



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 20-063
SIGN REVIEW 20-010
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: May 14, 2020

Applicant: Richard Herman
1725 Gardena Avenue
Glendale, CA 91204

Location: West Creek Village Center (Fountainhead)
24050 Copper Hill Drive
Assessor's Parcel Numbers (APNs): 2810-110-233, -232, -234, -235, & -
236

Request: The applicant is requesting a Sign Review to amend the existing Master Sign Program (MSP) for the West Creek Village Center. The request would amend the MSP to permit an additional wall sign and supplemental sign on the west elevation of the existing drive-through coffee shop building (Building "A" on the approved Plot Plan) located at 24050 Copper Hill Drive (APN: 2810-110-232). The request would also allow for the maximum height of the menu board and preview board signage to be eight feet for all drive-through uses in the center. The original conditions of approval approved under Master Case No. 17-110 remain in effect except as amended herein. The subject property is located within the Neighborhood Commercial (CN) zone. The project site is located within the community of Valencia.

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 for a Class 11 exemption, pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of this 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, 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 one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The use shall not be re-established or resumed after the one hundred eighty (180) day 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 by the City, 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. If the City fails to 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.
- 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 and property owner shall comply with all inspections 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 including, but not limited to, the California Building Code (Building, Mechanical, Plumbing, Electrical, Green Building, and Energy Codes), Fire Code, Unified Development Code (Grading Code and Undergrounding of Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.
- GC9. This grant shall not be effective for any purpose until the applicant has filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC10. 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.
- GC11. 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 shall be permitted to install appropriate signage on the West Elevation of the drive-through coffee shop building at 24050 Copper Hill Drive and drive-through buildings in the West Creek Village Center (Building "A" and "B" on the approved Plot Plan). All signs shall be in compliance with the approved Master Sign Program on-file with the Planning Division.
- PL2. All original conditions of approval for the MSP (attached) remain in effect, as approved under Master Case No. 17-110, except as amended herein.
- PL3. Tenant signage shall be in compliance with the sign exhibits and plot plan in the approved MSP.
- PL4. One primary wall sign will be permitted to be located on the West Elevation of the drive-through coffee shop building (Building "A" on the approved Plot Plan).
- PL5. One supplemental wall sign will be permitted to be located on the West Elevation of the drive-through coffee shop building (Building "A" on the approved Plot Plan).
- PL6. Menu board and preview board signage for all drive-through tenants (Building "A" and "B" on the approved Plot Plan) shall not exceed a maximum of eight feet in height, as indicated in the MSP.
- PL7. The location and quantity of all other signage shall remain as approved under Master Case No. 17-110.

- PL8. No tenant shall be allowed more than one sign per elevation, unless otherwise permitted in the MSP.
- PL9. Except as otherwise permitted in the MSP, signage shall be subject to Unified Development Code Section 17.51.080 Sign Regulations (Private Property), including but not limited to requirements for width and sign location.
- PL10. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes shall be subject to further review and approval by the Director of Community Development.
- PL11. 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.
- PL12. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL13. No exposed or open neon is allowed.

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

Sincerely,



Chris Kim
Assistant Planner I

PLANNING APPROVAL AS MARKED
SUBJECT TO ALL APPLICABLE SECTIONS
OF THE UNIFIED DEVELOPMENT CODE
CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT


PLANNING DIVISION CK

WEST CREEK VILLAGE CENTER

-MC20-063 / SR20-010 - 5/14/2020
-Subject to the Conditions of Approval

MASTER SIGN PROGRAM

SWC Copper Hill Drive and Rio Norte Drive
Valencia, California
91354



Date: April 29, 2020



1401 Quail Street, Suite 100
Newport Beach, CA

TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Project Directory	3
Sign Program Intent	4
Approvals	5
Sign Standards	6
Sign Descriptions	7
Tenant Building ID Signs	8
Prohibited Signs	9
Tenant Wall Signs	10a-10b
Examples	11
Site Plan	12
Building A	13
Building B	14
Building C	15a-15b
Monument Signs	16a-16e
Traffic Signs	17

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



Newport Beach, CA

PROJECT DIRECTORY

Project Location:

SWC Copper Hill Drive and Rio Norte Drive
Valencia, CA 91354

Landlord/Owner:

Fountainhead Valencia LP
1401 Quail Street, Suite 100
Newport, CA 92660
ph# 949.752.2515
fx# 949.752.7442

Architect:

Bundy-Finkel Architects
1120 Bristol Street, Suite 120
Costa Mesa, CA 92626
ph# 714.850.7575
fx# 714.850.7576

Sign Consultant:

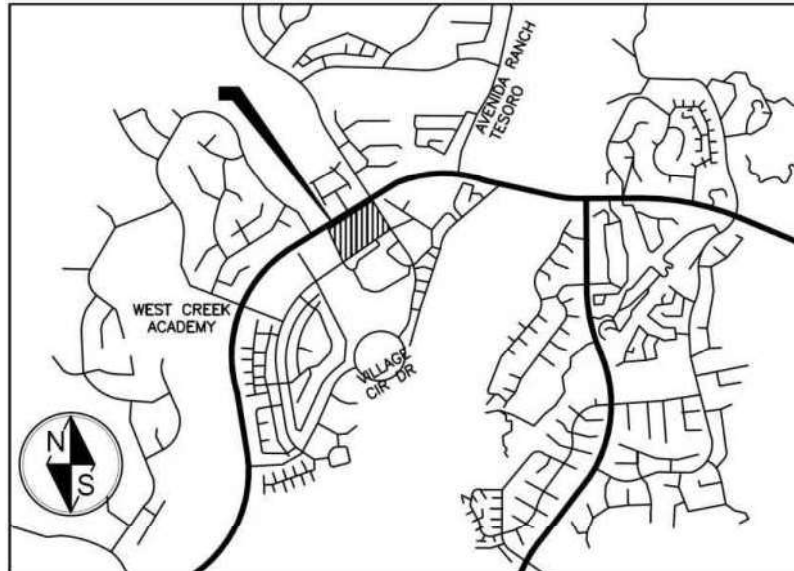
AD/S Companies
1160 Railroad Street
Corona, CA 92882
ph# 800.862.3202
fx# 951.278.0681

Governing Agency:

Declarant/Architectural Review Committee (ARC)
Newhall Land (Five Point)
25124 Springfield Court, Suite 300
Valencia, CA 91355
ph# 661.255.4000

Planning Department:

City of Santa Clarita
23920 Valencia Boulevard
Valencia, CA 91355
ph# 661.284.1406
contact: David Peterson, dpeterson@santa-clarita.com



WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



Newport Beach, CA

PURPOSE AND INTENT

The purpose of these sign criteria (heretofore "Sign Program") is to ensure that the signage at Copper Hill & Rio Norte reflects the integrity and overall aesthetic values of the Landlord, Newhall Land, and the City of Santa Clarita. We encourage Tenants to incorporate a wide variety of sign styles, icons & materials, reflecting an upscale, high quality image that will create an inviting retail experience for restaurant and retail visitors. Conformity with this Sign Program will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

Existing tenant wall signs that comply with the sign code of the City of Santa Clarita shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. Future tenant signs must comply with this Sign Program.

It is the intent that any new signage within Copper Hill & Rio Norte (heretofore "the Project") that is not specifically addressed by the Program shall require modification of this Sign Program to include such signage.

APPROVALS: Must follow attached guidelines (page 5)

Prior to manufacture of any sign in the Project, the Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with the final approved form of this Sign Program, the City of Santa Clarita sign code, and the requirements of any governmental agency having jurisdiction over this project.

All signs shall be reviewed by the Landlord for conformance with the final approved form of this Sign Program, overall design quality, and compatibility with the intended aesthetic character of this project. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord and County.

Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Santa Clarita for the purpose of obtaining a sign permit.

Prior to the manufacture and installation of any sign, the Tenant shall obtain a sign permit from the City of Santa Clarita and provide the Landlord with a copy of this sign permit.

Signs built and/or installed without permits and approval by the Landlord, governmental agencies having jurisdiction over this project (or others having rights of approval of such signs), or contrary to corrections made by the Landlord or such governmental agencies, shall be altered to conform

to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant, and to include such expense as rent due under this lease.

The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

In the event a Tenant vacates its premises, it is its responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.

Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.

Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

**WEST CREEK
VILLAGE
CENTER**

Valencia, California

**MASTER
SIGN
PROGRAM**

Date: April 29, 2020

Prepared For:



Newport Beach, CA

APPROVAL GUIDELINES:

All tenant signage must have written approval from The Landlord and The Newhall Land (ARC) prior to City of Santa Clarita review. Eligible sign applicants shall first obtain the approval from The Landlord and then The Newhall Land (ARC) by submitting the following:

- 1) Submit (3) copies of the following to The Landlord and then to The Newhall Land (ARC).
 - a) Site plan(s) and building elevation(s) showing proposed sign location(s) and dimensions.
 - b) Proposed materials, finishes, colors and type of illumination.
 - c) Section view(s) showing fabrication and attachment details.
 - d) details of all proposed signs, including drive-thru signage, menu boards, etc.
- 2) For city approval submit (3) copies of the drawings as approved by The Landlord and Newhall Land (ARC) to the City of Santa Clarita Planning Department. After planning approval, proceed to the Building and Safety Department to obtain sign/building permits. The Building and Safety Department will require the following:
 - a) Site plan(s) and building elevation(s) showing proposed sign location(s) and dimensions.
 - b) Proposed materials, finishes, colors and type of illumination.
 - c) Section view(s) showing fabrication and attachment details.
 - d) Monument signs may need to include engineering done by a Civil Engineer whom is licensed in The State of California.
 - e) details of all drive-thru signage, menu boards, address and any other tenant signage

COMPLIANCE REQUIREMENT:

No person shall erect, re-erect, construct, enlarge, move improve, convert or equip any sign or structure, or cause or permit the same to occur contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by The Landlord, Newhall Land (ARC) and The City of Santa Clarita. All such non-conforming or unapproved signs must be brought into conformance at the expense of the person(s) responsible for said signs.

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, Newhall Land (ARC) 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 signage that best meets the Project intent.

MAINTENANCE

All signs within West Creek Village shall be maintained in as-new condition in accordance with the CC&Rs 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 within seven (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).

WEST CREEK VILLAGE CENTER

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MASTER SIGN PROGRAM

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DESIGN CRITERIA AND 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 ground mounted monument signs shall conform to The City of Santa Clarita site distance triangle.
- 3) All paint on aluminum or acrylic shall be satin polyurethane as manufactured by Matthews Paint Company over proper primer.
- 4) All signs attached to the building(s) shall consist of fabricated letters, logos or design elements. All sign components are to be surface mounted. No cabinet/box signs, signs made of foam or signs painted directly on the building will be permitted at West Creek Center. All "on the building signs" shall be mounted directly onto building surface. "Raceways" will only be allowed if the following conditions apply: (a) There is absolutely not access behind the sign to run electrical or to service the sign in the future, (b) The sign must be mounted to the front edge of a canopy due to the limited amount of sign area on the storefront itself.
- 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, Newhall Land (ARC) and The City of Santa Clarita for approval. There will be no flashing, moving or audible signs 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 servicing or removal.

Acceptable Material for Tenant Identification Signs

The following list of materials may be used to fabricate Tenant Signage:

Metals: aluminum, stainless steel, brass, bronze, copper, wrought iron.

Acrylics and Foams: Cast acrylic sheet, polycarbonate, high density PVC sheet, solid surface material as manufactured by Corian/Avonite, cast polyester resin, and 15lb. polyurethane foam as manufactured by Sign Foam/Precision Board.

Other Acceptable Materials: Gold/Silver leaf, glass, ceramic tile and natural/simulated stone.

Unacceptable Material for Tenant Identification Signs

The following materials/techniques will not be allowed:

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

Styrofoams: The only foam allowed will be 15lb. foam that is rated for exterior use.

Painted on building signs: This type of sign is prohibited.

Acceptable Methods of Illumination

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

Neon (as long as it is not exposed), cold cathode, fiber optics, LED, incandescent, fluorescent halogen. Please note that lighting techniques will be subject to Landlord approval as well as Newhall Land (ARC) and the City of Santa Clarita planning/building department, certain lighting techniques may be rejected due to location of the sign and the impact it will have on neighboring tenants/residents.

Unacceptable Methods of Illumination

The following lighting techniques are prohibited:

Exposed neon, any type of exposed bulbs or any type of flashing light source.

GENERAL SPECIFICATIONS

Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.

Signs shall be fabricated per the specifications shown.

All signs and their installation shall comply with all local building and electrical codes.

All electrical signs will be fabricated according to U.L. specifications.

Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.

All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.

Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).

All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. No exposed neon or raceways shall be permitted. Any necessary exposed hardware must specifically be approved by Landlord and County regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.

Signs shall be placed in locations as shown on elevations with Landlord approval.

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

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SIGN DESCRIPTIONS

Project / Tenant Monument Signs

These types of signs are provided for ground mounted project / tenant identification. Sign M1 identifies the single business in Parcel 'D'. Sign M2 identifies multiple tenants. Signs M3 and M4 identify the gas station and gas prices as well as other tenants. Note: The landlord / owner will decide which tenants will be identified on the tenant panels on the monument signs, and all tenants should refer to their leases for clarification. Eligible tenants will be responsible for the cost of adding their business name to the tenant monument signs and will need to get Landlord approval on the design prior to fabrication.

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 inches tall by 2 inches deep, with actual height to be determined by Los Angeles County Fire Department depending on visibility. Address numbers shall be fabricated out of aluminum and painted in a contrasting color to the building using satin polyurethane.

Identification Signs At Man Doors

This sign type is provided for identification of tenant for shipping, receiving, employees, and emergency services only. This sign will be limited to tenant address, company name, and one line of copy that states what the entrance is intended for (e.g. shipping, receiving, will call, etc.) This sign will be made of 1/8 inch thick aluminum plate with a satin polyurethane painted finish and 2 mil high-performance pressure-sensitive vinyl copy. Panel size will be 14 inches square.

Tenant Information On Storefront 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 pressure-sensitive vinyl. The maximum area of this sign will be 2.5 square feet. Maximum width and height is 24 inches. Lettering shall not exceed 2 inches in height and logos shall not exceed 16 inches in height. Supportive text shall be limited to 1 inch tall lettering set in Legend form. The graphics shall be centered vertically at 60 inches above ground and must be at least 4 inches from any edge of glass.

Tenant Address on Storefront Glass above Main Entrance

Each tenant space must have minimum of one (1) address located above the entry doors. These must be 4" height white numerals with 1/2" black outline, and fabricated of 2mil thick high performance vinyl applied to the 1st surface (outside). Address typestyle shall be Futura MD BT (bold).

Drive-thru Tenant Signs

Drive-thru tenants shall be allowed typical drive-thru signage required to safely inform and direct traffic (e.g. directional signs, clearance bar, menu boards). Directional signs may be a maximum of 5'-0" in height. Menu boards (One per service lane) may be a maximum of 8'-0" in height and not more than 45 square feet. Preview boards (One per service lane) may be a maximum of 8'-0" in height and not more than 20 square feet. Clearance bars ("bang bars") are allowed. Order confirmation canopies are allowed. Tenant shall submit detailed drawings, conforming to these guidelines for approval in accordance with the approval process contained within these guidelines. No signs can be erected until such approvals have been obtained.

On Building Identification / Wall Signs

Signs are to be installed flush to wall, typically centered horizontally and vertically in the available space or as appropriate for the architectural context. Exposed raceways are not permitted.

Multiple Occupant Buildings may be allowed one (1) primary "On Building Identification Sign" and one (1) secondary "On Building Identification Sign." The maximum area allowed for a primary "On Building Identification Sign" is one and half (1.5) 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 Identification Signs" must not exceed 50% of the allowable square footage of the primary "On Building Identification Sign" or one and half (1.5) square feet for each two (2) linear feet of the storefront.

Please Note: Primary "On Building Identification Signs" will be located on the inside elevations, and secondary "On Building Identification Signs" shall be located on the outer elevations.

Tenants in a Multiple Occupant Building that are located at either end may be allowed a third "On Building Identification Sign" if the following requirements are met: The building elevation where the third sign will be located must face a street or driveway entrance and the sign location and size must be approved by the Landlord, Newhall Land (ARC) and The City of Santa Clarita Planning Department.

Single Occupant Buildings may be allowed one (1) primary "On Building Identification Sign" and two (2) secondary "On Building Identification Signs." The maximum area allowed for a primary "On Building Identification Sign" is one and half (1.5) square feet for each linear foot of storefront. The maximum length must not exceed 75% of the total length of the building frontage. Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the primary "On Building Identification Sign."

WEST CREEK VILLAGE CENTER

Valencia, California

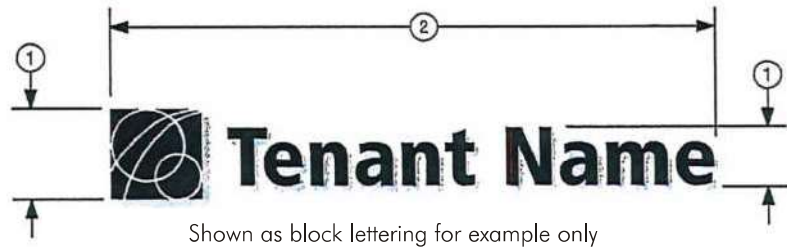
MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



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WEST CREEK VILLAGE CENTER

Valencia, California

Multiple Occupant Building:

Each Business in a Multiple Occupant Building may be allowed (1) Primary "On Building Identification Sign" and (1) Secondary "On Building Identification Sign". Tenants located at the ends of a Multiple Tenant Building may be allowed a second Primary "On Building Identification Sign" if the elevation faces a street or entry driveway and it is approved by the landlord, Newhall Land (ARC) and The City of Santa Clarita Planning Department.

- ① Maximum letter height on a Primary "On Building Identification Sign" 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". "On Building Identification Signs" overall height shall not exceed 85% of available sign band height.
- ② This dimension shall be determined by the length of the individual business storefront that the sign will be attached to, occupants will be allowed (1-1/2) square feet of signage for each (1) linear foot of storefront and not to exceed 75% of leasehold frontage.

Storefronts with Canopies or Requiring Raceways

Due to accessibility or lack of sign area, some "On Building Identification Signs" may require a raceway. The signs may also have to be relocated to the front edge of a canopy. If it is determined that a sign must be relocated to the front edge of the canopy or have some sort of raceway, said raceway must be hidden or designed to not look like a raceway, as the City of Santa Clarita generally discourages raceways. These types of sign situations will be individually reviewed by the Landlord, Newhall Land (ARC) and the City of Santa Clarita.

Additional Tenant Signage Notes/requirements:

Single or Major Tenants: "On Building Identification Signs" for Major Tenants and or Tenants in a Single Occupant Building may be allowed larger signage if approved by The Landlord, The Newhall Land (ARC) and The City of Santa Clarita's Planning Department. If approved maximum letter height for Primary "On Building Identification Signs" may be as large as 3'-0" for single line text. If the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 5'-0" (maximum overall height on secondary signage shall not exceed 3'-0"). "On Building Identification Signs" overall height shall not exceed 85% of available sign band height.

Secondary Signs: Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the Primary "On Building Identification Signs." Major Tenants may also be allowed to have additional Primary/Secondary "On Building Identification Signs", but they must be approved by The Landlord, The Newhall Land (ARC) and The City of Santa Clarita's Planning Department (to be considered a major tenant you must occupy a minimum of 10,000 square feet).

First Floor Tenants: In addition to the North Elevation, signage may also be installed at the first floor level on street side elevation. If there is no sign area available on the first floor level, tenants may be allowed to install their signage on the second floor level, but it must be approved by all parties.

First Floor Professional Tenants: "Professional" includes, but is not limited to medical, dental, chiropractic, dermatology and legal. Signage for this type of tenant will be limited to the elevations that face the parking area only.

Tenants that occupy under 3,000 square feet may still be allowed signage, but it must not exceed 10 square feet.

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PROHIBITED SIGNS

Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags.

Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.

Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.

Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.

Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.

Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for County identification signs.

Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.

Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.

Signage awnings are not allowed.

Any additional signs strictly prohibited by the code of the City of Santa Clarita.

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Prepared For:



Newport Beach, CA

Tenant Wall Sign

W

SIGN TYPE **W** - TENANT WALL SIGN

- Quantity: 1 sign is required to be displayed on tenant's primary storefront entrance. Tenants with secondary entrances may display a second sign.
- Area: Not to exceed 1.5 square foot of signage per 1 foot of tenant leasehold frontage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Height: Maximum 3'-0" for a single line of text, and 5'-0" if the business name is in (2) lines or if there is a logo incorporated. Overall sign height not to exceed 85% of available sign band height.
- Width: Not to exceed 75% of tenant leasehold frontage or 85% of the width of the wall on which it is attached, whichever is less.
- Construction: Individual channel letters / logo type signage. Channel letters / logo to be fabricated from aluminum per industry standards, with 3/16" thick acrylic faces and minimum 1" trimcap retainer. Return depth to be minimum 3 1/2" and maximum 5".
- Installation: Flush to wall, centered horizontally and vertically in available space or as appropriate for architectural conditions. L.E.D. power supplies to be located either within the letter / logo or behind fascia. Exposed raceways are not allowed.
- Illumination: Internal neon or L.E.D.
- Colors: Tenant's choice, pending Landlord approval.



SAMPLE ELEVATION

WEST CREEK VILLAGE CENTER

Valencia, California

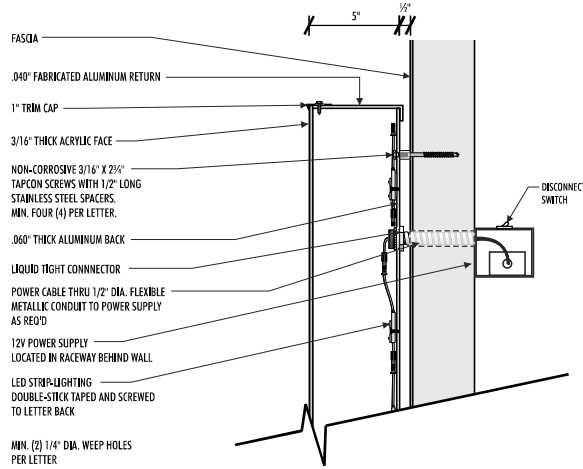
MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



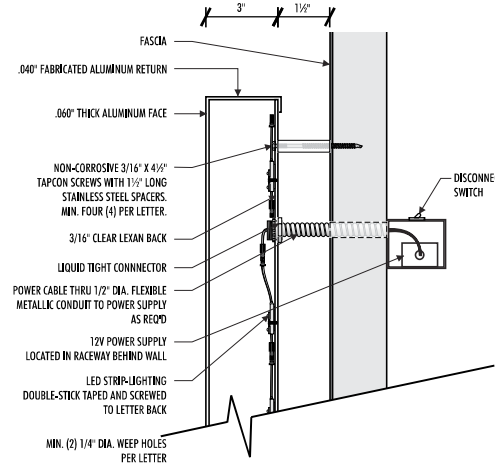
Newport Beach, CA



NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. ILLUMINATED CHANNEL LETTER SECTION

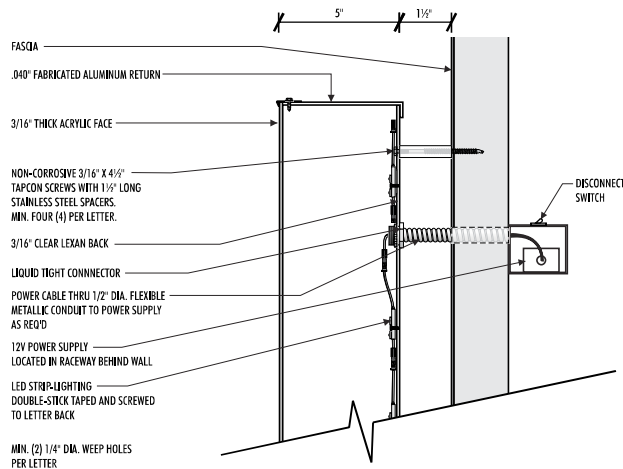
ALL COMPONENTS TO BE APPROVED



NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. HALO-ILLUMINATED CHANNEL LETTER SECTION

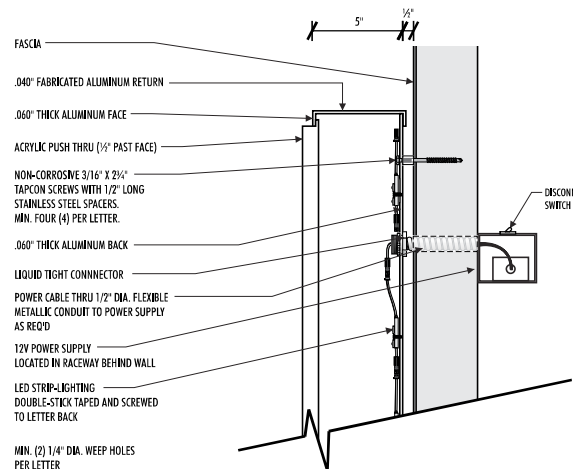
ALL COMPONENTS TO BE APPROVED



NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. FRONT & HALO-ILLUMINATED CHANNEL LETTER SECTION

ALL COMPONENTS TO BE APPROVED



NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT

L.E.D. ILLUMINATED CHANNEL LETTER w/PUSH THRU FACE SECTION

ALL COMPONENTS TO BE APPROVED

Tenant Wall Sign Section Detail, Typ.

W

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



Newport Beach, CA

Sign Examples



Please note: Above examples are for visual illustration only.

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

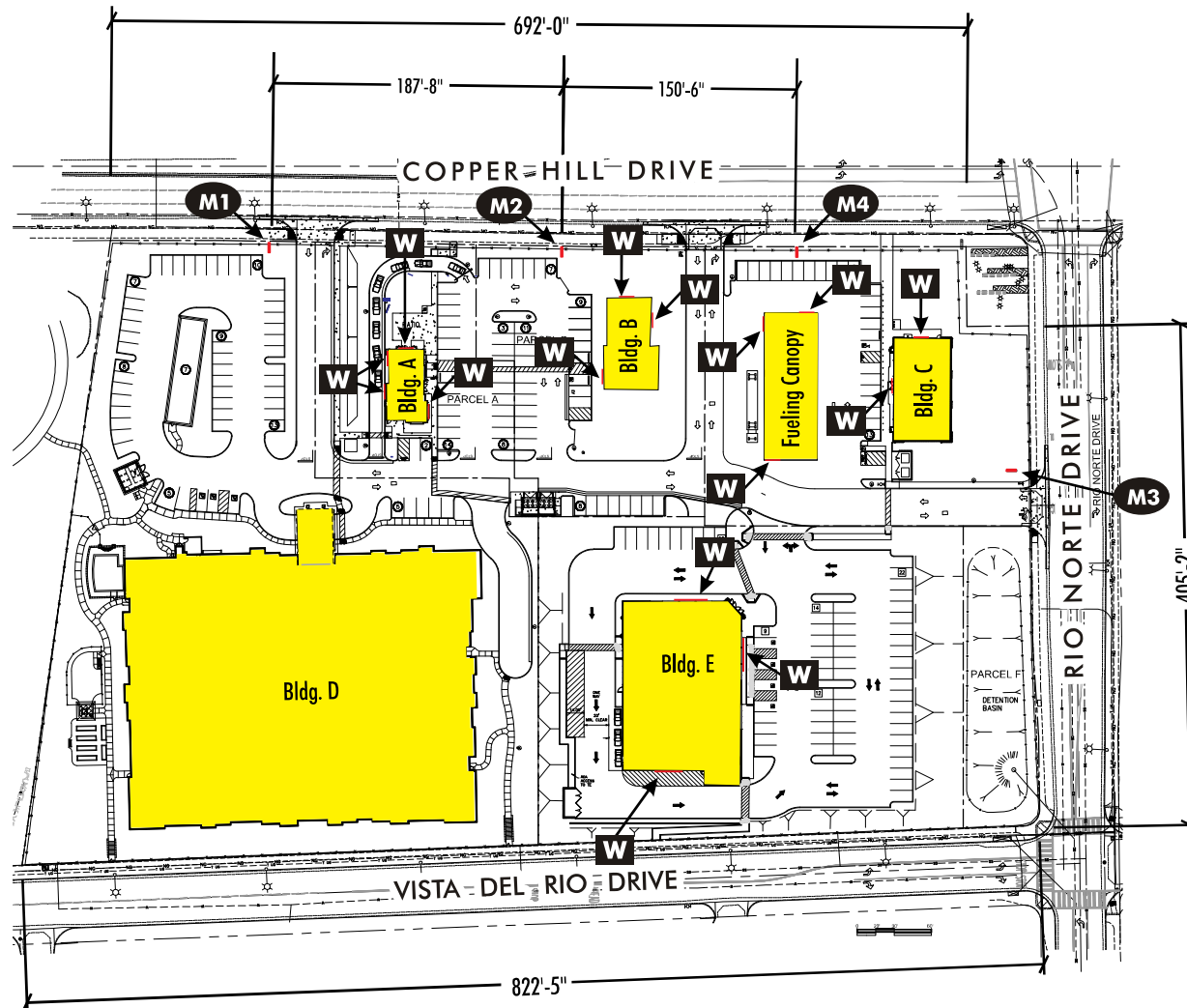
Date: April 29, 2020

Prepared For:



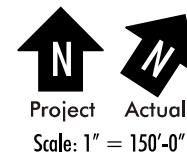
Newport Beach, CA

Site Plan



SIGN TYPE LEGEND

GROUND SIGNS:		WALL SIGNS:	
M1	BUILDING 'D' MONUMENT SIGN	W	TENANT WALL SIGN
M2	MULTI-TENANT MONUMENT SIGN		
M3	MULTI-TENANT + GAS STATION MONUMENT SIGN		
M4	MULTI-TENANT + GAS STATION MONUMENT SIGN		



WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

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Newport Beach, CA

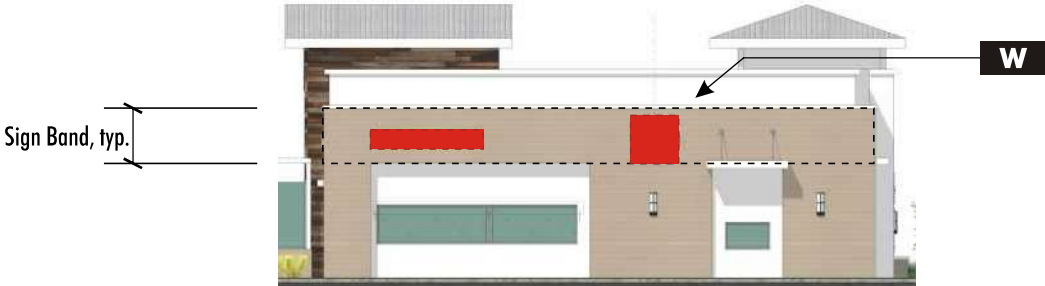


Building "A" North Elevation: 1" = 20'-0"

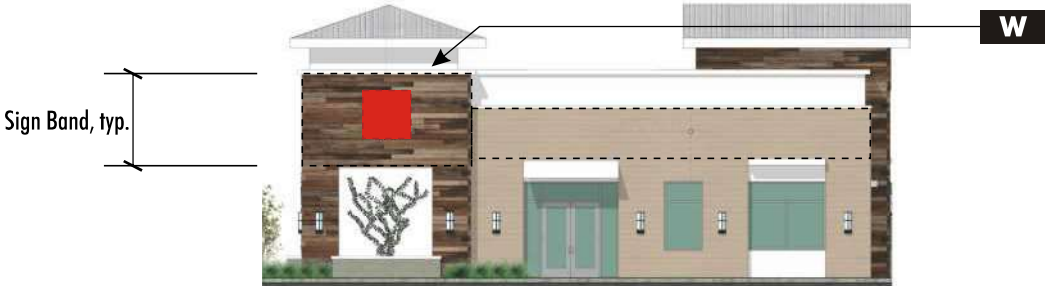
Maximum letter height on a Primary "On Building Identification Sign" shall not exceed 2'-0", if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 5'-0". "On Building Identification Signs" overall height shall not exceed 85% of available sign band height



Building "A" South Elevation: 1" = 20'-0"



Building "A" West Elevation: 1" = 20'-0"



Building "A" East Elevation: 1" = 20'-0"

Building A Elevations: Tenant Wall Signs

W

Note: Elevations are for graphic reference only and do not depict final County approved elevations. Sign locations may vary provided that quantity of signs is not exceeded for a given Tenant.

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



Newport Beach, CA

Building B Elevations: Tenant Wall Signs

W

Note: Elevations are for graphic reference only and do not depict final County approved elevations. Sign locations may vary provided that quantity of signs is not exceeded for a given Tenant.

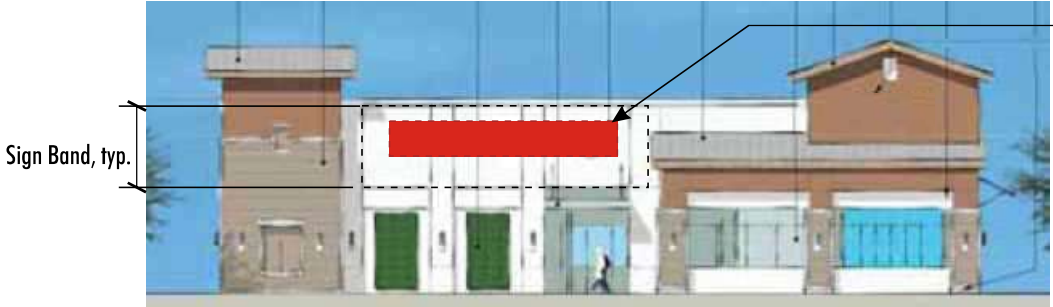


Building "B" North Elevation: NTS



Building "B" South Elevation: NTS

Maximum letter height on a Primary "On Building Identification Sign" 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 5'-0". "On Building Identification Signs" overall height shall not exceed 85% of available sign band height



Building "B" West Elevation: NTS



Building "B" East Elevation: NTS

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



Newport Beach, CA

Building C Elevations: Tenant Wall Signs

W

Note: Elevations are for graphic reference only and do not depict final County approved elevations. Sign locations may vary provided that quantity of signs is not exceeded for a given Tenant.



Building "C" West (front) Elevation: 1" = 20'-0"

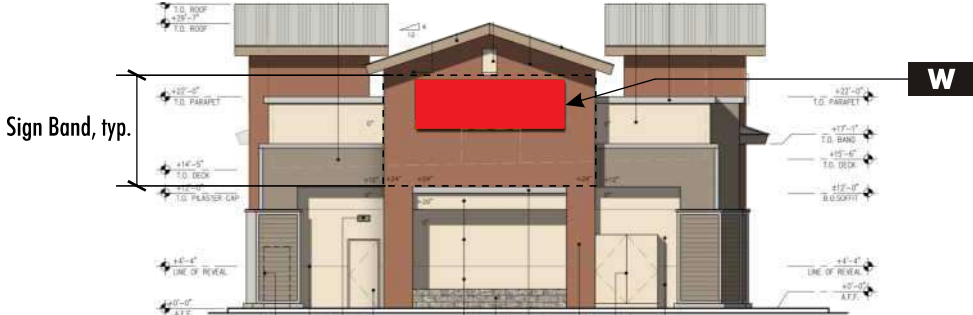


Building "C" East (back) Elevation: 1" = 20'-0"



Building "C" South (side) Elevation: 1" = 20'-0"

Maximum letter height on a Primary "On Building Identification Sign" 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". "On Building Identification Signs" overall height shall not exceed 85% of available sign band height



Building "C" North (side) Elevation: 1" = 20'-0"

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

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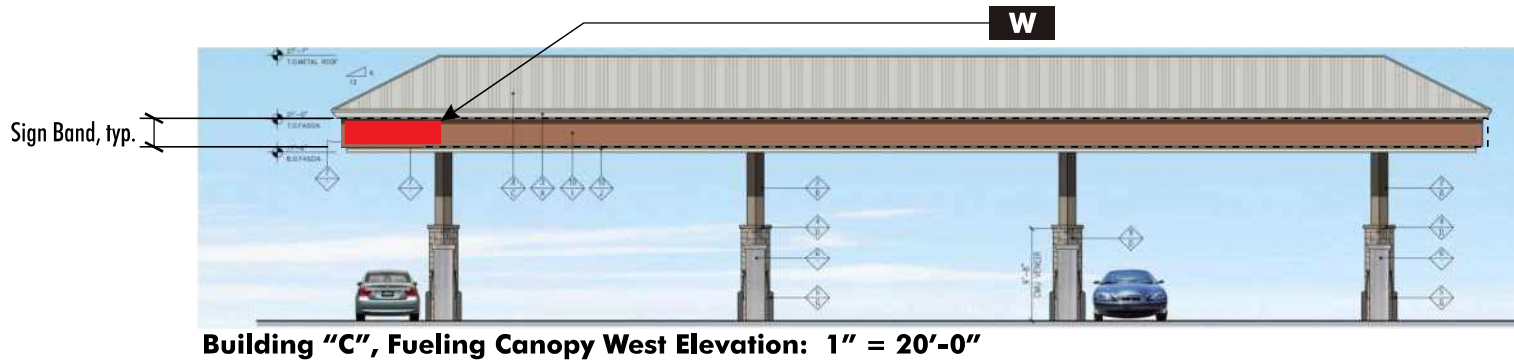


Newport Beach, CA

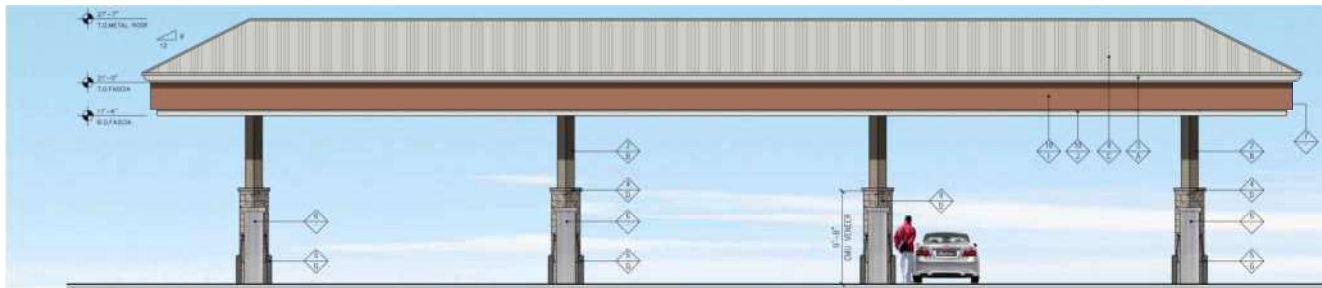
Building C Fueling Canopy: Tenant Wall Signs

W

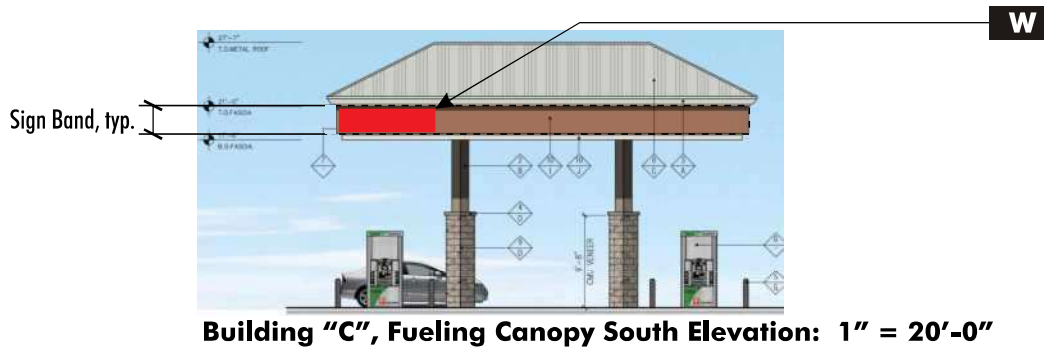
Note: Elevations are for graphic reference only and do not depict final County approved elevations. Sign locations may vary provided that quantity of signs is not exceeded for a given Tenant.



Building "C", Fueling Canopy West Elevation: 1" = 20'-0"

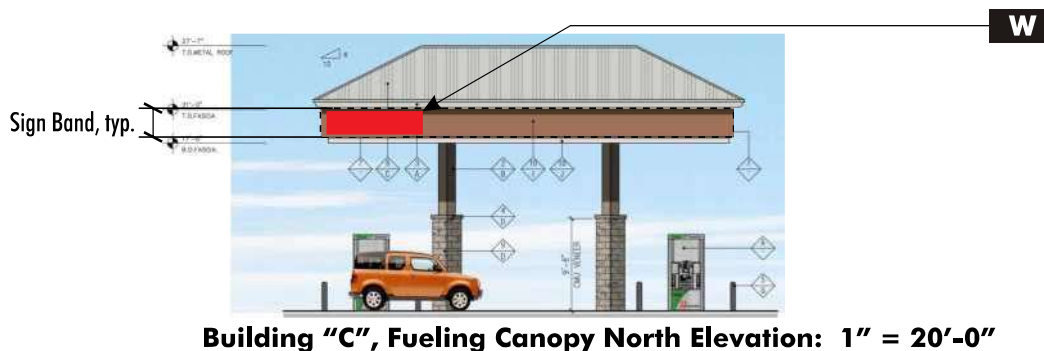


Building "C", Fueling Canopy East Elevation: 1" = 20'-0"



Building "C", Fueling Canopy South Elevation: 1" = 20'-0"

Fueling station canopy signs overall height shall not exceed 50% of available fascia, or 2'-0" maximum letter height, smaller value prevails. Sign banding is not permitted per City of Santa Clarita UDC 171.080Q, 12 "gas canopy."



Building "C", Fueling Canopy North Elevation: 1" = 20'-0"

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



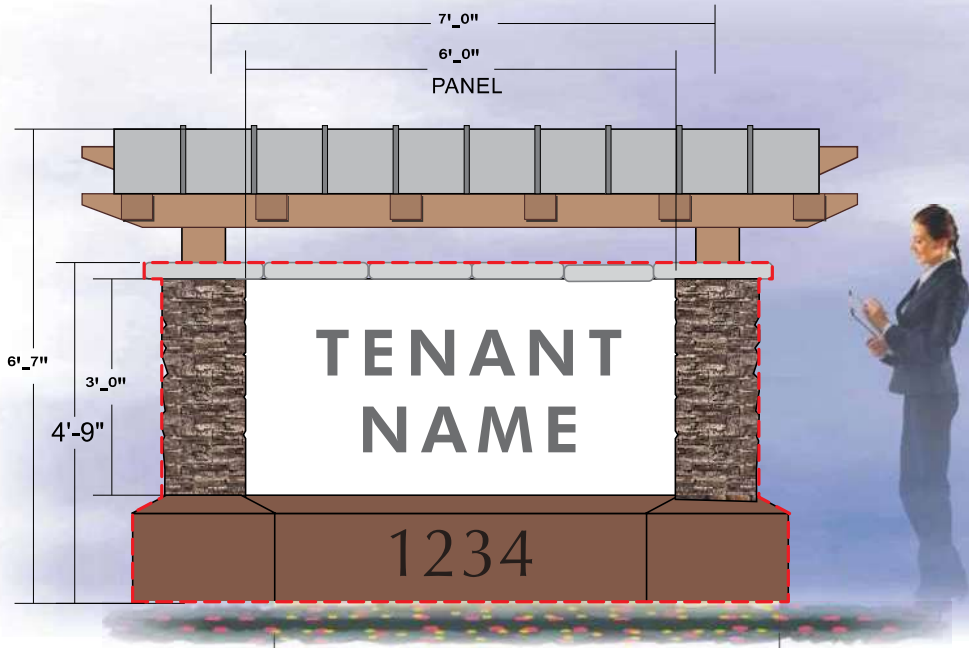
Newport Beach, CA

Single-Tenant Monument Sign

M1

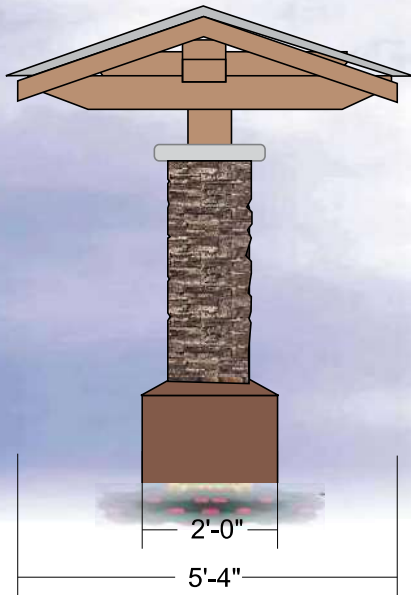
SIGN M1 SINGLE-TENANT MONUMENT SIGN

- Quantity: 1.
- Area: 39.4 square feet. (includes base, pilasters and cap: noted with red dashed line)
- Height: Max. 5 feet 11 inches.
- Construction: Fabricated aluminum monument with smooth and textured paint finishes and materials to tie in with building finishes.
- Tenant Copy: Push-thru acrylic.
- Illumination: Internal fluorescent lamps or L.E.D.s.
- Colors: Colors for each sign to tie in with those of adjacent building.
- Address: Min. 8" ht. numerals, in a color contrasting strongly with background.



NOTE: TENANT PANEL COPY SHOWN FOR CONCEPTUAL PURPOSES ONLY.

DOUBLE-FACED MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



SIGN PROFILE
SCALE: 3/8"=1'-0"

WEST CREEK VILLAGE CENTER

Valencia, California

SIGN M2 MULTI-TENANT D/F MONUMENT SIGN

- Quantity: (1) One
- Area: 5.17 sq. ft. (per tenant panel) total tenant panel area 20.67 sq. ft.
- Height: Max. 7 feet
- Construction: Fabricated aluminum monument with smooth and textured paint finishes and materials to tie in with building finishes.
- Tenant Copy: Routed and backed with acrylic
- Illumination: Internally LED's
- Colors: Colors for each sign to tie in with those of adjacent building
- Address: Min. 8" ht. numerals, in a color contrasting strongly with background

**MASTER
SIGN
PROGRAM**

Date: April 29, 2020

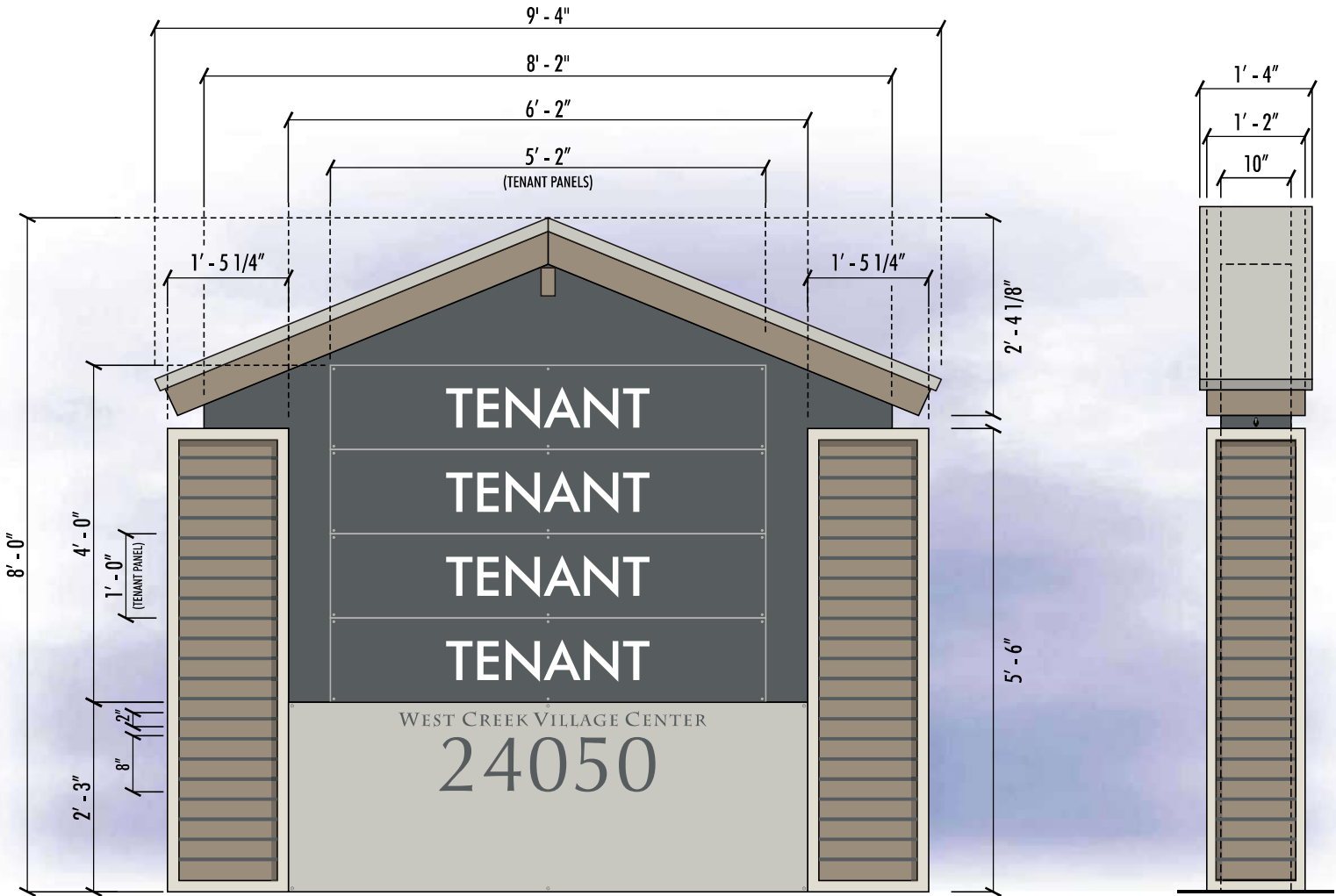
Prepared For:



Newport Beach, CA

**Multi-Tenant
Monument Sign**

M2



M2 INTERNALLY ILLUMINATED D/F MULTI TENANT MONUMENT SIGN:
SCALE: 1/2" = 1' - 0"

WEST CREEK VILLAGE CENTER

Valencia, California

SIGN M3 TENANT/GAS STATION D/F MONUMENT SIGN

- Quantity: (1) One
- Area: 5.17 sq. ft. (per tenant panel).
- Height: Max. 7 feet
- Construction: Fabricated aluminum monument with smooth and textured paint finishes and materials to tie in with building finishes.
- Tenant Copy: Routed and backed with acrylic
- Illumination: Internally LED's
- Colors: Colors for each sign to tie in with those of adjacent building
- Address: Min. 8" ht. numerals, in a color contrasting strongly with background

MASTER SIGN PROGRAM

Date: April 29, 2020

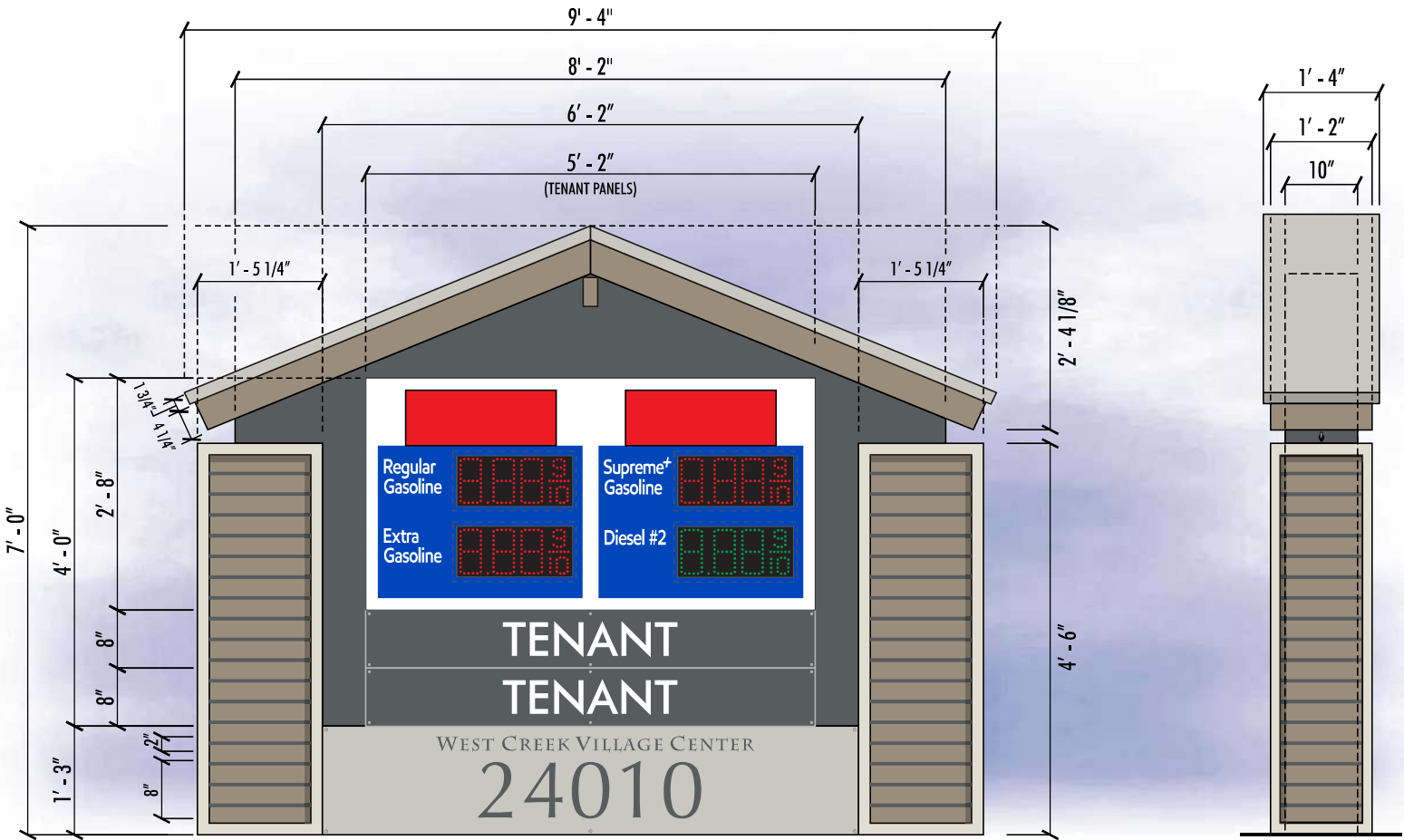
Prepared For:



Newport Beach, CA

Tenant/Gas Station Monument Sign

M3



M3 INTERNALLY ILLUMINATED D/F TENANT/GAS STATION MONUMENT SIGN:
SCALE: 1/2" = 1'-0"

END VIEW

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

Prepared For:



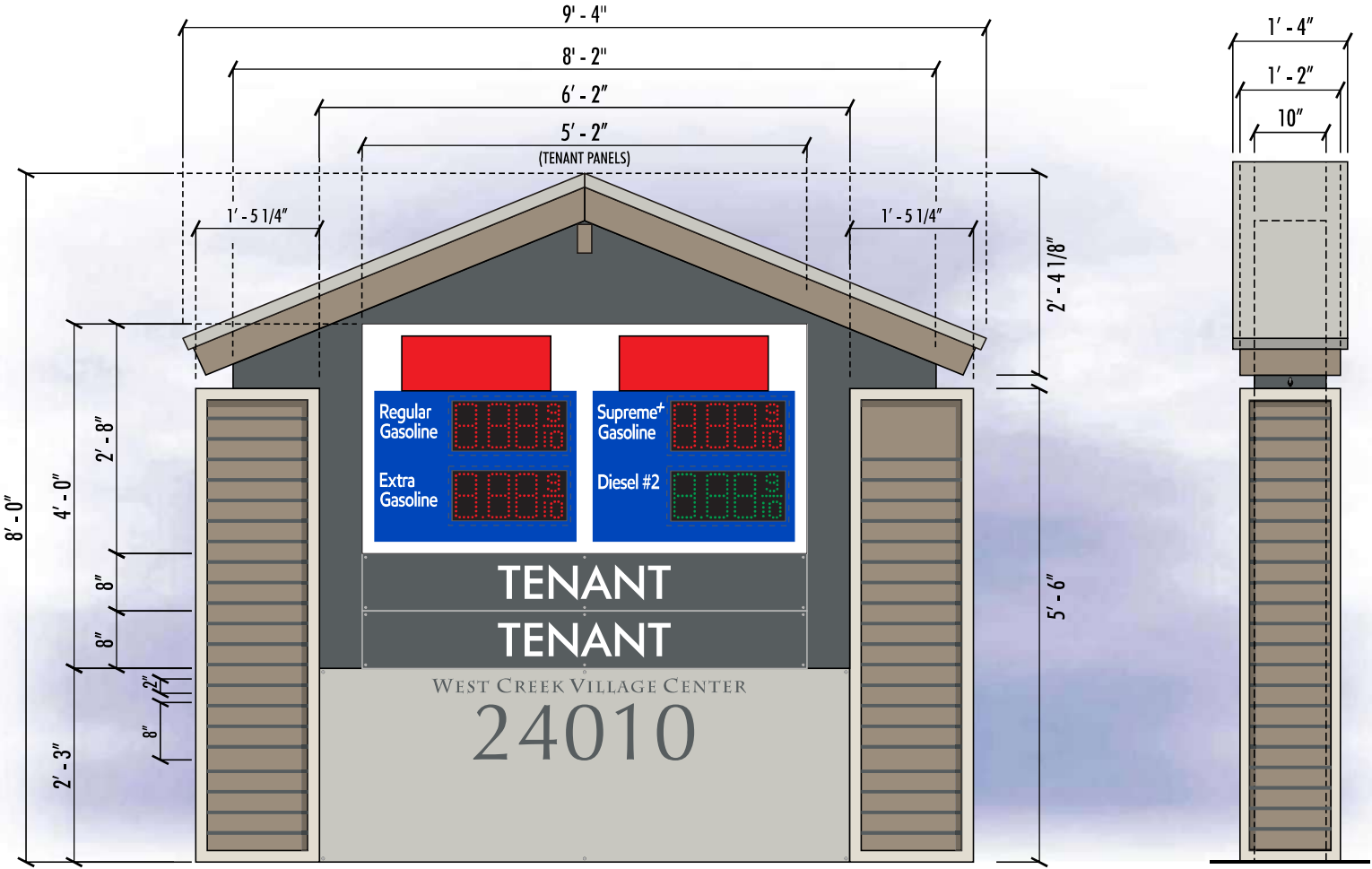
Newport Beach, CA

Tenant/Gas Station Monument Sign

M4

SIGN M4 TENANT/GAS STATION D/F MONUMENT SIGN

- Quantity: (1) One
- Area: 5.17 sq. ft. (per tenant panel).
- Height: Max. 7 feet
- Construction: Fabricated aluminum monument with smooth and textured paint finishes and materials to tie in with building finishes.
- Tenant Copy: Routed and backed with acrylic
- Illumination: Internally LED's
- Colors: Colors for each sign to tie in with those of adjacent building
- Address: Min. 8" ht. numerals, in a color contrasting strongly with background



M4 INTERNALLY ILLUMINATED D/F TENANT/GAS STATION MONUMENT SIGN:
SCALE: 1/2" = 1'-0"

END VIEW

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

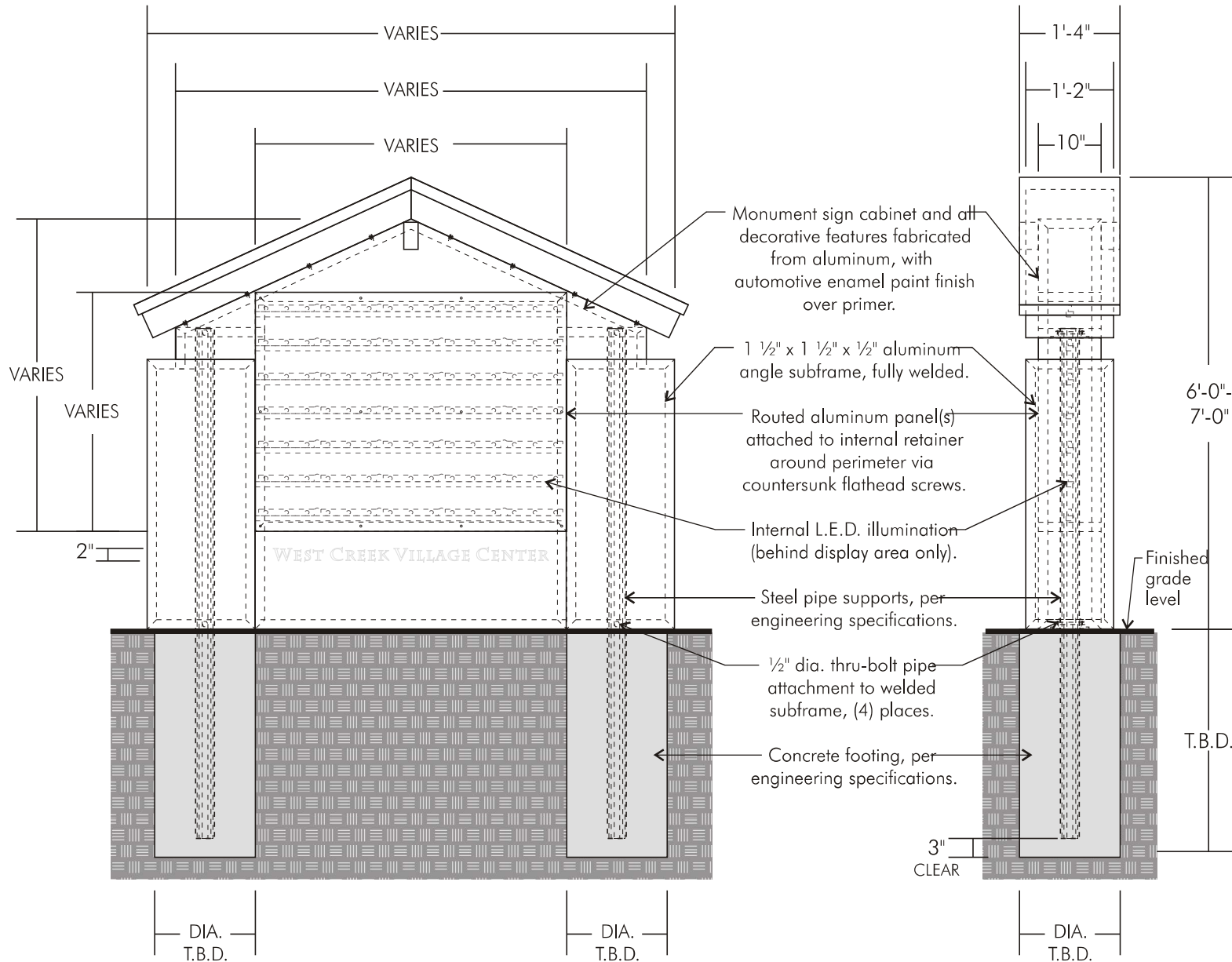
Prepared For:



Newport Beach, CA

Monument Sign Construction Details, Typ.

M1 **M2** **M3** **M4**



DOUBLE-FACED MONUMENT SIGN ELEVATION

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

SIGN PROFILE

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

WEST CREEK VILLAGE CENTER

Valencia, California

MASTER SIGN PROGRAM

Date: April 29, 2020

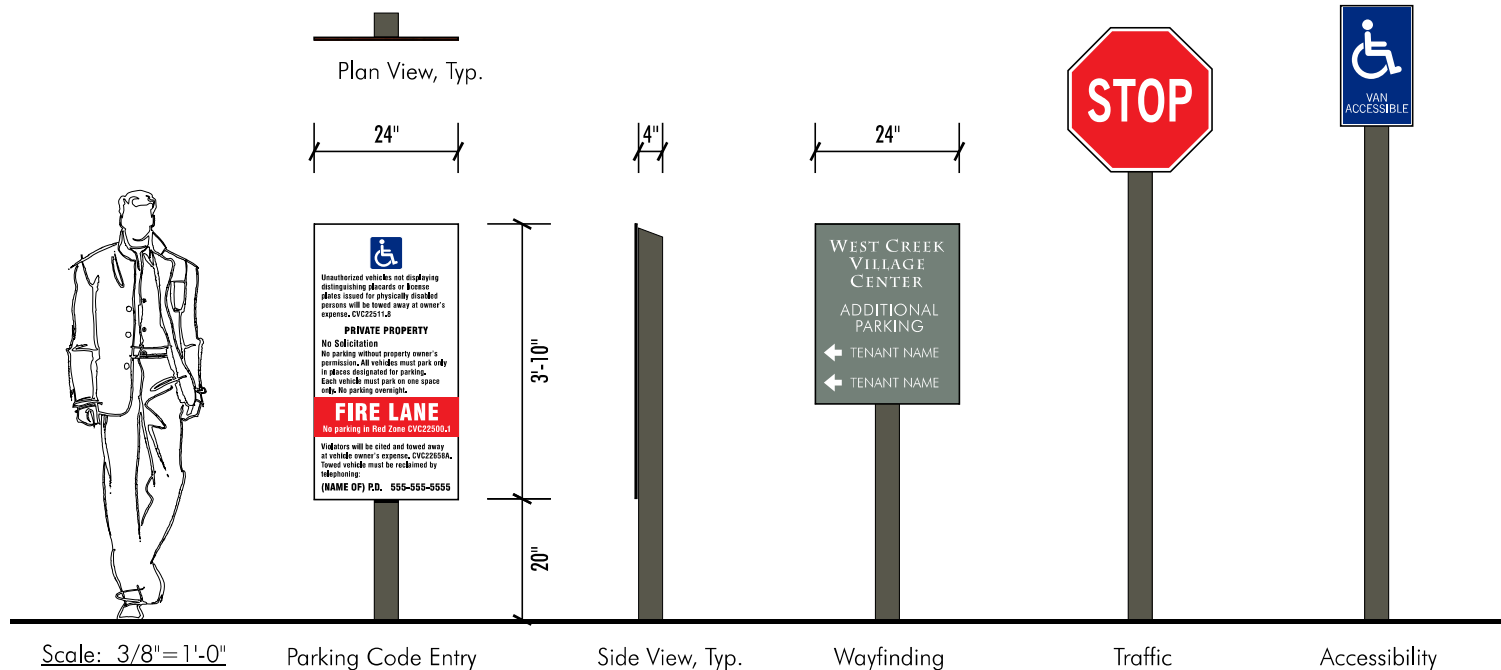
Prepared For:



Newport Beach, CA

Specifications:

- 4" sq. post painted Matthews duranodic bronze #41313sp
- Face to be 1/4" aluminum painted white.
- Accessibility sign: logo to be reflective blue (680-76) with white (7725-10) graphic, copy.
- Parking code entry sign: reflective red (680-72), reflective blue (680-76), reflective white (680-10) & black (7725-12) copy.
- Wayfinding sign: reflective white (680-10) copy, bkgd color to match project
- Traffic sign: reflective red (680-72), reflective white (680-10) copy



Traffic Signs