

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: OCTOBER 14, 2019

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MATT SCHNEIDER, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: SIGN PROGRAM PERMIT SPP19-0002 FOR DANA POINT PLAZA
LOCATED AT 34119 SOUTH PACIFIC COAST HIGHWAY

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP19-0002 for Dana Point Plaza located at 34119 South Pacific Coast Highway

OWNER: H&K Takenaga Enterprises, Inc.

APPLICANTS AGENT: Jesus Chavarria, Speed Quality Signs

REQUEST: Approval of a new Sign Program for an existing commercial center at 34119 South Pacific Coast Highway.

LOCATION: 34119 South Pacific Coast Highway (APN: 682-232-02)

NOTICE: Pursuant to Section 9.26.010(f) related to projects within the Town Center Mixed Use District of the Dana Point Zoning Code (DPZC).

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

ISSUES:

1. Is the proposal consistent with the Dana Point General Plan, Town Center, and Dana Point Zoning Code?
2. Is the proposed project compatible and an enhancement to the site and surrounding neighborhood?

BACKGROUND:

The subject site is located within the interior couplet of Town Center between Amber and Ruby Lantern. The site is addressed off Pacific Coast Highway but has frontage and access off Del Prado Avenue as well. The site is surrounded by other commercial uses within the Town Center Mixed-Use District. The site contains an existing single story multi-tenant commercial building and a standalone tenant pad (Taco Bell).

The proposed Sign Program includes wall mounted signs for each tenant in the multi-tenant building, preliminary designs for the standalone pad tenant signs, and an update to the existing monument sign on Del Prado. The site has never had a sign program before and has a variety of signs existing. While existing signs do not need to be brought into conformance with the approved program (unless the tenant chooses too), future signs installed shall be consistent with this program.

Section 9.37.060 of the City's Zoning Code requires approval of a Sign Program for any new or upgraded multi-tenant center which proposes two (2) or more signs on a site. The applicant is proposing 14 signs in total.

DISCUSSION:

Due to multiple changes in tenants for the site and the proposed modification to the standalone pad tenant, a Sign Program is required. If approved, the Sign Program will provide regulations and guidelines for all new signs onsite.

The purpose and intent of a Sign Program is to integrate signs with the building design into a unified architectural statement. Components of the Sign Program subject to review include: design, placement, and size, and to ensure compliance with Section 9.37.150 (Permitted Signs) of the DPZC.

Proposed Signs: The Applicant is proposing the following signs for this center:

- *Tenant Identification Wall Signs* (Multi-Tenant Building) (9 total; pages 5-9; Supporting Document 3): The wall mounted signs will vary in sign area to be in scale with the tenant frontages. The maximum sign length is 75% of the linear feet of tenant frontage. Sign copy height shall not exceed 18 inches, and logos shall not exceed 24 inches in height. The material will be aluminum, and the method of installation will be pin mounted. Illumination will be halo. The color of all copy shall be black, unless there is a registered trademark (ex: Subway), with consideration given on a case by case basis for any logos. As typical with all Sign Programs, an Administrative Sign Permit shall be required for each sign prior to installation to confirm consistency with the Sign Program.
- *Tenant Identification Wall Sign* (Standalone Tenant) (3 total; pages 13 & 14; Supporting Document 3): Provided within the Sign Program are the initial

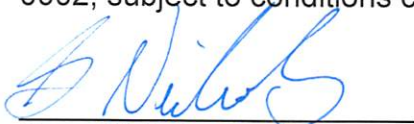
design concepts from the standalone pad tenant (Taco Bell). Taco Bell is finalizing internal and external tenant improvements. As shown in the sign package Taco Bell has identified three (3) wall sign locations. Generally, staff is supportive of the design, but staff will review the formal submittal of the Administrative Sign Permit to ensure consistency with the design concepts presented to Planning Commission. Condition of approval 9 has been added that any proposed sign must be consistent with the concept design and location on the building as shown in the Sign Program, and scaled appropriately. Similar to the multi-tenant building, the signs shall be aluminum and utilize either halo or external illumination.

- *Monument Signs* (2 total; pages 10 & 11; Supporting Document 3): There are two different monument signs existing. There is an existing legal non-conforming internally illuminated monument sign on Del Prado (M1) and a monument sign located on Pacific Coast Highway (PCH) (M2). Sign M1 is legal non-conforming due to it being an internally illuminated monument sign. Condition of approval 11 has been added requiring the legal non-conforming sign be replaced to match the M2 sign within two years of approval of this Sign Program Permit. The applicant will update the individual panels on the M2 sign to have internally matching copy and formatting, except where a registered trademark is used. Both monument signs shall be externally illuminated.

Compliance with the Sign Ordinance: The tenant identification signs meet the area limitations of Section 9.37.150(d) of the Sign Ordinance, which allows one square foot of sign area for each linear foot of building frontage along a public right-of-way or parking lot. The multi-tenant structure has 300 linear feet and approximately 250 square feet of signs proposed (including monument signs), and the standalone pad tenant signs shall not exceed 235 square feet. Therefore, the Sign Program complies with the maximum sign area.

CONCLUSION:

Staff finds that the proposed Sign Program would provide consistent sign design as new signs are proposed. In accordance with the City's Sign Guidelines, the Sign Program includes placement of wall signs where architectural features or details suggest a sign location would be and facilitates tenant identification throughout the property. Staff accordingly supports the proposed Sign Program and recommends approval of SPP19-0002, subject to conditions contained in the attached, draft resolution.



Sean Nicholas
Senior Planner



Matt Schneider, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 19-10-14-XX

SUPPORTING DOCUMENTS

2. Location Map
3. Sign Program for Dana Point Commercial Center

Action Document 1: Draft PC Resolution 19-10-14-XX

RESOLUTION NO. 19-10-14-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
DANA POINT, CALIFORNIA, APPROVING SIGN PROGRAM
SPP19-0002 FOR A COMMERCIAL SITE LOCATED AT 34119 SOUTH
PACIFIC COAST HIGHWAY**

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Jesus Chavarria, Speed Quality Signs, (the "Applicant") is the representative of real property commonly referred to as 34119 South Pacific Coast Highway (APN 682-232-02) (the "Property"); and

WHEREAS, the Applicant has made an application to establish a new Sign Program for a multi-tenant commercial building and standalone pad building located at 34119 South Pacific Coast Highway; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Sections 15301 (e) (Class 1 – Existing Facilities) of the CEQA Guidelines in that the project proposes minor exterior improvements to an existing commercial center; and

WHEREAS, the Planning Commission did, on the 14th day of October, 2019, reviewed the Sign Program as prescribed by law; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Sign Program SPP19-0002.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct and incorporated herein by reference.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Sign Program SPP19-0002, subject to conditions:

PLANNING COMMISSION RESOLUTION NO. 19-10-14-XX
SIGN PROGRAM SPP19-0002
PAGE 2

Findings:

1. That the design, placement, size, and content of the proposed signage is compatible with the project architecture **in that the signs proposed will clearly identify the tenants, and will provide a clear expectation to current and future tenants as to the type of signs permitted on-site, and allows for flexibility for the finalization of the Taco Bell signs separately. The use of pin mounted and halo illuminated signs is consistent with recent sign approvals in Town Center.**
2. That the Sign Program is in substantial compliance with the Permitted Sign Types detailed in the City of Dana Point Zoning Code **in that the signs are compliant with all allowed sign types and the legal non-conforming sign will be replaced within two (2) years of the approval of this Sign Program Permit. The proposed sign area is less than the total allowed sign area and the material, installation, and illumination methods are consistent with recent approvals in Town Center.**

Conditions:

A. General:

1. Approval of this application permits the establishment of a Sign Program located at 34119 South Pacific Coast Highway. Subsequent submittals for this project shall be in substantial compliance with the sign plans approved by the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan/Local Coastal Program, Dana Point Town Center Plan and the Dana Point Zoning Code.
2. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and

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that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

3. Approval of this application shall be valid for a period of 24 months from the date of determination. If the scope-of-work approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the Applicant or the Applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

- 6) The Applicant and Applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

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- 7) The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
- 8) The Applicant and individual tenants shall obtain separate Administrative Sign Permits and applicable building permits for installation of individual tenant or center identification signs.
- 9) The wall signs associated with the standalone pad tenant shall be consistent with the design, location, and scale shown in the approved Sign Program Permit plans by Planning Commission. Final design approval shall be by the Director of Community Development through the Administrative Sign Permit process. No separate monument sign is permitted for the standalone pad tenant. All signs shall be aluminum and either be halo or externally illuminated only.
- 10) If a new menu board for the drive thru of the standalone pad tenant is proposed, it shall be reviewed and approved by the Director of Community Development for consistency with the other signs on-site through the Administrative Sign Permit process.
- 11) The legal non-conforming internally illuminated monument sign on Del Prado shall be removed and replaced with a sign to match the approved PCH sign with external illumination within two (2) years of the approval date of the Sign Program Permit.

B. Prior to the issuance of a building and sign permit, the Applicant shall meet the following conditions:

- 12) Improvements shall comply with the most recently adopted local and State building code regulations, which may include the CBC, CMC, CPC and CEC with State amendments for disabled accessibility and energy conservation, and all other recently adopted code regulations that may apply.

C. Prior to final building permit release, the Applicant shall meet the following conditions:

- 13) After installation, Applicant shall obtain final approval from the Planning Division prior to Building Permit final inspection.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 14th day of October 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Roy Dohner, Chairman
Planning Commission

ATTEST:

Matt Schneider, Director
Community Development Department

DRAFT

Supporting Document 2: Location Map

Vicinity Map



Supporting Document 3: Sign Program for Dana Point Commercial Center

ATTACHMENT

SIGN PROGRAM

DANA POINT PLAZA

34119 S Pacific Coast Hwy, Dana Point, Ca 92629



RECEIVED

AUG 16 2019

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

OWNER: H&K TAKENAGA ENTERPRISES INC.
PROPERTY ADDRESS: 34119 S PACIFIC COAST HIGHWAY
DANA POINT, CA 92629

This sign criteria was prepared by Speed Quality Signs
Contact Jesus Chavarria (714) 356-8893

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SIGN PROGRAM FOR:

DANA POINT PLAZA
34119 S Pacific Coast Hwy.
Dana Point, CA 92629

SIGNAGE CONTRACTOR:

Speed Quality Signs
Jesus Chavarria
Ph: (714) 356-8893

OWNER:

H&K Takenaga Enterprises Inc.
17241 Vista Del Lago Drive
Riverside, CA 92503
Phone: (951) 780-3606

CITY PLANNING:

City of Dana Point

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the shopping center at Dana Point Plaza reflects the integrity and overall aesthetic values of the Landlord and the City of Dana Point.

B. APPLICABILITY

Existing tenants must now comply with this sign program. Existing signage that complies with this sign program shall be permitted to remain. Future tenant signage must comply with this program. It is the intent that any new signage within Dana Point Plaza that is not specifically addressed by this sign program, shall not be permitted.

C. GENERAL LANDLORD TENANT REQUIREMENTS

1. The Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include a site plan identifying proposed sign locations and the subject tenant's space, 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 this sign program, the City of Dana Point sign code, and the requirements of any other governmental agency having jurisdiction over Dana Point Plaza.
2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of Dana Point Plaza. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and City.
3. 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 Dana Point for the purpose of obtaining a sign permit.
4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Dana Point and provide Landlord with a copy of such sign permit.

5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over Dana Point Plaza (or others having rights of approval of such signs), or contrary to corrections made by 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.
6. 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.
7. In the event a Tenant vacates his premises, it is his 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.
8. 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.
9. 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.
10. Damaged structural portions of any signs shall require the sign be removed and replaced with signage with channel letters. Damage to channel letter signs shall be repaired within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

11. A Tenant who vacates their space is expected to remove any wall sign(s), patch and paint the affected fascia(s), leaving the fascia(s) in like-new condition. The Landlord will remove and dispose of any sign remaining after tenant vacates within fourteen (14) days of a tenant's departure, considering the sign abandoned and withholding the cost of the removal from the Tenant's deposit.
12. Only the acrylic tenant inserts to be modified. The existing monument sign shall be removed for a conforming sign within 2 years of the approval date of the Master Sign Program.

C. GENERAL SPECIFICATIONS

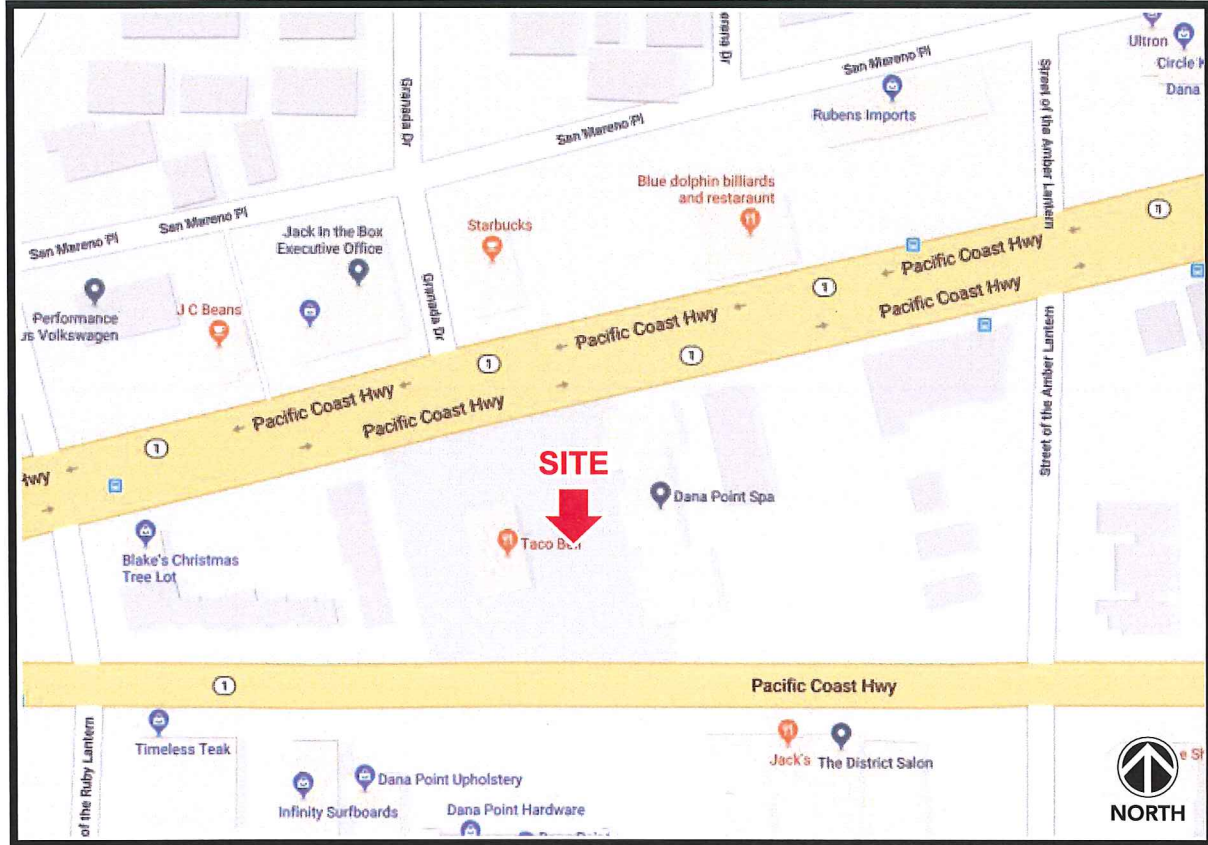
1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. 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.
7. 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).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown, with Landlord approval.
10. All signs shall have its switch, sign permit number, name of fabricator, date of installation and voltage on the top of the sign so that they are not visible from public view.

D. PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required City approval.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. 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.
4. 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.
5. Any sign erected or attached to any tree, utility pole or traffic control pole or box within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information, hazard identification, or City identification.
6. 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.
7. Any advertising device involving animals and human beings.
8. Signage painted directly on wall.
9. Any cabinet and/or canned signs are prohibited.
10. No exposed raceways allowed.

DANA POINT PLAZA

34119 S PACIFIC COAST HWY, DANA POINT, CA 92629



VICINITY MAP



AERIAL MAP

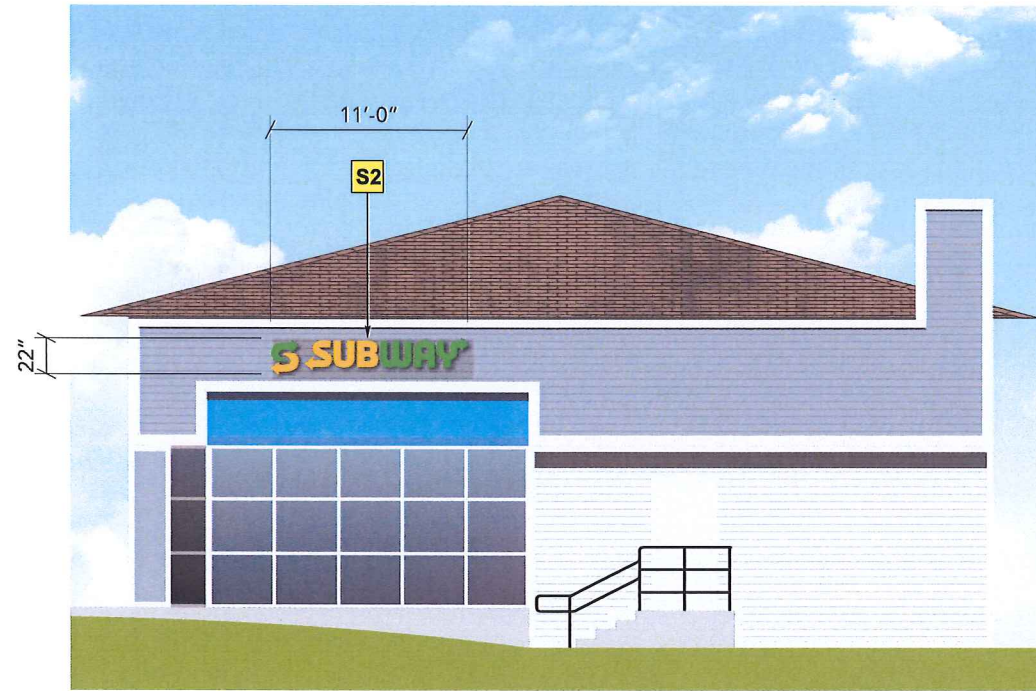
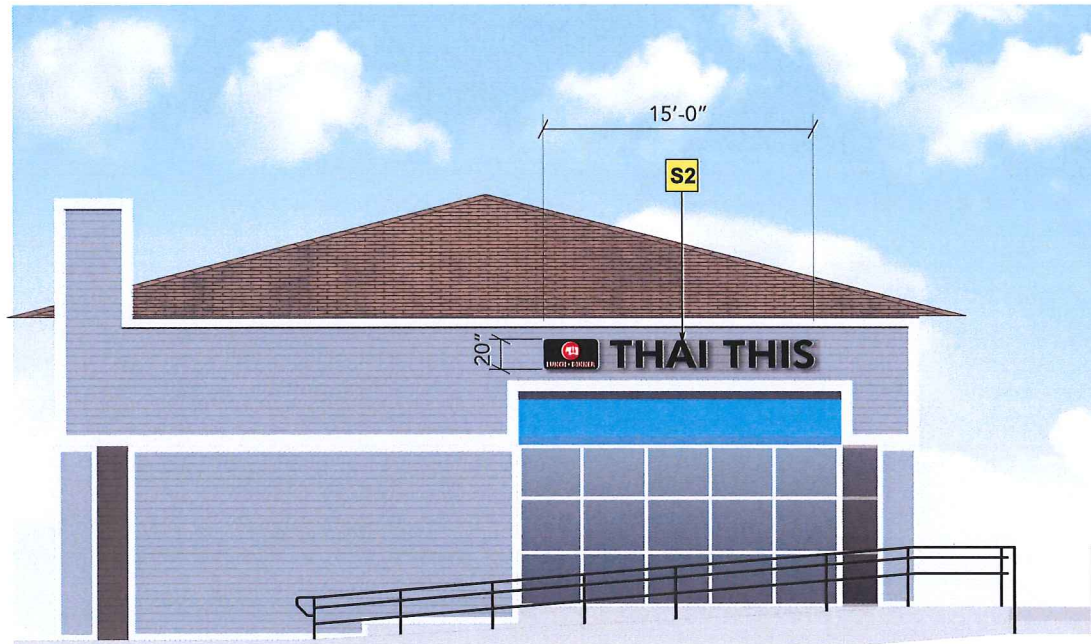


SIGN TYPE LEGEND

- S1 **IN-LINE TENANT WALL SIGN**
- S2 **END CAP TENANT WALL SIGN**
- S3 **PAD TENANT WALL SIGNS***
*Up to three signs (facing street or parking lot)
- M1 **EXTERNALLY ILLUMINATED D/F MULTI-**
- M2 **TENANT MONUMENT SIGNS**

NOTES:
SIGN TYPE M1 MONUMENT SIGN SHALL BE REMOVED FOR A COMFORMING SIGN WITHIN 2 YEARS OF THE APPORVAL DATE OF THE MASTER SIGN PROGRAM.

SITE PLAN Scale: 1/32" = 1'-0"



WALL SIGNS

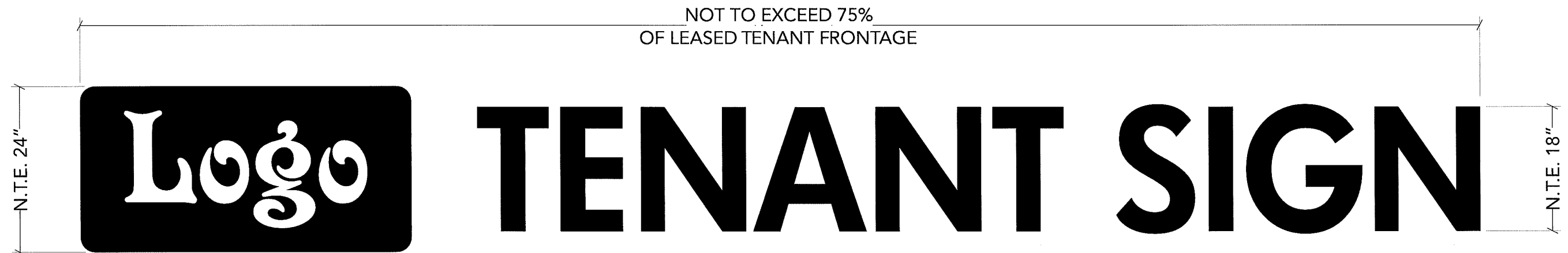
- Sign area allowed for each Tenant shall be calculated as follows: One square foot of sign area per each linear foot of each storefront.
- Sign area allowed for each Tenant facing a street or with parking behind the building shall be calculated as follows:
One square foot of sign area per each linear foot of each storefront.
- The maximum width of any Tenant's storefront sign may not exceed seventy five (75%) percent of the Tenant's leased storefront.
In no case may a sign extend beyond the roof parapet or adjacent building eave line unless specifically approved by the City and the Landlord.
Signs are not allowed on or against any roof structures.

SIGN TYPE S1 IN-LINE TENANT WALL SIGNS

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing parking lot.
- Area: Maximum of 1 square foot of sign area per lineal foot of leasehold frontage, not to exceed 25 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo / sub copy panel.
- Width: Not to exceed 75% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 24 inches.
- Construction: Reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Halo illuminated.
- Colors: Note: Unless there is a copyrighted logo/color, that black (or color Landlord chooses) shall be used.
- Font: Tenant font to be Futura Heavy BT. Registered trademark Tenant shall be permitted to use their standard color typography.



SINGLE LINE TENANT LETTERS



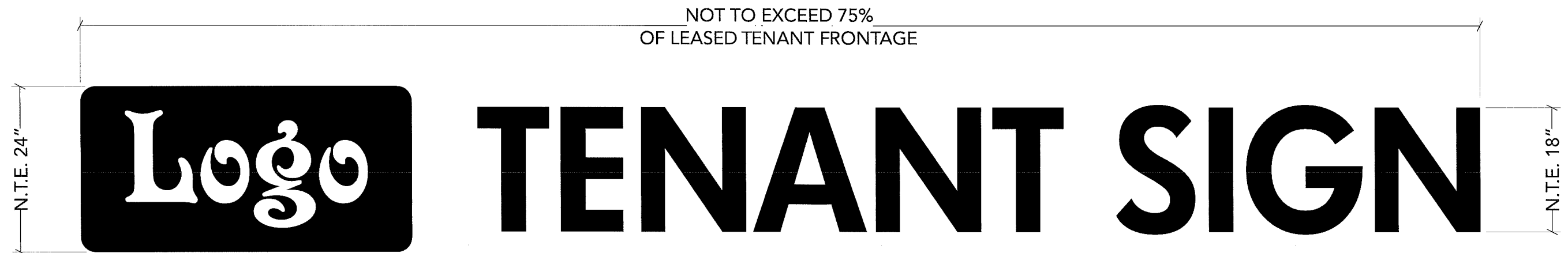
SINGLE LINE TENANT LETTERS & LOGO / SUB COPY PANEL

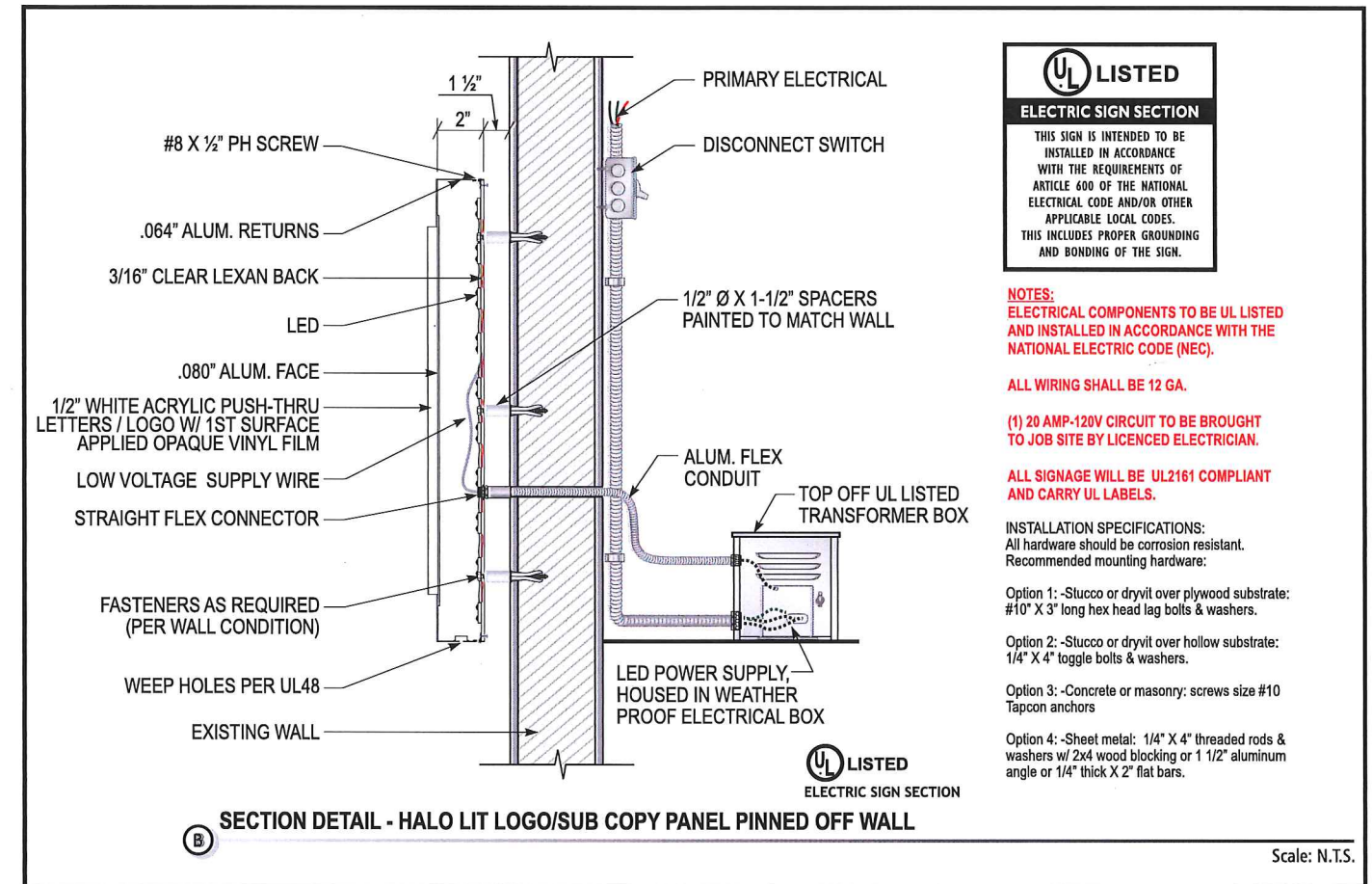
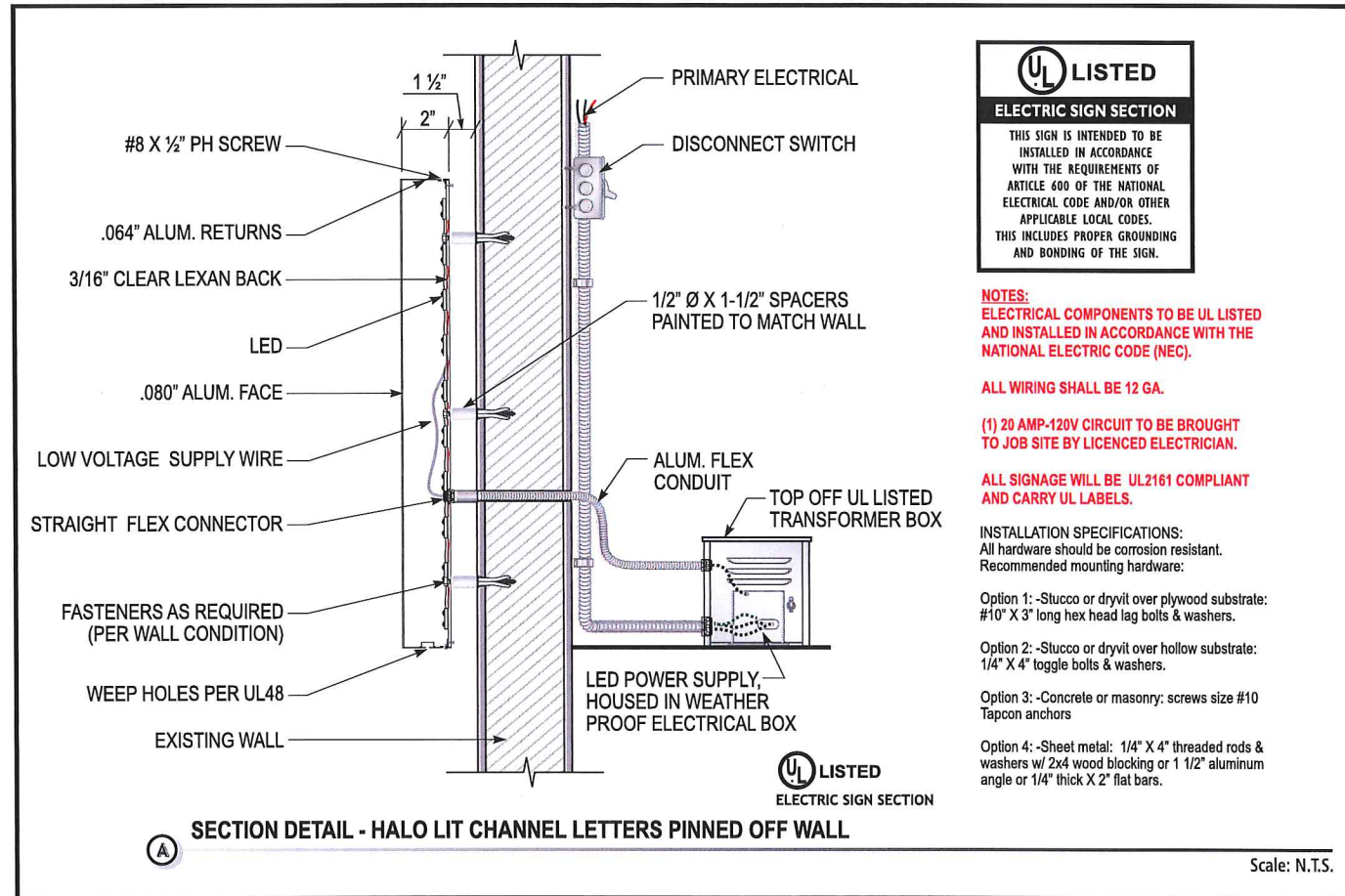
SIGN TYPE S2 END CAP TENANT WALL SIGNS

- Quantity: Each end cap tenant business shall be allowed 2 wall signs per store facing street and parking lot.
- Area: Maximum of 1 square foot of sign area per lineal foot of leasehold frontage, not to exceed 25 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo / sub copy panel.
- Width: Not to exceed 75% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 24 inches.
- Construction: Reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Halo illuminated.
- Colors: Note: Unless there is a copyrighted logo/color, that black (or color Landlord chooses) shall be used.
- Font: Tenant font to be Futura Heavy BT. Registered trademark Tenant shall be permitted to use their standard color typography.



SINGLE LINE TENANT LETTERS





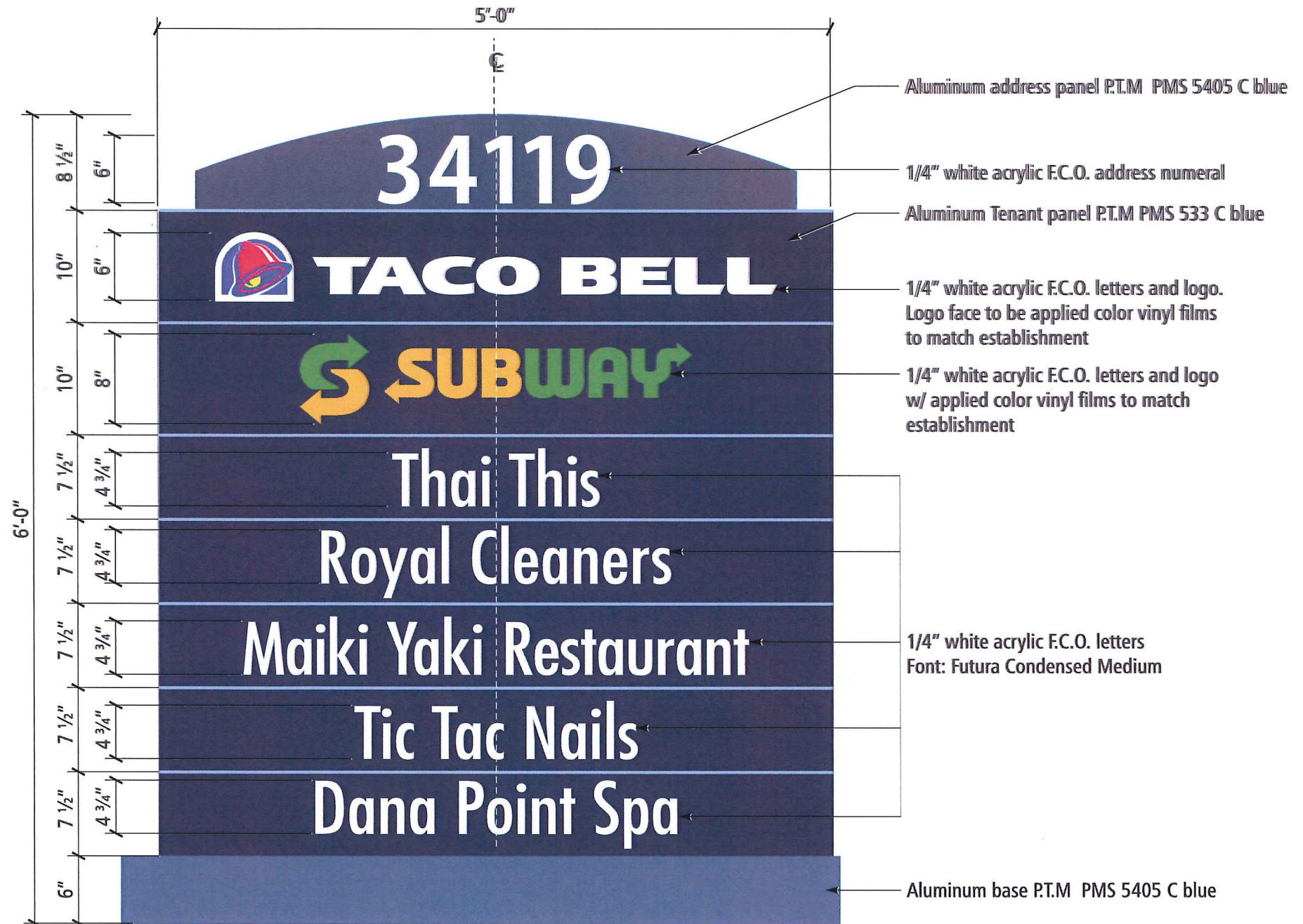
NOTE

1. PENETRATIONS INTO BUILDING WALLS, WHERE REQUIRED, SHALL BE MADE WEATHERPROOF.
2. ANY SIGN ON/OFF SWITCH FOR THE EXTERIOR WALL SIGNAGE BE PLACED ON TOP SO THAT THE SWITCH IS NOT VISIBLE AND / OR CONCEAL FROM PUBLIC VIEW.
3. TENANT EXTERIOR WALL SIGNAGE WILL CONNECT / GET POWER FROM A CIRCUIT LOCATED INSIDE THE TENANT PREMISE. IT IS THE RESPONSIBILITY OF THE TENANT AND THEIR SIGN VENDOR TO LOCATE THE J-BOX LOCATION AT THE FRONT OF PREMISE AND THE POWER SOURCE OF THE SIGN CIRCUIT (VOLTAGE / AMPS).

SIGN TYPE **M1** NON-ILLUMINATED DOUBLE-FACED MUL-TI TENANT MONUMENT



EXISTING MONUMENT SIGN TO BE REMOVED



NOTE:
 ONLY THE ACRYLIC TENANT INSERTS TO BE MODIFIED.
 THIS MONUMENT SIGN SHALL BE REMOVED FOR A CONFORMING SIGN
 WITHIN 2 YEARS OF THE APPROVAL DATE OF THE MASTER SIGN PROGRAM.



SIGN TYPE M1 DOUBLE-FACED EXTERNALLY ILLUMINATED
 MULTI-TENANT MONUMENT SIGN

Scale: 1" = 1'-0"
 Sign area = 30 sq. ft.

SIGN TYPE **M2** EXISTING EXTERNALLY ILLUMINATED DOUBLE-FACED MULTI-TENANT MONUMENT SIGN TO REMAIN

Updated Tenant sign panels

LED Spot lights



**SIGN TYPE M2 DOUBLE-FACED EXTERNALLY ILLUMINATED
MULTI-TENANT MONUMENT SIGN**

Scale: 1" = 1'-0"

Sign area = 30 sq. ft.

SIGN TYPE **S3** PAD BUILDING TENANT WALL SIGNS TO REMAIN



NORTH ELEVATION



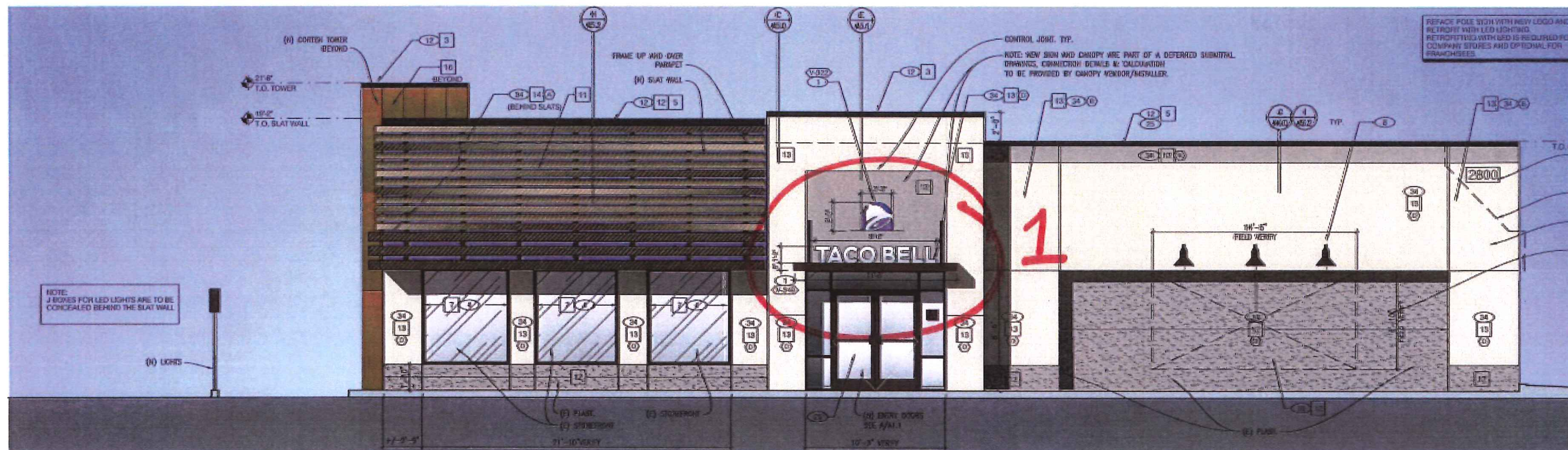
SOUTH ELEVATION



WEST ELEVATION

NOTE:
IF CHANGED AT POINT AFTER APPROVAL
TENANT MUST MEET SIGN PROGRAM.
PAD TENANT "TACO BELL" SIGNAGE WILL
REQUIRE HALO ILLUMINATED.

EXAMPLE OF TACO BELL REMODEL W/ POTENTIAL SIGNAGE



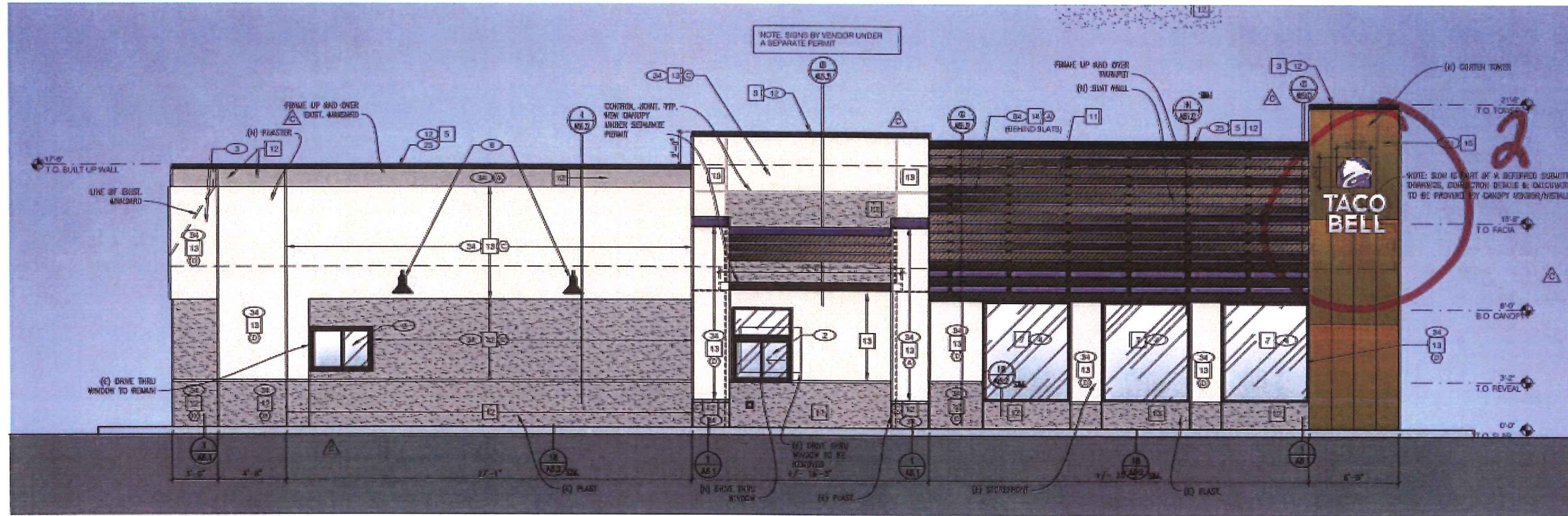
ADRIAN DAVIS MEMORIAL & ASSOCIATES, ANA ARCHITECT

1889 OLIVE/7250 BLDG. DANA POINT, CALIFORNIA 92629
PHONE: 949/333-1922 FAX: 949/422-4742

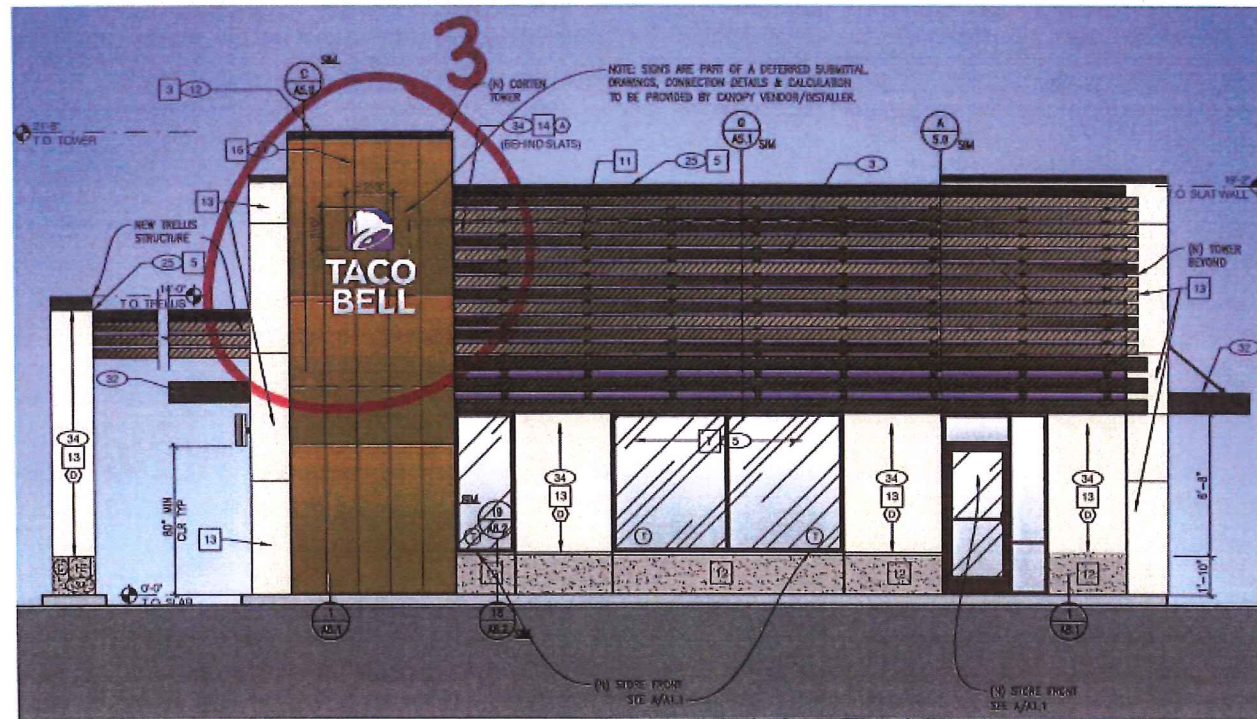


		<p>MISCELLANEOUS</p> <p>A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.</p> <p>SEALERS (REFER TO SPOCS):</p> <p>A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.</p> <p>B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.</p> <p>C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.</p> <p>"CRITICAL" DIMENSIONS:</p> <p>A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.</p> <p>NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.</p>	<p>GENERAL NOTES</p> <p>1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS. G.C. TO PROVIDED.</p> <p>2. DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.</p> <p>3. DASHED LINE INDICATES ROOF BEYOND.</p> <p>4. EXIST. STOREFRONT - G.C. TO VERIFY STOREFRONT IS IN GOOD CONDITION.</p> <p>5. NEW STOREFRONT</p> <p>6. SWITCH GEAR. PAINT TO MATCH WALL.</p> <p>7. NOT USED.</p> <p>8. GOOSENECK LAMP. (CENTER OF BRACKET AT 14'-0" A.F.F.).</p> <p>9. NOT USED.</p> <p>10. DASHED BOX INDICATES AREA OF PAINTED WALL MURAL.</p> <p>11. TOWER WITH METAL PANEL FINISH.</p> <p>12. PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A&D.</p> <p>13. NOT USED.</p> <p>14. NOT USED.</p> <p>15. NOT USED.</p> <p>16. NOT USED.</p>	<p>KEY NOTES</p> <p>17. NOT USED.</p> <p>18. NOT USED.</p> <p>19. NOT USED.</p> <p>20. BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3/A&.1</p> <p>21. NOT USED.</p> <p>22. NOT USED.</p> <p>23. NOT USED.</p> <p>24. DUROLAST SINGLE MEMBRANE ROOFING OR EQUAL.</p> <p>25. IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED.</p> <p>26. NOT USED.</p> <p>27. NOT USED.</p> <p>28. NOT USED.</p> <p>29. STOREFRONT DOOR. REFER TO DOOR SCHEDULE.</p> <p>30. NOT USED.</p> <p>31. NOT USED.</p> <p>32. METAL AWNING - BY OTHERS</p> <p>33. NOT USED.</p> <p>34. EXT. PLASTER</p>																																																																												
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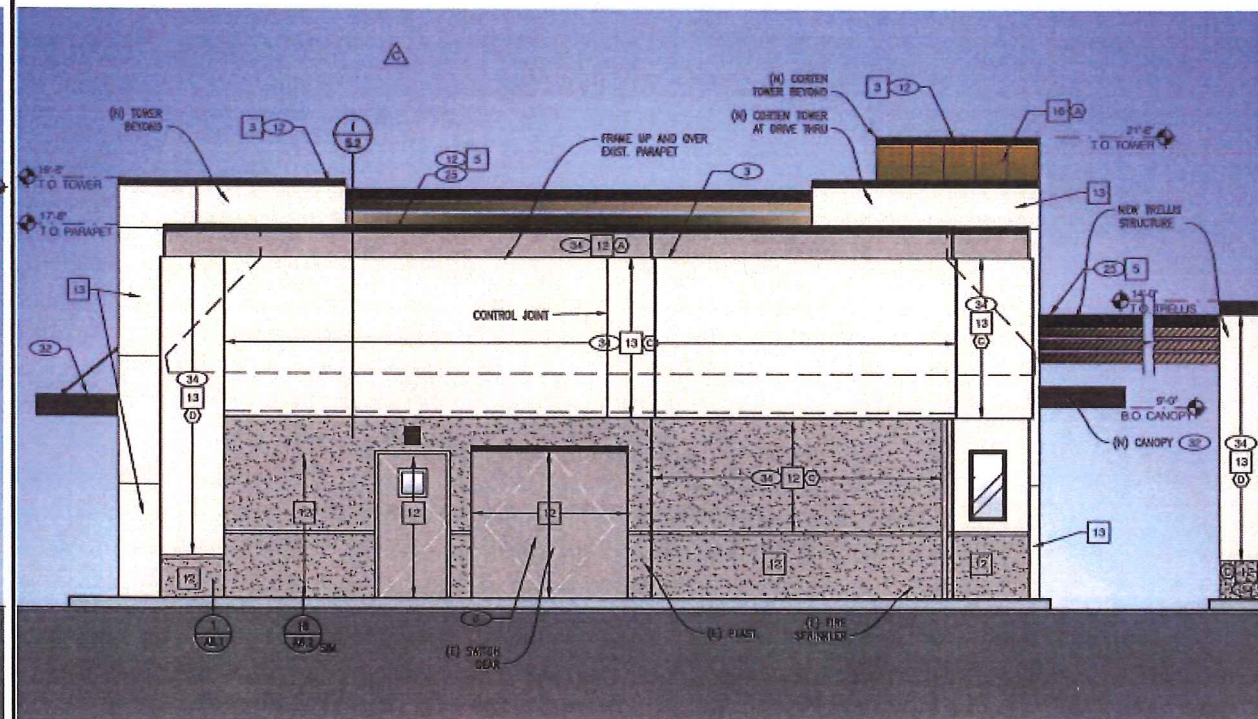
EXAMPLE OF TACO BELL REMODEL W/ POTENTIAL SIGNAGE



WEST ELEVATION 1/4" = 1'-0" A



SOUTH ELEVATION 1/4" = 1'-0" C



NORTH ELEVATION 1/4" = 1'-0" B



ARMET DAVIS NEWLOW &
ASSOCIATES, AN ARCHITECT
18000 WILSON BLVD.
SANTA MONICA, CALIFORNIA 90404
PH: 310 422-3300 FAX: 310 422-4142



10/20/2017 CLIENT REVISIONS

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CONTRACT DATE: 02.03.17
BUILDING TYPE:
PLAN VERSION: DECEMBER 2016
SITE NUMBER: 19209
STORE NUMBER:

TACO BELL
2800 JOHNSON DRIVE
VENTURA, CA 93003



EXTERIOR ELEVATIONS

A4.1

PLOT DATE: 02.08.11