

COUNTRY CLUB MARKETPLACE

Sign Program

1. Individual Channel Letters required.
2. Letter height and sign width:
 - Primary Tenant (center of building) – Maximum height = 36”
Maximum sign width = 75% of lease width
 - End Tenant (one sign per frontage, total of two signs)
Maximum height = 24”
Maximum sign width = 75% of façade width
 - In-line tenants (tenant spaces between Primary tenant and End tenant)
Maximum height = 20”
Maximum sign width = 75% of lease width

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CITY OF CHINO HILLS

Conditions of Approval Site Plan Review 96SR05

APPROVED
CHINO HILLS

Planning Commission

BY

DATE

11/19/96

ON-GOING CONDITIONS / GENERAL REQUIREMENTS

1. This approval shall become null and void two years from the date of this approval unless building permits have been issued and substantial construction has taken place. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in this section, the Planning Commission may grant an extension of time for a period not to exceed an additional thirty-six (36) months. Applications for such extension of time must set forth in writing the reasons for this extension and shall be filed together with a fee as established by the City Council with the Planning Division thirty (30) calendar days before the expiration of this approval. The applicant will be responsible for initiating any extension request.
2. The Developer shall indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents from and against, any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to this project, any discretionary actions related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for the project
3. The development of the project shall be in substantial conformance with the site plan (Exhibit A), and elevations (Exhibit B). Elevations for the pad tenants shall be consistent with the architectural theme of the supermarket, and submitted as an LUCR to the Community Development Department for review and approval.
4. Signage shall substantially conform to the sign program (Exhibit C). Tenant signage will require separate sign application submittals. The monument sign adjacent to the retail building shown on Exhibit "A" is permitted only if there are two (2) tenants in that building. The monument sign on the corner of Los Serranos Country Club Drive and Soquel Canyon Parkway shall be limited to the name of the shopping center only. Albertsons is allowed a total of three (3) accessory signs (Pharmacy, bakery, etc.). No signs are permitted on Albertson's southern elevation facing Soquel Canyon Parkway.
 - a. The shopping center is permitted a total of one (1) monument sign, containing only the name of the shopping center, and two (2) pylon signs, with space for three (3) tenants and the shopping center name.

b. The retail building (PAD "B") is permitted to have a total of two wall signs per tenant. If there are two tenants, a monument sign is permitted showing one (1) tenant only. If there is only one tenant, the monument sign is not permitted.

c. The gasoline service station shall not attach any advertising signs to the canopy. The mini-mart building is permitted a total of two wall signs. The carwash shall not have advertising signage attached to it. Pricing signage (as required by State or Federal law) is permitted subject to review and approval by the Community Development Director. (Amended by P.C. 11/19/96. Bold has been added, Strike-Thru has been deleted).

5. Drive surfaces contiguous with planter areas shall have a six (6) inch raised concrete curb separation. Curbs adjacent to end parking stalls shall be a minimum of twelve (12) inches wide to provide a step-out area.
6. The project shall be required to provide a minimum of ~~175~~ **165** parking spaces, including handicapped accessible spaces. The quantity and layout of parking spaces shall be constructed as shown on the project site plan included as Exhibit "A" and in conformance with Title 24 and maintained for parking purposes. Parking stalls shall be a minimum of eight and one half (8½) feet wide and nineteen (19) feet long. An overhang of two feet is permitted. (Amended by P.C. 11/19/96)
7. An acoustical study shall be performed to assess noise levels that could impact the project, or be produced by the project and shall be submitted for review and approval. Detailed noise analysis and precise mitigation measures shall be included in the study. A fee will be charged for review of the acoustical study and payment will be required prior to the issuance of an approval/denial letter.
8. A qualified archaeological/vertebrate paleontological monitor shall be present during earthmoving activities to salvage cultural (archaeological/paleontological) resources. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation, and a report of findings according to the standards of the County Museum Curator of Earth Sciences. This requirement may be waived if the Curator of Earth Sciences for the San Bernardino County Museum states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.
9. The applicant shall ensure that solid waste disposal services are provided by a City approved waste hauler to the use affected by approval of this project.