



CITY OF LAGUNA NIGUEL

Community Development Department
27781 La Paz Road • Laguna Niguel, California 92677
Phone/949•362•4360 Fax/949•362•4369

CITY COUNCIL

Joe Brown
Cathryn DeYoung
Linda Lindholm
Mimi Walters
Mike Whipple

July 8, 2003

Stella Nguyen
Star Signs
14382 Hoover Street, Suite A-5
Westminster, CA 92683

SUBJECT: Minor Site Development Permit SP 03-08A - (Cabot Hill Center Sign Program)
A request to establish a new sign program for the Cabot Hill Center. The sign program will establish the standards for all wall signs and monument signs at the center. The project is located at 27931-27967 Cabot Road which is north of the intersection of Cabot Road and Crown Valley Parkway.

Dear Ms. Nguyen:

Thank you for submitting your application to establish a sign program for the Cabot Hill Center located at 27931-27961 Cabot Road. This letter is to notify you that your project has been approved subject to the findings and conditions included in this staff report. The following is a synopsis of the project, staff's analysis, and conditions included in the approval of your project.

1. PROJECT DESCRIPTION:

Minor Site Development Permit SP 03-08A submitted by Star Signs, the authorized agent for the property owner, is requesting to establish a sign program for the Cabot Hill Center. The sign program will establish the standards for all wall signs and monument signs at the center. The project area is located on Cabot Road just north of Crown Valley Parkway at 27931-27967 Cabot Road. The center is located within the Mixed Use District of the Gateway Specific Plan.

2. BACKGROUND:

The Cabot Hill Center was established in 1965, prior to the City's incorporation. The business center consists of two large multi-tenant buildings which are accessed by a single driveway from Cabot Road. Currently the two buildings house eight tenants, all which have existing can-type wall signs. There is an existing monument sign which lists all of the tenants in the center. In addition to the multi-tenant monument sign, there are several existing monument signs which were installed without permits.

In March, 2003, a Verizon Wireless facility was approved (UP 02-20) to be installed at the Cabot Hill Center. Condition No. 25 of Planning Commission Resolution No. 03-05 required the approval of a sign program for the center and the upgrade of all signs to meet the sign program. The proposed sign program is in response to the conditions required by the Verizon Wireless facility.

3. ANALYSIS

Sign Program:

This Site Development Permit would establish a sign program for future wall-mounted signs and will require the removal and replacement of all signs currently installed on-site. The proposed sign program includes wall signs, a monument sign, and a directional sign for the existing commercial center. The sign program has been developed to respond to the specific needs of the project which is a wholesale commercial center. The sign program will allow the property owner to update the look of the signage at the center by removing outdated can signs and replacing them with non-illuminated channel letter signs. In addition, the proposed sign program includes the removal of the existing monument sign located between the driveways to the commercial buildings and the replacement with a newly designed monument sign and directional sign.

Monument Sign:

The new monument sign will have the name of the center and the addresses only. The tenant names will not be included on the main monument sign. The sign is proposed to be a more creative design than the existing sign and will better represent the center to traffic on Cabot Road. The sign is proposed to be three-feet four-inches high and approximately 20 square feet in size. The monument sign will be located within the landscape planter between the two driveway entrances will be more visually appealing and will be incorporated into the building design. The sign will be externally illuminated by spotlights in the planter area.

Directory Sign:

The new directory sign will be located within the planter area adjacent to the southern building. The directional sign will allow the property owner to maintain the current level of visibility while updating the signage and improving the view along Cabot Road. The sign is proposed to be four-feet two-inches high and approximately 20 square feet in size. The sign will incorporate the tenant names and addresses and will allow the vehicles entering the site to turn either left or right to visit the desired business.

Wall Signs:

The current wall signs are can signs and are approximately five square feet in size. The size of the signs does not provide for good visibility of the tenants because the letter sizes are extremely small. The applicant has proposed 12-inch high non-illuminated channel letters for the new wall signs. The Gateway Specific Plan requires that a limitation of one square foot per linear foot of tenant frontage be permitted for each tenant. All of the proposed tenant signs meet this requirement. The proposed wall signs are simple non-illuminated black signs. The signs include the business name as well as the address

number. Because the center contains wholesale uses, and does not depend on signage visibility, illuminated signs are not needed. The wall signs are easy to read and the address numbers above the suite entrances will help to guide customers to the businesses.

4. AUTHORITY FOR ADMINISTRATIVE ACTION:

Section 9-1-111(c) of the Zoning Code allows the Community Development Director to administratively take action on projects which are relatively minor in nature and with relatively little potential for adverse impacts on the surrounding community or the environment. The Director has determined that the project qualifies for a minor site development permit and that a public hearing is not required for the proposed project.

5. ENVIRONMENTAL REVIEW:

Staff has conducted an environmental analysis and determined that the project is Categorically Exempt, Class 11, under Section 15311 of the California Environmental Quality Act. Class 11 allows for the construction or placement of minor structures accessory to existing facilities including new on-premise signs.

6. FINDINGS FOR SITE DEVELOPMENT PERMIT:

Section 9-1-114.5(f) of the Zoning Code requires the Community Development Director to make the following findings in approving this Site Development Permit, which he has made:

- a. General Plan Consistency - The proposed project is located within General Plan Community Profile Area 4, Subarea C. The Cabot Hill Center is designated Community Commercial in the City of Laguna Niguel's General Plan. The Commercial Land Use designation permits wholesale and retail uses.
- b. Consistency with the Gateway Specific Plan - The proposed project, as conditioned, is consistent with the City of Laguna Niguel's Gateway Specific Plan because the Mixed Use District of the Gateway Specific Plan allows wholesale uses.
- c. CEQA - Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act because the project qualifies for a Class 11 categorical exemption, pursuant to Section 15311 of the CEQA guidelines.
- d. Consistency with Design Standards - The project proposes minor modifications to the project's signage. These modifications are consistent with the goals and objectives of the Community Design Guidelines of the City's Gateway Specific Plan and the Laguna Niguel Zoning Code.

- e. Surrounding Uses - Approval of the application will not create conditions materially detrimental to the public health, safety, and general welfare or injurious to or incompatible with other properties or land uses in the vicinity because the proposed project would upgrade the appearance of the existing building by replacing a monument sign, adding a directional sign and wall signs, and by establishing a sign program and a policy to remove non-conforming or illegal signs.
- f. Consistency with Subarticle 7 (Signs) - Except for the specific deviation(s) from the Code allowed by the alternative development standards, the project is consistent with the provisions of Subarticle 7 (Signs) of the Zoning Code.
- g. Visually Incorporated - All signs within the sign program have been designed to be visually coordinated via the incorporation of several common design elements including the lettering style, the black color of the signs, and the color of the monument signs.
- h. Visual Relation to the Buildings - The signs within the sign program have been designed to relate visually to the buildings and tenant spaces they identify. The monument signs have been designed to complement the color of the building.

7. CONDITIONS:

Minor Site Development Permit SP 03-08A is hereby approved subject to the conditions set forth herein below:

- a. Permit Expiration - Unless an extension is approved by the City, this Minor Site Development Permit shall expire 24 months from the date of approval written herein below. If the use is not established by said expiration date, this Minor Site Development Permit shall become null and void.
- b. Project Compliance - This approval constitutes approval of the proposed project for compliance with the Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to the compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.
- c. Limits of Approval - This minor site development permit shall apply only to the land use and location specified herein and only to the plans date stamped July 8, 2003, on file with the Community Development Department, as herein modified. No other land use, location, or plans are authorized under this site development permit.

- d. Changed Plan - Except as otherwise provided herein, this minor site development Permit is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the changed plan as for the approved plan, he or she may approve the changed plan without requiring a new minor site development permit.
- e. Revocation - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.
- f. Legal Indemnification - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
- g. Acceptance of Conditions of Approval - Prior to the issuance of any permits, the applicant shall execute an "Agreement to Conditions Imposed," as provided by the Community Development Department, acknowledging and agreeing to abide by all conditions of the subject approval (see "Applicant's Acceptance of Conditions of Approval").
- h. Notice of Exemption Filing Fee - Within 48 hours of the approval of the project, the applicant shall deliver to the Community Development Department a check payable to the "County Clerk" in the amount of \$43.00 for the County administrative fee to enable the City to file the Notice of Exemption. If within such 48-hour period the applicant has not delivered to the Community Development Department the fee required above, the approval for the project granted herein may be void.
- i. Appeal Period - The action taken herein shall not be deemed final until the 16th day after the date of the approval. Any aggrieved party may appeal any part of this action to the Planning Commission prior to the expiration of the foregoing period by so in writing to the Community Development Department and stating the reasons for the appeal.

July 8, 2003

- j. Signs - All signs shall be submitted for review and approval by the Planning and Building Divisions of the Laguna Niguel Community Development Department and subject to separate permits. The signs shall conform with the current City sign regulations and sign program for the Cabot Hill Center.
- k. Monument Sign - The center identification monument sign shall be located a minimum of five feet from the street right-of-way.
- l. New Tenants - All new tenants within the Cabot Hill Center shall comply with the planned sign program for the center. Building permits shall be obtained for any new signage.
- m. Removal of Illegal and Non-Conforming Signs - Within 30 days of the approval of Site Development Permit SP 03-08A, the applicant shall remove all illegal and non-conforming signs such as painted signs, monument signs, can wall signs, and A-Frame signs.
- n. Outdoor Display and Storage - Outdoor display and/or storage of merchandise or equipment is prohibited.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT
Robert P. Lenard, Director

PREPARED
BY: Sandra Thornton
Sandra Thornton
Associate Planner

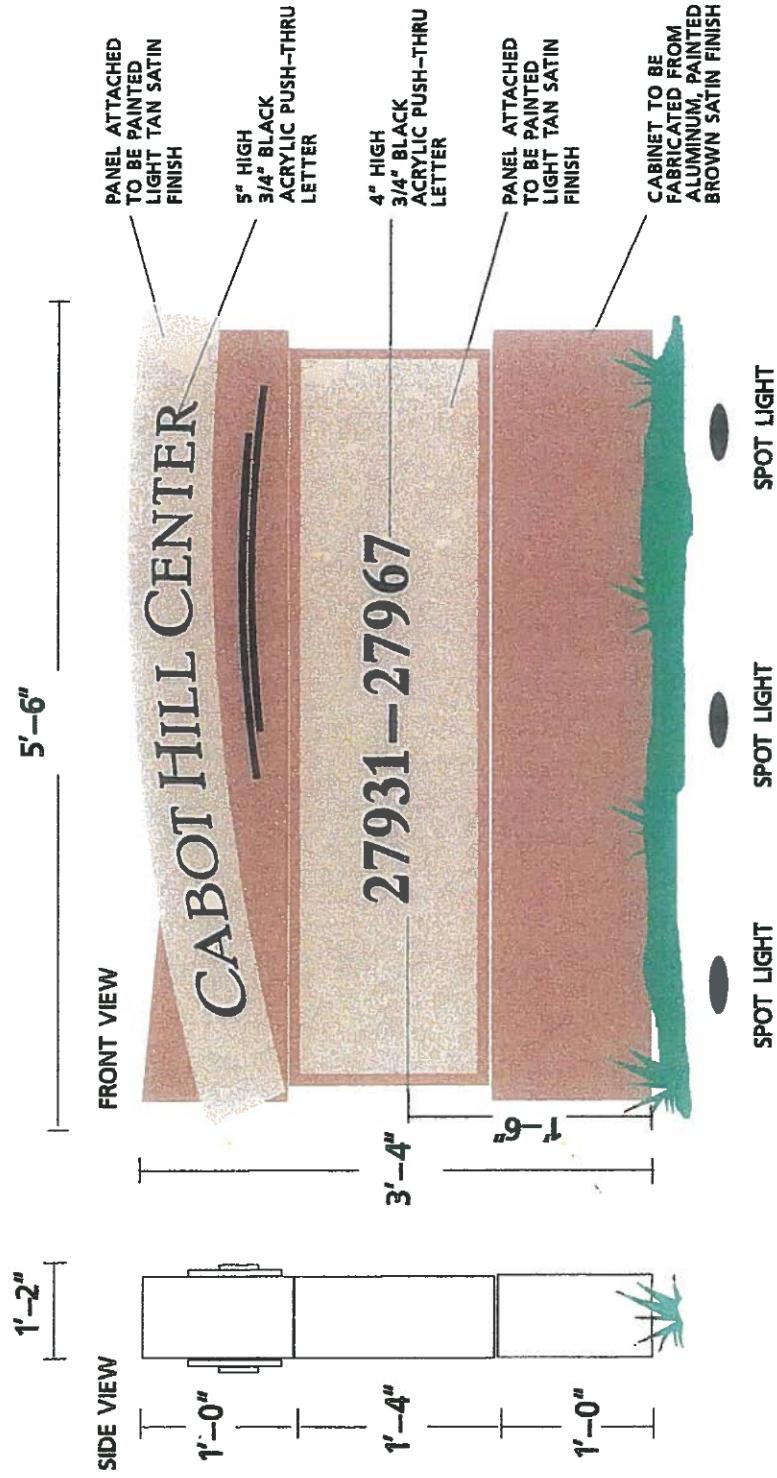
APPROVED
BY: DJF
Daniel Fox, AICP
Planning Manager

c: Steven L. Phillips, Property Owner
Jerry McCloskey, Property Manager
Lisa Upton, Verizon Wireless



NON-ILLUMINATED D/F ALUMINUM MONUMENT SIGN

The Professional Choice
ITEM PAGE 1
2



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STAR SIGNS
DESIGN & FABRICATION

TEL: 714-799-3130
FAX: 714-799-3140
14382 HOOVER ST, A-5
WESTMINSTER CA 92683

BY: CDO DATE: 7/8/03

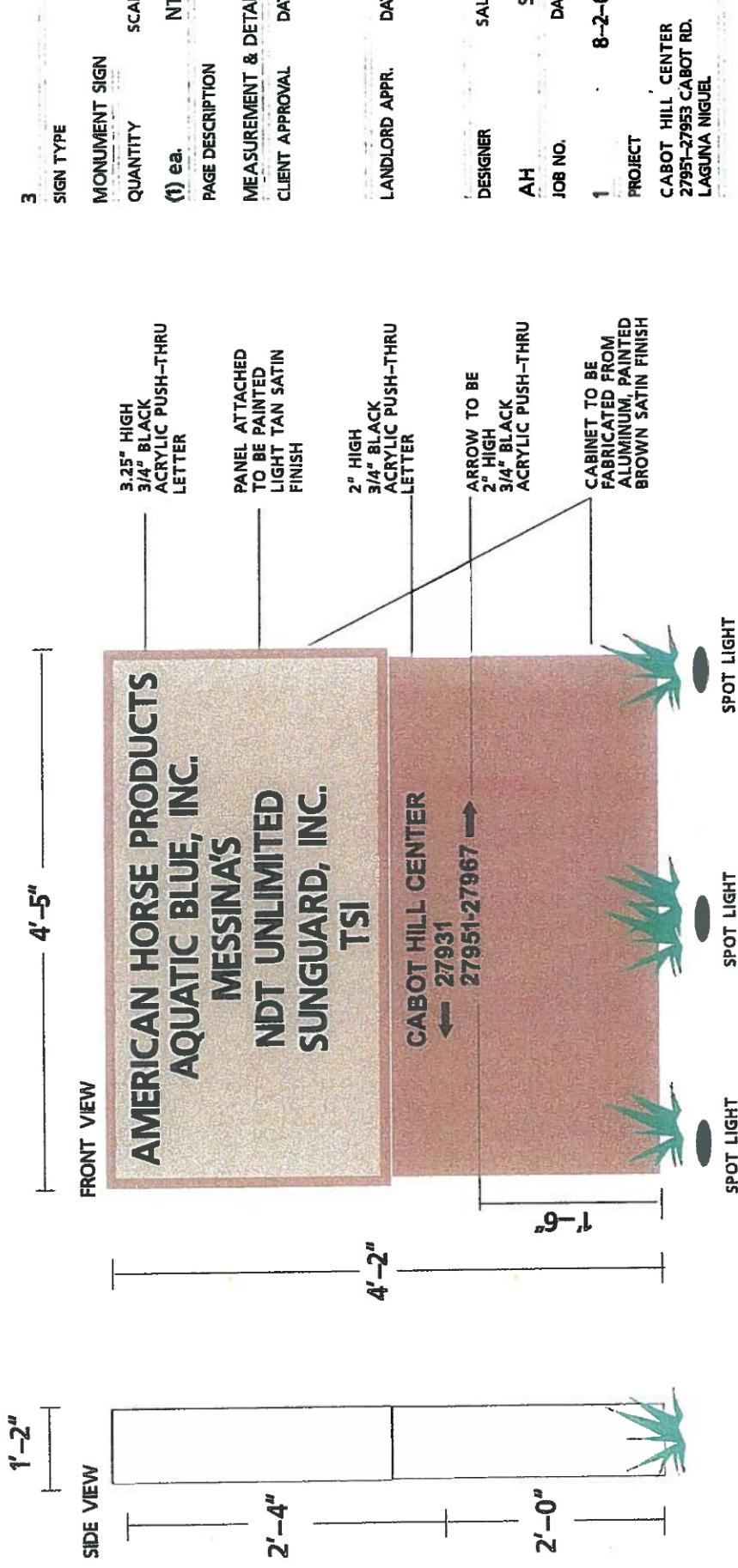
CONDITIONALLY APPROVED

CUSTOM MADE D/F FACE ALUMINUM MONUMENT SIGN DISPLAY ON GROUND
CABINET : ALL ALUMINUM CONSTRUCTION PAINTED BROWN SATIN FINISH
CABOT HILL CENTER : LETTER TO BE 5" HIGH, 3/4" BLACK ACRYLIC PUSH-THRU LETTER
ADDRESS : 1/8" ATTACHED PANEL, PAINTED LIGHT TAN SATIN FINISH
ALL LETTER TO BE 4" HIGH, BLACK ACRYLIC PUSH-THRU LETTER

NON-ILLUMINATED D/F ALUMINUM MONUMENT SIGN



The Professional Choice
ITEM PAGE 1



TOTAL SIGN AREA: 19.80 SQ.FT.

CUSTOM MADE D/F FACE ALUMINUM MONUMENT SIGN DISPLAY ON GROUND

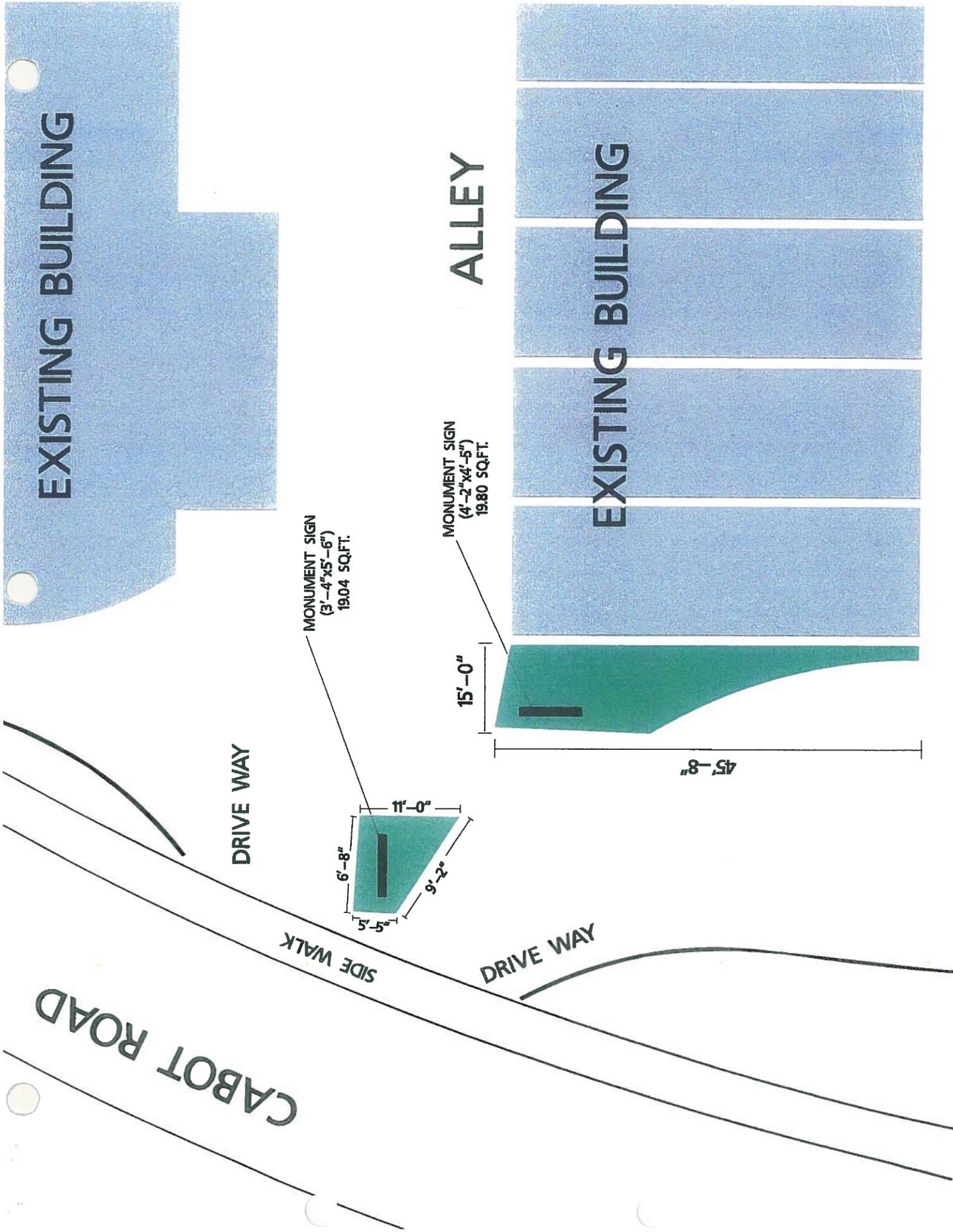
CABINET : ALL ALUMINUM CONSTRUCTION PAINTED BROWN SATIN FINISH
 TENANT NAME : LETTER TO BE 3.25" HIGH, 3/4" BLACK ACRYLIC PUSH-THRU LETTER
 CABOT HILL CENTER : LETTER TO BE 2" HIGH, 3/4" BLACK ACRYLIC PUSH-THRU LETTER
 ADDRESS : LETTER TO BE 2" HIGH, 3/4" BLACK ACRYLIC PUSH-THRU LETTER

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 FAX: 714-799-3140
 14982 HOOVER ST, A-5
 WESTMINSTER CA 92683

EXISTING BUILDING



2000-00000000000000000000000000000000

2000-00000000000000000000000000000000

L.W. PHILLIPS INDUSTRIAL
NEW RESTROOM T1
27833 CABOT RD
LAGUNA NIGUEL, CA 92677



2000-00000000000000000000000000000000

2000-00000000000000000000000000000000

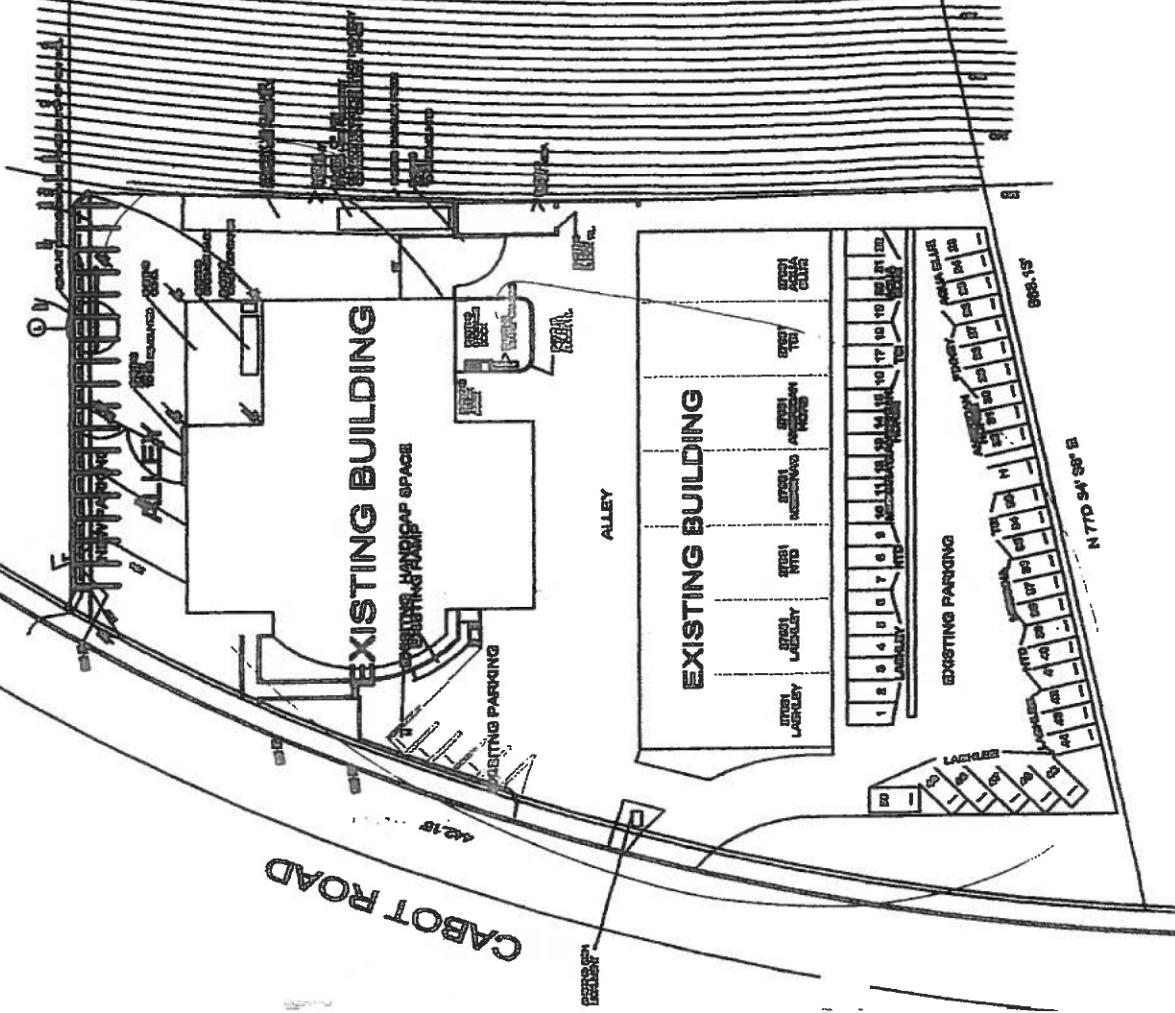
A-1

SITE PLAN

40-100-100-100
SITE PLAN

O.C. FLOOD CONTROL CHANNEL
L-28955

DIRT ACCESS ROAD





THE PROFESSIONAL CHOICE
ITEM PAGE 1

1
SIGN TYPE

PLASTIC & FOAM SIGN

QUANTITY

SCALE

(1) ea.

NTS

PAGE DESCRIPTION

MEASUREMENT & DETAIL

CLIENT APPROVAL

DATE

LANDLORD APPR.

DATE

DESIGNER

SALES

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STELLA

JOB NO.

DATE

1

8-2-03

PROJECT

CABOT HILL CENTER

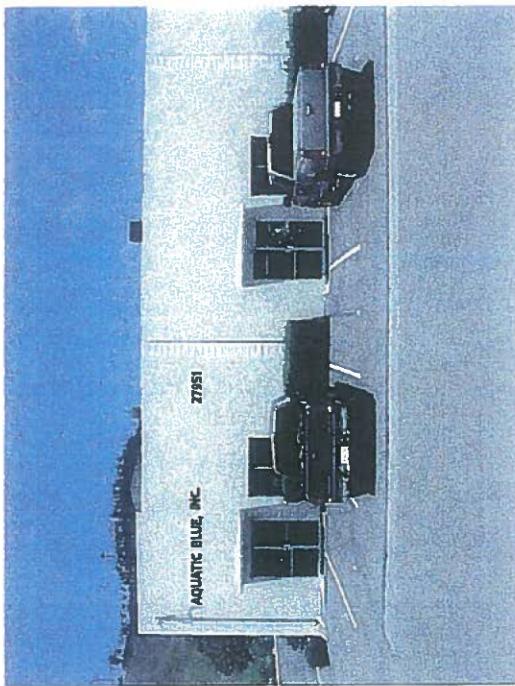
AQUATIC BLUE, INC.

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fashion.

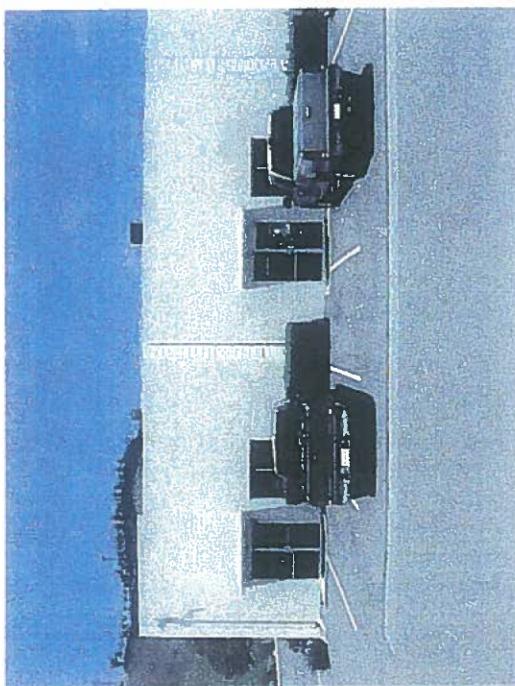
STARSGNS

DESIGN & FABRICATION

TEL: 714-799-3130
FAX: 714-799-3140
14392 HOOVER ST, A-5
WESTMINSTER CA 92683



BEFORE



AFTER

LEASING LINE

LANDLORD APPR.

DATE

DESIGNER

SALES

AH

STELLA

JOB NO.

DATE

1

8-2-03

PROJECT

CABOT HILL CENTER

AQUATIC BLUE, INC.

TOTAL SIGN AREA: 18.25 SQ.FT.

FRONT VIEW

14'-2" ————— 27'-2" —————
12" ————— 4'-2" —————
AQUATIC BLUE, INC. 27951

CUT-OUT ACRYLIC WITH HIGH DENSITY FOAM
"AQUATIC BLUE, INC." TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
"27951" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" THICK HIGH DENSITY FOAM TO BE PAINTED GRAY
LETTER TO BE INSTALLED FLUSH TO THE BUILDING FASCIA
USING SILICON FOR INSTALLATION

FLAT CUT ACRYLIC
W/ FOAM LETTER

CONCRETE WALL

SIDE VIEW



110 PROFESSIONAL STUDIO

ITEM PAGE 1

1 SIGN TYPE

PLASTIC & FOAM SIGN

QUANTITY SCALE

(1) ea. NTS

PAGE DESCRIPTION

MEASUREMENT & DETAIL

CLIENT APPROVAL DATE

LANDLORD APPR. DATE

DESIGNER SALES

AH STELLA

JOB NO. DATE

1 8-2-03

PROJECT

CABOT HILL CENTER

NDT UNLIMITED

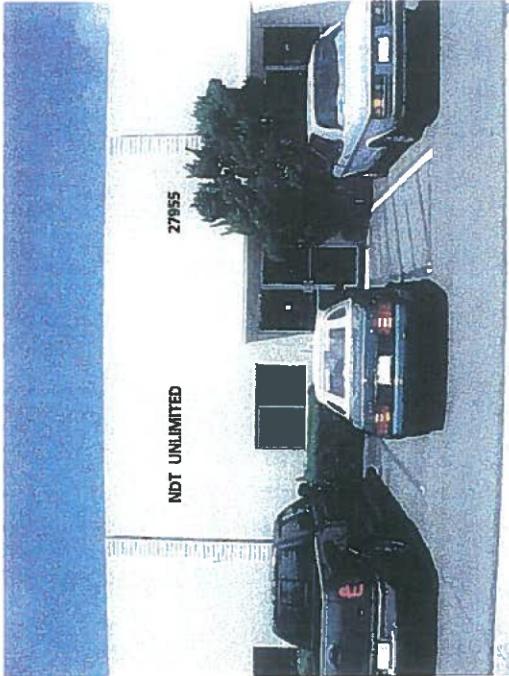
FRONT VIEW

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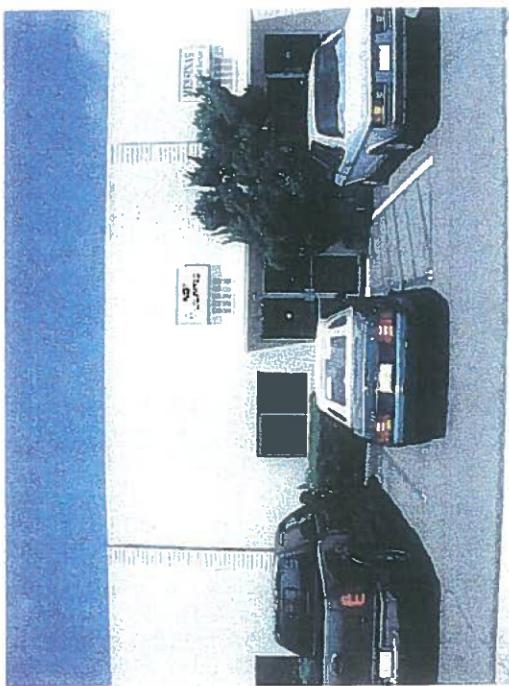
TEL: 714-799-3130
FAX: 714-799-3140
14392 HOOVER ST, A-5
WESTMINSTER CA 92683



NDT UNLIMITED

27955

AFTER



NDT UNLIMITED

27955

BEFORE

LEASING LINE

30'-0"

4'-2"

12"

27955

DESIGNER SALES

AH STELLA

JOB NO. DATE

1 8-2-03

PROJECT

CABOT HILL CENTER

NDT UNLIMITED

SIDE VIEW

FRONT VIEW

CUT-OUT ACRYLIC WITH HIGH DENSITY FOAM
"NDT UNLIMITED" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
"27955" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" THICK HIGH DENSITY FOAM TO BE PAINTED GRAY
LETTER TO BE INSTALLED FLUSH TO THE BUILDING FASCIA
USING SILICON FOR INSTALLATION

FLAT CUT ACRYLIC
W/ FOAM LETTER

CONCRETE WALL



The Professional Choice

ITEM 1

PAGE 1

SIGN TYPE

PLASTIC & FOAM SIGN

QUANTITY

SCALE

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PAGE DESCRIPTION

MEASUREMENT & DETAIL

CLIENT APPROVAL

DATE

LANDLORD APPR.

DATE

DESIGNER

SALES

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STELLA

JOB NO.

DATE

1

8-2-03

PROJECT

CABOT HILL CENTER

AMERICA HORSE PRODUCTS

CONTRACTOR

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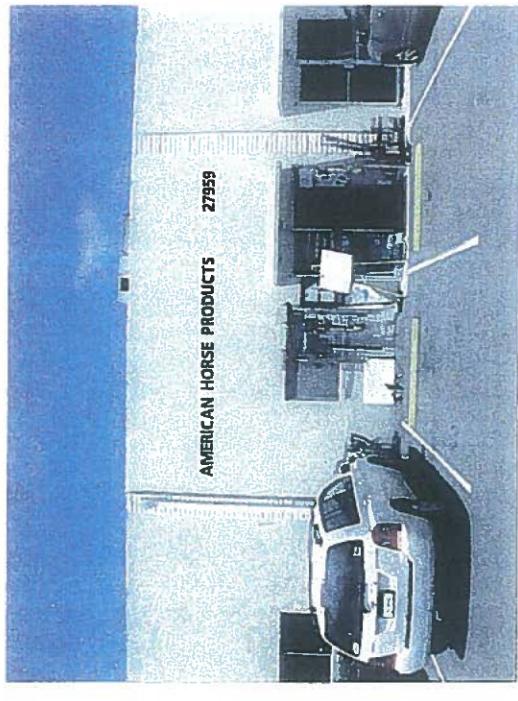
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DESIGN & FABRICATION

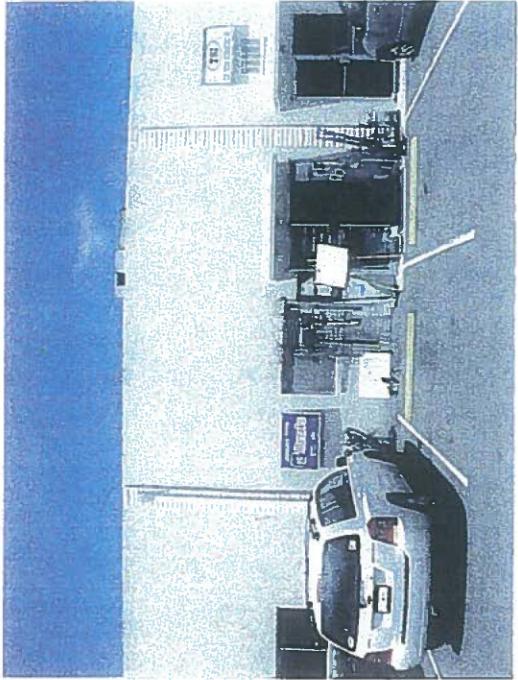
TEL: 714-799-3130

FAX: 714-799-3140

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WESTMINSTER CA 92683

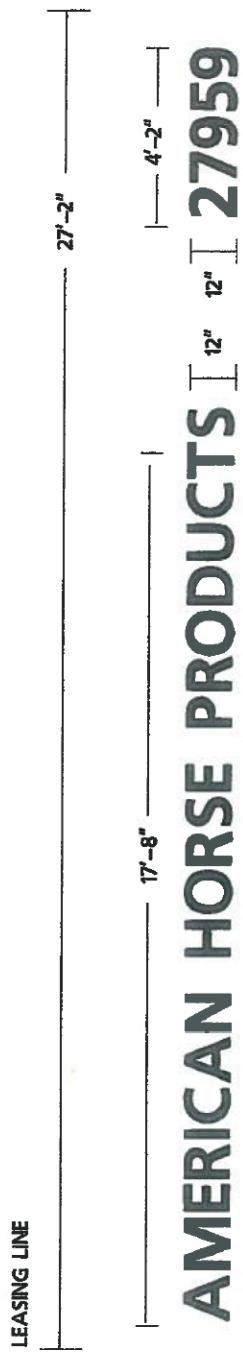


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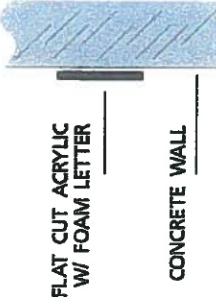
AFTER

LEASING LINE



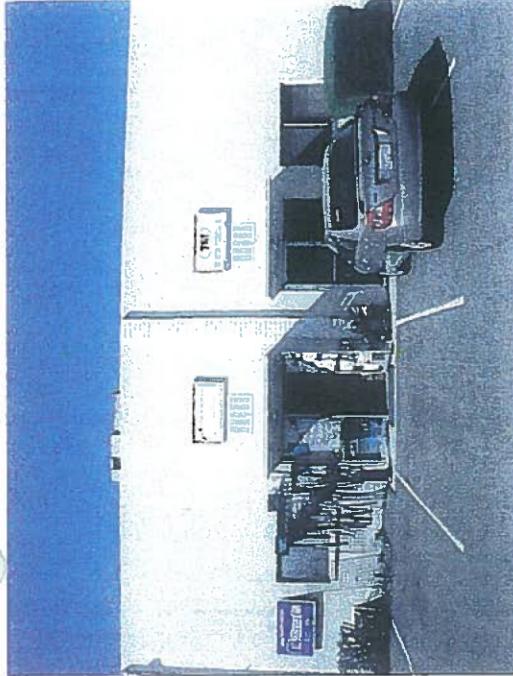
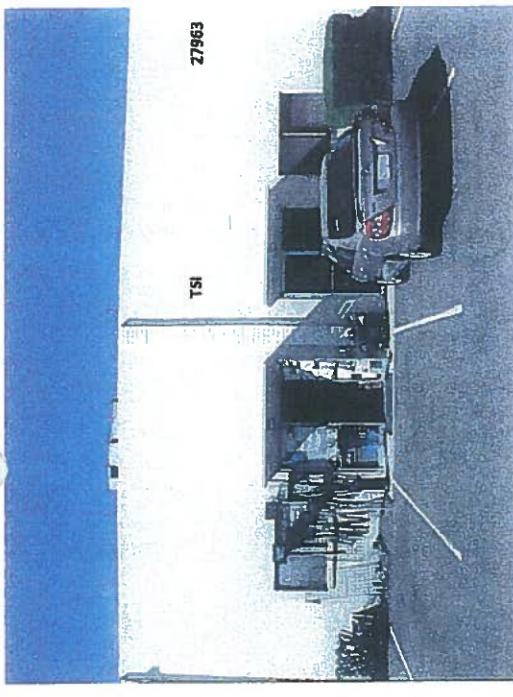
FRONT VIEW

CUT-OUT ACRYLIC WITH HIGH DENSITY FOAM
"AMERICAN HORSE PRODUCTS" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
"27959" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
LETTER TO BE INSTALLED FLUSH TO THE BUILDING FASCIA
USING SILICONE FOR INSTALLATION



SIDE VIEW

CONCRETE WALL



BEFORE

AFTER

LEASING LINE

LANDLORD APPR.

DATE

DESIGNER

SALES

AH

STELLA

JOB NO.

DATE

1

8-2-03

PROJECT

CABOT HILL CENTER

TSI

FRONT VIEW

TOTAL SIGN AREA: 6.75 SQ.FT.

SIDE VIEW

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FLAT CUT ACRYLIC
W/ FOAM LETTER

CONCRETE WALL

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14392 HOOVER ST, A-5
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The Professional Sign Group
ITEM _____ PAGE 1

1
SIGN TYPE

PLASTIC & FOAM SIGN

QUANTITY _____ SCALE
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PAGE DESCRIPTION

MEASUREMENT & DETAIL
CLIENT APPROVAL DATE

LANDLORD APPR. DATE

DESIGNER SALES
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JOB NO. STELLA
1 8-2-03

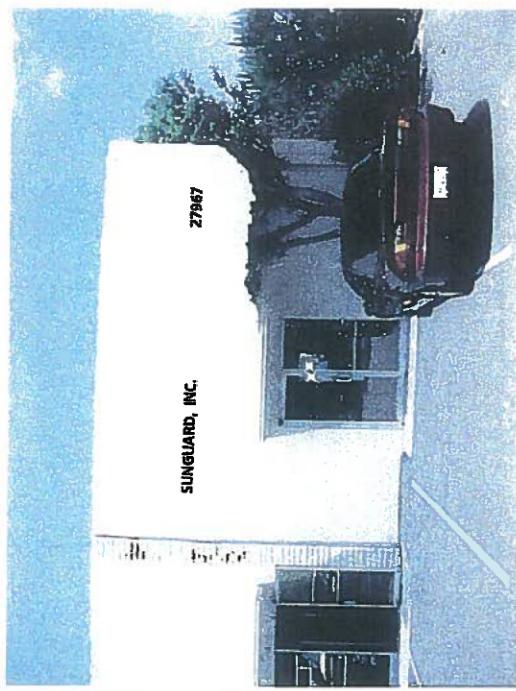
PROJECT

CABOT HILL CENTER
SUNGUARD

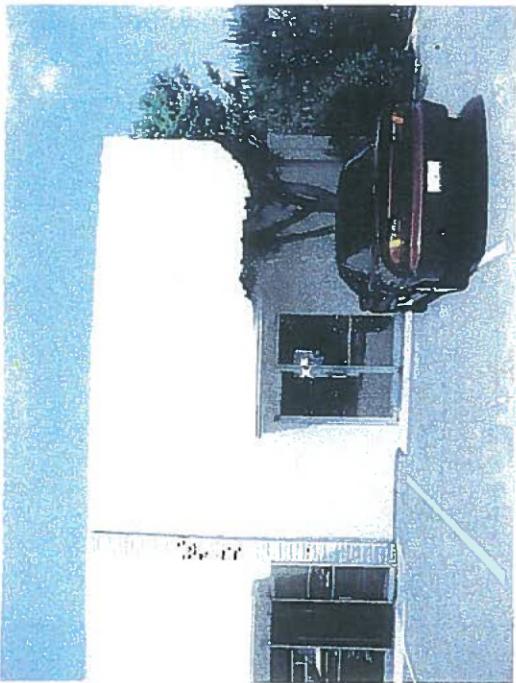
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STARSTNS
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FAX: 714-799-3140
14392 HOOVER ST. A-5
WESTMINSTER CA 92668



AFTER



BEFORE

LEASING LINE

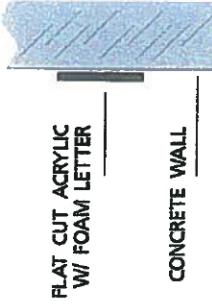
8'-3" 27'-2" 12"
SUNGUARD, INC. 27967

TOTAL SIGN AREA: 12.50 SQFT.

FRONT VIEW

CUT-OUT ACRYLIC WITH HIGH DENSITY FOAM
"SUNGUARD" TO BE 1/8" BLACK ACRYLIC NO. 2025
"27967" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
LETTER TO BE INSTALLED FLUSH TO THE BUILDING FASCIA
USING SILICON FOR INSTALLATION

SIDE VIEW



CONCRETE WALL



The Professional Choice

ITEM PAGE 1

1

SIGN TYPE

PLASTIC & FOAM SIGN

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PAGE DESCRIPTION

MEASUREMENT & DETAIL

CLIENT APPROVAL

DATE

LANDLORD APPR.

DATE

DESIGNER

SALES

AH

STELLA

JOB NO.

DATE

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8-2-03

PROJECT

CABOT HILL CENTER

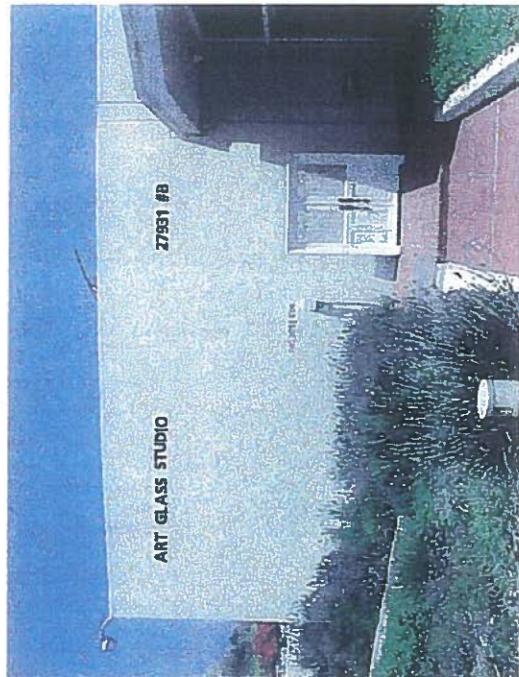
ART GLASS STUDIO

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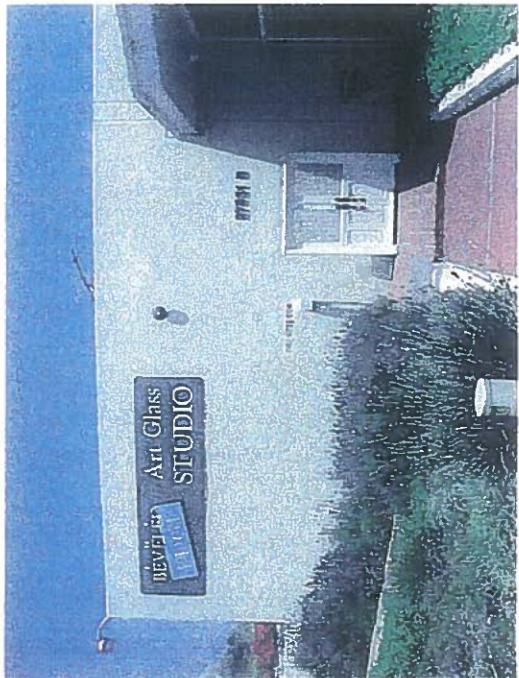
STAR SIGNS

DESIGN & FABRICATION

TEL: 714-798-3130
FAX: 714-799-3140
14392 HOOVER ST, C-18
WESTMINSTER CA 92683



AFTER



BEFORE

LEASING LINE

12" **THE BEVELED EDGE** 12"

10'-3"

29'-6"

6'-2"

27967 #B

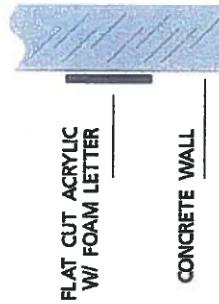
TOTAL SIGN AREA: 16.50 SQ.FT.

FRONT VIEW

CUT-OUT ACRYLIC WITH HIGH DENSITY FOAM
"THE BEVELED EDGE" TO BE 1/8" BLACK ACRYLIC NO. 2025
2" HIGH DENSITY FOAM TO BE PAINTED GRAY
"27967 #B" TO BE 1/8" BLACK ACRYLIC NO. 2025
LETTER TO BE INSTALLED FLUSH TO THE BUILDING FASCIA
USING SILICON FOR INSTALLATION



SIDE VIEW



FRONT VIEW