



**City of Ontario
Planning Department**
303 East "B" Street
Ontario, CA 91764
Phone: (909) 395-2036
Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION

Property Owner: Pacific/Lewis Properties
Address: P.O. Box 3060, Newport Beach, CA 92658
Telephone No.: (949) 760-8591 Fax No.: (949) 760-8584
Email: _____

Applicant: Pacific/Lewis Properties, Tony Zarinelli, Project Manager
Address: P.O. Box 3060, Newport Beach, CA 92658
Telephone No.: (949) 521-3746 Fax No.: (949) 760-8584
Email: TZarinelli@pdgcenters.com

Applicant's Representative: Mitch Chemers
Address: 9736 Eton Ave., Chatsworth, CA 91311
Telephone No.: 818-468-2955 Fax No.: 818.787.0415
Email: mitch@signbump.com and dave@visiblegraphics.com

Staff use only

File No.: PSLP15-007
Related Files: _____
Submission Date: 12/09/15
Rec'd By: JG
Fees Paid: \$ 1225.00
Receipt No.: 270722

Action:
 Approved Denied

By: Jeanie Aquino
(Historic) By: _____
Date: 01/26/16

SITE INFORMATION

Site Address (include N, S, E or W): 1337 N. MOUNTAIN AVE. ONTARIO, CA 91762
Assessor's Parcel No.: 1008-431-26-0000
Development Name: _____
Zone: Mountain Village (5104-SP) Euclid Avenue Overlay District?: Yes No

PROPERTY OWNER ACKNOWLEDGEMENT (Completion of this section is required only if the applicant is a renter)

I hereby certify and say that I am the owner/authorized agent of the real property involved in this application and do hereby consent to the filing of this Sign Permit application.

Signature: [Signature] Date: 11/30/2015
Name (print or type): Arne K. Youngman, Partner
Address P.O. Box 3060, Newport Beach, CA 92658

NOTES

**PLANNING DEPT
APPROVED**

Permit No. PSLP15-007
By: Jeanie Aquino
Date: 01/26/16

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v:1.0.3886

CITY OF ONTARIO
REVENUE DEPARTMENT
303 E. B STREET
ONTARIO, CA 91764
(909)395-2022

Qty Fee
1,225 \$1,225.00

Total Fee: \$1,225.00

Ref#: 006
Rcpt#: 270722
Acct Date: 12/09/2015 01:17:35PM
Date/Time: 12/09/2015 01:17:38PM
Payor: Pacific/Lewis Propert
ies, TIC

Permit #: PSGP15-007
Sign Program \$1,225.00

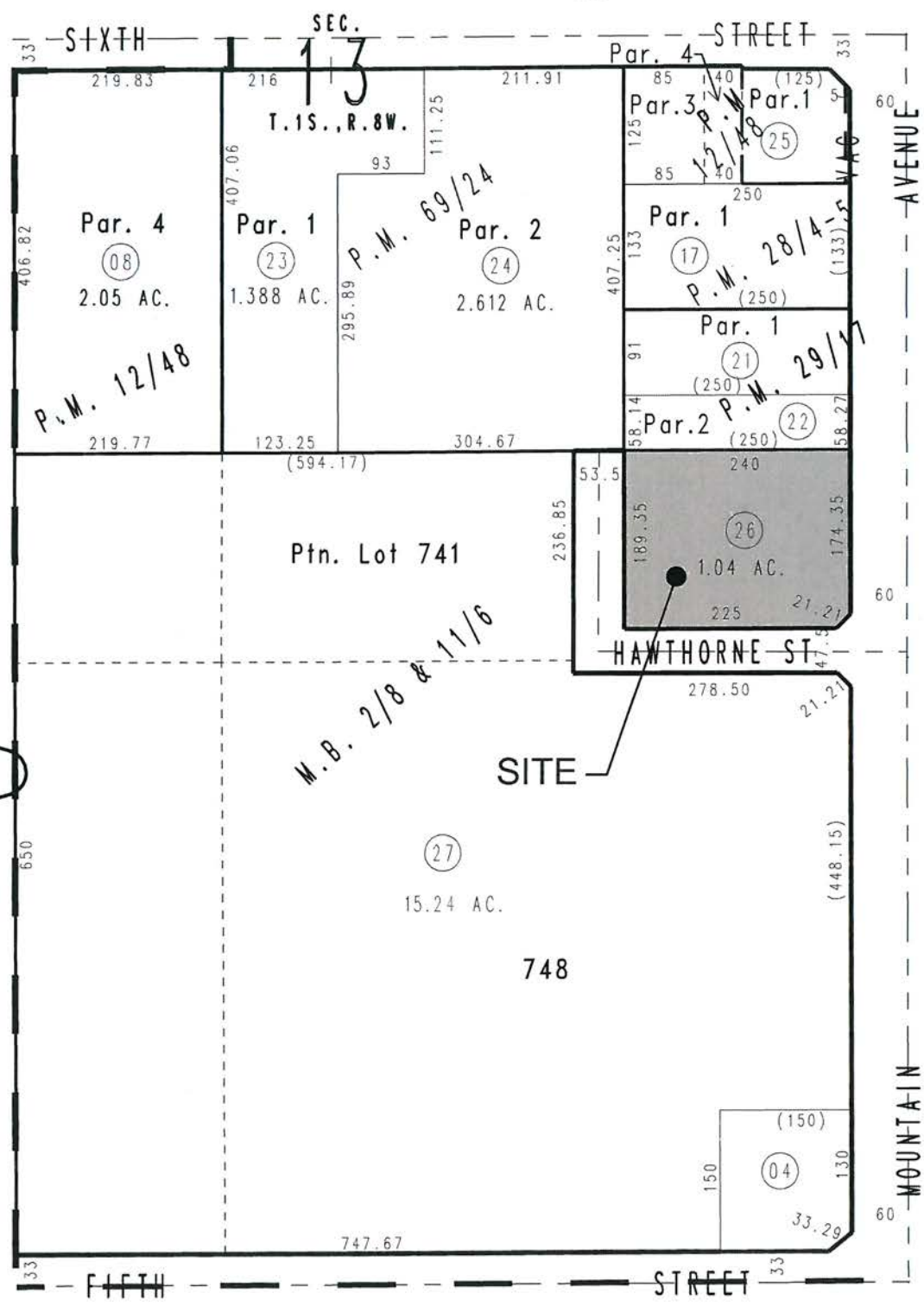
RECEIPT SUMMARY

AMOUNT PAID = \$1,225.00
CASH TENDERED = \$0.00
CHECK TENDERED = \$1,225.00
CREDIT CARD TENDERED = \$0.00
MULTIPLE TENDERS = \$0.00
OTHER TENEDERS = \$0.00

CHANGE DUE = \$0.00
UNAPPLIED = \$0.00

28

27



Master Sign Program

February 4, 2016

**1337 N. MOUNTAIN AVE.
ONTARIO, CALIFORNIA 91762**

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Purpose

The purpose of this program is to ensure that the wall signs are of appropriate size, design and placement so that they're in harmony with the building and add to its overall appearance in order to help convey a feeling of consistent high quality appearance.

Prohibited Signs

- A-frame (portable) signs, unless approved as part of a temporary display by the City of Ontario.
- Balloon, inflated signs, kites, and any other type of aerial sign unless approved as part of a temporary display by the City of Ontario.
- Billboards;
- Flashing, blinking, rotating or otherwise animated signs, except barber poles and time/temperature signs.
- Roof signs;
- Signs affixed to a vehicle;
- Signs erected upon or over public property: No person, firm, corporation, except a public officer or public employee in the performance of a public duty, shall paint, place, mark, write on, post, erect, maintain, attach or otherwise affix any hand-bill, notice or sign on any public property, within any public right-of-way or appurtenances thereof, within the city, including, but not limited to, any sidewalk, crosswalk, curb, curbstone, lamppost, street light, fire hydrant, tree, shrub, tree stake or guard, utility pole or wire or other appurtenance thereof, lighting system, bridge, drinking fountain, street sign, traffic sign, traffic device, fence, public playground equipment or facility, railroad trestle, wall, bus bench, any fixture of the fire alarm or police telegraph system, building or structure or any other object located on public property or within any public right-of-way;
- Signs that emit or generate sound, smoke or similar material;
- Signs shall not be placed on a rock, tree, or other natural feature.

Temporary Signs

- Temporary signs, banners, flags, and other advertising devices, except floodlights, placed on an occupant's property, subject to the following requirements:
 - The total area of all signs in the advertising device shall not exceed an area equivalent to one-half (1/2) of the total sign area allowed for permanent signs for the use;
 - No such sign or device is to be located in a manner not permitted for permanent signs;
 - Temporary signs may be allowed up to a maximum of thirty (30) days per calendar year;
 - No such sign or device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjoining properties;
 - Special permits are required for temporary signs.
- Temporary window and wall signs are allowed including covering a maximum of:
 - Windows facing public streets and/or parking lots shall comply with provisions of this Article, limiting window signs, logos, and other displays to a maximum of twenty-five percent (25%) of the window area to allow visibility into the establishment for security purposes;
 - Temporary signs shall be limited to a maximum of two (2) fifteen (15) day periods per calendar year.

PLANNING DEPT APPROVED	
Permit No.	PSGP15-007
By:	<i>Jeanie Ogilvie</i>
Date:	02/04/16

V I S I B L E G R A P H I C S	
	21520 Strathern Street Canoga Park, CA 91304 T 818.787.0477 x1062 E-Fax 818.477.5123 www.visiblegraphics.com
Sr Acct Mnger <u>Dave M.</u>	Landlord:
Coordinator _____	Pacific Development Group II
Layout <u>Mitch C.</u>	One Corporate Plaza
NATIONAL SIGN FABRICATION, PROJECT MANAGEMENT AND DESIGN	
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Newport Beach, CA 92660 Phone 949.760.8591 Fax 949.760.8584	

Signage Guidelines

1. General guidelines

- Tenants may install one window sign. Not to exceed 25% of window area;
- Tenant wall signs may not exceed 80% horizontal width of designated sign band;
- Tenant wall sign areas may not exceed those show for each Tenant on elevations herein. Allowable widths and heights may never cause a sign to exceed the maximum allowable sign area for each Tenant wall sign.
- Tenant wall signs may only be installed in the specific locations shown on the site plan and elevations herein;
- Wall signs are not allowed on the North Elevation of the building;
- Sign colors should be limited to a maximum of two (2) colors, plus white. Additional colors may be included on the condition that the corporate logo has a nationally registered trademark;
- Overall sign area shall be computed by drawing no more than eight (4) connected lines around the outer perimeter of the letters, logo and secondary sign (if applicable). Ascenders & descenders shall be included in sign area calculation;
- Sign cabinets shall not be permitted.
- Wall signs must comply with the City of Ontario and California Building & Electrical codes.
- All penetrations into building must have watertight seals.
- Sign materials are identical for every allowable sign location. Overall size, letter size and wall placement are identified for each sign on the elevations within this exhibit. Each wall sign is entitled to a choice of one or two lines of text for channel letters.
- Raceways are only allowed with written permission of property if it can be proven that a raceway is required.

2. Channel letters and logo

- Individual channel letter text shall make up the primary sign identity for wall signs. Although there is no strict required text to logo size ratio, the designed sign should be visually balanced and attractive.
- Channel letters & logos are to be constructed from pre-finished .063 aluminum or 24 gauge painted or enamel baked steel with recommended 3" to 5" deep returns.
- Channel letters & logos must be installed flat against the wall with the depth of the sign not exceeding eight (8) inches;
- Illumination to be provided by internal L.E.D. Only acceptable as a light source when no spotting can be seen;
- Each wall sign may utilize one logo. Such logo must follow all guidelines for channel letters.
- Logo height may never exceed 1 1/2 times the maximum height of allowable text within its specific wall sign.

3. Secondary sign

Each sign may include one non-illuminated secondary sign.

A. Applicable to all Secondary Signs

- Must be flat cut-out aluminum or stainless steel no thicker than 1/2".
- Must be spaced off of wall 1/2".
- Must be contained within the overall boundaries of an allowable wall sign.
- May not be internally illuminated.
- Studs must have metal standoffs painted to match the wall.
- May be either a solid graphic or individual letters.
- May be installed whether sign has one line of text or two lines of channel letter text.

B. Applicable to signs designed with one line of text.

- May not be higher than 6".
- May not exceed 20% of the overall allowable area of a sign.

C. Applicable to signs designed with two lines of text.

- May not be higher than 4".
- May not exceed 15% of the overall allowable area of a sign.

Submittal Requirements

Tenant shall pay for all signs, their installation and all other labor, materials and maintenance. Tenant must file, pay and obtain any licenses, permits as required for sign installation. All permanent building signs must be approved by Landlord and permitted by the City of Ontario prior to installation. Landlord has the right to refuse approval of any sign which does not conform to the criteria set forth herein.

Approval shall be based on:

- Conformity with this Master Sign Program, and;
- Tenant shall email or provide hardcopies of the proposed design to Landlord for review. Upon receiving the landlord's signed approval, the tenant shall then submit three (3) copies to the City of Ontario. Drawings shall include the following as required by the City of Ontario:
 - The size, color and construction of all lettering and (if applicable) logos.
 - Scaled section drawing(s) of the sign showing its construction and installation method.
 - Scaled illustration(s) showing the size and location of the sign in relation to the store facade.
 - A site plan showing the location of the sign in relation to the surrounding businesses and streets.

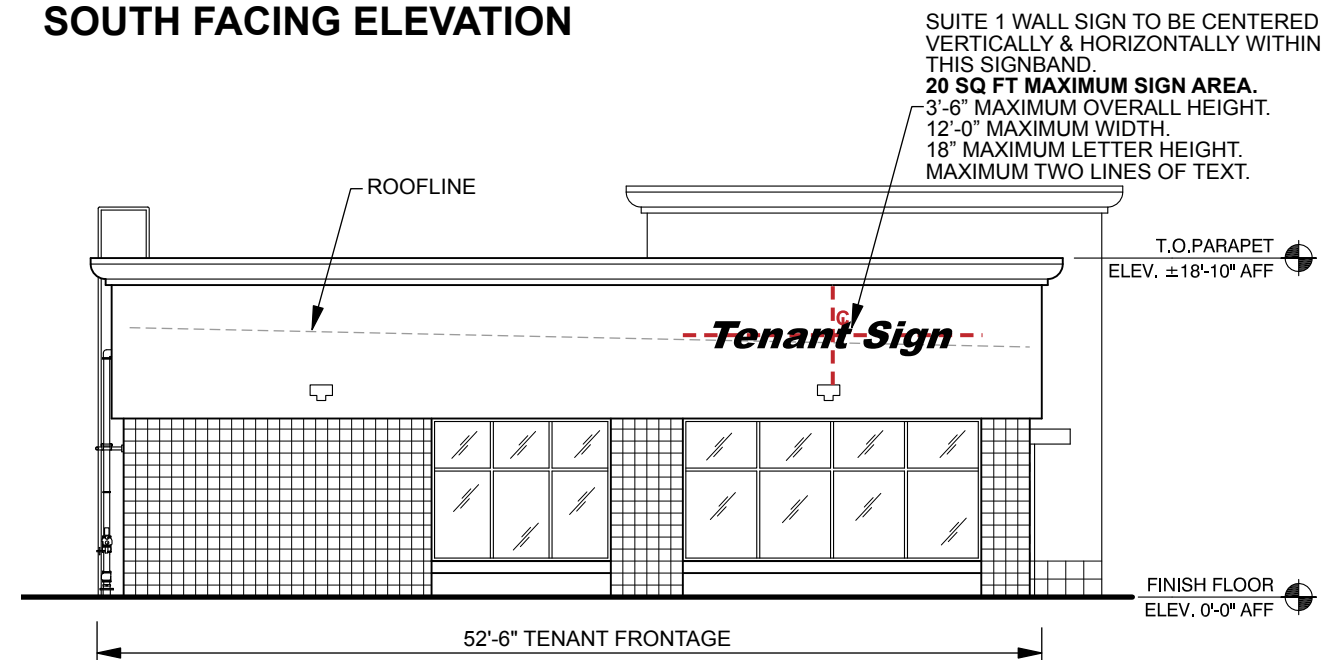
Upon receipt of permits, Tenant shall forward one copy of permit to Landlord prior to installation of signs. Any drawings returned to Tenant marked for changes must be re-submitted with proper corrections. Any sign that is installed by a Tenant that does not conform to the drawings approved by the property owner or the City shall be corrected by tenant within thirty (30) days after written notice. In the event Tenant's sign is not brought into compliance within this period, the Landlord shall have the option to correct or replace said sign at Tenant's sole expense. Unpermitted signs are subject to removal and/or fees and fines by Landlord and/or the City of Ontario.

INSTALLER REQUIREMENTS

Installation shall be performed only by a licensed electrical contractor or electrical sign installer (Class C-45), which shall maintain Workers' Compensation Insurance and General Liability insurance in the amount of \$1 million or greater. Tenant is responsible for verifying the required coverage. Tenant is responsible for repairing any damage to building fascia caused by sign contractor or others. Nothing contained in this Master Sign Program shall constitute a representation by the Landlord in lieu of any Municipal requirements regarding signs and signage, and in the event of a conflict between the criteria set forth in this document and such requirements, the municipal requirements shall control Tenant's allowable signs and signage.

South Elevation

SOUTH FACING ELEVATION



Ⓐ SOUTH ELEVATION
SCALE 3/32" = 1'

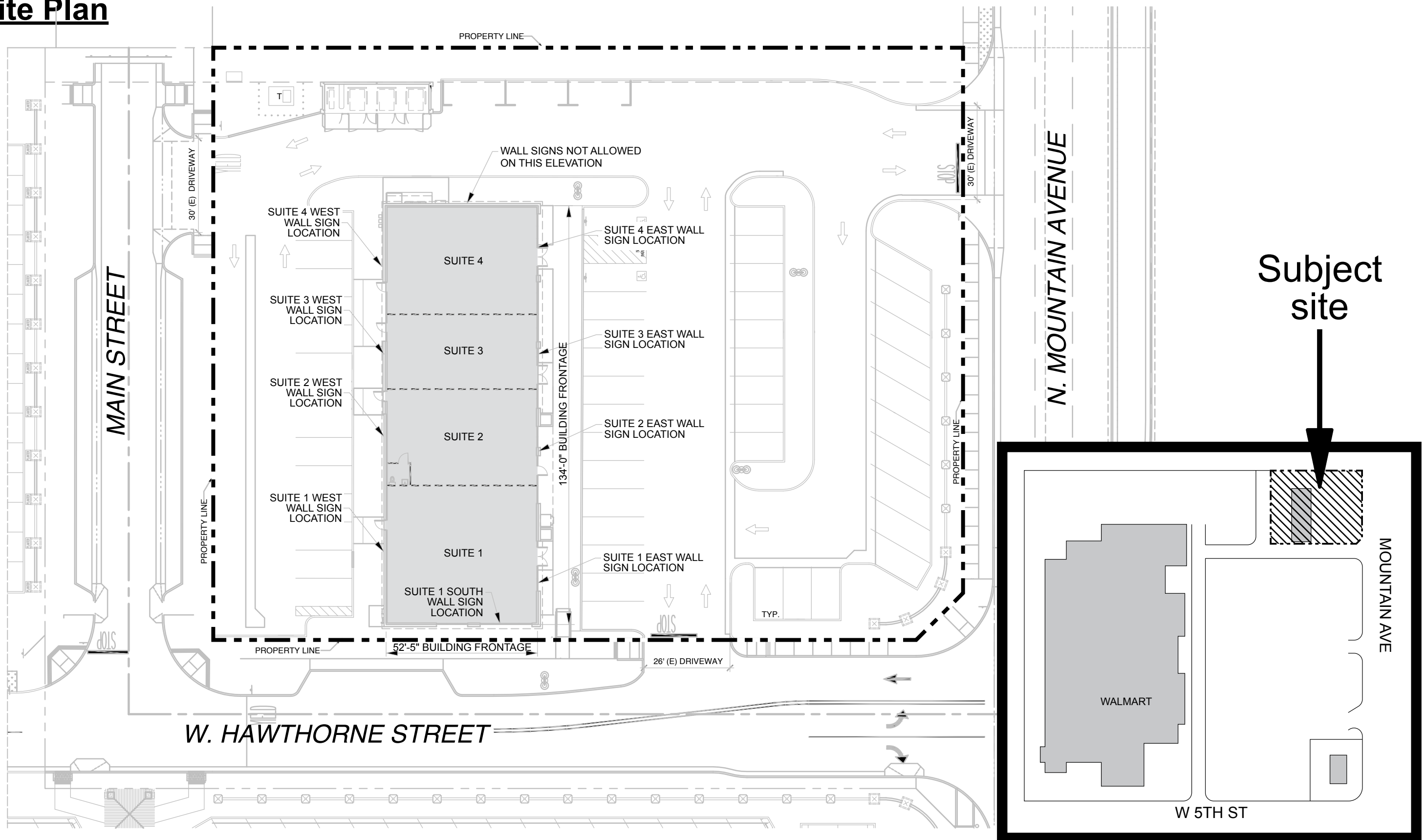
VISIBLE GRAPHICS

21520 Strathern Street
Canoga Park, CA 91304
T 818.787.0477 x1062
E-Fax 818.477.5123
www.visiblegraphics.com

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Site Plan



(A) SITE PLAN
SCALE 1" = 30'

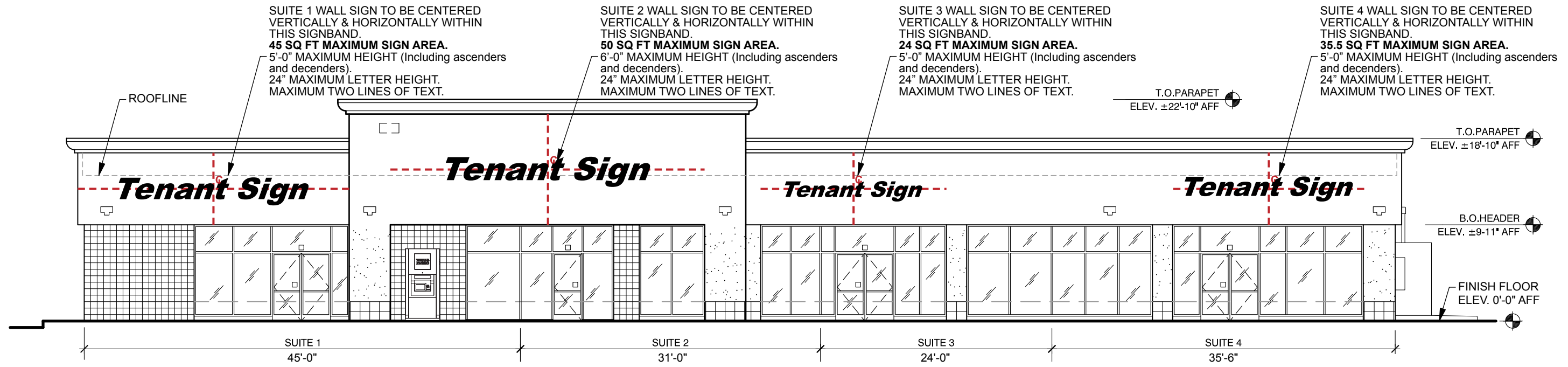
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East and West Elevations

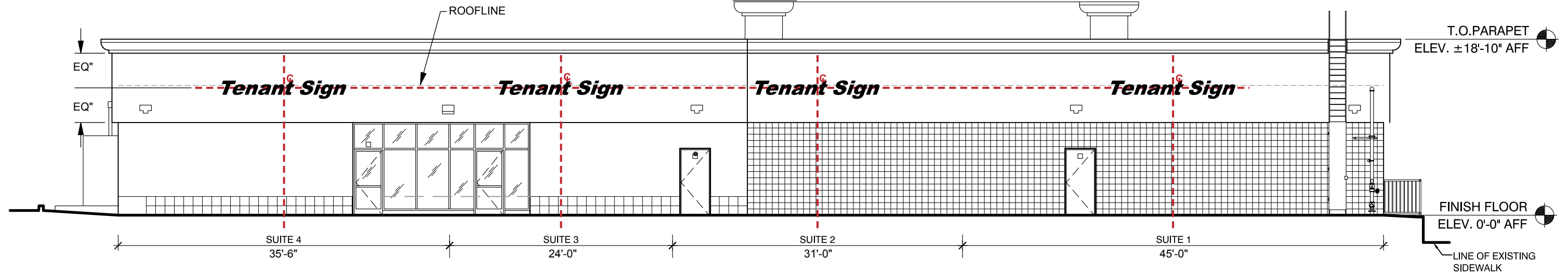
EAST STREET-FACING STOREFRONT



(A) EAST ELEVATION
SCALE 3/32" = 1'

WEST STREET-FACING STOREFRONT

ALL WEST FACING WALL SIGNS TO BE CENTERED VERTICALLY WITHIN THIS SIGNBAND.
 EACH WALL SIGN TO BE CENTERED HORIZONTALLY WITHIN ITS LEASE LINE.
24 SQ FT MAXIMUM SIGN AREA.
 4'-0" MAXIMUM HEIGHT (Including ascenders and decenders)
 14'-0" MAXIMUM WIDTH.
 18" MAXIMUM LETTER HEIGHT.
 MAXIMUM TWO LINES OF TEXT.



(B) WEST ELEVATION
SCALE 3/32" = 1'

VISIBLE GRAPHICS



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