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City of
Santa Clarita

**City of Santa Clarita
Master Case Number 04-383
Sign Review 04-017
Per Code Section 17.19
of the Unified Development Code**

Date: October 19, 2004

Applicant: Gerard K. Nass
Sign-A-Rama
23120 Lyons Avenue Unit 3
Santa Clarita, CA 91321

Request: The applicant is requesting sign review approval for two single-tenant channel letter wall signs for a storage center facility located at 26407 Bouquet Canyon Road (APN No. 2811-068-019) in the City of Santa Clarita.

Findings: The Department of Planning and Economic Development has determined 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 (UDC) have been applied to this decision. Therefore, this sign review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL

- GC1. The approval of this project shall expire if not put into use within one 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 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. Single-tenant channel letter wall sign – “*Storage Center of Valencia.*” A total of one single-tenant channel letter wall sign to be located on the south building elevation with a maximum sign area of approximately ninety-six (96) square feet. The wall sign maintains a maximum total height of 6-feet for logo including letters and a maximum length of sixteen (16) feet.
- PL2. Single-tenant channel letter wall sign – “*Storage Center of Valencia.*” A total of one single-tenant channel letter wall sign to be located on the east building

elevation with a maximum sign area of approximately thirty-three (33) square feet. The wall sign maintains a maximum total height of three (3) feet and a maximum length of eleven (11) feet.

- PL3. No exposed or open neon is allowed.
- PL4. The project shall be developed in conformance with the approved Sign Review 04-017.
- 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 sign 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 October 19, 2005.
- PL9. 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 before approval is granted.

Should you have any questions regarding this approval, please contact me at 661.255.4330.

Sincerely,



Jessica T. Leviste
Assistant Planner I

CHECK AGAIN - PLAN
PATRICK - SIGN PROGRAM

SIGN PROJECT DETAILS



South Sign Elevation

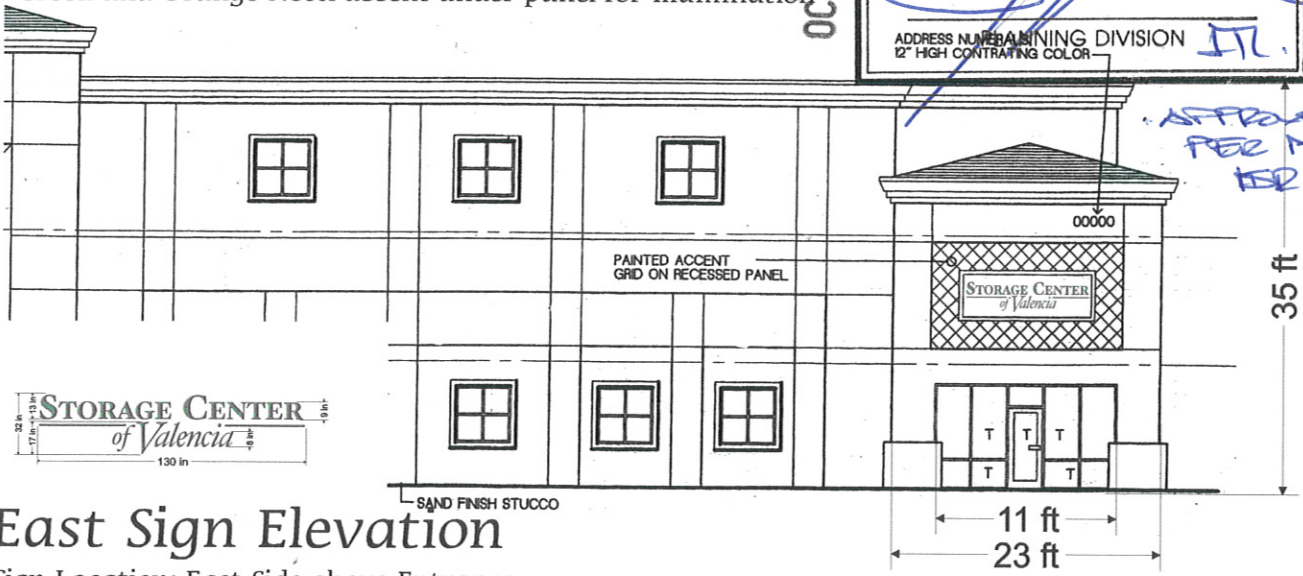
Sign Location: South Tower
Standard Channel Letters with Flat Cut Metal over neon for Oranges, Branches, and Leaf Accent
Overall Size: 72" x 187"

Channel Letters: Standard 5" deep Channel Letters with 0.125" Green Acrylic Face and 15MM Green Neon
Trim Cap Color: Gold
Return Color: Matte Black
"Storage Center": 19" Capital Letter
"of Valencia" - 24" Capital Letter
Orange Branch accent Size: 26" x 90"
0.063 Flat Cut Aluminum - cut to design
Green and Orange Neon accent under panel for Illumination

OCT 19 2004

PLANNING APPROVAL AS MARKED
SUBJECT TO ALL APPLICABLE SECTIONS
OF THE UNIFIED DEVELOPMENT CODE
CITY OF SANTA CLARITA
PLANNING AND ECONOMIC DEVELOPMENT
ADDRESS NUMBER DIVISION
12" HIGH CONTRASTING COLOR

APPROVED
PER M104-398
PER 04-017



East Sign Elevation

Sign Location: East Side above Entrance
Standard Channel Letters
Overall Size: 32" x 130"

Channel Letters: Standard 5" deep Channel Letters with 0.125" Green Acrylic Face and 15MM Green Neon
Trim Cap Color: Gold
Return Color: Matte Black
"Storage Center": 13" Capital Letter
"of Valencia" - 17" Capital Letter

SIGN*A*RAMA
661-260-3522
Your Full Service Sign Company
23420 Lyons Ave - Santa Clarita, CA
Fax: 661-260-3395
www.scvsigns.com

Date: 9/3/04

Proposed Signage for:
Storage Center of Valencia
Bouquet Canyon Road
Valencia, CA

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South Sign Elevation 15.58



East Sign Elevation 10.83

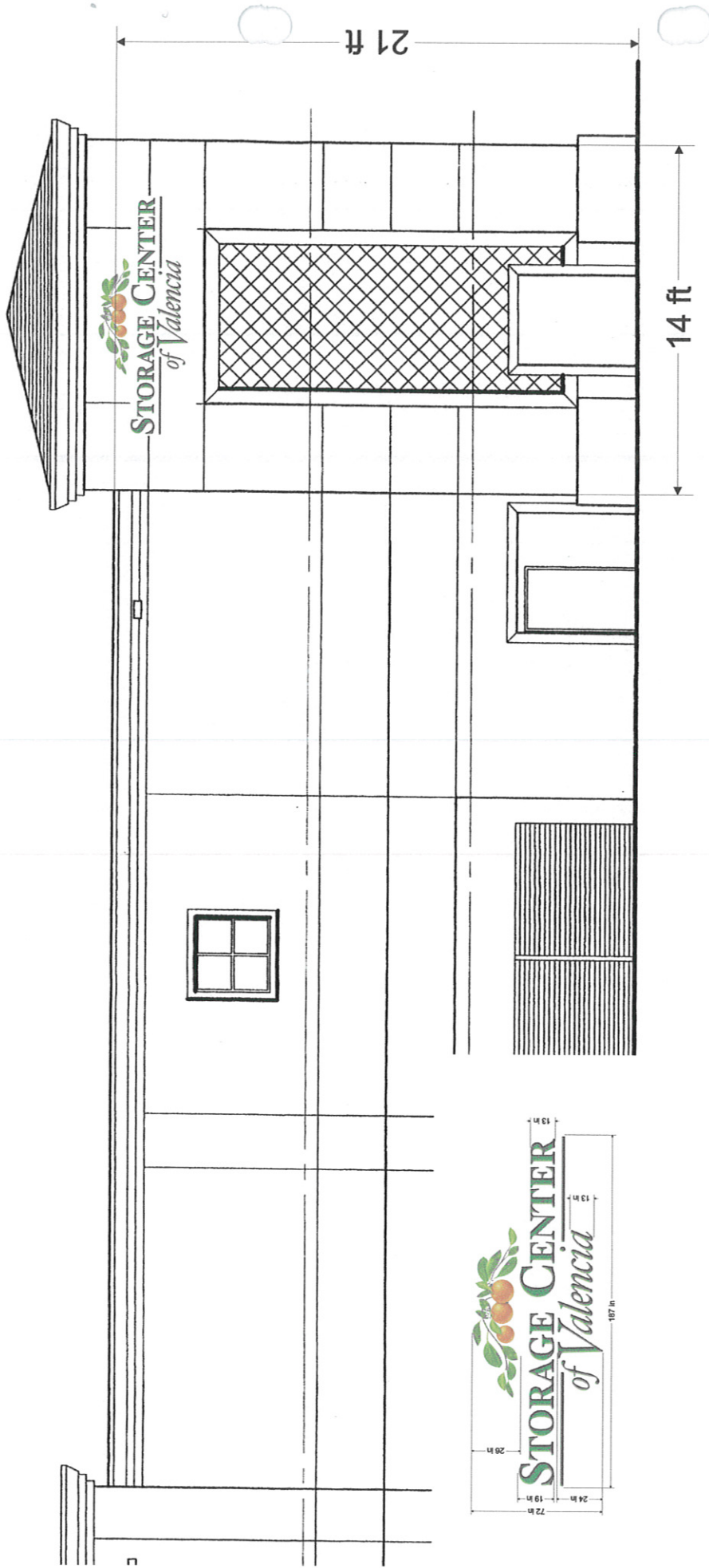
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South Sign Elevation

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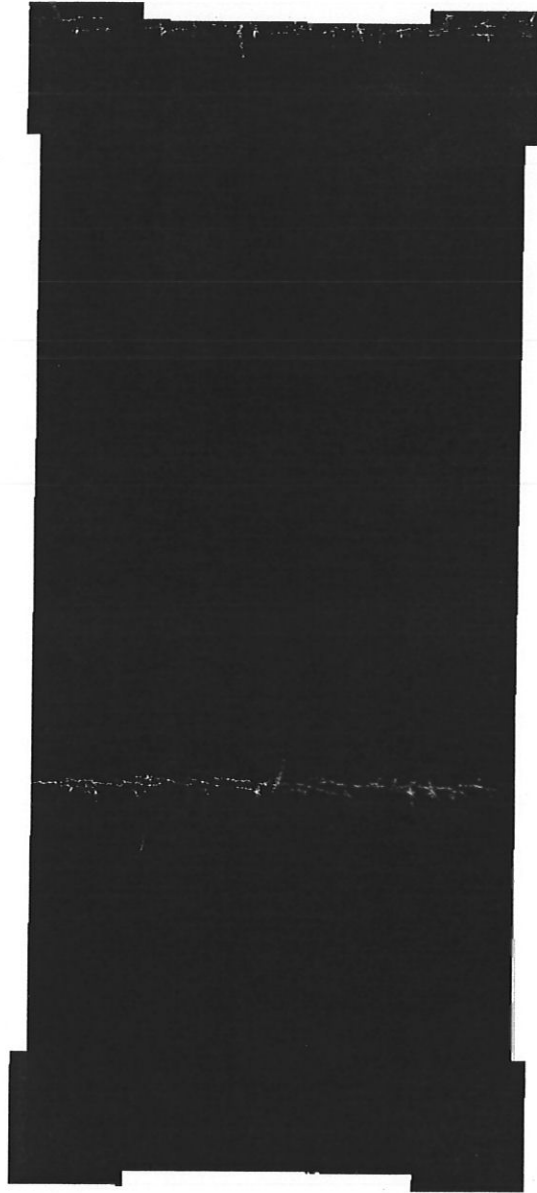
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Date: 9/3/04

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Existing Lowe's Warehouse



Proposed Sign Location

Proposed Sign Location



Bouquet Canyon Road

APPROVED

AUG 23 2004

NLF ARC

SIGN★A★RAMA
YOUR FULL SERVICE SIGN CENTER

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