

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division
714.536.5271

Building Division
714.536.5241

NOTICE OF ACTION

April 11, 2014

Buck Woods
25641 Warwick Road
Menifee CA 92586

APPLICATION: PLANNED SIGN PROGRAM NO. 14-001 (VANS SKATE PARK)

APPLICANT: Buck Woods, 25641 Warwick Road, Menifee CA 92586

PROPERTY OWNER: Successor Agency of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648

REQUEST: To establish a planned sign program associated with the Vans Skate Park.

LOCATION: 7461 Center Avenue, 92647 (500 ft. east of Gothard Street)

DATE OF ACTION: April 11, 2014

On April 11, 2014, the Planning and Building Department of the City of Huntington Beach took action on your request and **approved** your application. Attached to this letter are the conditions of approval for your application.

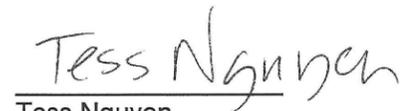
Please be advised that the Planning Department reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to issuance of building permits. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing 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.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning and Building Department becomes 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 Secretary of 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 April 21, 2014.

If you have any questions, please contact Tess Nguyen at (714) 374-1744 (tnguyen@surfcity-hb.org) or the Planning Zoning Information Counter at (714) 536-5271.

Sincerely,



Tess Nguyen
Associate Planner

Attachment: Conditions of Approval – Planned Sign Program No. 14-001

cc: Jane James, Planning Manager
Successor Agency of Huntington Beach, Property Owner
Project File

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL – PLANNED SIGN PROGRAM NO. 14-001

1. The site plan, sign criteria, and elevations dated April 7, 2014 shall be the approved Planned Sign Program with the following modifications:
 - a. Pages 3.1 and 3.2—Delete “per tenant” and “per sign” from the Sign Area section.
 - b. Page 4.1—The sign types shall be the following:
 - i. Jacks Garage T.04
 - ii. Taco Surf T.05
 - iii. Vans T.06
 - c. Page 4.2—The sign types shall be following:
 - i. Jacks Garage T.01
 - ii. Taco Surf T.02
 - iii. Vans T.03
 - d. Page 4.3—The sign length shall be following:
 - i. Jacks Garage 3.5 (in feet)
 - ii. Vans 3.833 (in feet)
 - iii. The calculations shall be revised to reflect the changes.
2. Prior to the submittal for building permits for the first new sign, the following shall be completed:
 - a. The Planned Sign Program shall be rewritten to incorporate the approved modifications in Condition No. 1. A hard copy of the revised sign program including plans and exhibits and an electronic PDF version of the sign program shall be submitted to the Planning Division and maintained in the Planning Division entitlement file PSP No. 14-001.
3. Planned Sign Program No. 14-001 shall become null and void unless exercised within one (1) year of the date of final approval, which is April 11, 2015. An extension of time may be granted by the Planning Director pursuant to a written request submitted to the Planning and Building Department a minimum 60 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 the defense thereof.

Off the Wall Skatepark
Huntington Beach, CA

Tenant Identification Program

Center Ave.
Huntington Beach, CA

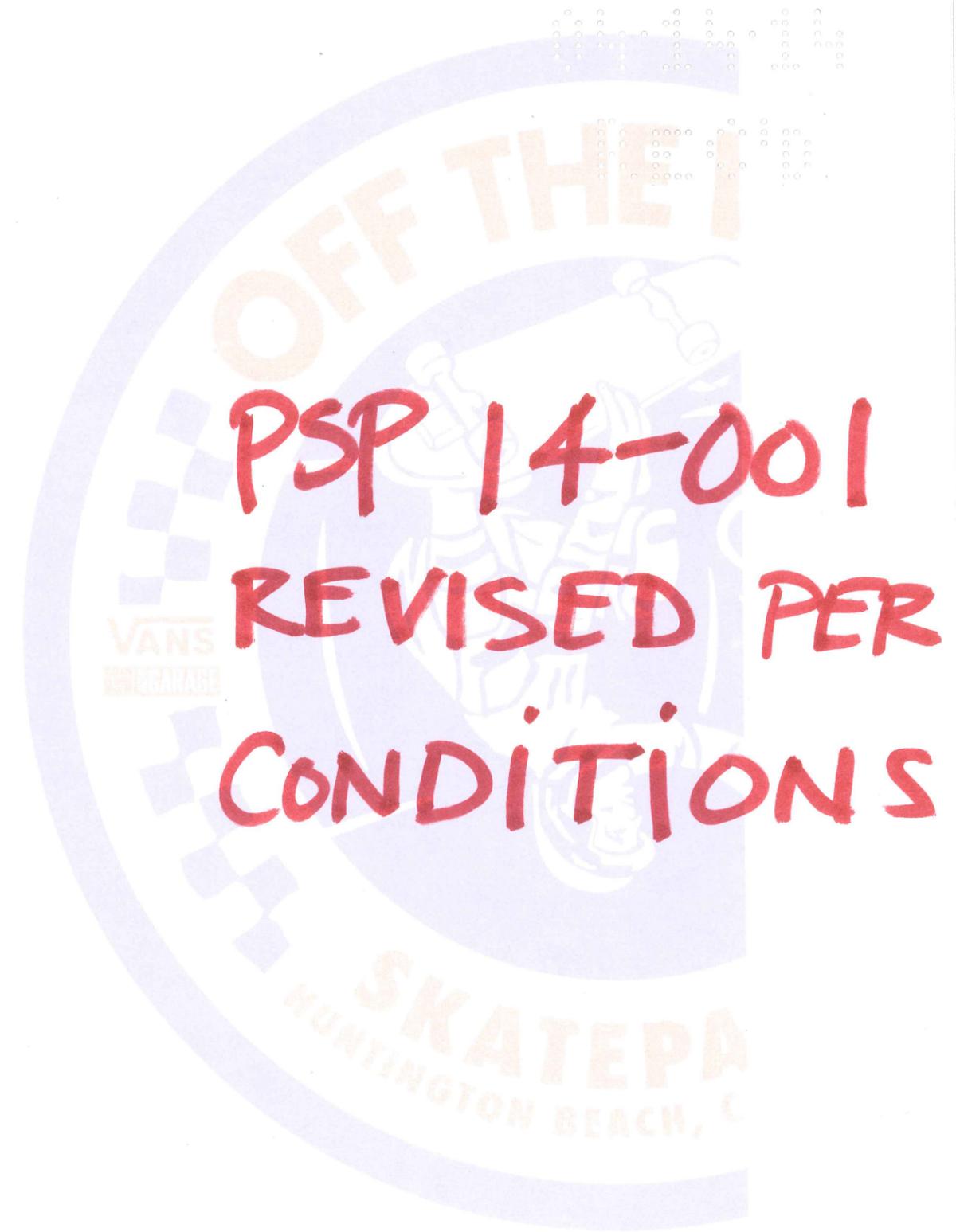
January 22, 2014

Feb. 23, 2014 rev.

Mar. 22, 2014 rev.

Apr. 04, 2014 rev.

Apr. 11, 2014 rev.





PROJECT DIRECTORY

Landlord: *City of Huntington Beach
Real Estate / Redevelopment
2000 Main Street
Huntington Beach, California 92648
(714) 536-5544, phone*

**Signage
Consultants:** *Woods Sign & Lighting
25641 Warwick Road
Menifee, CA 92586
(714) 745-0789*

**City
Planning:** *City of Huntington Beach
Planning Division
2000 Main Street, 3rd Floor
Huntington Beach, California 92648
(714) 536-5271, phone*

TABLE OF CONTENTS

<i>Project Directory</i>	A
<i>Submittals & Approvals</i>	B
<i>Guidelines</i>	C
<i>Prohibited Signs</i>	D
<i>Fabrication Requirements</i>	E
<i>Project Site Plan</i>	1.1
<i>Elevations</i>	4.1-4.4

SIGN TYPE SCHEDULE

ITEM SIGN TYPE PAGE

MONUMENT SIGN

M Monument Sign 2.1

TENANT SIGNAGE

T Tenant Signage 3.1- 3.3





SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at the Off the Wall Skatepark. All Tenant signage is subject to Owner's or their managing agent (hereinafter referred to as "Owner") and City written approval. Approval will be granted based on the following:

1. Design, Fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms to the design standards for the Off the Wall Skatepark.

A. SUBMITTAL TO LANDLORD:

Tenant shall submit three (3) copies of colored detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings to be prepared by a California licensed sign contractor. All signs must conform to the code requirements of the City of Huntington Beach, Planning Department.

Submittals shall include the following:

1. TENANT ELEVATION(S):

Scaled elevation of Tenant's sign area, depicting the proposed sign design and the dimensions as they relate to the elevation.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings, specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction, including a section through the letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination type.

If shop drawing approval is denied, Tenant must resubmit revised plans until Owner approval is obtained.

Request to implement signage that deviates from the provisions of this sign program may be submitted to the Owner for approval and then submitted to the City of Huntington Beach. The Owner shall submit amendment to the sign program to the City to allow the proposed signs. Approval of signage by the Owner does not guarantee approval by the City. The City shall have the authority to approve or deny the modification request for amending the proposed sign(s).

B. SUBMITTAL TO CITY:

Three full sets of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Huntington Beach, and will be responsible for all applicable applications, and permit fees to the City of Huntington Beach, Planning and Building Departments.

Tenant and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions are met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All Sign Contractors must be fully insured and approved by the Owner prior to installation. The Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to signage installation.
4. The Sign Contractor must maintain a valid City business tax certificate.

C. Tenant's Sign Contractor shall install signage within 45 days after City approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. Compliance with this Sign Program shall be strictly enforced. Any unauthorized, illegal and/or non-conforming signs shall be moved by the Tenant or Sign Contractor at their expense, upon demand by the Owner or upon notification from the City of Huntington Beach.

E. If the Tenant chooses to change its exterior sign at anytime during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this project after the execution of their lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Landlord, City, UL and the Uniform Electrical Code.

6. Tenant shall be responsible for all expenses relating to signage for his business, including but not limited to:

- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
- Normal sign maintenance (making sure sign is in full working order), ie. lighting, cleaning & overall appearance.
- All costs relating to sign removal, including repair of any damage to the building.
- 100% of cost of City Review of a request to modify this sign program



GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be required. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A) MIXED MEDIA FORMS AND EMBELLISHMENTS

- Three dimensional letter forms with indistinguishable background.
- Illuminated channel letters

B) ILLUMINATION

Tenant signage could incorporate one or more of the following acceptable lighting methods.

- Reverse/halo channel neon.
- Open and/or exposed channel neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- Gooseneck lighting
- Neon script.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront. All exposed skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

The following are prohibited:

- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- Any sign not specifically allowed per this Master Sign Program.

C) SIGN COLORS AND FINISHES

All tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against the build background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
- Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

D) TYPE STYLES

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and proportionally scaled to fit the sign background area approved by Owner. Type may be arranged in one(1) or two(2) lines of copy and may consist of upper and/or lower case letters.

E) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

F) AREA OF SIGN

1. The area included within the outer dimensions of a sign (excluding structural supports)
2. For signs without border or frame (channel or skeleton letters), the area shall be with a rectangle or (8) continuous straight lines (with right angles formed around the extreme outer limits of the sign message, including all figures and any background or color which is an integral part of the sign.

G) OPTIONAL IDENTIFICATION SIGNAGE

In addition to required signage, Tenants may also be allowed secondary signage such as under canopy or blade tenant identification signs as outlined in the exhibits that follow. Any sign or signs such as on awnings or blade signs shall be calculated in the overall allowable sign area.

H) SPECIAL EVENT SIGNS

Temporary banner signs shall require sign permits in accordance with the City of Huntington Beach regulations.





PROHIBITED SIGNS

Only those sign types provided herein and specifically approved in writing by the Landlord will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structure.
- Roof signs
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing rotate or flash.
- Vehicle Signs: Signs affixed on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than project signs, i.e. directory) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.
- All other signs prohibited from Huntington Beach Zoning Code Section 233.10



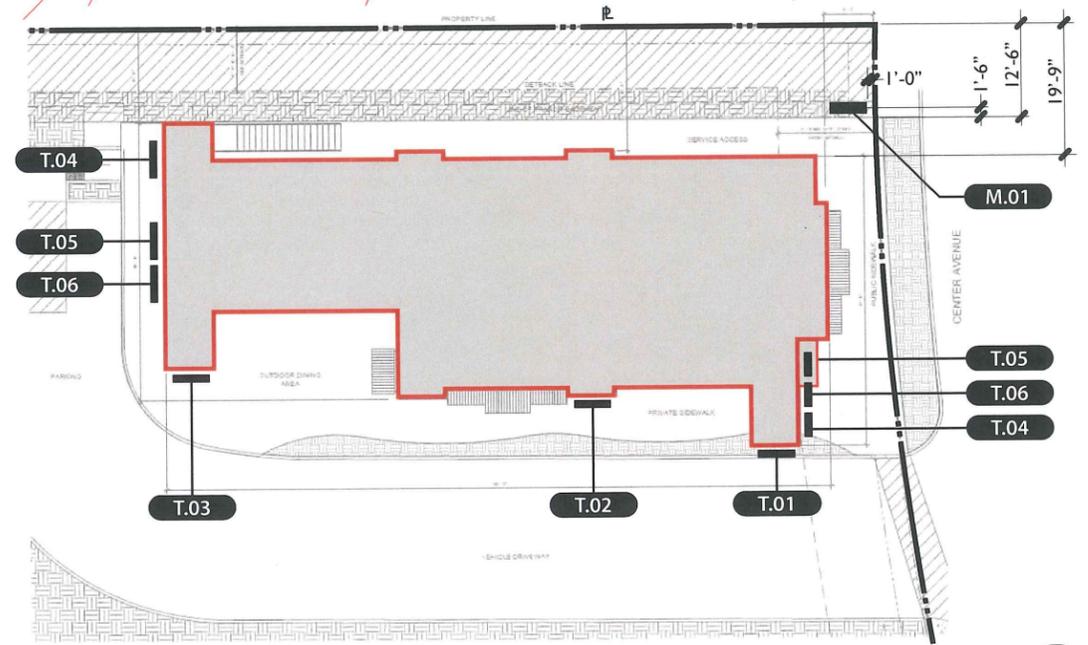
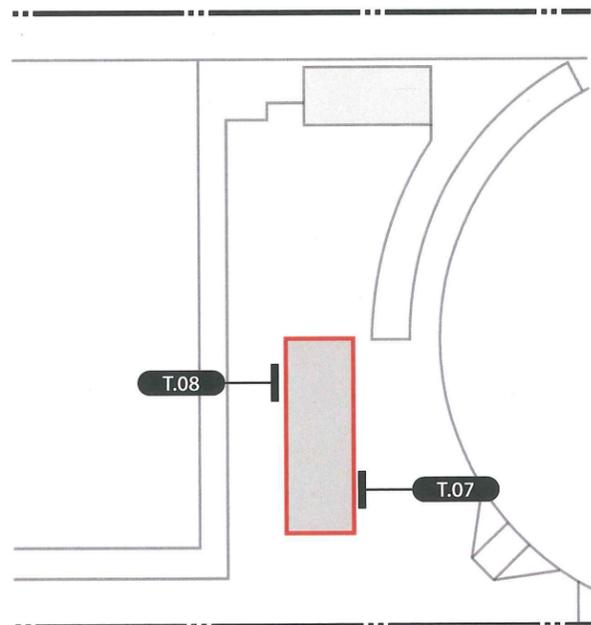
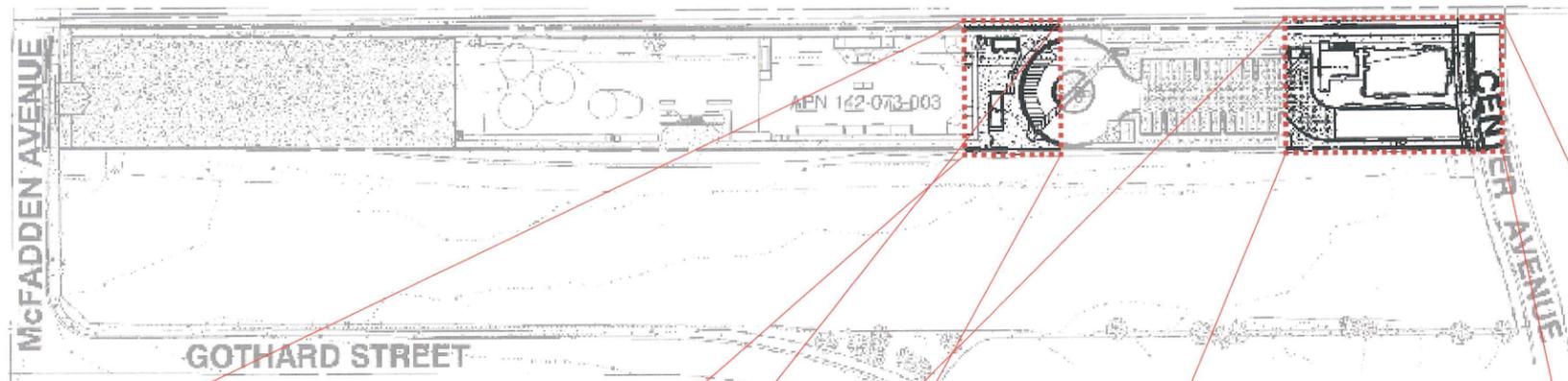


FABRICATION SPECIFICATIONS

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

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices.
- G. Finished surfaces shall be free from "oil canning" or warping.
- H. Separate all ferrous and non ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- I. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building colors. 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.
- J. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- K. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated in a matte, gloss or semi-gloss finish.
- L. All 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 (800) 323-6593).
- M. Letter returns shall be painted to contrast with color of letter faces.
- N. Neon tubing shall be 12-13mm, EGL, or equal. Neon transformers shall be 30ma. Fluorescent Lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- O. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- P. The backs of all exposed neon are to be painted opaque.





SITE PLAN
Scale: 1" = 30'-0"



M.00 MONUMENT

MATERIALS: Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria

COPY: Multiple lines of copy acceptable. Copy shall consist of Tenant Name/ Logo only.

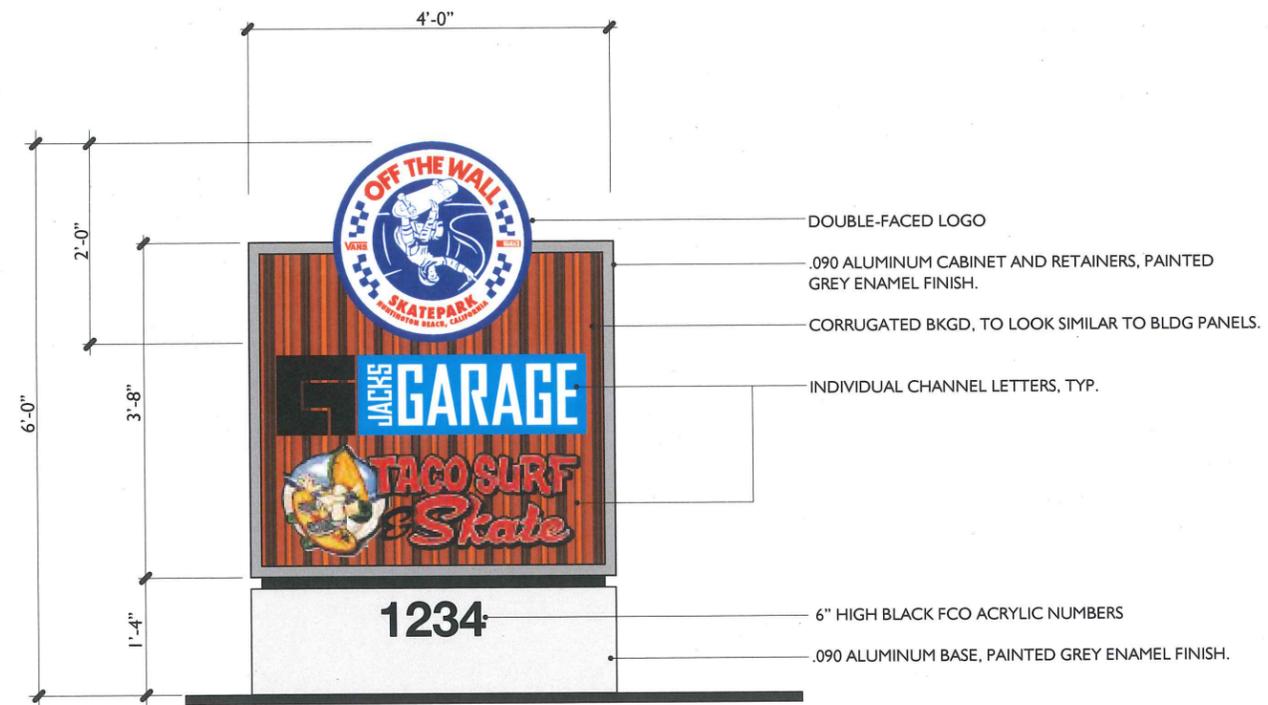
SIGN AREA: Letter height and total sign height shall not exceed signable area.

QUANTITY: One(1) sign.

TYPEFACE: Corporate tenant logotype/ name is allowed, any other typefaces shall be allowed at Owner's discretion.

COLORS: Corporate tenant logotype/ name color is allowed, any other colors shall be allowed at Owner's discretion.

LIGHTING: Illumination may use any acceptable treatment as provided for in the Tenant Sign Criteria.



M.01 DOUBLE-FACED MONUMENT SIGN, INTERIOR ILLUMINATED
 3/8" = 1'-0"
 Sign Area 18.6 Sq Ft



T.00 TENANT SIGNAGE (Fabricated or Channel Letters)

MATERIALS: Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria

COPY: Multiple lines of copy acceptable. Copy shall consist of Tenant Name/ Logo only.

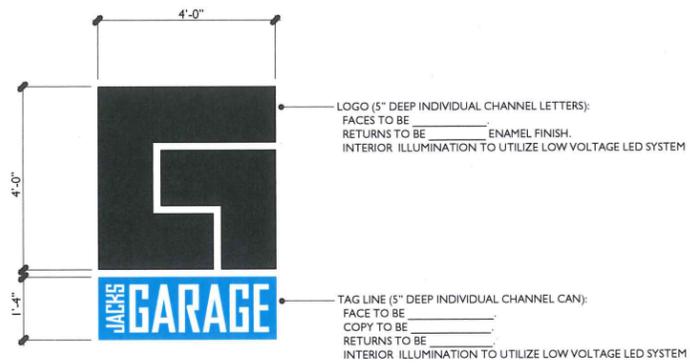
SIGN AREA: Letter height and total sign height shall not exceed signable area (per sign area/location on elevation details). Total signage square footage per tenant shall not exceed 1.50 sq ft per lineal foot of frontage w/ a maximum of 200 sq ft of signage for entire center.

QUANTITY: One(1) sign per elevation with a maximum of three(3).

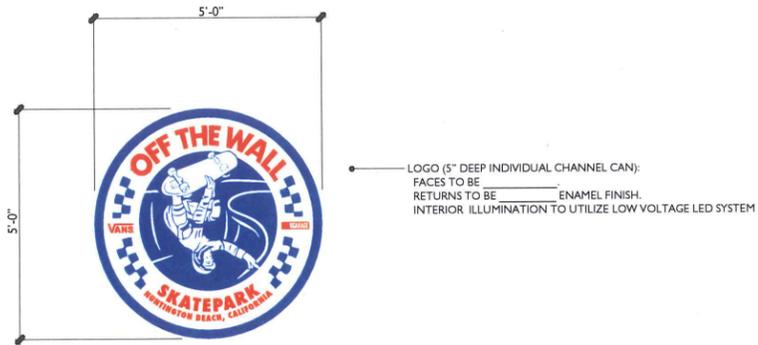
TYPEFACE: Corporate tenant logotype/ name is allowed, any other typefaces shall be allowed at Owner's discretion.

COLORS: Corporate tenant logotype/ name color is allowed, any other colors shall be allowed at Owner's discretion.

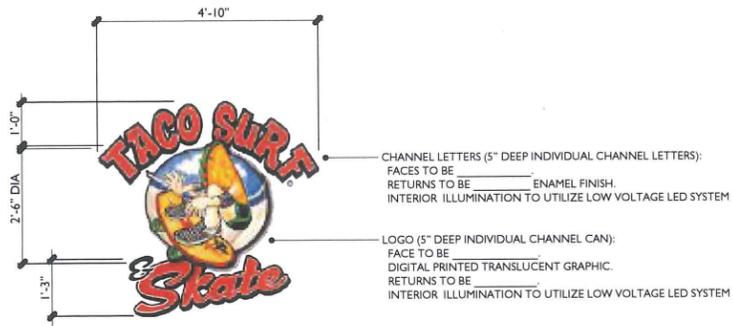
LIGHTING: Illumination may use any acceptable treatment as provided for in the Tenant Sign Criteria.



T.01 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'- 0"
SIGN AREA: 22 SQ FT



T.02 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'- 0"
SIGN AREA: 25 SQ FT



T.03 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'- 0"
SIGN AREA: 22.5 SQ FT



T.00 TENANT SIGNAGE (Fabricated or Channel Letters)

MATERIALS: Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria

COPY: Multiple lines of copy acceptable. Copy shall consist of Tenant Name/ Logo only.

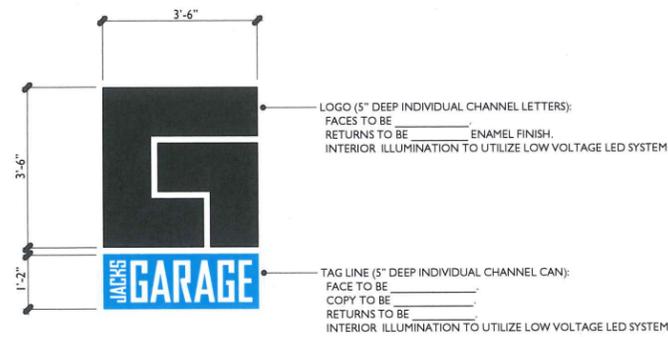
SIGN AREA: Letter height and total sign height shall not exceed signable area (per sign area/location on elevation details). Total signage square footage per tenant shall not exceed 1.50 sq ft per lineal foot of frontage w/ a maximum of 200 sq ft of signage for entire center.

QUANTITY: One(1) sign per elevation with a maximum of three(3).

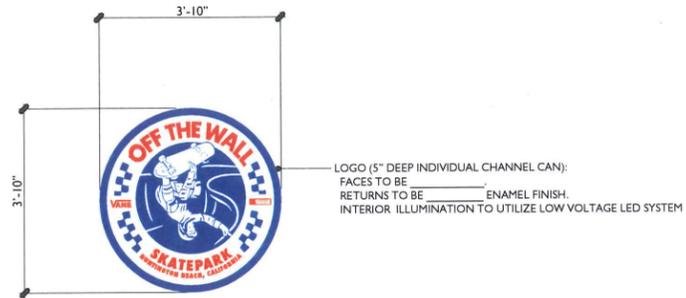
TYPEFACE: Corporate tenant logotype/ name is allowed, any other typefaces shall be allowed at Owner's discretion.

COLORS: Corporate tenant logotype/ name color is allowed, any other colors shall be allowed at Owner's discretion.

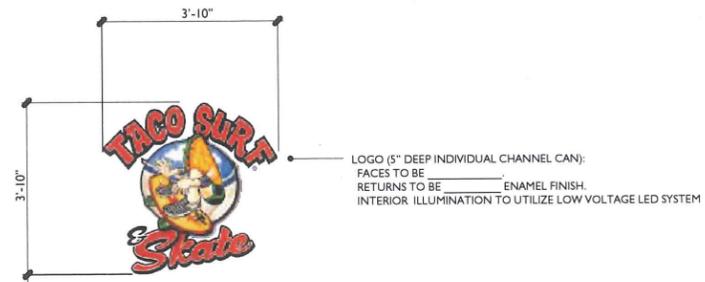
LIGHTING: Illumination may use any acceptable treatment as provided for in the Tenant Sign Criteria.



T.04 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'-0"
SIGN AREA: 16.3 SQ FT



T.05 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'-0"
SIGN AREA: 14.70



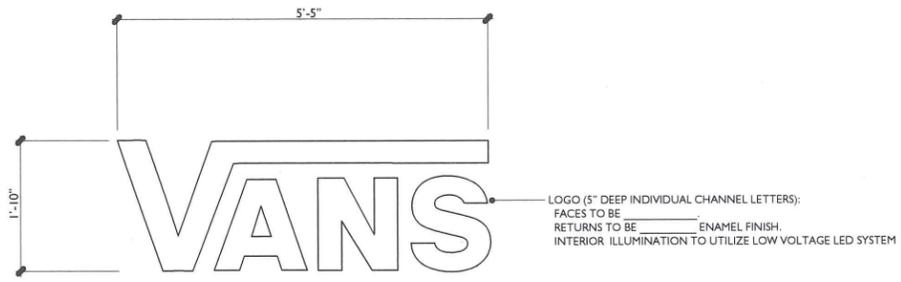
T.06 INDIVIDUAL CHANNEL CAN, INTERIOR ILLUMINATED
1/4" = 1'-0"
SIGN AREA: 14.7 SQ FT





T.00 TENANT SIGNAGE (Fabricated or Channel Letters)

- MATERIALS:** Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria
- COPY:** Multiple lines of copy acceptable. Copy shall consist of Tenant Name/ Logo only.
- SIGN AREA:** Letter height and total sign height shall not exceed signable area (per sign area/location on elevation details). Total signage square footage per tenant shall not exceed 1.50 sq ft per lineal foot of frontage w/ a maximum of 200 sq ft of signage for entire center.
- QUANTITY:** One(1) sign per elevation with a maximum of three(3).
- TYPEFACE:** Corporate tenant logotype/ name is allowed, any other typefaces shall be allowed at Owner's discretion.
- COLORS:** Corporate tenant logotype/ name color is allowed, any other colors shall be allowed at Owner's discretion.
- LIGHTING:** Illumination may use any acceptable treatment as provided for in the Tenant Sign Criteria.



T.07 T.08 INDIVIDUAL CHANNEL LETTERS, INTERIOR ILLUMINATED
 3/8" = 1'-0" SIGN AREA: 9.931





STREET ELEVATION - SOUTH
1/8" = 1'-0"

Sign	Type	Sign Length (Feet)
Jacks Garage	T.04	3.500
Taco Surf	T.05	3.833
Vans	T.06	3.833
Total Sign Length		11.166
70% of 16'-6" (Allowable Signage Length)		11.550
over / under		-0.384 under





FRONT ELEVATION - WEST
1" = 10'-0"

Sign	Type	Sign Length (Feet)
Jacks Garage	T.01	4.000
70% of 8'-0" (Allowable Signage Length)		5.600
over / under		-1.600 under
Taco Surf	T.02	4.833
70% of 8'-0" (Allowable Signage Length)		5.600
over / under		-0.766 under
Vans	T.03	5.000
70% of 8'-0" (Allowable Signage Length)		5.600
over / under		-0.600 under





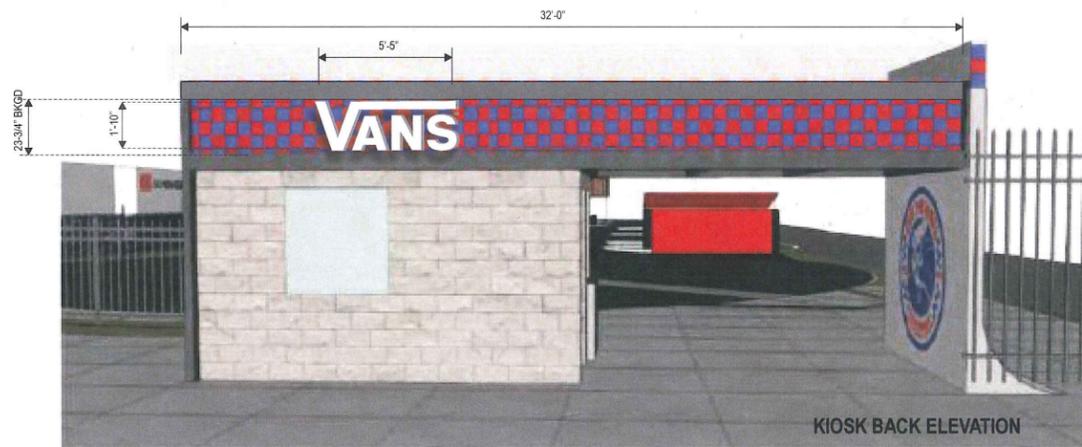
REAR ELEVATION - NORTH
1/8" = 1'-0"

Sign	Type	Sign Length (Feet)
Jacks Garage	T.04	3.500
70% of 9'-3" (Allowable Signage Length)		6.470
over / under		-2.970 under
Taco Surf	T.05	3.833
Vans	T.06	3.833
Total Sign Length		7.667
70% of 15'-0" (Allowable Signage Length)		10.500
over / under		-2.833 under





Sign	Type	Sign Length (Feet)
Vans	T.07	5.417
70% of 32'-0" (Allowable Signage Length)		22.40
over / under		-16.99 under



Sign	Type	Sign Length (Feet)
Vans	T.08	5.417
70% of 32'-0" (Allowable Signage Length)		22.40
over / under		-16.99 under

