust staining of all architectural surfaces and to permit ease of future removal / servicing.

ACCEPTABLE MATERIAL FOR TENANT IDENTIFICATION SIGNS

The following list of materials may be used to fabricate tenant signage:

Metals: Aluminum, steel (with protective primer) & stainless steel.

Acrylics and Foams: Cast acrylic sheet, polycarbonate, high density pvc sheet & 10 lb. urethane foam board as manufactured by Sign-Foam3® & Precision Board®.

Other Acceptable Materials: Masonry products, ceramic tile & natural/ cultured stone (these materials would be used for monument signage if the monuments were ever redone in the future).

UNACCEPTABLE MATERIAL FOR TENANT IDENTIFICATION SIGNS

The following materials/techniques will not be allowed:

Trim Cap: if trim cap is used it must match the color of the return it is attached to.

Styrofoams: The only type of foam board allowed, will be 10-15 lb. urethane foam that is rated for exterior use.

Signs painted directly on the building: This type of sign will not be allowed.

ACCEPTABLE METHODS OF ILLUMINATION

The following lighting techniques may be used to illuminate tenant signage:

Neon, LED or fluorescent, please note that all lighting techniques will be subject to landlord, governing agency and city approval. The city may also require that all lighting conforms with Title 24 guidelines.

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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SIGN DESCRIPTIONS

Project / Tenant Monument Signs

These types of signs are provided for ground mounted project / tenant identification. The Project / Tenant Monument Signs shall only identify the project and the tenants of the "Valencia Auto Care Center"; please note that due to the amount of tenants at the "Valencia Auto Care Center" and the allowable sign area on the monument sign, there may not be enough room on the tenant monument sign for each tenant. The landlord will decide which tenants will be identified on the monument sign. All tenants should refer to their lease for clarification. Eligible tenants will be responsible for the cost of adding their business name to the Tenant Monument Sign and will need to get landlord approval on the design prior to fabrication (no additional permits will be required for tenant identification on the monument sign).

Primary & Secondary On Building Business Identification Signs

These signs are provided for on-building business identification. 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 illuminated and be fabricated from one or more of the approved materials listed in this sign program (additional materials may be allowed but they must be approved by the landlord). Paint finishes shall be satin polyurethane. Colors of signs will be subject to the approval of the landlord, governing agency and the City of Santa Clarita. These signs must either have a translucent acrylic face with internal illumination, or be fabricated from aluminum / stainless steel with a clear polycarbonate back and internal illumination.

There will be no signs painted directly on the building allowed. All wall signs must have a minimum depth of 1" and a maximum depth of 12". The use of a visible linear raceway is highly discouraged. On-Building Business Identification Signs shall occur above the storefront but not within 1'-0" from the top or side of the building / tenant lease line.

Second Floor Tenants may be allowed (1) On Building Business Identification Sign but the sign will be limited to 20 square feet max. To be eligible for this type of signage the second floor tenant must occupy a minimum of 1000 square feet and have their own public entrance.

Single Occupant Buildings may be allowed (1) primary On Building Business Identification Sign and (2) secondary On Building Business Identification Signs. The maximum area allowed for a Primary On Building Business Identification Sign is (1-1/2) square feet for each one (1) linear foot of storefront, the maximum length of a sign must not exceed 75% of the total length of the building frontage. Secondary On Building Business Identification Signs must not exceed 50% of the allowable square footage of the Primary On Building Business Identification Sign.

Multiple Occupant Buildings may be allowed (1) primary On Building Business Identification Sign and (1) secondary On Building Business Identification Sign. The maximum area allowed for a primary On Building Business Identification Sign is (1-1/2) square feet for each linear foot of tenant storefront, the maximum length of a sign must not exceed 75% of the total length of the storefront, Secondary On Building Business Identification Signs must not exceed 50% of the allowable square footage of the Primary On Building Business Identification Sign.

Service Bay Signage may be allowed but it must meet the specification on the elevation sheet of that building (see specifications further on in this sign program)

PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:

imagefactor 

29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

SIGN DESCRIPTIONS

- PROJECT/TENANT MONUMENT SIGNS
- ON BUILDING BUSINESS ID SIGNS
- SECOND FLOOR TENANT SIGNAGE
- SERVICE BAY SIGNAGE

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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PLANNED SIGN PROGRAM

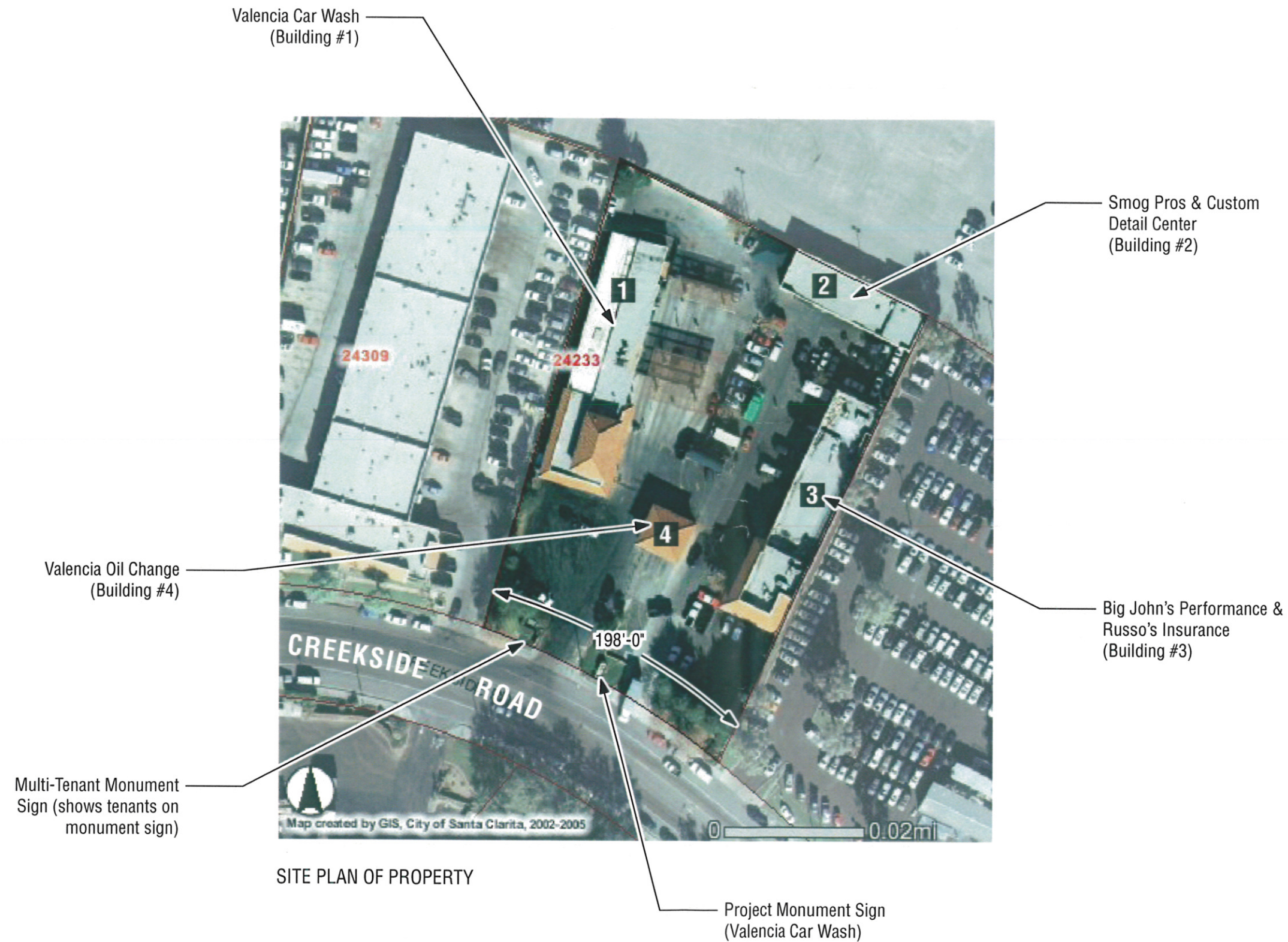
March 7, 2008

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29005 Ave. Penn
Valencia, California
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Tel: 661.295.0624
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PROJECT SITE PLAN





ENLARGED SITE PLAN OF BUILDING #1

SIGNAGE / BUILDING INFORMATION

Building Frontage: (East Elevation) 194'-0"
 Building Frontage: (South Elevation) 52'-0"

Total amount of existing signs: (1) Wall sign & (3) Awning signs

Sign Types:

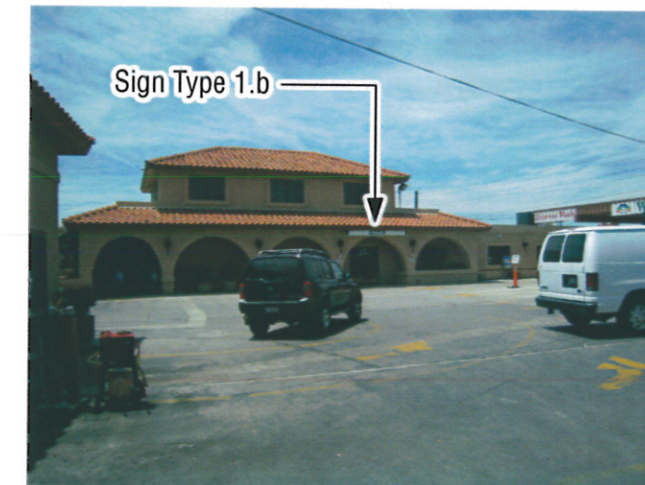
- (1.a) Printed lettering on awning (6" Tall lettering) **(Remove lettering from awning face)**
- (1.b) Illuminated wall cabinet (1'-0"x 12'-0") 12.0 Sq. Ft.
- (1.c) Printed lettering on awning (6" Tall lettering) **(Remove lettering from face of awning)**
- (1.d) Printed lettering on awning (6" Tall lettering) **(Remove lettering from face of awning)**

Allowable sign types for this building as per this sign program:

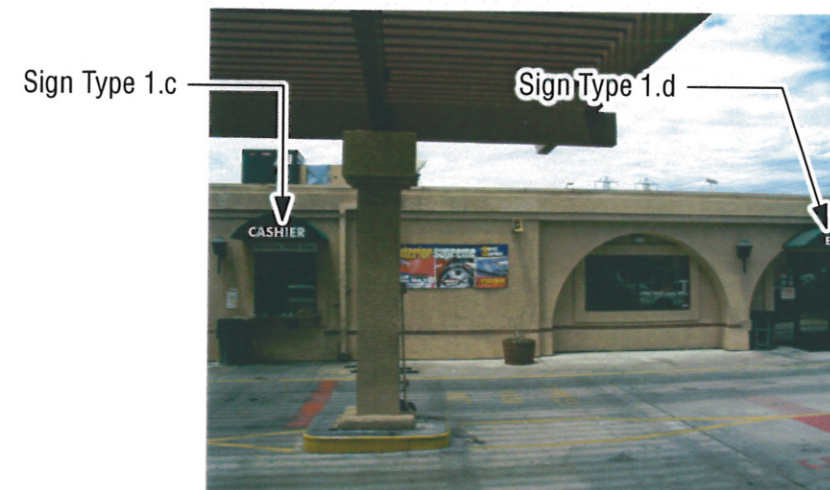
- (a) Illuminated wall cabinets to match existing
- (b) Non-illuminated information signage (Individual 3-dimensional lettering applied to wall above awnings)
- (c) Car wash menu signage (this signage will be reviewed by the planning department)



BUILDING #1 (SOUTH ELEVATION)



PARTIAL VIEW OF BUILDING #1 (EAST ELEVATION)



PARTIAL VIEW OF BUILDING #1 (EAST ELEVATION)

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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PLANNED SIGN PROGRAM

March 7, 2008

Prepared by:



29005 Ave. Penn
 Valencia, California
 91355
 Contact: Cary Llewelyn
 Tel: 661.295.0624
 email: cary@imagefactor.com

BUILDING 1

- ELEVATIONS SHOWING EXISTING SIGNAGE



ENLARGED SITE PLAN OF BUILDING #2

SIGN / BUILDING INFORMATION

Building Frontage: 111'-0"

Total amount of existing signs: (4) wall signs

Sign Types:

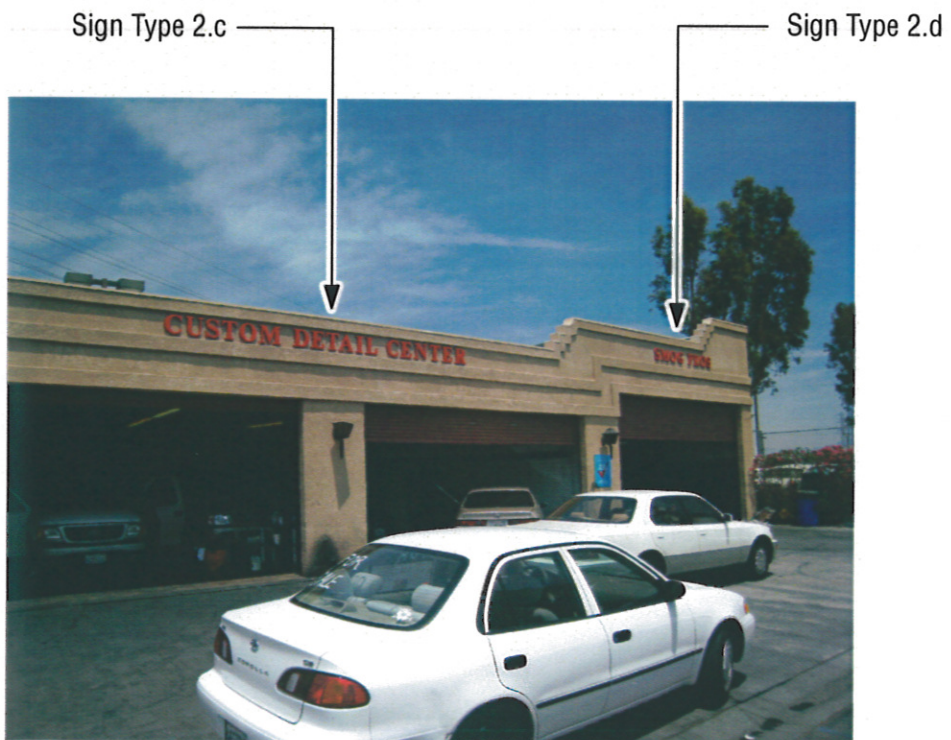
- (2.a) 9" Tall non-illuminated letters (22 Sq. Ft.)
- (2.b) 18"/ 16" Tall illuminated channel letters (49 Sq. Ft.) (This sign to be removed)
- (2.c) 12" Tall non-illuminated letters (18 Sq. Ft.)
- (2.d) 12" Tall non-illuminated letters (9 Sq. Ft.)

Allowable sign types for this building as per this sign program

- (a) Non-illuminated individual letters
- (b) Legal notices as required by law



LEFT SIDE OF BUILDING #2 (SOUTH ELEVATION)



RIGHT SIDE OF BUILDING #2 (SOUTH ELEVATION)

VALENCIA AUTO CARE CENTER

24233 Creekside Road
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PLANNED SIGN PROGRAM

Revised 7/30/2008

Prepared by:



29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

BUILDING 2

- ELEVATIONS SHOWING EXISTING SIGNAGE



Sign Type 3.h

Sign Type 3.g

Sign Type 3.f

Sign Type 3.e

Sign Type 3.d

Sign Type 3.c

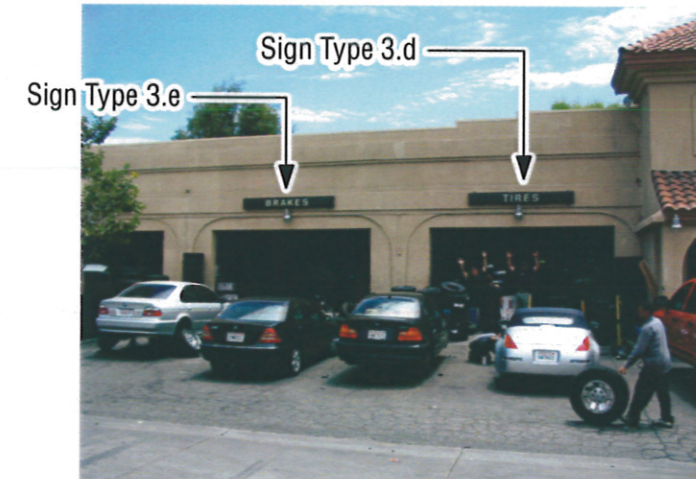
Sign Type 3.b

Sign Type 3.a

Sign Type 3.b
 (This sign to be removed and replaced with individual illuminated channel letters, letters may need to be mounted to a raceway, center sign between columns.)



FRONT CORNER OF BUILDING #3 (SOUTH ELEVATION)



MIDDLE OF BUILDING #3 (WEST ELEVATION)



LEFT SIDE OF BUILDING #3 (WEST ELEVATION)

SIGN / BUILDING INFORMATION

Building Frontage: (West Elevation) 190'-0"
 Building Frontage: (South Elevation) 49'-0"

Total amount of existing signs: (8) Wall signs

Sign Types:

- (3.a) Illuminated channel letters (1'-4"x 15'-0") 19.5 Sq. Ft. (2nd Flr. Tenant)
- (3.b) Illuminated wall cabinet (2'-0"x 15'-4") 30.6 Sq. Ft. (Remove and replace with channel letters)
- (3.c) Illuminated wall cabinet (1'-0"x 8'-0") 8.0 Sq. Ft.
- (3.d) Illuminated wall cabinet (1'-0"x 8'-0") 8.0 Sq. Ft.
- (3.e) Illuminated wall cabinet (1'-0"x 8'-0") 8.0 Sq. Ft.
- (3.f) Illuminated wall cabinet (1'-0"x 8'-0") 8.0 Sq. Ft.
- (3.g) Illuminated wall cabinet (1'-0"x 8'-0") 8.0 Sq. Ft.
- (3.h) Illuminated wall cabinet (2'-0"x 25'-0") 50.0 Sq. Ft. (Remove this cabinet asap)

Allowable sign types for this building as per this sign program

- (a) Illuminated "Above bay" wall cabinets to match original design
- (b) Illuminated Business Identification cabinet (1 on south elevation only, shift to right)
- (b) Illuminated channel letters (Raceways are not encouraged for any future signage)

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PLANNED SIGN PROGRAM

Revised July 30, 2008

Prepared by:



29005 Ave. Penn
 Valencia, California
 91355
 Contact: Cary Llewelyn
 Tel: 661.295.0624
 email: cary@imagefactor.com

BUILDING 3

- ELEVATIONS SHOWING EXISTING SIGNAGE

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PLANNED SIGN PROGRAM

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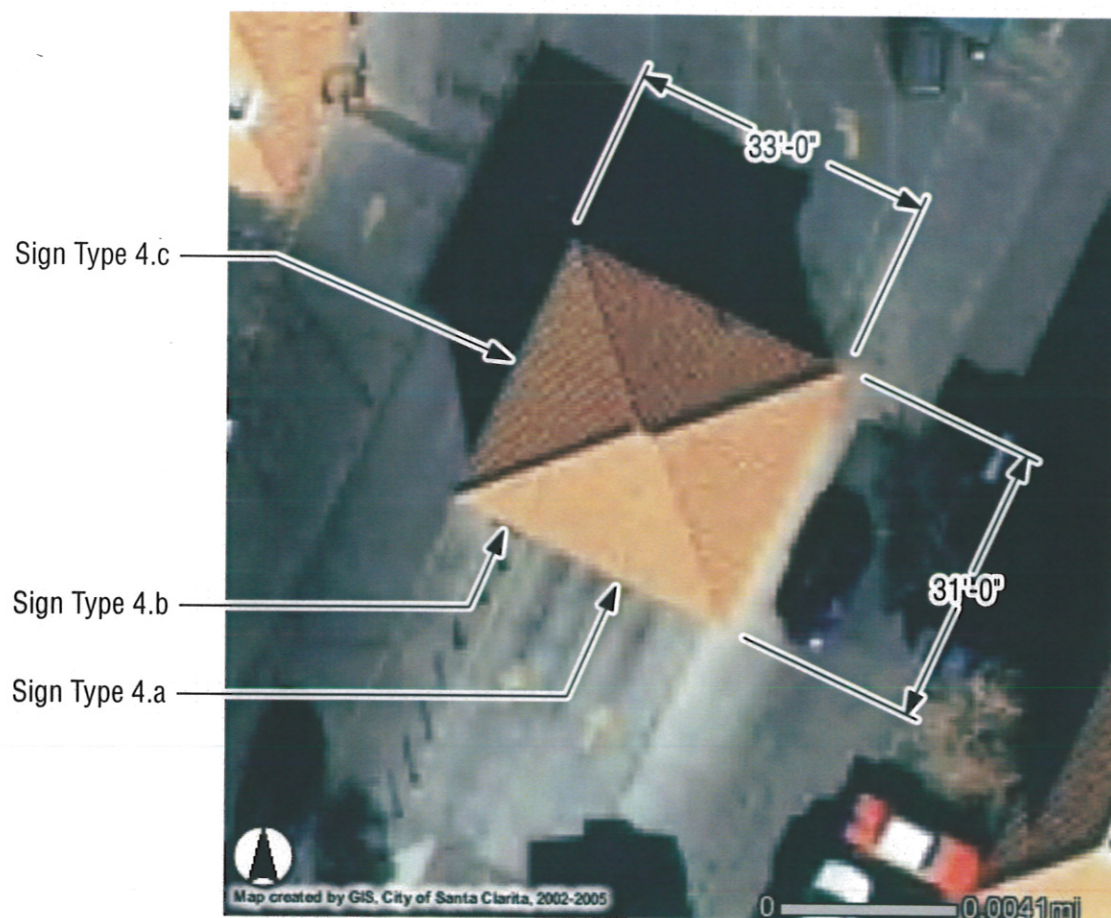
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Valencia, California
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Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

BUILDING 4

- ELEVATIONS SHOWING EXISTING SIGNAGE



ENLARGED SITE PLAN OF BUILDING #4

SIGN / BUILDING INFORMATION

Building Frontage: (West Elevation) 31'-0"
Building Frontage: (South Elevation) 33'-0"

Total amount of existing signs: (3) Wall signs

Sign Types:

(4.a) Wall sign panel (2'-0" x 16'-0") 32.0 Sq. Ft. (Remove & replace with illuminated channel letters)

(4.b) Service menu board (4'-0" x 7'-9") 31.6 Sq. Ft. (Remove & replace with 3'-6" x 6'-0" sign)

(4.c) Non-illuminated letters (1'-0" x 18'-0") 18.0 Sq. Ft. (Remove, not allowed)

(Remove all banners that are not permitted)

Allowable sign types for this building as per this sign program

(a) Illuminated channel letters (Raceways are not encouraged for any future signage)

(b) Non-Illuminated individual letters (for supplemental signage only)

(c) Menu board with services / costs (this should be combined on one sign only)

Sign Type 4.b Sign Type 4.a



BUILDING #4 (SOUTH ELEVATION)

Sign Type 4.c (Remove)



BUILDING #4 (WEST ELEVATION)

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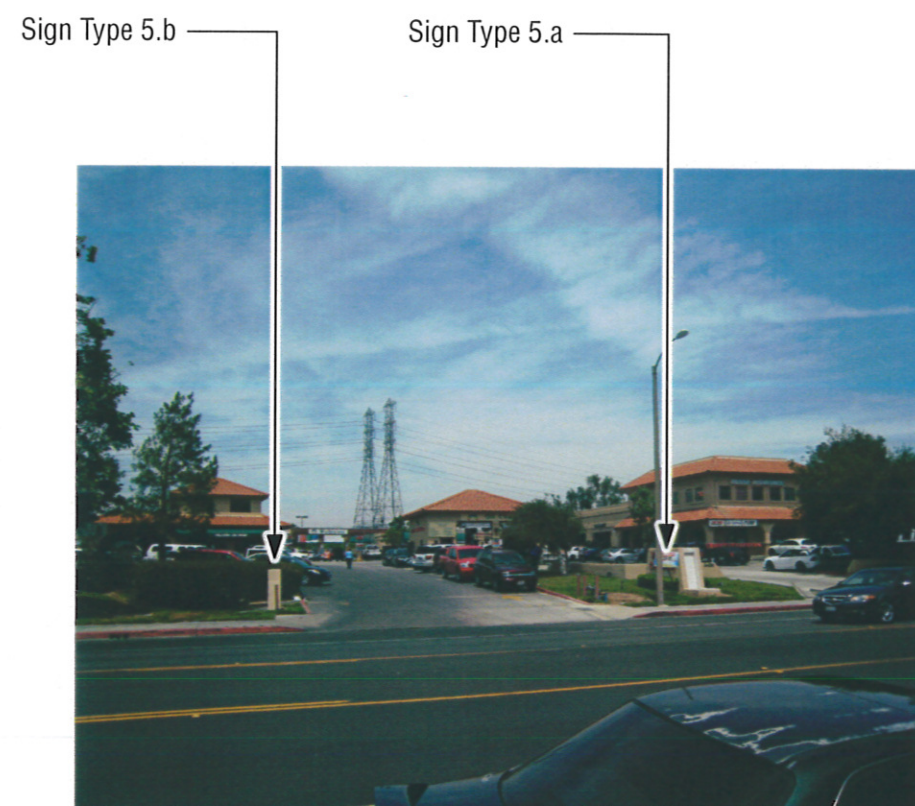
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29005 Ave. Penn
Valencia, California
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PROJECT / TENANT MONUMENT
SIGNAGE



PICTURE OF ENTRANCE SHOWING MONUMENT SIGNS

SIGN / PROPERTY INFORMATION

Property Frontage: 198'-0"

Existing Monuments Signs: (2)

Sign Types:

(5.a) Project Monument (5'-7" x 8'-6") 47.5 Sq. Ft. (Sign to be refurbished as per sheet 12.a)

(5.b) Tenant Monument (5'-0" x 3'-9") 19.0 Sq. Ft. (This sign will be removed)

Monument Sign Notes: These signs were included on the original blue prints dated 5/18/89, the original plans state that the letters are a bronze color, The existing red letters will be painted dark bronze as per the original drawing specification, this sign was also a working water feature, water feature components will be repaired asap so that this project monument sign remains a working water feature from now on.

New low ground cover will be installed around monument signs.



Sign Type 5.a
PROJECT MONUMENT SIGN (DOUBLE SIDED)



Sign Type 5.b
TENANT MONUMENT SIGN (DOUBLE SIDED)

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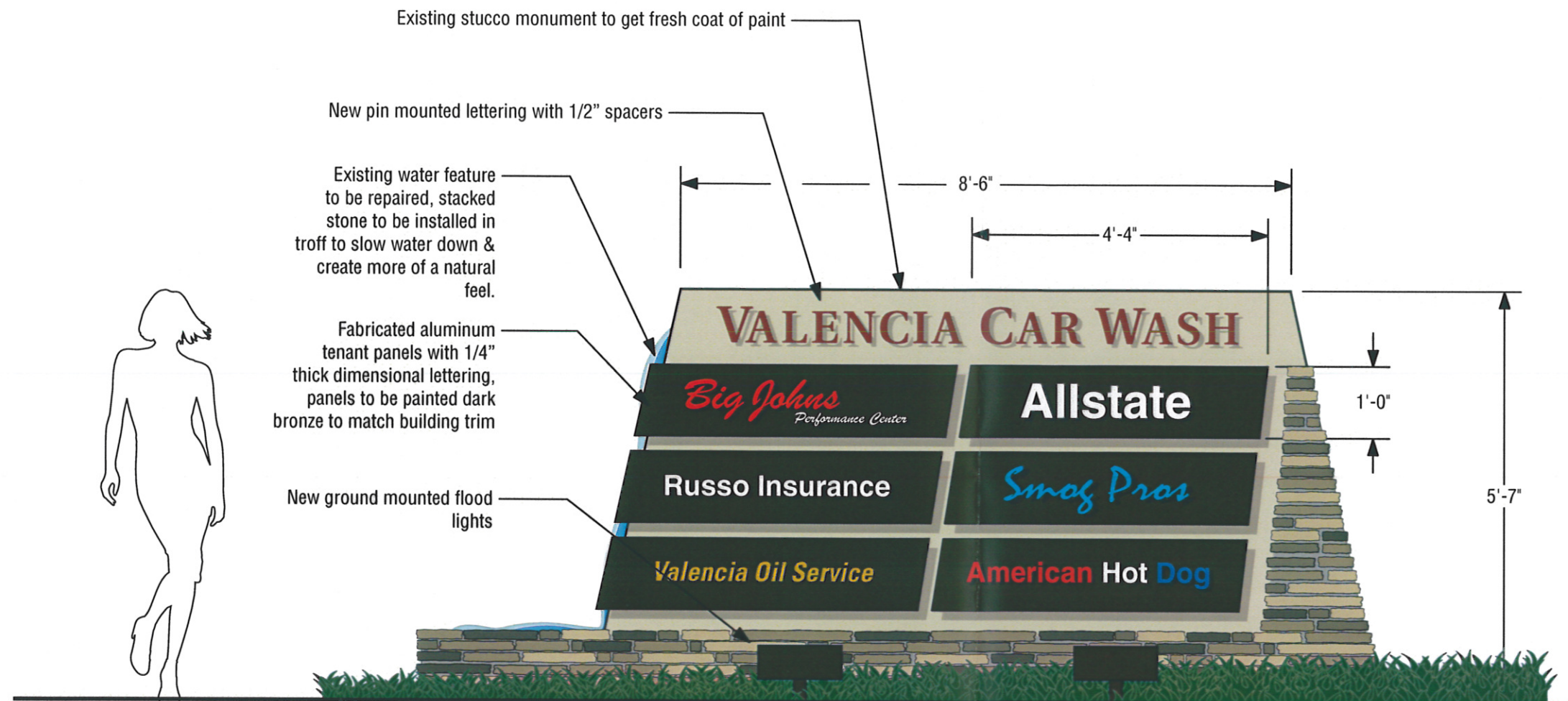
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PROJECT / TENANT MONUMENT SIGNAGE



DOUBLE SIDED PROJECT / TENANT MONUMENT SIGN