



City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

March 18, 2025

David Hoyos
26017 Huntington Lane, Unit F
Valencia, CA 91355

Subject: Master Case 24-197, Sign Review 24-018
Request for a Sign Review to establish the Soledad Canyon Plaza Master Sign Program

Dear Applicant:

Your Sign Review has been granted approval. The Planning Division has reviewed your application and found it to be in substantial conformance with the City's Unified Development Code and General Plan and the Soledad Canyon Road Corridor Plan.

The above referenced project was granted approval on March 18, 2025. A project of this nature has an appeal period of 15 days. Should you have any questions regarding this approval and choose to appeal any or all of the conditions and requirements of your project, you must formally request an appeal in writing stating the basis of the appeal, along with the appropriate appeal fee. The Planning Commission Secretary must receive the appeal by 5:30 p.m. on April 2, 2025. Once the appeal period has lapsed, all action on this project is final.

Attached, please find the Conditions of Approval and an Acceptance Form. Please review the Conditions of Approval and sign, notarize, and return the Acceptance Form to the project planner within 15 days.

If you have any questions regarding this approval or the appeal process, please contact me at (661) 286-4046.

Sincerely,

Marlene Manica
Assistant Planner II



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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE 24-197
SIGN REVIEW 24-018
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

Date: March 18, 2025

Applicant: David Hoyos
26017 Huntington Lane, Unit F
Valencia, CA 91355

Location: Soledad Canyon Plaza
18336-18366 Soledad Canyon Road
Assessor's Parcel Numbers (APNs): 2844-001-080 & 2844-001-082

Request: The permittee is requesting the approval of a Sign Review to establish a Master Sign Program for the Soledad Canyon Plaza located at 18336-18366 Soledad Canyon Road (Assessor's Parcel Numbers 2844-001-080 and -082). An Architectural Design Review was approved on October 19, 2023, under MC23-163 for the refacade of the entire shopping center. The shopping center site is located in the community of Canyon Country and zoned Soledad Canyon Urban Center (SC-UC) within the Soledad Canyon Road Corridor Plan.

Findings: In granting this approval, the Director of Community Development finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth for a Class 11 exemption, pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project will expire if the approved use is not commenced within two years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's (City) Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced any discontinuation of the use approved with this project for a continuous period of two years or more terminates the approval of this use along with any associated vested rights to such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.
- GC3. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC4. Unless otherwise apparent from the context, the term "permittee" includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City will promptly notify the permittee. If the City fails to notify the permittee or if the City fails to cooperate fully in the defense, the permittee is not thereafter responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys' fees and costs; and 2) the City defends the action in good faith. The permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.
- GC5. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director of Community Development.
- GC6. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped consistent with this approval, unless revisions and/or additional conditions are specifically required herein.
- GC7. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon permittee's successors in interest. The Conditions of Approval may be modified, terminated, or

abandoned in accordance with applicable law including, without limitation, the Santa Clarita Municipal Code (SCMC).

- GC8. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
- GC9. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail.
- GC10. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.
- GC11. The permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City of Santa Clarita is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC12. The permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval.
- GC13. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director of Community Development.
- GC14. This decision is not effective until permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the permittee acknowledges agreement with the Conditions of Approval.
- GC15. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.

- GC16. The City will not issue a final Certificate of Occupancy until the permittee complies with all project conditions.
- GC17. The permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the permittee.
- GC18. The approval of this project will expire if the approved use is not commenced within two years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's (City) Unified Development Code (UDC).
- GC19. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced any discontinuation of the use approved with this project for a continuous period of two years or more terminates the approval of this use along with any associated vested rights to such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.
- GC20. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC21. Unless otherwise apparent from the context, the term "permittee" includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City will promptly notify the permittee. If the City fails to notify the permittee or if the City fails to cooperate fully in the defense, the permittee is not thereafter responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys' fees and costs; and 2) the City defends the

action in good faith. The permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.

- GC22. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director of Community Development.
- GC23. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped consistent with this approval, unless revisions and/or additional conditions are specifically required herein.
- GC24. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon permittee's successors in interest. The Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Santa Clarita Municipal Code (SCMC).
- GC25. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
- GC26. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail.
- GC27. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.
- GC28. The permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City of Santa Clarita is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC29. The permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval.
- GC30. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director of Community Development.
- GC31. This decision is not effective until permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the

entitlements granted by a development application, the permittee acknowledges agreement with the Conditions of Approval.

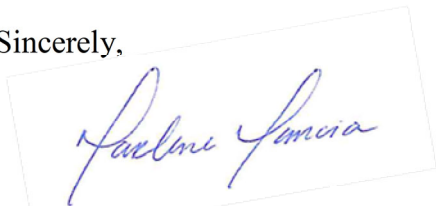
- GC32. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.
- GC33. The City will not issue a final Certificate of Occupancy until the permittee complies with all project conditions.
- GC34. The permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the permittee.

PLANNING DIVISION

- PL1. The permittee is approved to establish a Master Sign Program (MSP) for the Soledad Canyon Plaza located at 18336-18366 Soledad Canyon Road (Assessor's Parcel Numbers 2844-001-080 and -082).
- PL2. All signs must be developed in conformance with the approved plans on file with the Planning Division for Master Case 24-197 (Sign Review 24-018). Any changes are subject to further review and approval by the Director of Community Development.

If you have any questions regarding this application, I can be reached at (661) 286-4046 or by email at mmancia@santaclarita.gov.

Sincerely,



Marlene Mancia
Assistant Planner II



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VALENCIA, CA 91355
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APPROVED



MC24-197, SR24-018
March 18, 2025
Subject to the Conditions of
Approval

Soledad Canyon Plaza

Master Sign Program & Tenant Guidelines

18336-18366 Soledad Canyon Road - Santa Clarita, CA

August 28, 2024

CONTACTS AND CONTENTS:

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INTRODUCTION:

All signage devices in the Soledad Canyon Plaza are controlled by these Sign Guidelines. The Guidelines will contribute to the vitality and thematic nature of Soledad Canyon Plaza, and have been carefully planned to enhance the marketing opportunities for users, and to respond to the image objectives of the Soledad Canyon Plaza along with the city of Santa Clarita sign code.

The sign standard section of this document reviews the types of signs allowed and their form, materials, size and placement along with manufacturing requirements, sign submittal requirements and approval procedures.

Signs at Soledad Canyon Plaza must be developed within these guidelines and follow the required approval procedures.

The Property Landlord/Manager and the City of Santa Clarita are responsible for final interpretations of the guidelines and at their collective discretion may modify these requirements to accommodate unforeseen circumstances.

SIGNAGE GUIDELINES:

OBJECTIVE:

1. The purpose of this sign program is to provide the tenants at Soledad Canyon Plaza and land owner with the necessary guidelines to achieve uniformity throughout the property.
2. To allow sufficient, though not excessive, business identification devices so that the name of each business located the property is clearly and individually associated with the facilities it occupies, when viewed by motorists and pedestrians passing by on frontage streets and walkways.
3. To allow sufficient, though not excessive, information, directional and traffic control signing for convenient and efficient operation.
4. To have informational, and uniform signage through design, size, height, color, and materials.
5. To insure that the signs and identification do not decrease safety and efficient traffic flows in fronting streets.
6. To insure that the sign and identification devices adhere to and do not exceed the zoning regulations as required by the City of Santa Clarita.
7. To establish a sign and identification system that is highly legible, durable, vandal resistant and compliments the architectural and landscaped concept of the property.

GUIDELINES SUMMARY:

An efficient signage and graphic system functions as an integral part of its environment. Unified and controlled signage mutually benefit all tenants and visitors in projecting a cohesive and consistent theme without overpowering the architectural and landscape environment.

To maintain the consistency of the architectural and landscape of the property, no sign shall be permitted within the project boundaries that does not conform with the standards and design requirements set herein. The creation of a minimal system will satisfy all essential signage requirements while preventing visual clutter throughout the property. The implementation of this system will reinforce the quality business environment within the property.

Included in these guidelines are major identification, tenant sign allowances, allowable sign types, typical construction requirements and review and approval procedures.

GENERAL PROVISIONS:

1. All signs are subject to planning review and are to be submitted to the property owner or manager for review to insure that the proposed signs are in accord with this sign program.
2. Design submittals to include site plan, location of sign, setbacks and or vision triangle to insure that the flow of vehicular and pedestrian traffic are not interrupted.
3. All private signs shall be located outside the public right-of-way.
4. All signs are to be approved by the City of Santa Clarita planning and building department with a permit acquired prior to fabrication and installation.

TENANT WALL/MOMUMENT SIGN ALLOWANCES & DESIGN REQUIREMENTS:

Sign Allowances:

Soledad Canyon Plaza will be using channel letters mounted on a raceway that serves as a protective barrier, ensuring that the fascia (or wall surface) does not become damaged due to the multiple penetrations typically required when each letter is mounted individually. Without a raceway, each letter would require its own set of holes drilled into the wall, which could lead to unnecessary damage or wear time.

Channel letter types that are approved for this property are detailed here:

1. Each tenant is allowed One (1) set of raceway mounted channel letters on the main/primary elevation and side elevations of each tenant. Side elevations may have a secondary sign.
2. The sign area of allowance is a maximum of one and one-half (1.5) square feet of wall sign area for each one linear foot of building or tenant frontage shall be permitted for primary signs. The sign length is not to exceed 75% of the tenant frontage.
3. A maximum height of up to two (2) feet and two vertical lines of text shall be permitted. For initial capital letters or logos, a maximum height of up to two and one-half (2-1/2) feet shall be permitted.
4. Logo boxes will be allowed only if the logo box is a signature logo to accompany the channel letter sign and must be fabricated with the same requirements. Proposed logos must be included in the primary/secondary sign calculations
5. The area of sign will be calculated by boxing the sign area to calculate the square footage.
6. LED illumination is the preferred method of illuminating the channel letters on this property.
7. Non-illuminated letters must still be fabricated in channel letter form. Flat cut out acrylic, molded or trim cap letters do not comply with these guidelines.
8. **PRIMARY SIGN:** Each ground-floor establishment with a separate entrance shall be permitted one primary wall sign along the main elevation with a primary entrance, facing a street, on-site parking area or internal pedestrian walkway.
9. **SECONDARY SIGN:** Each ground-floor establishment with a separate entrance shall be permitted secondary wall signs along up to two (2) other elevations (including the rear) with a secondary entrance, facing a street, on-site parking area or internal pedestrian walkway. A maximum of one-half (1/2) the allowable area of the primary wall sign shall be permitted

Tenant Monument Signs:

These signs are provided for project and tenant identification.

The landlord/manager will decide which tenant will be identified on the monument sign.

All tenants should refer to their lease for clarification. Eligible tenants will be responsible for the tenant panel costs of adding their business name to the monument sign.

No tenant shall install a sign without the design approval of the landlord/manager.

Monument is existing.

SUBMITTALS, REVIEWS AND APPROVALS:

Soledad Canyon Plaza has a specific process to submit sign designs for review and approval by the landlord/manager prior to procuring a permit for sign fabrication and install. This section is provided as a guideline to procure approvals and permits.

Overview:

This review and permit process is provided to insure that all design standards are consistent with the Soledad Canyon Plaza Sign Program standards. Tenants are required to submit to the landlord/manager a sign application for their tenant space signs to be reviewed by the Soledad Canyon Plaza landlord or manager.

Design Requirements:

All sign designs to have the following for review;

1. A site plan with setbacks to the location of the sign(s).
2. Designs should include plan view, side view and elevations.
3. The sign design elevation is to include all dimensions, colors, material and typography.
4. The address and property of the sign to be listed in the title block of the designs.
5. All sign designs are to conform with these sign guidelines.
6. Any designs that do not meet these requirements will be returned for design revision.

Review:

The application for review may be requested from the Soledad Canyon Plaza management team. The application must include all necessary designs required for review prior to being accepted by the Soledad Canyon Plaza/manager.

All signs are to be approved by the board prior to moving forward with permits from the City of Santa Clarita.

Permit Package Requirements:

Upon landlord/manager approval, the property owner will be required to obtain permits from the City of Santa Clarita.

All requirements set forth by the City of Santa Clarita must be met and must include all requirements for design listed above.

Sign Removal:

If any signs are removed from a site or building, then that location or fascia must be brought back to the original condition prior to the install of the removed sign.

Shadowing and stains left on a building will not be acceptable.

Site or landscape must be reclaimed if a monument sign is removed.

FABRICATION REQUIREMENTS:

The fabrication and installation of all signs shall be subject to the following restrictions:

1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
2. Sign manufacturer shall supply a UL label in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
4. Signs and raceways shall be made of durable rust inhibited materials that are appropriate and complimentary to the building.
5. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
6. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
7. All signs are to be raceway mounted. Raceways are to be all aluminum construction and be maximum 8" height x length of the sign. Raceways to be painted to match building color. Use of raceway is to protect facade of building of multiple penetrations due to individual channel letters. All tenant Raceways to be uniform in construction. Soledad Canyon Plaza uses individual channel letters for individual tenant signs on the fascia of the tenants space.
8. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
9. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off the reflecting panel. Mounts consist of all-thread post and spacer sleeves for consistency. Spacers painted to match panel color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
10. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
11. Surfaces with color hues prone to fading (e.g. pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
12. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g. Matthews Paint Company).
13. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks are not permitted.

RACEWAY DIMENSIONS:

All signs must have a raceway with a minimum length of 48 inches. For larger signs, the raceway length will be scaled proportionally to the overall sign length maintaining a 2" Cushing zone on each end of the raceway

WINDOW SIGNAGE:

Window signs are permitted in all zones; provided, that such signs do not exceed twenty five (25) percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict signs utilized as part of a window display of merchandise when such signs are incorporated within such display.

Business name business logos, and services incidental to the business may be permitted.

PROHIBITED SIGNS AND COMPONENTS:

1. No exposed conduit or electrical wiring.
2. Cabinet signs are not allowed.
3. All conductors, transformers and fasteners are to be concealed. No exposed components will be allowed.
4. All penetrations to be neatly sealed. exposed holes or uneven textures as a result of signs are prohibited.
5. No damage to the building by install or removal is allowed. all contractors are to leave the site completed with conditions that are acceptable to the property owner.
6. Manufacturers labels, permit tags and UL labels are to be placed on the side of one (1) channel letter as required by UL and the City of Santa Clarita.
7. Pennants, blow up displays or any temporary signs will not be allowed on the property.
8. Flashing, moving or audible displays are not allowed on the property, roof or sidewalks of the property.
9. Exposed neon within the letterset or mounted on the fascia is prohibited. The preferred form of illumination is LED.
10. Sign wording to be limited to the title of the business. secondary messages are not allowed. Unless required by franchise.
11. Telephone numbers, web addresses, prices and other information which makes the sign appear to be advertisement are prohibited.
12. Window signs are limited to 25% per the UDC and the Soledad Canyon Road Corridor Plan. The UDC nor the Soledad Canyon Road Corridor Plan identify a method to permit a higher percent of window signs.

BUILDING IDENTIFICATION SIGN REQUIREMENTS:

Address numbers should be clearly visible from the street, unobstructed by landscaping or architectural features. The height of the numbers is typically required to be at least twelve inches to ensure readability from a distance.

FUTURE AMENDMENTS:

If a tenant expands their unit to include adjacent space within the shopping center, they may choose to Consolidate into a single, centrally located sign across both units.

If the units revert to their original layout in the future, tenants will be required to follow the sign program's original signage guidelines for individual units.





1 BUILDING 1 - EAST ELEVATION

Scale: 1/16" = 1'-0"



2 BUILDING 1 - NORTH ELEVATION

Scale: 1/8" = 1'-0"



3 BUILDING 2 - WEST ELEVATION, LEFT SIDE

Scale: 1/16" = 1'-0"



4 BUILDING 2 - WEST ELEVATION, RIGHT SIDE

Scale: 1/16" = 1'-0"



5 BUILDING 2 - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1 INTERNALLY ILLUMINATED SIGN CABINET

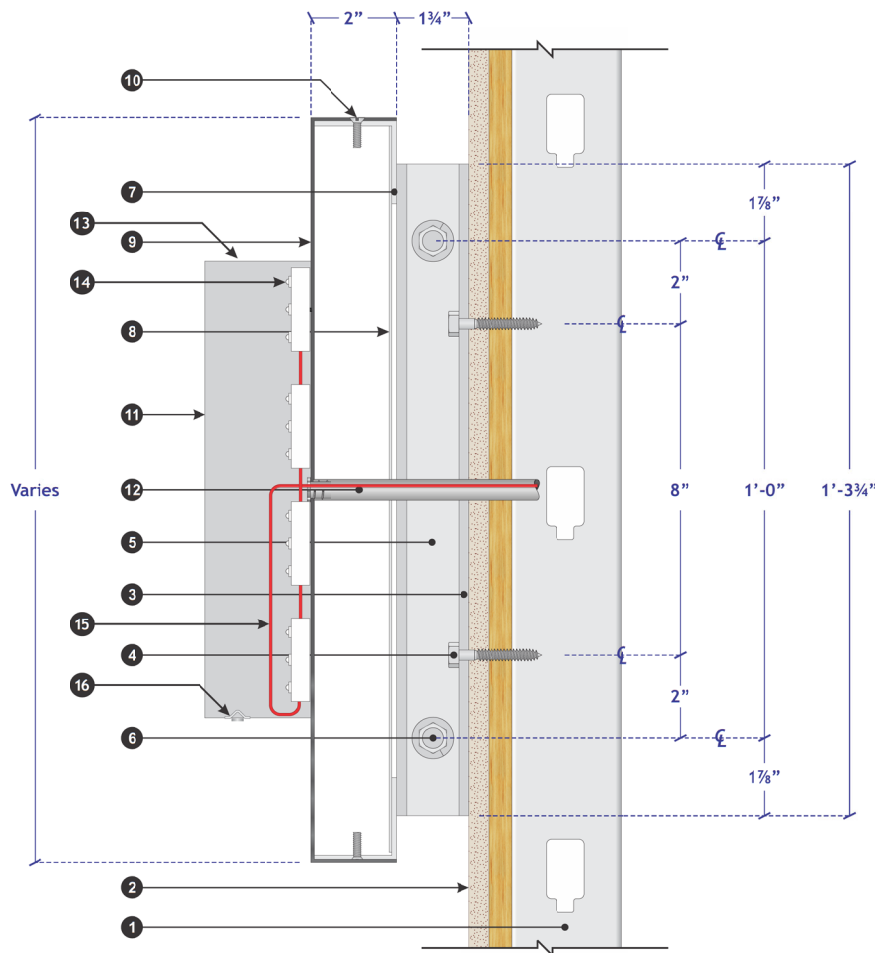
Maximum Square Area = 20.00' 中

Scale: ¾" = 1'-0"



2 NIGHTTIME RENDERING

Scale: ¾" = 1'-0"



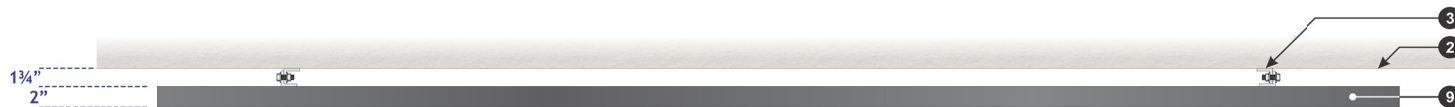
1 SECTION

Scale: 1" = 3"

KEY NOTES

1. Building framing system.
2. Finished building surface.
3. 1½" x 1½" x ¼" wall aluminum angle cleat painted to match storefront cladding.
4. Lag screw.
5. 1½" x 1½" x ¼" wall aluminum angle cleat painted to match storefront cladding.
6. ½" diameter galvanized steel through bolt. Isolate dissimilar materials.
7. 2" x 2" x ½" wall aluminum angle cabinet perimeter frame welded at all intersections.
8. .063" aluminum cabinet back.
9. .080" aluminum cabinet face with brake formed returns, color TBD.
10. #10 countersunk flathead screw.
11. Copy and logo may be face lit, halo lit, dual lit dimensional letters, or a combination thereof.
12. Low voltage electrical feed from remote UL Listed LED power supply.
13. 5" deep aluminum returns.
14. 6500K White LED module
15. Low voltage secondary power supply
16. ¼" weep hole with light tight baffle.

* All building penetrations are to be sealed and watertight.



Sika® Sikaflex -1a



Soledad Canyon Plaza - Santa Clarita, CA - Master Sign Program

THICK WALL MOUNTED ALUMINUM LETTERS

BACK ALUMINUM CHANNEL LETTERS WITH THIN LIP

- Back aluminum channel letters for thin lips require extra depth channels in wall, spacing and additional fasteners.
- Mounting on thick concrete, get a finished concrete surface with a smooth finish.
- A finished concrete surface, finish concrete must be prepared for the channel channel.
- Cold water source, aluminum expansion is required "bump" the mounting and aluminum would be affected.
- Mounting on concrete wall, if wall is not prepared to install a prepared surface, use a metal angle or bar.
- Mounting on wall with insulation but other metal, attach a connection with the use of metal bar, aluminum would be unable to hold the sign with the wall.



BACK ALUMINUM CHANNEL LETTERS

- Back aluminum letters are a sign that the letter has been mounted to the wall, and the sign is not visible. The letter is mounted to the wall with a metal bar.
- The letter is mounted to the wall with a metal bar, and the letter is not visible. The letter is mounted to the wall with a metal bar.
- The letter is mounted to the wall with a metal bar, and the letter is not visible. The letter is mounted to the wall with a metal bar.
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FRONT ALUMINUM CHANNEL LETTERS

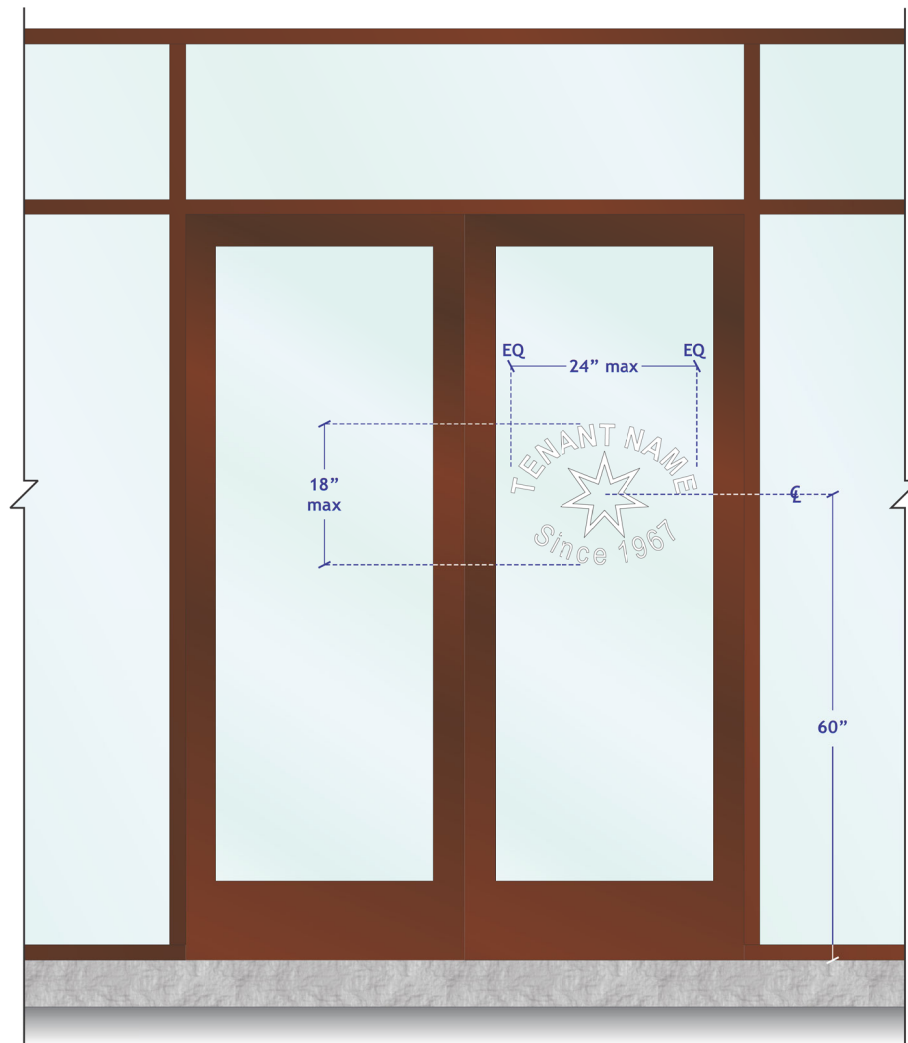
- Front aluminum channel letters are a sign that the letter has been mounted to the wall, and the sign is visible. The letter is mounted to the wall with a metal bar.
- Front aluminum channel letters are a sign that the letter has been mounted to the wall, and the sign is visible. The letter is mounted to the wall with a metal bar.
- Front aluminum channel letters are a sign that the letter has been mounted to the wall, and the sign is visible. The letter is mounted to the wall with a metal bar.
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METHOD OF SIGNATURE CALCULATION EXAMPLE

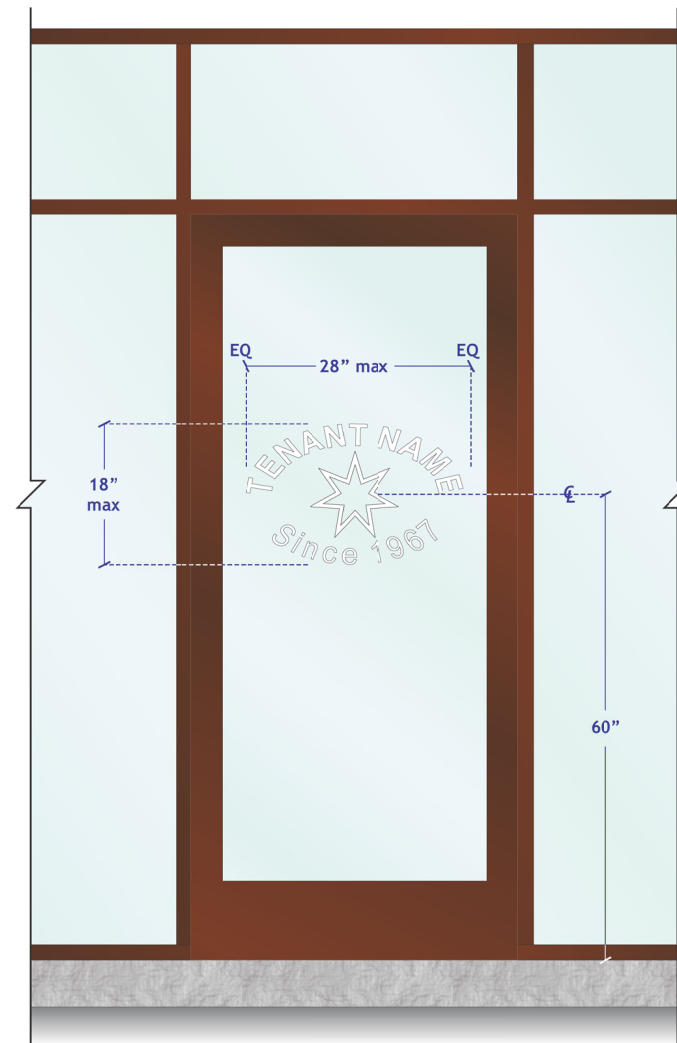


11 squares



1 TENANT IDENTITY VINYL ON DOUBLE ENTRY DOOR
One unit required

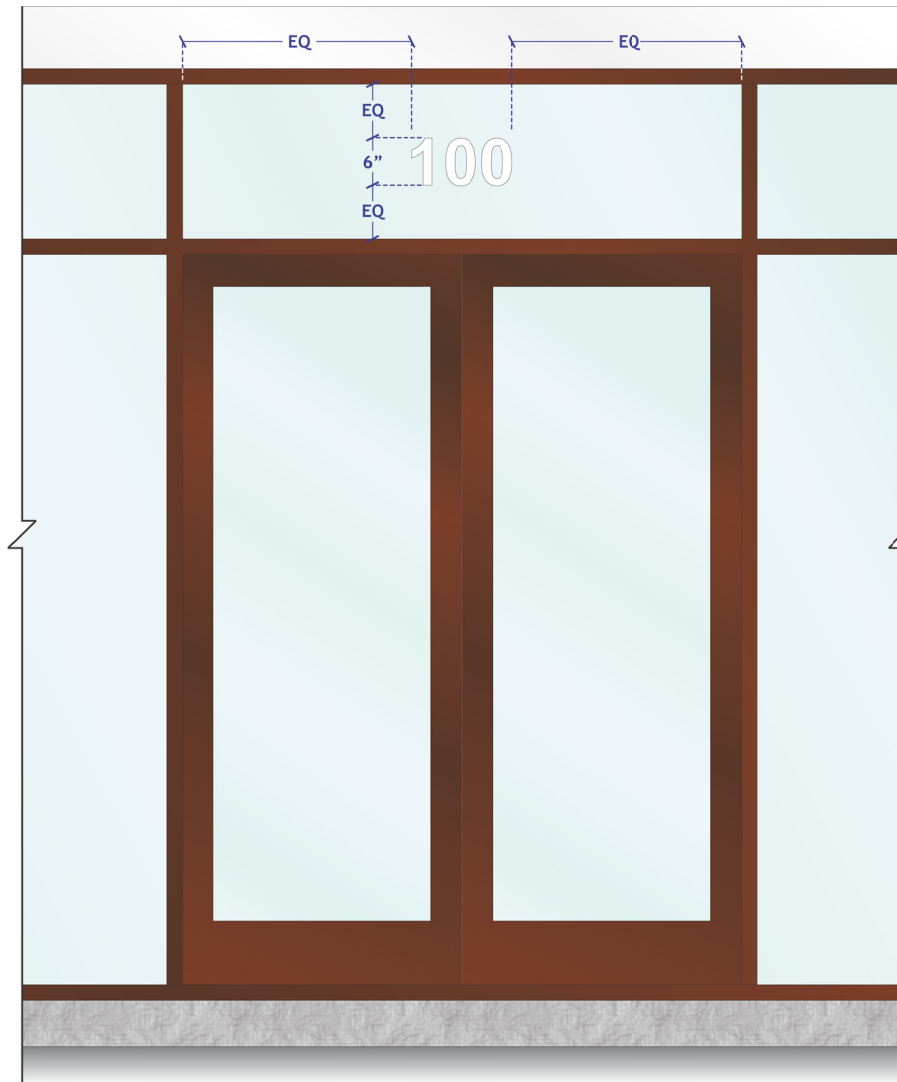
Scale: $\frac{3}{4}$ " = 1'-0"



2 TENANT IDENTITY VINYL ON SINGLE ENTRY DOOR
One unit required

Scale: $\frac{3}{4}$ " = 1'-0"

Tenant Identity Door Vinyl: Computer cut White or Frosted vinyl applied to exterior surface of glass.



Tenant Suite ID Vinyl:

Computer cut opaque White vinyl applied to exterior surface of transom glazing.

Typeface is Arial Bold.

1

TENANT SUITE ID VINYL ABOVE ENTRY DOORS

One unit required

Scale: $\frac{3}{4}" = 1'-0"$

Please complete & return to:

CITY OF SANTA CLARITA
Planning Division
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355



ACCEPTANCE FORM

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

Master Case 24-197

I, _____, the undersigned state: I am aware of and accept all the conditions of approval for as stated in SR24-018 dated March 18, 2025.

I am the (applicant/owner) (applicant) of the real property described in the above-numbered case.

Executed this _____ day of _____, 20_____.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Applicant/Owner: Name _____
 Address _____
 City, State _____
 Signature _____

Applicant: Name _____
 Address _____
 City, State _____
 Signature _____

Signature(s) must be acknowledged by a notary public.

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____, before me, _____,
(here insert name and title of the officer)
personally appeared _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____