



**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 (print or type)

Property Owner: DEL RIO DEVELOPMENT, LLC
 Address: 1862 PARK SKYLINE RD., SANTA ANA, CA. 92705
 Telephone No.: (714) 544-6946 Fax No.: (714) 544-5185

Applicant: DEL RIO DEVELOPMENT, LLC
 Address: 1862 PARK SKYLINE RD., SANTA ANA, CA. 92705
 Telephone No.: (714) 544-6946 Fax No.: (714) 544-5185

Applicant's Representative: LOREN BRUCKER
 Address: P.O. Box 1743, NEWPORT BEACH, CA. 92659
 Telephone No.: (949) 723-1600 Fax No.: (949) 723-1625

(For staff use only)
 File No.: PSGP12-006
 Related Files: _____
 Submittal Date: 10-31-12
 Rec'd By: Man
 Fees Paid: \$ 1225
 Receipt No.: _____
 Action: Approved Denied
 By: Churd
 Date: 3/4/13

SITE INFORMATION

Site Address (include N, S, E or W): 2235 E. 4TH STREET, ONTARIO, CA. 91764
 Assessor's Parcel No.: 0210-311-02-0-000
 Development Name: DEL RIO BUSINESS CENTER
 Zone: M-2 Euclid Avenue Overlay District?: Yes No

NOTES

Del Rio Business Center

2235 East 4th St.

Ontario

- Index A
- Elevations B
- Site Plan C
- Sign Criteria D
- Monument E



THE SIGN SHOP

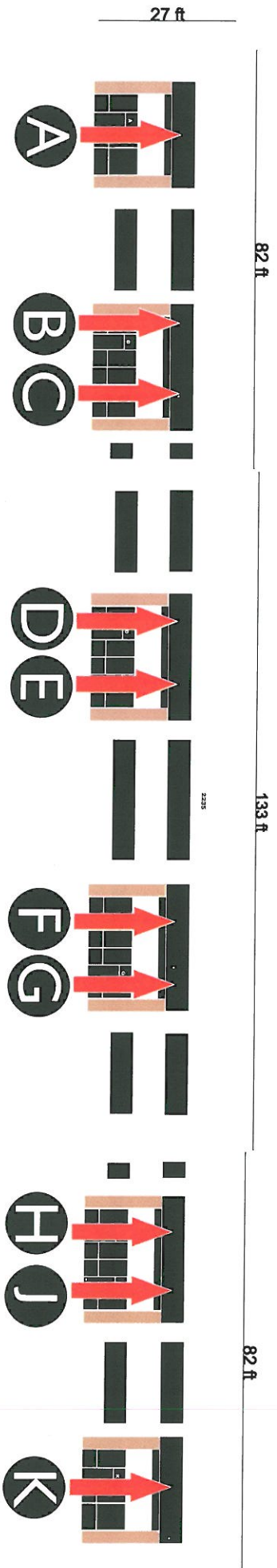
9223 Archibald Ave, Suite A Rancho Cucamonga, CA. 91730

Phone: 909-945-5888 Fax: 909-941-7395

PLANNING DEPT APPROVED	
Permit No. <u>PSGP 12-006</u>	
By: <u>[Signature]</u>	
Date: <u>3/4/13</u>	

A

Del Rio Business Center
2235 East 4th St.
Ontario



SIGN LOCATIONS

B.1

Upper Sign Area: Maximum 30" tall by 10 feet wide, centered.

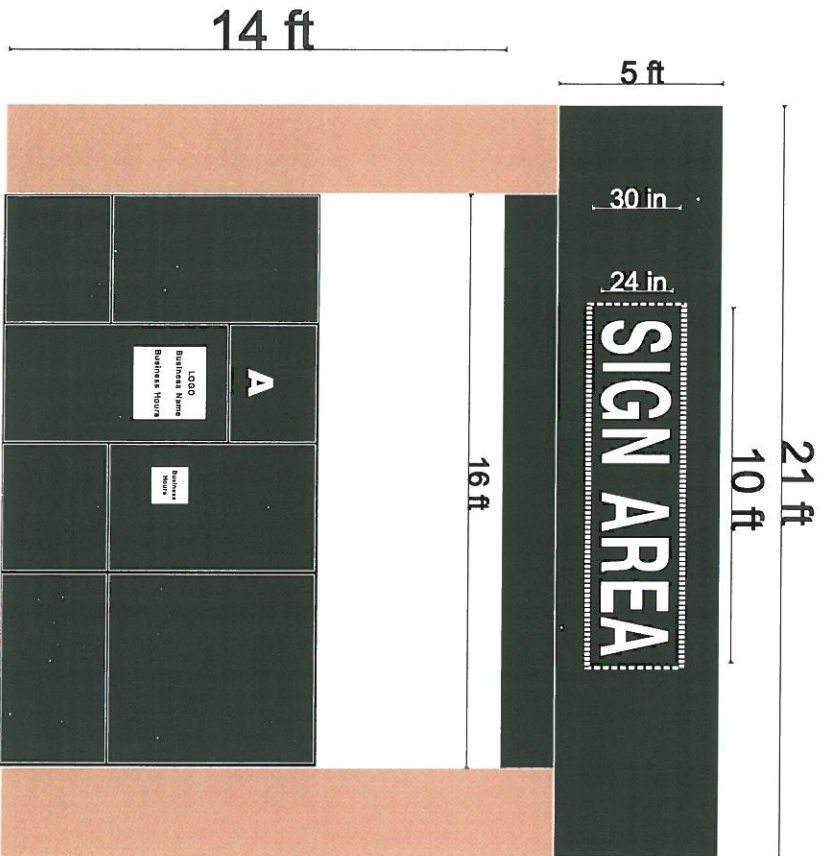
Maximum Logo Height: 30". Single Line Maximum letter height of 24"

Two Lines of text allowed, 30"x120".

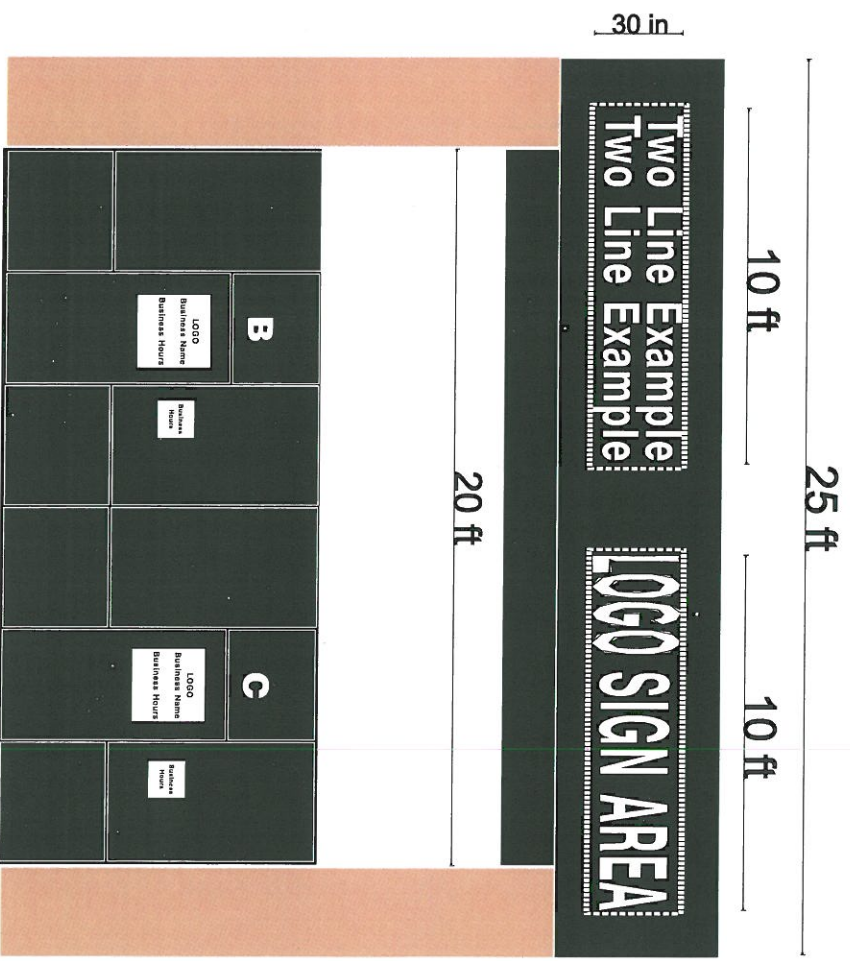
High Performance White Vinyl, including logo, centered in designated area.

Door Sign: 24" wide x 24" tall for Logo (color if desired), Business Name.

Sign (Right Side Of Door): 12"x12" Business Hours.



Same as suite K



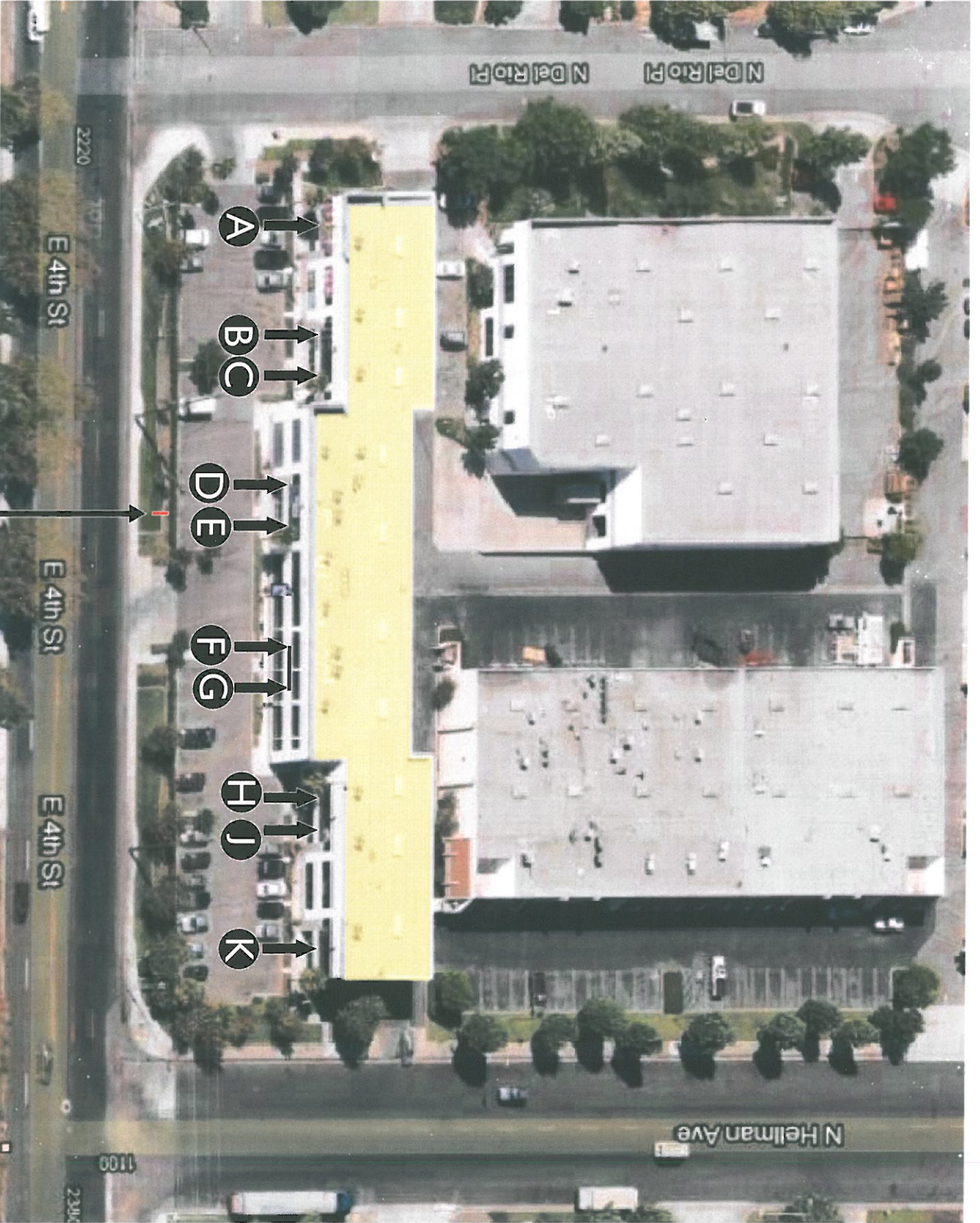
Same as suites D, E, F, G, H, J

Suite Letters Existing

SIGN SIZES B.2

24 in
120 in
SIGN AREA

Text Detail B.3



Satellite Site Plan

Monument Placement
Monument Details in section E

Del Rio Business Center
2235 E. 4th St

Del Rio Business Center
2235 East 4th Street, Ontario, CA 91764
Sign Criteria

This criteria is been established for the purpose of assuring an outstanding business center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any non-conforming or unapproved signs installed must be brought into conformance at the expense of the tenant.

1. General Requirements
 - a. All signs shall conform with the requirement of the sign program.
 - b. Each tenant shall submit or cause to be submitted to the Owner/Property Manager for approval before fabrication a detailed drawing plan of the location, size, layout, design and color of the proposed sign, including all lettering and graphics.
 - c. All permits for the signs and their installation shall be obtained by the tenant or their representative prior to installation and tenant is responsible for the fulfillment of all requirements and specifications (Ontario Development Code Chapter 1, Article 31).
 - d. All signs shall be constructed, installed at the tenant's expense.
 - e. Tenant is responsible for removal of installed signage and removal of adhesive.
 - f. All signs shall be reviewed by property owner/property manager for compliance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner/Property Manager and shall be subject to city approval.
2. General Specifications
 - a. Tenant signs for the building are permitted on the glass sign band (Figures B.1, B.2). Maximum space for signage is 30" tall and 120" wide. High performance white vinyl south facing only. No projections above or below the sign will be permitted.
ONE LINE of text: 24" tall by 120" wide = 20 sq. feet.
LOGO may be 30" tall x 120" wide = 25 sq. feet.
TWO LINES of text: Letter Height Maximum of 18" for top line. Letter Minimum Height of 12" for bottom line of text. Maximum width of 120" wide for each line = 25 sq. feet.
 - b. Sign shall be centered in space above suite in designated space only (Figure B.1, B.2)
 - c. Letters shall be Helvetica or Swiss font (Figure B.3).
 - d. Fonts and colors of registered trademarks may be utilized.

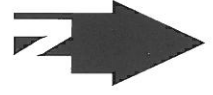
D.1

- e. Each tenant shall be permitted to place upon the front door of its demised premises not more than an area of 24" wide by 24" inches tall of decal application lettering indicating logo and business name. A 12"x12" square sign to the right of door may be used for business hours, emergency contact information, etc..
 - f. No advertising placards, banners, pennants, a-frames, names, insignias, flags, trademarks or other descriptive material shall be affixed or maintained upon the exterior of the building, within landscape areas, along sidewalk, streets or parking areas.
3. Sign Type – Monument
- a. One (1) monument sign at 4th Street entrance shall be permitted (Figure E1).
 - b. Monument sign will include up to three tenant names/logos per side and address of center.
 - c. Sign is limited to 7 feet wide by 5 feet tall. The sign can be in any configuration subject to the approval of the City of Ontario Planning Department and Building Department.
 - d. Monument will be colored as in diagram E2, but may be changed subject to approval of the City of Ontario Planning Department and Building Department.
 - e. Tenant sections will be "stucco" textured aluminum with red acrylic.
 - f. Tenant copy shall conform to criteria in Helvetica or Swiss font (Figure B.3).
 - g. Fonts and colors of registered trademarks may be utilized.
4. Construction Requirements
- a. A sign permit must be obtained from the City of Ontario Planning Department for each sign prior to installation.
 - b. All non-permitted signs must be removed from each suite and premises.
 - c. Tenant shall be responsible for the installation of maintenance of all signs.
 - d. All signs to be installed under the direction and approval of the property manager or property owner.
 - e. Tenant shall be responsible for the operation of tenant's sign contractors.
 - f. Tenant's sign contractors shall repair any damage caused by the contractor's work.
 - g. Work must be done by State Licensed Contractors. Said license must be current and proof of license, liability and workers compensation must be submitted to Owner/Property Manager before work can be approved.
 - h. Landlord reserves the right to designate Sign Company to coordinate design, construction, installation, repair, maintenance and removal of tenant signs.

**Monument
Sign Location**

4th St.

Sidewalk



6 ft

18 in

5 ft

4 ft

12 ft

Parking

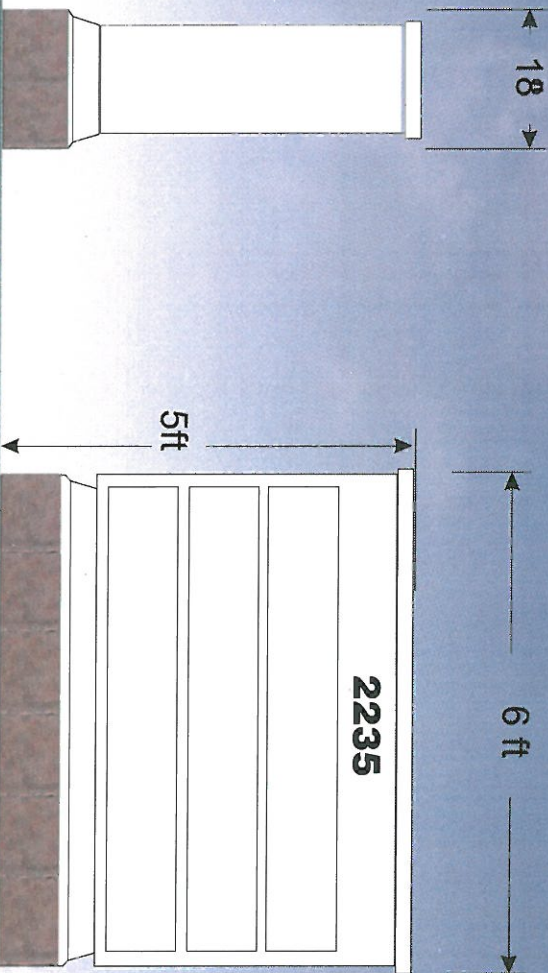
Driveway

Del Rio Business Center
2235 E. 4th St

E1

End View

Front & Rear view



THE SIGN SHOP
 9233 Archibald Ave, Suite A Rancho Cucamonga, CA. 91730
 Phone: 909-945-5888 Fax: 909-941-7395
 Designer: Andy - Andy@SignShopOfRC.com

3 tenant sections on each side:
 68" wide by 10" tall for each section.
 Numbers "2235" are 4" tall.
 Color and Tile to match building.
 Size 5' x 6' Overall Sq/Ft: 30

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Del Rio Business Center
 2235 E. 4th St

E2