

# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division  
714.536.5271

Building Division  
714.536.5241

July 26, 2011

### NOTICE OF ACTION

**SUBJECT:** PLANNED SIGN PROGRAM NO. 2011-003 (KIA CAR PROS SIGN AMENDMENT)

**APPLICANT:** Mitch Chemers, 6154 Lemona Avenue, Van Nuys CA 91411

**PROPERTY OWNER:** Mark R. Sloan, c/o Argonaut Holding, Inc., 300 Renaissance Center, Detroit MI 48243

**REQUEST:** To amend an existing Planned Sign Program (PSP 04-04) to include a 15 ft. high pole sign, a 4 ft. high directional sign, and wall signs (86 sf total).

**LOCATION:** 18835 Beach Boulevard (east side of Beach Boulevard, north of Garfield Avenue)

**DATE OF ACTION:** July 26, 2011

On July 26, 2011, the Planning and Building Department of the City of Huntington Beach took action on your request and **approved** your request with conditions. Attached to this letter are the conditions of approval for your application.

Please be advised that the Department of Planning and Building reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to issuance of building permits. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Department of Planning and Building is final unless an appeal is filed to the Planning Commission by you or by an interested party. A person desiring to appeal the decision shall file a written notice of appeal to the Director of Planning and Building within ten calendar days of the date of the Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. Said appeal must be in

writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. The last day for filing an appeal and paying the filing fee for the above noted application is **August 5, 2011 at 5:00 p.m.**

If you have any questions, please contact Tess Nguyen, Associate Planner at (714) 374-1744 ([tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)) or the Planning Department Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,

Scott Hess, AICP  
Director of Planning and Building

by:



---

Tess Nguyen  
Associate Planner

Attachments: Conditions of Approval – Planned Sign Program No. 11-003

c: Herb Fauland, Planning Manager  
Mark R. Sloan, Property Owner  
Project File

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL – PLANNED SIGN PROGRAM NO. 11-003:**

1. The site plan, elevations, amendments to the existing PSP, and Beach and Edinger Corridors Specific Plan Conformance received and dated June 8, 2011 shall be the conceptually approved layout.
2. Planned Sign Program No. 11-003 shall become null and void unless exercised within one year of the date of final approval, which is July 26, 2012 or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.

### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.



CONDITIONALLY APPROVED

Tako Tyko Signs & Lighting  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912

## Amendment to Existing Planned Sign Program

No: 04-04

Kia Car Pros  
18835 Beach Blvd  
Huntington Beach, CA 92648

RECEIVED

JUN 08 2011

Dept. of Planning  
& Building

This is a proposed amendment to an existing Planned Sign Program. The subject site is a new automobile dealership. The use is the same as the existing Planned Sign Program that was previously approved on Aug 13, 2004. This application is being proposed to update the program to the current auto dealership identity. There are no changes to the adjacent neighboring uses.

This program proposes signage that is generally smaller in overall sign area than the existing program allows.

This program requests the following signs (See attached exhibits for sizes, location, material colors, etc):

-- **Sign KPS-3.** One 15' high illuminated 6'-1 7/8" x 10'-1 5/8" (62.4 sq ft) pole mounted sign along Beach Blvd perpendicular to the street. To be a trademarked KIA logo. Base to contain street address.

This sign to replace previously approved illuminated pole mounted Saturn sign #S-3. 8'x16' (128 sq ft. Approximate 64 sq ft sign area).

-- **Sign KDR-2.** One 4' high non-illuminated 8" x 4'-0" (2.66 sq ft) directional sign along Beach Blvd perpendicular to the street. To read "Service" with an arrow.

This sign to replace previously approved illuminated Saturn monument sign #S-2. 2'-5"x4'-6" (10.8 sq ft)

-- **Sign KWL-4.** One 4'-11 3/4" x 8'-4" (41.46 sq ft) illuminated channel letter wall sign on left side of primary storefront elevation facing east towards Beach Blvd. To be a trademarked KIA logo.

This sign to replace previously approved illuminated Saturn channel letter wall sign #SN-1. 3'-4"x12'-7" (42 sq ft). This sign was approved on east elevation in center of primary storefront facing Beach Blvd.

-- **Sign CP-18.** One 1'-6" x 13'-7 1/2" (20.4 sq ft) illuminated formed channel cabinet wall sign on right side of primary storefront elevation facing east towards Beach Blvd. To read "CAR PROS".

This sign to replace previously approved illuminated Saturn channel letter wall sign #SN-3. 3'-4"x15'-4 1/2" (51.25 sq ft). This sign was approved on north elevation facing driveway and parking area.

-- **Sign KWS-12S.** One 1'-6" x 7'-10" (11.75 sq ft) illuminated cabinet wall sign on south elevation facing driveway and parking. To read "SERVICE".

This sign to replace previously approved illuminated Saturn channel letter wall sign #SN-2. 3'-4"x15'-4 1/2" (51.25 sq ft). This sign was approved on south elevation facing driveway and parking area.

-- **Sign KWS-12P.** One 1'-6" x 6'-2" (9.25 sq ft) illuminated cabinet wall sign on south elevation facing driveway and parking. To read "PARTS".

This is a proposed additional sign. The combined area of this sign and Sign KWS-12S are significantly smaller than the sign being replaced #SN-2. Furthermore, these signs are less visible to motorists along Beach Blvd. This is because these signs are intended to provide a wayfinding for drivers already on the lot.

**This previously approved is not being replaced:** Illuminated pole mounted Saturn Sign #S-4. 10'x15' (Approximate 30 sq ft sign area).

**This previously approved is not being replaced:** Illuminated channel letter Saturn wall sign. Sign #S-1. 2'-0"x34'-0" (68 sq ft sign area). This sign is not being replace because the building architecture has been modified and the sign is no longer necessary.

The existing planned program allows a combined sign area of approximately: 326.55 sq ft  
This planned program proposes a combined sign area of exactly: 147.92 sq ft



Tako Tyko Signs & Lighting  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912

## Planned Sign Program BECSP Conformance

No: \_\_\_\_\_

Kia Car Pros  
18835 Beach Blvd  
Huntington Beach, CA 92648

1. The total amount of allowable signage for this site is 275 square feet. This is based on the building linear feet frontage of 183'-4" x 1 1/2 (per the BECSP)
2. The total amount of allowable signage for wall signs. The maximum size for wall signs is 200 square feet (per the BECSP).
3. The total amount of proposed signage for wall signs is 82.86.
  - East elevation:
    - CP-18 20.4 square feet.
    - KWL-4 41.46 square feet.
  - South elevation:
    - KWS-12P 9.25 square feet.
    - KWS-12S 11.75 square feet.
4. The total amount of allowable signage for the pole mounted sign consists of the following (per the BECSP):
  - Maximum number of faces: 2
  - Maximum height: 10 feet
  - Bonus height: 5 square feet
  - Maximum area: 50 square feet
  - Bonus area: 25 square feet
5. The total amount of proposed signage for the pole mounted sign.
  - Proposed number of faces: 2
  - Proposed height: 15 square feet (This height includes the bonus sign height)
  - Proposed area: 62.4 square feet (This area includes the bonus sign area)
  - The proposed sign background is to be opaque.
6. Section 233.28(o) of Chapter 233 of the HB Zoning and Subdivision Ordinance allows directional signage to be 2 square feet in area and 4 feet in height. Section 233.28(o) of Chapter 233 of the HBZSO defines directional signage as: an on-premise incidental sign designed to guide or direct pedestrian or vehicular traffic.

Note:

If directional signs are to be interpreted as Freestanding Signs (the definition of freestanding signs in 233.28[t] does not include any reference to "directional signs"), then this directional would be considered a Secondary Sign, which is not allowed in the BECSP. Items not specifically addressed in the BECSP shall be addressed pursuant to the HBZSO (refer to page 85 of the BECSP under section 2.9(1)(8)).

7. The total amount of proposed signage for the directional sign is 2.66 square feet at 4'-0" overall height.

# PLANNED SIGN PROGRAM

## Single User



### INDEX

2	Objectives, modifications & fabrication
3	Siteplan
4	Siteplan showing both proposed & previously approved
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7	Pole sign rendering
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9	Directional sign
10	Wall signs
11	East storefront elevation
12	South elevation
13	Previously approved signs not being replaced
14	Photo key
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16	Photos 2

**CONDITIONALLY APPROVED**

**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Zoning: SP14  
 District: 2.1.8 Neighborhood Prwy

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
 Tako Tyko Signs & Lighting  
 5010 Venice Boulevard  
 Los Angeles, California 90019  
 Tel. 323-937-4445  
 Fax 323-937-3912



Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

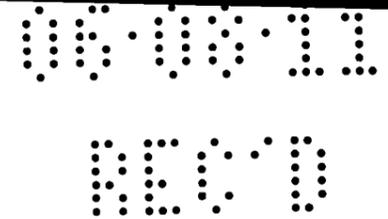
Plan:  
**Cover**

Page revision: 05/09/11

# OBJECTIVES

This sign criteria is established to assure consideration shall be given to building setbacks, visibility of attached signing on the site, and the proposed sign's relationship to the overall appearance of the property, to the surrounding neighborhood, and to community goals. Compatible design, simplicity, sign effectiveness and adherence to the objectives and policies in the Huntington Beach Urban Design Element of the General Plan shall be used as guidelines for sign approval.

The signage proposed in this Planned Sign Program is designed to be compatible with the style and character of the development on the site and are well related to each other, reflecting a common theme and design style.



# MODIFICATIONS

A) Install one 2.66 square foot directional sign as a secondary freestanding sign while the code does not allow secondary freestanding signs on an interior lot. This 2.66 square foot sign (Sign KDR-2) is only slightly over the square footage for a directional sign that does not require a permit (2 square feet) and is only 4'-0" high. This sign is required as a wayfinding device to direct motorists to the service entrance and parking for the dealership. This proposed sign is located outside the 10' visibility triangle.

# FABRICATION

Wall signs are to be constructed from prefinished .063 aluminum or 24 gauge painted or enamel baked steel with 3" to 5" deep returns. Illumination to be provided by U.L. approved internal mount L.E.D.

All signs comply with the Huntington Beach building & electrical codes. All penetrations into building have watertight seals. No sign protrudes from wall fascia more than 18".

Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
Tako Tyko Signs & Lighting  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912

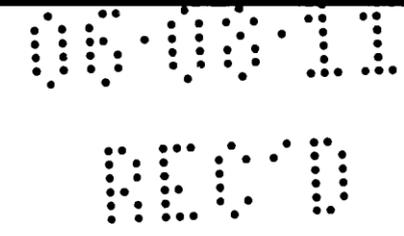


Property Owner:  
Argonaut Holding, Inc.  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**Project**

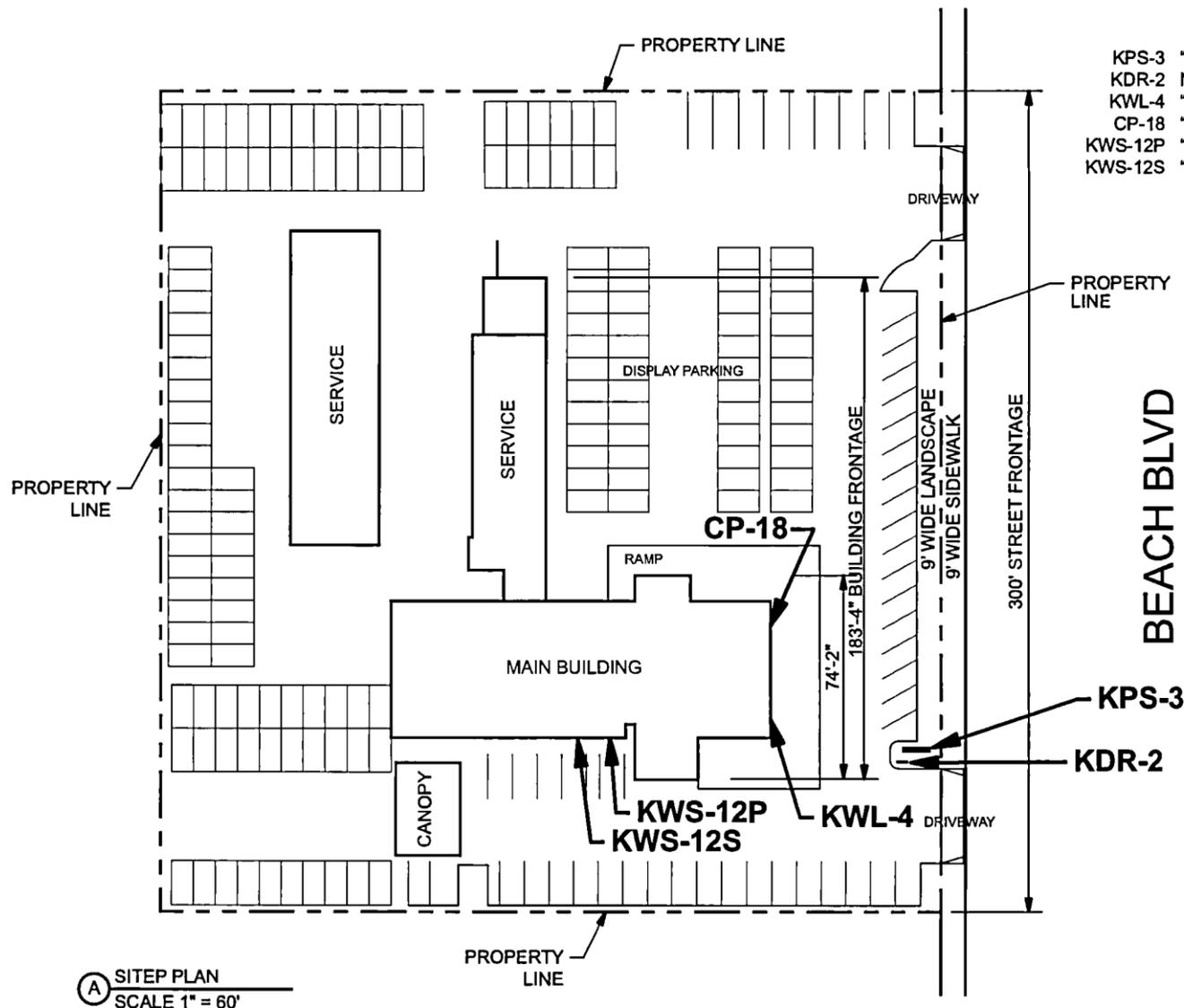
Page revision: 04/12/11

# SITE PLAN - PROPOSED

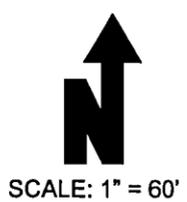


## PROPOSED

KPS-3	"KIA" Illuminated freestanding sign.	62.4 sq ft
KDR-2	Non-Illuminated directional sign.	2.66 sq ft
KWL-4	"KIA" Illuminated wall sign.	41.46 sq ft
CP-18	"CAR PROS" Illuminated wall sign.	20.4 sq ft
KWS-12P	"PARTS" Illuminated wall sign.	9.25 sq ft
KWS-12S	"SERVICE" Illuminated wall sign.	11.75 sq ft
Total:		147.92



(A) SITE PLAN  
SCALE 1" = 60'



Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912



Property Owner:  
**Argonaut Holding, Inc.**  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**Site Plan**

Page revision: 04/12/11

# SITE PLAN - PROPOSED & PREVIOUSLY APPROVED

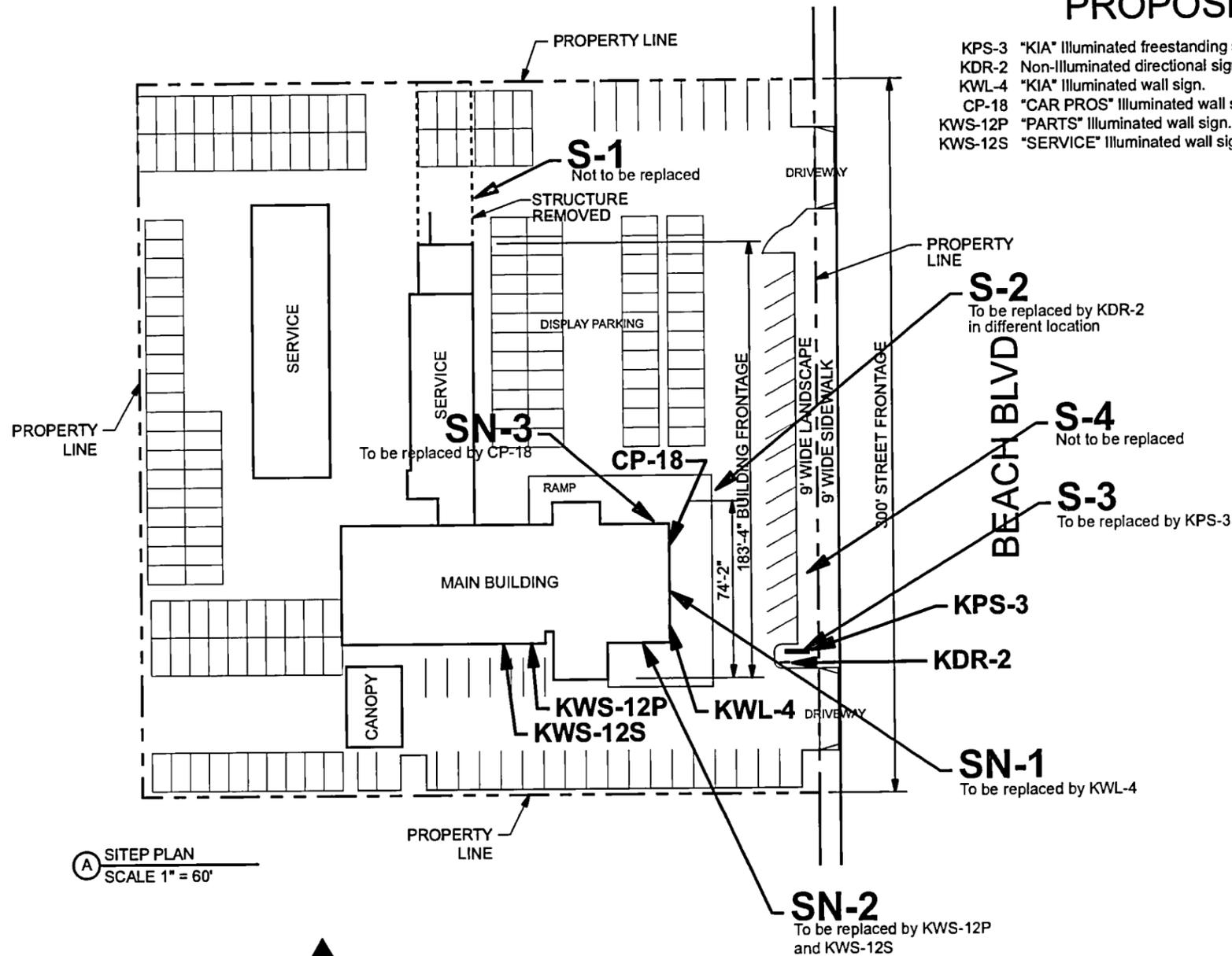


## PROPOSED

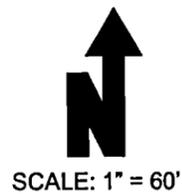
KPS-3	"KIA" Illuminated freestanding sign.	62.4 sq ft
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KWS-12S	"SERVICE" Illuminated wall sign.	11.75 sq ft
Total:		147.92

## PREVIOUSLY APPROVED

S-1	Illuminated wall sign.	68 sq ft
S-2	Illuminated monument sign.	10.8 sq ft
S-3	Illuminated pole sign	64 sq ft
S-4	Illuminated pole sign	30 sq ft
SN-1	Illuminated wall sign.	42 sq ft
SN-2	Illuminated wall sign.	51.25 sq ft
SN-3	Illuminated wall sign.	51.25 sq ft
Total:		326.55



(A) SITE PLAN  
SCALE 1" = 60'



Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
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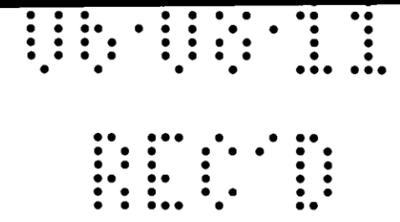


Property Owner:  
**Argonaut Holding, Inc.**  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**Site Plan w/ previously approved signs**

Page revision: 05/09/11

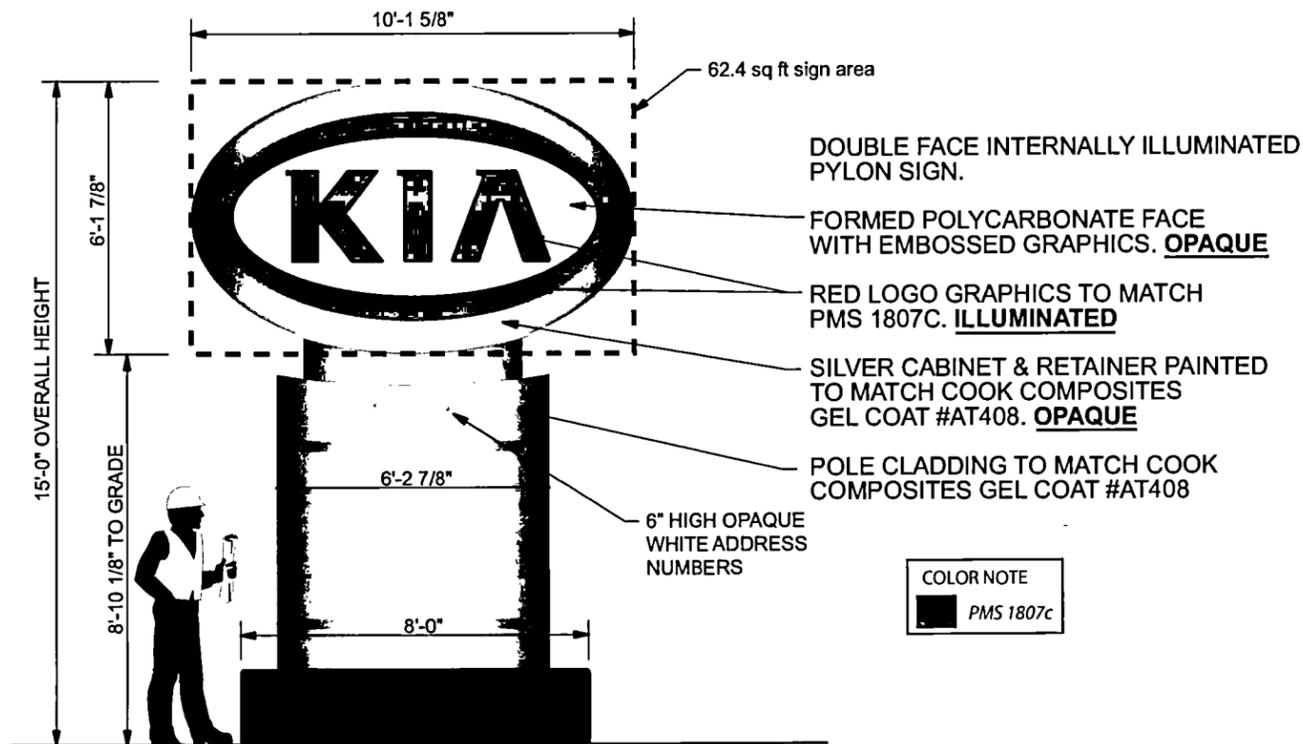
# MAIN FREESTANDING MONUMENT SIGN



## Sign #KPS-3

Main freestanding sign  
 Sq ft: 62.4 sq ft  
 Height: 15'-0"

CHAPTER 233.06  
 A. COMMERCIAL DISTRICTS  
 1. FREESTANDING SIGNS ON BEACH BLVD.  
 LOT FRONTAGE: Interior lots with min. 200 feet but less than 400 feet of frontage  
 MAXIMUM NUMBER OF SIGNS: Secondary signs are not allowed on interior lots.  
 MAXIMUM SIGN HEIGHT: 15 ft.  
 MAXIMUM SIGN AREA: 70 ft.



PREVIOUSLY APPROVED SIGN S-3  
 SHOWN FOR COMPARISON ONLY  
 Illuminated pole sign 64 sq ft

A FRONT ELEVATION  
 SCALE 1/4" = 1'

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
**tako tyko** signs & lighting  
 5010 Venice Boulevard  
 Los Angeles, California 90019  
 Tel. 323-937-4445  
 Fax 323-937-3912

Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

Plan:  
**Pole Sign Elevation**

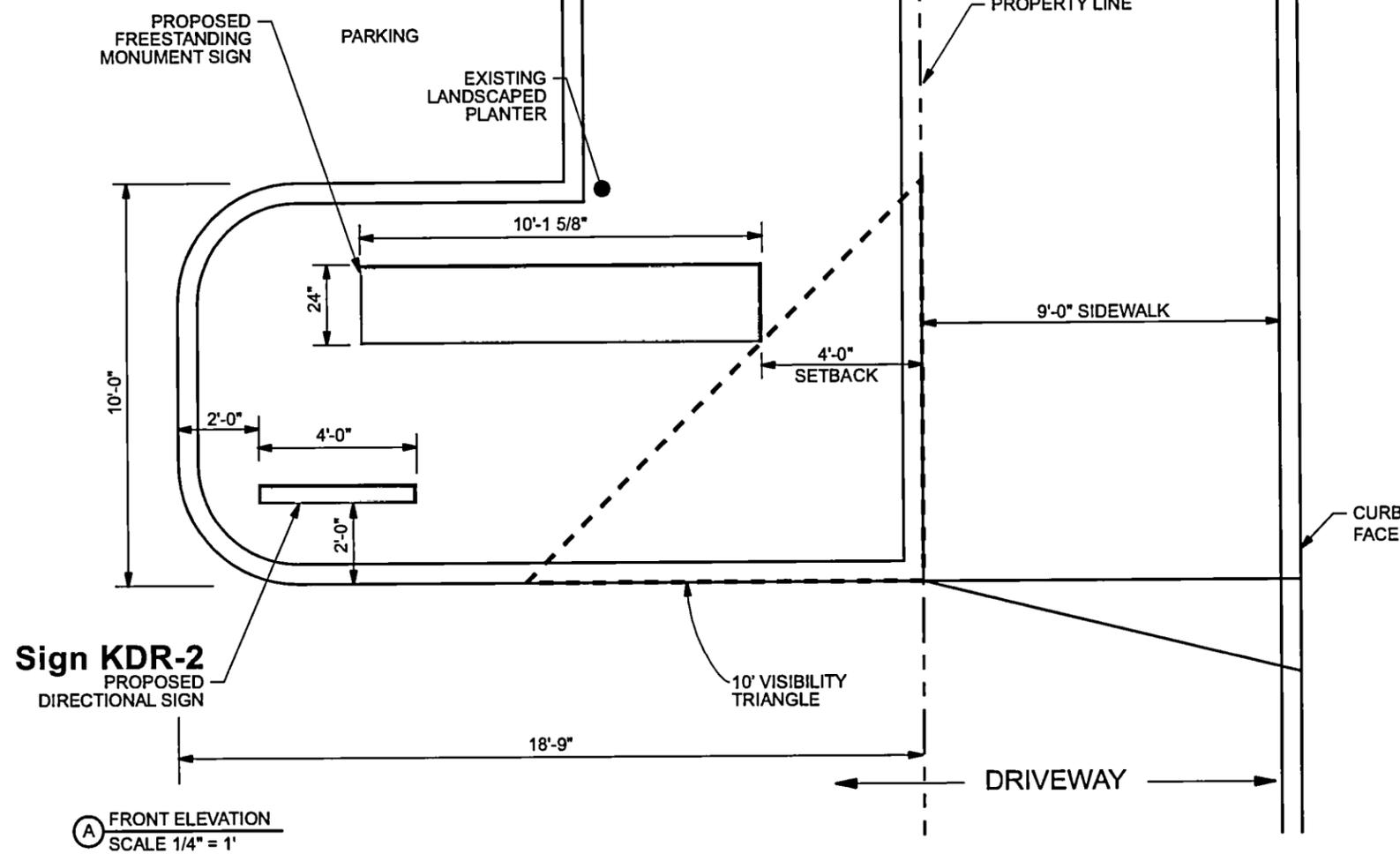
Page revision: 06/29/11

# MAIN FREESTANDING MONUMENT SIGN LOCATION

05.05.11  
05.05.11

## Sign KPS-3

Main freestanding sign



Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912



Property Owner:  
**Argonaut Holding, Inc.**  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**Pole Sign Location**

Page revision: 04/12/11

# MAIN FREESTANDING MONUMENT SIGN RENDERING

05-10-11  
 10:00



Ⓐ FRONT ELEVATION  
 SCALE 1/4" = 1'

CODE COMPLIANT STREET  
 ADDRESS NUMBERS

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
 Tako Tyko Signs & Lighting  
 5010 Venice Boulevard  
 Los Angeles, California 90019  
 Tel. 323-937-4445  
 Fax 323-937-3912



Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

Plan:  
**Pole Sign Rendering**

Page revision: 04/12/11

# MAIN FREESTANDING MONUMENT SIGN RENDERING



**Existing**



**Proposed**

KPS-3 Pylon Sign @ 15" OAH (62.39 Square Feet)  
 KDR-2 Directional Sign (2.6 Square Feet)

NOT TO SCALE

Strictly for illustration purposes only. As a result the drawing is not to scale and the sign may appear large/smaller than it might actually be upon installation.

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
 Tako Tyko Signs & Lighting  
 5010 Venice Boulevard  
 Los Angeles, California 90019  
 Tel. 323-937-4445  
 Fax 323-937-3912

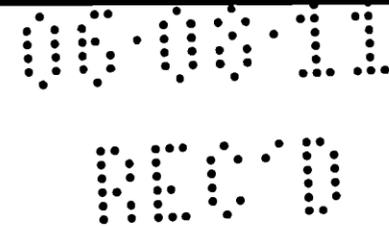


Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

Plan:  
**Pole Sign Rendering**

Page revision: 04/12/11

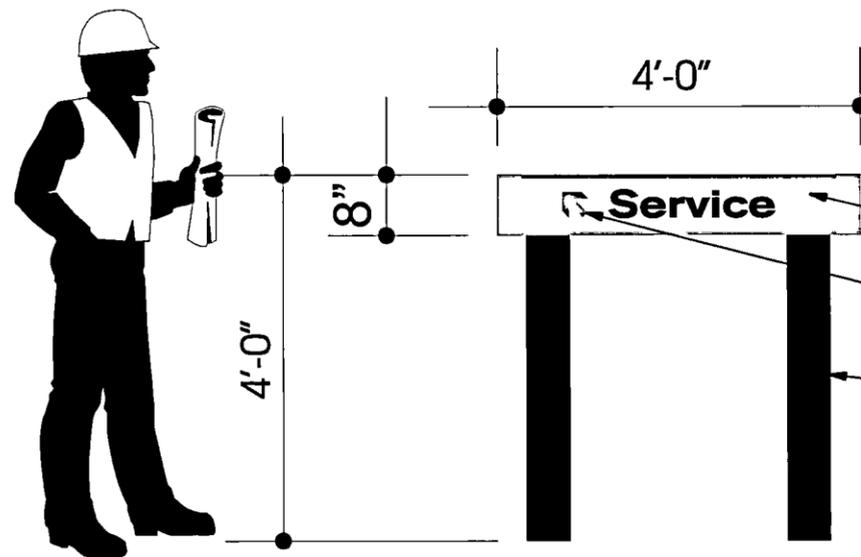
# DIRECTIONAL SIGN



## KDR-2

Secondary freestanding sign  
 Sq ft: 2.66  
 Height: 4'

DOUBLE FACED NON-ILLUMINATED DIRECTIONAL SIGN



KDR-2 Directional  
 2.6 Square Feet

A FRONT ELEVATION  
 SCALE 1/2" = 1'

DOUBLE FACE NON- ILLUMINATED  
 SIGN CABINET.

BACKGROUND COLOR TO MATCH  
 SPRAYLAT C8-1356

RED ARROW GRAPHICS TO MATCH  
 PMS 1807C.

CABINET & POLE TO  
 MATCH COOK COMPOSITES  
 GEL COAT #AT408.

COLOR NOTE  
 PMS 1807c



PREVIOUSLY APPROVED SIGN S-2  
 SHOWN FOR COMPARISON ONLY  
 Illuminated monument sign. 10.8 sq ft

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
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 Los Angeles, California 90019  
 Tel. 323-937-4445  
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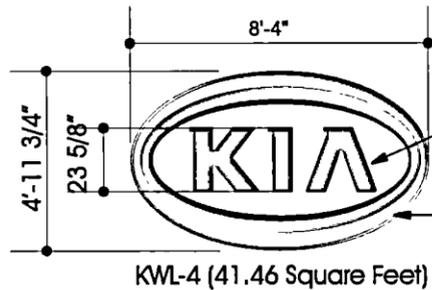
Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

Plan:  
**Directional Sign**

Page revision: 05/23/11

# WALL SIGNS

## KWL-4



SINGLE FACE INTERNALLY ILLUMINATED WALL SIGN.  
 FORMED POLYCARBONATE FACES. RED LOGO GRAPHICS TO MATCH PMS 1807C.  
 CABINET TO MATCH COOK COMPOSITES GEL COAT #AT408.

COLOR NOTE  
 PMS 1807c

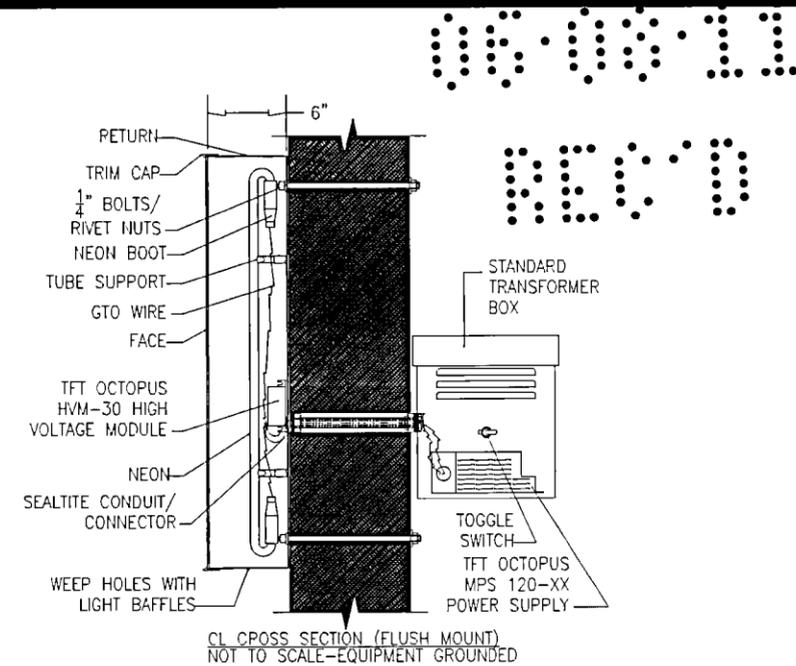
KWL-4 (41.46 Square Feet)

## CP-18

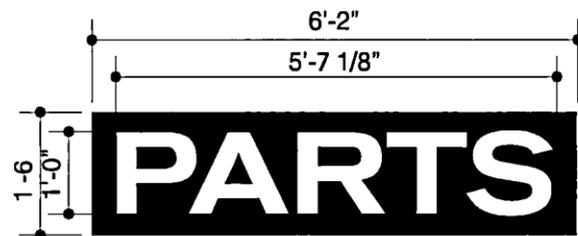


Channel Letters; Day/Night Vinyl (20.4 Square Feet)

ALUMINUM BACKS & RETURNS.  
 PAINT EXTERIOR BLACK.  
 1" BLACK JEWELITE TRIM CAP  
 7328 ACRYLIC FACES  
 WHITE NEON ILLUMINATION



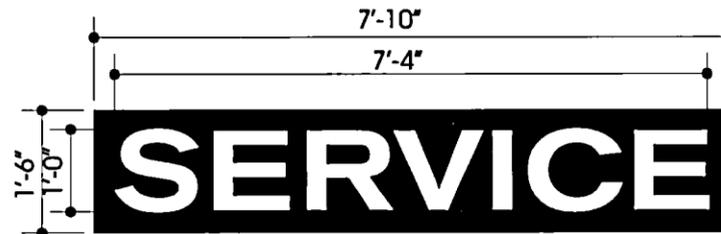
## KWS-12P



KWS-12 Parts Wall Sign (9.25 Square Feet)

SINGLE FACE INTERNALLY ILLUMINATED WALL SIGN.  
 FORMED ALUMINUM BACKGROUND  
 PAINTED BLACK WITH ROUTED COPY  
 BACKED UP WITH WHITE ACRYLIC.

## KWS-12S



KWS-12 Service Wall Sign (11.75 Square Feet)

SINGLE FACE INTERNALLY ILLUMINATED WALL SIGN.  
 FORMED ALUMINUM BACKGROUND  
 PAINTED BLACK WITH ROUTED COPY  
 BACKED UP WITH WHITE ACRYLIC.

Project:  
**Kia Car Pros**  
 18835 Beach Blvd  
 Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
 5010 Venice Boulevard  
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Property Owner:  
 Argonaut Holding, Inc.  
 300 Renaissance Ctr.  
 Detroit, MI 48243

Plan:  
**Wall Signs**

Page revision: 05/23/11

# EAST STOREFRONT ELEVATION



PREVIOUSLY APPROVED SIGN SN-1  
SHOWN FOR COMPARISON ONLY  
Illuminated wall sign. 42 sq ft

Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
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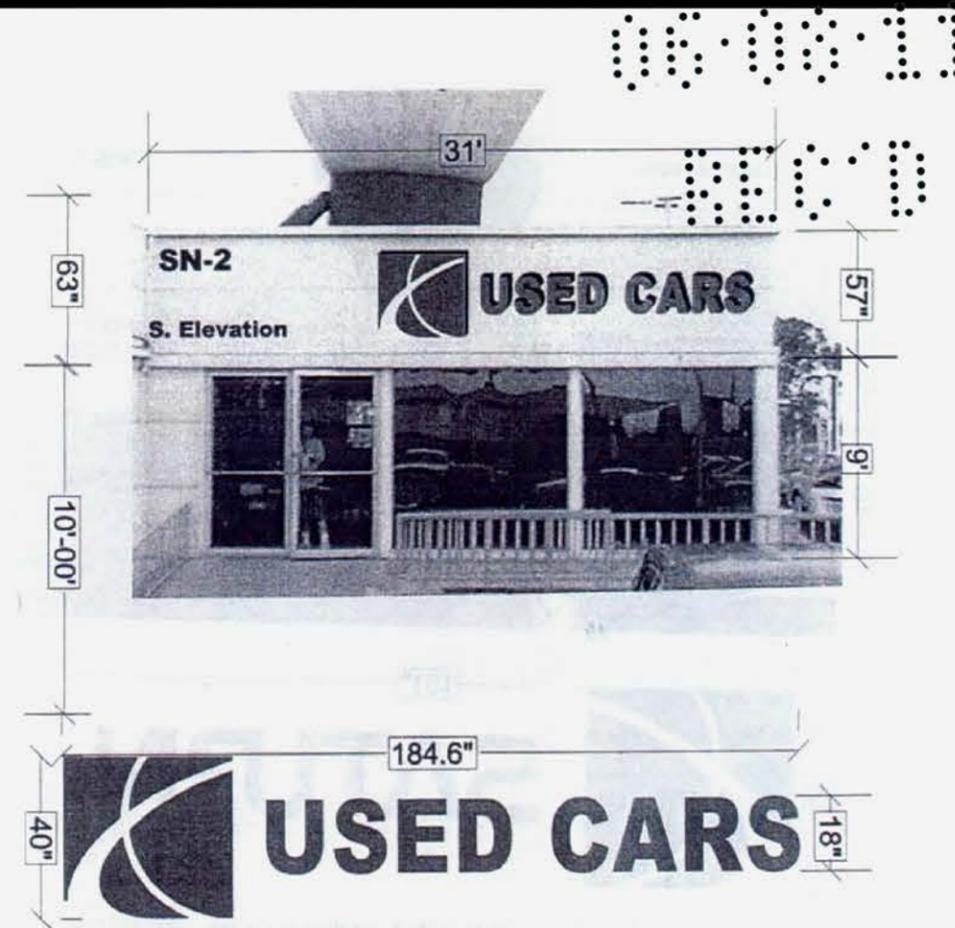


Property Owner:  
Argonaut Holding, Inc.  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**East Storefront  
Elevation**

Page revision: 05/09/11

# SOUTH ELEVATION



PREVIOUSLY APPROVED SIGN SN-2  
SHOWN FOR COMPARISON ONLY  
Illuminated wall sign. 51.25 sq ft

Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
Tako Tyko Signs & Lighting  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
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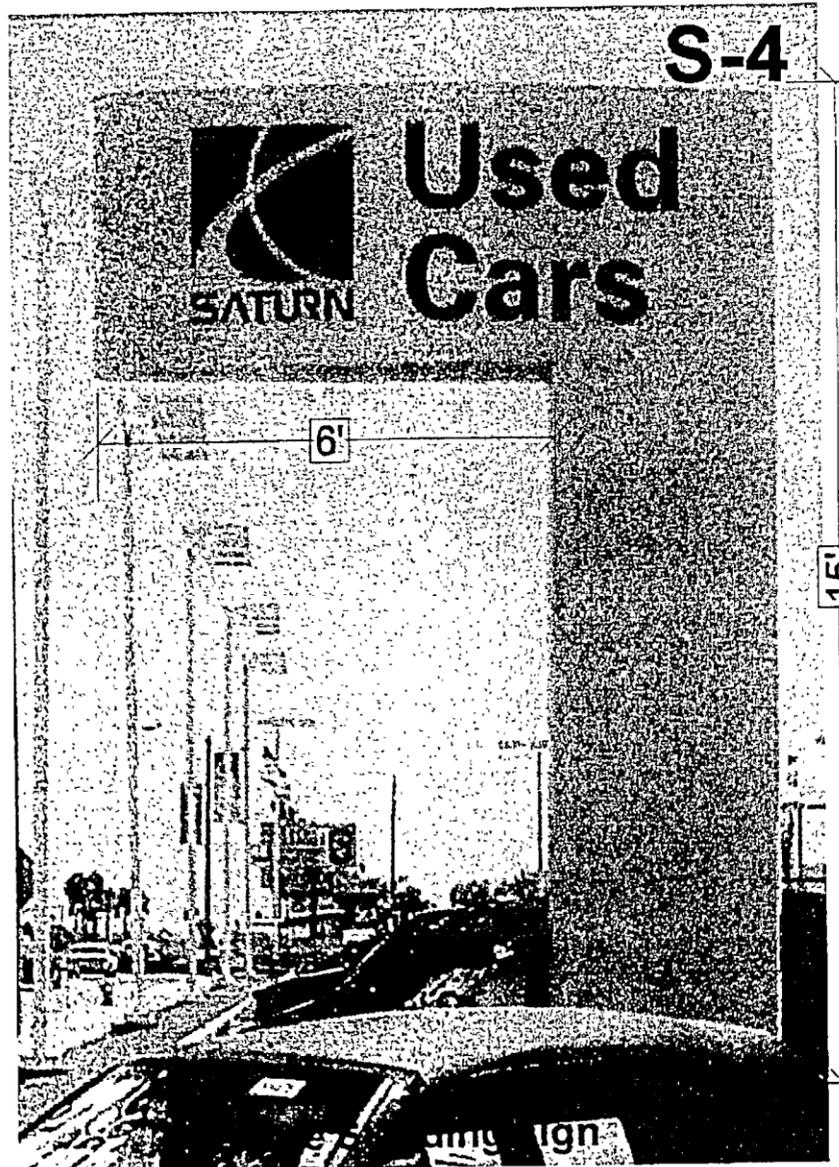
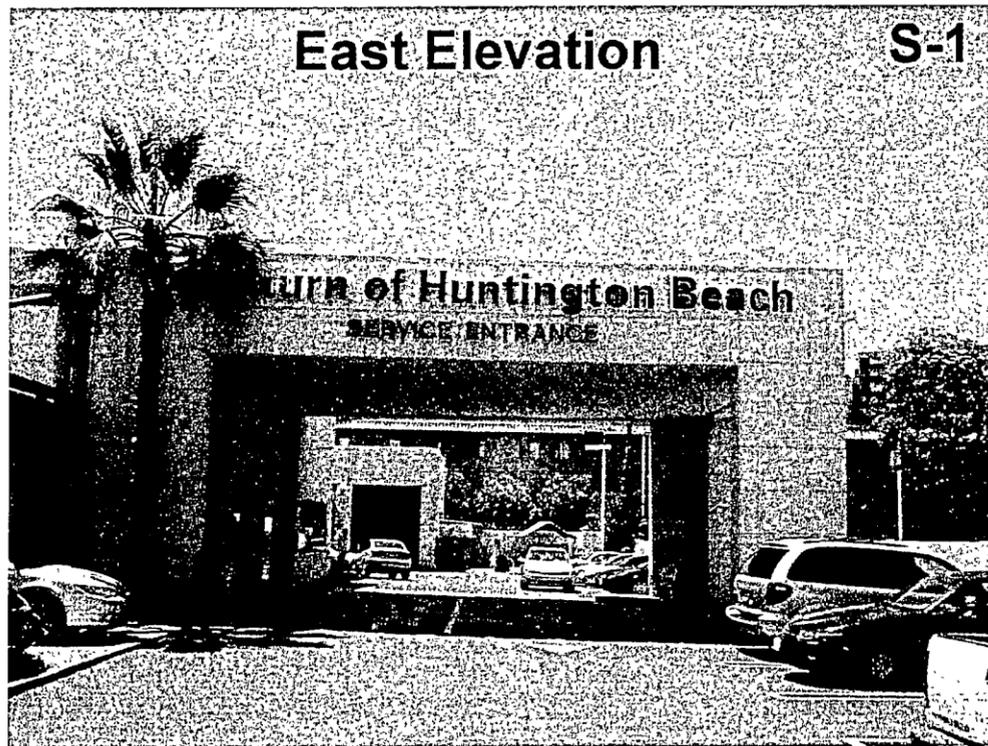
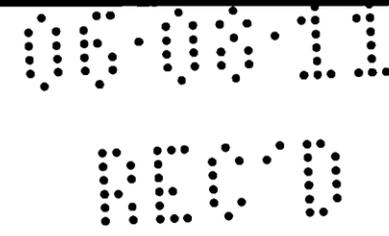


Property Owner:  
Argonaut Holding, Inc.  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**South Elevation**

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# SIGNS NOT BEING REPLACED



*Materials & Sizes to be in Wall Signage on the Main Entrance  
(S-1) Internally Illuminated Channel Letters Located at the East Side of the  
Building, Gray Acrylic Face, Silver Trim Cap & Red Logo.  
Neon Illumination*

PREVIOUSLY APPROVED SIGN SN-2  
SHOWN FOR COMPARISON ONLY  
Illuminated pole sign. 30 sq ft



PREVIOUSLY APPROVED SIGN S-1  
SHOWN FOR COMPARISON ONLY  
Illuminated wall sign. 68 sq ft

Project:  
**Kia Car Pros**  
18835 Beach Blvd  
Huntington Beach, CA 92648



Contractor:  
**Tako Tyko Signs & Lighting**  
5010 Venice Boulevard  
Los Angeles, California 90019  
Tel. 323-937-4445  
Fax 323-937-3912



Property Owner:  
**Argonaut Holding, Inc.**  
300 Renaissance Ctr.  
Detroit, MI 48243

Plan:  
**S**

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