

# 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

June 4, 2013

### NOTICE OF ACTION

Pace Kelly  
Blake Sign Company  
11661 Seaboard Circle  
Stanton, CA 90680

**SUBJECT:** PLANNED SIGN PROGRAM NO. 12-04 (SEAPORT PLAZA SIGN PROGRAM)

**APPLICANT:** Pace Kelly, Blake Sign Company

**PROPERTY OWNER:** P.A. Poon & Son, Inc., 18862 Beach Boulevard, Suite 103, Huntington Beach, CA 92648

**REQUEST:** To replace Planned Sign Program No. 09-04 associated with an existing multi-tenant commercial center.

**LOCATION:** 18822 – 18862 Beach Boulevard, 92648 (east side of Beach Boulevard, south of Constantine Drive)

**DATE OF ACTION:** June 4, 2013

On June 4, 2013, the Planning and Building Department of the City of Huntington Beach took action on your application, and your application was **conditionally approved**. Attached to this letter are the conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning and Building Department 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 **June 14, 2013, at 5:00 p.m.**

Please be advised that the Director of Planning and Building reviews the conceptual plan as a basic request for entitlement. The action taken by the Director of Planning and Building does not presume issuance of building permits. Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one year after final approval, unless actual construction has started. 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 of your building permit application and the completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Excepting those actions commenced pursuant to the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020

If you have any questions, please contact Ethan Edwards, Associate Planner at (714) 536-5561 ([ethan.edwards@surfcity-hb.org](mailto:ethan.edwards@surfcity-hb.org)) or the Planning Division's Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,

Scott Hess, AICP  
Director of Planning and Building

by:



Ethan Edwards, AICP  
Associate Planner

Attachments: Conditions of Approval – Planned Sign Program No. 12-04

c: Honorable Mayor and City Council  
Chair and Planning Commission  
Fred A. Wilson, City Administrator  
Scott Hess, Director of Planning and Building  
Jane James, Acting Planning Manager  
William Reardon, Division Chief/Fire Marshall  
Debbie DeBow, Principal Civil Engineer  
Mark Carnahan, Inspection Manager  
Property Owner  
Project File

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL – PLANNED SIGN PROGRAM NO. 12-04:**

1. The site plan and elevation received and dated May 16, 2013 shall be the conceptually approved layout for the freestanding sign.
2. Prior to the installation of any new signs, a copy of Planned Sign Program No. 12-04 replacing Planned Sign Program No. 09-04 shall be submitted to the Planning and Building Department for review and inclusion in the entitlement file.
3. Planned Sign Program No. 12-04 shall become null and void unless exercised within one year of the date of final approval, which is June 14, 2014, 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.

RECEIVED  
JUN 06 2013  
Dept. of Planning  
& Building

Project:

18822 - 18862 Beach Blvd.  
Huntington Beach, CA 92648

## Planned Sign Program

June 2013

Architect:

Robert Thornton Architects, Inc.  
P.O. Box 1512  
Newport Beach, CA 92659  
949.650.9876

Sign Consultant:

**Blake Sign Company, Inc.**  
11661 Seaboard Circle  
Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

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Project Directory:

Owner:

P.A. Poon & Son  
18822 Beach Blvd. Ste. 103  
Huntington Beach, CA 92648  
Contact: Chart Asa  
714.965.6010  
714.965.6013 Fax.

Sign Consultant:

The Blake Sign Company, Inc.  
11661 Seaboard Circle  
Stanton, CA 90680  
Contact: John Blake  
714.891.5682  
714.891.3078 Fax.

Architect:

Robert Thornton Architects, Inc.  
250 Newport Center Dr. Ste. M100  
Newport Beach, CA 92660  
Contact: Bob Thornton  
949.650.9876  
949.644.9719 Fax.

City Planning:

City Of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648  
Contact: Planning Dept.  
714.536.5271  
714.374.1540 Fax.

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Planned Sign Program  
Seaport Square

Item **A**  
June 2013

**Introduction:**

These criteria have been established for the purpose of assuring uniform and quality signage for tenants in the Seaport Square retail project. It is intended to comply with all applicable ordinances while providing adequate sign guidelines for the benefit of all tenants. Conformance to the standards set forth will be strictly enforced, and any and all non-conforming or unapproved signs must be brought into conformance at the sole expense of the tenant.

**General Requirements:**

- A. Each tenant shall submit or cause to be submitted to the property owner for approval, at least four (4) sets of drawings, drawn to scale, indicating sign location(s), sizes of all sign segments, materials, colors, method of attachment, and electrical specifications. Landlord signature on drawings will constitute approval as noted. Drawings not approved will be noted as such, and will require revising and re-submittal of drawings until landlord approval is obtained.
- B. A valid sign permit must be obtained from the City of Huntington Beach Planning Department prior to sign installation.
- C. All permits for signs and their installation shall be obtained and paid for by the tenant or tenant representative prior to fabrication or installation.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications of their sign(s).
- E. All signs shall be constructed, installed and maintained at the sole expense of the tenant.
- F. All sign work shall be performed by a professional sign contractor, with a valid contractor's license to perform such work.
- G. The landlord reserves the right to designate a sign contractor to perform the design, construction and installation of the tenant's sign.
- H. Tenant's sign contractor shall be responsible for repairing any damage to the building or surrounding area(s) occurring as a result of their work.
- I. All sign segments to be secured by concealed fasteners, using non-corrosive stainless steel or nickle cadmium plated.
- J. In the event that tenant vacates their premises, they will be responsible for the removal of their sign(s) within (15) days of closing.

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Planned Sign Program | Item **B**  
Seaport Square | June 2013

Specifications:

- A. Tenant signs shall consist of channel letters, fabricated from aluminum, with a depth of (5) inches, and translucent acrylic faces and trim cap retainers. Aluminum thickness shall be no less than .040 inches, and acrylic thickness of 1/8 inch up to a maximum of 1/4 inch. Trim cap width will be 3/4 inch. Return color will be Medium Bronze satin with trim cap color to match.
- B. Acrylic face color, or vinyl film color, will be open to tenant, subject to landlord approval.
- C. Letter style will be open to tenant, subject to landlord approval.
- D. Illumination of letters will be by neon tubing or low voltage LED using appropriate connecting hardware for each.
- E. Sign content shall consist of tenant's established trade name and optional accompanying logo, consisting of a cabinet, separate from letters, with acrylic face and vinyl graphics, subject to landlord approval.
- F. Sign size shall not exceed (1-1/2) square foot per lineal foot of respective leasehold frontage. Sign length shall not exceed (70) percent of the respective leasehold frontage.
- G. Letter height for **In-Line Tenants** with continuous sign band shall not exceed (18) inches\*. Logo height shall not exceed (18) inches\*. Single line copy only.
- H. Letter height for **Major Tenant Suite 101** shall not exceed (24) inches. Logo height shall not exceed (48) inches. In the case of two line copy, overall sign height shall not exceed (48) inches, inclusive of at least (4) inches clear between lines. These larger signs will be mounted to the upper fascia as shown in these exhibits.
- I. Sign placement shall allow at least (12) inches of clear area at each end of sign from any building corner or architectural feature (window, awning, etc.), or any adjacent sign.
- J. All penetrations of the building structure for sign installation shall be sealed in a watertight condition.
- K. Each tenant shall be allowed (1) sign on their storefront, except at corner locations, where a second sign, matching the storefront sign, is allowed.
- L. Second floor tenants will not be eligible for individual sign identification, but will be listed on an existing directory sign at location as specified in these documents.
- M. Tenant signs shall be installed only in the locations where designated within these documents.

\* Sign height is not to exceed specified height stated above, or (75) percent of the respective sign band.

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Seaport Square

Item C  
June 2013

Specifications (cont.):

- M. Tenant shall be allowed to purchase and install one (1) **Under Canopy Sign**, built to the specifications outlined in these exhibits. Installation of sign shall be in front of tenant's storefront, perpendicular to the building front. *Graphic layout for sign will require landlord approval prior to fabrication and installation. This sign is considered optional, and is not required by the landlord.*
- N. Individual suite number identification will be provided by the landlord, using the specifications outlined in these exhibits.
- O. **Upstairs Office Tenants** will be identified by a name panel as part of a directory wall sign, located on the **north** elevation exterior wall. Each upstairs tenant will be allowed one panel to display their respective business name. Graphics and letter style are to be typical on each panel, and message must be approved by the landlord. *Color of letters and background are to be typical for all panels for consistency and a professional appearance. Landlord will be responsible for sign maintenance. No other types of exterior signs will be permitted for upstairs tenants.*
- P. **Monument Sign** panels are for additional identification for retail tenants to traffic on Beach Blvd., and each retail tenant is allowed a single panel on each side of sign. Panel position is at the discretion of the landlord, and graphic layout must be approved by the landlord prior to installation. **Note the following:**
- Minimum (10) inch panel height.
  - Minimum (6) inch letter height.
  - Uniform background color for all panels.
  - Maximum (2) colors for sign copy.

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*Planned Sign Program*  
**Seaport Square**

Item **D**  
June 2013

**Prohibited Signs:**

The following sign types will not be allowed within the project:

- A. Sign cabinets, except as used for contour logos, usually in conjunction with letters.
- B. Exterior signs not approved by the landlord, and with a permit issued by the City of Huntington Beach.
- C. Temporary "window splash" signs, consisting of either vinyl or paint, or any window sign taking up more than (40) percent of the respective window area.
- D. A-frame "sandwich board" freestanding signs, or any freestanding sign placed in the public right-of-way, without prior written landlord approval.
- E. Roof-top signs of any type.
- F. Vehicle signs, other than those placed upon a vehicle which is regularly used by the respective business, i.e., product deliveries.
- G. Any sign prohibited in Huntington Beach Zoning Code HB280 Ch 233.
- H. Motion or chasing signs of any type, that are visible to the exterior of the store.
- I. Exposed conduit, wiring or electrical connections.
- J. Signs painted directly onto the building wall.
- K. Exposed neon or light tubing.

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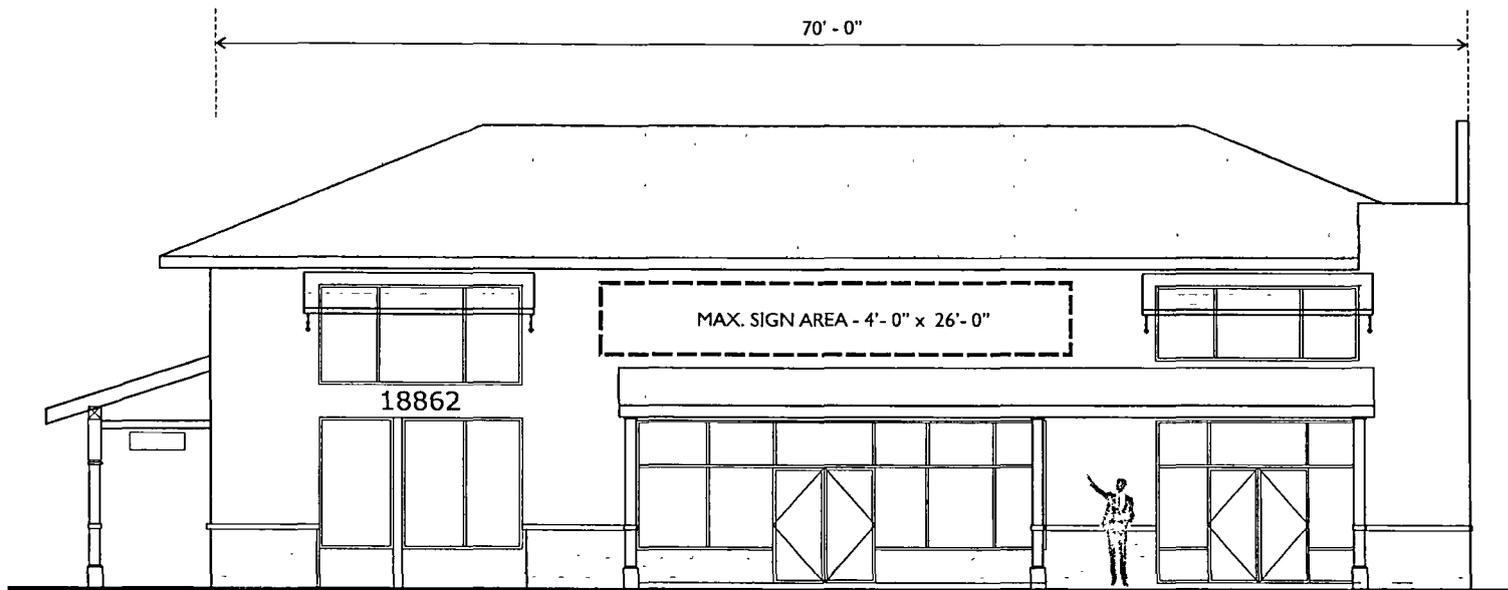
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Planned Sign Program  
Seaport Square

Item **E**  
June 2013





Building A  
 West Elevation - Beach Blvd. View  
 Scale: 1/8" = 1'-0"

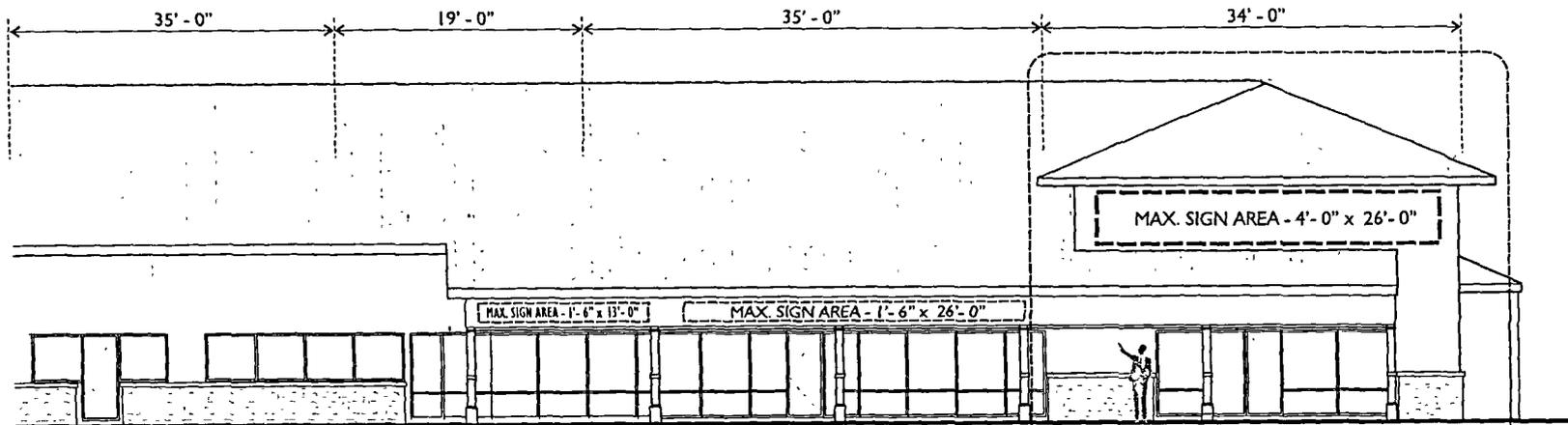
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Building Elevations  
 Major Tenant

Planned Sign Program  
 Seaport Square

Item 2  
 June 2013



Building A  
 North Elevation - Parking Lot View  
 Scale: 3/32" = 1'-0"

NOTE: Sign area shown above indicates maximum height and length dimensions, but does NOT indicated overall allowable sign size. Maximum sign square footage is not to exceed: 51 SQ. FT.

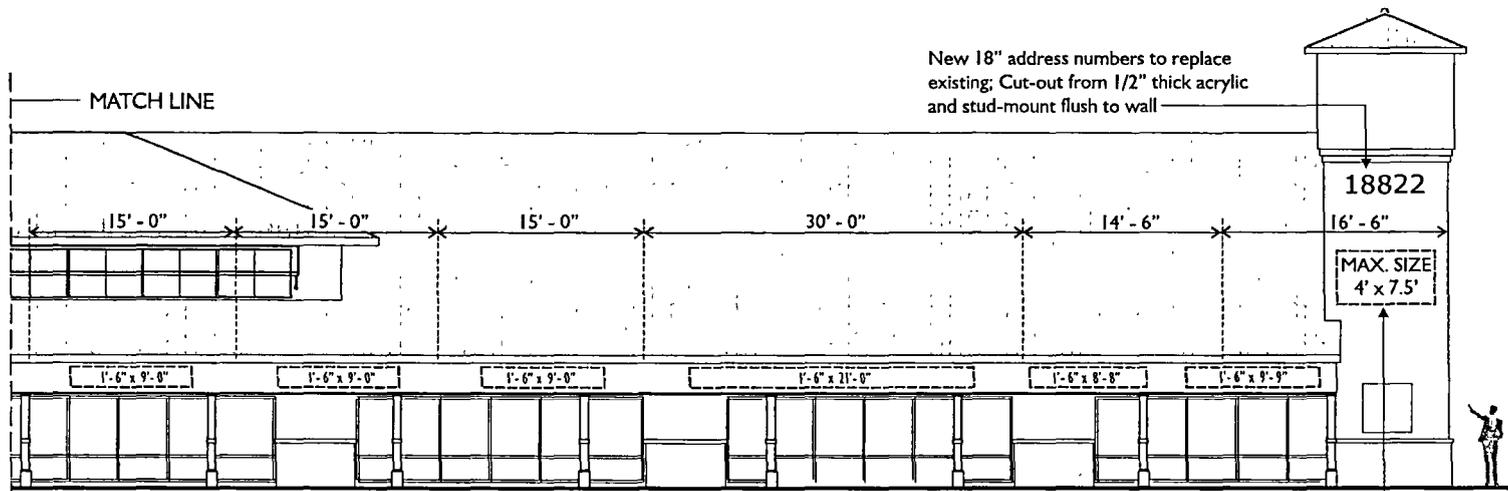
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Building Elevations  
 Major & In-Line Tenants

Planned Sign Program  
 Seaport Square

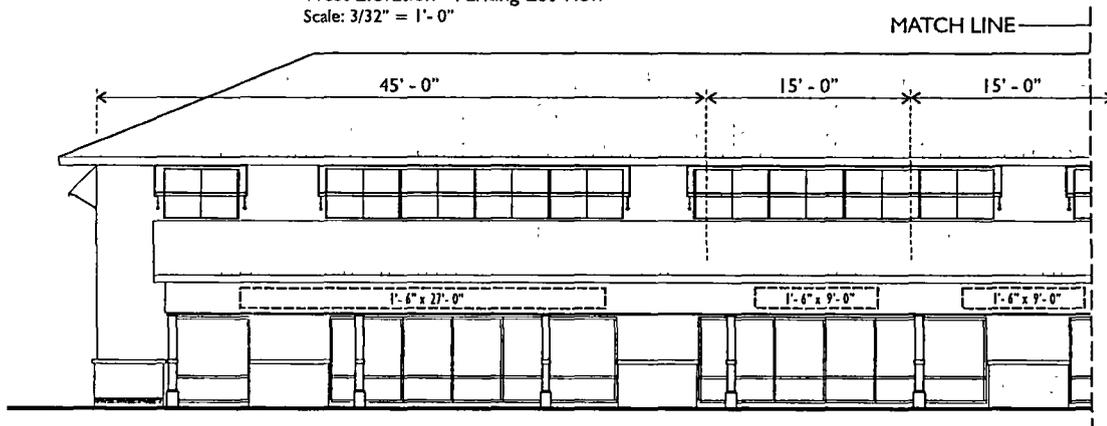
Item 3  
 June 2013



New 18" address numbers to replace existing; Cut-out from 1/2" thick acrylic and stud-mount flush to wall

Building B  
West Elevation - Parking Lot View  
Scale: 3/32" = 1'-0"

Sign location for rear tenant space 113-115 of building A due to lack of visible frontage (Allowed per 233.04B.7)



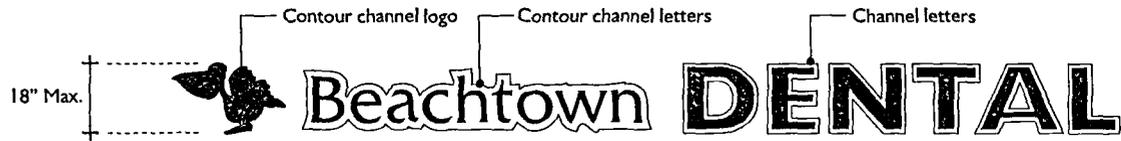
NOTE:  
Sign sizes shown are the maximum allowable for each leasehold frontage.

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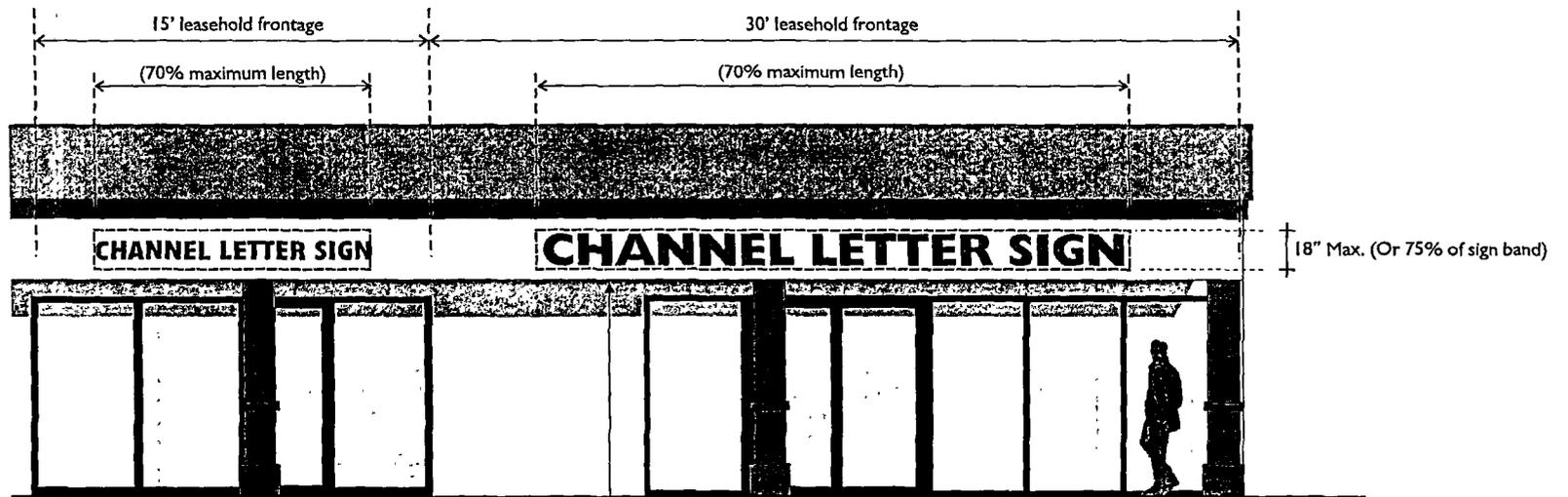
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Building Elevations

Planned Sign Program Item 4  
Seaport Square June 2013



In-Line Tenant Sign (Example)  
Scale: nts



In-Line Tenant Storefront (Example)  
Scale: 3/16" = 1'-0"

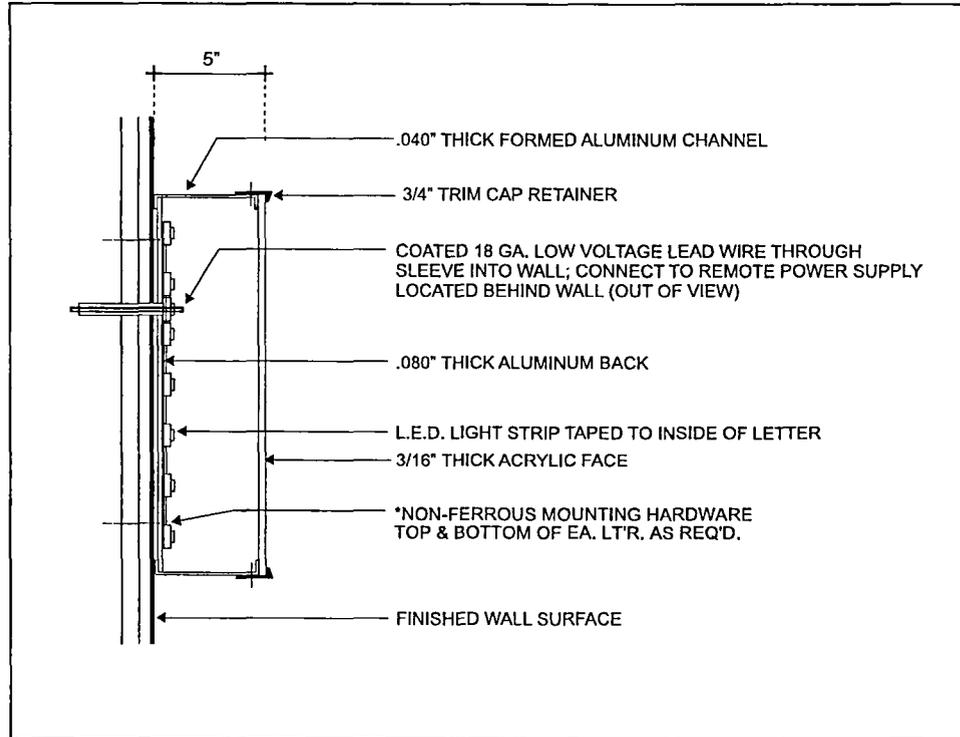
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Building Elevations

Planned Sign Program  
Seaport Square

Item 5  
June 2013



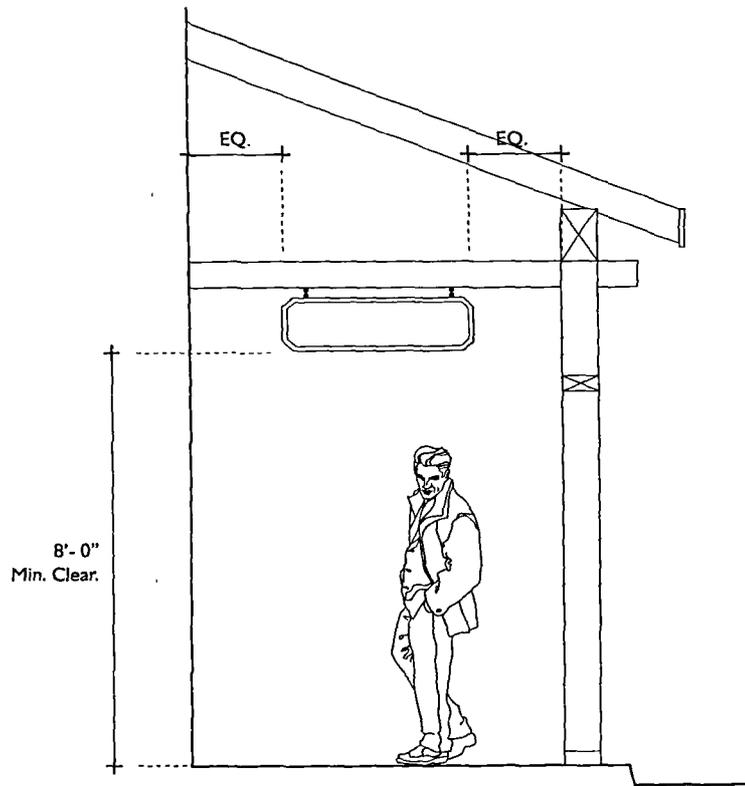
SECTION VIEW - CHANNEL LETTERS (LED)

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Letter Specifications

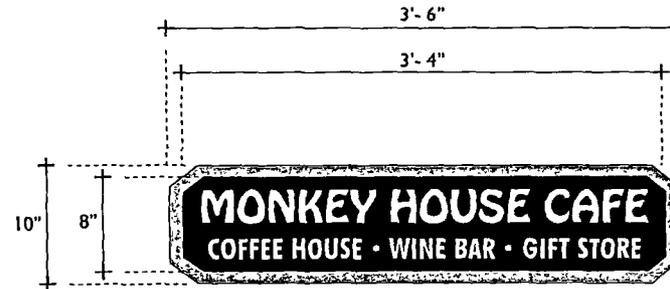
Planned Sign Program Item 6  
 Seaport Square June 2013



Typical Arcade with Under Canopy Sign  
Scale: 3/8" = 1'-0"

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Typical Under Canopy Sign Detail  
Scale: 1" = 1'-0"

Specifications:

Sign panel to be from 1-1/2" thick clear redwood or cedar with edges eased and all surfaces sanded smooth. Primed and painted with satin finish acrylic polyurethane. Raised outer border with sandblasted relief background and raised letters.

Sign to be suspended from canopy cross beam using light gauge steel eyehooks and chain. Paint all hardware stain black.

Sign size, shape, colors, finishes and materials are intended to be typical for all signs. Graphics to be open to tenant, subject to landlord approval.

Typical border color: PMS 467 Tan; Typical background color: PMS 1545 Dark Brown.

Under Canopy Sign

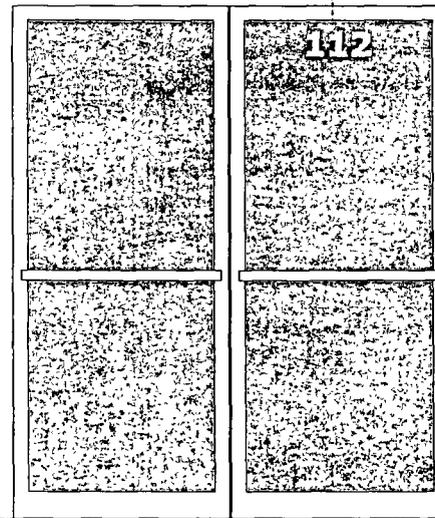
Planned Sign Program  
Seaport Square

Item 7  
June 2013

3-1/2" **112**

**SPECIFICATIONS:**

3M Scotchcal high-performance vinyl applied to the surface of window glass on entry door, 220-90 Antique White (or equal).



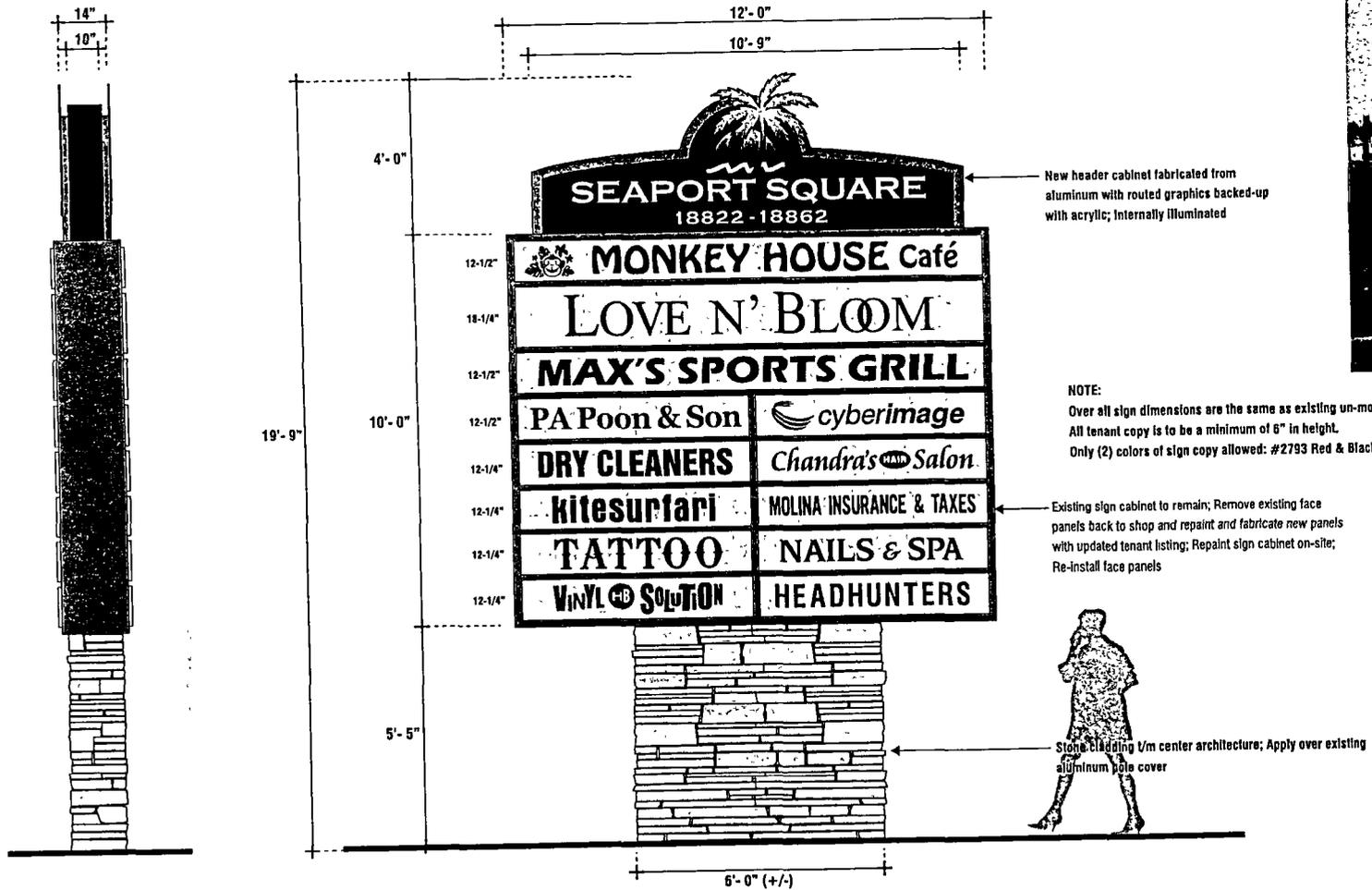
Typical Address Numbers  
Scale: 1/2" = 1'-0"

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Suite Address

Planned Sign Program | Item **8**  
**Seaport Square** | June 2013



New header cabinet fabricated from aluminum with routed graphics backed-up with acrylic; internally illuminated

NOTE:  
 Over all sign dimensions are the same as existing un-modified sign.  
 All tenant copy is to be a minimum of 6" in height.  
 Only (2) colors of sign copy allowed: #2793 Red & Black (perforated vinyl over white).

Existing sign cabinet to remain; Remove existing face panels back to shop and repair and fabricate new panels with updated tenant listing; Repaint sign cabinet on-site; Re-install face panels

Stone cladding 1/2m center architecture; Apply over existing aluminum pole cover

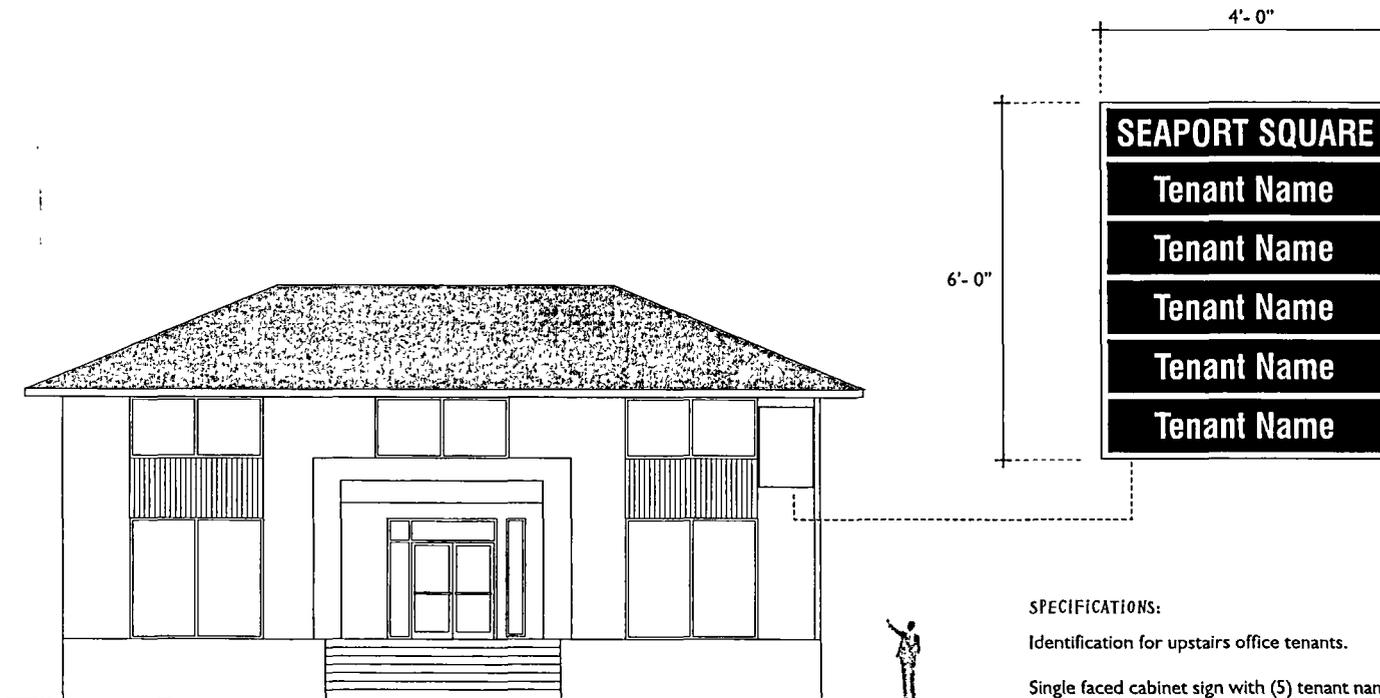


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Monument Sign  
 (Refurbished)

Planned Sign Program  
 Seaport Square  
 Item 9  
 June 2013



Building B  
 North Elevation - Constantine Drive View  
 Scale: 3/32" = 1'- 0"

**SPECIFICATIONS:**

Identification for upstairs office tenants.

Single faced cabinet sign with (5) tenant name panels.

Non-Illuminated.

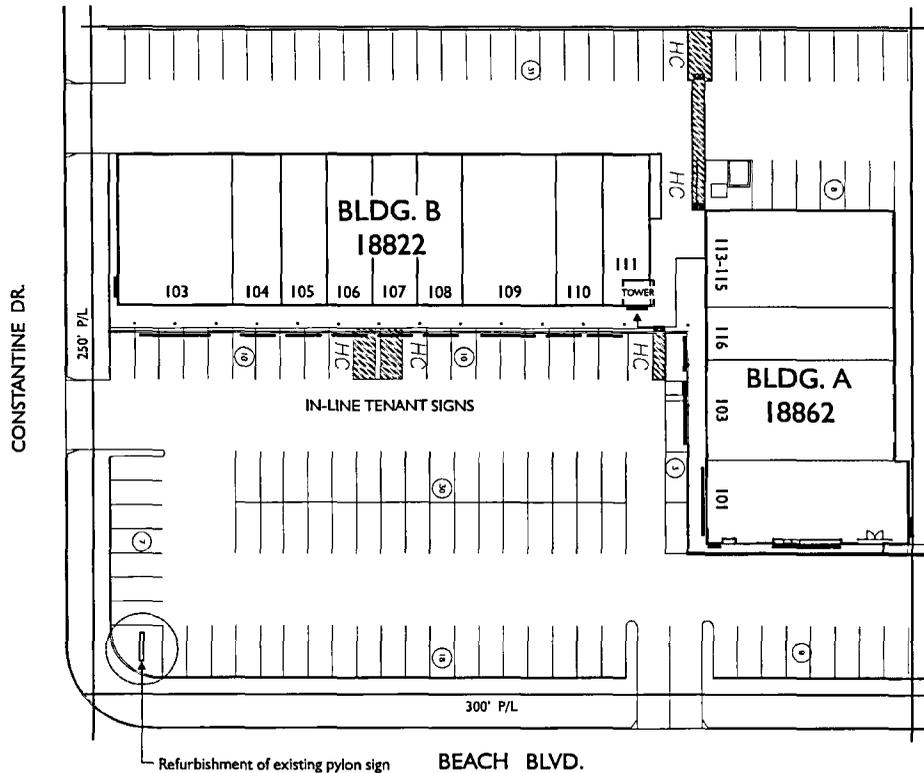
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Office Tenant Directory Sign  
 (Existing)

Planned Sign Program  
 Seaport Square

Item 10  
 June 2013



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MAY 16 2013  
Dept. of Planning  
& Building

**CONDITIONALLY APPROVED  
CONCEPTUAL SITE PLAN**  
 PLANNING COMMISSION:  
 CITY COUNCIL:  
BY: DIANE FE  
ENT. NOs: PSP 12-04  
6-4-13  
HEARING DATE



**Blake Sign Company, Inc.**  
11661 Seaboard Circle  
Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

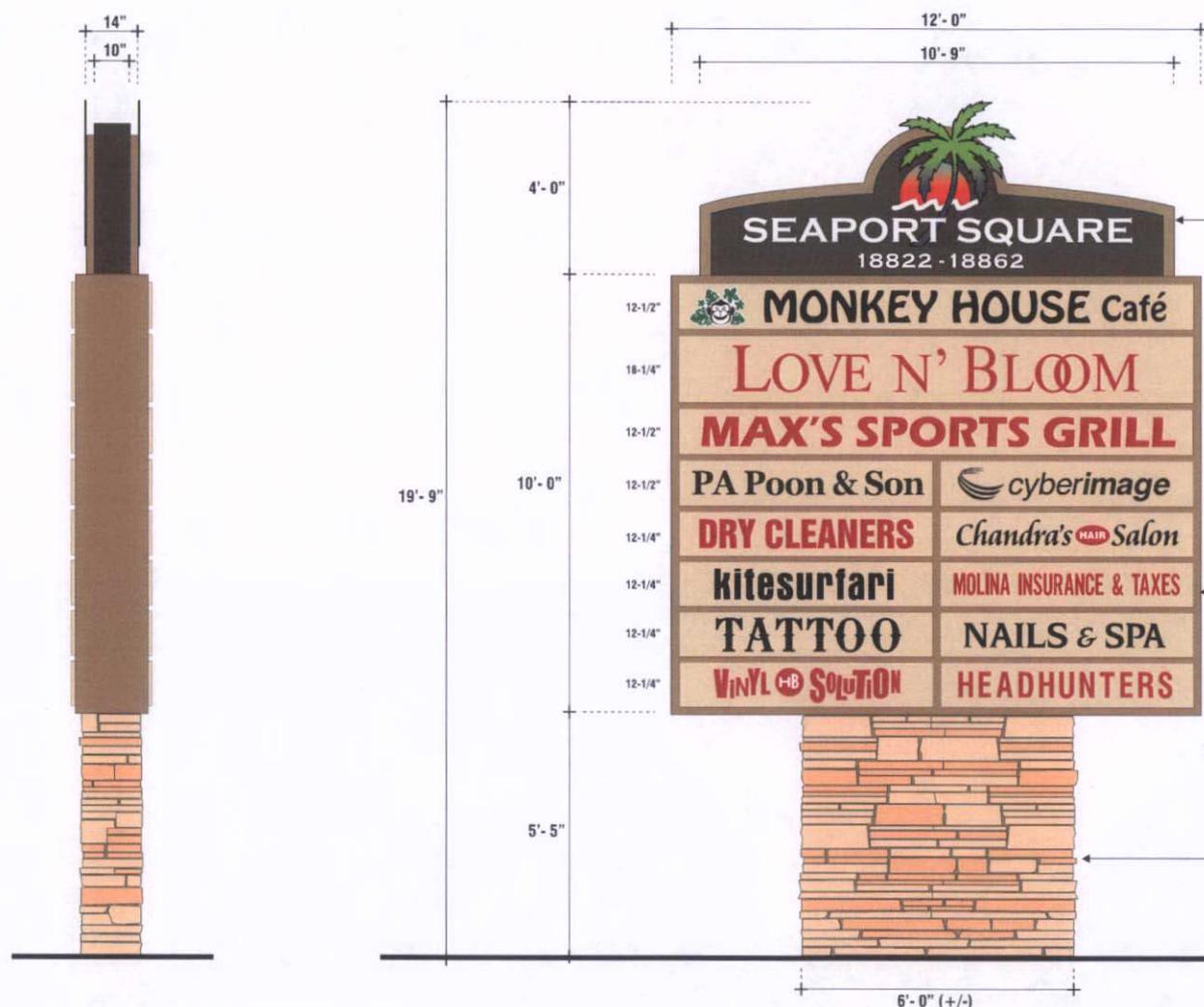
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Project  
P.A. Poon, Inc. / Seaport Square Pylon  
Seaport Square - 18822 Beach Blvd.  
Huntington Beach, CA

Sheet Title  
Pylon Sign Refurbish  
Date  
4.9.2013

Sheet Number  
**1 of 2**

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MAY 16 2013  
Dept. of Planning  
& Building



New header cabinet fabricated from aluminum with routed graphics backed-up with acrylic; Internally illuminated

NOTE:  
Over all sign dimensions are the same as existing un-modified sign.  
All tenant copy is to be a minimum of 6" in height.  
Only (2) colors of sign copy allowed: #2793 Red & Black (perforated vinyl over white).

Existing sign cabinet to be removed. Remove existing face panels back to shop and repair and re-install new panels with updated tenant listing. Re-install new cabinet on site. Re-install face panels.

Stone cladding 1/m center architecture; Apply over existing aluminum pole cover

CONDITIONALLY APPROVED  
CONCEPTUAL SITE PLAN  
CITY COUNCIL:  
BY: *Director*  
ENT. NOs: *PS 12-04*  
6-4-13  
HEARING DATE

**Blake Sign Company, Inc.**  
11661 Seaboard Circle  
Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

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Project  
P.A. Poon, Inc. / Seaport Square Pylon  
Seaport Square - 18822 Beach Blvd.  
Huntington Beach, CA

Sheet Title  
Pylon Sign Refurbish  
Date  
4.9.2013

Sheet Number  
2 of 2

RECEIVED

APR 12 2012

Dept. of Planning  
& Building

Project:

**Seaport Square**

18822 - 18862 Beach Blvd.

Huntington Beach, CA 92648

## *Planned Sign Program*

Originally Drafted June 2008 - Revised July 2009

Architect:

Robert Thornton Architects, Inc.

P.O. Box 1512

Newport Beach, CA 92659

949.650.9876

Sign Consultant:

**Blake Sign Company, Inc.**

11661 Seaboard Circle  
Stanton, CA 90680

p. 714.891.5682 f. 714.891.3078

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**Project Directory:**

**Owner:**

P.A. Poon & Son  
18822 Beach Blvd. Ste. 103  
Huntington Beach, CA 92648  
Contact: Chart Asa  
714.965.6010  
714.965.6013 Fax.

**Sign Consultant:**

The Blake Sign Company, Inc.  
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Contact: John Blake  
714.891.5682  
714.891.3078 Fax.

**Architect:**

Robert Thornton Architects, Inc.  
250 Newport Center Dr. Ste. M100  
Newport Beach, CA 92660  
Contact: Bob Thornton  
949.650.9876  
949.644.9719 Fax.

**City Planning:**

City Of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648  
Contact: Planning Dept.  
714.536.5271  
714.374.1540 Fax.

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*Planned Sign Program*  
**Seaport Square**

Item **A**  
June 2008  
Rev. July 2009

**Introduction:**

These criteria have been established for the purpose of assuring uniform and quality signage for tenants in the Seaport Square retail project. It is intended to comply with all applicable ordinances while providing adequate sign guidelines for the benefit of all tenants. Conformance to the standards set forth will be strictly enforced, and any and all non-conforming or unapproved signs must be brought into conformance at the sole expense of the tenant.

**General Requirements:**

- A. Each tenant shall submit or cause to be submitted to the property owner for approval, at least four (4) sets of drawings, drawn to scale, indicating sign location(s), sizes of all sign segments, materials, colors, method of attachment, and electrical specifications. Landlord signature on drawings will constitute approval as noted. Drawings not approved will be noted as such, and will require revising and re-submittal of drawings until landlord approval is obtained.
- B. A valid sign permit must be obtained from the City of Huntington Beach Planning Department prior to sign installation.
- C. All permits for signs and their installation shall be obtained and paid for by the tenant or tenant representative prior to fabrication or installation.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications of their sign(s).
- E. All signs shall be constructed, installed and maintained at the sole expense of the tenant.
- F. All sign work shall be performed by a professional sign contractor, with a valid contractor's license to perform such work.
- G. The landlord reserves the right to designate a sign contractor to perform the design, construction and installation of the tenant's sign.
- H. Tenant's sign contractor shall be responsible for repairing any damage to the building or surrounding area(s) occurring as a result of their work.
- I. All sign segments to be secured by concealed fasteners, using non-corrosive stainless steel or nickle cadmium plated.
- J. In the event that tenant vacates their premises, they will be responsible for the removal of their sign(s) within (15) days of closing.

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*Planned Sign Program* Item **B**  
**Seaport Square**

June 2008  
Rev. July 2009

Specifications:

- A. Tenant signs shall consist of channel letters, fabricated from aluminum, with a depth of (5) inches, and translucent acrylic faces and trim cap retainers. Aluminum thickness shall be no less than .040 inches, and acrylic thickness of 1/8 inch up to a maximum of 1/4 inch. Trim cap width will be 3/4 inch. Return color will be Medium Bronze satin with trim cap color to match.
- B. Acrylic face color, or vinyl film color, will be open to tenant, subject to landlord approval.
- C. Letter style will be open to tenant, subject to landlord approval.
- D. Illumination of letters will be by neon tubing or low voltage LED using appropriate connecting hardware for each.
- E. Sign content shall consist of tenant's established trade name and optional accompanying logo, consisting of a cabinet, separate from letters, with acrylic face and vinyl graphics, subject to landlord approval.
- F. Sign size shall not exceed (1-1/2) square foot per lineal foot of respective leasehold frontage. Sign length shall not exceed (70) percent of the respective leasehold frontage.
- G. Letter height for **In-Line Tenants** with continuous sign band shall not exceed (18) inches\*. Logo height shall not exceed (18) inches\*. Single line copy only.
- H. Letter height for **Major Tenant Suite 101** shall not exceed (24) inches. Logo height shall not exceed (48) inches. In the case of two line copy, overall sign height shall not exceed (48) inches, inclusive of at least (4) inches clear between lines. These larger signs will be mounted to the upper fascia as shown in these exhibits.
- I. Sign placement shall allow at least (12) inches of clear area at each end of sign from any building corner or architectural feature (window, awning, etc.), or any adjacent sign.
- J. All penetrations of the building structure for sign installation shall be sealed in a watertight condition.
- K. Each tenant shall be allowed (1) sign on their storefront, except at corner locations, where a second sign, matching the storefront sign, is allowed.
- L. Second floor tenants will not be eligible for individual sign identification, but will be listed on an existing directory sign at location as specified in these documents.
- M. Tenant signs shall be installed only in the locations where designated within these documents.

\* Sign height is not to exceed specified height stated above, or (75) percent of the respective sign band.

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Seaport Square

Item C  
June 2008  
Rev. July 2009

Specifications (cont.):

- M. Tenant shall be allowed to purchase and install one (1) **Under Canopy Sign**, built to the specifications outlined in these exhibits. Installation of sign shall be in front of tenant's storefront, perpendicular to the building front. Graphic layout for sign will require landlord approval prior to fabrication and installation. This sign is considered optional, and is not required by the landlord.
- N. Individual suite number identification will be provided by the landlord, using the specifications outlined in these exhibits.
- O. **Upstairs Office Tenants** will be identified by a name panel as part of a directory wall sign, located on the **north** elevation exterior wall. Each upstairs tenant will be allowed one panel to display their respective business name. Graphics and letter style are to be typical on each panel, and message must be approved by the landlord. Color of letters and background are to be typical for all panels for consistency and a professional appearance. Landlord will be responsible for sign maintenance. No other types of exterior signs will be permitted for upstairs tenants.
- P. **Monument Sign** panels are for additional identification for retail tenants to traffic on Beach Blvd., and each retail tenant is allowed a single panel on each side of sign. Panel position is at the discretion of the landlord, and graphic layout must be approved by the landlord prior to installation. **Note the following:**
- Minimum (10) inch panel height.
  - Minimum (6) inch letter height.
  - Uniform background color for all panels.
  - Maximum (2) colors for sign copy.

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Seaport Square

Item **D**  
June 2008  
Rev. July 2009

**Prohibited Signs:**

The following sign types will not be allowed within the project:

- A. Sign cabinets, except as used for contour logos, usually in conjunction with letters.
- B. Exterior signs not approved by the landlord, and with a permit issued by the City of Huntington Beach.
- C. Temporary "window splash" signs, consisting of either vinyl or paint, or *any* window sign taking up more than (40) percent of the respective window area.
- D. A-frame "sandwich board" freestanding signs, or any freestanding sign placed in the public right-of-way, without prior written landlord approval.
- E. Roof-top signs of any type.
- F. Vehicle signs, other than those placed upon a vehicle which is regularly used by the respective business, i.e., product deliveries.
- G. Any sign prohibited in Huntington Beach Zoning Code HB280 Ch 233.
- H. Motion or chasing signs of any type, that are visible to the exterior of the store.
- I. Exposed conduit, wiring or electrical connections.
- J. Signs painted directly onto the building wall.
- K. Exposed neon or light tubing.

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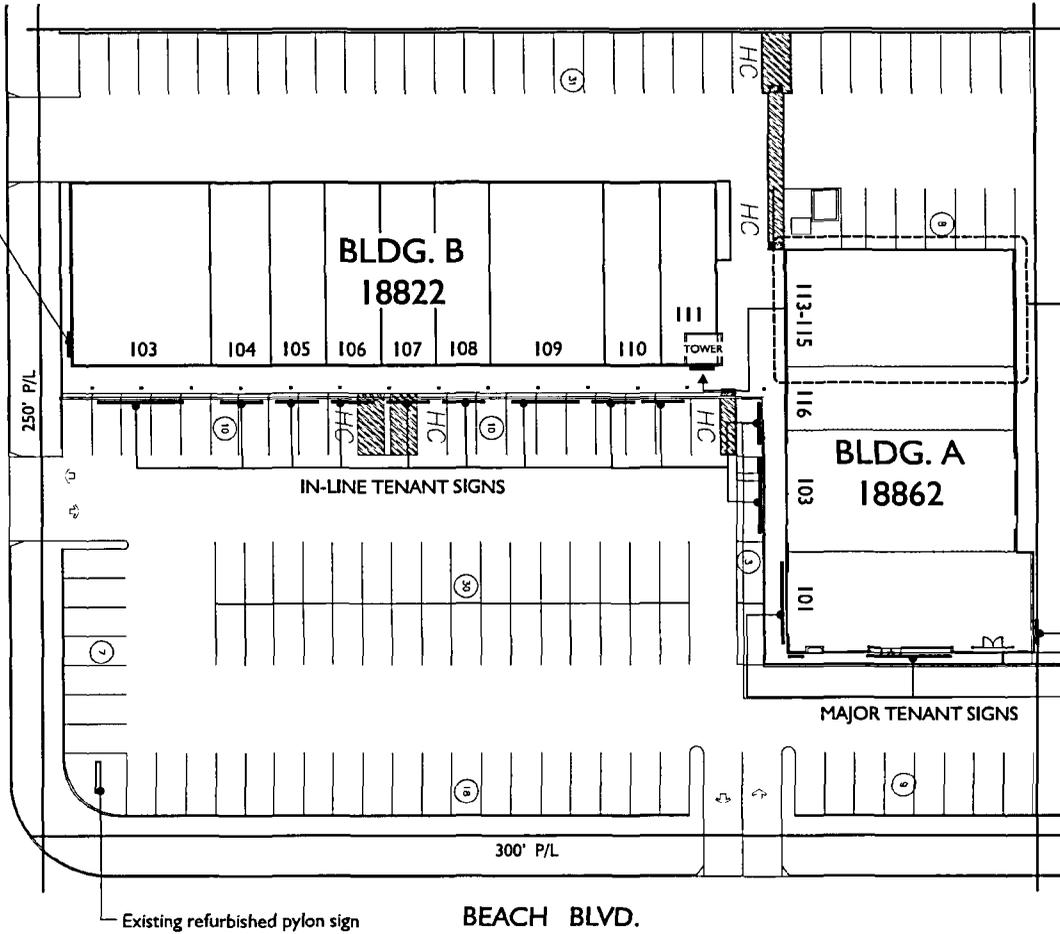
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Planned Sign Program  
Seaport Square

Item **E**  
June 2008  
Rev July 2009

Existing directory sign for  
Upstairs tenants to remain

CONSTANTINE DR.



NOTE: Currently there are no signs on the rear elevation of the building and none are proposed.

NOTE: Identification for back unit tenant space 113 - 115, will occur on the adjacent tower, due to a lack of available frontage.



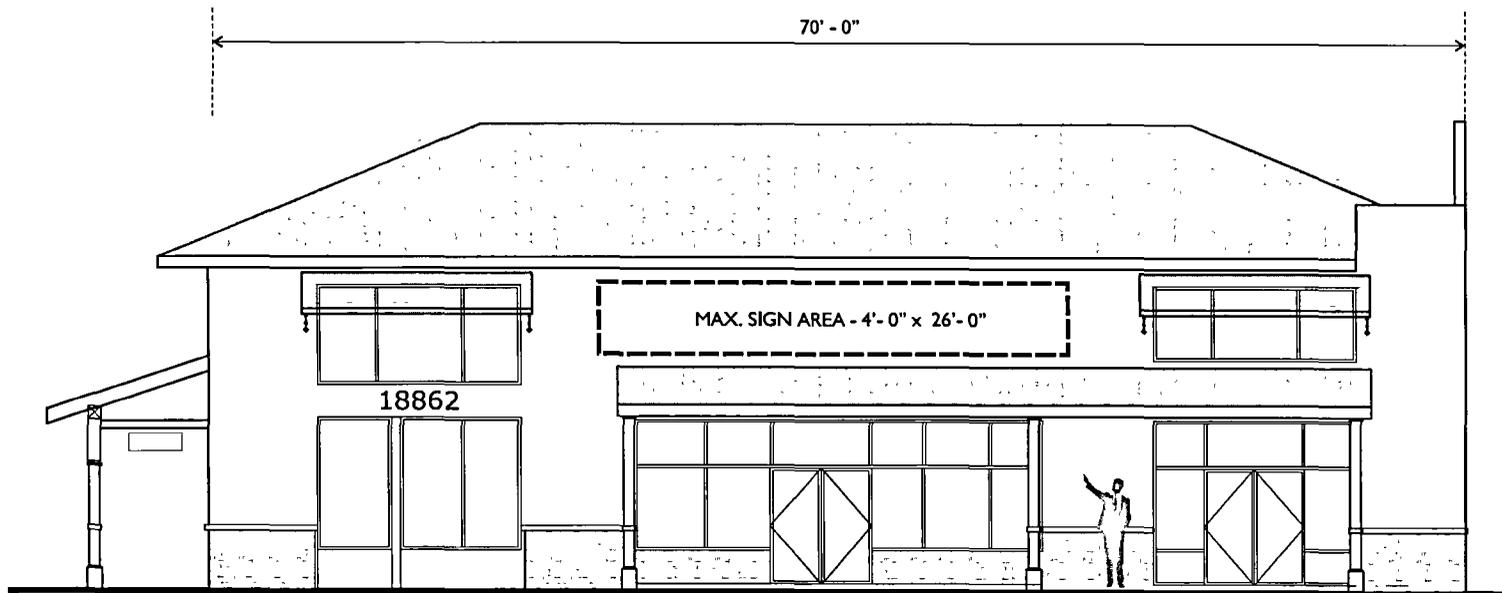
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Site Plan

Planned Sign Program  
**Seaport Square**

Item 1  
June 2008  
Rev July 2009



Building A  
 West Elevation - Beach Blvd. View  
 Scale: 1/8" = 1'-0"

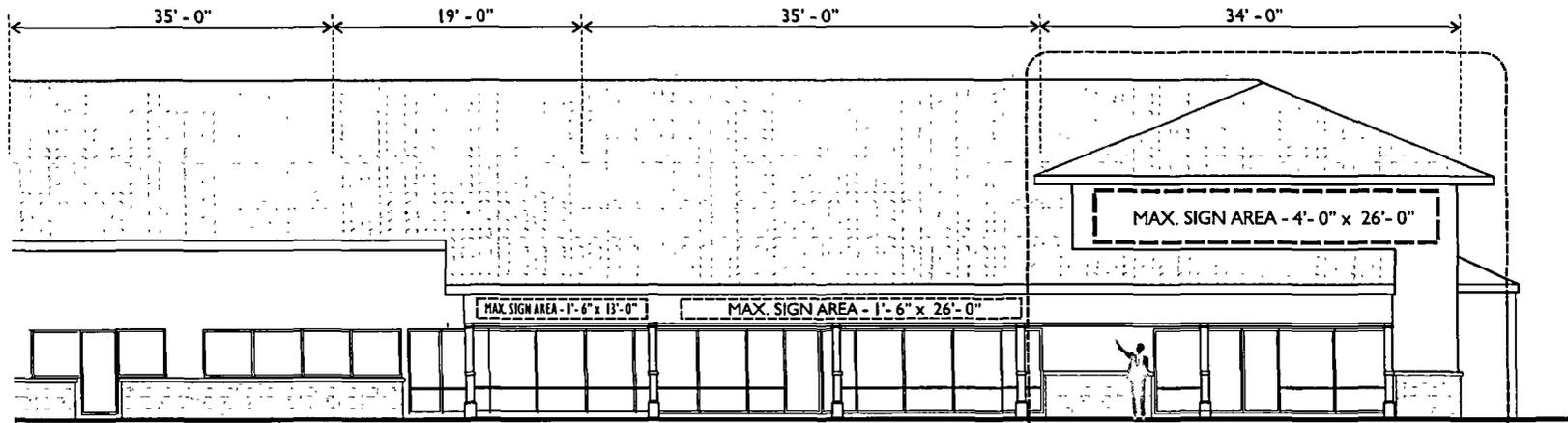
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Building Elevations  
 Major Tenant

Planned Sign Program  
**Seaport Square**

Item **2**  
 June 2008  
 Rev. July 2009



Building A  
 North Elevation - Parking Lot View  
 Scale: 3/32" = 1'-0"

NOTE: Sign area shown above indicates maximum height and length dimensions, but does NOT indicated overall allowable sign size. Maximum sign square footage is not to exceed: 51 SQ. FT.

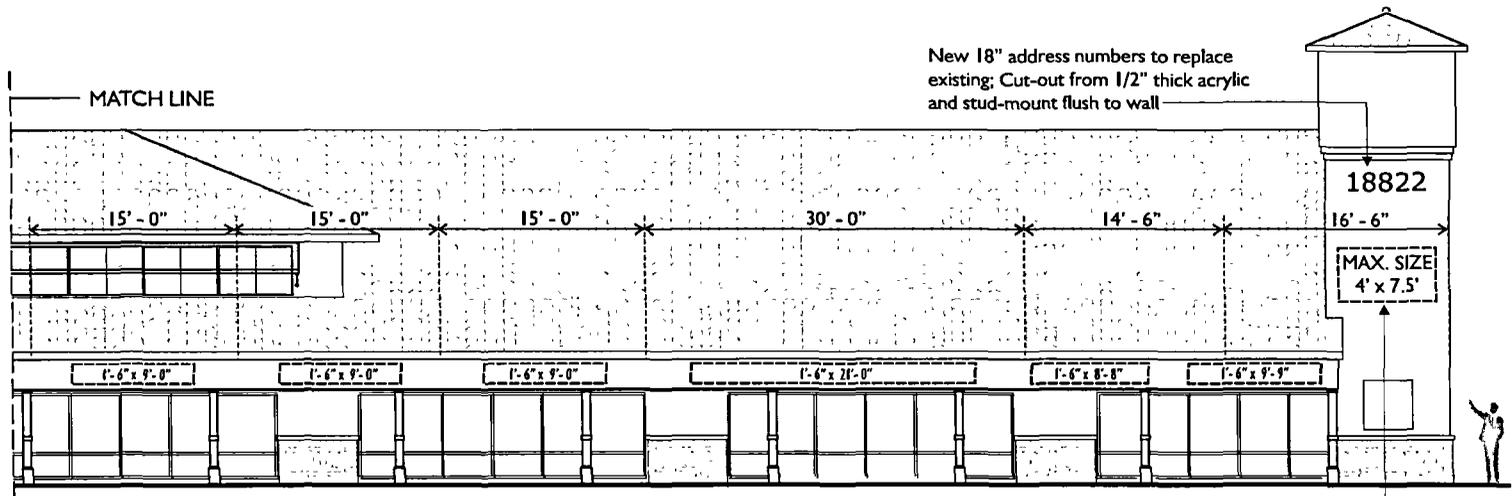
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Building Elevations  
 Major & In-Line Tenants

Planned Sign Program  
 Seaport Square

Item **3**  
 June 2008  
 Rev. July 2009

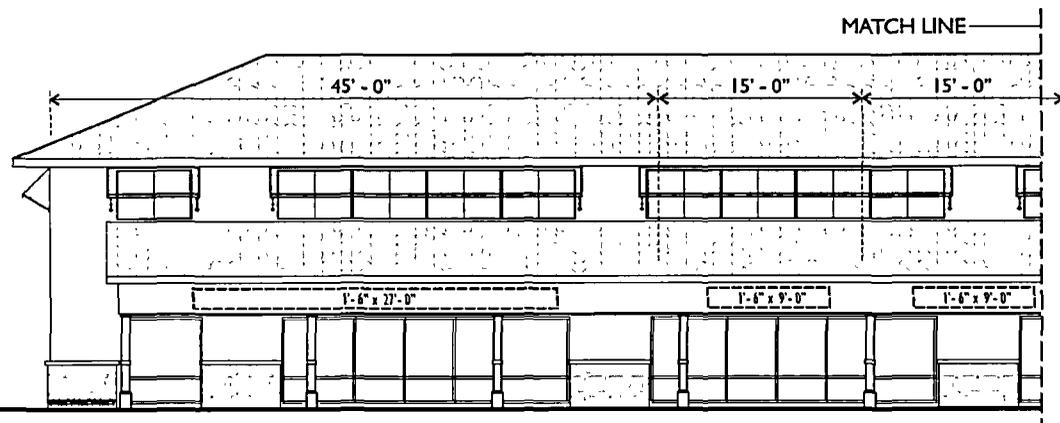


New 18" address numbers to replace existing; Cut-out from 1/2" thick acrylic and stud-mount flush to wall

18822

MAX. SIZE  
4' x 7.5'

Sign location for rear tenant space 113-115 of building A due to lack of visible frontage (Allowed per 233.04B.7)



NOTE:  
Sign sizes shown are the maximum allowable for each leasehold frontage.

Building B  
West Elevation - Parking Lot View  
Scale: 3/32" = 1'-0"

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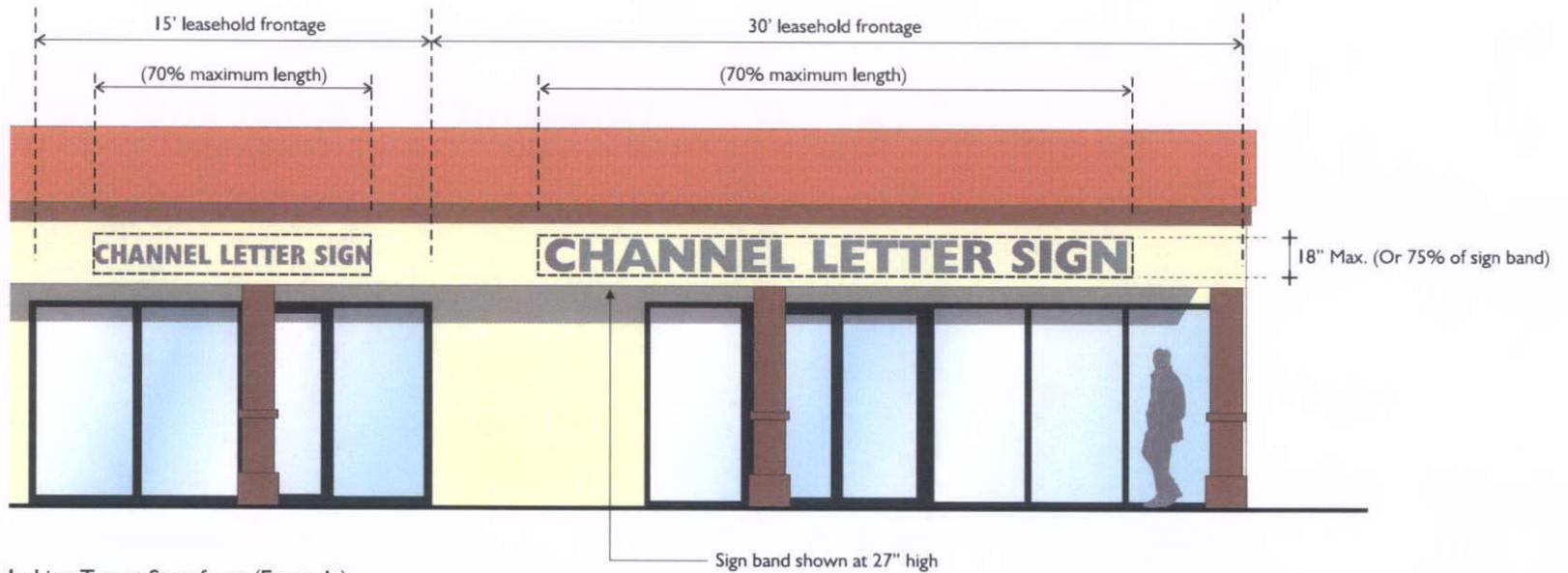
Building Elevations

Planned Sign Program  
Seaport Square

Item 4  
June 2008  
Rev. July 2009



In-Line Tenant Sign (Example)  
Scale: nts



In-Line Tenant Storefront (Example)  
Scale: 3/16" = 1'-0"

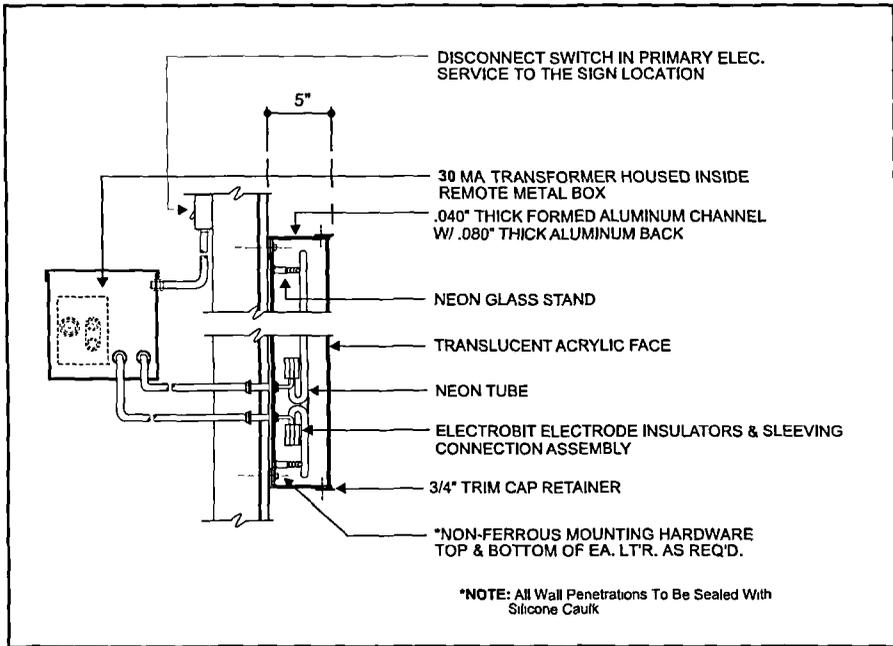
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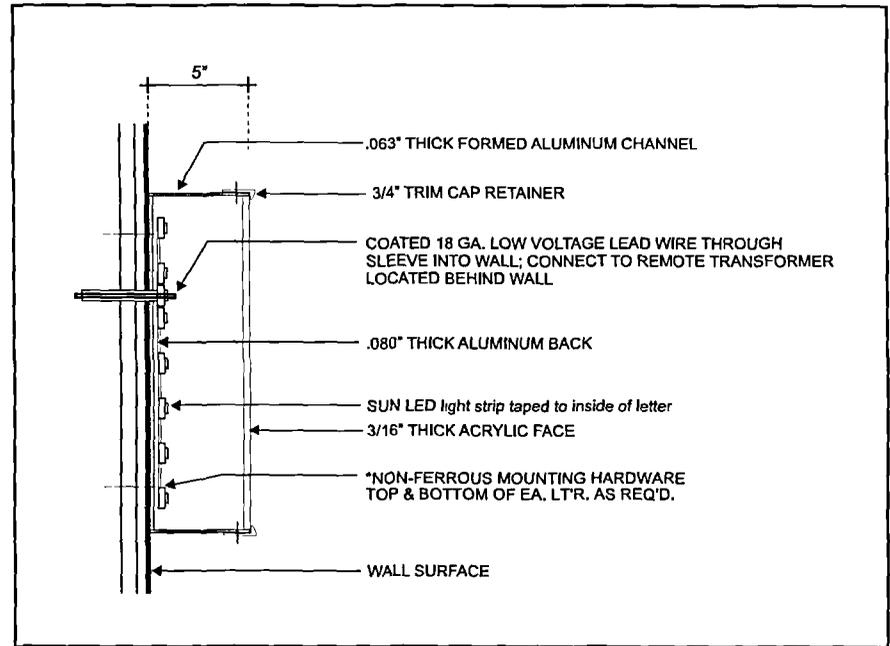
Building Elevations

Planned Sign Program  
**Seaport Square**

Item **5**  
June 2008  
Rev. July 2009



SECTION VIEW - CHANNEL LETTERS (NEON)



SECTION VIEW - CHANNEL LETTERS (LED)

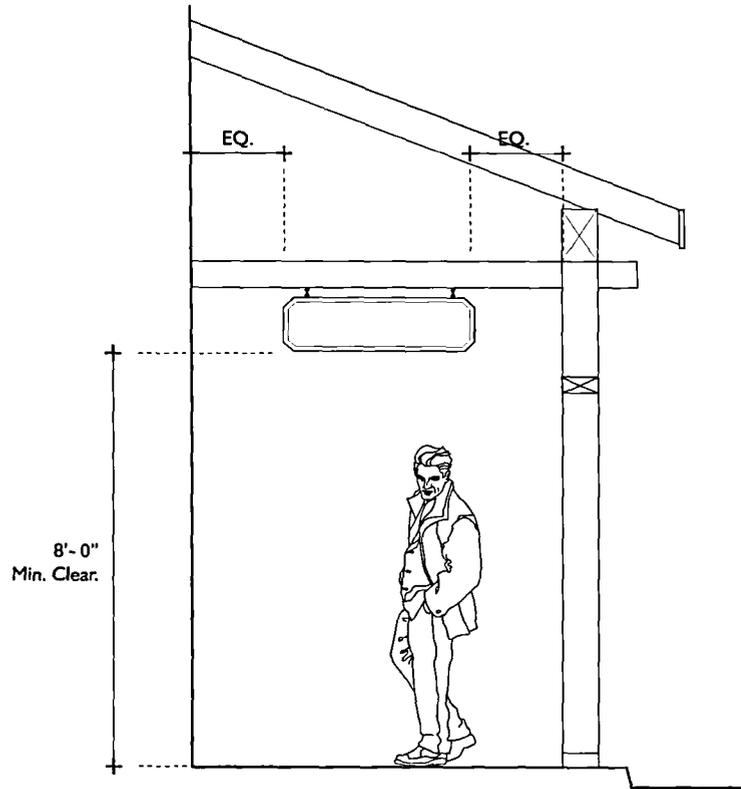
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Letter Specifications

Planned Sign Program  
Seaport Square

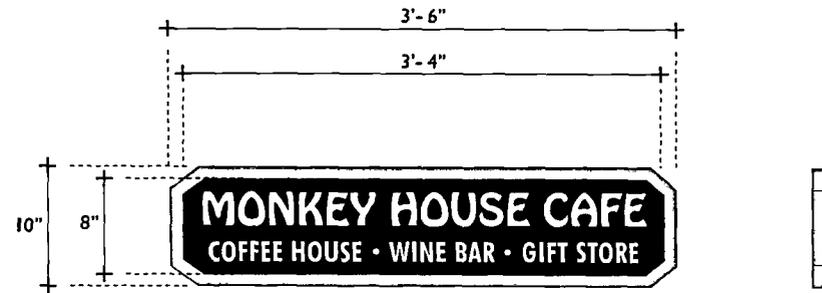
Item 6  
June 2008  
Rev July 2009



Typical Arcade with Under Canopy Sign  
Scale: 3/8" = 1'-0"

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Typical Under Canopy Sign Detail  
Scale: 1" = 1'-0"

**Specifications:**

Sign panel to be from 1-1/2" thick clear redwood or cedar with edges eased and all surfaces sanded smooth. Primed and painted with satin finish acrylic polyurethane. Raised outer border with sandblasted relief background and raised letters.

Sign to be suspended from canopy cross beam using light gauge steel eyehooks and chain. Paint all hardware stain black.

Sign size, shape, colors, finishes and materials are intended to be typical for all signs. Graphics to be open to tenant, subject to landlord approval.

Typical border color: PMS 467 Tan; Typical background color: PMS 1545 Dark Brown.

Under Canopy Sign

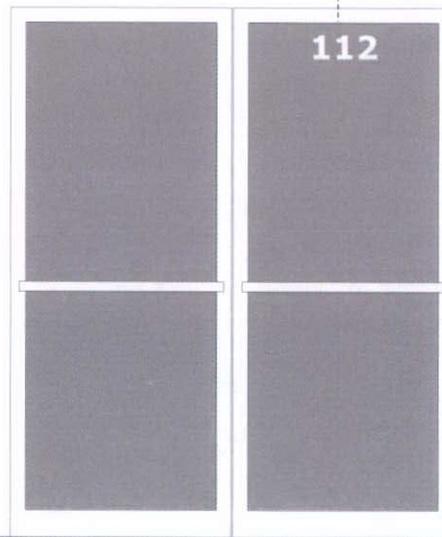
Planned Sign Program  
Seaport Square

Item 7  
June 2008  
Rev July 2009

3-1/2" **112**

**SPECIFICATIONS:**

3M Scotchcal high-performance vinyl applied to the surface of window glass on entry door, 220-90 Antique White (or equal).



Typical Address Numbers  
Scale: 1/2" = 1'-0"

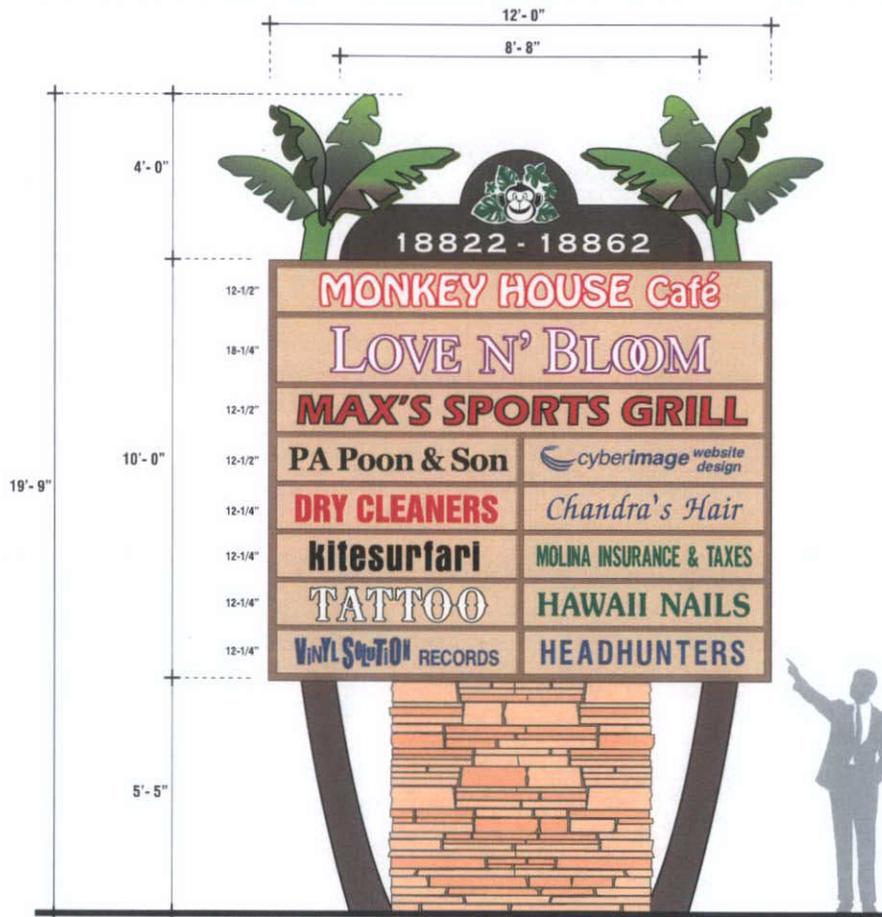
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Suite Address

Planned Sign Program  
**Seaport Square**

Item **8**  
June 2008  
Rev. July 2009



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**Existing Specifications:**

Identification for retail shop tenants. (3) full-width panels at top will be for major tenant space 101, rear tenant in building A, and a third tenant at Landlord discretion.

All tenant panels are aluminum with graphics routed-out and backed-up with acrylic.

**New Specifications:**

Refurbish existing monument sign from that shown in photo.

Panel position is at the discretion of the landlord, and graphic layout must be approved by the landlord prior to installation. Panel heights as noted.

Also note:

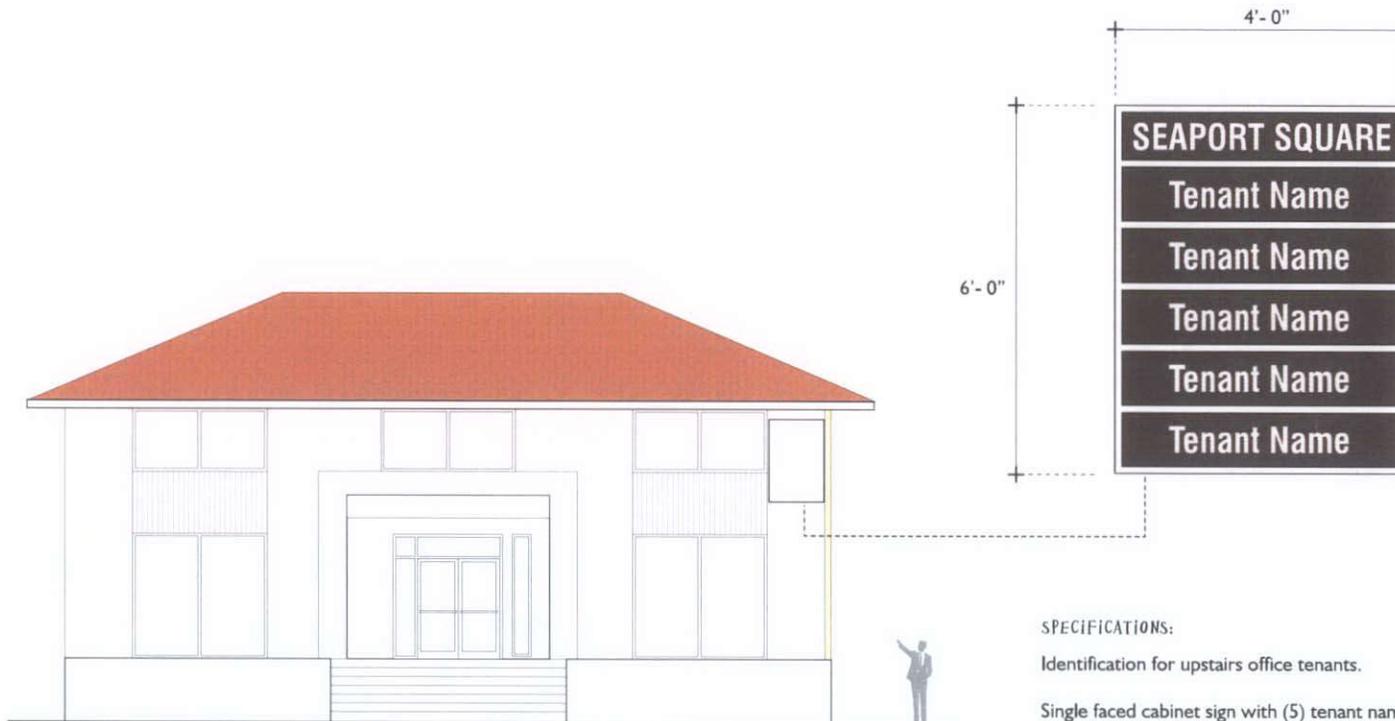
- Minimum (6) inch letter height.
- Uniform background color for all panels.
- Maximum (2) colors for sign copy.

Monument Sign  
(Refurbished)

Planned Sign Program  
Seaport Square

Item 9

June 2008  
Rev. Nov. 2011



Building B  
 North Elevation - Constantine Drive View  
 Scale: 3/32" = 1'-0"

**SPECIFICATIONS:**

Identification for upstairs office tenants.

Single faced cabinet sign with (5) tenant name panels.

Non-Illuminated.

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Office Tenant Directory Sign  
 (Existing)

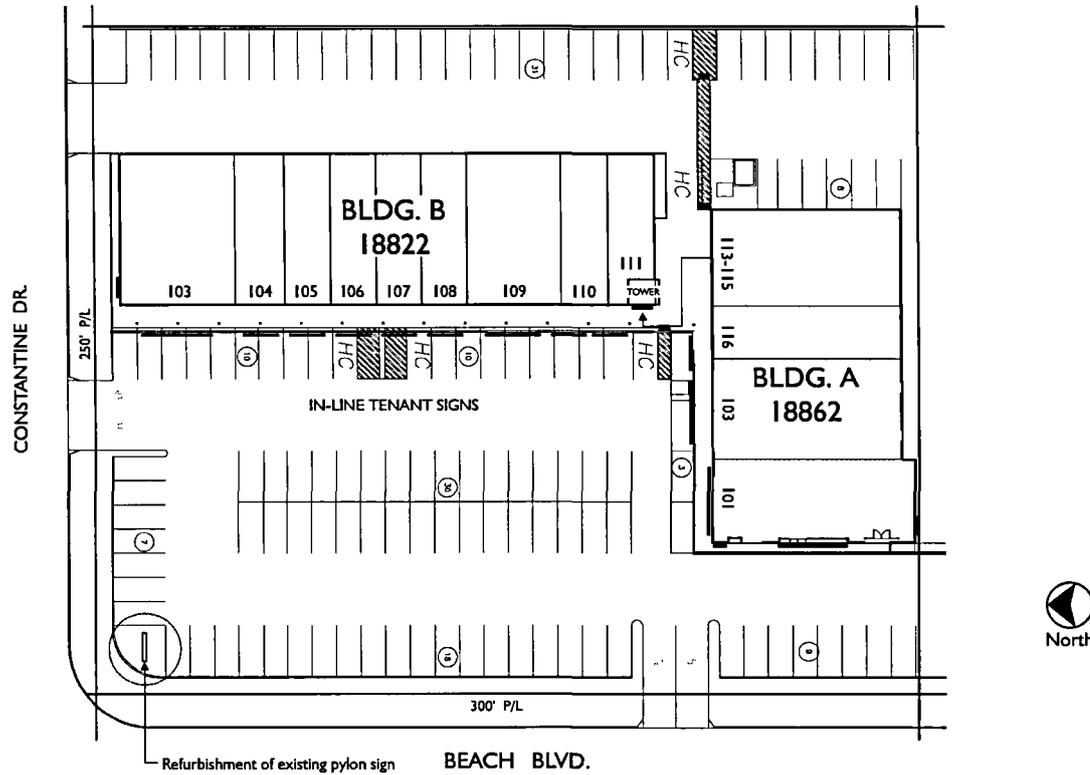
Planned Sign Program  
**Seaport Square**

Item **10**  
 June 2008  
 Rev. July 2009

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APR 12 2012

Dept of Planning  
& Building



**Blake Sign Company, Inc.**

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Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

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**Project**

P.A. Poon, Inc. / Seaport Square Pylon  
Seaport Square - 18822 Beach Blvd.  
Huntington Beach, CA

**Sheet Title**

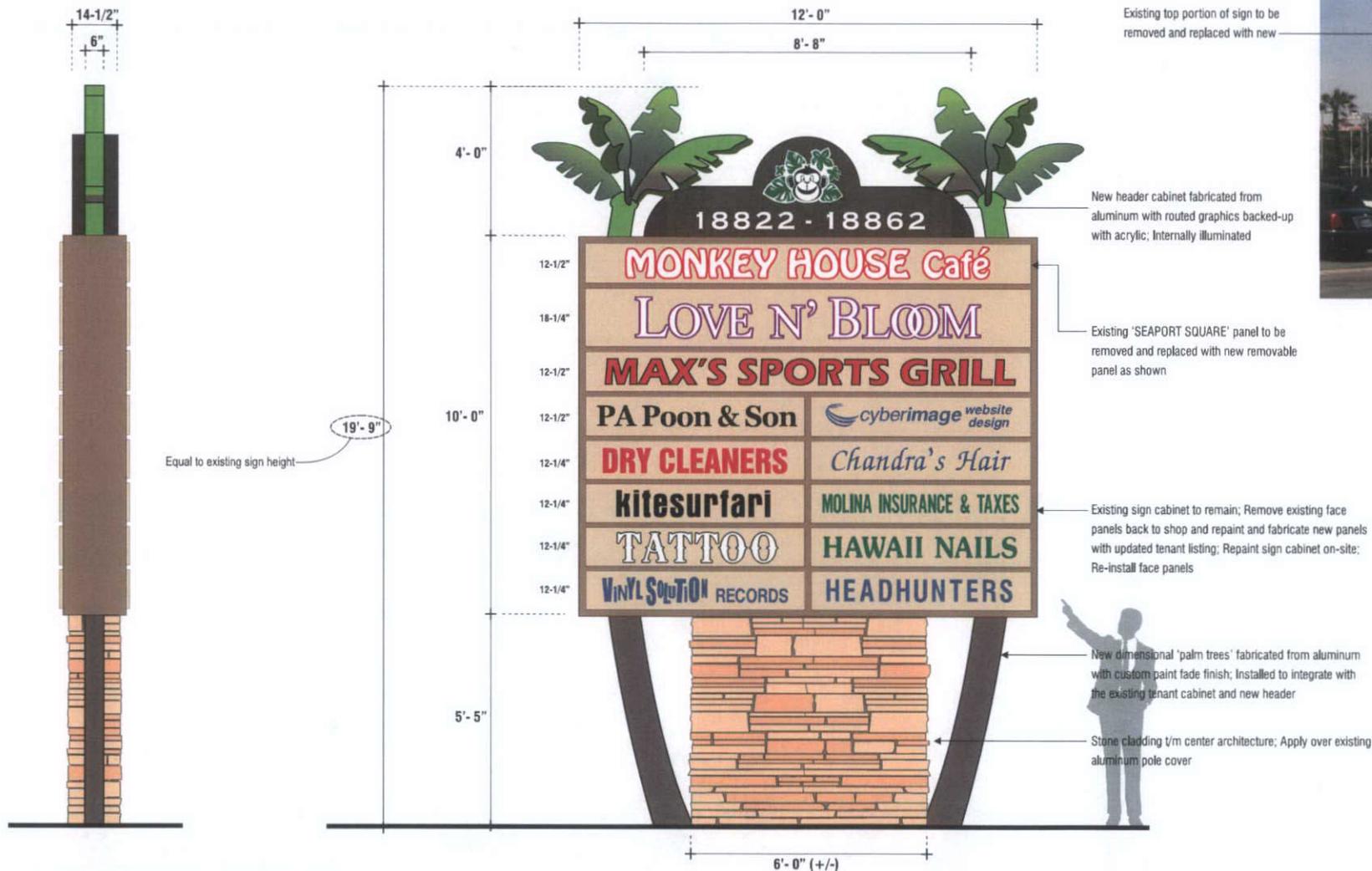
Pylon Sign Refurbish

**Date**

11.2.2011

**Sheet Number**

1 of 3



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 Stanton, CA 90680  
 p. 714.891.5682 f. 714.891.3078

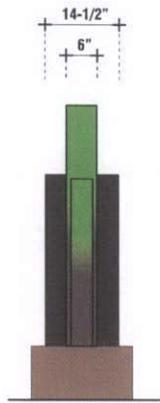
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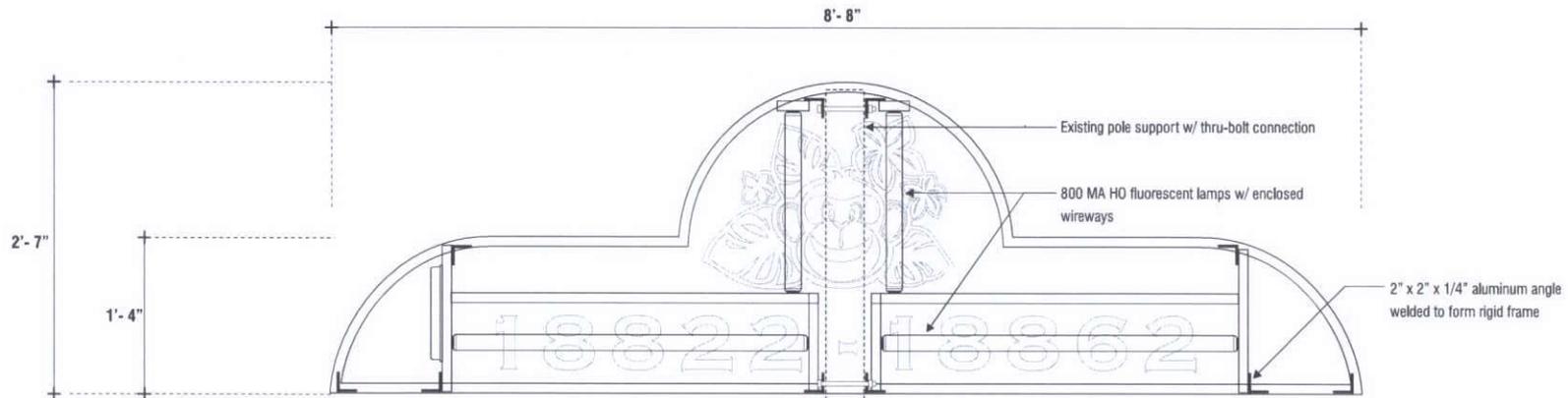
Project  
 P.A. Poon, Inc. / Seaport Square Pylon  
 Seaport Square - 18822 Beach Blvd.  
 Huntington Beach, CA

Sheet Title  
 Pylon Sign Refurbish  
 Date  
 11.2.2011

Sheet Number  
**2 of 3**



**Header Detail**  
Scale: 3/4" = 1'-0"



**Header Thru Detail**  
Scale: 1" = 1'-0"

**Blake Sign Company, Inc.**

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Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

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**Project**

P.A. Poon, Inc. / Seaport Square Pylon  
Seaport Square - 18822 Beach Blvd.  
Huntington Beach, CA

**Sheet Title**

Pylon Sign Refurbish

**Date**

11.2.2011

**Sheet Number**

3 of 3