



Sign Program Application Form

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

GENERAL INFORMATION

Business: VINEYARD PAVILLION SIGN PROGRAM

Address: 2409 South Vineyard Avenue, Ontario, CA 91761

? 2440

Phone: _____

Email: _____

Business License No. _____ Exp. Date: _____

Applicant: STELLAR INSTALLATIONS

Address: 400 COMMERCIAL WAY,

LA HABRA, CA 90631

Phone: 9513102896 Email: RYBARRA@STELLARINSTALLS.COM

Applicant's Representative: RYAN YBARRA

Address: 400 COMMERCIAL WAY,

LA HABRA, CA 90631

Phone: 9513102896 Email: RYBARRA@STELLARINSTALLS.COM

For Staff Use Only

File No.: PS4P 22-004

Related Files: _____

Submitted: 9/20/2022

Rec'd By: [Signature]

Fees Paid: \$ 906.14

Cash Check (# _____)

Credit Card

Receipt No.: 384328

Action:

Approved Denied

By: [Signature] 9/23/2022

PROJECT INFORMATION

Address: 2409 South Vineyard Avenue, Ontario, CA 91761

2440

Assessor Parcel No(s): _____

Development Name: VINEYARD PAVILLION

Zone: _____

Is the project site located within the Downtown District (Note: The Downtown District is bordered by "I" Street on the north, Vine Avenue on the west, railroad tracks (immediately south of Emporia Street) on the south, and Sultana Avenue on the east)?

Yes No

DEVIATIONS FROM PROPOSED SIGN STANDARDS

A Sign Program may allow certain minor deviations from prescribed sign standards, limited to: **[1]** a 20 percent increase in maximum sign area, **[2]** an increase in the maximum total number of signs allowed, and **[3]** the use of decorative exposed neon. The Planning Director may approve such deviations, provided the below-listed findings are clearly established.

(1) The Plan's contribution to the overall design quality of the site and the surrounding area will be superior to the quality that would otherwise result under regulations normally applicable to the site;

(2) The proposed signs are compatible with the style or character of existing improvements on the site and are well-related to each other; and

(3) Any deviations from the prescribed sign standards are fully consistent with the purposes of the Development Code.

Attach to this application form, a description of all requested deviations, and the reasons supporting each of the above-listed findings. Failure to clearly establish each finding will result in denial of the deviation request.

APPLICANT ACKNOWLEDGEMENT

I, the undersigned, certify and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief.

Furthermore, I hereby agree to defend, indemnify, and hold harmless the City of Ontario or its agents, officers, and employees, from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul any approval by the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer, as it pertains to this application. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

Date: 9-25-22 Signature: Ryan Ybarra
Name (print or type): RYAN YBARRA

PROPERTY OWNER OR APPROVING AGENT ACKNOWLEDGEMENT

I, the undersigned, certify and say that I am the owner, approving agent, for the property in the foregoing application, that I have read the foregoing application and know the content thereof, and agree to the filing of this application with the City of Ontario.

Date: 8-10-2022 Signature: David Massry
Name (print or type): David Massry
Address: 905 N. Avalon Blvd
Wilmington, CA 90744
Phone: 732-310-1141

City Of Ontario
Financial Services Agency
Central Cashiering
303 East B St.
Ontario, CA 91764
(909) 395-2022

For more information visit
www.ontarioca.gov

Wednesday Sep 21 2022 04:48:38 PM

PSGP22-004	
384328 Sign Program - Admin Ap proval	906.14
Credit Card Service Fee	26.28
Manual Credit Tender	
<hr/>	
Total	932.42
Manual Credit 9985	932.42
Received From: RYAN YBARRA	
Receipt #: ac-20220921-21	20340

Thank you for your payment.
Have a great day!



ONTARIO, CALIFORNIA

VINEYARD PAVILION SIGN PROGRAM

BY


SIGNS EXPRESS

1438 N. Santa Anita Avenue,
S. El Monte, California 91733

(t) 626-443-3333

(f) 626-443-3232

www.signsexpress.com

PLANNING DEPT
APPROVED
PSGP22-004
sign program
Permit No. amendment
By: 
Date: 9/23/2022

* Vineyard Pavilion
approval to allow
2448 Vineyard Ave #102
a total of 2 signs.

This master sign criteria is established to ensure the sign standards necessary and coordinate proportional exposure for all the tenants.

A. GENERAL INFORMATION & REQUIREMENT

1. Tenant shall be responsible for the costs of all signs, including installation and maintenance. Each tenant shall submit the plan to the Planning Department to process the approval and sign permit. Tenant or the tenant's sign contractor shall obtain and pay for all necessary city building & electrical permits of the approved signage prior to fabrication and installation.
2. At expiration or early termination of lease, tenant shall remove his/her sign and return the affected areas to the original condition within a ten day period. The Landlord reserves the right to hire contractors to have the required work done at tenant's expense.
3. All signs shall be manufactured and installed per City's building and electrical code, UL labels should be placed in an inconspicuous location.
4. After installation, all penetrations of exterior shall be sealed watertight in color and finish to match adjacent material. Final inspection by the City's Building and Safety Department is required in terms of signing off tenant's work after penetration.
5. Cooperative tenant promotion signs will be permitted only upon review and approval by the landlord and the City of Ontario.
6. Each tenant shall be fully responsible for all the actions of the tenant's contractor with respect to the installation of tenant's sign.
7. Each licensed sign contractor shall be responsible for the fulfillment of all requirements and specifications set here forth, completion of the installation in a workmanlike manner, clean up, patching and painting of any surface damage that the tenant's sign contractor may have caused. Tenant shall notify Landlord within one day of any defects in writing before work commencement.
8. Tenant's sign contractor shall connect sign display to the Junction Boxes that provided by the landlord's C-10 licensed electrician.

B. SIGN SPECIFICATIONS - Major Tenant

1. Sign Type - 5" deep channel letters.
2. Materials:
 - a. Returns & backings - shall be fabricated by minimum 22 gauge galvanized sheet metal with smooth catalyzed industrial enamel painted finish in lack color or minimum 0.040" thick aluminum with powder coating in black color finish.
 - b. Sign faces - minimum 3/16" thick acrylic face. The allowable colors are red #2793, yellow #2016, and green #2108.
 - c. Faces colors - Sign faces may be used of translucent vinyl film with equivalent colors overlay onto white acrylic.
 - d. Trim caps - shall be minimum 3/4" wide in black color.
3. Illumination - 13mm neon tubes or 12 volts L.E.D light modules.

4. Size - One square foot of sign area is allowed for each linear foot of width of the front elevation of the tenant space. The maximum letter size shall not exceed 60 inches and the minimum letter size shall be 12 inches.
5. Font Type - **Clarendon Bold** and **Arial Bold**
6. Number of signs - One sign per tenant per elevation. (See Exhibit B.1 and B.2)
7. Logos shall not exceed 60 inches height on the tower or the east elevation. Maximum logo area shall not exceed 25% of the allowable sign area.
8. National registered logos and colors are allowed with proof of documents.
9. Signage may be one line or two lines.
10. Secondary signs - If the tenant as a rear or side public entrance which is visible from the parking lot, the tenant is allowed for additional set of wall sign.
11. No signage are allowed for any elevation that is facing to residential properties.

C. SIGN SPECIFICATIONS - Restaurant Tenant

1. Sign Type - 5" deep channel letters.
2. Materials:
 - a. Returns & backings - minimum 0.040" thick aluminum with powder coating finish in black color on exterior. All interior to be finished in white color for even illumination.
 - b. Sign faces - minimum 1/8" thick acrylic face. The allowable colors are red #2793, yellow #2016, and green #2108. Only two (2) colors are allowed per signage, no more than one color per line.
 - c. Faces colors - Sign faces may be used of translucent vinyl film with equivalent colors overlay onto white acrylic.
 - d. Trim caps - shall be minimum 3/4" wide, black color.
3. Illumination - 13mm neon tubes or 12 volts L.E.D light modules.
4. Font Type - **Clarendon Bold** and **Arial Bold**
5. Size - Maximum one square foot of sign area for each linear foot of the tenant's leased frontage. Maximum sign height not to exceed 50 inches on north elevation and 32 inches on east and south elevation. The maximum letter height shall not exceed 32 inches and the minimum letters size shall be 12 inches. (See Table 1).
6. Number of signs - One sign will be is allowed per elevation (See Exhibit B.1). No signage are allowed for any elevation that is facing to residential properties.
7. Logos shall not exceed 50 inches height on north elevation, 32 inches height on east and south elevation. Maximum logo area shall not exceed 25% of the allowable sign area.

	
Project Name: VINEYARD PAVILION	Address: 2440-2450 S. VINEYARD AVE. ONTARIO, CA
Date: 07/01/08	Designer: LF
Revisions: Δ 021009A, 033009A Δ	

VINEYARD PAVILION

SIGNS EXPRESS MFG. CO. 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733 Tel: 626-443-3333 * Fax: 626-443-3232 STATE LIC. #552087 * U.L. APPROVED #E-119586

 加州招牌

PLAN SHEET
APPROVAL
SEP 23 2022
City of Ontario
Planning Department

C. SIGN SPECIFICATIONS - Restaurant Tenant (continued)

8. National registered logos and colors are allowed with proof of documents.
9. Signage may be one line or two lines.
10. Sign width shall not exceed 75% of the building element. (See Table 1)
11. Chan-panel type will be allowed for restaurant's description. The panel shall not exceed 20% of the allowable signage area. The panel background shall be opaque with lit graphics.

D. SIGN SPECIFICATIONS - Shop Tenants

1. Sign Type - 4.5" deep channel letters.
2. Materials:
 - a. Returns & backings - minimum 0.040" thick aluminum with powder coating finish in black color on exterior. All interior to be finished in white color for even illumination.
 - b. Sign faces - minimum 1/8" thick acrylic face. The allowable colors are red #2793, yellow #2016, and green #2108. Only two (2) colors are allowed per signage, no more than one color per line.
 - c. Faces colors - Sign faces may be used of translucent vinyl film with equivalent colors overlay onto white acrylic.
 - d. Trim caps - shall be minimum 3/4" wide, black color.
3. Illumination - 13mm neon tubes or 12 volts L.E.D light modules.
4. Font Type - **Clarendon Bold** and **Arial Bold**
5. Size - Maximum one square foot of sign area for each linear foot of the tenant's leased frontage. If the calculation in a sign area of less than 20 square feet, the sign area may be 20 square feet in each instance. Maximum height shall not exceed 36 inches. The maximum letter height shall not exceed 24 inches and the minimum letters size shall be 12 inches. Unit 105 may have its sign up to 48 inches height, maximum letter height not to exceed 24 inches and minimum letter height is 9 inches. (Table 1).
6. Number of signs - One sign will be allowed per tenant. (See Exhibit B.1)
7. Logos shall not exceed 36 inches height for single line or stacked line of signage. Maximum logo area shall not exceed 25% of the allowable sign area.
8. National registered logos and colors are allowed with proof of documents.
9. Signage may be one line or two lines.
10. Sign width shall not exceed 75% of the building element. (See Table 1)
11. Secondary signs - No secondary signs will be allowed for shop tenants.

Table 1

	UNIT NUMBER	LEASED STORE FRONTAGE	MAX. SIGNAGE AREA ALLOWED	LETTER HEIGHT		MAX. SIGN HEIGHT	MAX. SIGN WIDTH	# SIGNAGE ALLOWED
				MAX.	MIN.			
RESTAURANT TENANT	2440 North	147'-0"	64 sf	50"	12"	50"	15'-3"	1
	2440 South	147'-0"	45 sf	32"	12"	32"	16'-9"	1
	2440 East	79'-6"	80 sf	32"	12"	32"	29'-6"	1
MAJOR TENANTS	2446 North	142'-0"	80 sf	60"	12"	60"	16'-0"	1
	2446 East	34'-6"	79 sf	60"	12"	60"	15'-8"	1
	2450 East	209'-3"	100 sf	60"	12"	60"	19'-6"	1
	2450 Tower	30'-9"	121 sf	60"	12"	60"	20'-0"	1
SHOP TENANTS	2448, #101	25'-0"	25 sf	24"	12"	36"	15'-0"	1
	2448, #102	25'-0"	25 sf	24"	12"	36"	16'-4"	2
	2448, #103	25'-0"	25 sf	24"	12"	36"	16'-4"	1
	2448, #104	25'-0"	25 sf	24"	12"	36"	16'-2"	1
	2448, #105	25'-0"	25 sf	24"	9"	48"	8'-11"	1
	2448, #106	25'-0"	25 sf	24"	12"	36"	16'-4"	1
	2448, #107	25'-0"	25 sf	24"	12"	36"	16'-4"	1
	2448, #108	25'-0"	25 sf	24"	12"	36"	17'-8"	1
	2448, #109	25'-0"	25 sf	24"	12"	36"	15'-8"	1
	2448, #110	25'-0"	25 sf	24"	12"	36"	19'-6"	1
	2448, #111	25'-0"	25 sf	24"	12"	36"	16'-4"	1
	2448, #112	34'-0"	34 sf	34 sf	24"	12"	36"	16'-10"

E. SIGN LOCATION & INSTALLATION DETAILS

1. All tenant signs shall be placed within each tenant's designated area. (See Exhibit A, B)

F. WINDOW SIGNS

Permanent and temporary window signs shall not occupy more than 10 percent of the total area of the window. Permanent window signs may include graphics and vinyl letters applied to glass.

G. DOUBLE FACED MONUMENT SIGN.

Three sets of 7 feet overall height, double faced monument signs. (See Exhibit C)

H. DOUBLE FACED PYLON SIGN.

One set of 45 feet overall height, double faced pylon sign. (See Exhibit D)



Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 07/08 Designer : LF
 Revisions: Δ 021009A 023009A Δ

VINEYARD
 PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.I. APPROVED #E-119586



PLAN SHEET
 APPROVAL
 SEP 23 2022
 City of Ontario
 Planning Department

I. PROMOTIONAL EVENT AND GRAND OPENING SIGNS

1. Promotional event and grand opening signs are permitted in addition to the sign area and number allowed for other classes of signs according to the City of Ontario Sign Ordinance. The sign permit application must be filed and approved by the Planning Department.
2. Promotional and grand opening signs may not be placed within the public right-of-way, on public property, or in any location which interferes with vehicular, bicycle, or pedestrian circulation or safety.

J. PROHIBITED SIGNS

- | | |
|--|---|
| <ul style="list-style-type: none"> * Flashing signs * Roof Signs * Hazardous signs * Home occupation signs * Portable signs * Moving signs | <ul style="list-style-type: none"> * Inflatable and mylar balloons * General advertising (Off-Premises) signs * Sign erected without a permit * Temporary sign display without a permit * Signs that emit or generate sound * Signs erected upon or over common area. |
|--|---|

K. INSURANCE

The licensed sign contractor shall carry Workmen's Compensation and Public Liability Insurance in amount of \$2,000,000.00 per occurrence against all damages suffered or done to any and all persons and property while engaged in the construction or erection of signs. The additional liability insurance policy naming **KO'S VINEYARD PAVILION, INC.** As an additional insured and shall be submitted to the landlord before the sign is installed.

L. APPROVAL AND PERMIT

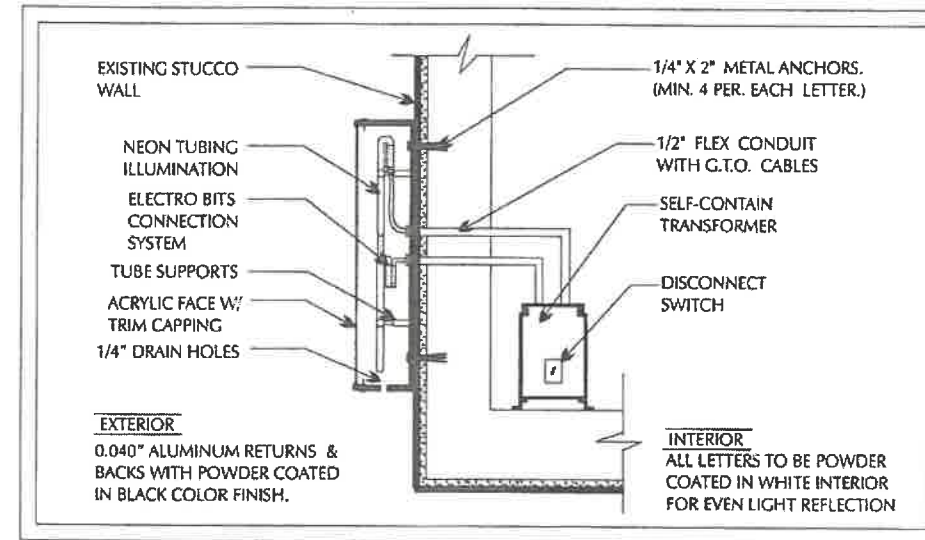
Three sets of colored shop drawings (min. 1/8"=1'-0") must be submitted to the Landlord for approval prior submitting to the Planning Department to process for approval and permits. The shop drawings shall be drawn and submitted by a licensed contractor, including the contractor's name, address, contact phone numbers, state license number, and Underwriter Laboratory number. The application for the sign permit shall be made to Ontario City Planning Department and shall include the following.

- * a scaled and dimensioned building elevation with sign locations;
- * signage details, size, material, colors, dimensions, and location;
- * installation section details;
- * site plan with north arrow; and
- * Landlord approval.

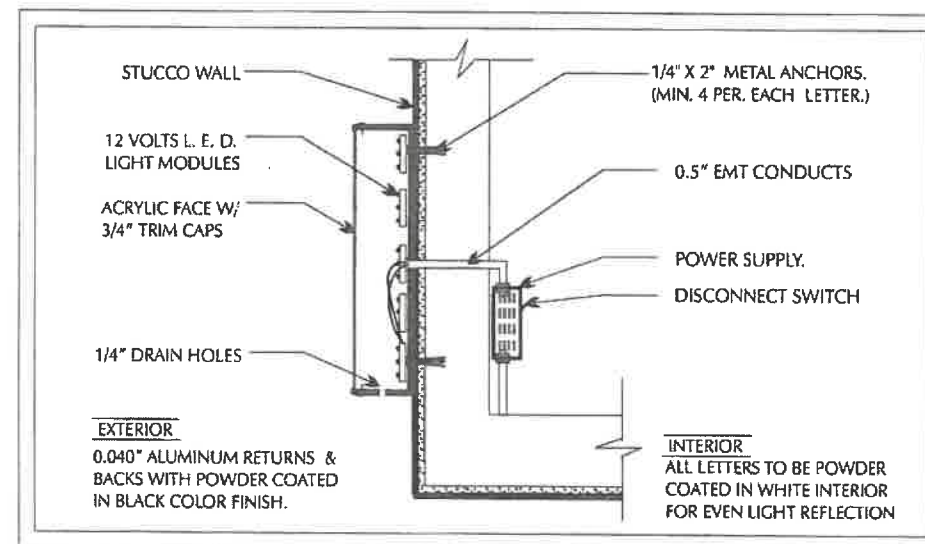
M. FUTURE DEVELOPMENT

This sign criteria shall apply to all development in the shopping center building. Additional phases of the development shall be incorporated into the sign criteria in the future.

EXHIBIT A.1



INTERNALLY ILLUMINATED BY 13MM NEONS



INTERNALLY ILLUMINATED BY 12V L. E. D. MODULES



Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 070108 Designer : LF
 Revisions: Δ 021009Δ 033009Δ

VINEYARD PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.L. APPROVED #E-119586

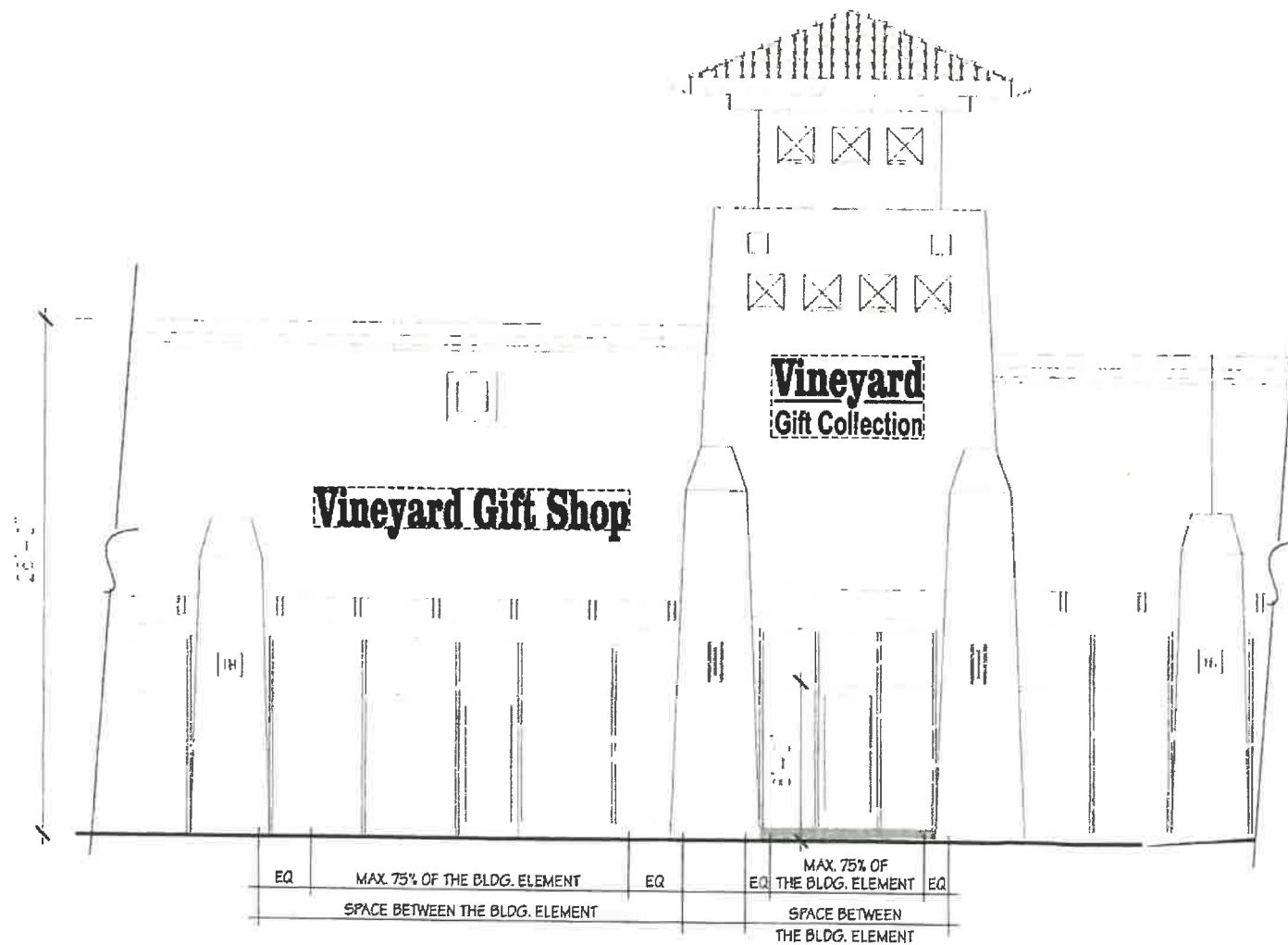


PLAN SHEET APPROVAL

SEP 23 2022

City of Ontario Planning Department

EXHIBIT A



RESTAURANT TENANT
 MAXIMUM LETTER HEIGHT (NORTH)- 50"
 MAXIMUM LETTER HEIGHT (SOUTH)- 32"
 MAXIMUM LETTER HEIGHT (EAST)- 32"
 MINIMUM LETTER HEIGHT - 12"

MAJOR TENANTS
 MAXIMUM LETTER HEIGHT - 60"
 MINIMUM LETTER HEIGHT - 12"

SHOP TENANTS
 MAXIMUM LETTER HEIGHT - 24"
 MINIMUM LETTER HEIGHT - 12"
 (MIN. 9" FOR 2446 unit #105)

MSP
 MASTER SIGN PROGRAM

Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 07/01/08 Designer : LF
 Revisions: Δ 021009A 033009A A

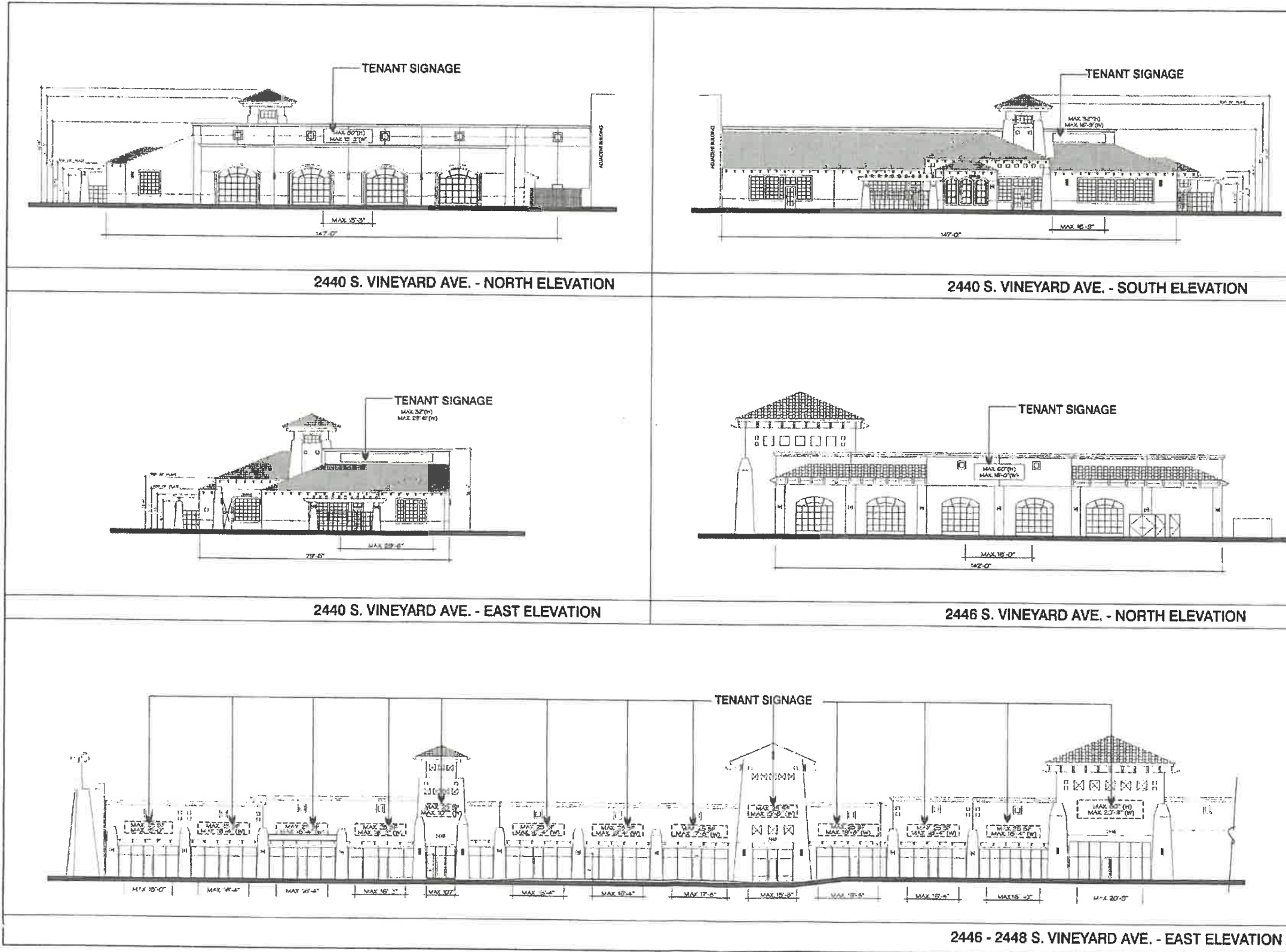
VINEYARD PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.L. APPROVED #E-119586

加州招牌

PLAN SHEET
 APPROVAL
 SEP 23 2022
 City of Ontario
 Planning Department

EXHIBIT B.1



Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 070108 Designer : LF
 Revisions: Δ 021009Δ 033009Δ A

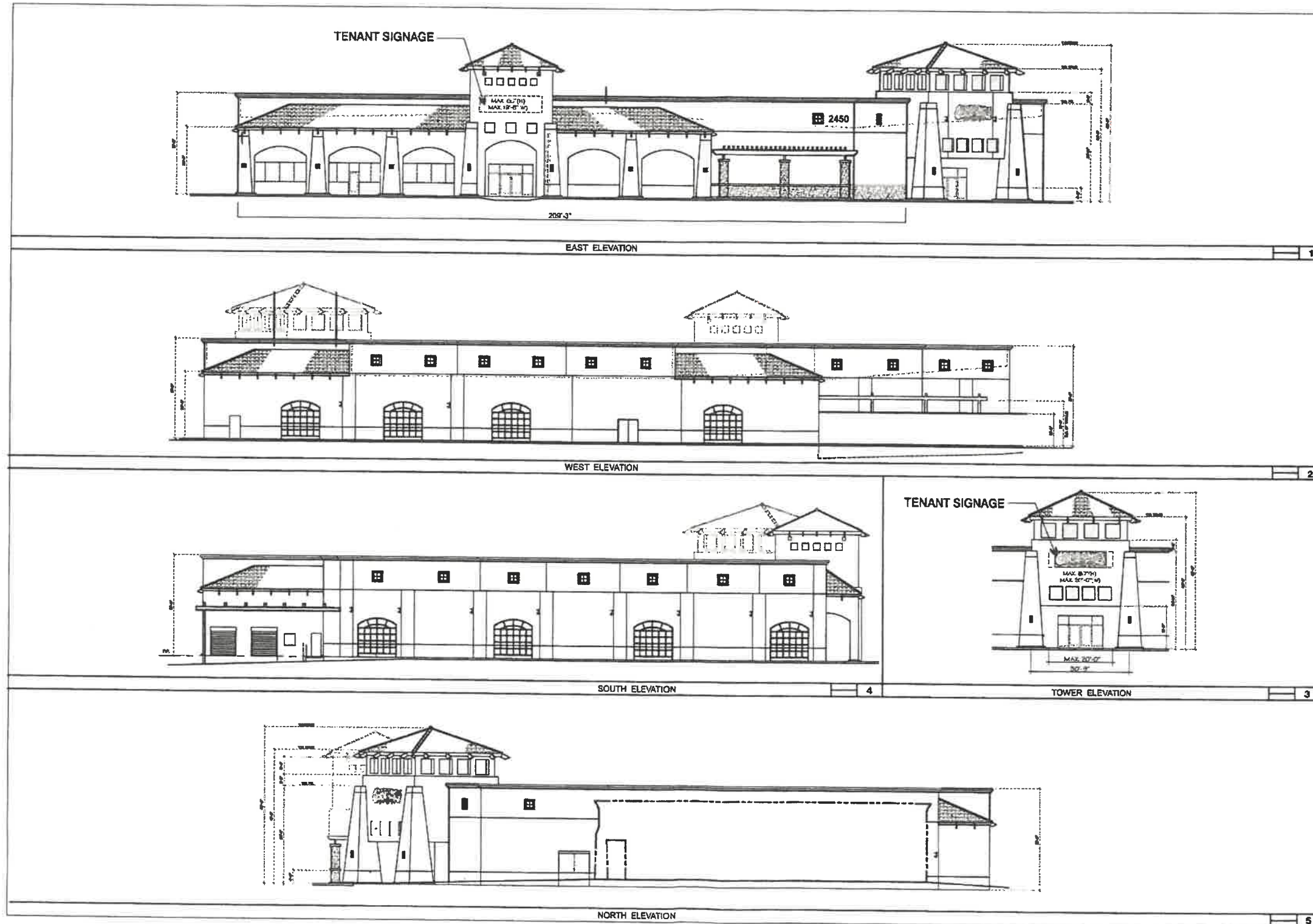
VINEYARD PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #652097 * U.L. APPROVED #E-119586



PLAN SHEET APPROVAL
 SEP 23 2022
 City of Ontario Planning Department

EXHIBIT B.2



Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 070108 Designer : LF
 Revisions: Δ 021009Δ 033009Δ ▲

VINEYARD PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.L. APPROVED #E-119586

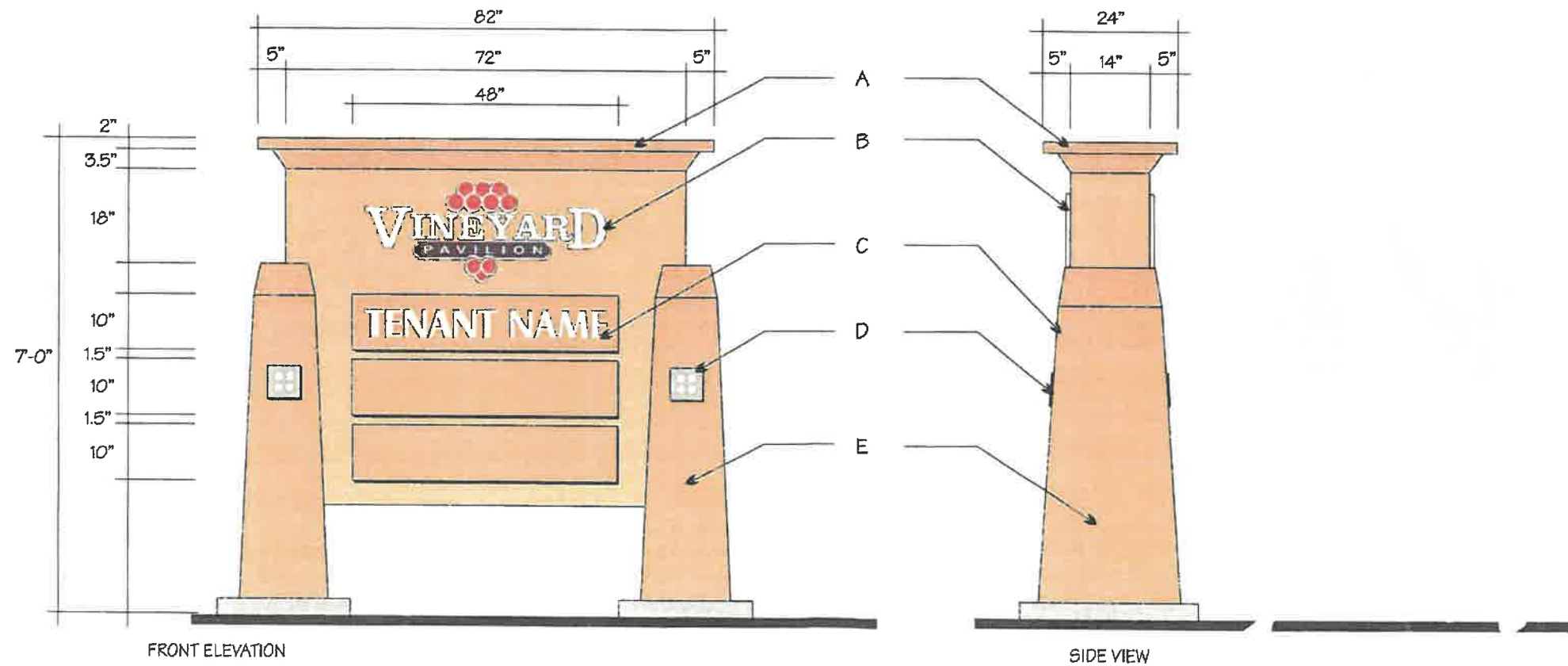


PLAN SHEET APPROVAL
 SEP 23 2022
 City of Ontario Planning Department

EXHIBIT C

PROPOSED 7'-0" OVERALL HEIGHT DOUBLE FACE MONUMENT SIGN.

- A. MONUMENT CROWN MOLDING, USING 0.090" THICK ALUMINUM WITH TEXTURE FINISHED TO MATCH THE BUILDING MOLDING COLOR #DE6143.
- B. 3/4" THICK CLEAR ACRYLIC LETTERS PUSHED THRU ON ALUMINUM SIGN PANEL. INTERNALLY ILLUMINATED BY 800 MA LAMPS.
- C. 0.090" THICK ALUMINUM SIGN CABINET WITH TEXTURE FINISHED TO MATCH THE BUILDING WALL COLOR #DE6142. INTERNALLY ILLUMINATED BY 800 MA LAMPS. TENANTS' SIGN PANEL TO BE ROUTED GRAPHICS W/ACRYLIC BACKING.
- D. 1.5" DEEP DECORATIVE ALUMINUM REVERSE BOX TO MATCH BUILDING COLUMN FIXTURE.
- E. 0.090" THICK ALUMINUM POLE COVERS WITH TEXTURE FINISHED TO MATCH THE BUILDING WALL COLOR #DE6143.



(7)



Project Name: VINEYARD PAVILION
 Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
 Date : 070108 Designer : LF
 Revisions: Δ 021009A 033009A Δ

VINEYARD
 PAVILION

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.L. APPROVED #E-119586



PLAN SHEET
 APPROVAL
 SEP 23 2022
 City of Ontario
 Planning Department

EXHIBIT D

EXISTING 45'-0" OVERALL HEIGHT FREEWAY PYLON SIGN TO BE REMAINED.



WEST ELEVATION



EAST ELEVATION



Project Name: VINEYARD PAVILION
Address : 2440-2450 S. VINEYARD AVE. ONTARIO, CA
Date : 070108 Designer : LF
Revisions: Δ 021009A 053009A Δ

**VINEYARD
PAVILION**

SIGNS EXPRESS MFG. CO.
 1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * Fax: 626-443-3232
 STATE LIC. #552097 * U.L. APPROVED #E-119586



PLAN SHEET
APPROVAL
SEP 23 2022
City of Ontario
Planning Department