

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT DEPARTMENT
August 16, 1999

TO: File

FROM: Daniel Campagnolo, Assistant Planner

SUBJECT: CHANGE PLAN #1 to Site Development Permit SP 97-18A (Rimpau)

The subject Changed Plan has been reviewed by the Community Development Department, and the determination has been made, as authorized by the conditions of approval, that the proposed changes are in substantial compliance with the original approval action by the Laguna Niguel Planning Commission. The applicant proposes the following modifications to the original project: Site Development Permit 97-18A which was administratively approved by the Community Development Department. Included in the approval was a condition that the proposed signage be further reviewed by the Planning Commission. On July 22, 1997 the Planning Commission approved a sign program which permitted signage with a linear length of 9' for a single suit and 16' for double suit for the Crown Valley Mall. Also the Planning Commission approved 16" high individually illuminated channel cut letters.

The Approval for new signage was for a portion of Crown Valley Mall as illustrated in Attachment A. Crown Valley Mall is divided into four parcels with four individual ownerships. On August 4, 1999 the owner of Parcel 2 (Asbury Properties) submitted a changed plan to modify the existing signage to be located within Asbury's parcel to be consistent with the adjoining center. In the original Site Development Permit 97-18A, parcel 2 was excluded in the proposed sign plan and therefore a changed plan is necessary.

As developed, each sign was reviewed and permitted pursuant to SP 97-18A which allowed smaller signage than outlined in the original approval. , they were approved with a linear length of 8' for single suits and 16' 9" for double suits and 12" high individually cut letters. Therefore to ensure consistency with the existing signage, the addition of Parcel 2 signage should continue the use of 8' in length rather than 9' and 12" high letters rather than 16" .

Based on the above information, the proposed signage is found to be in substantial compliance with Site Development Permit SP 97-18A as approved by the Laguna Niguel Planning Commission. This plan is approved as a precise plan and shall not be altered on any way. Any changes to this plan shall deem this approval null and void. Any such changes shall be reviewed and approved by the Community Development Department prior to implementation.

ATTACHMENTS:

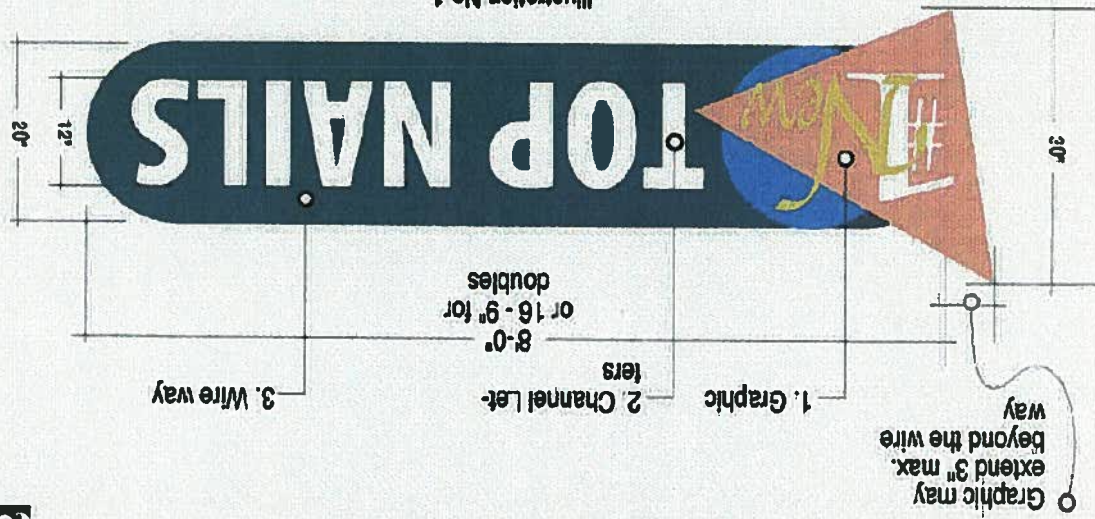


Illustration No 1

Fully assembled sign consists of 1. Graphic, which appears first, reading from left to right, followed by 2. Letters. Both the graphic and letters are mounted on 3. Wire Way which in turn is mounted on the wood beam with 4. Transformer box located directly behind the beam.

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ ! &

Illustration No 2

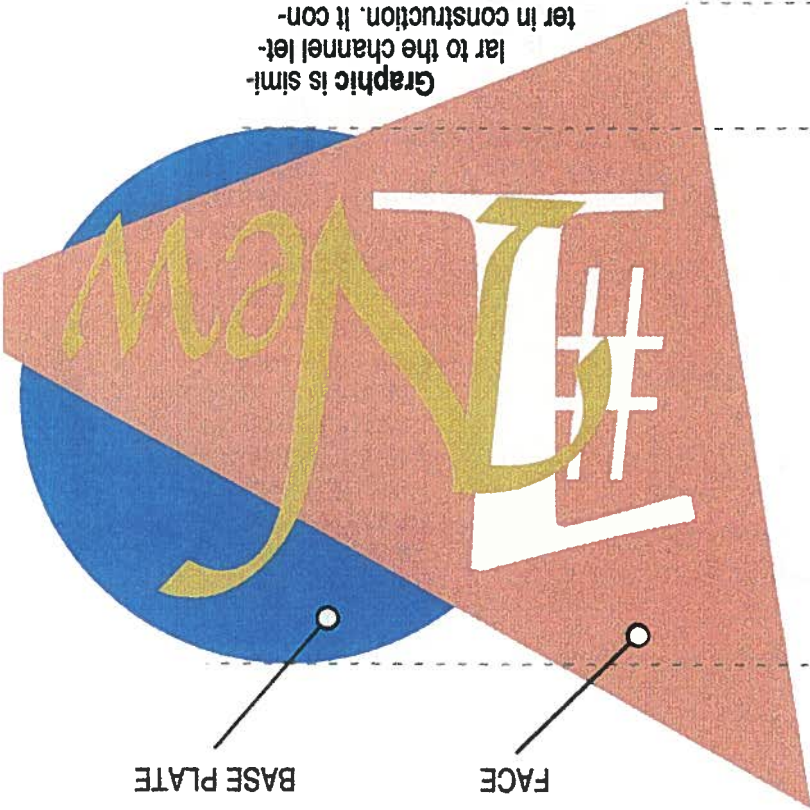
Project Type Face is to be used as standard letter form. The only exception are the registered trade marks and logos. It is ADOBE SANS MM @ 830/300 available in Adobe Illustrator 7 and later. Alphabet with numbers and symbols is shown in illustration No 2. Shape and overall sizes permitted for a fully assembled sign is indicated on the drawing entitled, illustration No 1.

Crown Valley Courtyard / Facia Sign Specifications



BASE PLATE

FACE



Graphic is simi-

lar to the channel let-

ter in construction. It con-

sists of a face and base plate

separated by 3 or more 5" standoffs. There is

no return.

G1 Face may be a logo or some other appropriate

graphic element. It is made from 1/8" white

Lexan (or equal) with first surface applied

Translucent Arlon Series 2500/2550 vinyl or

equal. Keep vinyl minimum 1/8" from the edge

of the Lexan.

G2 Base plate must have an irregular shape but

complementary to the face. The base plate is

Lexan with hi performance vinyl applied to it.

Keep vinyl minimum 1/8" from the edge of the

G3 The standoffs are made from 1/4 stainless

steel all-thread, capped with chrome corn nuts.

G4 Neon behind the face is same as the letters,

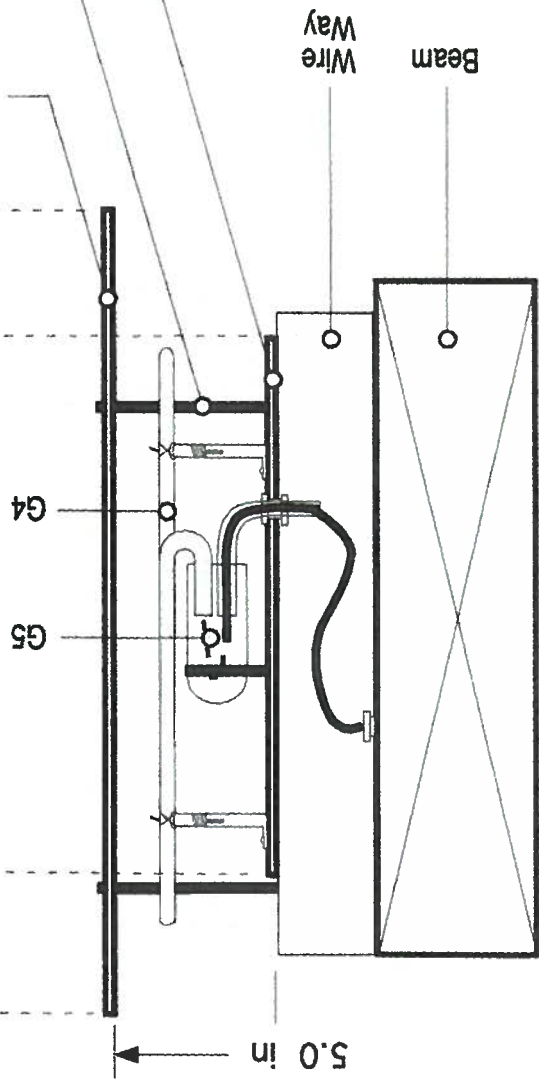
single tube 15mm 6500 white. Maintain a min.

1 1/2" clearance from the neon to the edge of

the face.

G5 NOTE: Must use CPA with a G-cup as per UL

standards.



Crown Valley Courtyard / Facia Sign Specifications



Letters are 12" high alu-
minum pan channel
construction with 050
backs and 040 returns,
minimum.

L1>Returns are 5" deep.

L2)Faces are White 1/8"

Acrylite #048-26P with

white trim cap.

L3)Neon is single tube 15

min 6500 white pow-

ered by 30ma

transformer(s) of

appropriate size inside

a transformer box.

Paint finish is to match

(DE SP 139 Mallard).

Use Mathews Satin or

equal. The precise

Mathews Formula for a full 1/2 Gal is:

SV 920 - Blue

SV 922 - Burnt Umber

SV 921 - Green

SV 202 - White

SV 923 - Black

SV 942 - Green Yellow

NOTE: Submit 9" x 9" sample to the own-

ers representative for approval before

painting. Follow standard paint manufacturer's

specs for preparation of surface and application

of coatings.

Wire way is 3" deep. There are to be no vis-

ible weld marks on the face of the wire way.

NOTE: City inspector will want to view the

inside of the wireway and the access door is the

simplest way to accomplish this. Therefore, pro-

vide single access/service door on the top of

the wireway. Suggested construction of the

wireway is shown in the illustration No 3.

The wireway is made up of two parts: The back

is like a shoe box. It is attached to the wall sur-

face and the lid goes over it and is secured with

screws.

Accessible

locations.

outdoor

suitable for

enclosure)

and

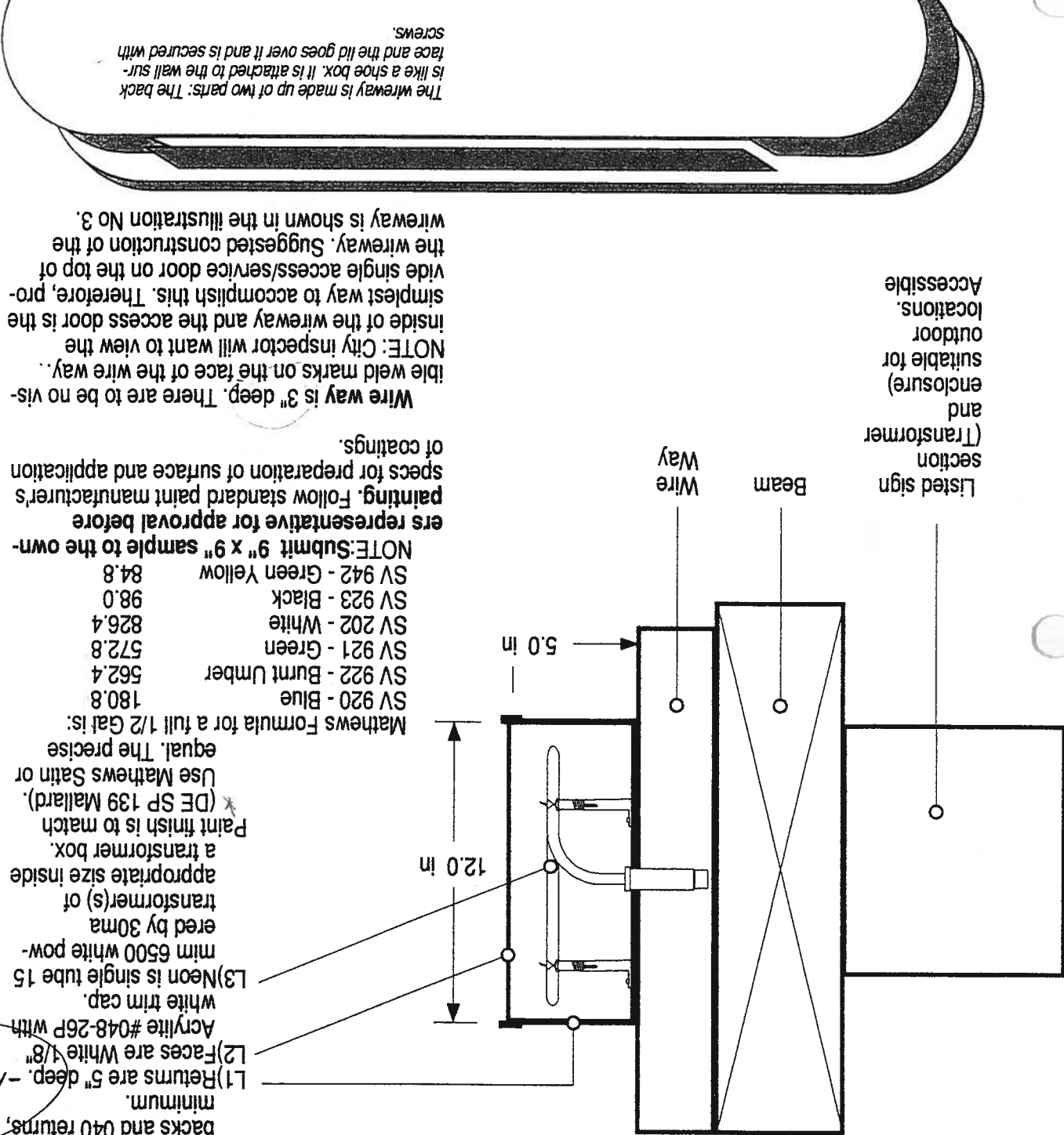
(Transformer

section

Listed sign

Beam

Wire



Asbury Properties, Inc.
2505 West Sixth Street
Los Angeles, California 90057
(213) 381-5443



June 30, 1999

Dan Campagnolo
Assist Planner

City of Laguna Niguel Community Development Dept.

27718 La Paz Road
Laguna Niguel, CA 92656

RE: Parcel Five shops signage
30262 Crown Valley Pky., Laguna Niguel, CA

Dear Mr. Campagnolo:

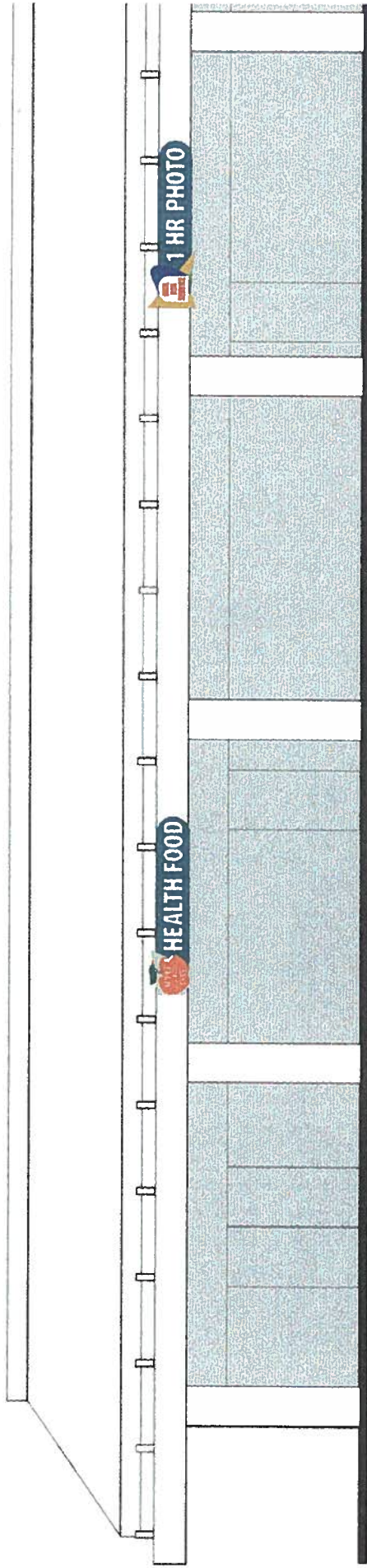
I hereby authorize Zoran Vidanovic of Design 2@ Signeon to apply on our behalf for the Changed Sign Program.

If you have any questions or concerns on the above, please feel free to contact me at (213) 381-5443.

Sincerely,


Jim Suard
President

petra



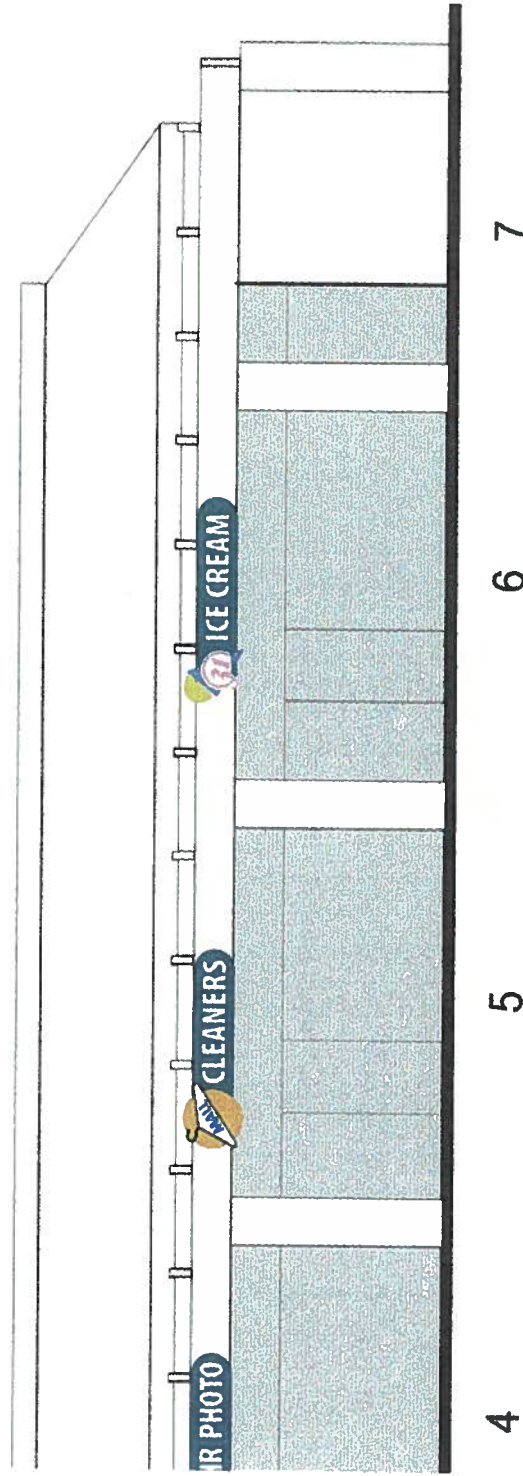
1

2

3

4

Scale: 1/8" = 1'-0"
9-1-99
Design 2©



Scale: 1/8" = 1'-0"
9-1-99
Design 200

— Town Center Drive — Addresses. —

to Herewith:

ase Date:

nant:

nd

The following criteria shall govern all exterior sign work installed and installed by Tenant, all of which shall be done at Tenant's sole cost and expense.

GENERAL

A. Prior written approval of design, content, materials, colors, size, details and location of signs must be obtained from Landlord. Tenant shall submit two (2) blue-line prints, a colored rendering and samples of materials and colors to Landlord for approval, prior to fabrication and erection of the signs. Landlord's approval may be withheld according to Landlord's sole discretion as to any aspect or feature not otherwise specified herein.

B. Landlord reserves the right to designate a sign company to coordinate the design, construction, and installation of Tenant's sign.

The Tenant shall in addition to obtaining Landlord's approval submit to Avco Community Development, Inc. and any applicable Orange County Agency for approval two (2) drawings to scale showing graphic layout and copy.

D. Sign shall be installed and operational prior to Tenant's opening for business.

E. No exposed raceways, crossovers, or conduit shall be permitted.

F. All cabinets, conduits, transformers, and other equipment shall be concealed.

MAINTENANCE

A. Tenant shall maintain the sign in good order and repair to include replacement of damaged letters and burned out lamps at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten (10) days of notification, Landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse Landlord for the cost of said repair within five (5) days after receipt of an invoice setting forth the costs incurred therefor.

SPECIFICATIONS

- A. The sign shall consist of one line only, individual colored Plexiglas letters with gold trim cap and blue sheet metal return. The exact size, color, style and layout of the letters shall be approved by the Landlord prior to installation.
- B. Color: Letter face color to be selected from the following:

Rohm and Haas Number:	2146	Ivory
	2325	Yellow
	2465	Yellow
	2564	Orange

No other letter face color will be allowed.

- C. Number of signs allowed: Tenants with less than 25 linear feet of store frontage are allowed only one sign. Tenants with more than 25 linear feet of store frontage are allowed a second sign on a wall of a separate elevation from their first sign. The combined area of both signs may not exceed the total allowable sign area (See #4 below).

D. Sizes and locations:

Units A, B, P, Q, Y, Z
Maximum letter height:
Maximum length:
Maximum area:
Placement:

30 inches.
50% of the storefront footage.
One (1) square foot of signage for every linear foot of storefront footage.
Sign to be centered horizontally on fascia within storefront area. Bottom line of lettering to be six (6) inches above bottom of beam.

Units C, J, O, R, X

Maximum letter height:
Maximum length:
Placement:

20 inches
14'-0"
Sign to be centered horizontally on gill-beam within storefront area. Bottom line of lettering to be two (2) inches above bottom of beam.

Units D-H, K-N, S-W

Maximum letter height:
Maximum length:
Placement:

20 inches
Single space unit: 14'-0"
Multiple space unit: 22'-0"
Sign to be centered horizontally on fascia within the storefront area. Bottom line of lettering to be six (6) inches above bottom of fascia

- E. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

F. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location.

DOORWAY SIGNS

- A. Decals, signs or other displays identifying tenants hours of business, telephone number, and product or service designations to be affixed to the doorway entrance (s) to the demised premises shall be subject to landlords prior approval. In all events, any such item shall be confined to one single space no larger than one square foot in area at each entrance to the demised premises and shall not, contain any sale, special announcement or other temporary information or advertising. Two or more doorways in close proximity to each other shall constitute one entrance.
- B. All sale signs, special announcements, etc. are not permitted on exterior glass or within 12" of any interior glass window.
- C. There shall be no signs, banners, pennants, balloons or similar advertising material permitted without landlords prior written consent.