

COVINA TOWN SQUARE  
SIGN PROGRAM

three  
(see amendments  
at end)

1

This Exhibit describes the only allowable (but not required) signage for the various types of users in the Shopping Center.

For the purpose of this Exhibit, "Major User" shall be defined as any single tenant in the Shopping Center occupying 20,000 square feet or more of Gross Building Area. "Submajor" shall be defined as any single tenant in the shopping center occupying from 10,000 to 20,000 square feet of gross building area. "Freestanding Building Occupant" shall be defined as any occupant of those buildings located along the Arrow Highway and Azusa Street frontage (not attached to the inline buildings), including those single tenant buildings within the "Entertainment Center."

In addition to the permanent signs permitted as hereinafter described, temporary advertising banners and signs shall be permitted from time to time subject to the City of Covina and the Developer's prior approval. Said temporary signage shall not be displayed for more than seven consecutive calendar days nor more than four times per year by any individual tenant. Other miscellaneous storefront signage not exceeding three square feet in area per tenant shall be permitted subject to Developer's approval.

All signs subject to City standards except where these provisions directly supercede.

All signs require appropriate permits (sign, electrical, and building) from City. Three sets of sign plans should be submitted to the City for approval. Said plans will have a signature or stamp of approval by developer.


For "individual letter" type signs, the sign area shall be defined as a rectangle enclosing each group of letters or logo.

Sign Type "A": (2 only)

SHOPPING CENTER IDENTIFICATION SIGNS

- \* Maximum height - 35 feet
- \* Permitted users - Developer (for Shopping Center name)  
Major Users. (Sears, Home Depot and other  
other major user)
- \* Number of faces - 2
- \* Maximum advertising area per face - 300 square feet
- \* Maximum sign area, per user, per face:
  - Sears - 65 square feet
  - Home Depot - 150 square feet
  - Other major - 72 square feet
- \* Type of illumination - internal
- \* Minimum setback from property line - 5'

continued



**APPROVED**

PLANNING COMMISSION

~~MANAGER~~

8-11-87

~~DATE~~

NO

CITY OF COVINA  
PLANNING DEPARTMENT

Sign Type "B":

WALL SIGN

Sears - 2 signs; letters 6' maximum  
- 2 signs; letters 3' maximum

TBA - 2 signs; letters 3' maximum

Other Majors - 3 signs; maximum 1 per frontage which faces  
a parking area; letters 4' maximum

Sub Majors - 1 sign per frontage which faces a parking area;  
letters 3' maximum

- \* Maximum sign area - 180 square feet
- \* Type of letters - internally illuminated channel letters  
or Major Users normal signage

Sign "B-1" - 2 signs

- \* Permitted users - Home Depot
- \* Maximum height - not to extend above wall
- \* Maximum sign area - west elevation - 500 square feet  
- north elevation - 300 square feet
- \* Type of letters - internally illuminated channel letters  
or Major users normal signage, letters  
7' maximum.

Sign Type "D":

STREET-ORIENTED MONUMENT SIGN - Maximum of 5 - ONLY PERMITTED IN LIEU OF  
ONE WALL SIGN

- \* Maximum height - 7 feet - above adjacent public sidewalk
- \* Permitted users - any Major User or freestanding building occupant
- \* Number of faces - 2
- \* Maximum sign area per face - 32 square feet
- \* Type of illumination - internal
- \* Location - 5' minimum from property line to nearest  
point on sign

  
**APPROVED**  
PLANNING COMMISSION  
PLANNER  
8-11-87  
DATE  
NO  
CITY OF COVINA  
PLANNING DEPARTMENT

continued

Sign Type "E": 1 per publicly accessed, occupancy frontage; maximum of 3

FREESTANDING BUILDING INDIVIDUAL CHANNEL LETTER WALL SIGN

- \* Maximum height - not to extend above wall
- \* Permitted users - any Freestanding Building occupant
- \* Maximum sign area - equal to  $\frac{1}{2}$  square foot of sign for each  
1 linear foot of building  
wall length
- \* Type of letter - internally illuminated channel letter

Sign Type "F":

STREET ORIENTED THEATRE MARQUEE to be decided with site approval  
for theater, when submitted.

Sign Type "G": (Theatre Building)


TYPICAL SHOP TENANT INDIVIDUAL, CHANNEL LETTER, FASCIA SIGN

- \* Maximum height - to be mounted at Developer approved  
locations only
- \* Average letter height - 20"
- \* Permitted users - any tenant
- \* Maximum sign area - length of sign shall not exceed  
75% of tenant's shop width or 30  
feet, whichever is less
- \* Type of illumination - internal
- \* Permitted number - one sign per shop tenant on wall  
which faces public parking
- \* Also permitted - one logo or trademark not exceeding  
12 sq. ft. in area

Sign Type "H":

UNDER CANOPY PEDESTRIAN-ORIENTED SIGN

- \* Minimum height - bottom of sign to be even with or above  
bottom of canopy
- \* Maximum size - 4 sq. ft./face
- \* Number of faces - 2
- \* Permitted users - any tenant



**APPROVED**

PLANNING COMMISSION

PLANNER

8-11-87

DATE

NO

CITY OF COVINA  
PLANNING DEPARTMENT









1. Staff shall amend the "Permitted Uses" for "Sign Type A" to read:
  - \* Permitted Users - Developer (for Shopping Center)  
Major and Submajor users with at least 15,000 square feet of floor area (Sears (or successor), Home Depot (or successor) and one other panel in each of two directions)
2. The property owners shall notify all prospective tenants for the 27,000 square foot building at 1460 West Arrow Highway that no space is available for additional signage on the two main pylon signs unless another tenant removes all or part of their signage.
3. Sign permits must be obtained from the City prior to installation of any signs.
4. Ordinance requirements not herein listed are still applicable.
5. The site, landscaping and all improvements shall be maintained in a sound, healthy and attractive condition free of weeds, visible deterioration, graffiti or other conditions which violate the Municipal Code.
6. This grant shall not be effective for any purposes until the permittee and the owner of the property (if other than the permittee) have filed at the office of the Department of Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
7. Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65907. The City shall promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
9. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
10. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
11. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition imposed by this Conditional Use Permit or any provision of Covina's Municipal Code shall be paid by the applicant.

The undersigned does hereby certify that the foregoing DECISION was duly given and made by said Planning Commission at a regular meeting held on Tuesday, February 13, 1996, by the following vote of the members present, to wit:

Ayes: Bixby, Stoops, Rogers, Chadwick and Terracciani  
 Noes: None  
 Absent: None

  
 Hal B. Ledford, Assistant Secretary





# CITY OF COVINA

125 East College Street • Covina, California 91723-2199

Community Development Department  
Planning Division

Telephone (626) 384-5450  
Fax (626) 384-5479

## APPROVAL OF REQUEST FOR MINOR MODIFICATION TO PCD APPLICATION

May 5, 2010

Mr. Jim Manion  
Lowe's Home Improvement Warehouse, Inc.  
1530 Faraday Avenue, Suite 140  
Carlsbad, CA 92008

SUBJECT: MINOR MODIFICATION TO PCD 87-001  
1348 NORTH AZUSA AVENUE – PROPOSED LOWE'S HOME  
IMPROVEMENT WAREHOUSE

Dear Jim:

The City of Covina Community Development Department, Planning Division has completed its review of your request for a Minor Modification to application Planned Community Development (PCD) 87-001. The purpose of the petition is to modify certain signage-related standards concerning the appurtenant Covina Town Square Regional Shopping Center, which are listed under the Sign Program for the Shopping Center, to accommodate the Lowe's development. PCD 87-001 was approved by the City in June 1987 and established the development framework, including the Sign Program, for the Town Square complex. The Community Development Department staff believes that the proposed changes to the Sign Program under your petition are reasonable, are consistent with the intent of the underlying PCD application, and would conform to the building style of the new Lowe's and to the existing improvements in the overall Shopping Center. We therefore approve the Minor Modification request, subject to the following conditions:

1. The signage-related modifications to the Sign Program for the Covina Town Square Regional Shopping Center that have been granted under this request are all depicted and described in letter-size, multiple sheet sets of plans that are titled "Lowe's Master Sign Plan – Covina, CA – 2010," which were submitted to the Covina Community Development Department, Planning Division on April 22, 2010. All signage-associated provisions of the Covina Town Square Sign Program (which was initially approved by

the Covina Planning Commission on August 11, 1987 and which was subsequently amended by the Planning Commission (under a prior "Minor Modification" petition) on February 13, 1996) that have not been expressly modified and superseded by the criteria contained in the aforementioned "Lowe's Master Sign Plan" shall remain in effect.

2. The existing, southern-most monument sign along Azusa Avenue shall be entirely removed prior to final project approval by the City.
3. All conditions of approval of applications Site Plan Review (SPR) 09-040 and Conditional Use Permit (CUP) 09-005, which appertain to the overall Lowe's development, and all conditions of approval of application Planned Community Development (PCD) 87-001, et seq., which concern the entire Shopping Center shall remain in effect, except where the conditions have been expressly modified and superseded by the sign-associated criteria that is contained in the aforementioned "Lowe's Master Sign Plan."
4. Any project-associated damages to landscaping, irrigation lines, or other elements of the site shall be replaced or repaired, conforming to existing development conditions and any applicable requirements or conditions of approval concerning the Covina Town Square Shopping Center.
5. The applicant shall obtain all necessary permits from the Covina Building Division to install the new signage. The Building Division is requiring that all required structural details and energy compliance forms be included in the submitted construction plans for which a permit will be sought. Please direct any questions on the structural or electrical components of the approved signage to the Building staff. In addition, final permit-related approval of the signage shall not be granted until all of the conditions that are listed herein have been met.
6. The approval of this SPR application shall be subject to revocation by the Planning staff one year from the date of this letter if the installation of the signage that has been approved herein has not commenced.
7. The overall project has been determined by the Planning Division to be Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA). If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.
8. The approval of this request shall not waive compliance with all sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable City ordinances and plans as well as applicable non-City laws and regulations in effect at the time of MM application approval and any associated building permit issuance(s).
9. The City shall have the right of entry to inspect the premises to verify compliance with these conditions of approval and the Covina Municipal Code and the Design Guidelines at any time.



10. If any provision of this grant is held or declared to be invalid, the entire approval shall be void and the privileges granted hereunder shall lapse.
11. The site, building, landscaping, signage, and other improvements on the appurtenant property shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant and/or the property owner pay the actual and reasonable costs for code compliance services needed to address problem conditions.
12. Any changes in site-related drainage resulting from the installation of the new freestanding and monument signs that have been approved under this request shall conform to the applicable provisions of the Public Works Department.
13. All signage-related improvements shall be constructed in a good workmanlike manner, consistent with the standard best practices of the applicable trades and in a manner acceptable to the City.
14. In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the project site shall be cut or trimmed in any manner by any persons associated with the project or the property unless a written permit from the City Public Works Department is first obtained.
15. All construction or signage-related work must conform to the City Noise Ordinance, prohibiting construction between 8:00 p.m. and 7:00 a.m. on any day and on Sundays and legal holidays (except by special permit).
16. General temporary signage concerning Lowe's (for example, banners) may be installed on the Shopping Center property in accordance with the provisions of Section 17.74.055 of the Covina Municipal Code (CMC).

The Community Development staff again wishes you and your associates, Jim, well with construction of the overall Lowe's development and with subsequent business operations. In addition, we hope that the approved signage addresses your needs. You may now submit your sign-related construction plans to the Building Division for structural review (as addressed under condition 5). If you have any questions on this letter, feel free to contact the undersigned at (626) 384-5454.

Sincerely,



Alan Carter  
Associate Planner

CC: Robert Neiuber, Director of Community Development  
Shelby Williams, City Planner  
Kyle Randall, Building Official  
Flent McClain, Building and Code Enforcement Coordinator  
Michelle Alfieri, SSOE Group, 192 Technology Drive, #Q, Irvine, CA, 92618



Amendment 3-  
Covina Town Square

**Diversified Signs, Inc.**  
**5602 E La Palma Ave.**  
**Anaheim Ca. 92807**  
**Lic # 737055**  
**714-701-1330**

February 27, 2012

Re: Covina Town Center  
1314-1318 N Azusa Avenue  
Covina CA 91722  
Minor Modification to Sign Program

Mr. Alan Carter  
Associate Planner  
City of Covina  
125 East College Street  
Covina CA 91723

\* Approved by  
City Council  
09/7-3-12  
center application  
"modification  
to VCO 87-001"  
a.c.

Dear Mr. Carter,

Diversified Signs, Inc. is requesting a minor modification to the existing Covina Town Center Sign Program to allow one additional wall sign on the west elevation of the building on the southwestern portion of the commercial center, Building "I".

This amendment would be consistent with the overall existing sign program and would have no detrimental effect on the public welfare or the adjoining neighbors. In addition, the amendment would not tarnish the appearance of the west side of Building "I".

Building "I" is in the unique position of having the west elevation visible from Azusa Avenue., a main thoroughfare in the City of Covina, though the principal or north elevation of the building is not easily noticeable from Azusa Avenue and is set back a considerable distance from Arrow Highway.

We are seeking the approval so that an additional tenant can utilize this benefit that is now being enjoyed by both the future Sky Zone business under the Sign Program and by Home Town Buffet under a prior variance.

Sincerely,  
Diversified Signs, Inc.

*Becky Johnson*  
Becky Johnson  
Project Manager



## Covina Town Center Sign Program Amendment

The West elevation of building "I" shall be allowed 3 wall signs as follows:

Sign A: Sign Area to be 3' 6" x 20' centered horizontally between the first and second expansion joints and centered vertically within the sign band.

Maximum letter Height 3'

Maximum logo Height 3' 6"

Maximum Sign Length 20'

Sign B: Sign Area to be 3' 6" x 16' centered horizontally between the second and third expansion joints and centered vertically within the sign band.

Maximum Letter Height 3'

Maximum Logo Height 3' 6"

Maximum Sign Length 16'

Sign C: Existing "Home Town Buffet" sign shall remain.

Any new sign shall conform to the new amendment in regards to being centered vertically and horizontally within the existing signage area or sign band and conforming to the following:

Maximum Letter Height 50"

Maximum Logo height 50"

Maximum Sign Length 32'

All future signage must be installed within the sign areas that are identified herein.



**ORDINANCE NO. 12-2009**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, MODIFYING PLANNED COMMUNITY DEVELOPMENT PCD 87-001, BY CHANGING CERTAIN PROVISIONS OF THE SIGN PROGRAM FOR THE COVINA TOWN SQUARE COMMERCIAL CENTER, AND MAKING CERTAIN FINDINGS AND CONDITIONS**

**THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Pursuant to a Council public hearing conducted on June 19, 2012, and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission after a duly noticed public hearing on April 24, 2012, this modification ("Modification") to Planned Community Development (PCD 87-001) is made for the reasons of public interest, convenience, and necessity.

**SECTION 2.** The following described real property in the City of Covina, County of Los Angeles, State of California, is hereby subject to the Modification:

Assessors Parcel Number 8408-001-055 as documented in Tax Assessors Records in the County of Los Angeles, State of California, also known as the Covina Town Square Commercial Center located at 1314-1318 N. Azusa Avenue (the "Center").

**SECTION 3.** The proposed Modification amends the sign program originally approved by PCD 87-001 with respect to Type "G" signs within the Center. The Modification is hereby worded as follows:

**"Sign Type "G":**

**TYPICAL SHOP TENANT INDIVIDUAL, CHANNEL LETTER, FASCIA SIGN**

- \* Maximum height - to be mounted at Developer approved locations only
- \* Average letter height - 20"
- \* Permitted users - any tenant
- \* Maximum sign area - length of sign shall not exceed 75% of tenant's shop width or 30 feet, which ever is less
- \* Type of illumination - internal

- \* Permitted number - one sign per shop tenant on wall which faces public parking
- \* Also permitted - one logo or trademark not exceeding 12 sq. ft. in area

*Notwithstanding the above, three of the shop tenants occupying Building "I", or the building in the southwestern portion of the Center (presently "Hometown Buffet" (1318 N. Azusa Ave.); "Sprint" (1316 N. Azusa Ave.); and "Skyzone" (1314 N. Azusa Ave.)) may have two (2) signs, one sign which faces northerly onto public parking and another which faces westerly onto Azusa Avenue. The signs facing northerly shall comply with the standards as set forth above. The signs facing westerly shall conform to the following standards:*

*Sign A: The sign must be centered horizontally between the first (furthest north) and second expansion joints and centered vertically within the sign band. The sign may have a maximum letter height of 3', a maximum logo height of 3' 6", and a maximum sign length of 20'.*

*Sign B: The sign must be centered horizontally between the second and third expansion joints and centered vertically within the sign band. The sign may have a maximum letter height of 3', a maximum logo height of 3' 6", and a maximum sign length of 16'.*

*Sign C: The existing "HomeTown Buffet" sign located between the third and fifth (furthest south) expansion joints may remain in place as currently installed. Any new sign shall be centered both horizontally between the third and fifth (furthest south) expansion joints and vertically within the existing sign area or sign band. The sign may have a maximum letter height of 50", a maximum logo height of 50", and a maximum sign length of 32'."*

**SECTION 4.** After giving full consideration to all evidence presented at said hearing, both oral and documentary, reviewing the recommendation of the Planning Commission, and after being fully informed, the City Council hereby finds as follows:

1. The Modification to PCD 87-001 is consistent with the Covina General Plan. The Center will continue to conform to the existing "General Commercial" land use designation set forth in the General Plan. Further, this Modification fosters the occupancy of vacant tenant spaces within the Center and will enhance their ability to attract customers along Azusa Avenue, thereby boosting the economic base of the City. On the other hand, this Modification is relatively minor, focused on one building within the Center (Building "I") and, therefore, will not result in excessive signage or visual blight which would be contrary to the goals and policies of the Covina General Plan;
2. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building



"I"). It does not alter the underlying zoning of the Center and, therefore, remains consistent with the Zoning Code;

3. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building "I"). This Modification does not alter the existing layout of buildings and other structures, on-site parking, vehicle and pedestrian circulation, or other physical elements of the Center. Further, the additional signage allowed by this Modification is a significant distance from the two streets serving the Center (particularly Arrow Highway – 625'; Azusa Avenue – 130'). Therefore, the site remains adequate in size and shape to accommodate the use, as amended by this Modification;
4. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building "I"). No additional buildings within the Center are proposed. Further, although this Modification may result in additional customer traffic coming to the Center, the impact on traffic will be negligible relative to Azusa Avenue and Arrow Highway. Both are four-lane primary arterial streets serving the Center and will remain adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses benefitting from this Modification;
5. The additional signage allowed by this Modification is limited to one building within the Center (Building "I") and relatively minor in the context of the entire Center. With the exception of allowing additional and somewhat larger signage on one building within the Center, all signage within the Center must continue to comply with all applicable local ordinances and regulations to minimize its impact on neighboring properties. Further, the additional signage would not dominate or detract from the architectural integrity of Building "I". The additional signage allowed by this Modification will face westerly into North Azusa Avenue. It will not face toward neighboring residential properties to the east nor toward any other sensitive uses in the vicinity. Lastly, no adverse effects or aesthetic problems have been identified in the years that Hometown buffet has had an off-premises sign on the west-facing wall of Building "I". Therefore, this Modification is not detrimental to the surrounding property or uses permitted in the general area;
6. In its recommendation, the Covina Planning Commission has proposed 4 pages of conditions of approval regulating the additional signage allowed by this Modification. These conditions have been used successfully in similar signage-related applications in the past and will mitigate any negative impacts from the additional signage. Therefore, they provide adequate safeguards to protect the health, safety and general welfare;

7. The additional signage allowed by this Modification will result in a more balanced combination of signage and design on the western side of Building "I". In addition, the change would be consistent with prior direction about signage from the joint City Council/Planning Commission workshop regarding the Zoning Code update. Therefore, the Modification is necessary to protect the public peace, health and safety; and
8. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building "I"). This Modification remains consistent with the originally approved precise plan of development for the Center and meets the intent of the existing sign program for the Center. The Modification is reasonable and consistent with previously-granted sign-related changes and exceptions, which are more specifically outlined in the Planning Commission's findings. Therefore, this Modification is in substantial compliance with the precise plan of the Center.

**SECTION 5.** In considering this application relative to the California Environmental Quality Act (CEQA) Guidelines, the City Council affirms the determination of the Planning Commission that this Modification is categorically exempt from the CEQA Guidelines (pursuant to Class 11, Section 15311(a)), because it consists of construction or placement of minor structures accessory to existing commercial facilities, including on-premise signage.

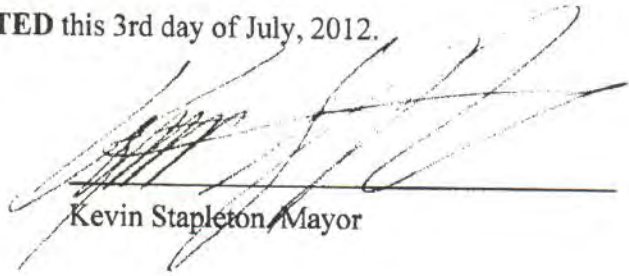
**SECTION 6.** The Modification to PCD 87-001, as set forth in Section 3 above, is hereby granted, subject to the following conditions of approval, which are deemed necessary to protect the public health, safety, and general welfare of the community:

(Conditions of Approval attached behind this Ordinance)

**SECTION 7.** The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local weekly newspaper of general circulation and which is hereby designated for that purpose.



PASSED, APPROVED AND ADOPTED this 3rd day of July, 2012.



Kevin Stapleton, Mayor

ATTEST:



Kay Manning, City Clerk

APPROVED AS TO FORM:



Marco A. Martinez, City Attorney

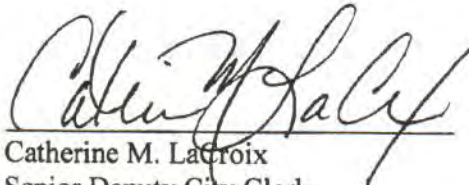
BY WILLIAM J. PRIEST, ASST. CITY ATTORNEY

**CERTIFICATION**

I, Catherine M. LaCroix, Senior Deputy City Clerk of the City of Covina, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Covina, held on the 19th day of June, 2012, and thereafter adopted on at a regular meeting of said City Council held on the 3rd day of July, 2012, by the following vote:

**AYES:** ALLEN, DELACH, KING, LOW, STAPLETON  
**NOES:** NONE  
**ABSENT:** NONE  
**ABSTAIN:** NONE

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Covina, California, this 3rd day of July, 2012.

  
Catherine M. LaCroix  
Senior Deputy City Clerk



**CITY OF COVINA  
APPLICATION CONDITIONS OF APPROVAL  
MODIFICATION TO APPLICATION PLANNED COMMUNITY DEVELOPMENT  
(PCD) 87-001  
AS ADOPTED BY THE CITY COUNCIL ON JULY 3, 2012**

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This application shall permit the Sign Program of the Covina Town Square commercial center to be amended to permit the business at 1316 North Azusa Avenue (Sprint) of the multiple tenant commercial building in the southwestern portion of the center to have building signage on the western wall of the westerly, building-related loading area, in accordance with the associated approved standards and details. The standards and details shall further appertain to the following two businesses within the same building, which are currently permitted to have signage on this wall: a) 1314 North Azusa Avenue (future SkyZone business); and b) 1318 North Azusa Avenue (Hometown Buffet). (NO ADDITIONS, ALTERATIONS, OR MODIFICATIONS TO ANY BUILDING OR OTHER IMPROVEMENTS ON THE COMMERCIAL CENTER SITE HAVE BEEN GRANTED UNDER THIS APPROVAL.)

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**1.0 EFFECTIVE DATE OF APPLICATION:**

- 1.1** The approval of the application shall take effect thirty days following final City Council approval of the request.

**2.0 GENERAL REQUIREMENTS:**

- 2.1** Failure to comply with any conditions of approval noted herein shall be deemed just cause for the initiation of code enforcement action against the property owner or the revocation of project approval by the City.
- 2.2** The project and any associated signage-related improvements are categorically exempt pursuant to the California Environmental Quality Act (CEQA). If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.
- 2.3** Any future-proposed signage in the Covina Town Square commercial center that deviates from the updated provisions of the Covina Town Square Sign Program or that has not been addressed herein or under any prior official decision shall first be considered by the Planning staff and may warrant future Sign Program modification.
- 2.4** Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for review to and approval by

JULY 3, 2012

the City Planner or his/her designee prior to building permit issuance in conjunction with the Plan Check process of the Building Division. Any construction/final plans and documents shall conform to the design criteria of the updated Sign Program that has been approved by the City Council and shall meet all applicable requirements of the Building Division. The conditions listed herein shall be printed upon the face of and included as part of the construction plans.

- 2.5 Any site features for the disabled that are required by the Building Division pertaining to the project or subsequent, related work, including, but not limited to, restroom amenities, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must continue to comply with all applicable State Codes and must be reviewed by the Building Division.
- 2.6 All existing zoning-related entitlements pertaining to the appurtenant commercial center shall remain in effect, except where any provisions thereof have been expressly superseded by this application.
- 2.7 This grant shall not be effective for any purposes until the permittee and the owner of the property (if other than the permittee) have each filed at the office of the Planning Division certain subsequently-distributed affidavits stating that they are aware of, and agree to accept, all conditions of the grant.
- 2.8 The application shall not be effective until such time as the applicant and the property owner each obtain an Inspection and Verification Permit and the City Planner or his/her designee certifies on said Permit that the project complies with all of the terms and conditions of these conditions of approval.
- 2.9 Approval of this request shall not waive compliance with all sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable City ordinances and plans as well as non-City laws and regulations in effect at the time of application approval by the Planning Commission and at the time of any building permit issuance(s) by the Covina Building Division.
- 2.10 The City shall have the reasonable right of entry to inspect the immediate premises and the overall property to verify compliance with the conditions of approval.
- 2.11 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code



Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

- 2.12 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this approval. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
- 2.13 If any provision of this grant is held or declared to be invalid, the entire approval shall be void and the privileges granted hereunder shall lapse.
- 2.14 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by the applicant's or the property owner's violation of any condition imposed by this application or any provision of the Covina Municipal Code shall be paid by the applicant and/or the property owner.
- 2.15 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the project site shall be cut or trimmed in any manner by any persons associated with the property unless a written permit from the City Public Works Department is first obtained.
- 2.16 The site, building, landscaping, and signage improvements on the commercial center site shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant and/or the property owner pay the actual and reasonable costs for code compliance services needed to address any problem conditions.
- 2.17 The applicant shall perform any and all construction work that is associated with the project proposal only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday (excluding legal holidays).
- 2.18 The applicant shall comply with the following requirements from the Public Works Department, Building Division:
  - a. Please be prepared to submit attachment details for the proposed building signage (building permit required).
  - b. Energy forms/calculations shall be required for the proposed building signage, if illuminated.

JULY 3, 2012

- 2.19 The applicant shall comply with the following requirement from the Public Works Department, Environmental Division: the \$40.00 plan review fee shall be paid.





APPROVED

Alan Carter

5-5-10

444 TO RD 82-001

COPY OF COUNTY PLANNING DEPARTMENT



# MASTER SIGN PLAN

Covina, CA

\*Amendment to sign program to accommodate signage for bond development for details and information noted herein and all "as is" per 82-001" conditions (see letter of same date).

2010

Planning Division  
City of Covina  
APR 22 2010  
125 E. College Street  
(928) 858-7234

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Amendment 2 -  
Covina Town Signage



Sign Legend

Corina, CA

Sign Types

General Notes

JOB NAME: LOWE'S  
 LOCATION: CORINA, CA  
 FILE: 2009/LOWE'S CORINA, CA MASTER SIGN PLAN  
 DATE: 11-30-09  
 REV. DATE: 12-4-09, 12-14-09, 1-12-10, 3-25-10, 4-13-10  
 SCALE: 1/8" = 1'  
 PROJECT MANAGER: JENNIFER CHARLES  
 DESIGNER: DAVID MCATTEE

INDEX:

- PG. 2 SIGN LEGEND
- PG. 3 BUILDING ELEVATIONS
- PG. 4 SIGN TYPE A (SPECIFICATIONS)
- PG. 5 SIGN TYPE B (SPECIFICATIONS)
- PG. 6 SIGN TYPE C (SPECIFICATIONS)
- PG. 7 SIGN TYPE D (SPECIFICATIONS)
- PG. 8 SIGN TYPE E (SPECIFICATIONS)
- PG. 9 SIGN TYPE F (SPECIFICATIONS)
- PG. 10 SIGN TYPE G (SPECIFICATIONS)
- PG. 11 SITE PLAN

A

LOWE'S

B

LOWE'S

C

GARDEN CENTER

D

INDOOR LUMBER YARD

F

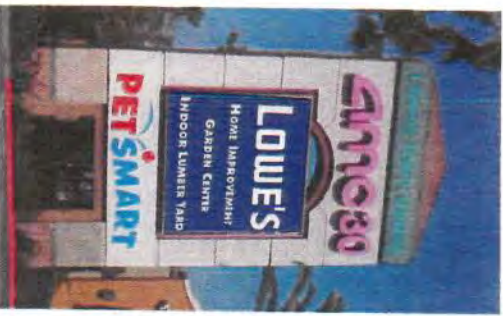


NEW FACES ON REBUILT SIGN

G



Page 2



ARROW

FACE REPLACEMENTS ON EACH EXISTING SIGN



AZUSA

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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Bldg. Elevations

Covina, CA



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Page 3



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277 VOLT

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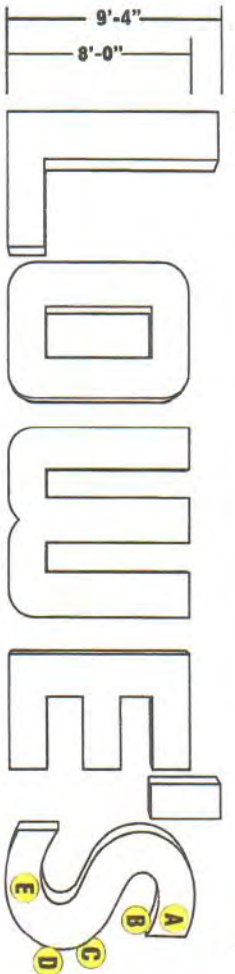
Sign Type A

Covina, CA

9'-4" LOWE'S



\*TYPICAL STOREFRONT (VARIES)

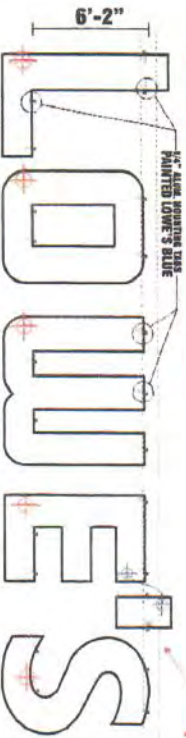


36'-10"

21'-8" FROM BOTTOM OF LETTERS TO FINISHED FLOOR

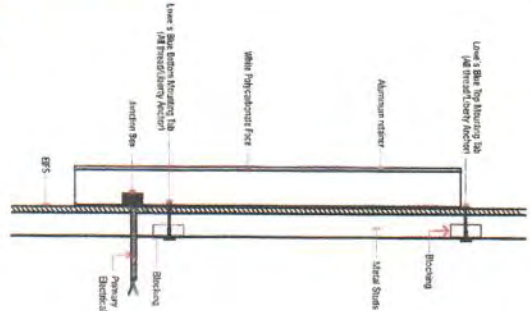
- A** .125 POLYCARBONATE FACES (WHITE)
- B** .063 ALUM. RETURNS 7" DEEP (WHITE)
- C** .125 ALUM. BACKS (WHITE)
- D** 1" X .75 ALUM. RETAINERS (WHITE)
- E** INTERNAL ILLUMINATION WITH LED 277V

**BLOCKING DETAILS-**



2" X 10" BLOCKING TO BE CENTERED AT 29'-7" F.F.F. (38' LONG)

2" X 10" BLOCKING TO BE CENTERED AT 23'-5" F.F.F. (38' LONG) NO BLOCKING REQD. IN CONCRETE BLOCK



Use 1/2" Alum. Spacing Bar and Return every 16" (16" max. return length)

Aluminum return

Blocking

Metal Studs

Use 2" x 10" Blocking

Power Distribution

Use 3/8" Spacing Hardware for 1/2" Return every 16" (16" max. return length)

Aluminum Face

Aluminum Sign

EPSS

POWER OUT LOCATIONS LOOP ABOVE ROOF (IF NECESSARY)



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Page 4

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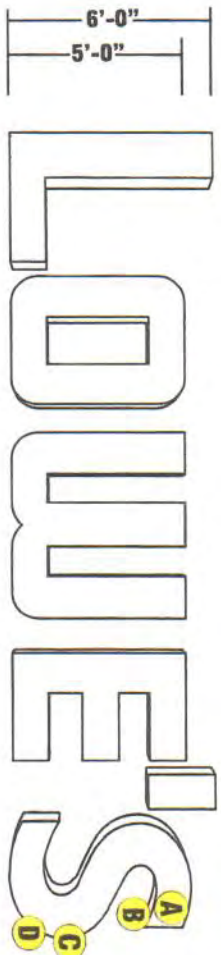
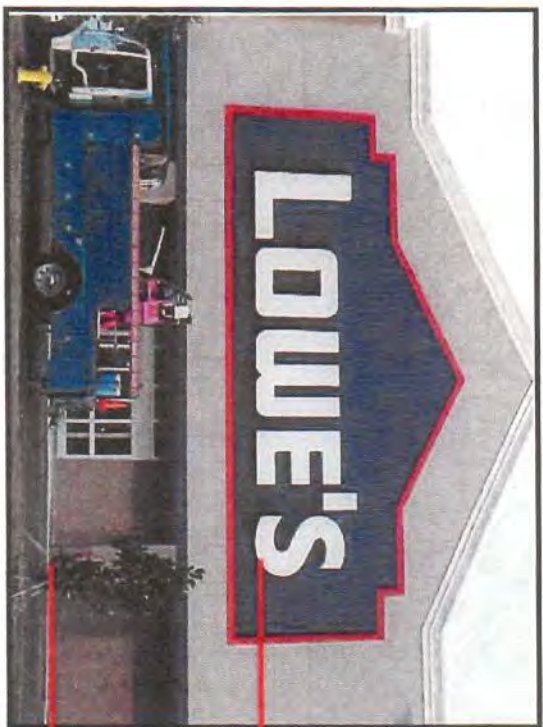


Sign Type B

Covina, CA

6'-0" LOWE'S

24'-0"

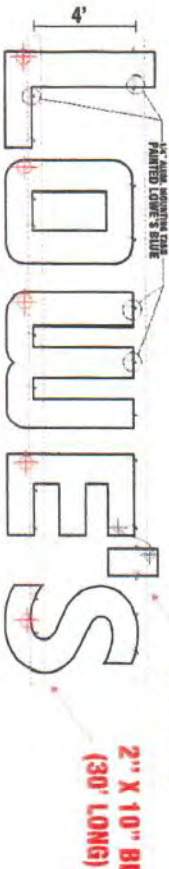


19'-4" FROM BOTTOM OF LETTERS TO FINISHED FLOOR

- A** .125 POLYCARBONATE FACES (WHITE)
- B** .040 ALUM. RETURNS 7" DEEP (WHITE)
- C** .125 ALUM. BACKS (WHITE)
- D** 1" TRIM CAP RETAINERS (WHITE)
- E** INTERNAL ILLUMINATION WITH LED 277V

\*TYPICAL STOREFRONT (VARIES)

**BLOCKING DETAILS-**



**ELECTRICAL DETAILS-**

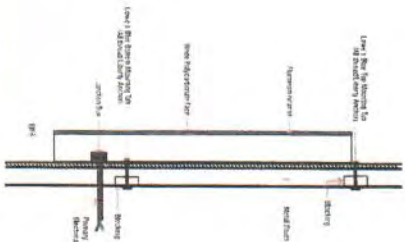
POWER OUT LOCATIONS + LOOP ABOVE ROOF (IF NECESSARY)  
1-277 VOLT 20 AMP CIRCUIT REQUIRED



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144 Square Feet



Page 5

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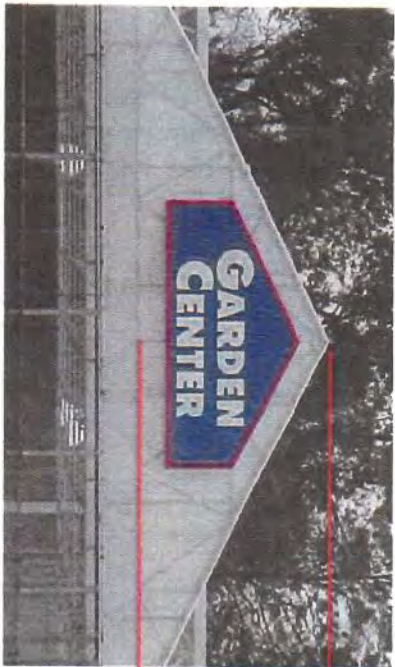
125 Hillside Dr.  
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(864) 233-0401  
(800) 353-9132  
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Sign Type C

Covina, CA

7'-3" X 14'-6" GC CABINET



CENTERED BETWEEN PEAK AND SECOND CROSSBAR FROM BOTTOM



BOLT SIGN TO UNISTRUT (SHOWN IN RED)



91.56 Square Feet



105.129 Square Feet

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Sign Type D

Covina, CA


2'-2" ILV LETTERS ON RACEWAYS



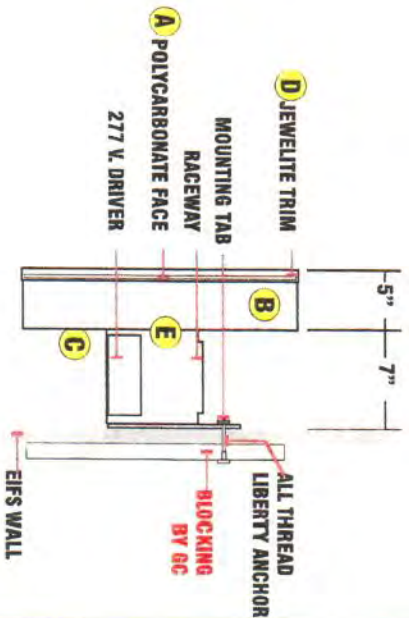
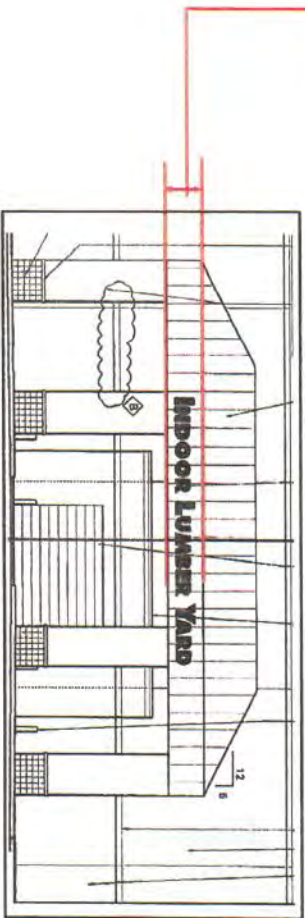
BLOCKING - INSTALLED BEHIND WALL  
(2' X 30' X 3/4" FIRE TREATED MARINE PLYWOOD CENTERED BEHIND SIGN AREA)

"RACEWAY" TO BE PAINTED TO MATCH SW LOWER'S LT BEIGE (OR EXISTING EIFS)

☒ = PRIMARY EXITS (OUT BACK OF RACEWAYS @ 6" FROM LEFT END)  
— DISCONNECT SWITCH (INSTALLED ONTO LEFT SIDE / END OF RACEWAYS)

- A** .125 POLYCARBONATE FACES (WHITE)
- B** .040 ALUM. RETURNS 5" DEEP (WHITE)
- C** .063 ALUM. BACKS (WHITE)
- D** 1" TRIMCAP (WHITE)
- E** INTERNAL ILLUMINATION WITH LED 277 VOLT (1-20 AMP CIRCUIT RECD.) 

CENTER ON FRONT



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# INDOOR LUMBER YARD

62.92 SQ. FT.

Page 7

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Sign Type E

Covina, CA

E1



E2



ARROW

AZUSA

FACE REPLACEMENTS ON EACH EXISTING SIGN

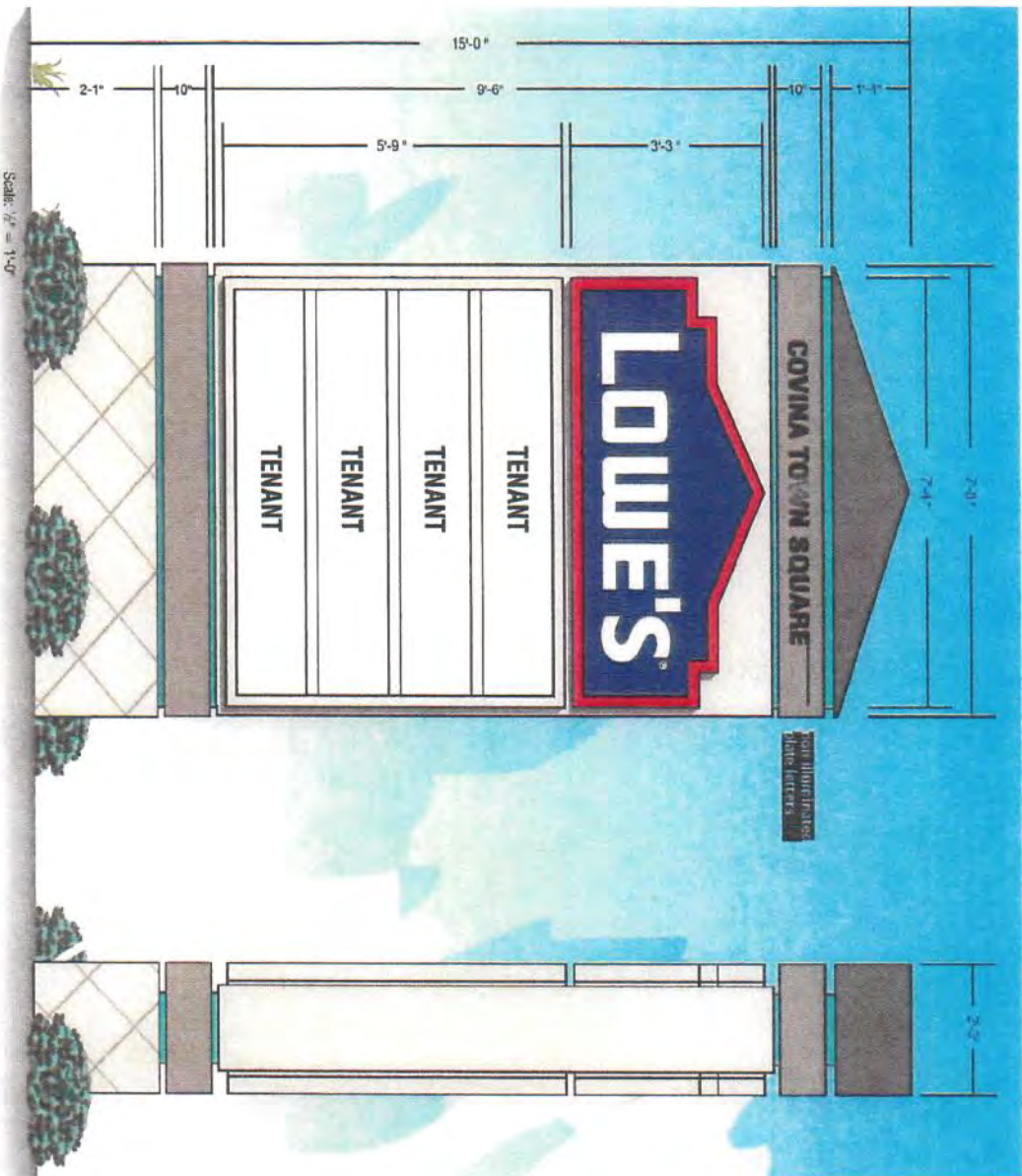


LOWE'S COLOR SPECS  
BLUE-SW LOWE'S BLUE (FLEX 2114) PAINT PMS280 VINYL 3M3630-137

TECHNICAL SURVEY REQUIRED TO DETERMINE SIZING AND MOUNTING METHODS

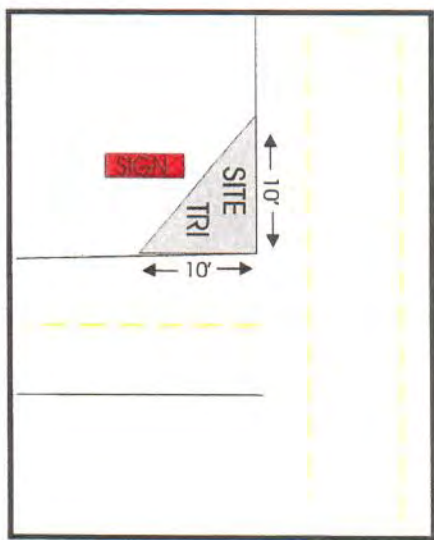
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**NEW SIGN BY DEVELOPER**  
 HILTON DISPLAYS SUPPLIES LOWE'S FACES ONLY  
 MADE OF FLEX FACE (VINYL) AND ALUMINUM  
 NEW SIGN TO BE PAINTED ALUMINUM  
 INTERNALLY ILLUMINATED WITH FLUORESCENT  
 LAMPS AND LED'S, FLEX FACES, ACRYLIC FACES  
 ALUMINUM RETAINERS, STEEL STRUCTURE  
 WITH CMU BASE



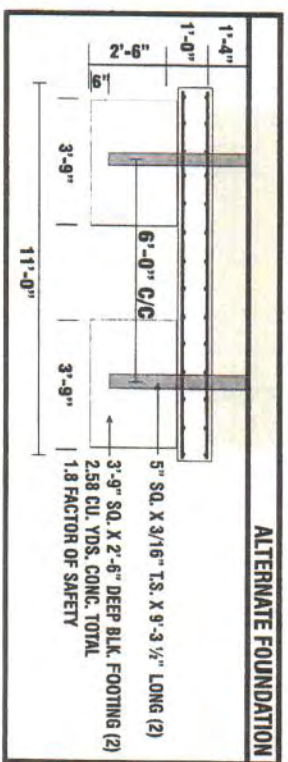
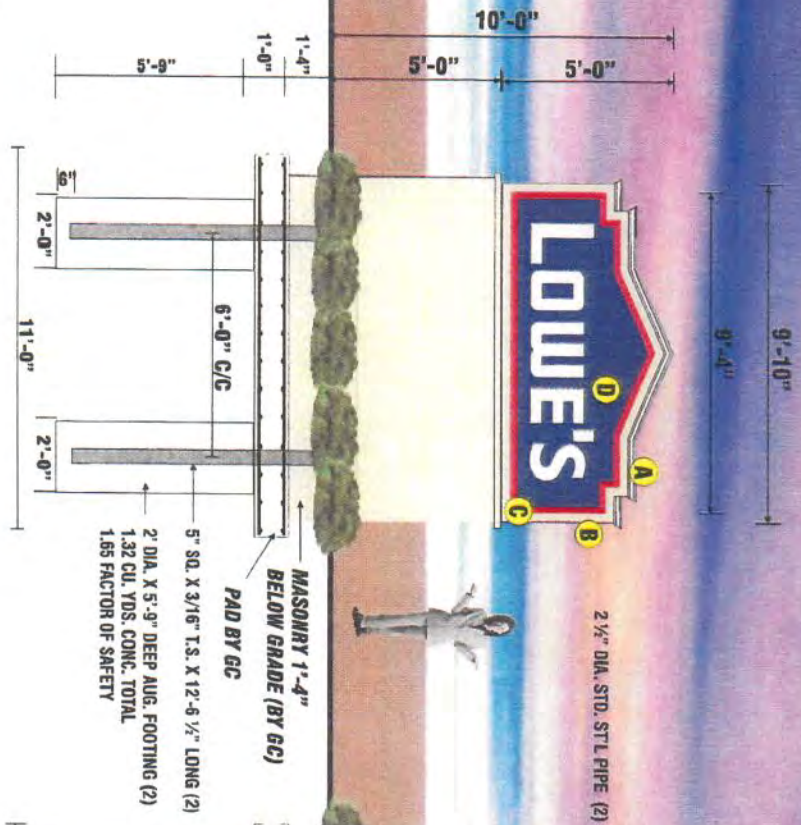
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Sign Type G

Coanna, CA

PS-5



**LOWE'S COLOR SPECS**  
 RED-SW LOWE'S RED (PMS200)  
 BLUE-SW LOWE'S BLUE (214 PMS280)  
 BEIGE-SW LOWE'S LT. BEIGE (PMS7529)

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**277 VOLT/1-20 AMP CIRCUIT REQUIRED**

- A** CROWN MOLDING (WHITE)
- B** 11" DEEP SURROUND WITH 3" FACE (LOWE'S LT. BEIGE)
- C** 2" RETAINER (RED ON FACELT, BEIGE ON SIDE)
- D** .125 POLYCARBONATE FACE (WHITE COPY, LOWE'S BLUE B/G)
- E** 15" DEEP CABINET
- F** 10" X 2" X 5" HIGH SPLIT FACE CHU (TO MATCH BUILDING FLASHING AND FOUNDATION, BY GC, INSTALLS AFTER SIGN)



**49 SQUARE FEET**

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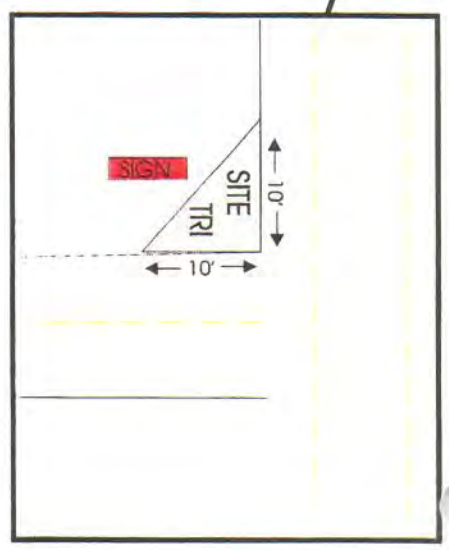
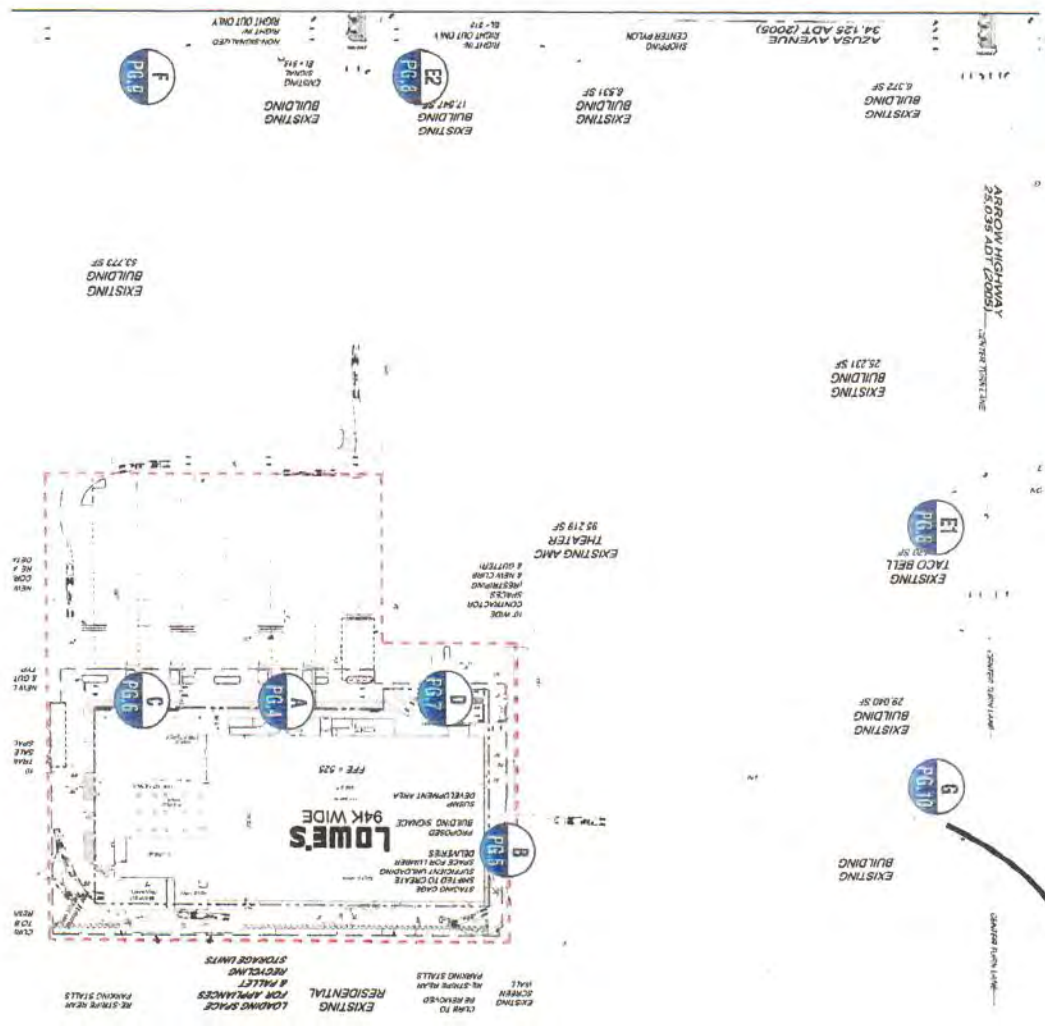
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LEGAL DESCRIPTION  
PARCEL 1: (ADJUSTED LOT 5)

ADJUSTED LOT 5 AS SHOWN ON THAT LOT LINE ADJUSTMENT NO. 33 RECORDED MARCH 3, 2000 AS INSTRUMENT NO. 2000-0324674 OF OFFICIAL RECORDS, WHICH IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 OF TRACT NO. 45436, AS PER MAP RECORDED IN BOOK 1181 PAGES 17 THRU 27 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF ADJUSTED LOT 14 PURSUANT TO LOT LINE ADJUSTMENT TO LOT LINE ADJUSTMENT NO. 30, RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 99-998677, ALL IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND ALL RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 39° 40' 21" WEST 85.85 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT (FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARING OF THE SOUTH LINE OF SAID TRACT IS NORTH 89° 54' 06" EAST); THENCE NORTH 89° 38' 42" WEST 282.75 FEET; THENCE NORTH 00° 21' 10" EAST 411.62 FEET; THENCE NORTH 89° 38' 42" WEST 28.00 FEET; THENCE NORTH 00° 21' 18" EAST 151.44 FEET; THENCE SOUTH 89° 38' 42" EAST 310.75 FEET; THENCE SOUTH 00° 21' 18" WEST 563.06 FEET TO THE POINT OF BEGINNING.

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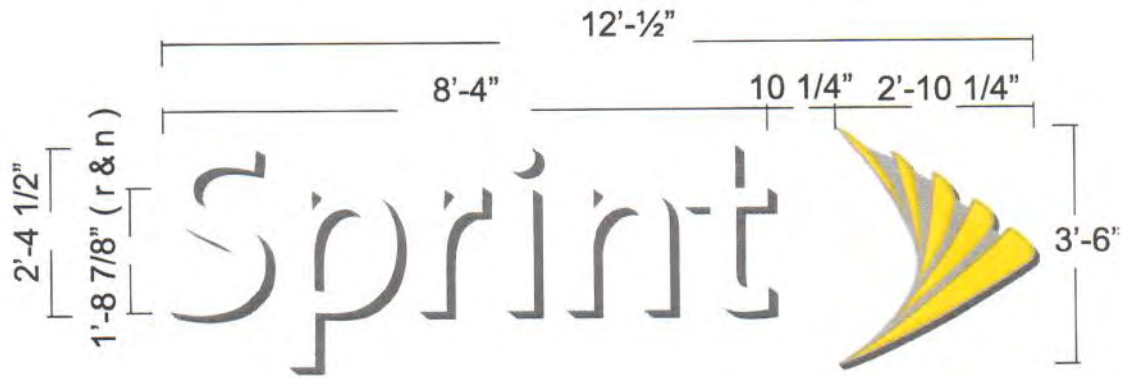




**SPRINT NEW BRAND SIGNAGE**



Sign A 3'-6" x 20' Sign Band  
 Sign B 3'-6" x 16' Sign Band  
 Centered Vertically in Sign Band  
 Centered Horizontally Between Existing Expansion Join



Another Day In  
**Paradise Signs Inc**



10920 Switzer Ave. #113  
 Dallas, TX 75238  
 fax: 214.221.7244  
**214.221.7242**

LANDLORD APPROVAL		DE
The undersigned consents to the installation and maintenance of this sign on my property in accordance with the agreement between <b>Paradise Signs, Inc.</b> and my Tenant(s) and any extension, renewals or modifications thereof.		Thi All by
<b>Property Owner or Authorized agent</b>	<b>Date</b>	<b>C</b>



Existing

**Description:** New Channel Letters and Logo Direct Mounted.

**Channel Letters:** 28" White Letters with 5" Dark Metallic Silver Aluminum Returns, 1" Metallic Silver Trim Cap with Glossy Finish.

**Channel Logo:** 42" Thermoform Acrylic, Pigmented PMS 7405 Yellow with Gray Counter Shape, 5" Dark Metallic Silver Aluminum Returns, 1" Metallic Silver Trim Cap with Glossy Finish.

**Illumination:** Letters and Logo are Illuminated with White LED's.

<p><b>SPECIFICATIONS AND COLOR APPROVALS</b></p> <p>wing is the property of <b>Paradise Signs, Inc.</b> ; to it's use for reproduction are reserved dise Signs, Inc.</p>	<p><b>CLIENT:</b> Sprint #1777</p>	<p><b>DATE:</b> 01.19.12</p>	
	<p><b>ADDRESS:</b> 1316 N Azusa Ave., Covina, CA</p>		
	<p><b>DESTINATION:</b></p>		
	<p><b>SALESMAN:</b> Ray Dake</p>	<p>R/03.12.12</p>	
	<p><b>DESIGN #:</b></p>		
<p><b>Designer</b></p>	<p><b>Date</b></p>	<p><b>DESIGNER:</b> J.C.L.</p>	<p><b>PAGE #:</b> 1 of 1</p>