

# 49

RANCHO PACIFIC BUSINESS PARK SIGN CRITERIA

This criteria has been established for the purpose of assuring an outstanding business park and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each tenant shall submit or cause to be submitted to the Project Architect or Developer for approval before fabrication at least four copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All permits for signs and their installation required by the governmental agencies shall be obtained by the tenant or tenant's representative prior to installation.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed at tenant's expense.
5. All signs shall be reviewed by the Owner and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the right of the Owner and shall be approved by the city of Rancho Cucamonga.

B. GENERAL SPECIFICATIONS

1. Non illuminated tenant signs shall be individual letters. Refer to detail sheet attached.
2. No audible, flashing or animated signs will be permitted.
3. Tenant shall be responsible for the installation and maintenance of all signs.

PLANNING DIVISION  
APPROVAL

BY *P. Meier*

DATE *2-19-87*

CITY OF RANCHO CUCAMONGA

Please contact the Planning Division at  
(714) 989-1861 for final inspection.

5. Wording of signs shall not include the product sold except as part of the tenant trade name or insignia. The name of business shall be the dominant message of the sign.

The width of the tenant fascia shall not exceed 65% of the width of the leased unit. Sign copy shall be minimum ~~12~~ 8 inches in height and a maximum 18 inches in height. Sign shall center on store front unless prior approvals are obtained from the owner.

7. Tenant's Sign Contractor shall repair any damage to property caused by his work.

8. Tenant shall be fully responsible for the operations of the tenant's sign contractor.

#### C. CONSTRUCTION REQUIREMENTS

1. Letter fastening and clips are to be concealed and be of galvanized, stainless aluminum, brass or bronze metals.

2. No labels will be permitted on the exposed surface of signs, government permit decal and manufacturer's label in a conspicuous location.

3. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.

4. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included in this criteria. The maximum height for letters shall be as indicated in these documents.

5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

#### D. MISCELLANEOUS REQUIREMENTS

1. Each tenant shall be permitted to place upon each entrance door or window of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height, indicating hours or business, emergency telephone numbers, etc.

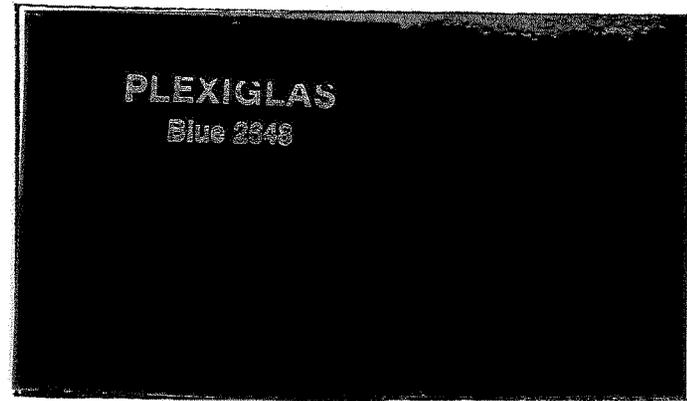
*amended  
see letter  
19 May 1987*

2. Except as provided herein, no advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive material shall be affixed or maintained upon the glass panels and supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of the landlord.
3. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied to said door to location, as directed by the Project Architect, in 2" high block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. No rear entry signs shall be permitted.
4. No "A" frame or portable signs are permitted.

SEE DETAIL SHEET ATTACHED.

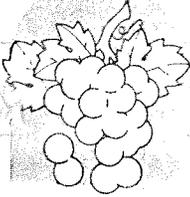
1. Exhibit A - Letter style
2. Exhibit B - Color
3. Exhibit C - Sign detail drawing
4. Exhibit D - Directoral sign
5. Exhibit E - Center Identification

EXHIBIT B



2648 Blue

Set forth above is the one color to be used for tenant signage- Rancho pacific business park.



CITY OF RANCHO CUCAMONGA

Post Office Box 807, Rancho Cucamonga, California 91730, (714) 989-1851

February 19, 1987

*Mayor:*

Dennis L. Stout

*Councilmembers:*

Charles J. Buquet II

Deborah N. Brown

Pamela J. Wright

Jeffrey King

*City Manager:*

Lauren Wasserman

Dwight Capitani  
Pacific Scene, Inc.  
937 Via Lata #100  
Colton, California 92324

SUBJECT: UNIFORM SIGN PROGRAM FOR RANCHO PACIFIC BUSINESS PARK  
(DR 84-48)

Dear Mr. Capitani:

Thank you for submitting the above mentioned Uniform Sign Program to the City for review. As a result of the review, Staff has determined that the sign program is in conformance with the City's Sign Ordinance and has approved it.

We sincerely hope that this process has been a positive experience for all involved. The approval of the Sign Program is effective following a ten (10) day appeal period beginning with the date of this letter. Should you have any questions, please do not hesitate to contact this office.

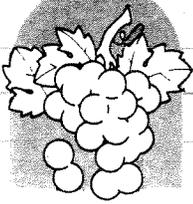
Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

Debra Meier  
Assistant Planner

DM:sgr

cc: Quiel Bros. Sign Co.



CITY OF RANCHO CUCAMONGA

Post Office Box 807, Rancho Cucamonga, California 91730, (714) 989-1851

May 19, 1987

Dwight A. Capitani  
Pacific Scene, Inc.  
930 S. Mt. Vernon, Suite 300  
Colton, CA 92324

SUBJECT: AMENDMENT TO UNIFORM SIGN PROGRAM FOR RANCHO PACIFIC BUSINESS  
PARK

Dear Mr. Capitani:

As a result of review of your requested alteration to the sign program,  
staff has determined that the sign program can be amended as follows:

Section B No. 6

The width of the sign copy shall not exceed 65% of the width of the  
leased unit. The minimum letter height allowed will be 8 inches and the  
maximum letter height allowed will be 18 inches, in no instance shall  
overall height of the sign copy exceed 18 inches. Sign shall center on  
the store front unless prior approvals are obtained by the owner.

We sincerely hope that this amendment as stated above addresses your  
needs more effectively. Should you have any questions, please do not  
hesitate to contact this office.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

*Debra Meier*

Debra Meier  
Assistant Planner

DM: sgr

EXHIBIT A

**HELVETICA**

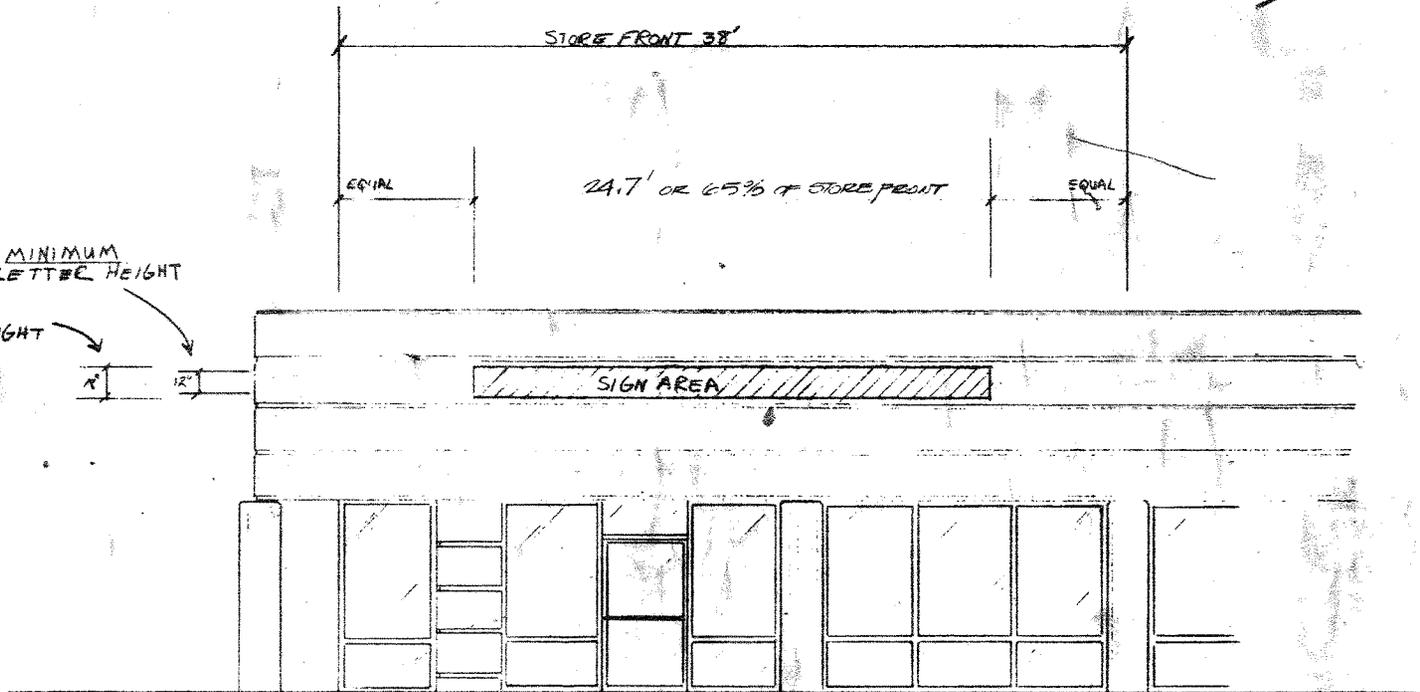
**STANDARD BOLD**

**TIMES BOLD**

Set forth above are the three letter styles to be used for tenant signage -

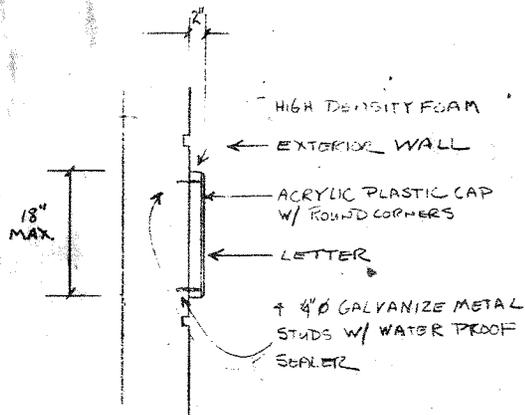
Rancho Pacific Business Park

MINIMUM LETTER HEIGHT  
MAXIMUM LETTER HEIGHT



EXAMPLE: STOREFRONT SIGN AREA SCALE 1/4"=1'-0"

TOTAL STOREFRONT AREA 684 sq ft  
ALLOWABLE SIGN AREA 68.4 sq ft  
EXAMPLE SIGN AREA 37.05 sq ft



END VIEW SCALE 1"=1'-0"

MEMBER



Client	DWIGHT CAPITANI	Phone	370-1550
Address	RAUCHO PACIFIC BUSINESS PARK 6TH & UTICA RAUCHO CALAMONGA CA		

SIGNS BY **Quiel** 272 SOUTH I STREET, SAN BERNARDINO, CALIF. 92410  
PH. 714-855-4475  
Calif. Contractors License No. 211345

Scale	1/2"=1'	Title	EXHIBIT "C"	Date	RKD
NOTICE		Design		S.No.	
The original unamended drawing is created by and is the sole property of Quiel Bros. Electric Sign Service Co., Inc., consisting only of the original drawing, tracings and blueprints. This drawing is submitted only in connection with a project being prepared for you, and the business you represent, and is not to be replicated by anyone without your organization or reproduced or copied by anyone, unless authorized in advance from an office of Quiel Bros. Electric Sign Service Co., Inc., in writing.		Drawn	RKD	2 No.	
Date	21 OCT 76	Checked	76 398		

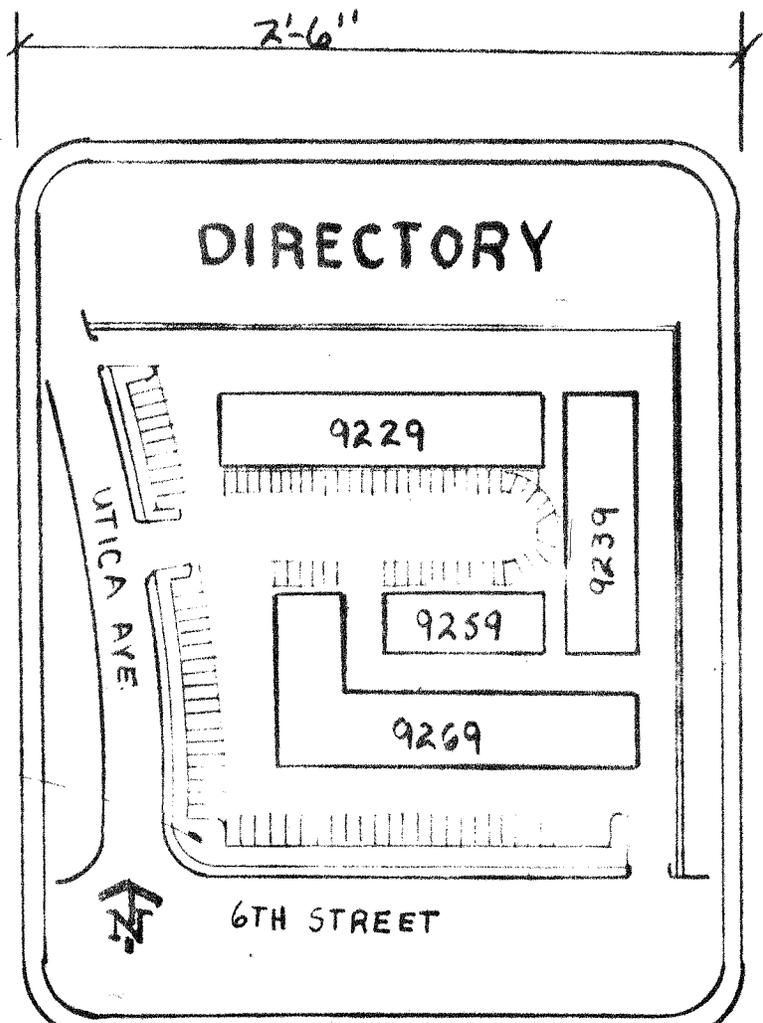
REVISIONS PER 11-20 SIGN % OF FRONT REDUCED TO 65%

PAINT CABINET &  
CONCRETE BASE  
BM. DV 22 CR 3 AM

PLOT DETAIL LINES  
AND LETTERING  
2025 BLACK

BACKGROUND TO  
B# 2146 IVORY

LANDSCAPE AREAS  
TO BE GREEN COB  
REF: "PLANTING PLAN"  
SHEET L-3



TITLE	2'-6" X 3'-0" DIRECTORY
APPROVED	APPROVED
DATE	27 JAN 87
SCALE	1/2" = 1'-0"
BY	DWIGHT CAPITANI
DATE	12-11-80
BY	PACIFIC SCENE INC. - PASCAGO PACIFIC
DATE	6-11 @ UTICA
BY	MUSSEL CUCAMONGA CA
DATE	
NO.	8746
<b>EXHIBIT D</b>	

FABRICATE AND INSTALL ONE 2'-6" X 3'-0"  
SINGLE FACE ILLUMINATED DIRECTORY  
SIGN, INSTALL ONE 18" CONCRETE BASE

**QUIEL BROS. SIGN CO.**  
272 So. 1 Street  
SAN BERNARDINO, CALIF. 92410  
Phone: (714) 885-4476

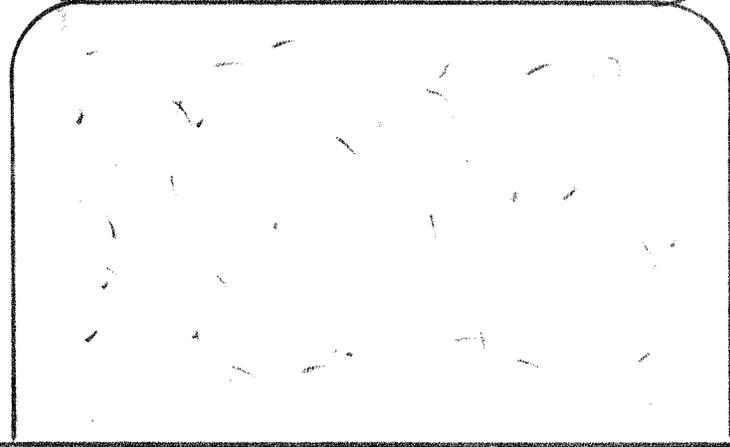
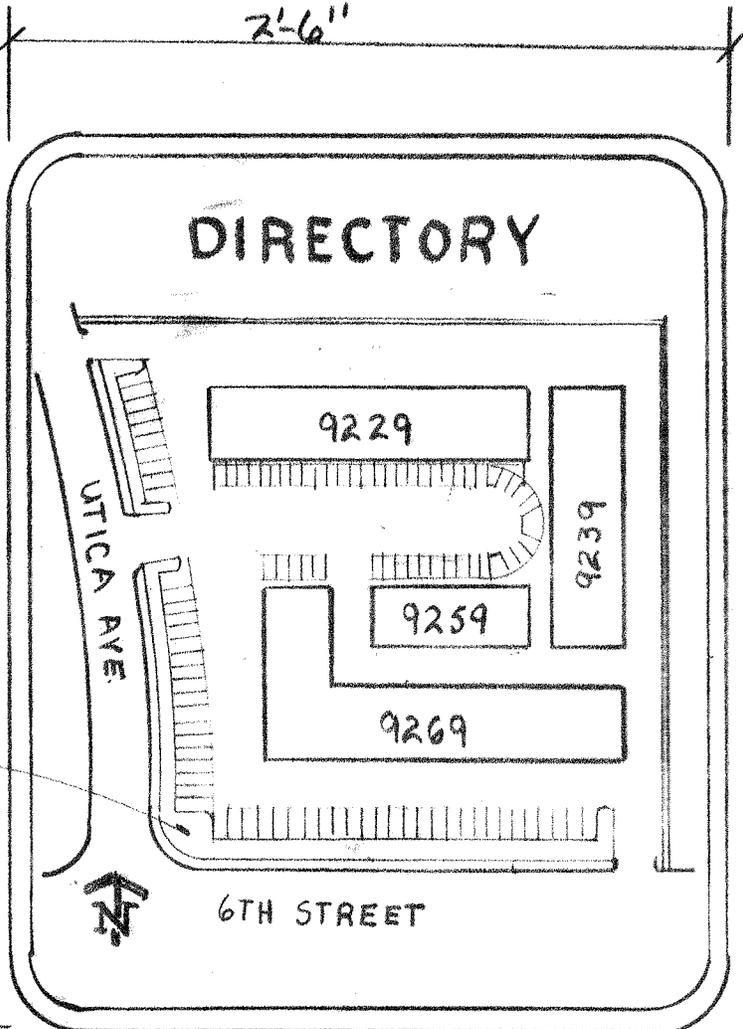
REVISED 6 FEB 87 PER PLANNING DIV.

PAINT CABINET &  
CONCRETE BASE  
B.M. 0V22 CREAM

PLOT DETAIL LINES  
AND LETTERING  
2025 BLACK

BACKGROUND TO  
BE 2146 IVORY

LANDSCAPE AREAS  
TO BE GREEN 2108  
REFER "PLANTING PLAN"  
SHEET L-3



TITLE	2'-6" X 3'-0" DIRECTORY	
AP'VD	KOD	CRD
DATE	27 JAN 87	
SCALE	1/2" = 1'-0"	
BY	DWIGHT CAPITANI	
DATE		
REVISIONS	PACIFIC SCENES INC. - RANCHO PACIFIC 6TH @ UTICA RANCHO CUCAMONGA CA	

FABRICATE AND INSTALL ONE 2'-6" X 3'-0"  
SINGLE FACE ILLUMINATED DIRECTORY  
SIGN, INSTALL ONE CONCRETE BASE

**PLANNING DIVISION  
APPROVAL**

**QUIEL BROS. SIGN CO.**  
272 So. 1 Street  
SAN BERNARDINO, CALIF. 92410  
Phone: (714) 885-4476

CITY OF RANCHO CUCAMONGA

DATE 2/9/87  
Please contact the Planning Division at  
(714) 989-1861 for final inspection.

REVISED 6 FEB 87 PER PLANNING DIV.

PAINT CABINET &  
CONCRETE BASE  
B.M. DW 22 CREAM

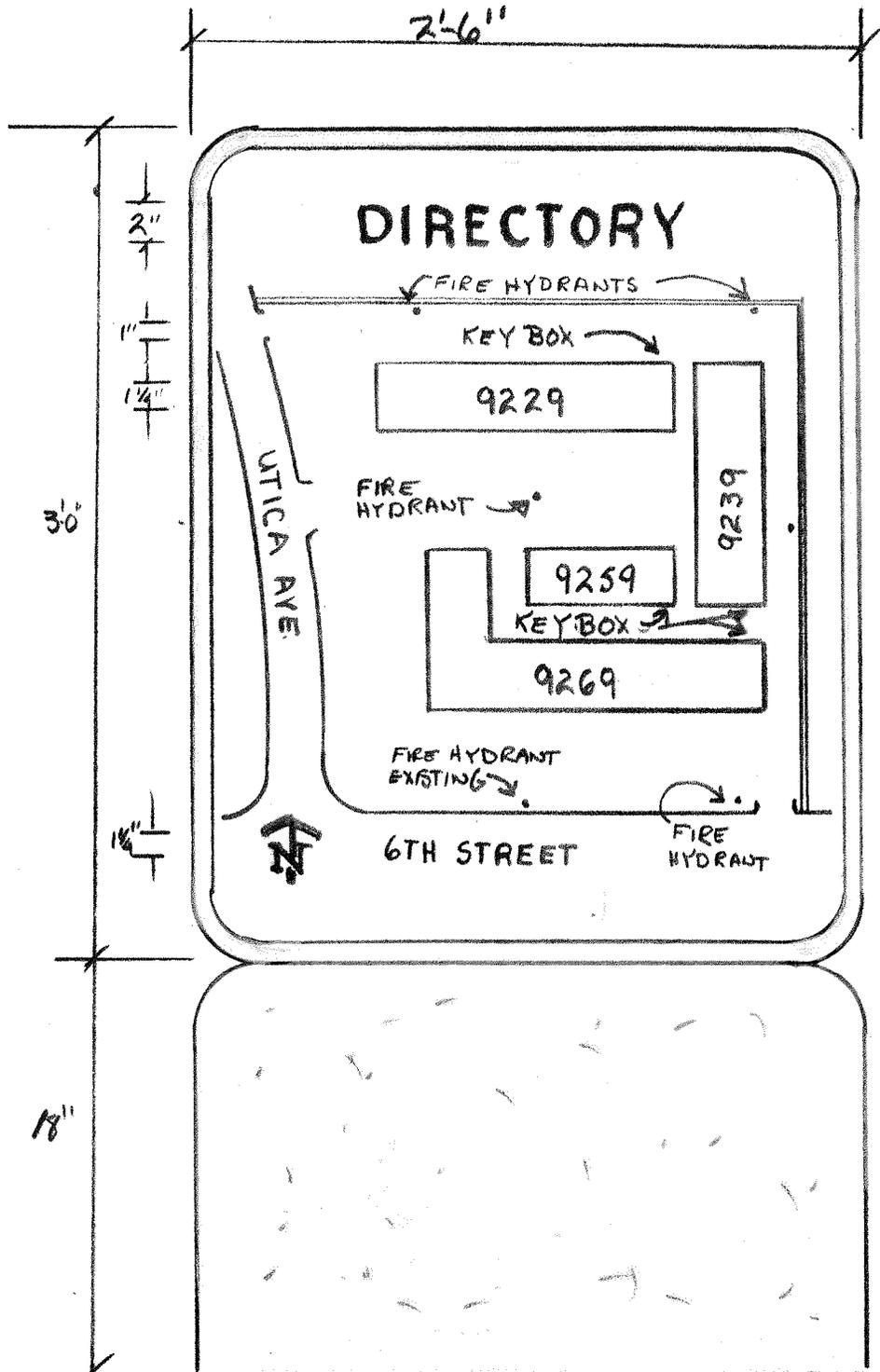
PLOT DETAIL LINES  
AND LETTERING  
2025 BLACK

BACKGROUND TO  
BE 2146 IVORY

*Approved*

PLANNING DIVISION

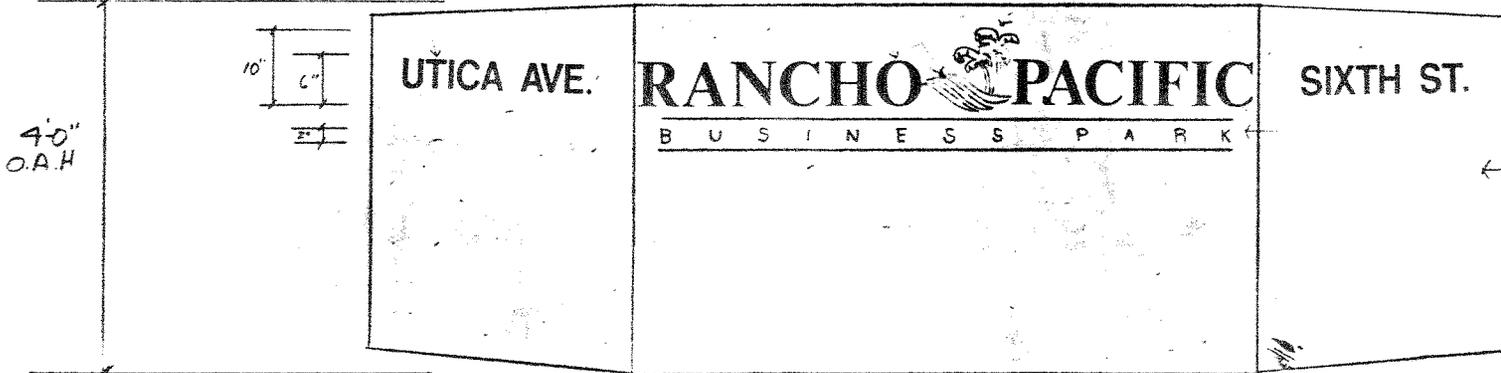
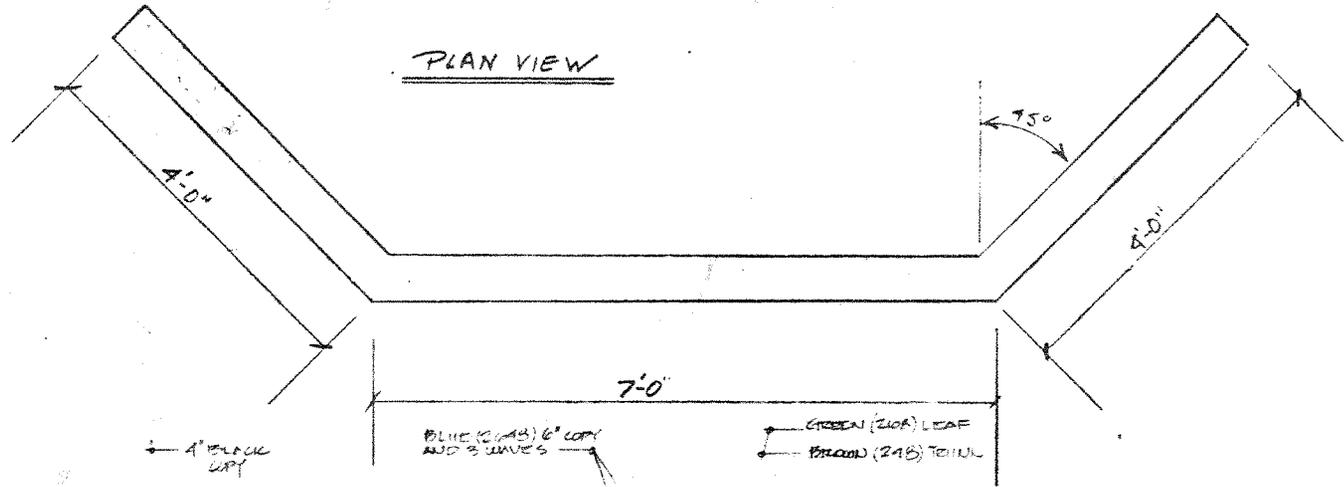
*D. Coleman*  
1-27-87



TITLE	2'-6" X 3'-0" DIRECTORY	
NO.	8796	
DATE	27 JAN 87	
BY		
DATE		
REVISIONS		
APPROVED	APV D	
DATE	12-11-80	
SCALE	1/2" = 10'	
DWIGHT CAPITANI PACIFIC SCENETIC - KANUCHO PACIFIC 6TH @ UTICA TRUCHO CUCAMONGA CA		

- FABRICATE AND INSTALL ONE 2'-6" X 3'-0" SINGLE FACE ILLUMINATED DIRECTORY SIGN, INSTALL ONE 18" CONCRETE BASE
- DELETE FIRE HYDRANT & KEY BOX LOCATIONS
  - SHOW LANDSCAPE AREAS

PLAN VIEW



FABRICATE AND INSTALL ONE 4'X7' CONCRETE IDENTIFICATION SIGN  
 WITH 4'X4' DIAGONAL SECTIONS, STREET IDENTIFICATION  
 ALL GRAPHICS AND LETTERS TO BE EMBOSSED

Client	DWIGHT CAPTASI	Phone	370-1550
PACIFIC SCENE INC RANCHO PACIFIC			
6 <sup>th</sup> @ UTICA RANCHO CUCAMONAG			

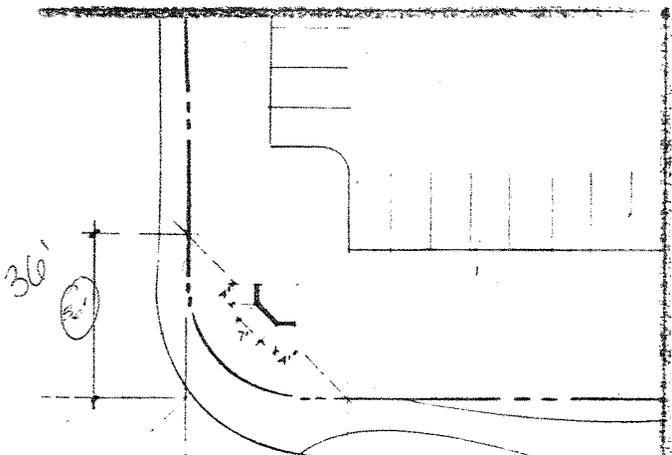
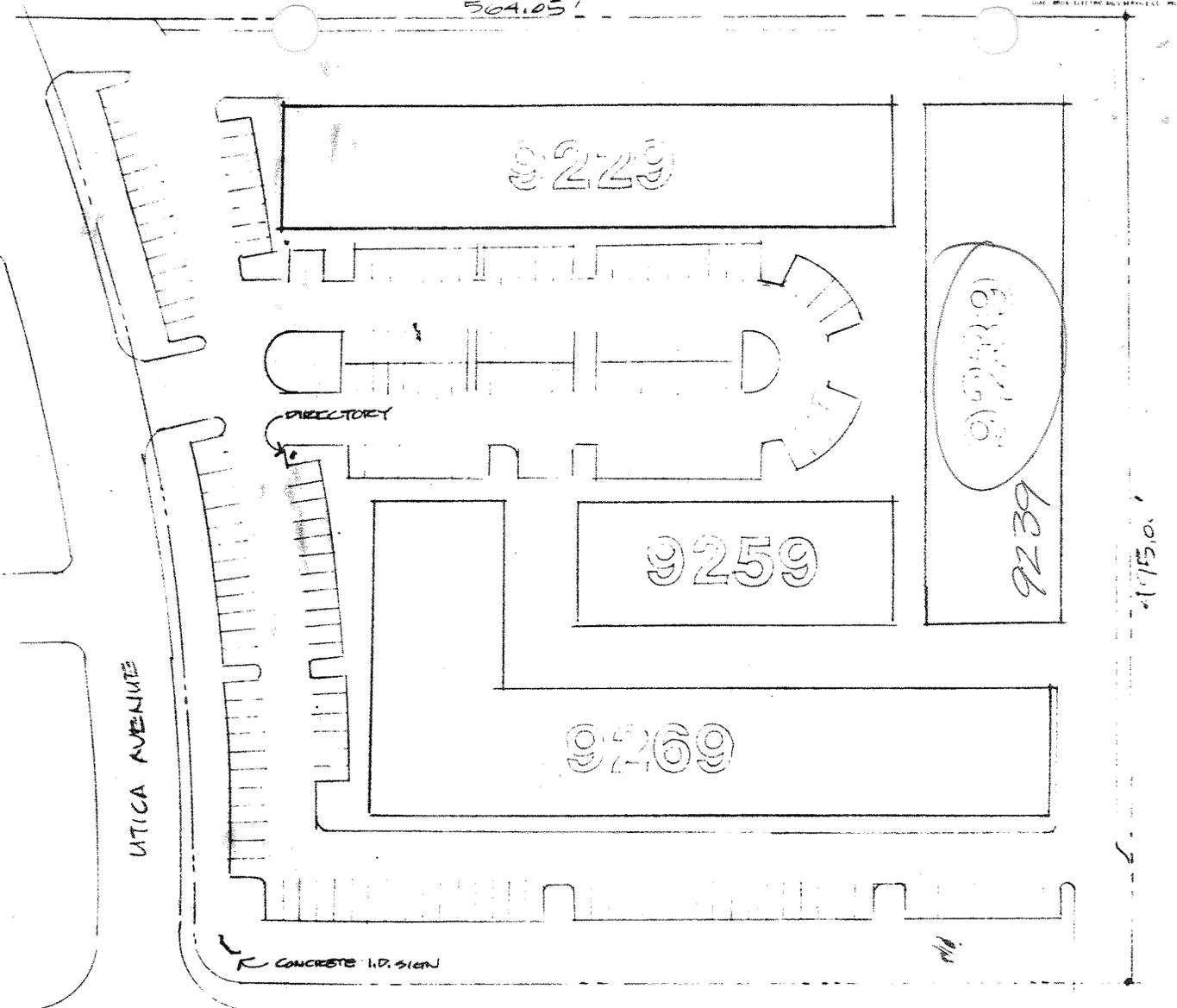
SIGNED BY  272 SOUTH I STREET SAN BERNARDINO, CALIF 92410  
 PH. 714 885-4475  
 Calif. Contractor License No. 217345

Scale	1/2" = 1'-0"	Title	CONCRETE SIGN	Drawn	ESL	Check	ESL
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Date	23 JAN 17	Drawn	ESL	Check	ESL	Scale	1/2"

EXHIBIT E



SIGNS LOCATION PLAN  
SCALE 1" = 40'



CORNER DETAIL

SCALE 1" = 20'

6th STREET

DWIGHT CAPITANI  
PACIFIC SCENE INC. 370-1550  
RANCHO PACIFIC  
6th AND UTICA RANCHO CUCAMONGA

SIGNED:  272 SOUTH 1 STREET SAN BERNARDINO CALIF 92410  
PH 714 885-4476  
CA 1 CONTRACTORS LICENSE NO. 213724

Scale 1" = 40'	Title SIGNS LOCATION PLAN	Drawn TRACINA	Check FRED WELKER
NOTICE		Date FET 15 0	D No 2725 B
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