



City of  
**SANTA CLARITA**

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**CITY OF SANTA CLARITA  
COMMUNITY DEVELOPMENT DEPARTMENT  
MASTER CASE NO. 19-044  
SIGN REVIEW NO. 19-011  
PER CODE SECTION 17.23.190 OF THE  
UNIFIED DEVELOPMENT CODE**

Date: July 11, 2019

Applicant: Intertex  
c/o Maribel Garth  
25134 Rye Canyon Loop #300  
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a Master Sign Program for the Orchard Village Medical Office Building located at 25425 Orchard Village Road in the community of Valencia.

Findings: In granting this approval, the Director 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 in Class 11 of Section 15311(a) (Accessory Structures) 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 the following signs per the approved Sign Program on file with the Planning Division:
- One monument sign located adjacent to the driveway on Orchard Village Road (Sign A) measuring 108” in width and 72” in height.
  - One monument sign located at the corner of Orchard Village Road and Wiley Canyon Road (Sign B) measuring 108” in width and 72” in height.
  - One directional sign located at the northernmost driveway on Orchard Village Road (Sign C) measuring 36” in width and 48” in height.
  - One directional sign located at the driveway on Wiley Canyon Road (Sign D) measuring 36” in width and 48” in height.
  - One building identification sign on each of the north, south, and east elevations for a total of three signs measuring 36” in width and 24” in height.
  - Five (5) wall signs consisting of a single line of text on the ground level of each of the north and south elevations measuring 180” in width and 16” in height.
  - One (1) wall sign consisting of a single line of text on the second level of each of the north and south elevations measuring 240” in width and 18” in height.
  - Six (6) wall signs consisting of a single line of text on the ground level of the east elevation measuring 180” in width and 16” in height.
  - Two (2) wall signs consisting of a single line of text on the second level of each of the north and south elevations measuring 240” in width and 18” in height.
- PL2. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes, additional signage, or corporate branding shall be subject to further review by the Director of Community Development.
- PL3. No exposed or open neon is permitted.
- PL4. Exposed conduit and raceways shall be prohibited.

- PL5. Unless otherwise approved by this permit, the proposed project shall comply with the UDC including, but not limited to, Section 17.51.080 (Sign Regulations).
- PL6. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the UDC not addressed above. The applicant shall comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL7. No other signage is included in this approval.

Should you have any questions regarding this approval, please contact me at (661) 255-4330 or by email at [mmarshall@santa-clarita.com](mailto:mmarshall@santa-clarita.com).

Sincerely,



Mike Marshall  
Associate Planner

# SIGN PROGRAM

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



PLANNING DIVISION MM

**APPROVED**

Approved 5-21-19  
Subject to the Conditions of Approval for MC 19-044



**25425 ORCHARD VILLAGE ROAD  
SANTA CLARITA, CA**

**ORCHARD MEDICAL CENTER**

# TABLE OF CONTENTS

- 1 OBJECTIVE
- 2 TENANT REQUIREMENTS
- 2 DEVELOPER STANDARDS
- 3 APPROVAL PROCESS
- 4 MONUMENT SIGNAGE
- 5 DIRECTIONAL SIGNAGE
- 6 MONUMENT & DIRECTIONAL SIGNAGE LOCATIONS
- 7 - 8 BUILDING ID SIGNAGE
- 9 - 14 TENANT EYEBROW AND PARAPET SIGNAGE
- 15 POST AND PANEL SIGNS
- 16 INTERIOR DIRECTORY SIGNAGE
- 17 TENANT SUITE PLAQUES

**DEVELOPER**

OVMC, LLC  
25134 Rye Canyon Loop, #300  
Valencia, CA 91355

**SIGN CONSULTANT**

Starfish Signs & Graphics, Inc.  
940 Calle Amanecer, Suite A  
San Clemente, CA 92673  
949 - 427 - 6700

**ARCHITECT**

HPA Architecture  
18831 Bardeen Ave # 100  
Irvine, CA 92612  
949 - 863 - 1770

# OBJECTIVE

This Sign Program has been established for Orchard Medical Center at 25425 Orchard Village Road in Santa Clarita, CA. This Program sets the standards and maintenance for high quality, Class "A" signage to be erected within the Multi-Tenant Medical Office Building (MOB). This Program will assure consistency in design, construction, and maintenance for the benefit of the community, the MOB, and tenants. Tenants within the Center may seek and obtain signage on the monument signs within the MOB under separate approval from and agreement with the Developer and/or Owner, respectively, and subject to availability.

# TENANT REQUIREMENTS

Tenant shall submit to the Landlord or cause to be submitted for written approval, one copy of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.

Tenant shall submit a sign drawing approved by the Landlord to the appropriate City authority for approval prior to the start of any sign construction or fabrication.

Tenant shall pay for building signs and Monument Sign Faces (if available to tenant), their installation (including final connection, transformers and all other labor and materials) and maintenance.

Tenant shall obtain all necessary permits at Tenant's expense.

Tenant shall be responsible for fulfillment of all requirements in this program.

No sign shall be constructed until all required permits are obtained from the City of Santa Clarita.

Tenants are responsible for the removal of all signs (includes filling and patching of holes) no later than 14 days after the expiration or earlier termination of their lease.

# DEVELOPER STANDARDS

Building base design and construction information will be provided to tenant upon request.

Landlord to provide one connection point for primary electrical service at the interior wall or canopy for building signs.

Monument Signs shall be designed, constructed and maintained by Landlord in accordance with the monument sign specifications.

Monument signage placement and availability shall be at the sole discretion of Landlord.



# APPROVAL PROCESS

Tenants shall provide by email, PDF fully dimensioned shop drawings of Tenant's proposed signage, including:

- Business Name

- Business Logo with colors identified

- Entire building facade elevation showing proposed sign

Storefront/partial building elevation showing location, size, color, construction and installation details. Include typical "section-through" lettering and/or sign panel showing the dimensioned projection of letters or panel face and illumination method.

Color and material samples with photograph, if available, of similar installation.

Within ten (10) days of receipt of Tenant's sign submission, Landlord will approve or disapprove Tenant's proposed sign(s). Disapproved signs will include reasons for disapproval. Approval will not be unreasonably withheld.

Any re-submittal to Landlord of a proposed sign submission must include revisions in response to Landlord disapproved comments.

Upon written Landlord approval of the proposed signage, Tenant must submit its application to the City of Santa Clarita in accordance with City guidelines.

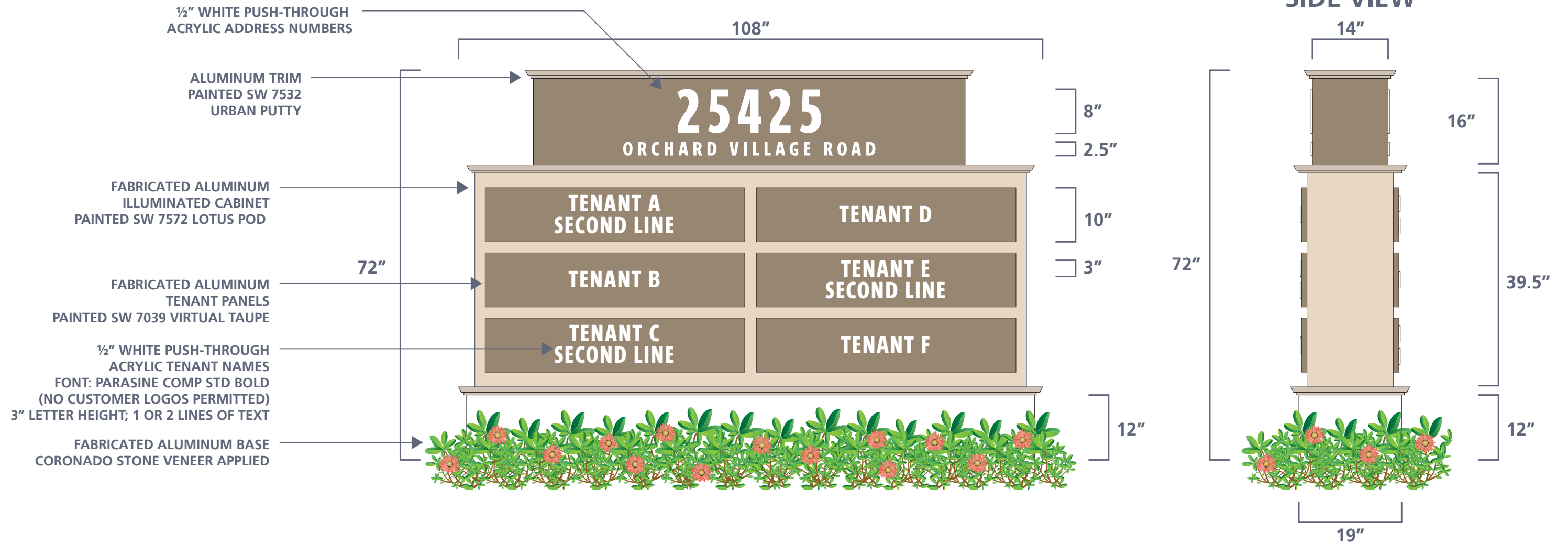
It is the Tenant's responsibility to ascertain and comply with City of Santa Clarita's ordinances and/or other governing regulations concerning the City's approval process and City's issued sign permits.

Tenant must obtain approval from both Landlord and City of Santa Clarita. Neither supercedes the other.

Tenant shall provide one set of City-approved drawings and a copy of the permit to Landlord prior to commencing Installation.

# MONUMENT SIGNAGE

## MONUMENTS A & B

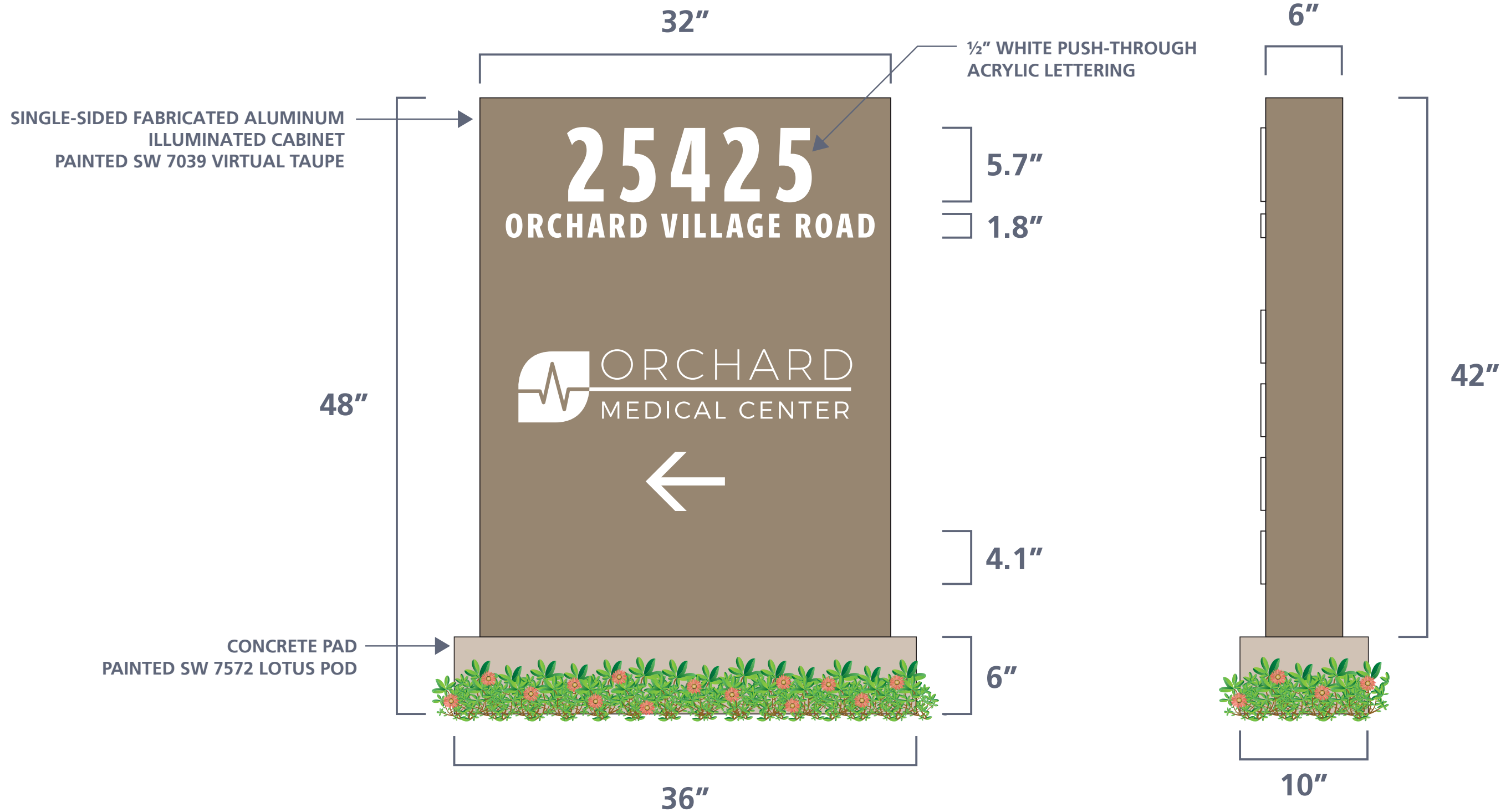


\* As shown, tenants may use two lines of text on their monument panel(s) if it makes better use of space permitted.

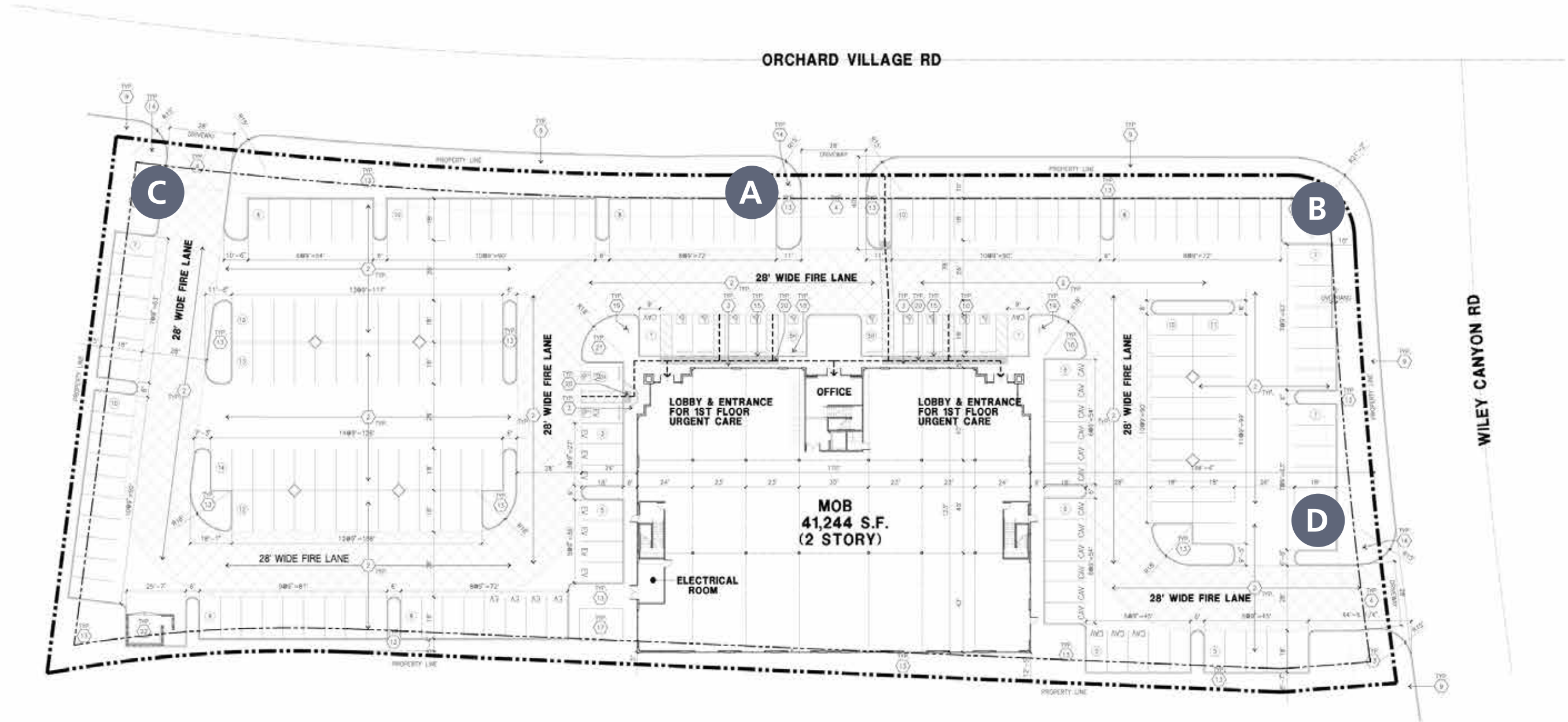
# DIRECTIONAL SIGNAGE

## DIRECTIONAL SIGNS C & D

### SIDE VIEW



# MONUMENT & DIRECTIONAL SIGNAGE LOCATIONS



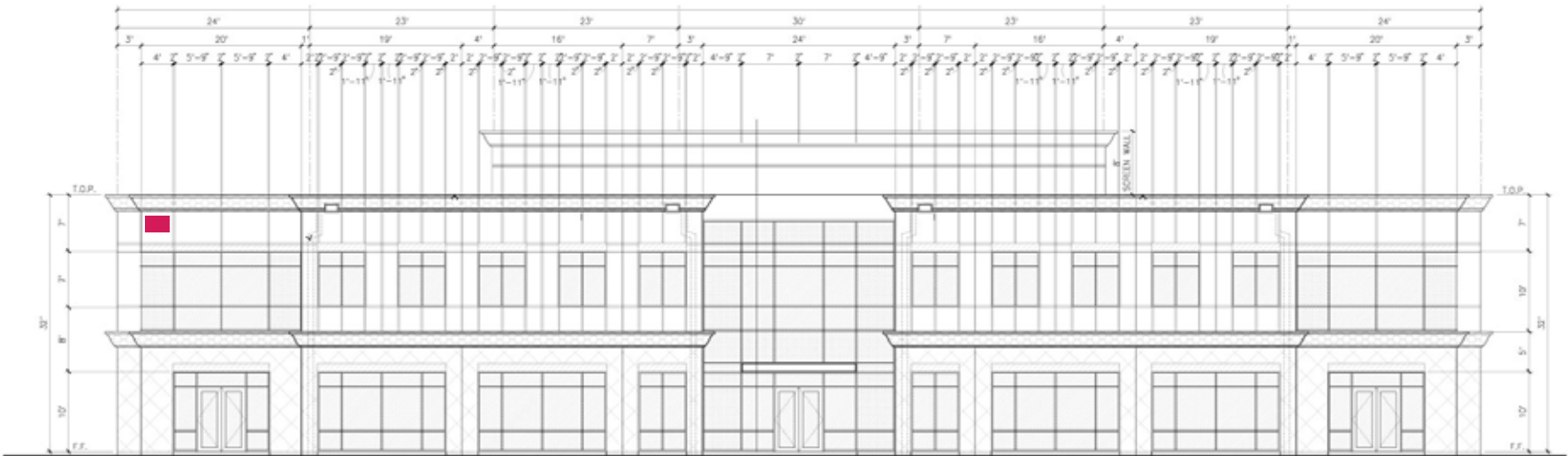
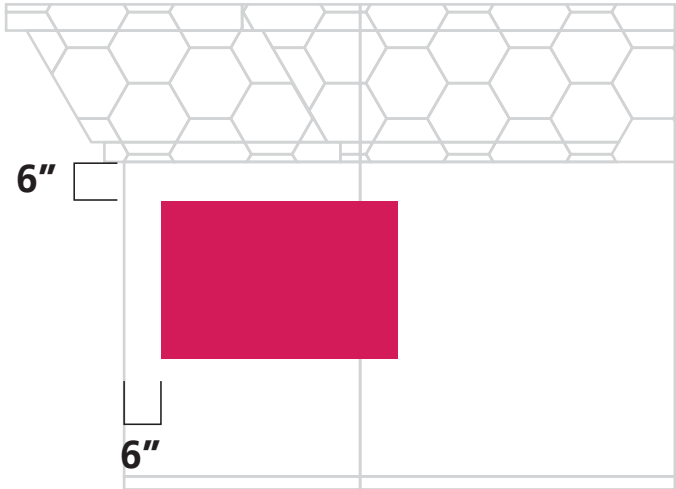
# BUILDING ID SIGNAGE



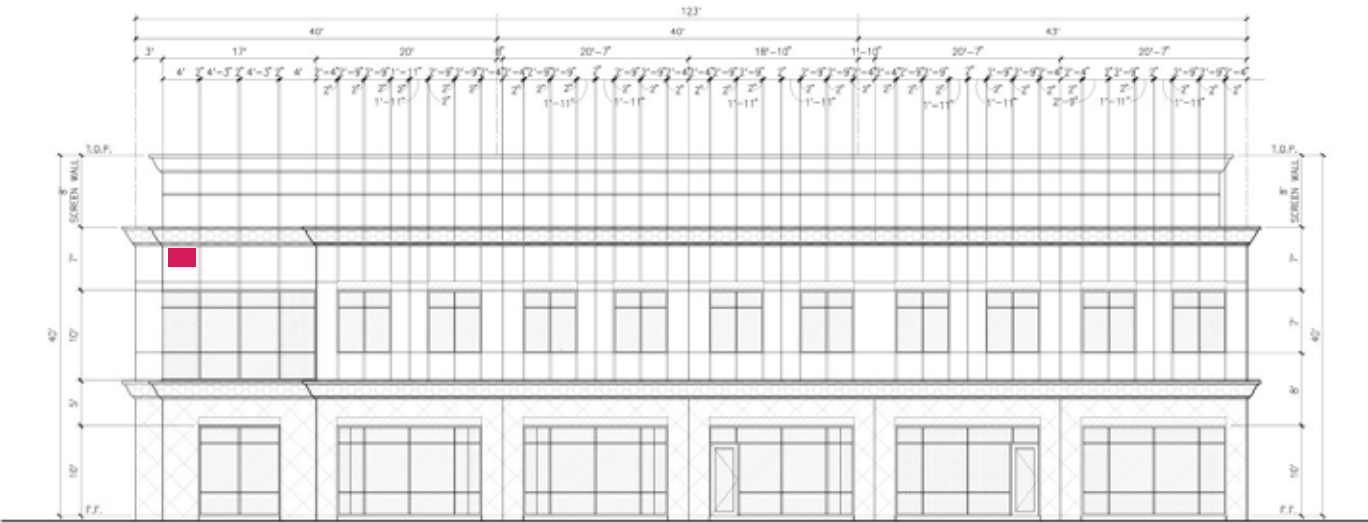


# BUILDING ID SIGNAGE LOCATIONS

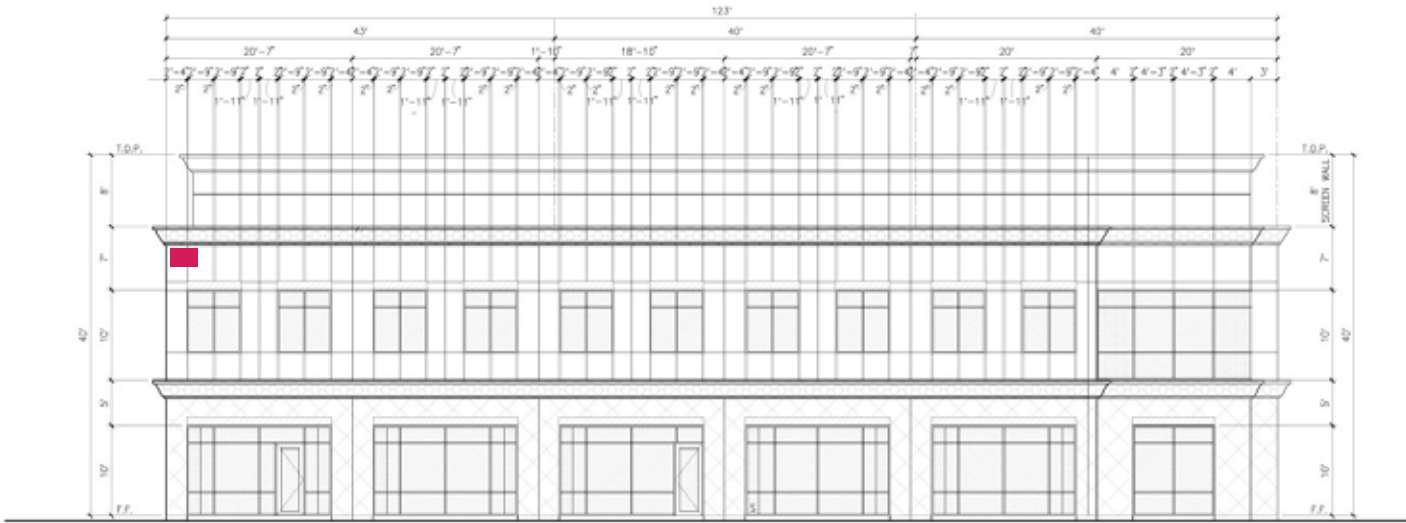
DETAIL VIEW



EAST ELEVATION



NORTH ELEVATION



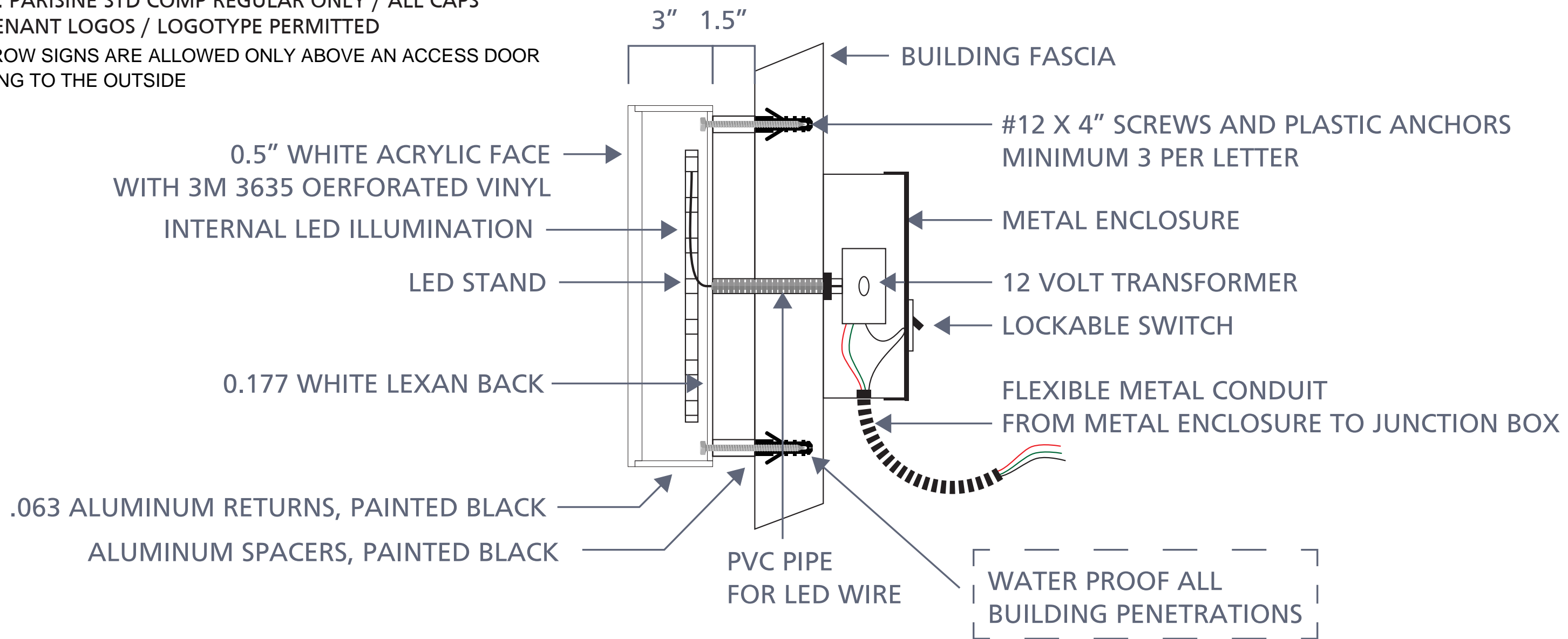
SOUTH ELEVATION

# TENANT EYEBROW AND PARAPET SIGNAGE

## SIDE VIEW AND SPECIFICATIONS

### SPECIFICATIONS

- ONE SIGN PER TENANT
- FACE AND HALO-ILLUMINATED CHANNEL LETTERS WITH TRIMLESS DESIGN
- BLACK RETURNS; FACES TO BE BLACK DURING THE DAY, WHITE AT NIGHT (3M BLACK DUAL LIGHT CONTROL)
- FONT: PARISINE STD COMP REGULAR ONLY / ALL CAPS
- NO TENANT LOGOS / LOGOTYPE PERMITTED
- EYEBROW SIGNS ARE ALLOWED ONLY ABOVE AN ACCESS DOOR OPENING TO THE OUTSIDE



# TENANT EYEBROW AND PARAPET SIGNAGE

## DIMENSIONS BY SIGN TYPE

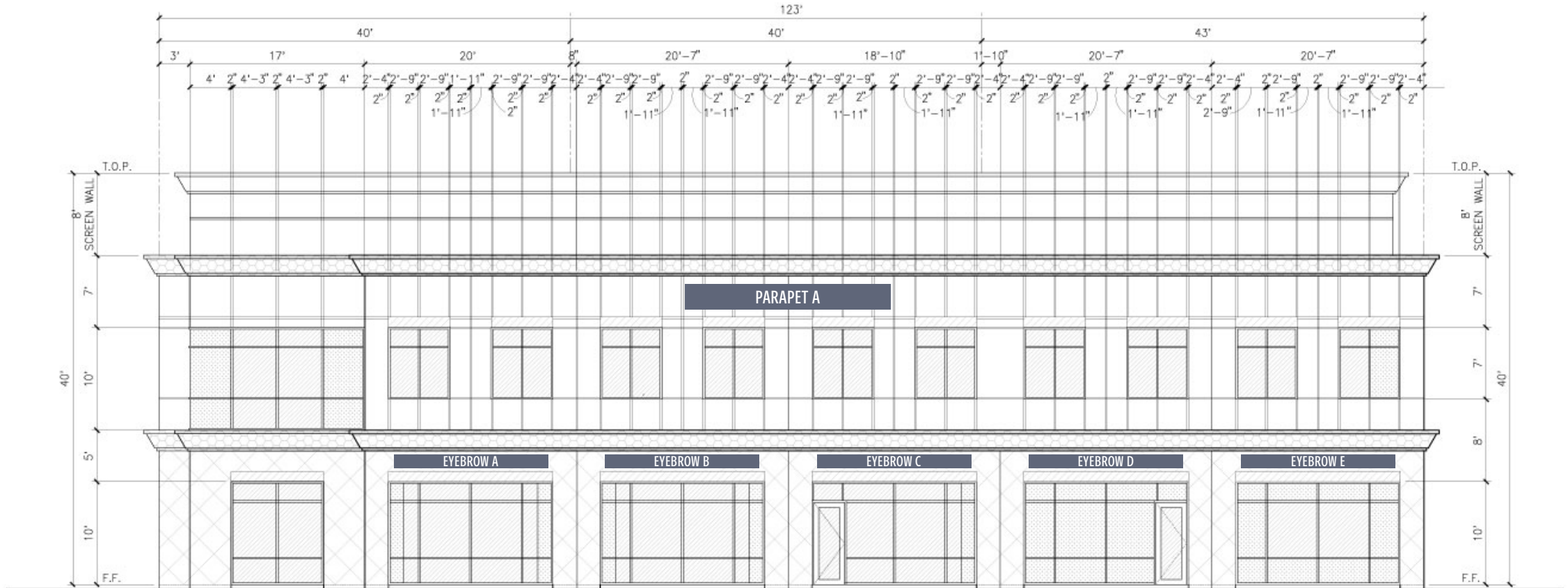
	<b>Eyebrow</b>	<b>Parapet</b>
Max. Letter Height - One Line	16"	18"
Max. Letter Height - Two Lines	Not Permitted	13"
Maximum Sign Height	16"	30"
Maximum Sign Width	15'	20'
Maximum Area Per Sign	20 sq. ft.	50 sq. ft.
Number of Signs	16	4
Total Square Footage	320 sq. ft.	200 sq. ft.



# TENANT EYEBROW AND PARAPET SIGNAGE DIMENSIONS BY SIGN TYPE

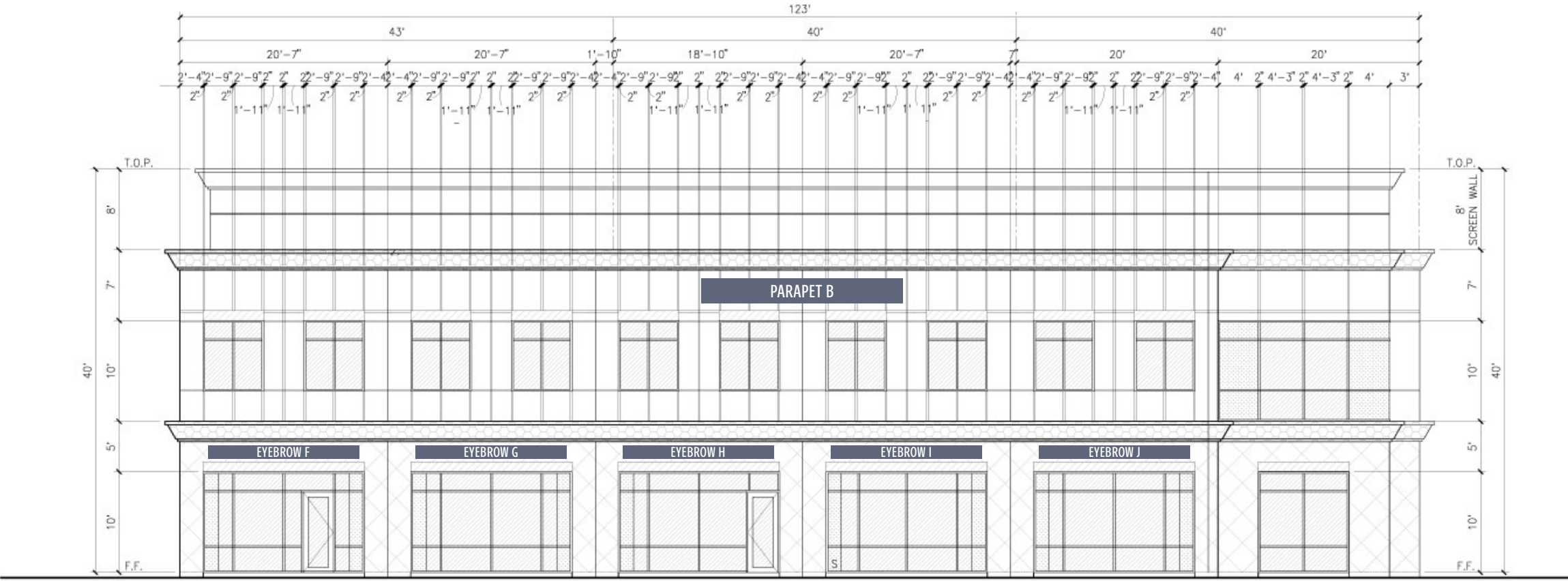


# TENANT EYEBROW AND PARAPET SIGNAGE LOCATIONS



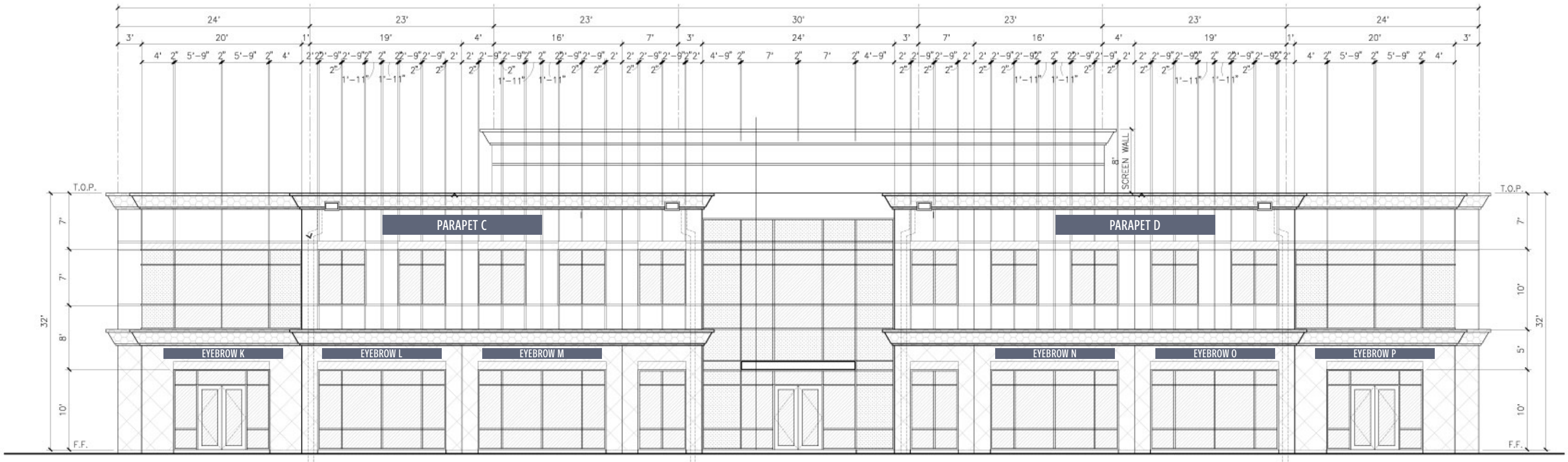
**NORTH ELEVATION**

# TENANT EYEBROW AND PARAPET SIGNAGE LOCATIONS



**SOUTH ELEVATION**

# TENANT EYEBROW AND PARAPET SIGNAGE LOCATIONS



**EAST ELEVATION**

# POST AND PANEL SIGNS

## DESCRIPTION OF EACH SIGN TYPE

- P1 LEGAL NOTICE SIGNS: TO BE LOCATED AT EACH ENTRANCE, ALL LETTERING AND SYMBOLS TO BE REFLECTIVE.
- P2 STOP SIGNS: TO BE LOCATED ON SITE ONLY. RED BACKGROUND. LETTERS AND BORDER TO BE REFLECTIVE
- P3 PROJECT ENFORCEMENT / RESERVED PARKING SIGNS
- P4 HANDICAPPED SIGNS: TO BE LOCATED AT EACH HANDICAPPED SPACE AS REQUIRED. ALL LETTERING AND SYMBOLS TO BE REFLECTIVE.
- P5 DIRECTIONAL SIGNS: TO BE USED TO DIRECT DRIVERS AND / OR PEDESTRIANS.

## SPECIFICATIONS

TEXT SPECIFIED AS REFLECTIVE TO BE 3M WHITE REFLECTIVE CUT VINYL.

ALL OTHER TEXT / SIGN FACES TO BE DIGITALLY PRINTED WITH MATTE LAMINATE.

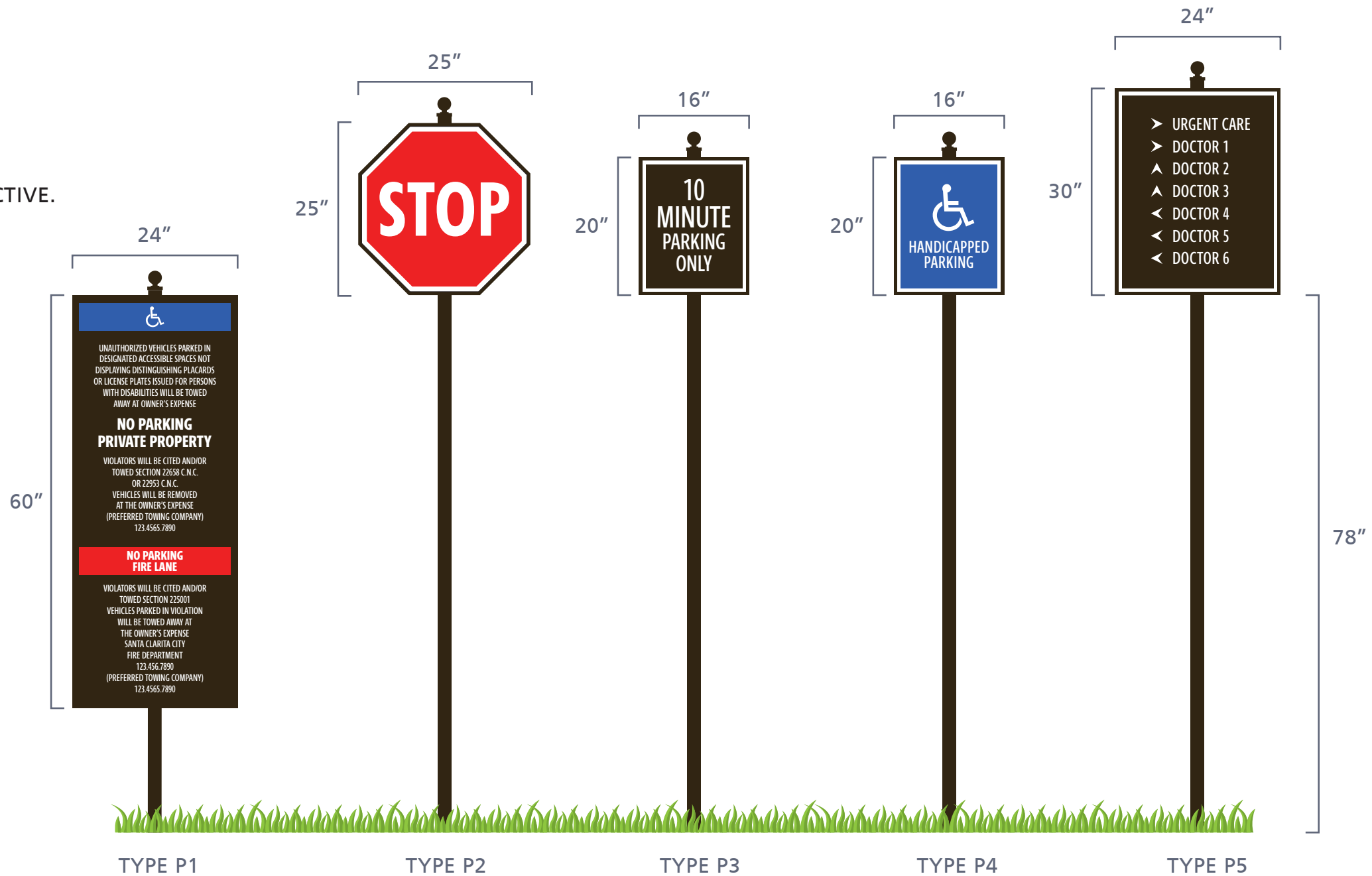
SIGN FACES TO BE 0.25" ROUTED ALUMINUM.

SIGN POSTS TO BE 2"x2"x1/8" SQUARE TUBE ALUMINUM.

CAPS TO BE ORNAMENTAL POST & PANEL TYPE 2SB OR EQUIVALENT. ([www.ornamentalpost.com](http://www.ornamentalpost.com))

POSTS, CAPS, & SIGN BACKS TO PAINTED SW 7041 VAN DYKE BROWN.

FONTS: PARISINE STD COMP BOLD AND REGULAR





# INTERIOR DIRECTORY SIGNAGE

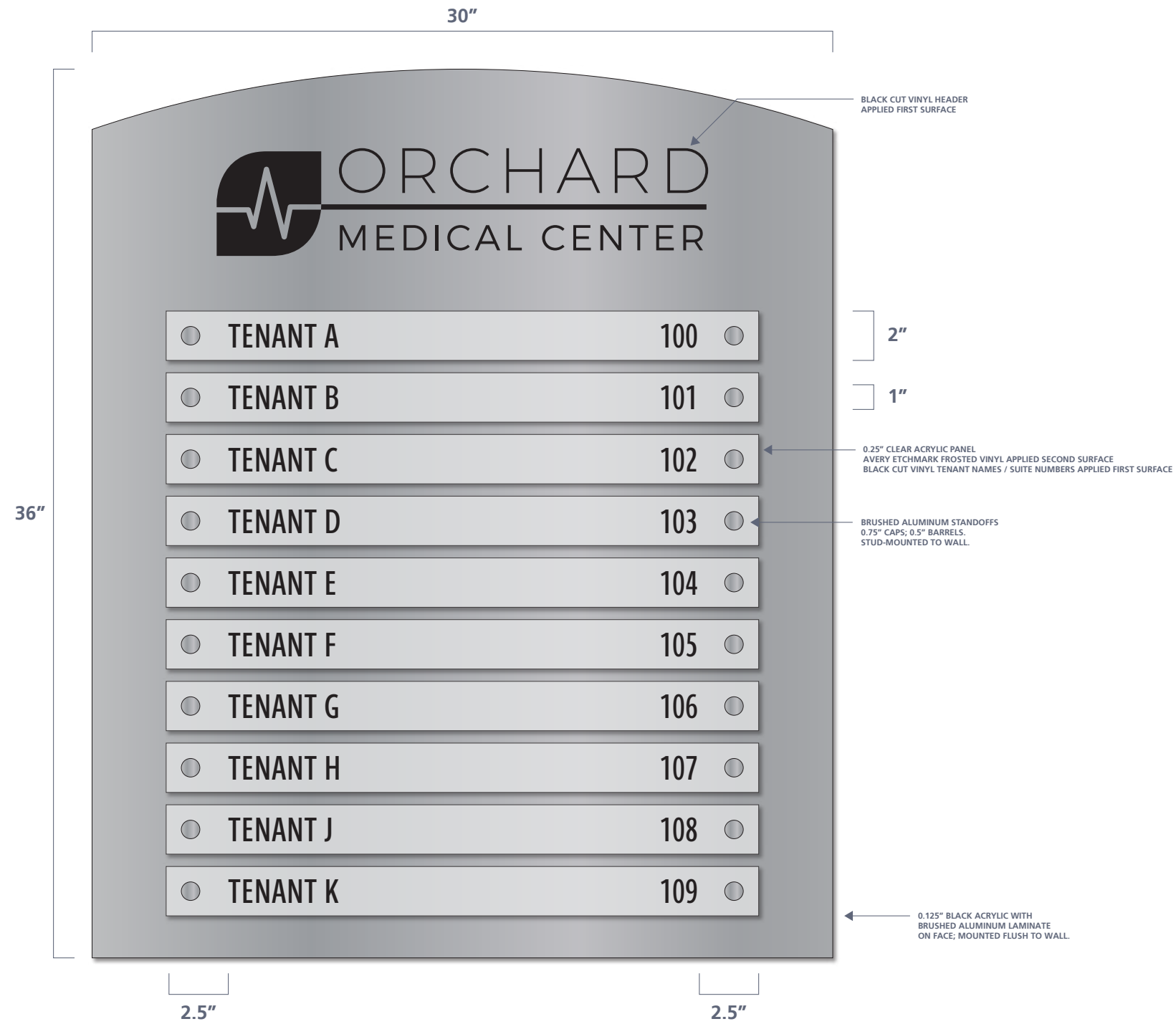
## SPECIFICATIONS

ONE DIRECTORY STRIP  
PER SUITE

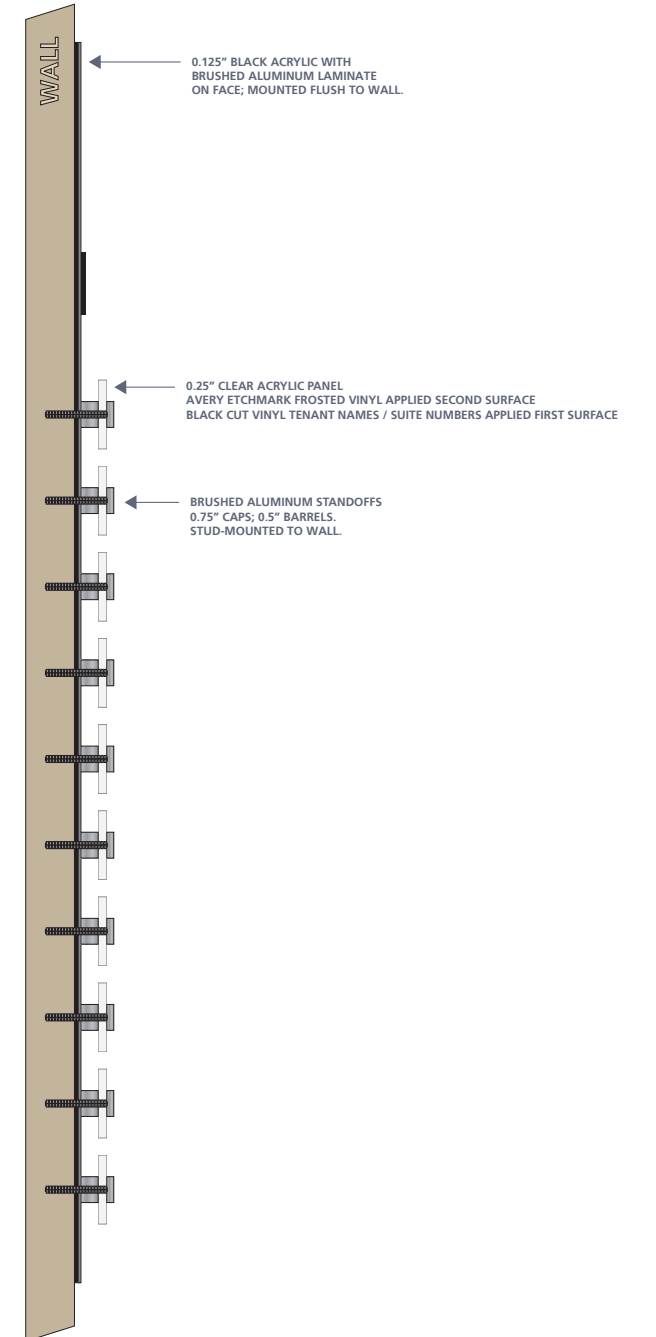
PARISINE STD COMP  
REGULAR FONT ONLY

1" LETTER HEIGHT

NO COLORS - BLACK  
VINYL LETTERING ONLY



## SIDE VIEW



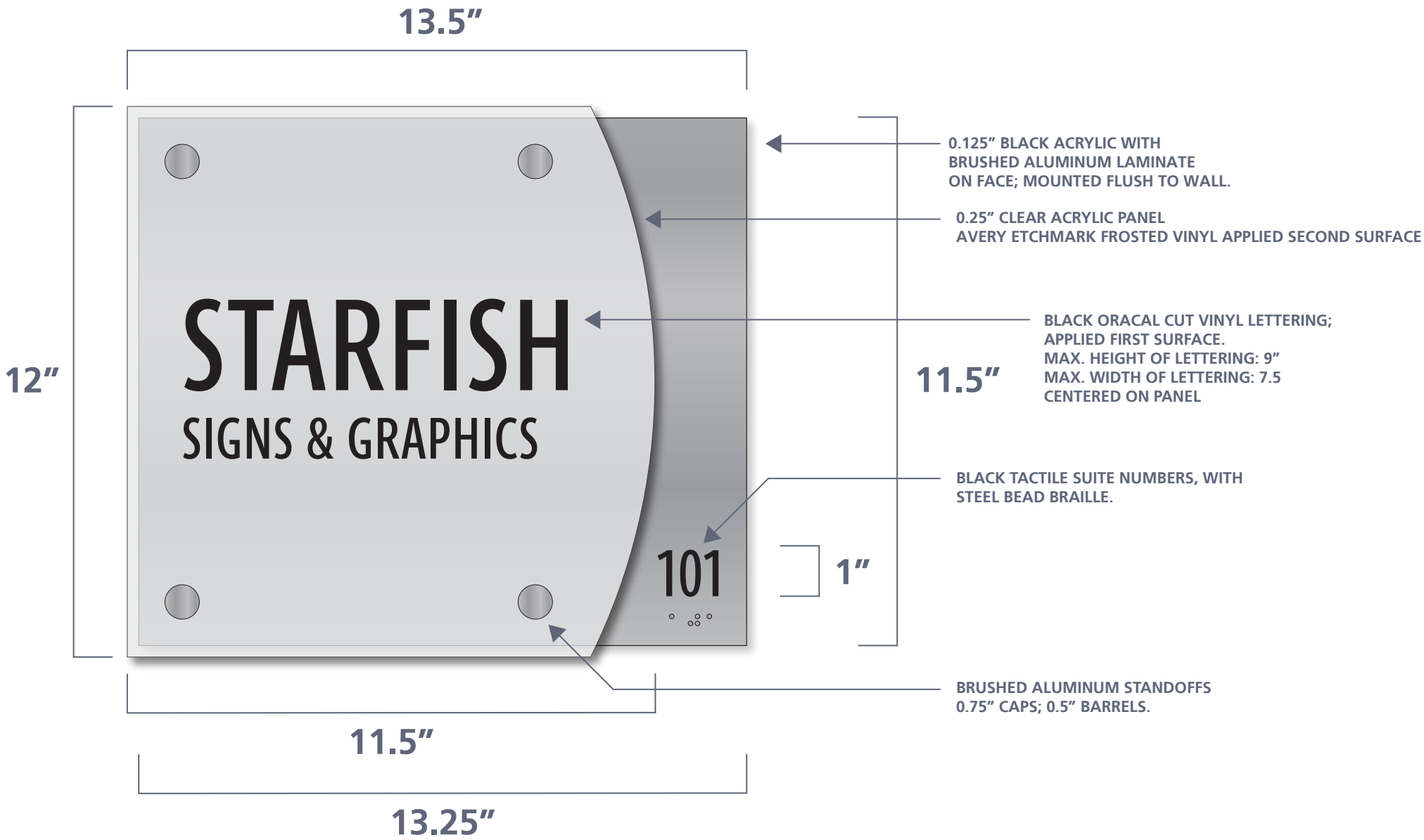
# TENANT SUITE PLAQUES

## SPECIFICATIONS

ONE SUITE PLAQUE PER SUITE

PARISINE STD COMP REGULAR FONT OR COMPANY LOGO MAY BE USED

NO COLORS - BLACK VINYL LETTERING ONLY



## SIDE VIEW

