



PLANNING APPROVAL CLEARANCE

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT ADDRESS: 831 W. Cypress Street
APN: 8421-001-067
CASE NUMBER: SP-R 26-2
INITIAL APPLICATION DATE: 06/01/2026
APPROVAL DATE: 07/02/2026
TYPE OF USE: Multi-Family
Covina Village Specific Plan (CVSP)
ZONING: - Planning Area 1
APPROVED BY: Mercy Lugo

FEES	
TYPE	FEE
Master Sign Program (CVSP) Planning Area 1 - Cadence Live/Work Unit	CITY OF COVINA PLANNING DIVISION CITY PLANNER APPROVED Case File # <u>SP-R 26-2</u> <u>JUL 02 2026</u> By: <u>[Signature]</u> Any changes or alterations to the approved plans will require review and approval from the Planning Division
Total:	\$1,900.00 (PAID)

Project Description

CVSP Planning Area 1 - Cadence Live/Work Unit Sign Program for 17 units that include:
17 blade signs and door window signs

Contact Information

OWNER

CovinaM 2024 LLC
9860 Irvine Center Drive, Irvine CA 92618
949-758-2511 Email: rola@melia-homes.com

PRIMARY CONTACT

CovinaM 2024 LLC, Attn: Hasti Southekhshan
9860 Irvine Center Drive, Irvine CA 92618
949-758-2511 Email: rola@melia-homes.com

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

1. This approval is for the **Cadence Live/Work Sign Program** for the 17 Work Units.
2. Planning review and approval of a Temporary Sign Permit are required for temporary, canopy window, directional, and miscellaneous signs, which shall comply with applicable sign program and zoning regulations.
3. Any future modifications to the approved Sign Program, as dated on this approval, are subject to further Planning Division review and approval. The applicant must return to the assigned case planner for further review and approval of the modification and notify the Building Division of the modification. In these cases, the Building Division will place a "hold" on the application until the applicant obtains formal approval from the Planning Division for the modification.

4. Approval of a Permanent Sign Permit shall not waive compliance with all sections of the Zoning Code, all other applicable Covina Municipal Code, and applicable provisions of the Covina Design Guidelines in effect at the time of Building Permit issuance.
5. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's or property owner's violation of any condition imposed by this Sign Permit or any provision of Covina's Municipal Code shall be paid by the applicant or property owner.

END OF CONDITIONS

Staff Use Only

Planning Approval Signature: _____

Mercenia Lugo, Planning Manager

Date: 7/02/2026

Cadence

Covina, California

Live/Work Sign Program

CITY OF COVINA
PLANNING DIVISION
CITY PLANNER APPROVED
Case File # 2026-0002

By: [Signature]
JUL 12 2026

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Signage Criteria

General

This Sign Criteria ("Criteria") establishes requirements for the design, approval, fabrication and installation of all tenant related signage at Cedence. The objectives are to encourage unique and high quality signage which is an integral part of the architecture and image of Cedence. The intent of this Criteria is to insure that tenant signage is designed and executed in a manner which will achieve these objectives, while also providing superior tenant identification. All Tenant signage shall be subject to HOA or Declarant's written approval as provided in this Criteria.

Signage Review and Approval Process

1. Conformance: Tenant's signage shall conform to the sign sizes and locations designated for its area in this Criteria.

2. Signage Shop Drawings: Tenant shall provide HOA or Declarant with all requirements for signage based on interpretation of criteria established herein. Please have your sign vendor submit sign plans that include site plan showing location, architectural elevation to scale showing all sign related dimensions, section details, and details of required building penetrations for signage attachment and methods of patching/weatherproofing such penetrations. HOA or Declarant will review Tenant's signage shop drawings and provide Tenant with its written approval or disapproval within fifteen (15) working days after receipt of Tenant's submittal. Tenant shall consult with and assist HOA or Declarant during this process to achieve an approved design. Costs for the preparation of all signage exhibits shall be the responsibility of the Tenant.

3. Submittals: In addition to the required shop drawings (submit in PDF file format via email), the Tenant shall also submit three sets of samples of each paint color, with the proposed paint finish.

Fabrication and Installation Guidelines

1. Any sign contractor shall have an applicable State of California Contractor's License. HOA or Declarant reserves the reasonable right to exclude any sign contractor from performing work on the site or building.

2. Tenant shall cause its Sign Contractor to fabricate and install Tenant's signage in conformance with the Shop Drawings and other materials as approved by HOA or Declarant. HOA or Declarant shall have the right to perform an in-shop inspection of Tenant's signage prior to installation.

3. Prior to installation, Tenant's Sign Contractor shall review the Signage Guidelines furnished in this Criteria, as they pertain to specific installation requirements at the proposed sign locations.

4. Tenant shall cause its signage to be installed so that it is operative on or before the date Tenant is required to open its business to the public at Cedence. Only signage provided in this Criteria and specifically approved by HOA or Declarant pursuant to this Criteria shall be allowed. HOA or Declarant may, at Tenant's expense, correct or remove any sign installed without approval and/or which is not in conformance with this Criteria, the approved Shop Drawings and/or other materials submitted and approved by HOA or Declarant.

5. All costs associated with fabrication and installation of Tenant's signage, including the costs of all governmental permits, approvals and processing fees, shall be paid by Tenant.

Insurance Requirements

Sign contractors shall carry WORKERS COMPENSATION AND PUBLIC LIABILITY INSURANCE against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by HOA or Declarant.

Sign Maintenance and Removal

1. Tenant is responsible for the maintenance and repair of their signs. The Tenant shall keep the sign in good appearance and proper operating conditions at all times.

2. At the time a Tenant vacates their space, the Tenant is to remove their sign and repair the surfaces to which the signs were installed, as close to the original condition as possible, including sealing all penetrations to insure they are waterproof. This removal and repair is at the Tenant's expense. If the Tenant fails to remove their sign and repair the surfaces to which the signs were installed, HOA or Declarant will have such work performed and back charge the Tenant for the cost of the work.

Codes

All signs and their installation are to meet the applicable sign, structural and building codes.

Prohibited Signs

The following are prohibited:

1. Any signs other than specified in this document.

Sign Types Allowed

The following sign types or combination thereof will be permitted subject to architectural conditions.

- 1 Tenant Identification Blade Sign
- 2 Tenant Information Window Sign

Please refer to the following sheets of this document for details regarding these sign types.

Typesets & Logos

All typesets and logos to be at Tenant's option with HOA or Declarant approval.

General Provisions and Construction Requirements

1. No temporary wall signs, window signs, pennants, flags, inflatable displays or sandwich boards will be allowed except those signs specifically approved by HOA or Declarant.

2. Notwithstanding the maximum square footages specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.

3. All sign fabrication shall be of excellent quality. All logo images and typesets shall be accurately reproduced. HOA or Declarant reserves the right to reject any fabrication work deemed to be below standard.

4. Signs must be made of durable, rust-inhibiting materials that are appropriate and complementary to the building.

5. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

6. Paint colors and finishes must be reviewed and approved by HOA or Declarant.

7. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be ground smooth and finished with autobody filler. Rivets, screws and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.

8. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs, and shall have a uniform surface conforming to the highest standards of the industry.



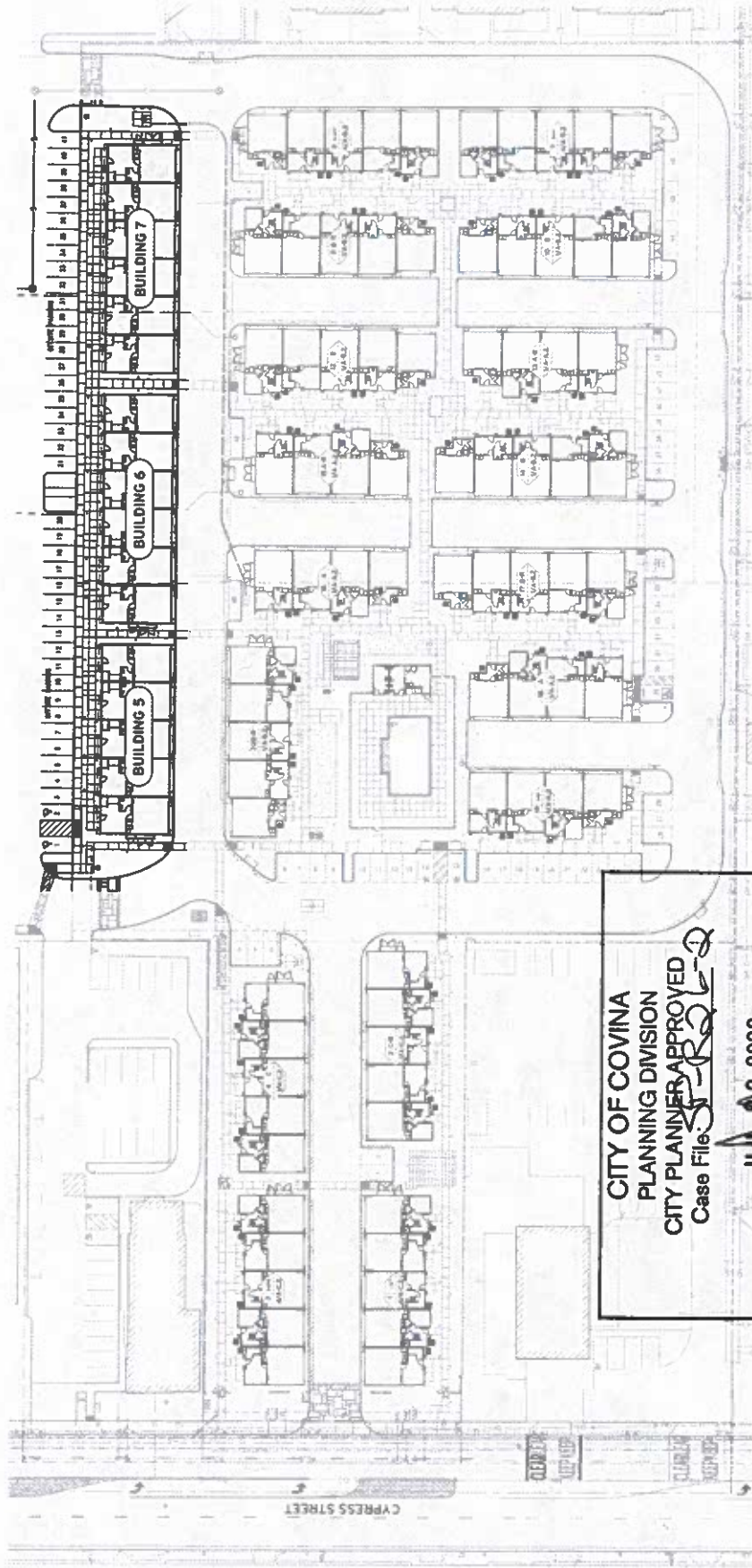
TheDesignFactor

Contact
33021 Lighthouse Court, San Juan Capistrano, CA 92675
Ph: (949) 360-5750
gary@thedesignfactor.net www.thedesignfactor.biz

Project
Cedence
Corona, California

Sheet Title
Retail Tenant Signage
Criteria Specifications

Sheet Number
SCS
Date
06-30-26



CITY OF COVINA
PLANNING DIVISION

CITY PLANNER APPROVED

Case File: *SR26-2*

JUL 02 2026

By: *[Signature]*

Any changes or alterations to the approved plans will require review and approval from the Planning Division

1 Sign Location Plan

Scale: 1" = 60'-0"

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Project
Cadence
Covina, California

Sheet Title
Sign Location Plan

Sheet Number
LP 1
Date
06-30-26

Sign Type Summary

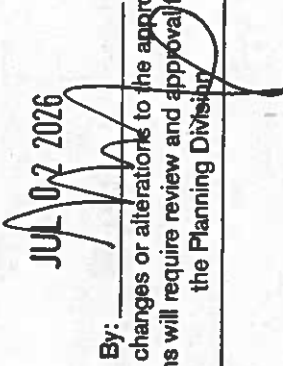
No.	Sign Types	Qty.
1	Tenant Identification Blade Sign	17
2	Tenant Information Window Signs	17

* Sign locations not shown on plan. Each unit entry to have one sign area as shown on sheet number 1.

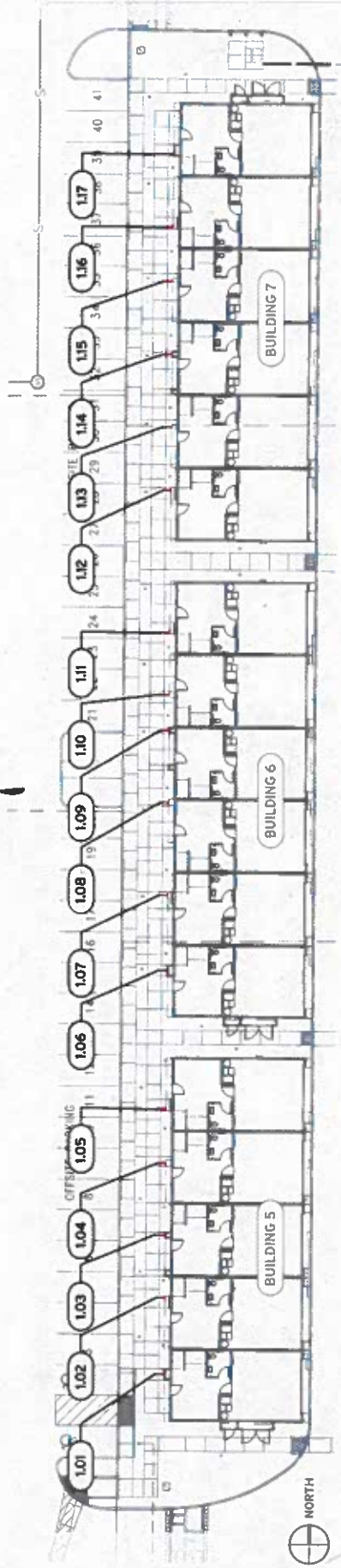
CITY OF COVINA
PLANNING DIVISION
CITY PLANNER-APPROVED

Case File: **S-R-26-2**

JUL 02 2026

By: 

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1 Sign Location Plan - Detail

Scale: 1" = 30'-0"

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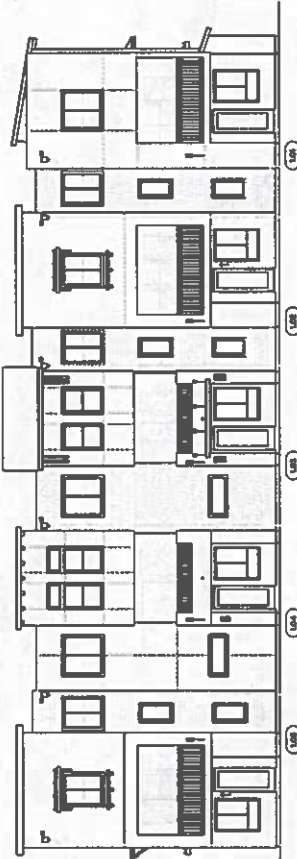
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Project
Cedence
Corona, California

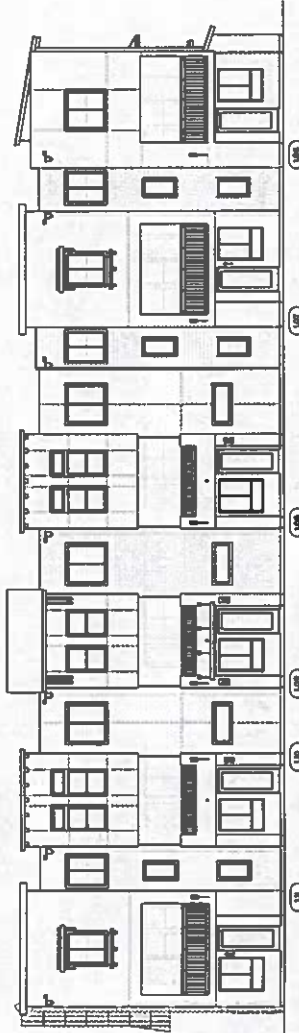
Sheet Title
Sign Location Plan

Sheet Number
LP 1.1
Date
06-30-26

CITY OF COVINA
PLANNING DIVISION
CITY PLANNER APPROVED
Case File: *PR-2026*
JUL 22 2026
By: *[Signature]*
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1 Building 5 - West Elevation
Scale: 1/16" = 1'-0"



2 Building 6 - West Elevation
Scale: 1/16" = 1'-0"



3 Building 7 - West Elevation
Scale: 1/16" = 1'-0"



4 Example Photo of Typical Building Frontage
Scale: n.t.s.

Sign Type Summary		
No.	Sign Types	Qty.
1	Tenant Identification Blade Sign	17
2	Tenant Information Window Signs*	17

* Sign locations not shown on plan. Each unit entry to have one sign area as shown on sheet number 1.

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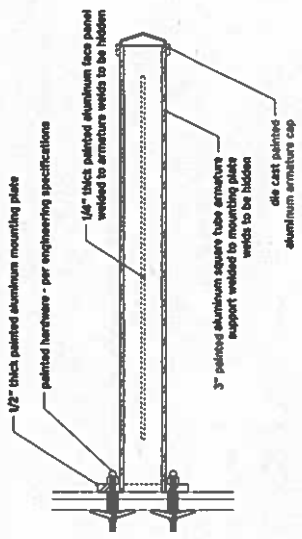
Project
Cadence
Covina, California

Sheet Title
Sign Location Elevations

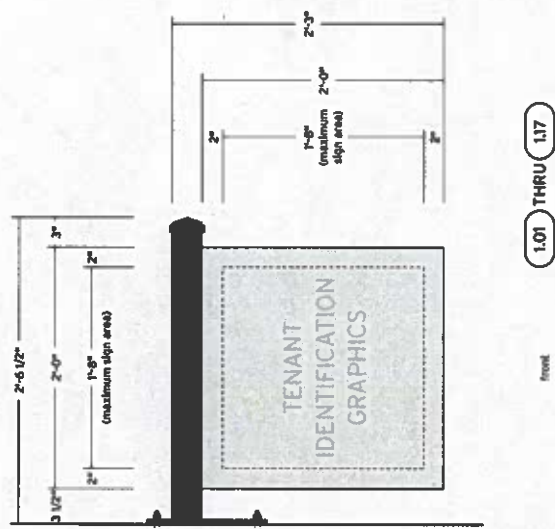
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Date
06-30-26

CITY OF COVINA
PLANNING DIVISION
CITY PLANNER APPROVED
Case File: **2026-0000**

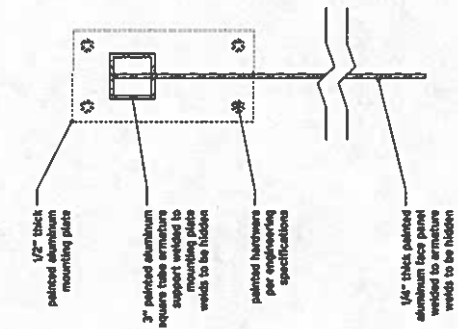
JUL 2026
By: *[Signature]*
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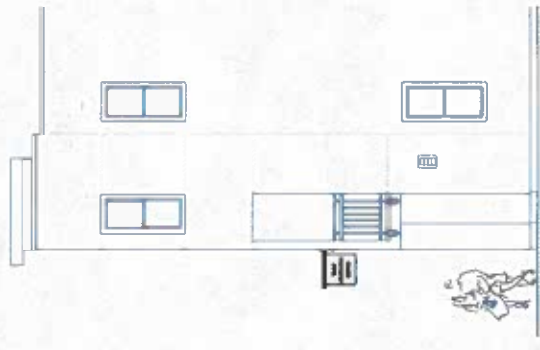
B Horizontal Section Detail
Scale: 1 1/2" = 1'-0"



2 Detail Views
Scale: 1" = 1'-0"



A Vertical Section Detail
Scale: 1 1/2" = 1'-0"



1 Location Elevation
Scale: 1/8" = 1'-0"

Sign Type 1 - Tenant Identification Blade Sign

Double sided signs to be fabricated painted aluminum. Face panel to have applied die cut vinyl graphics. Tenant Identification graphic font and/or logo per tenants option with HOA approval. Armature to be 3" square painted aluminum welded to mounting plate with hidden welds. Armature cap to be painted die cast aluminum - Item code: 18-805-0 from King Architectural Metals, Inc. 6340 Valley View St., Buena Park, CA 90621, (800) 542-2379. Cap to be welded to armature with hidden welds.

Color	Vista Paint 0529 Black Licorice
Armature, Cap & Mounting Plate	
Face Panel	Vista Paint V000 White
Tenant Graphics	Gerber 220-22 Matte Black

Sign Area
276 Square Feet (400 inches)

Sheet Number	1
Sign Type 1	Tenant Identification Blade Sign
Date	06-29-26

Project
Calence
Corona, California

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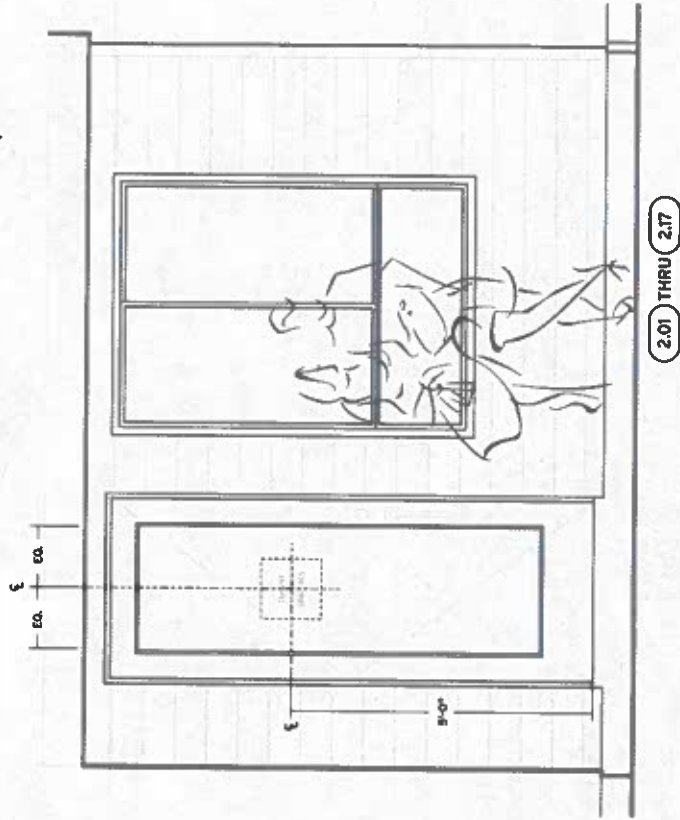
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CITY PLANNER APPROVED
Case File: 18-00000
JUL 02 2026
By: [Signature]
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Sign Type 2 - Tenant Information Window Sign

Die cut vinyl window graphics to indicate business name, business hours and emergency contact information. Tenant information graphic for and/or logo per tenants option with HOA approval.

Color: Gerber 220-20 Matte White
Tenant Graphics
Sign Area
1 Square Foot (144 inches)



1 Typical Location Elevation
Scale: 1/2" = 1'-0"

2 Details
Scale: 1 1/2" = 1'-0"

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Project
Cadence
Corina, California

Sheet Title
Sign Type 2
Tenant Information Window Sign

Sheet Number
2
Date
06-30-26