

CITY OF SANTA CLARITA  
Master Case Number 09-148  
Sign Review 09-014  
Sign Program for Westinghouse Pointe  
Per Code Section 17.19  
of the Unified Development Code

Date: November 19, 2009

Applicant: Image Factor, Inc.  
Cary Llewelyn  
28486-28490 Westinghouse Place  
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a master sign program for the on-site signs for the Westinghouse Pointe development, consisting of two (2) buildings within the Valencia Industrial Center. The project site is located in the Business Park (BP) zone at 28486-28490 Westinghouse Place, 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,

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 pre-existing legal use shall not be re-established or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.

- GC3. 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 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 master sign program for Westinghouse Pointe, 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 on file with the Planning Division, which identifies building signage only. 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 November 19, 2010.

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

Sincerely,

Jason Killebrew  
Assistant Planner I

**Project Information:**

Westinghouse Pointe  
28486-28490 Westinghouse Place  
Valencia, California  
91355

**Newhall Land ARC**

Attn: Caryn Spencer  
23823 Valencia Blvd.  
Valencia, CA  
91355  
T. 661.255.4215

**Property Owner:**

Westinghouse Pointe Business  
Owner's Association, Inc.

Contact: Gary E. Condie  
28490 Westinghouse Place  
Suite 140  
Valencia, CA  
91355

T. 661.257.2900  
wyomingcpa@aol.com

E. cspencer@newhall.com

**City of Santa Clarita**

Planning Division  
Attn. James Chow  
23920 Valencia Blvd.  
Suite 302

Santa Clarita, CA  
91355  
T. 661.255.4330  
E. jchow@santa-clarita.com

**Signage Consultant**

Image Factor, Inc.  
Contact: Cary Llewelyn  
29005 Avenue Penn  
Valencia, California  
91355  
T. 661.295.0624  
E. cary@imagefactor.com

# WESTINGHOUSE POINTE

PLANNED SIGN PROGRAM

10/25/09

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28486-28490 Westinghouse Place  
Valencia, CA  
91355

Date

10/25/09

Scale

N/A

Drawn by

Cary Llewelyn



imagefactor

29005 Avenue Penn

Valencia, California

91355

t. 661.295.0624

f. 661.295.0628

imagefactor.com



CONSULTATION

DESIGN

FABRICATION

**PURPOSE AND INTENT**

The purpose of this planned sign program is to ensure that all tenant signage reflects the high end feel of this project, all dimensions, materials and finishes must match the specifications set forth in this planned sign program.

**MAINTENANCE**

All signs within "Westinghouse Pointe" shall be maintained in an as-new condition, Inspections of all signs on site will be made periodically, any deficiencies shall be immediately corrected by the party responsible for said sign. If the party responsible (the condominium owner) does not have the sign repaired with in (10) days, the association 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 condominium owner).

**APPROVALS (1st) Association, (2nd) Newhall Land ARC (3rd) City of Santa Clarita**

All tenant signage must have written approval from the Association prior to submitting any drawings to Newhall Land ARC or The City:

- (1) For Association Approval:** submit drawings to the association via email (pdf format) or hand delivery, if submitting hard copy plans (2 sets will be required), they must be drawn on 11"x 17" tabloid paper size (8-1/2" x 11" will not be accepted). Drawings must 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 location, site plan must also include direction of North, surrounding streets and overall building dimensions (standard project site plan can be obtained from the association in pdf format).
  - (c) Building Elevation** showing sign location, 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 and colors.
  - (e) Section View** showing fabrication and attachment details.

**(2) For Newhall Land ARC Approval:** Submit (2) copies of the drawings as approved by the association to Newhall Land ARC (see cover sheet for contact information). After you have received approval from the ARC, proceed to the City of Santa Clarita's Planning Department (see cover sheet for contact information)

**(3) For City of Santa Clarita Approval:** Submit (3) copies of the drawings as approved by the association / Newhall Land ARC to the City of Santa Clarita's Department of Economic Development (Planning). After you have received planning approval, proceed to the Building & Safety counter (located in the same building) 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**
- (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 association for clarification and determination, the association will approve signing that best meets the intent of the project.

**COMPLIANCE REQUIREMENT**

Once this planned sign program is in force, 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 Association and the City of Santa Clarita. All such non conforming or unapproved sign(s) **"Except for signage that was existing prior to this planned sign program"** must be brought into conformance at the expense of the person(s) responsible for the sign(s) "the condominium owner".

**OWNER'S RESPONSIBILITY UPON VACATING THEIR UNIT**

Upon vacating the unit, all owners will be responsible for the removal of their sign, patching of all holes and painting of the entire colored panel, when completed, this work will be inspected by the association, if the association feels the work is not up to par, the owner of the unit will be responsible to make all corrections until it is approved.

**PURPOSE AND INTENT, MAINTENANCE, APPROVALS, UNCERTAINTY OF SIGN STANDARDS & COMPLIANCE REQUIREMENTS, RESPONSIBILITY**

Westinghouse Pointe  
 28486-28490 Westinghouse Place  
 Valencia, CA  
 91355

Date

10/29/09

Scale

N/A

Drawn by

Cary Llewelyn



**imagefactor**

29005 Avenue Penn  
 Valencia, California  
 91355

t. 661.295.0624

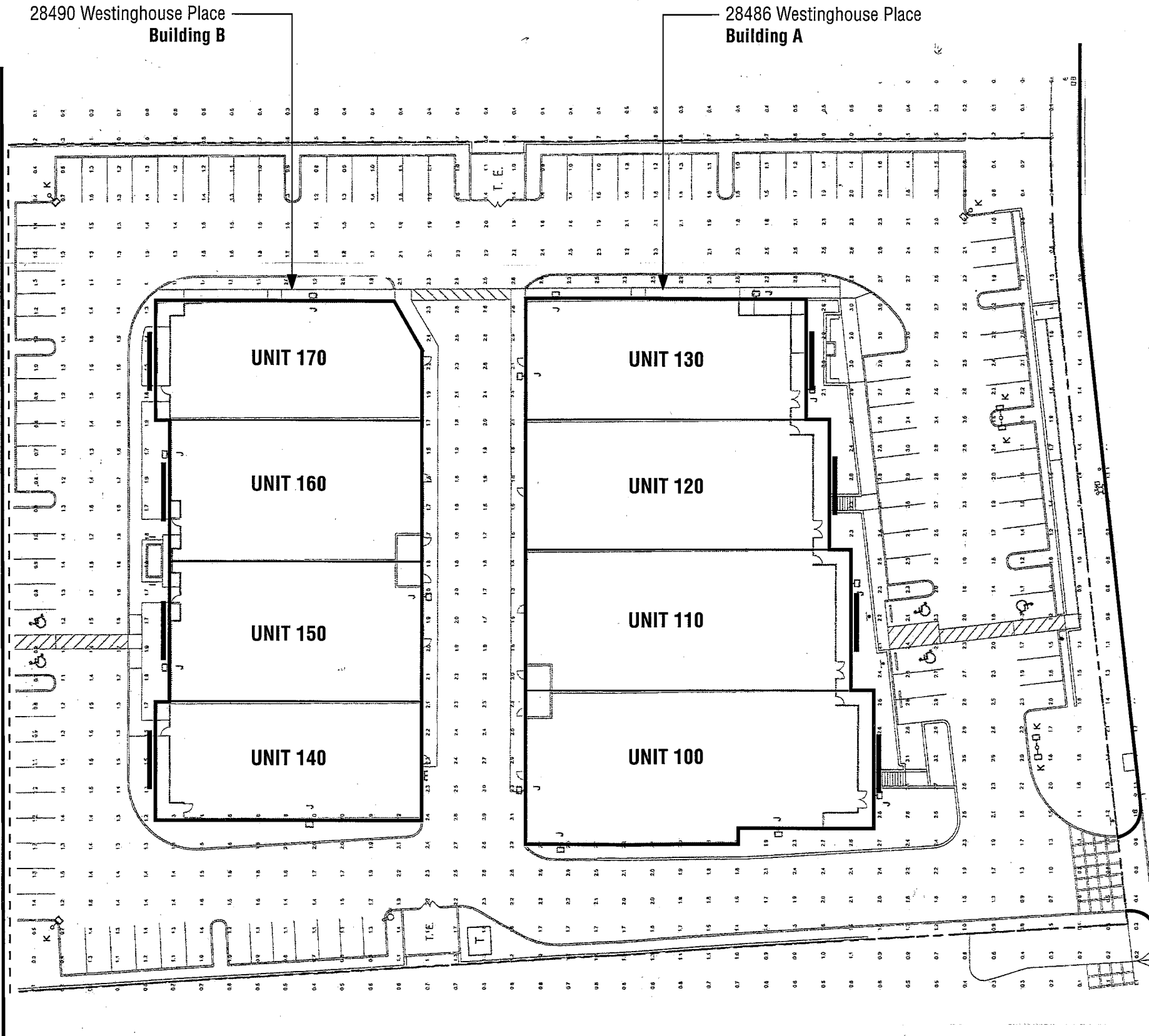
f. 661.295.0628

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CONSULTATION  
 DESIGN  
 FABRICATION

NEWHALL RANCH ROAD



— On Building Business Identification Signs



PROJECT SITE PLAN

Westinghouse Pointe  
28486-28490 Westinghouse Place  
Valencia, CA  
91355

Date  
10/22/09

Scale  
As Noted

Drawn by  
Cary Llewelyn



imagefactor

29005 Avenue Penn  
Valencia, California

91355

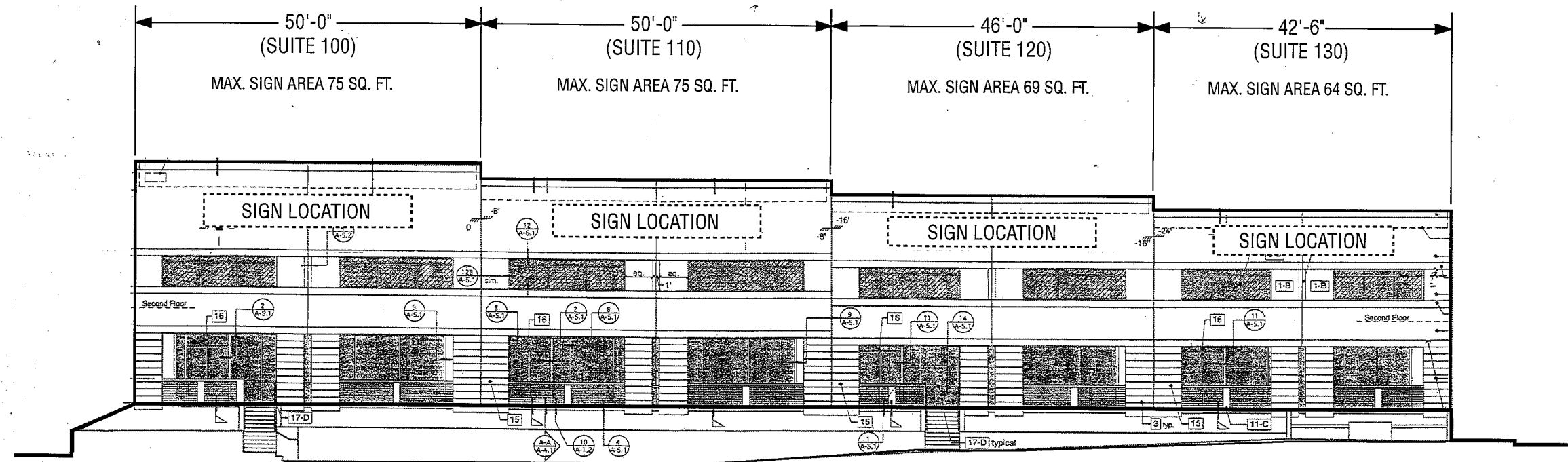
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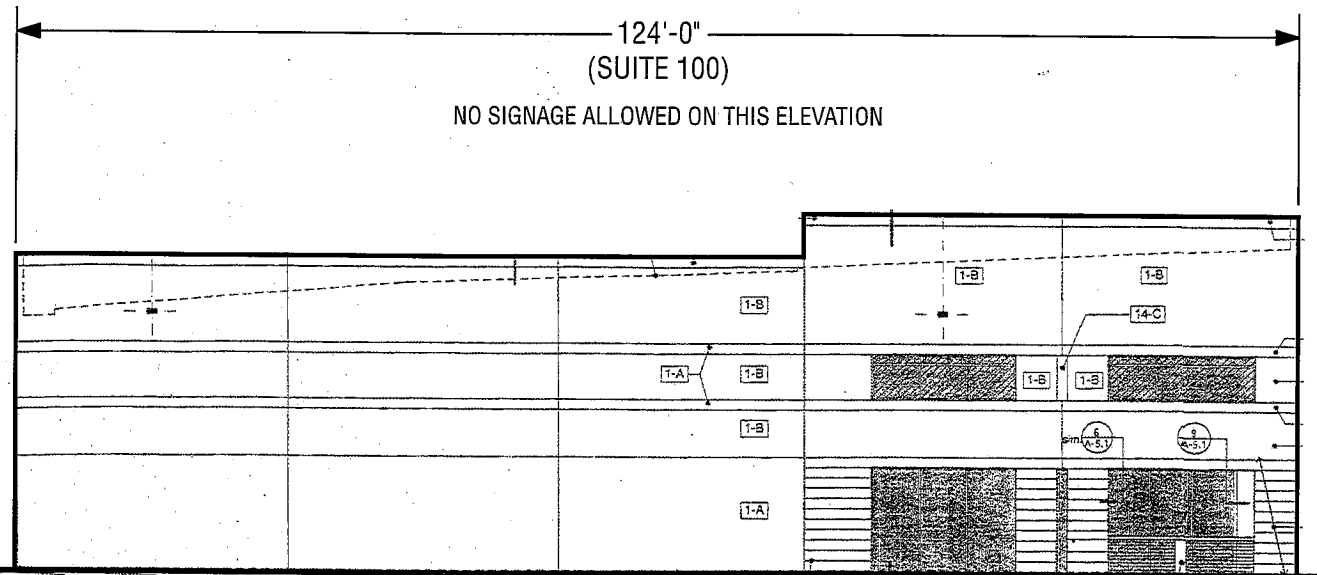
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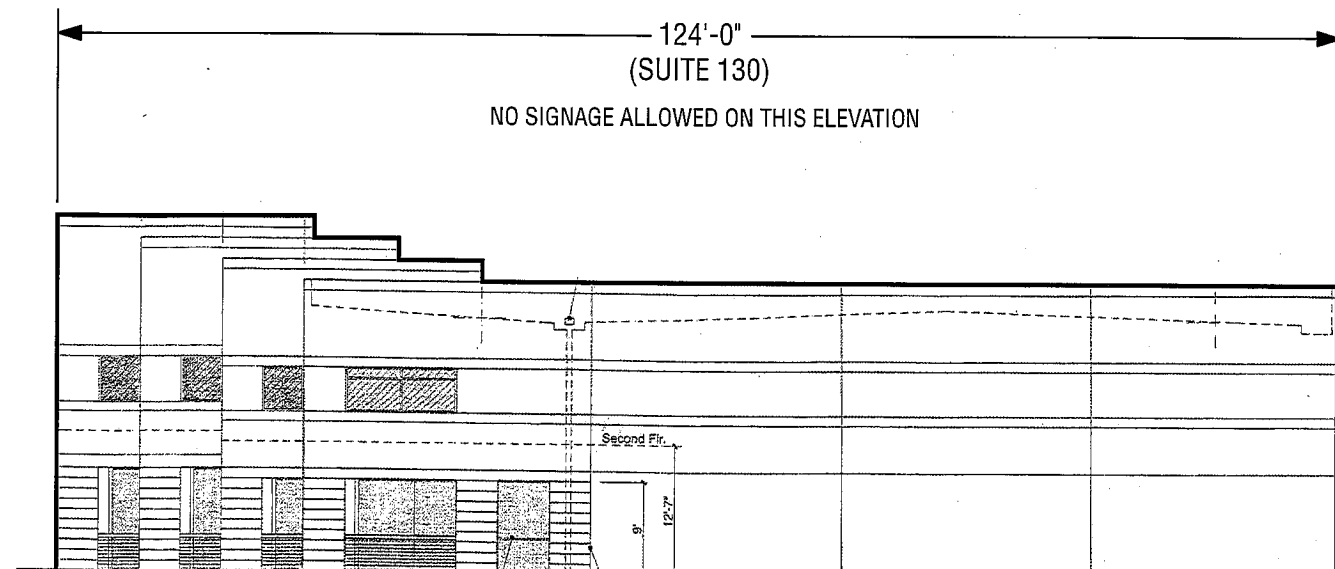
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DESIGN  
FABRICATION



BUILDING A / SOUTH ELEVATION (Each suite will be allowed (1) On Building Business Identification sign, located on the second floor as shown above)



BUILDING A / WEST ELEVATION



BUILDING A / EAST ELEVATION

BUILDING A ELEVATIONS WITH SIGN LOCATIONS

Westinghouse Pointe  
28486-28490 Westinghouse Place  
Valencia, CA  
91355

Date

10/25/09

Scale

NTS

Drawn by

Cary Llewelyn

UL

imagefactor

29005 Avenue Penn

Valencia, California

91355

t. 661.295.0624

f. 661.295.0628

imagefactor.com



CONSULTATION

DESIGN

FABRICATION



BUILDING B ELEVATIONS WITH SIGN LOCATIONS

Westinghouse Pointe  
28486-28490 Westinghouse Place  
Valencia, CA  
91355

Date

10/27/09

Scale

NTS

Drawn by

Cary Llewelyn

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imagefactor

29005 Avenue Penn

Valencia, California

91355

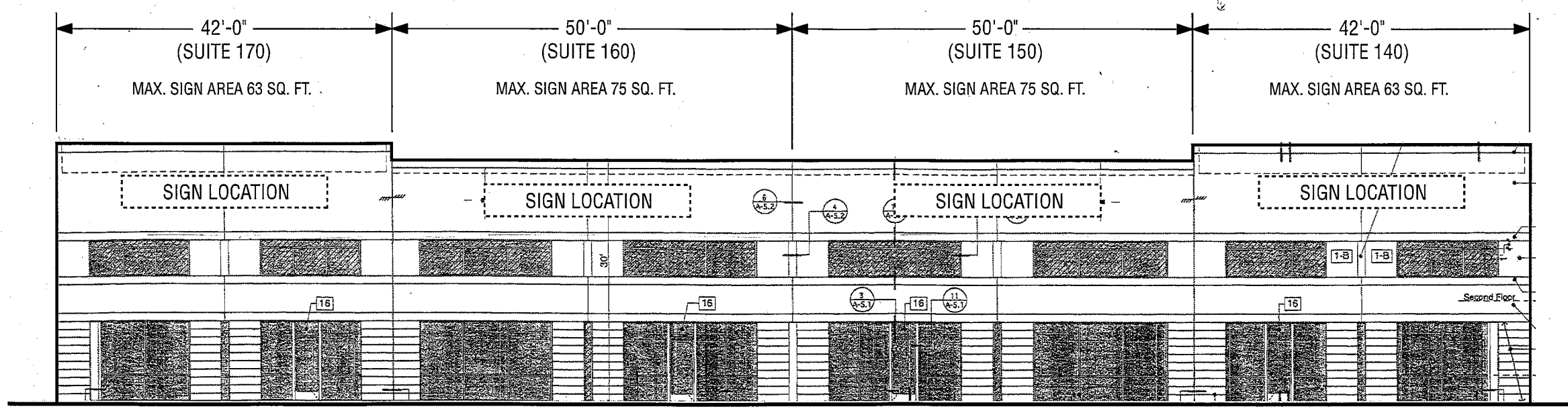
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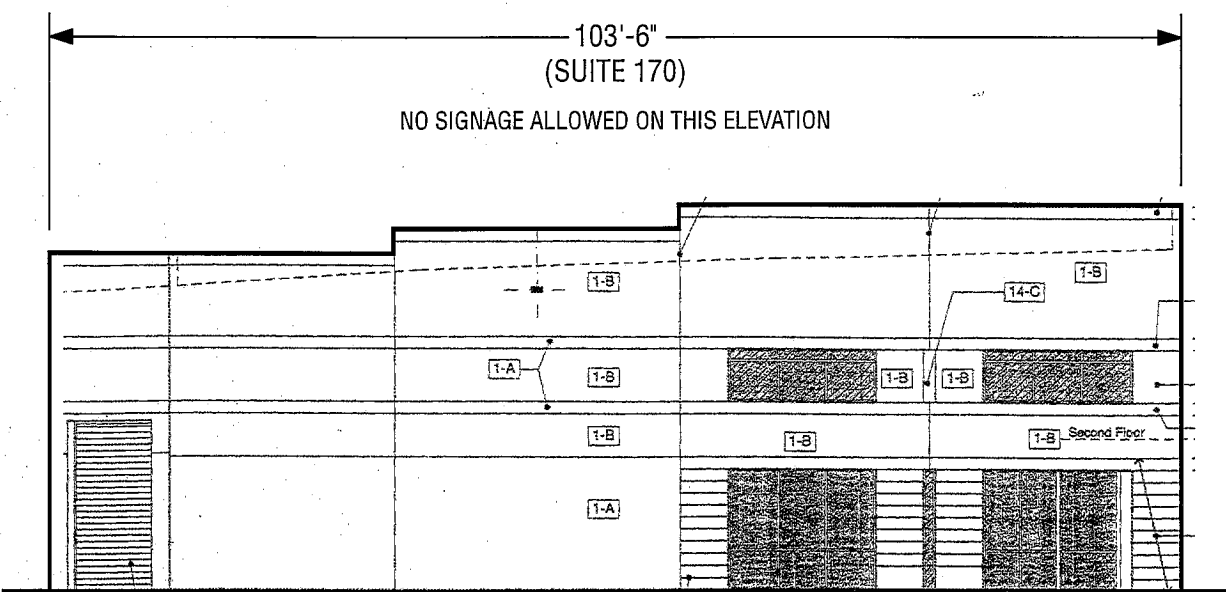
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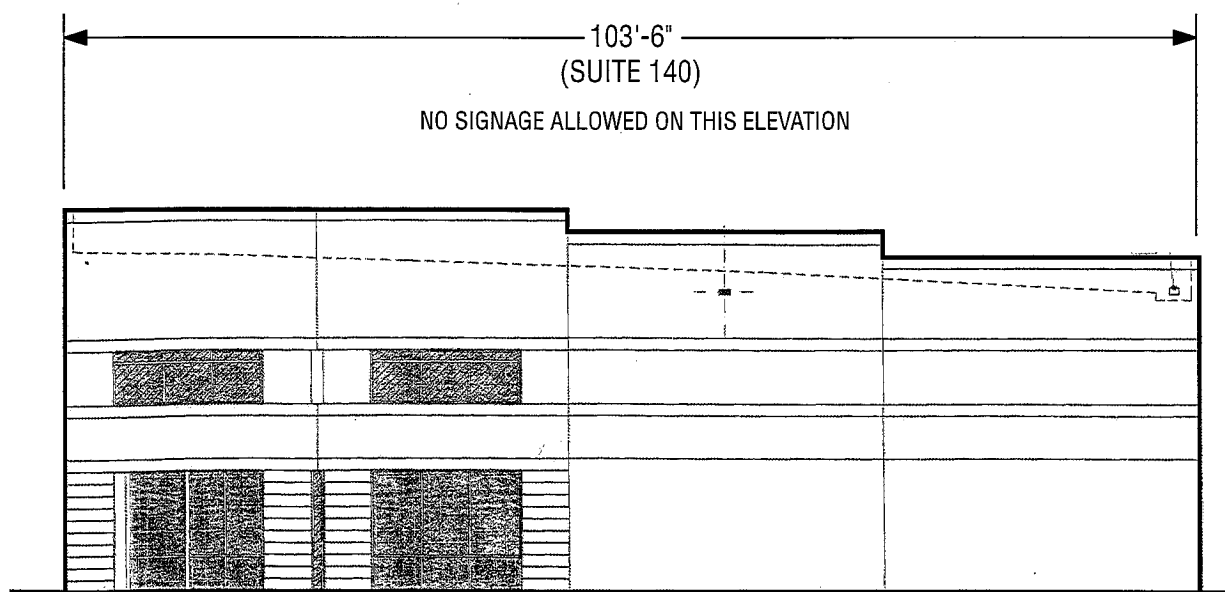
CONSULTATION  
DESIGN  
FABRICATION



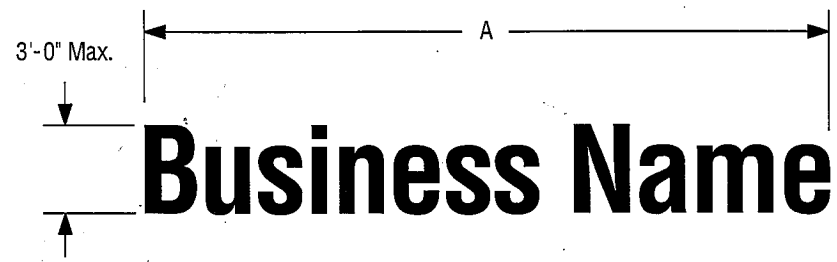
BUILDING B / NORTH ELEVATION (Each suite will be allowed (1) On Building Business Identification sign, located on the second floor as shown above)



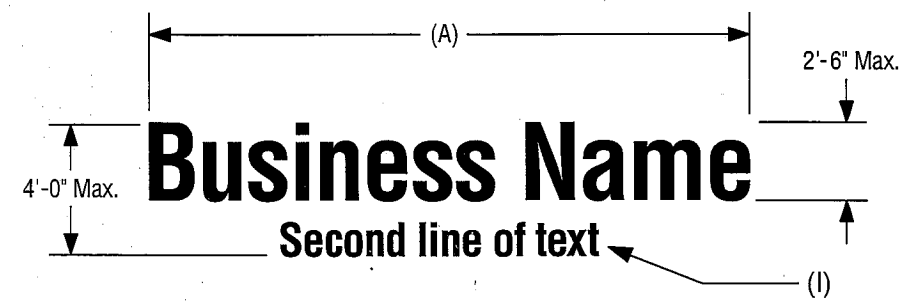
BUILDING B / EAST ELEVATION



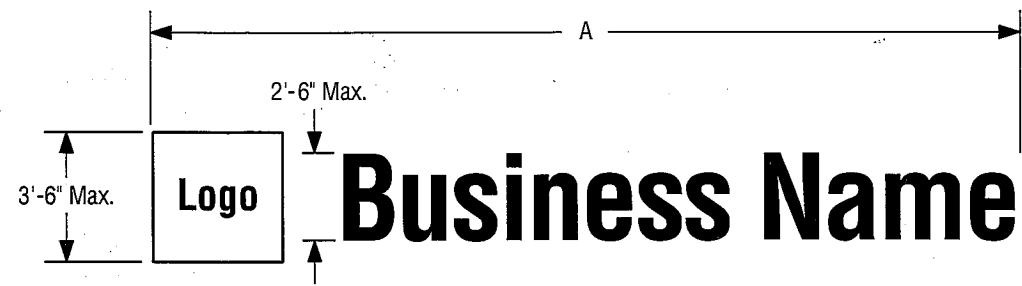
BUILDING B / WEST ELEVATION



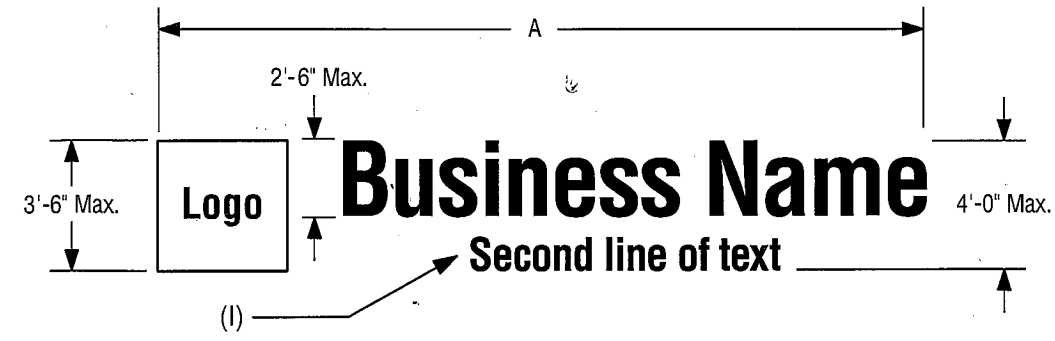
**Option 1** "Business name in one line" \* If the name of the business "by itself" is the registered logo, it may be allowed to be as tall as 3'-0".



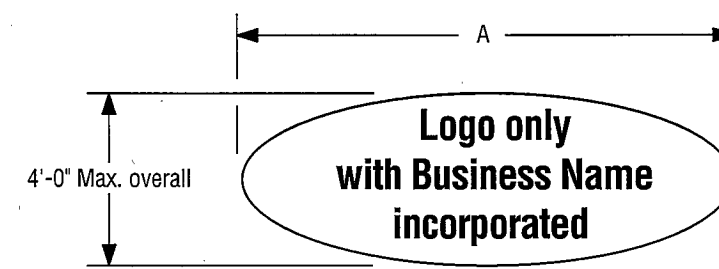
**Option 2** "Business name in two lines"



**Option 3** "Logo on left or right with Business name in one line"



**Option 4** "Logo on left or right with Business name in two lines"



**Option 5** "Logo only" (with Business name incorporated in logo), Must have dimensional lettering or details on face, a single flat face cabinet will not be allowed.

**ON BUILDING BUSINESS IDENTIFICATION NOTES:**

- (A) **Length:** This maximum dimension will be determined by the width of each individual business / tenant space (No sign shall be wider than 75% of the total width of the individual business / tenant space).
- (B) **Height:** The above dimensions are maximum allowed (No part of any sign shall be closer than 12" to the top or bottom of a sign band area).
- (C) **Fabrication:** All on building business identification signage must be individual type channel letters and logos (both regular and reverse channel type will be acceptable), please note there will be no sheet metal box signs allowed at this project.
- (D) **Illumination:** On building business identification signs maybe illuminated or non illuminated, if illuminated all lighting must be internal, no exposed lighting will be allowed at this project, if non illuminated, signage must still be fabricated to match the illuminated type signage.
- (E) **Materials:** All on building business identification signs must be fabricated from aluminum or stainless steel (signage fabricated from steel will not be acceptable), all acrylic shall be of the highest quality to prevent fading, all hardware shall be stainless steel.
- (F) **Paint:** All paint shall be Matthews brand satin polyurethane.
- (G) **Trim Cap:** If trim cap is used to attach acrylic faces, it must be painted to match face or edge color, no gold or chrome colored trim cap will be allowed at this project.
- (H) **Additional Signage:** Each suite will be allowed (1) information type sign on the storefront glass and on the rear man door, this signage must not exceed 2.5 square feet.
- (I) **Second line of text / corporate tag line:** If desired on building business Identification signage may include 1/2" thick acrylic or aluminum non illuminated text but it must be pin mounted to face of building.