

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO

PLANNING DIVISION
385 N. Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187
(909) 387-8311 Fax (909) 387-3223
<http://www.sbcounty.gov/lus>

TOM HUDSON
Director

August 27, 2013

John Burroughs
Mountain Grove Partners
13190 Crossroads, Parkway North, 6th Floor
Industry, CA 91746

SUBJECT: SIGN PROGRAM FOR THE MOUNTAIN GROVE PLANNED DEVELOPMENT PROJECT, APN: 0292-081-57, PROJECT NO.: P200601377.

Dear Mr. Burroughs:

The attached Sign Program dated April 4, 2013, has been reviewed and approved by the County Planning Division. The Sign Program is found to be consistent with the Planned Development Permit for the Mountain Grove Project, as approved by the Board of Supervisors on July 7, 2008. Pursuant to Condition of Approval No. 121 for the Mountain Grove Project you were required to submit a Master Sign Program for this project, and with this approval you have satisfied the requirements of Condition No. 121.

The site plan depicted in the Sign Program is not consistent with the Final Development Plan approved by the County on July 7, 2008. Therefore, the Final Development Plan for the Mountain Grove project must be revised, and approval obtained from the County, to be consistent with the approved Sign Program.

If you have any questions please feel free to contact me at (909) 387-4112 or via email at cwarrick@lud.sbcounty.gov.

Sincerely,


Chris Warrick, Senior Planner

CW:rlb

Attachments: Approved Sign Program Dated April 4, 2013



**APPROVED BY THE COUNTY
PLANNING DIVISION**

Clem Davin

AUGUST 27 2013

SWC OF INTERSTATE 210
AND SAN BERNARDINO AVENUE
REDLANDS, CALIFORNIA 92374
(SAN BERNARDINO COUNTY, CALIFORNIA)

SIGN CRITERIA

APRIL 4, 2013

PROJECT DIRECTORY

LANDLORD/DEVELOPER:

MOUNTAIN GROVE PARTNERS, L.L.C.
MAJESTIC REALTY CO.
13191 CROSSROADS PARKWAY NORTH 6TH FLOOR
CITY OF INDUSTRY, CALIFORNIA 91746
(562) 692-9581 PHONE
(562) 576-1620 FAX

SIGN CRITERIA DESIGNER/PREFERRED SIGN VENDOR:

SIGN METHODS, INC.
1749 E. 28TH STREET
SIGNAL HILL, CALIFORNIA 90755
(562) 989-5755 PHONE
(562) 427-6875 FAX

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SWC OF INTERSTATE 210
AND SAN BERNARDINO AVENUE
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(SAN BERNARDINO COUNTY)

SIGN PROGRAM

APRIL 4, 2013

APPROVED

Chad Warrini
8/27/13



1749 E. 28th St.
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www.signmethods.com

Project Directory
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A. PURPOSE AND INTENT

The purpose of these sign criteria ("the criteria") is to establish standards for the regulation of exterior signs within Mountain Grove At Citrus Plaza ("the Plaza"). Signs within the Plaza will adhere to applicable provisions of the County Development Code, as modified by these criteria. It is further the purpose of this program to acknowledge the larger-scale regional commercial development proposed for the regional commercial district, and to provide adequate signage that is architecturally compatible with the development, in scale with the regional nature of the project, and will enable the traveling public to clearly and quickly identify the shopping, entertainment and services available at the site.

B. GENERAL LANDLORD/TENANT REQUIREMENTS

1. Prior to manufacture of any sign, the Tenant shall submit to the Landlord Representative for written approval, two copies of detailed drawings showing compliance with the criteria. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. Landlord's written approval must be obtained prior to submittal to the County of San Bernardino.
2. All signs shall 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 Landlord.
3. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the County of San Bernardino.
4. The Tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to Tenant's name, logo, and/or logotype. The use of brand name logos will not be allowed on the sign unless it is specifically included in the Tenant dba.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a Tenant vacates the premises, it is that Tenant's responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign occupied by that Tenant.
8. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenant will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
9. All Tenant signs shall be installed prior to opening for business, only after County permits are secured.

C. GENERAL SPECIFICATIONS

1. Except as permitted herein, any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting or lights, except for time and temperature signs, and public service message boards. In no event shall an illuminated sign or light device be so placed or so directed upon a public street, highway, sidewalk or adjacent premises so as to constitute a traffic hazard or nuisance. (Not applicable to theater sign)
2. All illuminated building wall and fascia signs shall be internally illuminated channel letters or halo lit letters. Limited use of neon will be allowed on a case by case basis. Halo lit letters are defined as opaque letters with internal luminous tubing, mounted a few inches off the face of a building. Illumination falls only on building surface immediately adjacent to letter, creating a halo effect.
2. Temporary window signage for leasing or special or seasonal sales or promotions shall be limited to a maximum of thirty (30) percent of the window area per elevation. All such signs shall be professionally prepared. No window painting shall be permitted.
3. Sign area shall be measured pursuant to section 83.13.080 of the County Development Code.

D. PROHIBITED SIGNS

The following signs shall be prohibited:

- a) Rooftop signs or signs projecting above the roofline of a building.
- b) Vehicles or other signs or devices in the public right-of-way when used as advertising devices or displays.
- c) Signs on bus benches.
- d) Flashing, animated or portable signs, except electric reader board signs if incorporated in an allowed sign. (readerboard to be allowed in theater pylon and TBD on freeway pylon)

E. TEMPORARY BANNERS

Special event signs such as "Coming Soon" and "Grand Opening" banners may be allowed, and shall be limited to the following provisions:

1. No temporary banner shall be displayed without first obtaining written approval from the Landlord and then obtaining a temporary use permit

from the County of San Bernardino.

2. A maximum of one temporary banner shall be allowed per Tenant leasehold elevation.
3. Temporary banners shall be limited to 90 continuous days per event within a 180-day period from the start date of the event.
4. Temporary banner area on any one elevation shall not exceed 15 feet in length or 3 feet in height.
5. Temporary banners shall be affixed to the walls of a building only.



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APPROVED

Paul Hume
8/27/13



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APPROVED

Chris Nanni
8/27/13



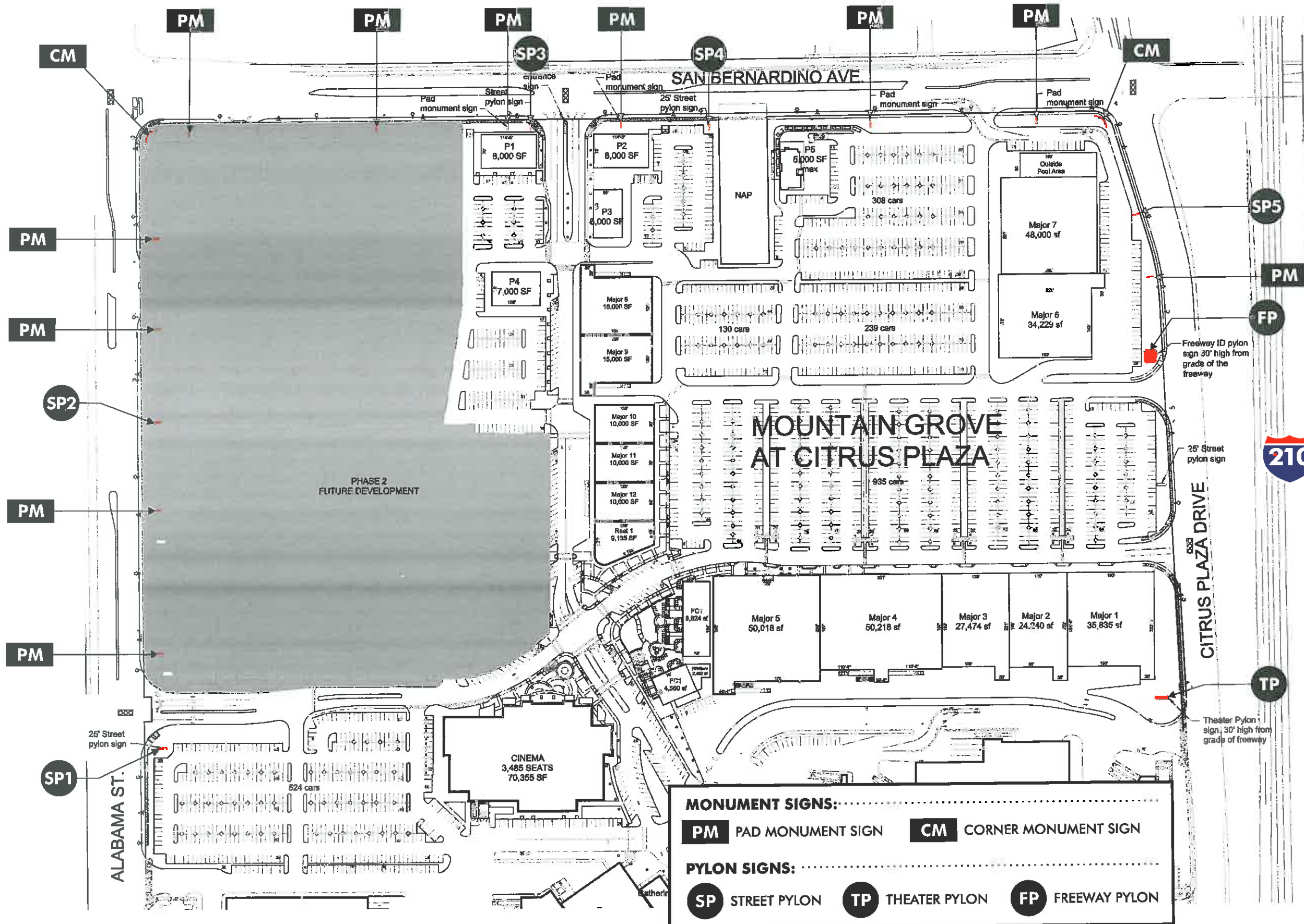
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Electrical Signs And Neon

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SCALE: ~1"=200'-0"

SITE PLAN

Page 3



SIGN TYPE: TENANT WALL SIGNS

QUANTITY: EACH TENANT MAY DISPLAY A MAXIMUM OF 1 SIGN PER ELEVATION. ENDCAP TENANTS AND TENANTS OCCUPYING A FREESTANDING BUILDING SHALL BE ALLOWED UP TO 3 ELEVATIONS WITH SIGN AGE.

MAX: 1.5 SQUARE FOOT PER LINEAL FOOT OF TENANTS/OCCUPANTS FRONTAGE.

CONTENT: ** TENANT NAME/LOGO. ADDITIONAL SECONDARY SIGNAGE DESCRIBING STORE DEPARTMENTS, PRODUCTS OR SERVICES SHALL BE ALLOWED, PROVIDED THAT THE OVERALL SIGN AREA FOR ANY ONE TENANTS/OCCUPANTS FRONTAGE IS NOT EXCEEDED.

TYPE: INTERNALLY ILLUMINATED CHANNEL LETTER AND LOGO TYPE SIGNAGE.

MAX. LENGTH: 70% OF BUILDING WIDTH.



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8/27/13

BUILDING SQUARE FOOTAGE	MAXIMUM LETTER SIGN HEIGHT	MAXIMUM SIGN COPY AREA	MAX. SIGN QUANTITY	MAX. QTY OF SIGN PER ELEVATION
50,000 OR GREATER	SIX FEET (6) */**	TWO-HUNDRED FIFTY (250) SQUARE FEET	3	VARIES
20,000 TO 49,990	FIVE FEET (5) */**	TWO-HUNDRED FIFTY (250) SQUARE FEET	3	VARIES
10,000 TO 19,990	FOUR FEET (4)*	TWO-HUNDRED TWENTY FIVE (225) SQUARE FEET	3	1
5,000 TO 9,999	THREE FEET (3)*	TWO-HUNDRED TWENTY FIVE (225) SQUARE FEET	3	1
0 TO 4,999	THIRTY INCHES (30")	ONE-HUNDRED FIFTY (150) SQUARE FEET	3	1

NOTE: ASCENDING AND DESCENDING LETTERS/LOGO NOT TO BE COUNTED AGAINST MAX LETTER HEIGHT.

*THE FIRST LETTER OF A WORD OR ABBREVIATION IS PERMITTED TO EXCEED THESE MAXIMUMS BY ONE ADDITIONAL FOOT OF LETTER HEIGHT.

**TENANT NAME/LOGO. ADDITIONAL SECONDARY SIGNAGE DESCRIBING STORE DEPARTMENTS, PRODUCTS OR SERVICES SHALL BE ALLOWED, PROVIDED THAT THE OVERALL SIGN AREA FOR ANY ONE LEASEHOLD FRONTAGE IS NOT EXCEEDED.

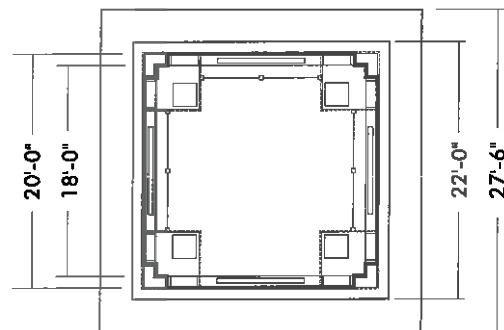


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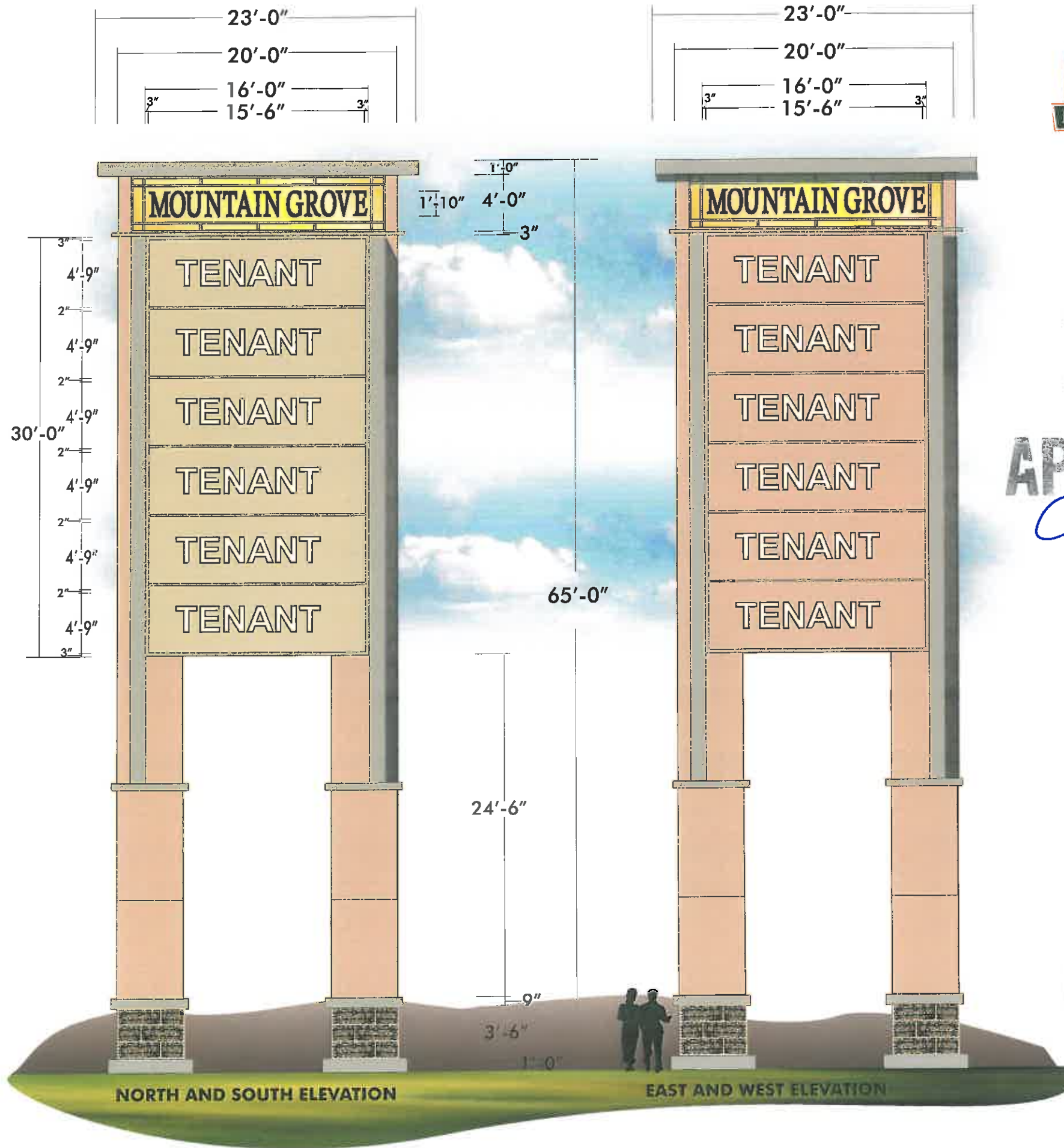
TENANT WALL SIGNS

SIGN TYPE: **FP** **FREEWAY PYLON**

- QUANTITY: 1.
- HEIGHT: 65 FEET.
- CONTENT: IDENTIFICATION OF 6 TENANTS PER SIDE, AND PROJECT NAME.
- PYLON SIGN: ALUMINUM FABRICATION WITH TEXTURED PAINT FINISHES TO TIE IN WITH BUILDING COLORS. TOP OF TOWER TO HAVE PAINTED ALUMINUM MULLIONS AND LEXAN "WINDOWS" WITH YELLOW TRANSLUCENT VINYL, ILLUMINATED FROM WITHIN.
- PROJECT I.D.: LOGO FLAT CUT OUT ALUMINUM LETTERS MOUNTED TO LEXAN
- TENANT PANELS: TENANT PANELS WITH LIGHTLY TEXTURED PAINT FINISH. TENANT LETTERS/LOGOS TO BE STANDARD PAN CHANNEL CONSTRUCTION WITH 5 INCH DEEP RETURNS, 1 INCH TRIMCAP RETAINER, 3/16 INCH THICK ACRYLIC FACES, AND INTERNAL L.E.D. ILLUMINATION.
- BASE: FRAMED STRUCTURE WITH STONE VENEER OVERLAY TO MATCH PROJECT.



PLAN VIEW
SCALE: 1/16"=1'-0"



NORTH AND SOUTH ELEVATION

EAST AND WEST ELEVATION



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APPROVED

Chris Dennis
8/27/13



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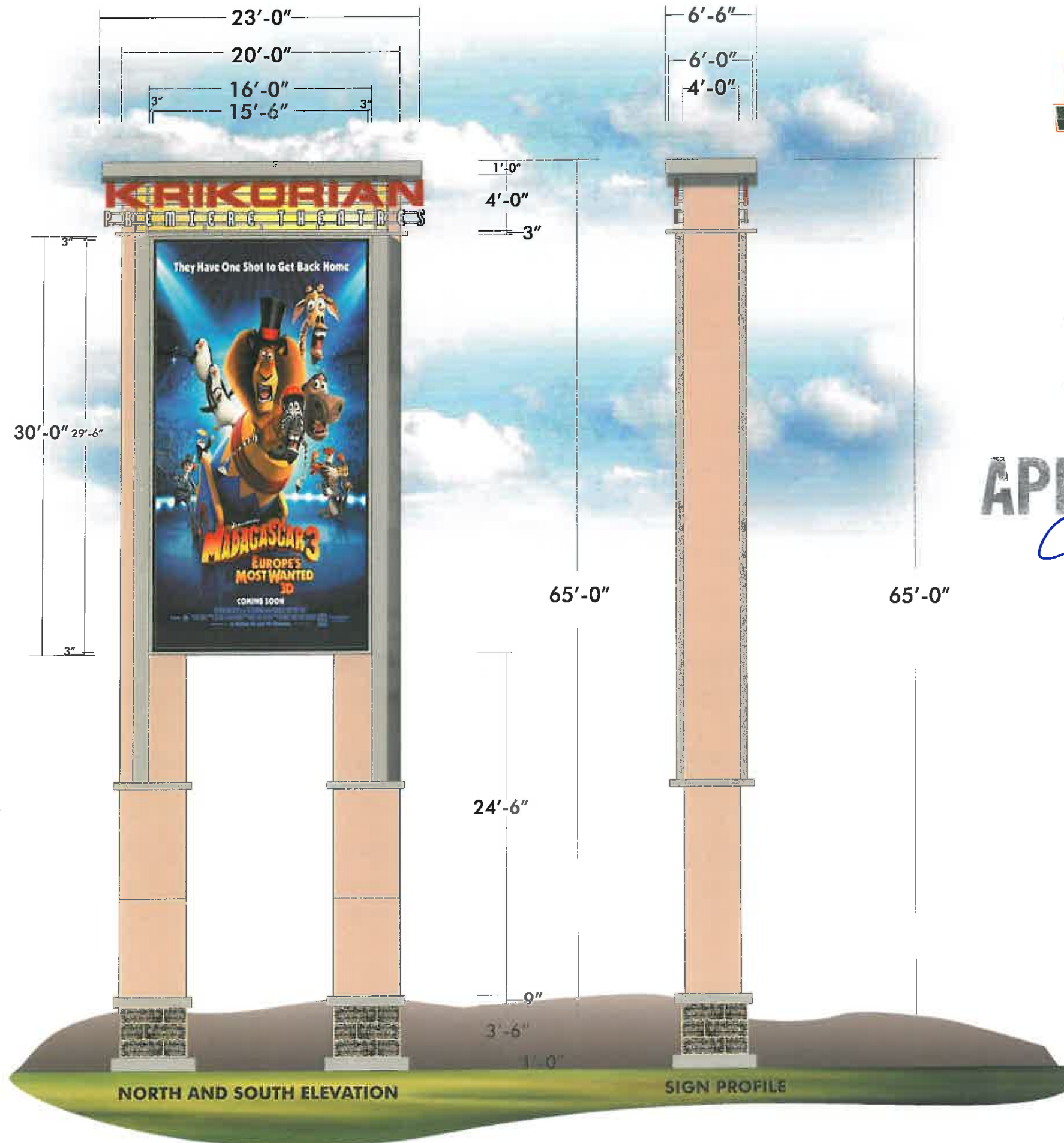
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SCALE: 1/8"=1'-0"

**FREEWAY
PYLON**

SIGN TYPE: **TP THEATER PYLON**

- QUANTITY: 1.
- HEIGHT: 65 FEET.
- CONTENT: IDENTIFICATION OF THEATER TENANT AND PROJECT, WITH L.E.D. DISPLAY FOR THEATER.
- PYLON SIGN: ALUMINUM FABRICATION WITH TEXTURED PAINT FINISHES TO TIE IN WITH BUILDING COLORS. TOP OF TOWER TO HAVE PAINTED ALUMINUM MULLIONS AND LEXAN "WINDOWS" WITH YELLOW TRANSLUCENT VINYL, ILLUMINATED FROM WITHIN.
- THEATER I.D.: "KRIKORIAN": INDIVIDUAL OPEN PAN CHANNEL LETTERS, PAINTED RED, WITH EXPOSED RED NEON ILLUMINATION AND CLEAR ACRYLIC FACE. "PREMIERE THEATRES": INDIVIDUAL STANDARD PAN CHANNEL LETTERS, PAINTED BLACK, WITH WHITE ACRYLIC FACES AND BLACK VINYL OUTLINE, WITH INTERNAL L.E.D. ILLUMINATION. BOTH LINES OF COPY TO BE MOUNTED TO 2" HIGH X 4" DEEP ALUMINUM TUBE SIGN FRAME ENCLOSING CROSSOVER WIRING.
- THEATER LOGO: LOGO TO CONSIST OF 3 LAYERS OF ALUMINUM, PAINTED RED, WITH EXPOSED RED NEON ACCENTS. "FILM" TO BE CURVED ALUMINUM, PAINTED BLACK, WITH GRAY PAINTED HIGHLIGHTS AND WHITE VINYL "PERFORATION". "K" TO OPEN PAN CHANNEL LETTER, PAINTED YELLOW, WITH EXPOSED YELLOW NEON ILLUMINATION AND CLEAR ACRYLIC FACE.
- BASE: ALUMINUM FABRICATION WITH TEXTURED PAINT FINISHES TO TIE IN WITH BUILDING COLORS WITH STONE VENER TO MATCH PROJECT.
- NOTE: THIS SIGN SHALL BE FOR THE EXCLUSIVE USE OF THE KRIKORIAN THEATRE. NO OFF-PREMISE ADVERTISING SHALL BE PERMITTED ON THE SIGN OR ON THE DIGITAL DISPLAY AREA.



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

**THEATER
PYLON**

SIGN TYPE: **SP1 SP2 SP3 SP4 SP5 STREET PYLON**

QUANTITY: 5 TOTAL.

HEIGHT: 25 FEET.

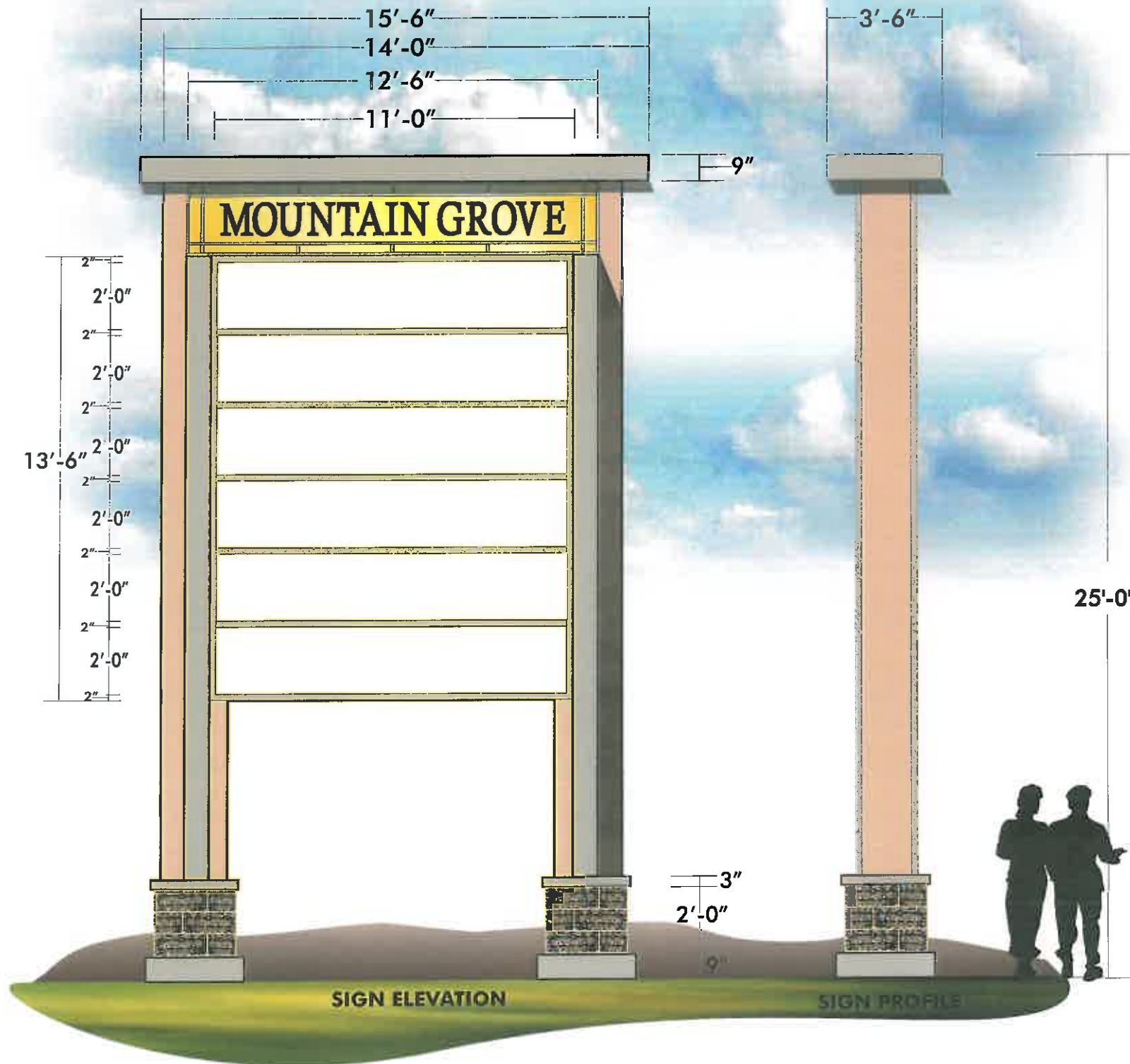
CONTENT: IDENTIFICATION OF 6 TENANTS PER SIDE, AND PROJECT.

PYLON SIGN: ALUMINUM FABRICATION WITH TEXTURED PAINT FINISHES TO TIE IN WITH BUILDING COLORS. TOP OF TOWER TO HAVE PAINTED ALUMINUM MULLIONS AND LEXAN "WINDOWS" WITH YELLOW TRANSLUCENT VINYL, ILLUMINATED FROM WITHIN.

PROJECT I.D.: LOGO FLAT CUT OUT ALUMINUM LETTERS MOUNTED TO LEXAN

TENANT PANELS: WHITE ACRYLIC TENANT PANELS WITH TRANSLUCENT VINYL OVERLAY IN TENANT'S CHOICE OF COLORS PENDING LANDLORD APPROVAL. TENANT PANELS TO ILLUMINATE FROM WITHIN CABINET SIGN VIA FLUORESCENT LAMPS. RETAINERS AND DIVIDER BARS ARE 2" WIDE ALUMINUM, FINISHED TO MATCH BODY OF SIGN.

BASE: FRAMED STRUCTURE WITH STONE VENEER OVERLAY TO MATCH PROJECT.



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SIGN PROGRAM

APRIL 4, 2013

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Chris Davis
8/27/13



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SCALE: 1/4"=1'-0"

**STREET
PYLON**

SIGN TYPE: **PM** PAD MONUMENT SIGN

- QUANTITY: 11.
- HEIGHT: 6 FEET MAXIMUM.
- CONTENT: IDENTIFICATION OF PAD BUILDING TENANT OR TENANTS.
- BODY OF SIGN: ALUMINUM FABRICATION WITH PAINT FINISHES TO TIE IN WITH BUILDING COLORS.
- TENANT PANELS: WHITE ACRYLIC TENANT PANELS WITH TRANSLUCENT VINYL OVERLAY IN TENANT'S CHOICE OF COLORS PENDING LANDLORD APPROVAL. TENANT PANELS TO ILLUMINATE FROM WITHIN CABINET SIGN VIA FLUORESCENT LAMPS. RETAINERS ARE 2" WIDE ALUMINUM, FINISHED TO MATCH BODY OF SIGN.
- BASE: FRAMED STRUCTURE WITH STONE VENEER OVERLAY TO MATCH PROJECT.



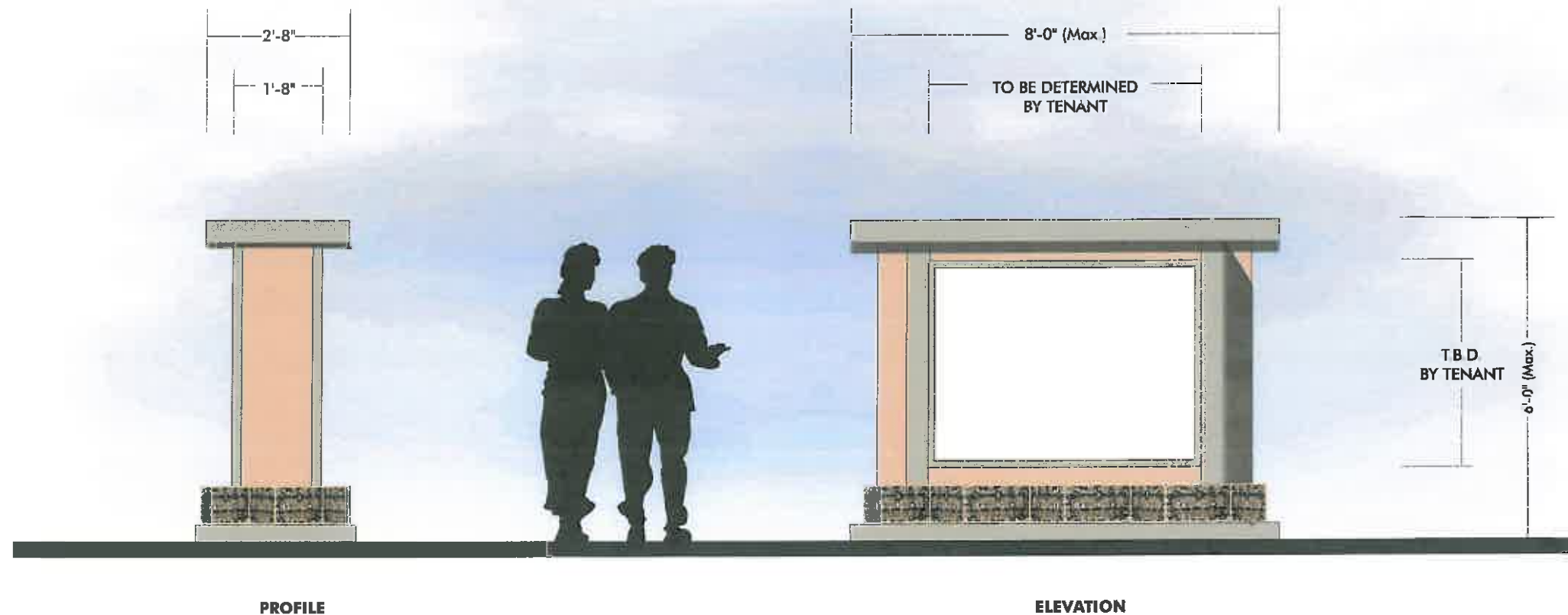
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SCALE: 3/8"=1'-0"

**PAD
MONUMENT**

SIGN TYPE: **CM CORNER MONUMENT SIGN**

QUANTITY: 2.

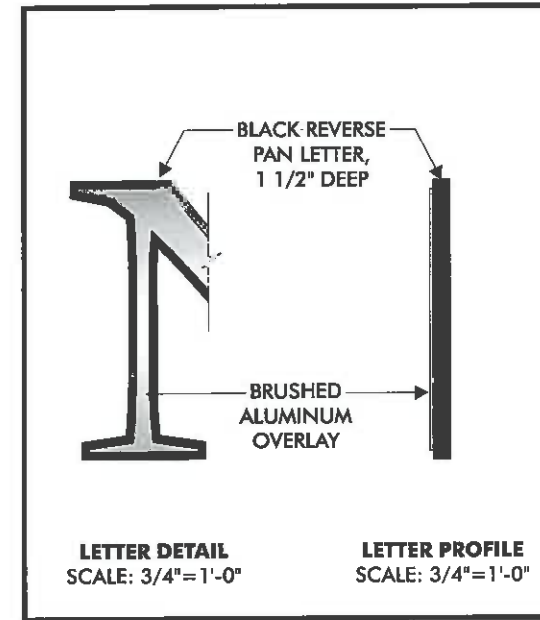
HEIGHT: 5+ FEET.

CONTENT: IDENTIFICATION OF PROJECT.

MATERIALS: FRAMED STRUCTURE WITH STONE VENEER TO MATCH PROJECT.

PROJECT I.D.: 1 1/2" DEEP REVERSE PAN LETTERS PAINTED BLACK, WITH 1/4" THICK ROUTED ALUMINUM OVERLAY ON FACE, WITH STAINLESS STEEL OR BRUSHED ALUMINUM FINISH. 3/4" WIDE BLACK OUTLINE TO BE VISIBLE ON FACE. LETTERS TO BE INSTALLED SPACED OFF STONE WALL USING WELDED ALUMINUM STUDS. LOGO TO BE IDENTICAL TO LETTERS IN FABRICATION, ILLUMINATION, AND INSTALLATION, EXCEPT THAT "M" AND "MOUNTAIN GROVE" LETTERS TO BE 1/2" THICK WHITE PUSH-THRU ACRYLIC.

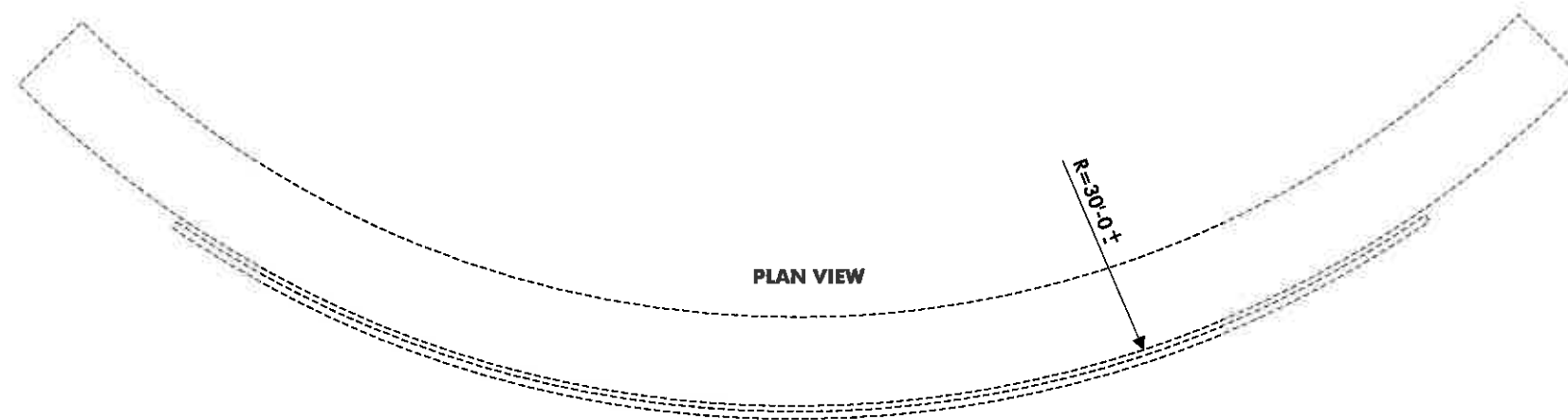
ILLUMINATION: LETTERS/LOGO TO HALO ILLUMINATE VIA L.E.D.S, AND "M" AND "MOUNTAIN GROVE" TO ALSO ILLUMINATE THROUGH FACE.



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SCALE: 1/4"=1'-0"

**CORNER
MONUMENT**

SIGN TYPE: **LIGHT POLE BANNERS**

QUANTITY: T.B.D.

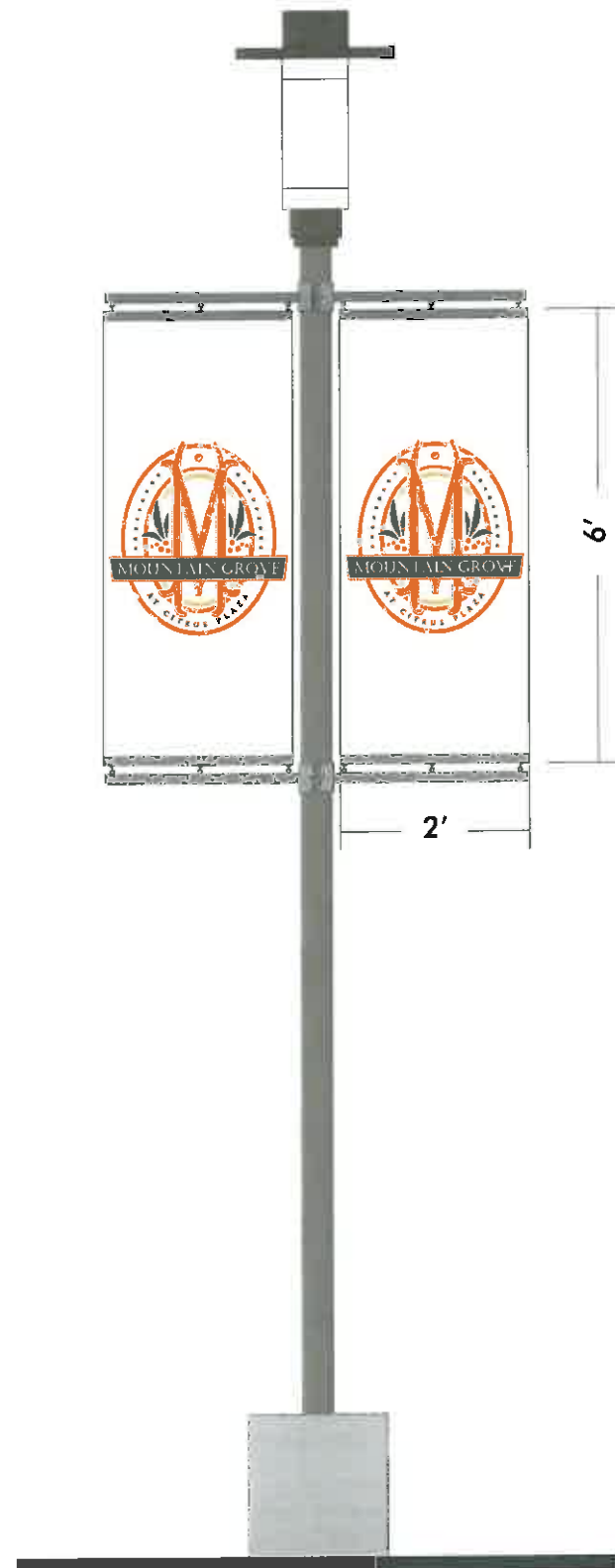
HEIGHT: T.B.D.

TYPE: NON-ILLUMINATED DOUBLE-FACED BANNERS FOR EITHER SIDE OF EXISTING LIGHT STANDARD.

DIMENSIONS: T.B.D.

CONTENT: T.B.D.

INSTALLATION: BANNER TO BE STRETCHED BETWEEN TWO DOUBLE BANNER BRACKETS.



LIGHT STANDARD / BANNERS ELEVATION



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SCALE: NTS

**LIGHT POLE
BANNERS**