



CITY of LAGUNA NIGUEL

27781 La Paz Road • Laguna Niguel, California 92677
Community Development Department
Phone/714•362•4360 Fax/714•362•4369

CITY COUNCIL

Patricia C. Bates
Mark J. Goodman
Linda Lindholm
Eddie Rose
Mimi Walters

May 9, 1997

Mr. Steve Theriault
Authorized Agent for Grub & Ellis
1160-M Pioneer Way
El Cajon, CA 92020

CONDITIONALLY APPROVED

BY: C.D.D DATE: 5/9/97

SUBJECT: Site Development Permit SP 97-16A (Ellis Realty) - a request by Grubb & Ellis to create a sign program for the installation of exterior signage on the commercial office building located at 30012 Ivy Glenn Drive, Laguna Niguel. The program includes one non-illuminated tenant identification sign located on the building and two sets of non-illuminated letters added to an existing single faced brick monument sign. The project is located within Planning Area F1 of the Laguna Niguel Planned Community and Sign Restrictions "SR" District, generally located southerly of the intersection of Niguel Road and Ivy Glenn Drive on the eastern side of Ivy Glenn Drive. This project was deemed complete on May 9, 1997.

Dear Mr. Theriault:

Thank you for submitting your application requesting a sign program for the commercial office building located at 30012 Ivy Glenn Drive. This letter is to notify you that your project has been approved subject to the findings and conditions included in this staff report. The following is a synopsis of the project, staff's analysis, and the conditions included in the approval of your project.

1. Project Description

This application is a request to create a unified sign program for an existing commercial office building. The sign program includes one tenant identification wall sign located on the west elevation of the building, facing Ivy Glenn Drive, and one single-face non-illuminated monument sign. The wall signage consists of a maximum of one set of non-illuminated 30 inch high, 1 1/2 inch thick gatorfoam letters attached to the face of the building and one existing 3'3" high single-face brick monument identification sign with a maximum of two sets of non-illuminated 6 inch high, 1/2" thick aluminum letters for tenant identification and the building street address numbers, 30012 Ivy Glenn Drive. The zoning on the subject property is Laguna Niguel Planned Community, Planning Area F1, designated "Town Center" within the Laguna Niguel Development Plan.

2. Background

The office building at 30012 Ivy Glenn Drive did not previously have any tenant identification signage on the building or on the existing monument sign. The monument sign contained only the building address. The Laguna Niguel Planned Community Text permits tenant identification signage for commercial office buildings. Therefore, the Community Development Department requires review of sign program proposals for multiple tenant identification either on wall signs or monument signs. This program consists of a single tenant identification non-illuminated wall sign and a maximum of two tenant names on an existing non-illuminated monument sign.

3. Environmental Review

An environmental staff analysis has determined that the project is Categorically Exempt, Class 11, under Section 15311 of the California Environmental Quality Act. Class 11 consists of construction and location of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to: on premise signs.

4. General Plan Consistency

The proposed project is located within Community Profile Area 14-A. The Laguna Niguel General Plan designates the area as "Community Commercial" and the proposed project is consistent with the permitted uses and ancillary uses within the "Community Commercial" designation.

5. Analysis

The existing project site is located within the Laguna Niguel Planned Community, Planning Area F-1, in which the land use designation is "Local and Community Commercial". The sign regulations for the district are subject to the regulations contained within the Laguna Niguel Planned Community Development Plan and Supplemental Text and the Laguna Niguel Zoning Code Scenic Highway "SH" and Sign Restriction "SR" Overlay District regulations.

The single tenant identification wall sign will read "Ellis Realty Group" using maximum 30 inch non-illuminated letters for a length of 19'4 5/8". The total area for the proposed sign, Ellis Realty Group, is approximately 35 square feet. The building frontage is 162 feet along Ivy Glenn Drive. All future tenants that may replace Ellis Realty Group must conform to the same limits of signage on the building face, maximum 30 inch non-illuminated letters for a length no longer than 20 feet. At no time shall there be more than one tenant identification wall sign on the building unless a new sign program is approved by the Laguna Niguel Planning Commission.

The existing monument sign is 3 feet 3 inches tall and 5 feet 1 inch wide for a total area

of approximately 16 square feet, in compliance with the requirements of the Sign Restrictions "SR" District regulations. The copy on the monument sign will consist of a maximum of two tenant names and the building address. The tenant names permitted on the single-face monument sign shall be determined by the property owner, or assignee, and all sign letters shall consist of 1/2 inch thick non-illuminated aluminum letters with the faces and edges of each letter painted "white". Each of the two tenant names permitted on the monument sign shall be limited to a single line of copy using 6 inch maximum letter height, smaller letters may be used. The design characteristics of the sign include aluminum letters with the faces and edges painted "White" on the red brick background of the existing sign. This proposal does not include any new illumination of the monument sign or any modifications to any of the existing landscaping on the project site. The existing monument sign is set back a minimum of (5) five feet from the ultimate right of way line of Ivy Glenn Drive.

The sign program, as proposed, is consistent with the zoning requirements as identified within the Laguna Niguel Planned Community Development Plan and Supplemental Text and the Laguna Niguel Zoning Code Scenic Highway "SH" and Sign Restriction "SR" Overlay District regulations.

6. Authority for Administrative Action

Section 9-1-150 of the Laguna Niguel Zoning Code enables administrative processing of site development permits, unless the Community Development Director determines the public interest would be better served by a public hearing before the Planning Commission. The Director has determined that a public hearing is not required for the proposed project.

7. Findings

- a. General Plan Consistency - The proposed project is located within Community Profile Area 14-A. The Laguna Niguel General Plan designates the area as "Community Commercial" and the proposed project is consistent with the permitted uses and ancillary uses within the "Community Commercial" designation.
- b. Planned Community Text and Zoning Code - The proposed project, as conditioned, is consistent with the Laguna Niguel Planned Community zoning on the property and otherwise conforms to all applicable requirements of the City's Zoning Code.
- c. Consistency with CEQA standards - The approval of this permit application is in compliance with the requirements of the California Environmental Quality Act.

- d. **Compatibility** - The location, size, design and operating characteristics of the proposed project will not create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
- e. **Preservation of General Welfare** - The application will not result in conditions or circumstances contrary to the public health, safety, and the general welfare.

8. **Conditions**

- 1. **Permit Expiration** - Unless an extension is approved by the City, the site development permit for this project shall expire 24 months from the date of approval written herein below. If a building permit is not issued within 24 months from the date of approval written herein below, this site development permit shall become null and void.
- 2. **Project Compliance** - This approval constitutes approval of the proposed project only to the extent that the project complies with the Laguna Niguel Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.
- 3. **Limits of Approval** - This Site Development Permit shall apply only to the land use and location specified herein and only to the plans approved with the application. No other land use, location, or plans are authorized under this permit.
- 4. **Changed Plan** - Except as otherwise provided herein, this permit is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action could have been the same for the changed plan as for the approved plot plan, he/she may approve the changed plan.
- 5. **Revocation** - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Planning Commission.
- 6. **Legal Indemnification** - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other

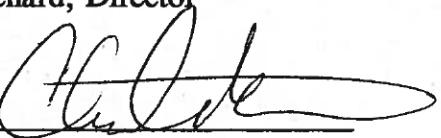
decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

7. **Design Review** - All colors, materials, architectural design and design details shall be in compliance with plans, elevations, colors renderings and the color/materials board as approved by this site development permit. Any deviation from the approved plans and documents shall require an amendment to this site development permit, unless the Director finds that the proposed change is of a minor nature, in which case a changed plan shall be processed and approved. Any future changes in colors, materials or architectural treatments shall require processing of either a new site development permit, an amendment to this site development permit or a changed plan depending upon the nature and extent of the changes proposed.
8. **Sign Location** - The sign shall be located a minimum of five feet behind the ultimate street right-of-way.
9. **Notice of Exemption Filing Fee** - Within 48 hours of the approval of the project, the applicant shall deliver to the Community Development Department a check payable to the "County Clerk" in the amount of thirty-eight dollars (\$38.00) for the County administrative fee to enable the City to file the Notice of Exemption. If within such 48 hour period the applicant has not delivered to the Community Development Department the fee required above, the approval for the project granted herein shall be void.
10. **No Multiple Tenant Wall Signs** - All future tenants that may replace Ellis Realty Group must conform to the same limits of signage on the building face, maximum 30 inch non-illuminated gatorfoam letters for a length no longer than 20 feet. At no time shall there be more than one tenant identification wall sign on the building unless a new sign program is approved by the Laguna Niguel Planning Commission.
11. **Monument Signs Limitations** - A maximum of two tenant names are permitted on the single-face monument sign and shall be determined by the property owner, or assignee. All sign letters shall consist of 1/2 inch thick non-illuminated aluminum letters with the faces and edges of each letter painted white. Each of the two tenant names permitted on the monument sign shall be limited to a single line of copy using 6 inch maximum letter height, however, smaller than 6 inch letters may be used within a single line.
12. **No illumination or Landscape Modifications** - This proposal does not include any new illumination of the monument sign or any modifications to any of the existing

landscaping on the project site. Therefore, any modifications to existing on-site landscaping as a result of this sign program is prohibited.

13. **Acceptance of Conditions of Approval** - This approval shall not be effective for any purpose whatsoever until the applicant submits a statement to the Community Development Director wherein the applicant states that he/she has read, understands, and accepts the conditions of approval for the site development permit.
14. **Painted Returns** - All 1 1/2 inch thick gatorfoam letters fixed to the building shall be painted white, including the returns.
15. **Sign Program** - The sign program for the building located at 30012 Ivy Glenn Drive shall be in compliance with Exhibit 1 of this document.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT
Robert P. Lenard, Director

Prepared By 
Chad Brown
Associate Planner

Approved By 
William Cunningham
Planning Manager

I, the undersigned, have read, understand, and accept the conditions of approval for Site Development Permit SP 97-16A for the sign program for 30012 Ivy Glenn Drive.

Property Owners Signature (or Assignee)

Date

Authorized Agent Signature

Date

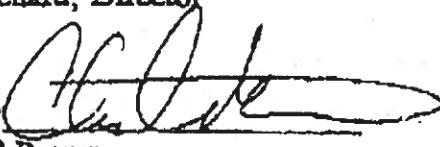
ATTACHMENT

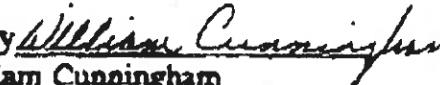
Exhibit 1 (Sign Program)

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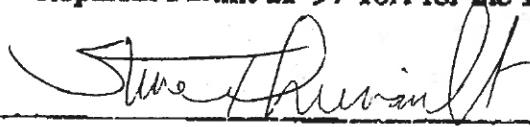
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Planning Manager

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Property Owners Signature (or Assignee)

6-4-97

Date


Authorized Agent Signature

Property Manager for
Westco. Co. of Virginia

6/4/97

Date

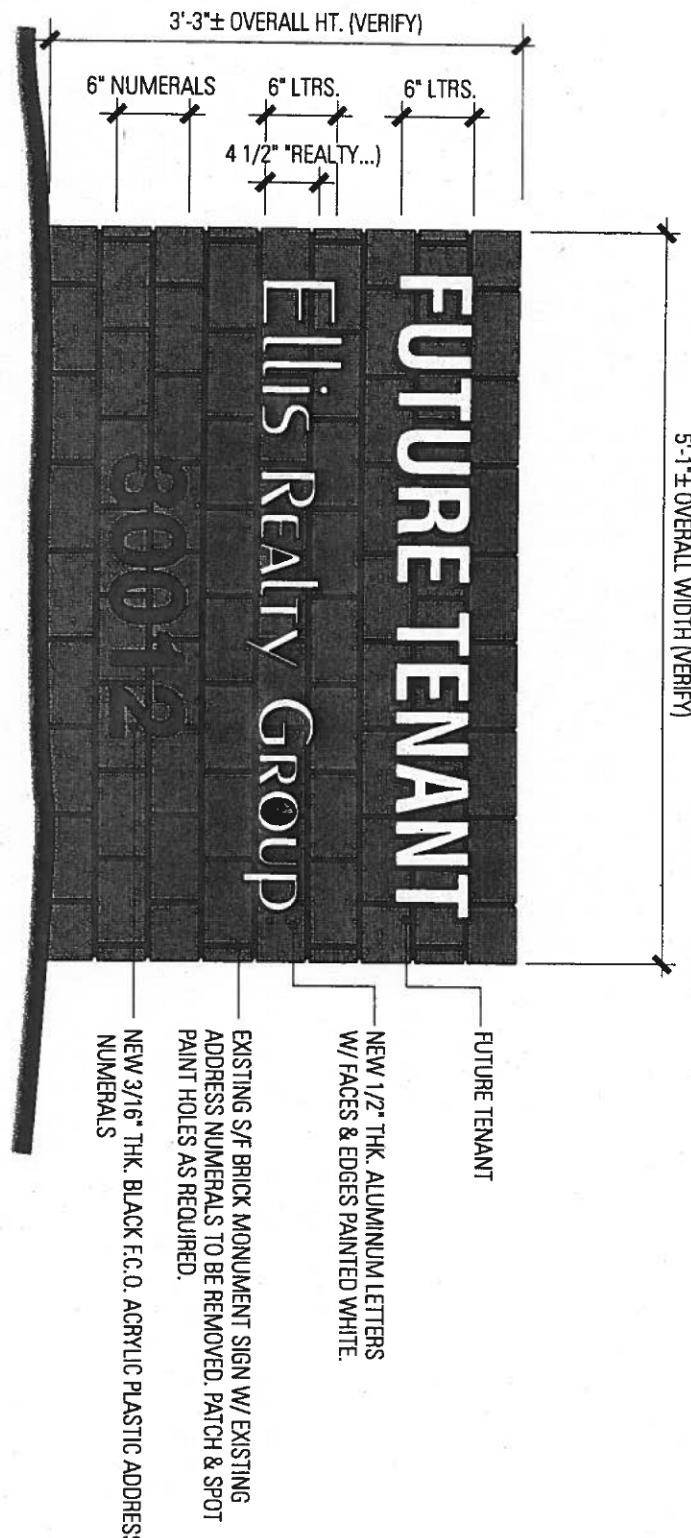
ATTACHMENT

Exhibit 1 (Sign Program)

A

EXISTING S/F MONUMENT SIGN

3/4" = 1'-0"



DESIGN NO 7090-96

JOB NAME
Ellis Realty
30012 Ivy Glen

Laguna Niguel, Ca

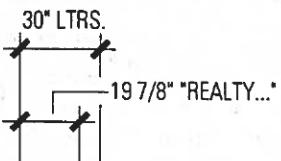
JOB NO	SALESMAN	8-15-96	12-24-96
DATE	Curt Bauer		
SCALE	3/4" = 1'-0"	CUSTOMER APPROVAL	DATE
OF	THREE	DESIGNER	cem

ORIGINAL CONCEPT

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Integrated SIGN ASSOCIATES
"a visual communications company"



E.O.

19' 4 5/8" OVERALL STRETCHOUT

E.O.

Ellis Realty Group

NEW LETTERS SPECIFICATIONS:

NEW NON-ILLUMINATED 1 1/2" THK. WHITE GATORFOAM LETTERS. LETTERS TO BE
INSTALLED ON GLASS WINDOW (VERIFY ACTUAL LOCATION.)

Letters to be painted white, including
returns.

(B)

PARTIAL EXTERIOR ELEVATION

3/16"-1'-0"

DESIGN NO.	7090-96		
JOB NAME	Ellis Realty Group	Laguna Niguel, Ca	
JOB NO.	30012 Iry Glen		
SELLER	Curt Bauer	AVATION	8-15-96 12-24-96
DATE	August 5, 1996	CUSTOMER APPROVAL	DATE
SCALE	3/4" = 1'-0"	DESIGNER	cm

ORIGINAL CONCEPT

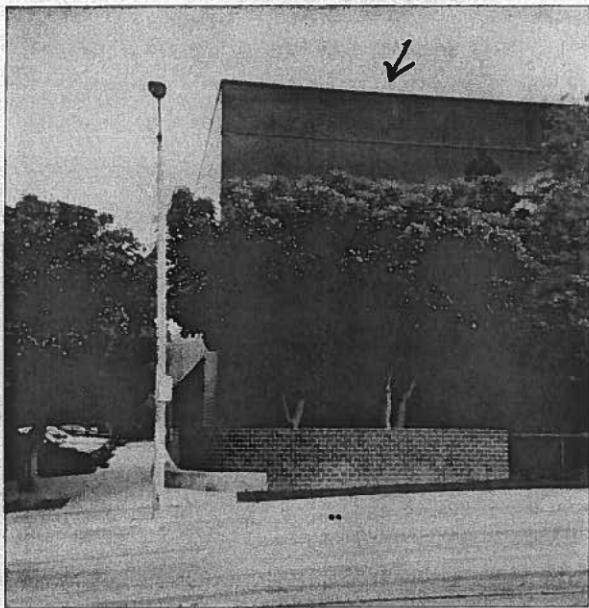
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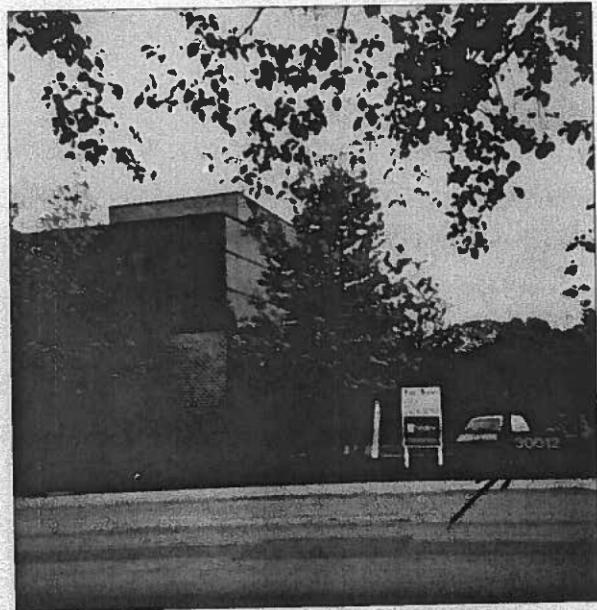
Integrated Sign Associates

A visual communications company

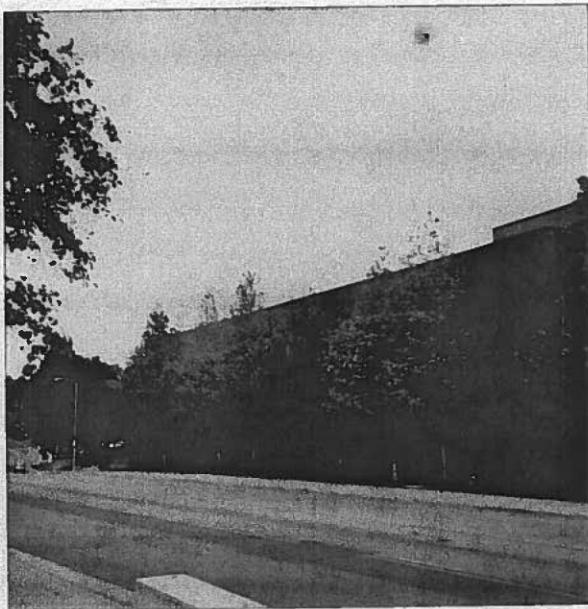
WEBSITE: www.integratedsign.com



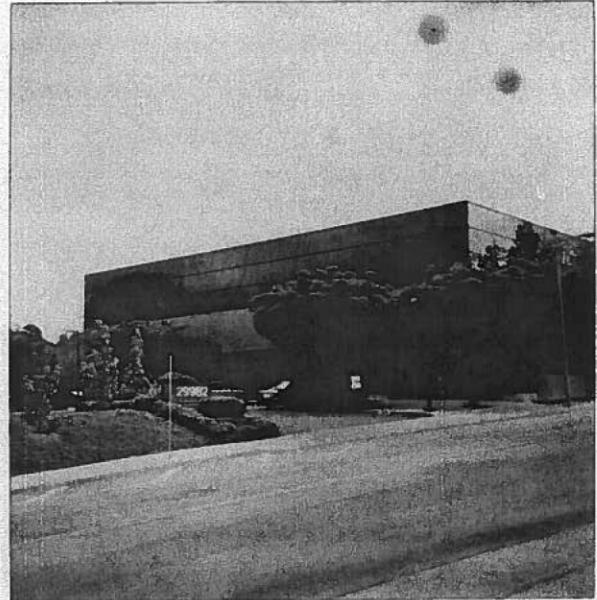
Sign Location. on
west elevation



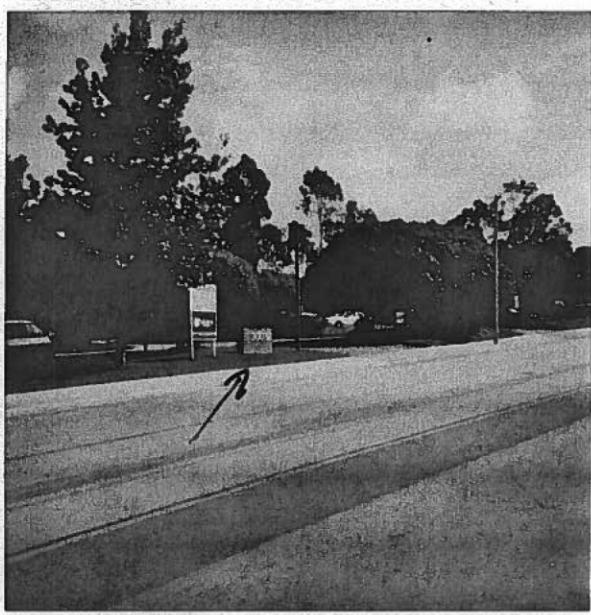
Monument sign location



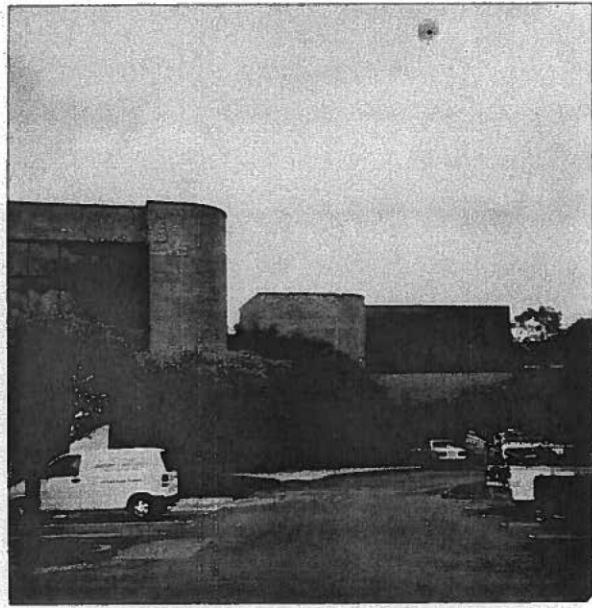
West ELEV. from
south



North ELEV.



Monument sign



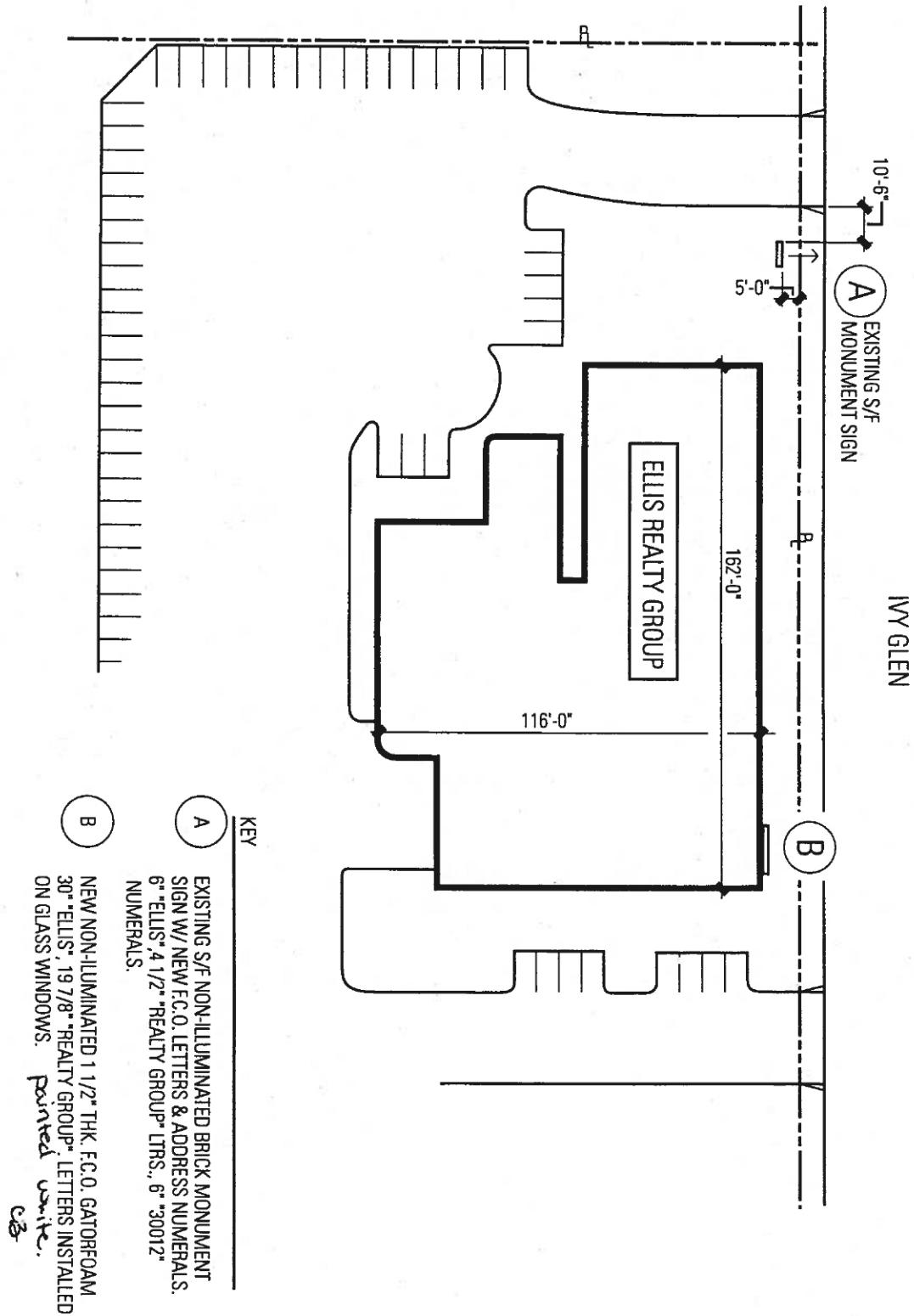
Rear area of comp'

ArcIMS HTML Viewer Map



SITE PLAN

NO SCALE



DESIGN NO. 7090-96

JOB NAME
Ellis Realty Group
30012 Ivy Glen

Laguna Niguel, Ca

JOHN CURT BAUER 8-15-96 12-24-96

DATE
August 5, 1996

SCAFF
Noted

CUSTOMER APPROVAL

DATE

DESIGNER *com*

or THREE

ORIGINAL CONCEPT

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Integrated SIGN ASSOCIATES
"a visual communications company"

The following sign criteria (the "Criteria") has been established for the purpose of assuring sign program for the mutual benefit of occupants. Conformity with the criteria shall be strictly enforced and any sign installation nonconforming or unapproved shall be brought into conformity at the expense of the applicant tenant.

The criteria has been designed to give designated tenants signage and at the same time achieve a visually coordinated, balanced, and appealing signage at 30012 Ivy Glenn Drive.

A. General Criteria

1. Prior to the installation of any sign the tenant shall submit two (2) copies of a detailed shop drawing of its proposed sign, prepared by a sign contractor, indicating conformance with the criteria set forth herein. Such shop drawings shall include building elevation to which the sign letters are attached, letter size, layout and color, including all copy and graphics. Approval of the proposed sign shall be in accordance with the provisions of the criteria.
2. Each tenant shall pay all costs for its signs, including installation and maintenance. Each tenant, or its sign contractor, shall obtain and pay for all necessary City permits and approvals prior to manufacture.
3. Each tenant, or its sign contractor, shall be responsible for repair of damage to any surface caused by its work.
4. Animated, flashing, or audible signs are prohibited.
5. Additional advertisement, i.e. flags, pennants, cloth signs, banners, or similar devices on the building or in windows are prohibited.

B. Sign Design

1. **Number of Signs:** One, as determined by property management, the designated tenant shall be allowed one (1) sign on the building in the approved sign area as shown on approved plan, utilizing individual 1 1/2 inch thick, 30 inch maximum height, non-illuminated channel letters that are painted white, including the individual letter returns.
2. **Sign Width and Height:** The designated tenant shall be allowed to utilize a maximum 20 feet for their sign width, with a maximum of 30 inch letter height. Tenant copy shall be limited to a single line.
3. **Colors and Letter Style:** Letter style is to be determined by the property owner. The letter faces and returns are limited to white only.
4. **Placement:** Sign is to be located on the west facing building elevation as shown on plans.

5. **Copy:** Tenant shall display only its established trade name; i.e. "Ellis Realty Group". No brand names shall be displayed.
6. **Window Signage:** Signage within the window area both above and below the sign area shall be prohibited.

C. Sign Construction

1. All exterior signs shall be secured by concealed fasteners.
2. The tenant shall be fully responsible for all the actions of tenant's sign contractor with respect to the installation of their sign.
3. All signs and their installation shall comply with all applicable city building codes.
4. Each sign contractor shall be responsible for the fulfillment of all requirements and specifications, completing the installation in a workmanlike manner, clean-up, patching and painting all surfaces damaged by it.
5. Upon vacancy, tenant shall remove sign and restore facia panel to original condition and finish color.
6. The sign contractor shall carry Workman's Compensation and Public Liability Insurance against all damages suffered or done to any and all person and property while engaged in the construction or erection of signs in the amount of \$1,000,000.00 per occurrence.

D. Approval

1. All the regulations in this criteria and signs must first be approved by the property owner or the landlord and final approval by the City of Laguna Niguel.
2. Sign drawing shall be submitted in duplicate (2) prior to manufacture and installation to the property owner for an approval signature.