



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: 12/18/2019

---

**PLANNER:** Erin Guy, Community Development Technician

**SUBJECT:** **DSP 19-243, YT Industries Master Sign Program**, a request to consider four as-built signs at the existing single tenant building at 211 Calle Pintesco in the Rancho San Clemente Business Park.

### **REQUIRED FINDINGS**

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***A Discretionary Sign Permit is required [SCMC 17.84.020(G)] to establish a Master Sign Program for the single tenant building.***

- a. The design, including lighting, scale, length and materials of the sign is consistent with the intent of the design elements of the General Plan and the City's Design Guidelines;
- b. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves;
- c. The design and scale of the sign is appropriate to the distance from which the sign is normally viewed;
- d. The design and materials of the sign provide a contrast between the background and letters; and

For Master Sign Programs, the following specific findings also must be made:

- e. The provisions of the Master Sign Program ensure consistency in design and style of all new signs;
- f. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site; and
- g. All new signs within the Master Sign Program are in compliance with the design standards of this chapter.

### **BACKGROUND**

The project site is 1.21 acre corner lot in the Rancho San Clemente Business Park. The site currently contains YT Industries, an international bicycle manufacturing company. The site serves as a retail showroom and demonstration space, warehouse, and office space. The General Plan land use designation is Light Industrial, and the site is zoned Business Park within the Rancho San Clemente Specific Plan. A location map is provided as Attachment 2.

The purpose of the Discretionary Sign Permit (DSP), and related Master Sign Program (MSP), is to ensure signs are compatible with the property and consistent with standards, design guidelines, and General Plan policies. MSPs ensure there is a cohesive approach for signage on buildings when four or more signs are proposed.

### ***Development Management Team Meeting***

The City's Development Management Team (DMT) reviewed the project and recommends approval with conditions included in Attachment 1, Exhibit A.

### ***Noticing***

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item to date. Staff notified the Rancho San Clemente Business Association of this application and hearing date.

### **PROJECT DESCRIPTION**

The application proposes to legalize four existing signs on a single-tenant building, which requires the approval of a Master Sign Program per San Clemente Zoning Ordinance Municipal Code 17.84.020.G.2.a. The proposed Master Sign Program is provided as Attachment 3. The project includes two individual street-facing wall signs and two individual interior-facing wall signs. There are no existing entitlements for signage at 211 Calle Pintoresco. A Master Sign Program was approved for the Rancho San Clemente Auto and Business Center in 1991 that encompasses 220-251 and 260 Calle Pintoresco. The project site is not subject to this existing Master Sign Program.

Figures 1 and 2 below illustrate the two individual interior-facing wall signs and two individual street-facing wall signs respectively. Signs "A" and "B" are non-illuminated acrylic channel letters, signs "C" and "D" are matte black paint.

**Figure 1 – Interior Facing Walls Signs "A" and "B"**



**Figure 2 – Street Facing Walls Signs “C” and “D”**



**PROJECT ANALYSIS**

San Clemente Municipal Code 17.84.020.D.b.ii. permits the maximum sign area allowed per site, for non residential buildings, to be one square foot of sign area allowed for each lineal foot of all business façade, giving the subject site an allowed maximum of 441.78 square feet of total signage. San Clemente Municipal Code also restricts the maximum sign area oriented toward any one common area or property line, allowing one square foot of signage for each lineal foot of building elevation adjacent to the common area or property line. For the subject site, this would allow a maximum of 146.42 square feet of sign area to be oriented toward the interior common area, a maximum of 93.5 square feet to be oriented toward the East property line, and a maximum of 62.50 square feet to be oriented toward the South property line. This is demonstrated below in Table 1, where maximum allowable sign area is represented for individual property lines, common areas, and total per site. The proposed signage complies with sign standards for allowable area, as the total area of all proposed signage is less than the maximum allowed area for the site, and is less than the maximum area permitted toward each common area or individual property line.

**Table 1 – Sign Summary/Compliance with Sign Standards**

<b>Sign</b>	<b><i>Allowed</i></b>	<b><i>Proposed</i></b>	<b><i>Complies with Standard</i></b>
Sign “A” – Logo Wall Sign	64 square feet	51.79 square feet	Yes
Sign “B” – Name Wall Sign	64 square feet	27.86 square feet	Yes
Sign “C” – Logo	64 square feet	48.13 square feet	Yes
Sign “D” – Logo	64 square feet	48.13 square feet	Yes

TOTAL TOWARD COMMON P AREA (“A”, “B”):	146.42 square feet	79.65 square feet	Yes
TOTAL TOWARD EAST PROPERTY LINE (“C”):	93.5 square feet	48.13 square feet	Yes
TOTAL TOWARD SOUTH PROPERTY LINE (“D”):	62.50 square feet	48.13 square feet	Yes
TOTAL ON SITE:	441.78 square feet	175.91 square feet	Yes

**Design Review Subcommittee Comments**

The project was reviewed by the Design Review Subcommittee (DRSC) on September 11, 2019. The DRSC meeting minutes are provided as Attachment 4. At the time of the DRSC meeting, the applicant was proposing to side-illuminate Sign “A” to 11,000 lumens. The Subcommittee recommended the modification or removal of the lighting elements of proposed logo Sign “A.” The Subcommittee recommended that the proposed illumination be modified to be internally halo-lit, 2,000 lumen, and 4,000 degree Kelvin color temperature, or removed altogether. The applicant responded to the Subcommittee recommendations, and has modified the proposed Sign “A” to remove the lighting elements all together, proposing Sign “A” as non-illuminated channel letters. The current proposal includes no sign illumination of any kind. There is an existing mural on site, which at the time of the DRSC meeting contained a YT industries hand painted logo. The applicant has since removed the logo sign from the mural, and received a mural permit to legalize the remaining mural images.

**Design Guidelines and General Plan Consistency**

The Rancho San Clemente Specific Plans defers sign regulations to the City’s Sign Ordinance within the business park not part of an approved Master Sign Program. As noted earlier, the subject property does not fall within a previously approved Master Sign Program. Zoning Ordinance Chapter 17.84 provides general sign regulations and specific sign type regulations. Table 2 provides an analysis of the consistency of the signs with the Sign Ordinance, Design Guidelines, and General Plan.

**Table 2 – Project Consistency**

Design Guideline/General Plan Policy	Project Consistency
<i>Section 17.84.020(B)(1)(f): <b>General Regulations</b> “Sign design, scale, color and materials shall be selected that are compatible in style with the building it serves”.</i>	<i>Consistent.</i> The project site is a two-story, 18,210 square foot commercial building. The proposed signage is compatible in scale and massing with the building itself. The color scheme of the proposed signs

Design Guideline/General Plan Policy	Project Consistency
	complement the color of the primary mass of the building.
<p><i>Design Guideline II.C.3.e</i> <b>General Design Guidelines for All Architecture Subject to Discretionary Design Review</b> “Carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.”</p>	<p><i>Consistent.</i> The design of the proposed signage compliments the massing of the primary building and the available size of the lot. The proposed signage integrates the signage throughout the lot in an appropriate way, without exceeding the allowable sign area oriented toward any one line of sight or common area.</p>
<p><i>Design Guidelines II.B. Relationship to Neighboring Development.</i> All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.</p>	<p><i>Consistent.</i> From the public right-of-way, the signage is consistent with other approved signage along Calle Pintesco that allows for signs on both sides of the street-facing building corners. The amount of signage is consistent with the neighborhood in that two of the proposed signs are visible from the public right-of-way on the street facing corners.</p>
<p><i>Section 17.84.020(D)(b)(i)</i> <b>Maximum Sign Area Allowed Per a Site</b> For nonresidential buildings, one square foot of sign allowed for each lineal foot of all business façade.</p>	<p><i>Consistent.</i> The proposed signage totals 175.91 square feet where 441.78 square feet is allowed.</p>
<p><i>Section 17.84.020(D)(c)(i)</i> <b>Maximum Sign Area Oriented Toward Any One Property Line of a Site</b> For nonresidential buildings, one square foot of sign allowed for each lineal foot of all business façade.</p>	<p><i>Consistent.</i> The City permits up to 146.42 square feet of signage oriented towards the common parking area, and 79.65 square feet is proposed. Up to 62.5 square feet of signage oriented towards the South property line is allowed, and 48.13 square feet is proposed.</p>

**CONCLUSION**

The project complies with all development standards and establishes guidelines to promote consistency of style throughout the proposed signs. The proposed signs will be harmonious with the existing building facade. The signs do not propose illumination of any kind, and are in character with the design and placement of existing signs along Calle Pintesco.

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends that the project be

found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 11 Categorical Exemption (Accessory Structures) pursuant to State CEQA Guidelines Section 15311, because the proposed project involves the construction of on premise signs.

### **CALIFORNIA COASTAL COMMISSION REVIEW**

The project is not within the Coastal Zone and does not require Coastal Commission review.

### **ALTERNATIVES:**

The Planning Commission may take any of the following actions:

1. The Planning Commission can concur with staff and approve the proposed project.
2. The Planning Commission can approve the project and at its discretion, add, modify or delete provisions of the proposed project or conditions.
3. The Planning Commission can deny the project.

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Accessory Structures); and
2. Adopt Resolution PC 19-042, approving Discretionary Sign Permit 19-243 to establish a Master Sign Program for YT Industries, located at 211 Calle Pintoresco.

### ***Attachments:***

1. Resolution No. PC 19-042  
Exhibit A
2. Location Map
3. Proposed Master Sign Program
4. DRSC Minutes, 9/11/2019

## RESOLUTION NO. PC 19-042

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 19-243, A REQUEST TO ESTABLISH A MASTER SIGN PROGRAM FOR AN EXISTING SINGLE TENANT BUILDING AT 211 CALLE PINTORESCO

WHEREAS, on July 5, 2019, an application for DSP 19-243 was submitted by Bob Whip of YT Industries, 211 Calle Pintoresco, San Clemente, CA 92672 for DSP 19-243, a request establish a Master Sign Program for an existing single tenant building within the Rancho San Clemente Specific Plan, and deemed complete on August 26, 2019 The site's legal description is Tract 13467, Lot 23 and the Assessor's Parcel Number is 690-651-02; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures) because the proposed project involves the construction of on-site signs; and

WHEREAS, on July 25, 2019, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and support the project with conditions included in Exhibit A of Attachment 1 (Draft Resolution of Approval); and

WHEREAS, on September 11, 2019, the City's Design Review Subcommittee (DRSC) considered the project and recommends approval with project modifications; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the San Clemente Times newspaper on December 5, 2019, posted at the project site, and mailed to all property owners within 300 feet of the subject property; and

WHEREAS, on December 18, 2019, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

**Section 1. Incorporation of Recitals.**

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2. CEQA Exemption.**

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures).

The Class 11 exemption specifically exempts from further CEQA review the construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, such as on premise signs. Here, the project consists of the addition of on-site signage for an existing commercial retail center. Thus, the project qualifies for the Class 11 exemptions.

Furthermore, none of the exceptions to the use of the Class 11 categorical exemptions identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern. The project site is developed with an existing commercial building, parking lots and ancillary signage. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time in that the project site is already developed. There are no unusual circumstances surrounding the project that result in a significant effect on the environment. There are no especially sensitive resources (endangered species, wetlands, etc.) on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites and the project will not cause a substantial adverse change in the significance of a historical resource in that the site is currently developed with non-hazardous uses and is proposed to include new commercial buildings and signage which are non-hazardous and there are no historic resources on or within the vicinity of the project site. Thus, the Class11 exemptions apply, and no further environmental review is required.

**Section 3. Findings**

With respect to Discretionary Sign Permit 19-243 the Planning Commission finds as follows:

- A. The design, including lighting, scale, length and materials of the signs are consistent with the intent of the design elements of the General Plan and Design Guidelines.



1. As stated in Design Guideline II.B. *“Relationship to Neighboring Development”*; *All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.* From the public right-of-way, the signage is consistent with other approved signage along Calle Pintoresco that allows for signs on both sides of the street-facing building corners. Therefore, the project is consistent with Design Guideline II.B.
  2. According to Design Guideline II.C.3.e, *“General Design Guidelines for All Architecture Subject to Discretionary Design Review”* *Signs should [...] carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.* The proposed signs would be designed to match the aesthetic of the existing building in both scale and material design, as the existing building is a two story single tenant building utilizing smooth finishes, dark grey paint color, and black accent light fixtures. Therefore, the proposed project is consistent with Design Guideline II.C.3.e
- B. The design, scale and materials of the signs harmonize with the architectural design and details of the building or site it serves.
1. According to Design Guideline II.C.3.e, *“General Design Guidelines for All Architecture Subject to Discretionary Design Review”* *Signs should [...] carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.* The proposed signs would be designed to match the aesthetic of the existing building in both scale and material design, as the existing building is a two story single tenant building utilizing smooth finishes, dark grey paint color, and black accent light fixtures. Therefore, the proposed project is consistent with Design Guideline II.C.3.e
- C. The design and scale of the signs are appropriate to the distance from which the signs are normally viewed.
1. The street facing wall signs are five feet and 4 inches in height, and are proportional to the two story street facing facade, and will provide visibility from Calle Pintoresco for visitors on the site.
  2. The interior facing walls signs are under 64 square feet, and are proportional to the interior facing store front façade, and will provide visibility from the parking lot for visitors on the site.

- D. The design and materials of the signs provide a contrast between the background and letters.
1. The interior facing wall signs incorporate individual acrylic channel letters and logos with no proposed illumination.
  2. The exterior facing logo wall signs utilize matte black paint, complementing the existing painted address signs and the existing smooth exterior painted in a dark grey finish.
  3. The background of all wall signs is a dark grey smooth finish, which provides a good basis for the addition of contrasting black letters/logo.
- E. The provisions of the Master Sign Program ensure consistency in design and style of all new signs.
1. The design incorporates high quality signs, such as individual acrylic channel letters and logo signs and matte black painted logo signs, in keeping with the Design Guidelines.
  2. Specified size, materials and mounting are prescribed in the sign program, but tenants are afforded flexibility in the selection of colors for their signage.
- F. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site.
1. The design incorporates high quality signs, such as individual acrylic channel letters and logo signs and matte black painted logo signs, in keeping with the Design Guidelines.
  2. Specified size, materials and mounting are prescribed in the sign program, but tenants are afforded flexibility in the selection of colors for their signage.
- G. All new signs within the Master Sign Program are in compliance with the design standards of chapter 17.84 of the Zoning Code. The new signs meet the materials, size, and lighting specifications therein.
1. The proposed signs meet the material and size requirements specified within chapter 17.84 of the Zoning Code, which permits up to 146.42 square feet of signage oriented towards the common parking area, and 79.65 square feet is proposed. Up to 62.5 square feet of signage oriented towards the South property line is allowed, and 48.13 square feet is proposed.

**Section 4. Planning Commission Approval.**

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Discretionary Sign Permit 19-243, YT Industries Master Sign Program, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on December 18, 2019.

---

Chair

**CERTIFICATION:**

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on December 18, 2019, carried by the following roll call vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSTAIN:        COMMISSIONERS:  
ABSENT:         COMMISSIONERS:

---

Secretary of the Planning Commission

CONDITIONS OF APPROVAL  
DISCRETIONARY SIGN PERMIT 19-243,  
YT INDUSTRIES MASTER SIGN PROGRAM

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |     |   |                                |
|-----|---|--------------------------------|
| 1.1 | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval.   | Planning                       |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning                       |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval.  | Planning                       |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.  | All                            |
| 1.6 | Applicant agrees on behalf of itself, the landlord, all predecessors, and all successors in interest, that this approval supersedes any previous signage approved by the City and that all previous signage approvals are now subject to the Master Sign Program as set forth in DSP 19-243.  | Planning<br>Code<br>Comp<br>** |
| 1.7 | No individual sign permit is conveyed by the approval of DSP 19-243. Prior to the issuance of a building permit, the owner or designee shall obtain approval of an Administrative Sign Permit,  | Planning<br>**                 |

providing plans that demonstrate the signage is consistent with the Master Sign Program.

- 1.8 The Applicant (including any property owners and managers, and their designees) understands and agrees that no temporary signage is part of this review. All temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City's window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit's approval by the City. As such, any violation of the City's regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. [Citation - Section 17.16.240.D of the SCMC] Code Comp \*\*
- 1.9 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owners/property owners shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. [Citation - Section 8.52.030(Y) of the SCMC] Code Comp \*\*
- 1.10 The Applicant (including and property owners and managers, and their designees) understands and acknowledges that due to existing and non-remedied sign violations, the applicant shall submit all necessary applications and timely respond to any corrections provided during the plan check review process needed to obtain all required permits/approvals within three (3) months of DSP 19-243 approval (deemed by the City). In addition, all permits associated with the aforementioned code compliance matter shall be finalized within three (3) months of permit issuance. The Applicant understands that if any of the time frames listed in this condition fall on a day the City is closed, that the due date for that Code Compliance \*\*

item shall be the next day the City offices are open.

#### **4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**

- 4.15 A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. Building \*\*
- 4.16 Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check. Building \*\*
- 4.17 Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. Building \*\*

#### **7.0 OPERATIONAL CONDITIONS OF APPROVAL**

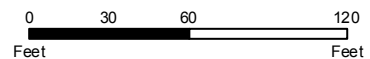
- 7.15 Should a sign be removed, all holes shall be patched, the surface painted to match the existing color and restored to original condition within 30 days of the tenant vacating the suite. Planning Code Comp \*\*

\* Denotes a modified Standard Condition of Approval

\*\* Denotes a project-specific Condition of Approval



**City of San Clemente**  
Project: DSP 19-243  
Address: 211 Calle Pintoresco





13158 ARCTIC CIR.  
SANTA FE SPRINGS, CA 90670  
PH. 562.436.5188  
WWW.TDISIGNS.COM

**PROJECT INFO:**  
YT Industries  
211 Calle Pintoresco  
Suite A  
San Clemente, CA 92672

**ACCOUNT MANAGER:**  
A. RIVAS

**DESIGNER:**  
M. Chastain

**DRAWING TYPE:**  
PRESENTATION   
PERMIT   
SHOP

**CLIENT APPROVAL**

**REVISION NOTES:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR  
APPROVAL. YOU MAY NOT REPRODUCE, COPY, DISTRIBUTE  
OR COPIED IN ANY FASHION. OWNERSHIP OF THIS  
DRAWING REMAINS WITH TDI SIGNS. IF YOU  
USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS.  
COLORS DERIVED ARE A GRAPHIC REPRESENTATION.  
REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

**DATE:**  
11/20/19

**PROJECT #:**  
190518-01

**PAGE:**  
1 OF 5



San Clemente, CA





13158 ARCTIC CIR.  
 SANTA FE SPRINGS, CA 90670  
 PH. 562.436.5188  
 WWW.TDISIGNS.COM

**PROJECT INFO:**  
 YT Industries  
 211 Calle Pintoresco  
 Suite A  
 San Clemente, CA 92672

**ACCOUNT MANAGER:**  
 A. RIVAS

**DESIGNER:**  
 M. Chastain

**DRAWING TYPE:**  
 PRESENTATION   
 PERMIT   
 SHOP

**CLIENT APPROVAL**

**REVISION NOTES:**

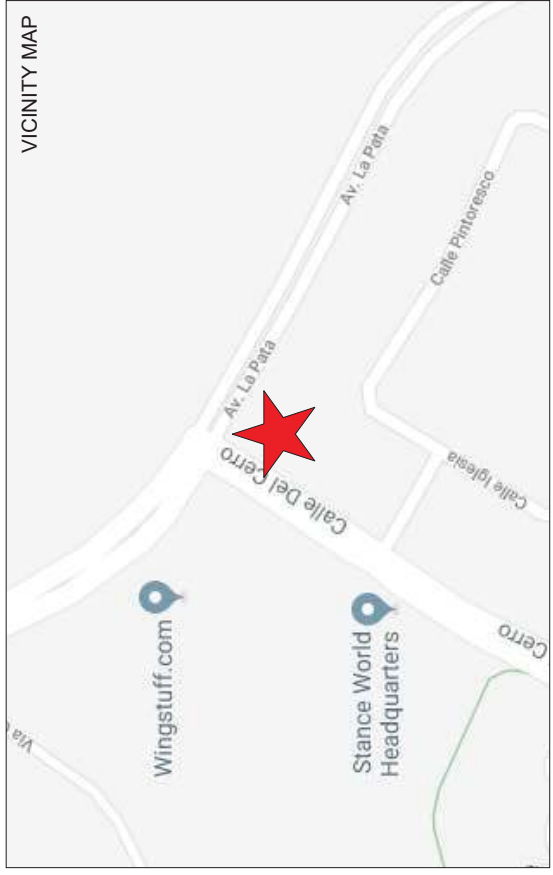
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
 CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR  
 APPROVAL OF WORK TO BE SHOWN AND FOR  
 APPROVAL OF WORK TO BE SHOWN AND FOR  
 OR COPIED IN ANY FASHION. OWNERSHIP OF THIS  
 DRAWING REMAINS WITH TDI SIGNS. ANY  
 USE OF THIS DESIGN MUST BE OBTAINED BY TDI SIGNS.  
 COLORS DERIVED ARE A GRAPHIC REPRESENTATION.  
 REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

**DATE:**  
 11/20/19

**PROJECT #:**  
 190518-01

**PAGE:**  
 2 OF 5



**SIGN A:** Manufacture and install (1) non illuminated channel logo on north east elevation.

**SIGN B:** Manufacture and install (1) set of non illuminated FCO acrylic letters on north east elevation.

**SIGN C and D:** Matte Black Acrylic Paint on existing exterior material.



13158 ARCTIC CIR.  
 SANTA FE SPRINGS, CA 90670  
 PH. 562.436.5188  
 WWW.TDISIGNS.COM

**PROJECT INFO:**  
 YT Industries  
 211 Calle Pintoresco  
 Suite A  
 San Clemente, CA 92672

**ACCOUNT MANAGER:**  
 A. RIVAS

**DESIGNER:**  
 M. Chastain

**DRAWING TYPE:**  
 PRESENTATION   
 PERMIT   
 SHOP   
 CLIENT APPROVAL

**REVISION NOTES:**

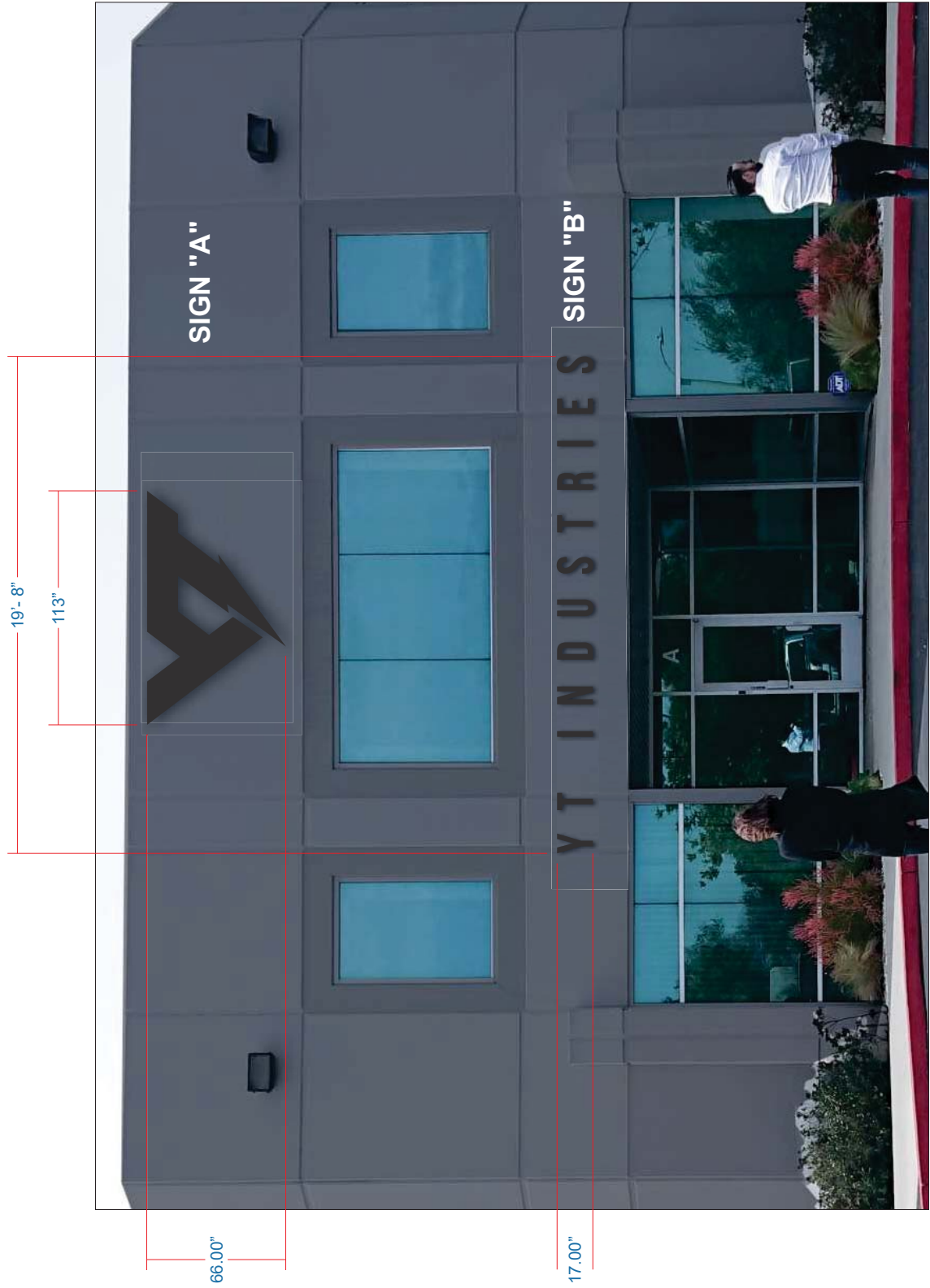
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
 CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR  
 APPROVAL. YOU MAY NOT REPRODUCE OR  
 APPROVE FOR ANY OTHER USE WITHOUT THE  
 WRITTEN CONSENT OF TDI SIGNS. THIS DRAWING  
 OR COPIED IN ANY FASHION. OWNERSHIP OF THIS  
 DRAWING REMAINS WITH TDI SIGNS. ANY  
 USE OF THIS DESIGN MUST BE OBTAINED BY TDI SIGNS.  
 COLORS DERIVED ARE A GRAPHIC REPRESENTATION.  
 REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

**DATE:**  
 11/20/19

**PROJECT #:**  
 190518-01

**PAGE:**  
 3 OF 5



**SCALE:** 1/4" = 1'  
**SIGN AREA:** 81.78 SF

**PROPOSED EXTERIOR SIGNAGE**

**A/B**



13158 ARCTIC CIR.  
SANTA FE SPRINGS, CA 90670  
PH. 562.436.5188  
WWW.TDISIGNS.COM

**PROJECT INFO:**  
YT Industries  
211 Calle Pintoresco  
Suite A  
San Clemente, CA 92672

**ACCOUNT MANAGER:**  
A. RIVAS

**DESIGNER:**  
M. Chastain

**DRAWING TYPE:**  
PRESENTATION   
PERMIT   
SHOP

**CLIENT APPROVAL**

**REVISION NOTES:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

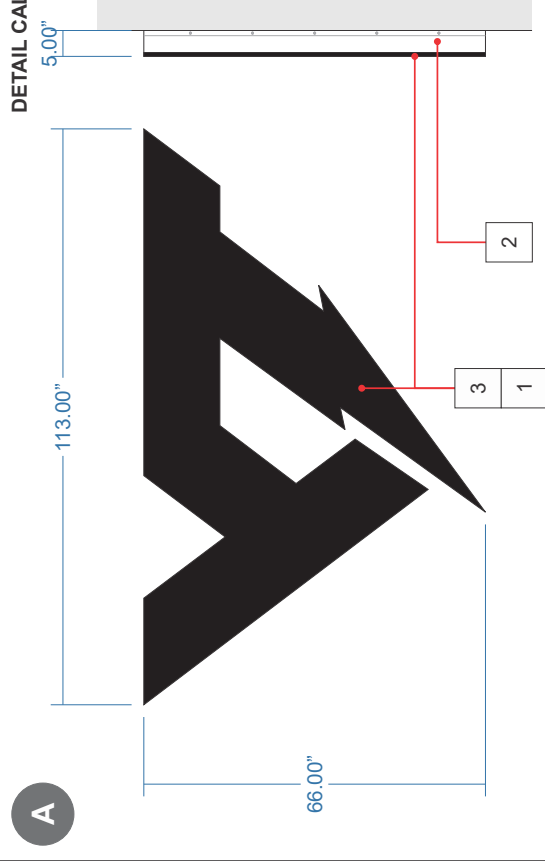
THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR  
APPROVAL. YOUR APPROVAL DOES NOT CONSTITUTE  
OR COPIED IN ANY FASHION. OWNERSHIP OF THIS  
DRAWING REMAINS WITH TDI SIGNS. ANY REVISIONS  
USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS.  
COLORS DERIVED ARE A GRAPHIC REPRESENTATION.  
REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

**DATE:**  
11/20/19

**PROJECT #:**  
190518-01

**PAGE:**  
4 OF 5

**DETAIL CALLOUTS**



**DESCRIPTION: NON ILLUMINATED CHANNEL LOGO**  
**QTY: 1**  
**SIGN AREA: 51.79**  
**SCALE: 1/2" = 1'**

**NIGHT VIEW**

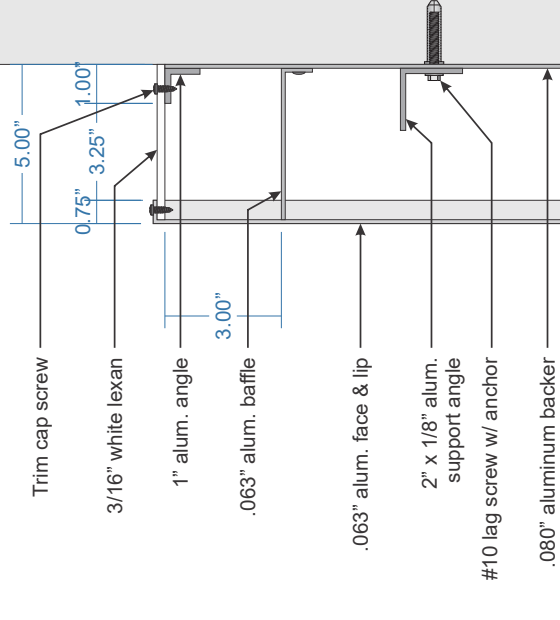


**GENERAL NOTES**

**MATERIAL/COLOR CALLOUTS**

#	DESCRIPTION
1	.063" aluminum
2	.188" white lexan
3	PTM Pantone 426c

**ATTACHMENT DETAIL**



**REVISION NOTES:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
CREATED BY TDSI SIGNS. IT IS SUBMITTED FOR YOUR  
APPROVAL. YOUR COMMENTS AND APPROVALS  
OR COPIED IN ANY FASHION. OWNERSHIP OF THIS  
DRAWING AND ALL RIGHTS RESERVED. TDSI SIGNS  
COLORS DERIVED ARE A GRAPHIC REPRESENTATION.  
REFER TO CALLOUTS FOR ACTUAL COLORS TO BE USED.

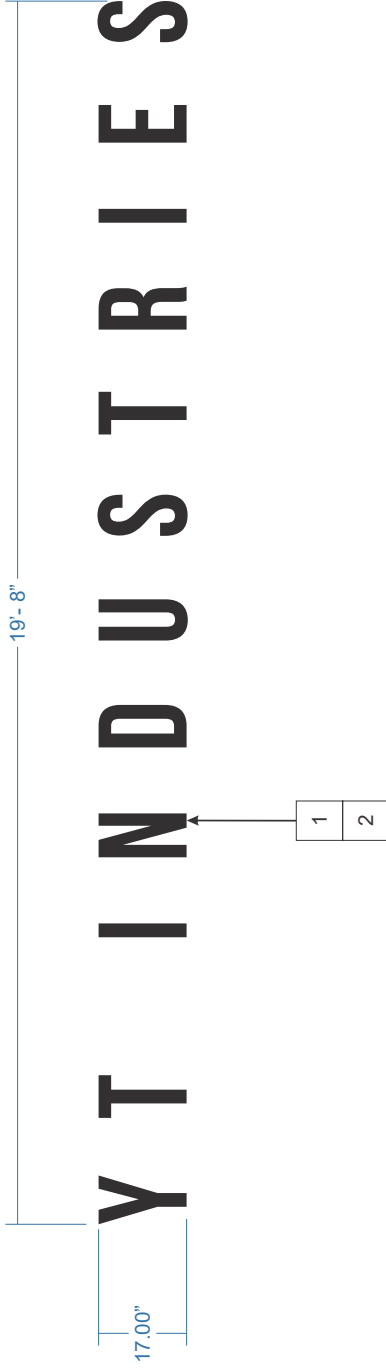
**DATE:**  
11/20/19

**PROJECT #:**  
190518-01

**PAGE:**  
5 OF 5

**B**

**DETAIL CALLOUTS**



**DESCRIPTION: NON ILLUMINATED FCO LETTERING  
QTY: 1**

**SIGN AREA: 27.86  
SCALE: 1/2" = 1'**

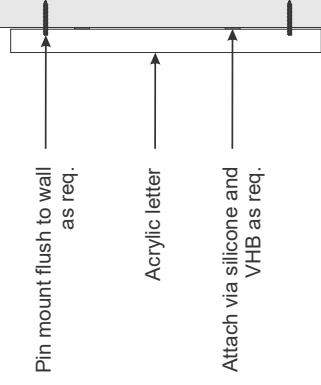
**MATERIAL/COLOR CALLOUTS**

#	DESCRIPTION
1	.75" acrylic
2	PTM Pantone 426c

**GENERAL NOTES**

1. INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48, UL 2161 COMPLIANT AND/OR OTHER APPLICABLE LOCAL CODES.
2. BRANCH CIRCUIT:  
- ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).  
- SIGN CIRCUITS MUST NOT BE SHARED.  
- PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
3. UL AND DATA LABELS REQUIRED.
4. SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE SIGN SECTIONS AND THE NEC. AUTHORITIES HAVING JURISDICTION ARE RESPONSIBLE FOR THE ULTIMATE DECISION TO APPROVE AN INSTALLATION.

**ATTACHMENT DETAIL**

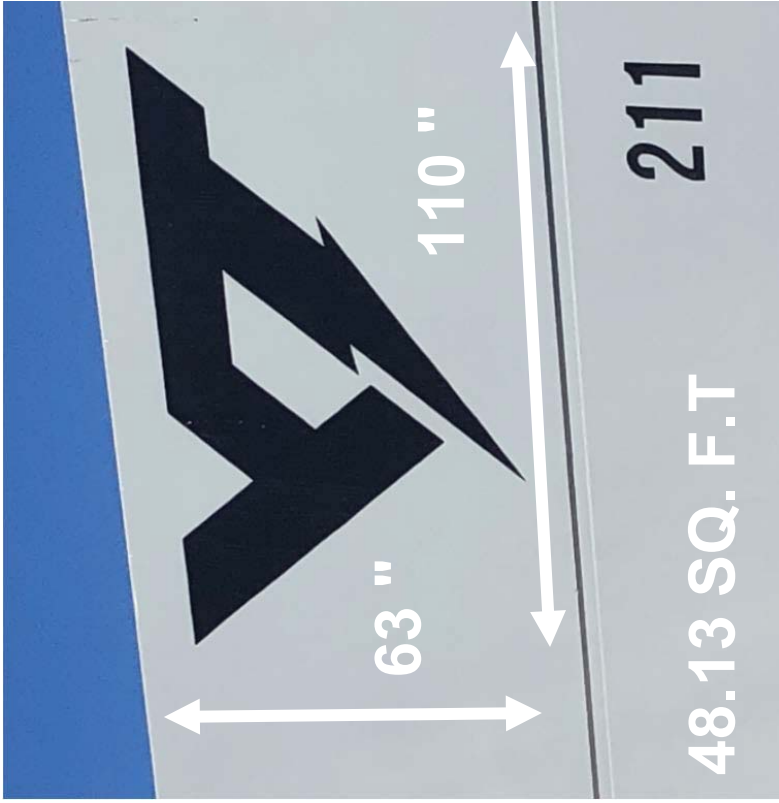


Signs "C" and "D"

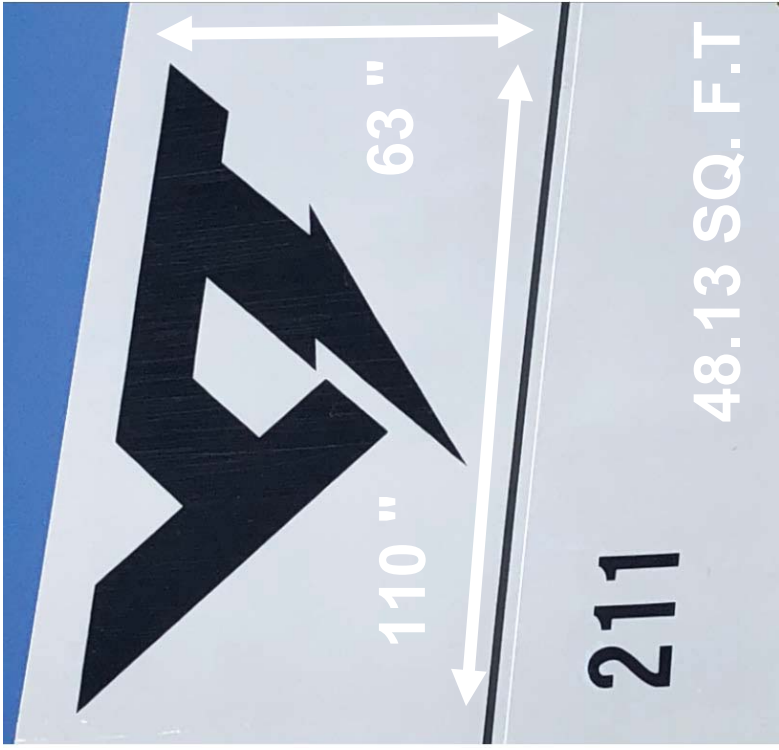


**SIGN C and D:** Matte Black Arcylic Paint on existing exterior material.

C



D



**SIGN C and D:** Matte Black Arcylic Paint on existing exterior material.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
SEPTEMBER 11, 2019**

Subcommittee Members Present: Bart Crandell, Zhen Wu

Subcommittee Members Absent: Jason Talley

Staff Present: City Planner Gabriel Perez, Associate Planner Katie Crockett,  
Community Development Technician Erin Guy

**1. MINUTES**

The Subcommittee approved the minutes from the August 28, 2019 meeting.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. Discretionary Sign Permit 19-243, 211 Calle Pintoresco, YT Industries Master Sign Program (Guy)**

A request to consider five signs (one internally illuminated), as built, at the existing single tenant building at 211 Calle Pintoresco in the Rancho San Clemente Business Park.

Community Development Technician Erin Guy summarized the staff report and noted that a representative from the Rancho San Clemente Business Park Association has stated that the signs do not meet the requirements of the CC&Rs. The Applicant, Curen Devlin, provided background on his business and was available to answer questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Stated that Sign E could be either a monument sign or a mural, but not both.
- Questioned whether the images on Sign E would constitute advertising, and directed staff to review the information presented in the Mural Planning Commission Study Session to ensure consistent interpretation as well as verifying with the City Attorney.
- Stated that the “YT” logo on Sign E constitutes advertising; this would definitely need to be removed (in both locations) for Sign E to be considered a mural.
- Recommended modifying Sign E to remove “YT” logos and any other images that would constitute “advertising,” consistent with the Zoning Ordinance, discussions at the mural Study Session, and City Attorney recommendations, and apply for a Mural Permit. Alternatively, the sign could be reduced in size to meet the requirements for a monument sign.

- Recommended modifying Sign A to be “dark skies” compliant. Two acceptable options were discussed: (1) removing the illumination of the existing channel letter sign or (2) modifying the sign to be halo-illuminated as opposed to the proposed side illumination.
- Stated the color temperature of lighted sign (Sign A) should be 4,000 Kelvin and light emitted not to exceed 2,000 lumens, consistent with other recent approvals.
- Suggested utilizing a condition requiring the lighted sign have a dimmer to lower the illumination should it be deemed necessary by the City Planner.

The Subcommittee provided additional comments to staff and the applicant and recommended the project, with modifications, move forward to the Planning Commission for consideration.

**3. NEW BUSINESS**

Commissioner Crandell noted he will not be in attendance at the next two DRSC meetings of September 25 and October 9, 2019 and that Commissioner Wu will chair the meetings in his absence.

**4. OLD BUSINESS**

None

**5. ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, September 25, 2019 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

---

Bart Crandell, Chair

Attest:

---

Katie Crockett, Associate Planner