

CHELSEA CENTER
Tenants Sign Criteria

The purpose of this sign criteria has been established for the purpose of assuring an outstanding auto center to the mutual benefit of all tenants. Conformance will be strictly enforced, any installation of non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each tenant shall submit to the owner, drawings to be reviewed for conformance 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.
2. Each tenant shall submit for approval before fabrication at least four copies of detailed drawings (on 24 X 36 sheets) indicating the location, size, layout design and color of the proposed signs, including all letterings and/or graphics, prior to submitting to the city for review and approval.
3. All permits for signs and their installation shall be obtained and comply with local planning, building, and electrical codes. These permits shall be obtained by tenant or tenant's representative prior to installation.
4. Tenant's sign contractor will be responsible for obtaining all required city approvals.
5. No exposed lamps, raceways, crossovers, conduits, conductors, transformers or similar devices shall be permitted.
6. Upon removal of any sign by the tenant, any damage to the building fascia or sign area will be repaired by the landlord at the tenants expense.
7. All signs shall meet U.L. specifications.
8. Tenants shall be responsible for the fulfillment of all the requirements and specifications set forth in this sign program.

B. GENERAL SPECIFICATIONS

1. Tenant's sign contractor shall have C-45 license and be insured for a total aggregate of \$ 1,000,000.00.
2. No audible, flashing or animated signs will be permitted.
3. No projection above or below the sign will be permitted. Sign must be within dimensional letter limits as indicated in this sign program.
4. Tenant shall be responsible for the installation and maintenance of its sign.
5. Tenant shall be fully responsible for the operations of the tenant's sign contractor.

<p>APPROVED SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT</p> <p>Program 94-2 SIGN PERMIT D.P. Koontz DATE _____</p>

- 6. Tenant's sign contractor shall repair any damage caused by installation.
- 7. Electrical service to all signs will be connected to tenant's electrical meter.

C. CONSTRUCTION REQUIREMENTS

- 1. Letter fastening and clips are to be concealed.
- 2. No labels will be permitted on the exposed surface of signs, except those required by local ordinance which shall be placed in an inconspicuous location.
- 3. Design, layout, and materials for tenants sign shall conform in all respects with the sign design drawings included with this criteria.
- 4. All penetrations of building structure require for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
- 5. Individual illuminated channel letters will be pan channel metal 5 inches deep.
- 6. Trim cap edge for securing plexiglas letter faces shall be 3/4".
- 7. All signs shall be individually illuminated with 15 millimeter, 30 milliamp neon or non-illuminated with channel letter specs.
- 8. Letter to be flush mounted to building facia.
- 9. The interior of letters shall be painted soft facia.
- 10. The plexiglas faces shall be 1/8 acrylic.
- 11. All colors to be tenant choice with Landlord and City Planning Department approval.

D. SIGN SPECIFICATIONS - SHOP BUILDING WALL SIGNS - SEE EXHIBIT (A)*

- 1. Letter height not to exceed 24 inches.
- 2. Sign area shall not exceed one (1) square foot per each lineal front foot.
- 3. Length of sign not to exceed 65% of lease hold width.
- 4. Logo boxes will be permitted but may not exceed 15% of the total sign area, but not extend over the height of 30".
- 5. Letter style shall be tenants choice., approved by Landlord.
- 6. Shop tenants with two or more exposed elevation such as corner stores and pad sites may have one additional sign for each additional elevation.
- 7. Tenants with multiple locations may have their usual signage as long as it has been the state or federal governing agency, with the approval of the Landlord and the City of Palmdale.

E. MAJOR TENANT SIGN

- 1. 1 1/2" square feet lineal primary frontage, 1/2" square feet lineal foot secondary frontages.

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2. Logos up to 5' diameter may be approved in conjunction with wall signs.
3. Pavillian signage not to exceed 24" in height and 60% of pavillian width.

F. SERVICE BAY DIRECTIONALS

Tenant may be allowed, with landlord approval, service bay directionals that will direct customers to specific bays (i.e.) Alignment, Brakes, Tune-up, etc. - maximum 2'X 2'.

G. MONUMENT SIGN

1. Relocation of "In-N-Out" Sign.
2. New Auto Center monument sign to be determined and include tenant panels for future tenants.

H. MISCELLANEOUS REQUIREMENTS

1. Each tenant shall be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf decal application lettering not to exceed two inches in height, indicating hour of business, emergency telephone numbers, and other similar identification.
2. Address lettering will be per city codes to be supplied by Landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignia trademarks or other descriptive signs or materials shall be affixed or maintained upon the glass pane supports of the show windows and doors, or upon the exterior walls of the building, without the prior written approval of both the Landlord and The City of Palmdale.
4. No projections beyond the sign area will be permitted. The sign area is to be within the limits as indicated by the Landlord and this criteria.
5. No animated, flashing, or audible signs will be permitted.
6. Immoral or Unlawful Advertising:
It shall be unlawful for any person to exhibit, post or display, upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
7. Vehicle Sign:
Signs on or affixed to; trucks, truck beds, automobiles, trailers or any other vehicles which advertise, identify, or provide direction to use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
8. Tenant sign contractor will be liable for repairs and any work damaged by their activity.

APPROVED
-SUBJECT TO CONDITIONS-
CITY OF PALMDALE
PLANNING DEPARTMENT
KROGAM 94-2
SIGN PERMIT
D. Keefe

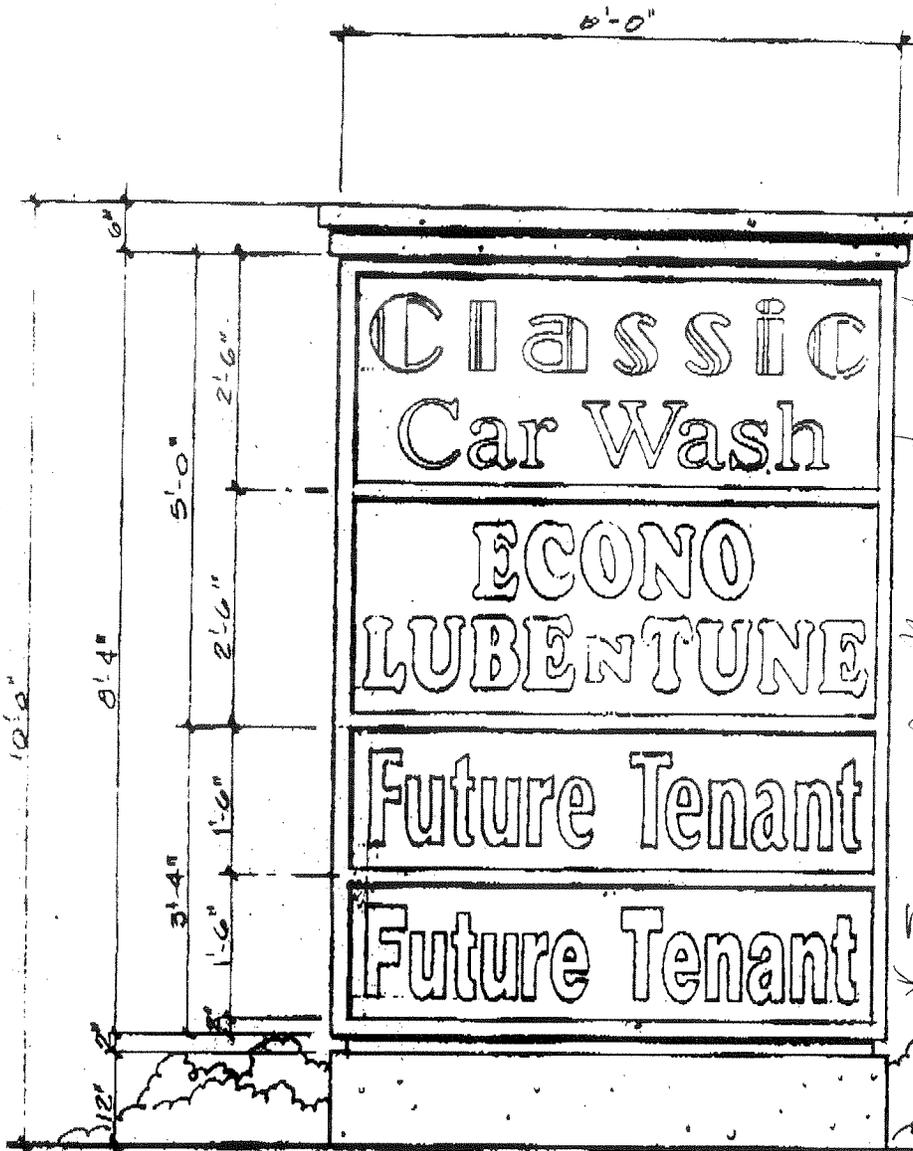
- 9. The entire display shall be guaranteed for one year against defects in materials and workmanship. Defective parts shall be replaced without charge.
- 10. Any signs not in conformance will be rejected and removed at the Tenants expense.
- 11. Tenant signs installed without approval from the City of Palmdale Planning Department and/or the issuance of building permits may be cited by code enforcement.

I. EXCEPTIONS

Exceptions to the above may be submittal for review to the Palmdale Planning Department. Before submitted to the city all changes must be approved by the Landlord.

Sign criteria prepared by:
SIGN METHODS
1749 E. 28th STREET
SIGNAL HILL, CA 90806
(310) 989-5755
FAX (310) 427-6875
Contact: Dane Cardone
August 18, 1994

APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT	<i>Program</i> SIGN PERMIT 94-2
	<i>D. L. Keen</i>
	DATE <i>9-22-94</i>



* Size of Movement Not Approved
See Resolution 94-39 for VARIANCE 94-3 (Attached)

Sign Methods

ELECTRICAL SIGNS & NEON

1749 28TH. STREET. SIGNAL HILL, CA. 90806.
PHONE (310) 989-5755 FAX (310) 427-6875

CLASSIC CAR WASH
1515 PALMDALE BLVD. PALMDALE, CA.
94-3960

APPROVED BY: SALES D.C.
DATE: 9/4/00

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INTERNALLY ILLUMINATED FREE STANDING MONUMENT SIGN

CUSTOM FABRICATED METAL CABINET WITH TEXCOTE FINISH PAINTED TO MATCH #X-09 FLUSH BY LA HABRA STUCCO. RETAINERS TO BE PAINTED #8306 LIGHT AQUA BY SINCLAIR PAINTS.

#7328 WHITE ACRYLIC PLASTIC FACES WITH TRANSLUCENT VINYL COPY/GRAPHIC. "CLASSIC CAR WASH" TO HAVE #3630-99 RED COPY ON WHITE BACKGROUND. "ECONO LUBENTUNE" TO HAVE #3630-44 ORANGE VINYL BACKGROUND OVERLAY WITH BLACK COPY.

FUTURE TENANT COLORS TO BE DETERMINED.

BASE TO HAVE TEXCOTE FINISH PTD TO MATCH #X-09 FLUSH BY LA HABRA STUCCO REVEAL TO BE PAINTED TO MATCH # CM 2060 LIGHT ROSE BY SINCLAIR PAINTS.

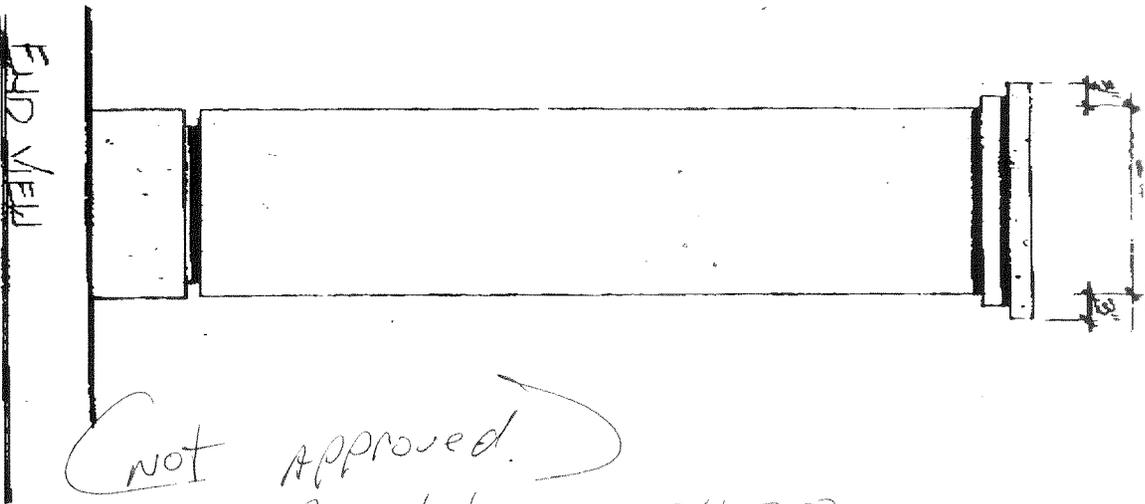
800 MA H. O. INTERNAL FLUORESCENT ILLUMINATION!

APPROVED
SUBJECT TO CONDITIONS
CITY OF PALMDALE
PLANNING DEPARTMENT

SIGN PERMIT

DATE

CABINET AREA	6.00' x 6.0' = 49.98 SQ. FT.	
"CLASSIC CAR WASH"	2.5' x 6.0' = 15.0 SQ. FT.	(30%)
"ECONO LUBENTUNE"	2.5' x 6.0' = 15.0 SQ. FT.	(30%)
"FUTURE TENANTS"	1.0' x 2 x 2.0' = 9.0 SQ. FT.	(18%)



Not Approved.
See Resolutions 94-38
AND 94-39 Attach
For SIZE AND Approved
setback of 2ND
Monument Sign.

APPROVED
-SUBJECT TO CONDITIONS-
CITY OF PALMDALE
PLANNING DEPARTMENT

SIGN PERMIT

DATE _____

REVISIONS	BY
Δ JUNE 15, 1994	C. GARDIN
Δ JUNE 5, 1994	C. GARDIN
Δ AUGUST 22, 1994	C. GARDIN

Sign Methods

ELECTRICAL SIGNS & NEON

1749 28TH. STREET, SIGNAL HILL, CA. 90806.
PHONE (310) 989-5755 FAX (310) 427-6875.

CLASIFIC CAR Wash
44 E. PALMDALE BLVD. PALMDALE, CA.

SCALE 3/4" = 1'-0"

DATE MAY 5, 1994

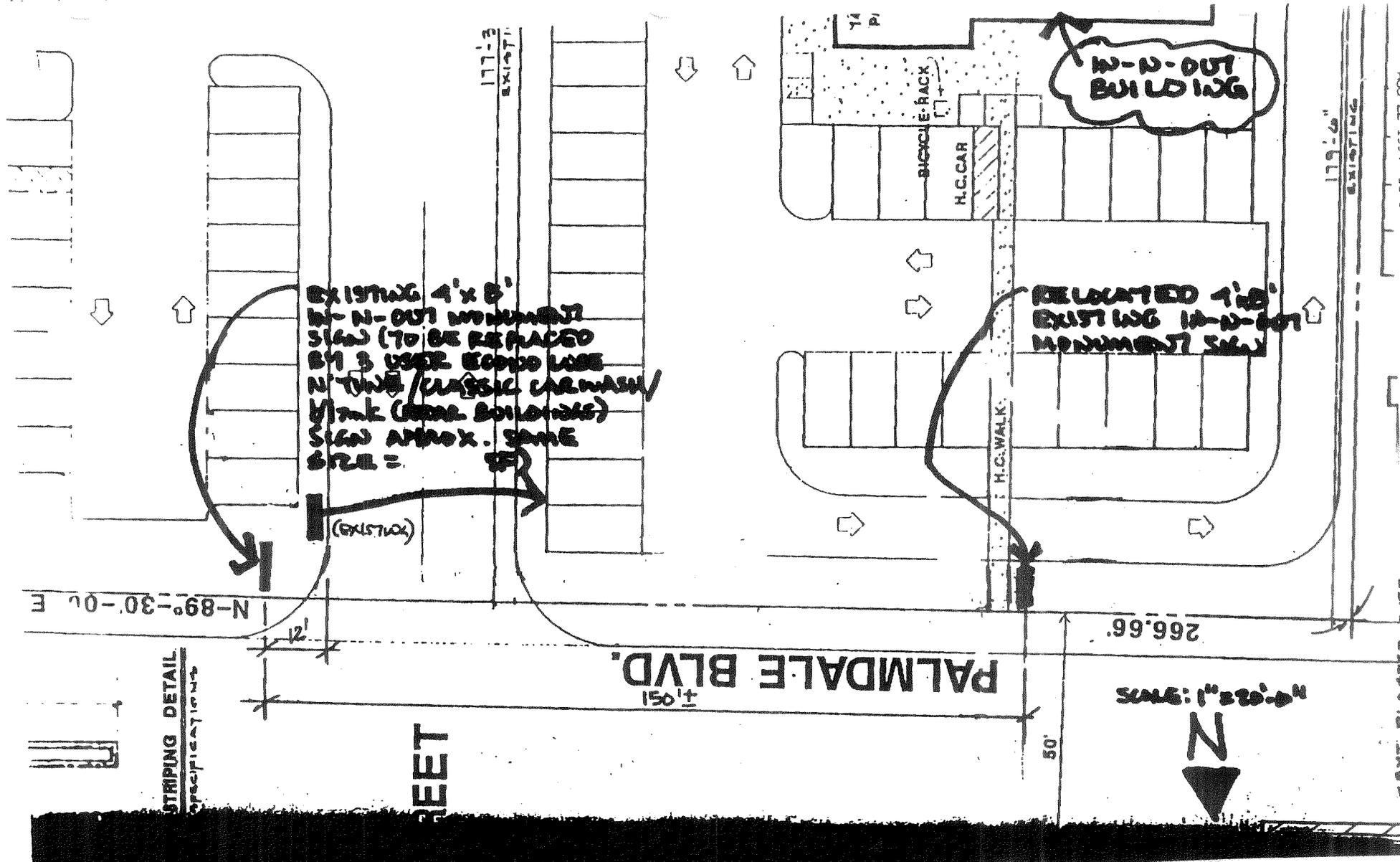
APPROVED BY: _____

DESIGNED BY: _____

DRAWN BY: _____

DATE: 4-0-00

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STRIPING DETAIL
specifications

HEET

- Approved with sign program 94-3 / VARIANCE 94-2
- Minimum 2' setback from P/L required for monument signs per Resolution 94-39
- Maximum height is 5' MAX 50' for Resolution 94-39 (ATTACHED)

RESOLUTION NO. PC-94-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING VARIANCE 94-2, A REQUEST TO PERMIT A VARIANCE TO THE ON-SITE SIGNAGE STANDARDS CONTAINED IN THE ZONING ORDINANCE BY REDUCING THE REQUIRED SPACING BETWEEN FREESTANDING MONUMENT SIGNS FROM 250 FEET TO APPROXIMATELY 150 FEET AND ELIMINATING THE 10 FOOT GROUND SIGN .SETBACK REQUIREMENT FROM PROPERTY LINE FOR THE CENTER LOCATED ON THE SOUTH SIDE OF PALMDALE BOULEVARD, AT THE ALIGNMENT OF 2ND STREET EAST.

A. RECITALS

- (i) LCN Development has filed an application requesting the approval of Variance 94-3, described herein (hereinafter referred to as "Application").
- (ii) The Application applies to 3.8 acres located within the C-3 (Medium Commercial) Zone, referred to on the County Assessor's roles as APN 3009-005-014; legally described on Attachment I hereto and shown on the map attached hereto as Attachment II.
- (iii) The Application, as contemplated, proposes to allow variances from four requirements of Article 87 of the Zoning Ordinance regulating signs, as follows:
 - (a) A reduction in the required spacing for monument signs from 250 feet to approximately 150 feet along the street frontage;
 - (b) A reduction in the required setback from property line for both proposed monument signs, from ten (10) feet to zero (0) feet.
 - (c) An increase in the allowed height of a monument sign from five (5) feet to ten (10) feet; and
 - (d) An increase in the allowed area of a monument sign from fifty (5) square feet to sixty (60) square feet.
- (iv) The subject site is partially constructed with commercial uses, and vegetation has been removed from the site; adjacent land uses are Palmdale Boulevard and a variety of commercial uses to the north; a restaurant, motel and multifamily residential development to the west; a commercial shopping center and multifamily residential development to the east; and single family residences across Avenue Q-10 to the south.

- (v) Zone designations on adjacent properties are C-3 (Medium Commercial) to the north, C-3 and R-3 (Multifamily Residential) to the east and west, R-1-7000 (Single Family Residential) to the south.
- (vi) An environmental Initial Study for the proposed Variance was completed on August 26, 1994, and no significant adverse impacts were identified that could not be mitigated to a level of insignificance.
- (vii) On September 15, 1994, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date.
- (viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Palmdale, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.
2. With respect to variance request (a) and (b) as described in Section A.(iii) of this Resolution, based upon substantial evidence presented to this Commission during the public hearing held on September 15, 1994, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:
 - (a) Based upon the environmental Initial Study the project will not have a significant adverse effect on the environment.
 - (b) Special circumstances exist that justify the granting of the variance request relating to a reduction in spacing between signs and a reduction in setback from property line because the subject site has a narrow (263 feet) frontage and yet has contains more than 600 feet in depth, extending from Palmdale Boulevard to Avenue Q-10. The unusually deep and narrow site results in a greater number of business wishing to have street visibility within a narrow frontage. The Commission also finds that, in this instance, the 250 foot spacing requirement would force two ground signs into the extreme corners of the site, reducing their advertising effectiveness and possibly creating visibility problems for business on the adjacent parcels. The Commission further finds that a

variance from the ten (10) foot setback to a two (2) foot setback from property line is justified in this case because the In-N-Out Burger site was approved with a 10 foot landscape planter area along Palmdale Boulevard, and that requiring a ten (10) foot ground sign setback severely limits ground sign placement options on the site.

- (c) Granting the requested variance would not constitute the granting of special privileges inconsistent with the limitations placed upon other properties in the vicinity and zone in which such property is situated, because most other multi-tenant properties in the area currently have multiple ground signs, and because most properties in the area have existing ground signs without a setback from property line.
- (d) The variance would not authorize a use or activity which is not expressly authorized by the City of Palmdale Zoning Ordinance, because no use or activity is being authorized by granting this variance; only a change to the on-site freestanding monument signage specifications.
- (e) The Planning Commission finds that there are no protests of any kind to the granting of the requested variance.

3. With respect to variance request (c) and (d) as described in Section A.(iii) of this Resolution, based upon substantial evidence presented to this Commission during the public hearing held on September 15, 1994, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:

- (a) No special circumstances exist that justify the granting of the variance request relating to an increase in allowable height or area. The applicant has not demonstrated that any circumstances related to the site justify taller or larger monument signs or even that the site would significantly benefit from a higher or larger ground sign. The Commission finds that adequate street visibility will be provided to future tenants without exceeding the height or area standards established for ground signs in the City.
- (b) Granting the requested variance in regards to increase height or area could constitute the granting of special privileges inconsistent with the limitations placed upon other properties in the vicinity and zone in which such property is situated, because most other monument signs approved in recent years have been required to maintain a maximum of 5 feet in height and 50 square feet.

- (c) The variance would not authorize a use or activity which is not expressly authorized by the City of Palmdale Zoning Ordinance, because no use or activity is being authorized by granting this variance; only a change to the on-site freestanding monument signage specifications.
- 4. Based on the findings and conclusions set forth in paragraphs 1 and 2 above, this Commission hereby approves the two requests of Variance 94-3 allowing a reduction in monument spacing from 250 feet to approximately 150 feet, and allowing a reduction of setback from 10 feet to approximately two (2) feet.
- 5. Based on the findings and conclusions set forth in paragraph 3 above, this Commission hereby denies the two requests of Variance 94-3 which, if approved, would allow sign height and area to exceed those specified in the Zoning Ordinance for this use.
- 6. This approval shall be effective as of the date of adoption of this Resolution and shall expire three (3) years from the approval date, if a sign program has not been approved and implemented during that time.
- 7. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 15th day of September 1994.

AYES: _____ NOES: _____ ABSENT: _____ ATTEST: _____	<p>APPROVED</p> <p>SUBJECT TO CONDITIONS-</p> <p>CITY OF PALMDALE PLANNING DEPARTMENT</p> <p>VARIANCE 94-3</p> <p>D.P. Koontz</p> <p>DATE 9-22-94</p>	ABSTAIN: _____ _____ John Mayfield, Chairman
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Sue Thompson, Deputy City Clerk

RESOLUTION NO. PC-94-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING SIGN PROGRAM 94-2, A REQUEST FOR APPROVAL OF A COMPREHENSIVE SIGN PROGRAM FOR THE CENTER LOCATED ON THE SOUTH SIDE OF PALMDALE BOULEVARD, AT THE ALIGNMENT OF 2ND STREET EAST.

A. RECITALS

- (i) LCN Development has filed an application requesting the approval of Sign Program 94-2, described herein (hereinafter referred to as "Application").
- (ii) The Application applies to 3.8 acres located within the C-3 (Medium Commercial) Zone, referred to on the County Assessor's rolls as APN 3009-005-014; legally described on Attachment I hereto and shown on the map attached hereto as Attachment II.
- (iii) The Application, as contemplated, proposes to establish a comprehensive sign program for wall and freestanding monument signs to be used in evaluating future sign permit applications for the center.
- (iv) The subject site is partially constructed with all vegetation removed from the site; adjacent land uses are Palmdale Boulevard and a variety of commercial uses to the north; a restaurant, motel and multifamily residential development to the west; a commercial shopping center and multifamily residential development to the east; and single family residences across Avenue Q-10 to the south.
- (v) Zone designations on adjacent properties are C-3 (Medium Commercial) to the north, C-3 and R-3 (Multifamily Residential) to the east and west, R-1-7000 (Single Family Residential) to the south.
- (vi) On-site signage is listed as a Class 11 Categorical Exemption in Section 15310 of the California Environmental Quality Act Guidelines.
- (vii) On September 15, 1994, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date.
- (viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Palmdale, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.
2. Based upon substantial evidence presented to this Commission during the public hearing held on September 15, 1994, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:
 - (a) Sign Program 94-2 is consistent with the General Plan because the program proposes on-site commercial advertising structures within the Community Commercial General Plan Land Use designation in conformance with the permitted land uses.
 - (b) Sign Program 94-2 conforms with all of the standards contained within the Zoning Ordinance for on-site advertising structures with the exception of the freestanding monument proposal, which is the subject of Variance 94-3.
 - (c) The approval of Sign Program 94-2 is contingent on the approval of Variance 94-3, approved by Planning Commission Resolution No. PC-94-39 on September 15, 1994, and shall expire on the date that Variance 94-3 expires if not inaugurated within three (3) years from the approval date.
3. Based on the findings and conclusions set forth in paragraphs 1 and 2 above, this Commission hereby approves Sign Program 94-2, as described in item A(iii) above, as contained in Attachment III with appropriate modifications as required, contingent upon the effective date of Variance 94-3.
4. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 15th day of September 1994.

AYES: _____

NOES: _____

ABSENT: _____ ABSTAIN: _____

APPROVED
~~-SUBJECT TO CONDITIONS-~~
 CITY OF PALMDALE
 PLANNING DEPARTMENT

SIGN PROGRAM 94-2
 D.P. Koontz
 DATE 9-22-94

John Mayfield, Chairman

ATTEST: _____
Sue Thompson, Deputy City Clerk

Sign Program
94-2 Chelsea

May 9, 1995

David Koontz
City of Palmdale
Planning Department
38306 9th Street East
Palmdale, CA 93550

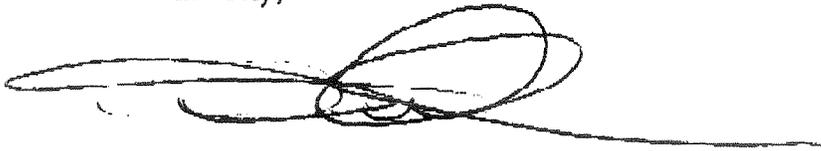
Re: Monument Sign Relocation
Chelsea Center - Palmdale

Dear David:

General Partner of Palmdale Land Associates does hereby authorize and consent to the relocation of the In-N-Out Burger monument sign, and installation of a new monument sign in its place.

Payment of said sign and electrical hook-ups are the responsibility of the tenants of Chelsea Center, and not the Partnership.

Sincerely,



David L. Ellis, President of Chelsea Center
on behalf of Palmdale Land Associates (Owner)