



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, JAY TREVINO, AND PEGGY SCHNEBLE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: DECEMBER 8, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Will Bouwens-Killeen".

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-16-29 **535, 555, and 575 Anton Blvd.**

Amendment to the planned sign program for The MET to specify tenant signage in size and style. The planned sign program includes updates to building signs, freestanding signs, and directional signs. All sign details are compatible with the existing building architecture and surrounding developments. No increase in signage visible from Anton Boulevard and Avenue of the Arts is proposed.

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628 - 1200

DEVELOPMENT SERVICES DEPARTMENT

December 8, 2016

Mr. John Bishop
Truemark Inc., JB3D
731 N. Main Street
Orange, CA 92868

**RE: ZONING APPLICATION ZA-16-29
AMENDMENT TO PLANNED SIGN PROGRAM
FOR THE MET COSTA MESA
535, 555, 575 ANTON BOULEVARD, COSTA MESA**

Dear Mr. Bishop:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on December 15, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Roger Rath, at (714) 754-5609, or at roger.rath@costamesa.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
Findings
Conditions of Approval, Code Requirements, and Special District
Requirements
Approved Planned Sign Program

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

The project site is located east of Bristol Street and south of Anton Boulevard. The overall site area is approximately 12.89 acres in size. The property is zoned PDC (Planned Development Commercial) and has a General Plan land use designation of Urban Center Commercial. The MET Costa Mesa is comprised of three 12-story office buildings (535, 555, and 575 Anton Boulevard), three parking structures, and a fitness center (589 Anton Boulevard). The surrounding neighborhood includes commercial properties to the west, northwest, and east, as well as multiple-family residential dwellings to the northeast; the property abuts the I-405 Freeway to the south.

The amendment to Planned Sign Program (PSP) updates the previously-approved sign program approved under ZA-00-03. The revised PSP modifies the specifications for building signs, freestanding signs, and directional signs in order to modernize the signs to complement new improvements to the building architecture. There is no significant change in the signs visible from the I-405 Freeway, Anton Boulevard, and Avenue of the Arts with these modifications. This is especially true for building signs at the top of the three 12-story buildings that are included in this sign program. The updated signs will also assist in communicating to the general public the name/type of businesses of The MET Costa Mesa and where they are located on site.

ANALYSIS

Proposed Planned Sign Program (PSP)

The new PSP modernizes the previously-approved PSP with emphasis on the three office buildings (535, 555, and 575 Anton Boulevard). The new PSP satisfies all applicable Code standards from the Costa Mesa Zoning Code and the goals of the General Plan.

A comparison of proposed signage to that allowed by the previously approved PSP is as follows:

		Existing	Proposed
535 Building	<u>12-Story Wall Sign (Penthouse Sign)</u>		
	Sign Type: 1, 1A		
	Number	3	2
	Area	850 sq. ft.	761 sq. ft.
	Location	North, East & South Elevation	East and South Elevation
	<u>Tenant Signs</u>		
	Sign Type: 3, 3A		
	Number	4	4
	Area	N/A	Total 200 sq ft. max
Location	North & West Elevation	North elevation	
<u>Internal Freestanding Signs (Illuminated)</u>			
Sign Type: 5A			
Number	1	1	

	Dimensions	5'-0" x 9'-6" height x width	9'-9" x 4'-0" height x width
555 Building	<u>12-Story Wall Sign (Penthouse Sign)</u> Sign Type: 1B		
	Number Area Location	3 850 sq. ft. East, West & South Elevation	2 850 sq. ft. East & West
	<u>Tenant Signs</u> Sign Type: 3, 3A		
	Number Area Location	0 N/A N/A	4 Total 200 sq ft. max North Elevation
575 Building	<u>12-Story Wall Sign (Penthouse Sign)</u> Sign Type: 1, 1A		
	Number Area Location	3 850 sq. ft. North, South & East Elevation	2 761 sq. ft. East & South Elevation
	<u>Tenant Signs</u> Sign Type: 3, 3A		
	Number Area Location	4 N/A North & West Elevation	4 Total 200 sq ft. max North elevation
Project Sign	<u>Internal Freestanding Signs (Illuminated)</u> Sign Type: 5		
	Number Dimensions	0 N/A	1 3'-2" x 14'-8" height x width
	<u>12-Story Wall Sign (Penthouse Sign)</u> Sign Type: 1, 1A		
	Number Area Location	3 850 sq. ft. North, South & East Elevation	2 761 sq. ft. East & South Elevation
Project Sign	<u>Internal Freestanding Signs (Illuminated)</u> Sign Type: 5A		
	Number Dimensions	1 5'-0" x 9'-6" height x width	1 9'-9" x 4'-0" height x width
	<u>Internal Freestanding Signs (Illuminated)</u> Sign Type: 10		
	Number Dimension	0 N/A	1 3'-0" x 5'-4" height x width
Total Sign Area		2,550 sq. ft.	2,372 sq. ft.

**Sign Type' corresponds to the proposed PSP plans submitted by applicant.

The PSP allows for individual design features applicable for each sign type compatible to the architectural design elements of the existing buildings that are a part of The MET Costa Mesa.

12-Story Building Signs (Penthouse Floor)

The 12-story building signs (Sign Type 1, 1A, 1B) have been updated to allow internal illumination or halo-lit letters in white or brushed aluminum mounted to the existing structural system on the outside of the building wall. The total number of 12-story building

signs on 535 Anton Boulevard and 575 Anton Boulevard (Sign Type 1, 1A) has decreased from three to two and the signage has decreased by 89 square feet as granted by the previous approval. For 555 Anton Boulevard (Sign Type 1B), the total number of signs have decreased from three to two. For the specifics of these building wall signs, see the individual detail sheets of the program (attached).

Tenant Building Signs

The tenant building signs on the first or second floors for 535, 555, and 575 Anton Boulevard (Sign Type 3, 3A, 3B), have been updated to allow internal illumination or halo-lit letters in white or brushed aluminum mounted to a structural rail system. The PSP defines the maximum size area of the tenant signs permitted on the property. In the previous PSP, tenant building signs were not permitted for the 555 Anton Boulevard building. The new PSP would revise this standard to allow four tenant signs. All tenant signs have been reoriented to face north so to not be visible from Anton Boulevard but to assist pedestrians walking into the development to find the business they are looking for.

Freestanding Signs

Freestanding signs have been modernized to allow internal illumination in a manner that lights only the sign copy. These signs are to be constructed in a smooth, non-weathering aluminum that is painted. The previously approved PSP allowed two horizontal freestanding signs adjacent to 535 and 575 Anton Boulevard. These two freestanding signs have been revised to a vertical shape that complies with the 12-foot maximum height allowed by the Costa Mesa Municipal Code. Two additional freestanding identification signs have been proposed for The MET Costa Mesa and 555 Anton Boulevard. This freestanding sign measures 3'-0" tall and 5'-4" long and is located at the main entryway of the site. The freestanding sign identifying 555 Anton Boulevard tenants has a horizontal shape orientation, measuring 3'-2" tall and 14'-8" long. Placement of all freestanding signs can be viewed on page 5.0 of the PSP (Site Plan – Exterior Site Signage).

Directional and Address Signs

Directional and address signs have been updated and included in the revised PSP. Several existing signs will remain in place and are retained in this PSP update; they are included in the detailed specifications for sign changes that occur in the future.

Additional Discussion

The goal of a PSP is to provide a comprehensive, consistent, and compatible program for all signage permitted at the development. The proposed PSP complements the project's contemporary architecture, does not allow substantially greater visibility than the standard ordinance provisions allow, reduces the amount of signage, and meets the required findings detailed below.

General Plan Consistency

The proposed project is consistent with the 2015-2035 General Plan Land Use Objectives LU-3.8 that encourages new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.

FINDINGS

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. *The freestanding signs are located strategically to provide identity and direction to each office tower.*

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation. *The signs are intended to improve pedestrian and vehicular circulation by providing adequate direction.*

3. Compliance with any performance standards as prescribed elsewhere in this Zoning Code. *The signs meet the intent of the Zoning Code in terms of size and location.*

4. Consistency with the General Plan and any applicable specific plan. *The signs contribute to the goals and policies set by the General Plan in terms of design, location, and scale as relates to the buildings.*

5. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development. The planned signing program was designed specifically for the project site taking into consideration the site's building configuration, architecture, and vehicular access. *The sign, shape, materials, letter styles, and colors have been modernized to match The MET Costa Mesa.*

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:

1. The proposed signing is consistent with the intent of Chapter VIII – Signs of the Zoning Code and the General Plan.

2. The proposed signs are consistent with each other in design and construction – taking into account sign style and shape, materials, letter styles, colors and illumination.

3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif.
 4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311, Class 11, Accessory Structures, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|--------------|---|
| Plng. | <ol style="list-style-type: none">1. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant obtains sign permits. If the applicant is unable to obtain sign permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. All construction-related activity shall be limited to between the hours of 7 AM and 7 PM, Monday through Friday, and 9 AM to 6 PM Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.3. Sign permits shall be obtained prior to the installation of the sign. |
| Bldg. | <ol style="list-style-type: none">4. Comply with the requirements of the following adopted codes: Code 2013 California Building Code, 2013 California Electrical code, 2013 California Green Building Standards Code, and 2013 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. |
| Bus.
Lic. | <ol style="list-style-type: none">5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |

THE MET

COSTA MESA, CA · SIGN PROGRAM

REVISION 1 - 9.13.16
REVISION 2 - 10.13.16
REVISION 3 - 11.07.16
REVISION 4 - 11.11.16

PROPERTY OWNER
MCCARTHY COOK
575 ANTON BLVD
COSTA MESA, CA 92626
CONTACT: BRIAN HARNETIAUX
714.427.1852
BMH@MCCARTHYCOOK.COM

PROGRAM DESIGNER
JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: MARIANNE WARNER
714.204.0083
MARIANNEW@JB3D.COM



535 ANTON BOULEVARD BUILDING SIZE: 253,737 SF
555 ANTON BOULEVARD BUILDING SIZE: 234,611 SF
575 ANTON BOULEVARD BUILDING SIZE: 250,600 SF

ADDITIONAL EXEMPT SIGNS ARE PERMITTED IN COMPLIANCE WITH
THE ZONING CODE

THE MET SIGN PROGRAM
September 2, 2016

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SIGN SUMMARY

BUILDING SIGNS

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	2.1 - 2.2	Building Top Logo & Letters Condition A	On Building	1 per bldg.	6'-0"	70'-0"	425 Sq. Ft.	Yes	Yes	Yes
1A	2.3 - 2.4	Building Top Logo & Letters Condition B	On Building	1 per bldg.	9'-0"	56'-0"	336 Sq. Ft.	Yes	Yes	Yes
1B	2.5 - 2.6	Building Top Logo & Letters Bldg 555	On Building	2 per bldg.	6'-0"	70'-0"	425 Sq. Ft. (per Side)	Yes	Yes	Yes
2	2.7	Front Address Entry	On Building	1 per bldg.	4' 0"	6'-5"	25.6 Sq. Ft.	Yes	No	No
2A	2.8 - 2.9	Side Address Entries	On Building	1 per bldg.	3'-3"	5'-0"	16 Sq. Ft.	Yes	No	No
3	2.10 & 2.13	1st Level Tenant Eyebrow Signs	On Building	4 per bldg.	1' 10"	20'-0"	36 Sq. Ft.	Yes	Yes	Yes
3A	2.11 & 2.13	2nd Level Tenant Eyebrow Signs	On Building	4 per bldg.	2' 6"	20'-0"	50 Sq. Ft.	Yes	Yes	Yes
3B	2.12 - 2.13	Entry Tenant Eyebrow Sign	On Building	1 per 555 bldg.	3' 11"	35' 17"	139 Sq. Ft.	Yes	Yes	Yes
9	2.16	Garage Fin	On Building	1 per 587 parking structure	30' 0"	24' 0"	720 Sq. Ft.	Yes	Yes	Yes

SIGN SUMMARY

MONUMENT SIGNS

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
5	3.2 - 3.3	Horizontal Address/Tenant Monument	Freestanding	1	3'-2"	14'-8"	46.4 Sq. Ft.	Yes	Yes	Yes
5A	3.4 - 3.5	Vertical Address/Tenant Monument	Freestanding	2	9'-9"	4'-0"	39 Sq. Ft. (per side)	Yes	Yes	Yes
8	3.8	Directional Signs	Freestanding	As required (exempt from zoning requirements)	6'-0"	1'-11"	11.5 Sq. Ft.	No	No	No
10	3.9	Project Monument	Freestanding	1	3'-0"	5'-4"	16 Sq. Ft.	Yes	No	Yes

(Project Name Only)

(Project Name Only)

THE **MET**

BUILDING WALL SIGNAGE/ELEVATIONS

PAGE 2.0

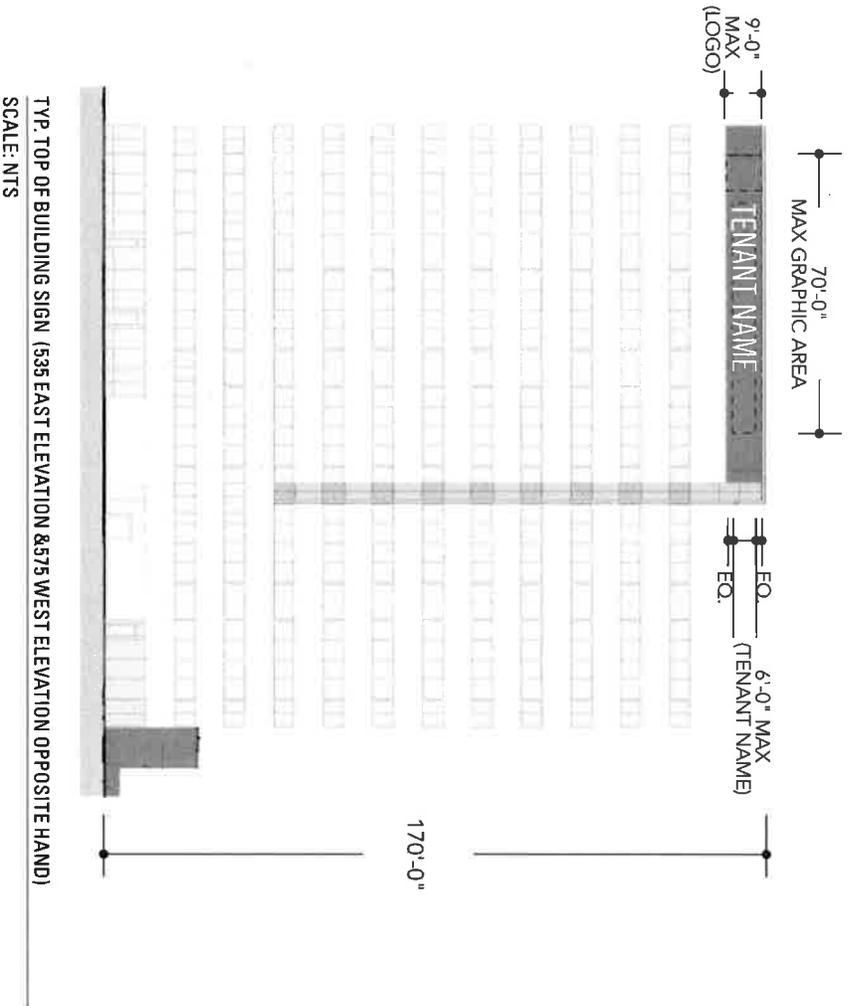
THE MET SIGN PROGRAM
September 2, 2016

SIGN TYPE 1
BUILDING TOP SIGNAGE
ELEVATION & SPECIFICATIONS

PURPOSE	To identify major tenants occupying the building suites
MAXIMUM NUMBER	1 sign allowed per 535 & 575 Anton Blvd. Buildings
LOCATION	Mounted to existing structural system installed by property owner at top of buildings
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One logo and / or tenant name per defined locations.
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 70' 0" MAX Tenant Name Height: 6' 0" MAX. Tenant Logo Height: 9' 0" MAX Max Signable Area: 425 sq. ft.
SIGN CONSTRUCTION	Tenant name to be Individual letters only. Tenant is only permitted to mount directly to structural mounting system.
ILLUMINATION	Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.
LOGO	Permitted with approval of property owner
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project white or brushed aluminum. Tenant logo color is permitted with approval of property owner.

SIGN TYPE 1

BUILDING TOP SIGNAGE
ELEVATION & SPECIFICATIONS



***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

535 ANTON BOULEVARD BUILDING SIZE: 253,737 SF

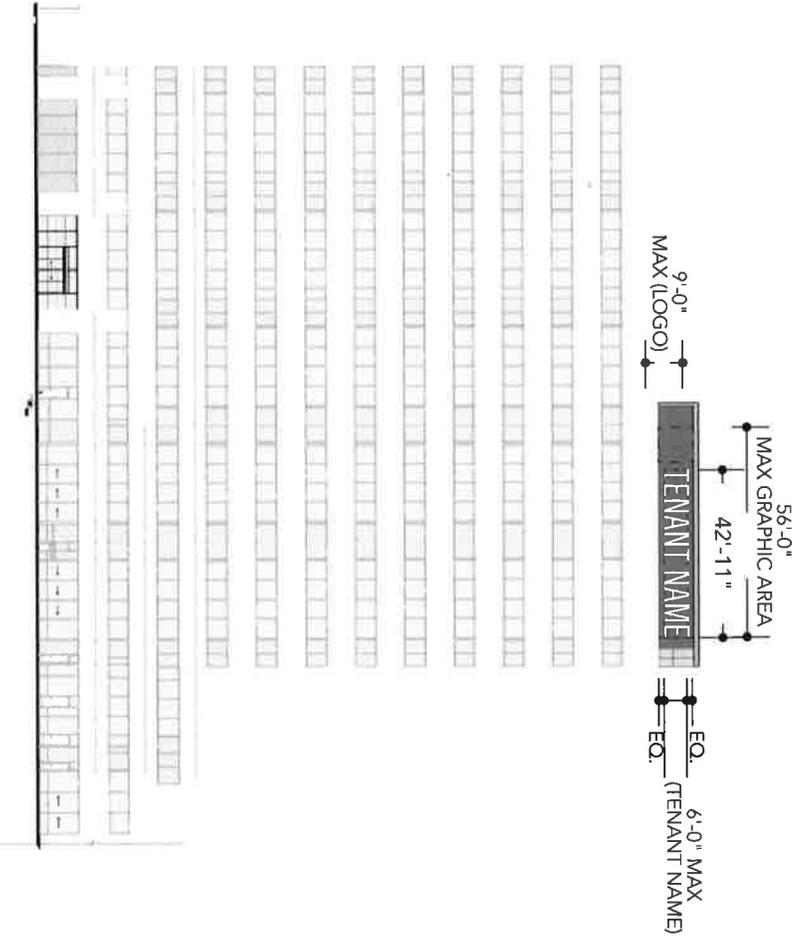
575 ANTON BOULEVARD BUILDING SIZE: 250,600 SF

ADDITIONAL EXEMPT SIGNS ARE PERMITTED IN COMPLIANCE WITH THE ZONING CODE

SIGN TYPE 1A
BUILDING TOP SIGNAGE (SMALLER)
ELEVATION & SPECIFICATIONS

PURPOSE	To identify major tenants occupying the building suites
MAXIMUM NUMBER	1 sign allowed per 575 and 535 Anton Blvd. Buildings
LOCATION	Mounted to existing structural system installed by property owner at top of buildings
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One logo and / or tenant name per defined locations.
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 56' 0" MAX Tenant Name Height: 6' 0" MAX. Tenant Logo Height: 9' 0" MAX Max Signage Area : 336 sq. ft.
SIGN CONSTRUCTION	Tenant name to be individual letters only. Tenant is only permitted to mount directly to structural mounting system.
ILLUMINATION	Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.
LOGO	Permitted with approval of property owner
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project white or brushed aluminum. Tenant logo color is permitted with approval of property owner.

SIGN TYPE 1A
BUILDING TOP SIGNAGE (SMALLER)
ELEVATION & SPECIFICATIONS



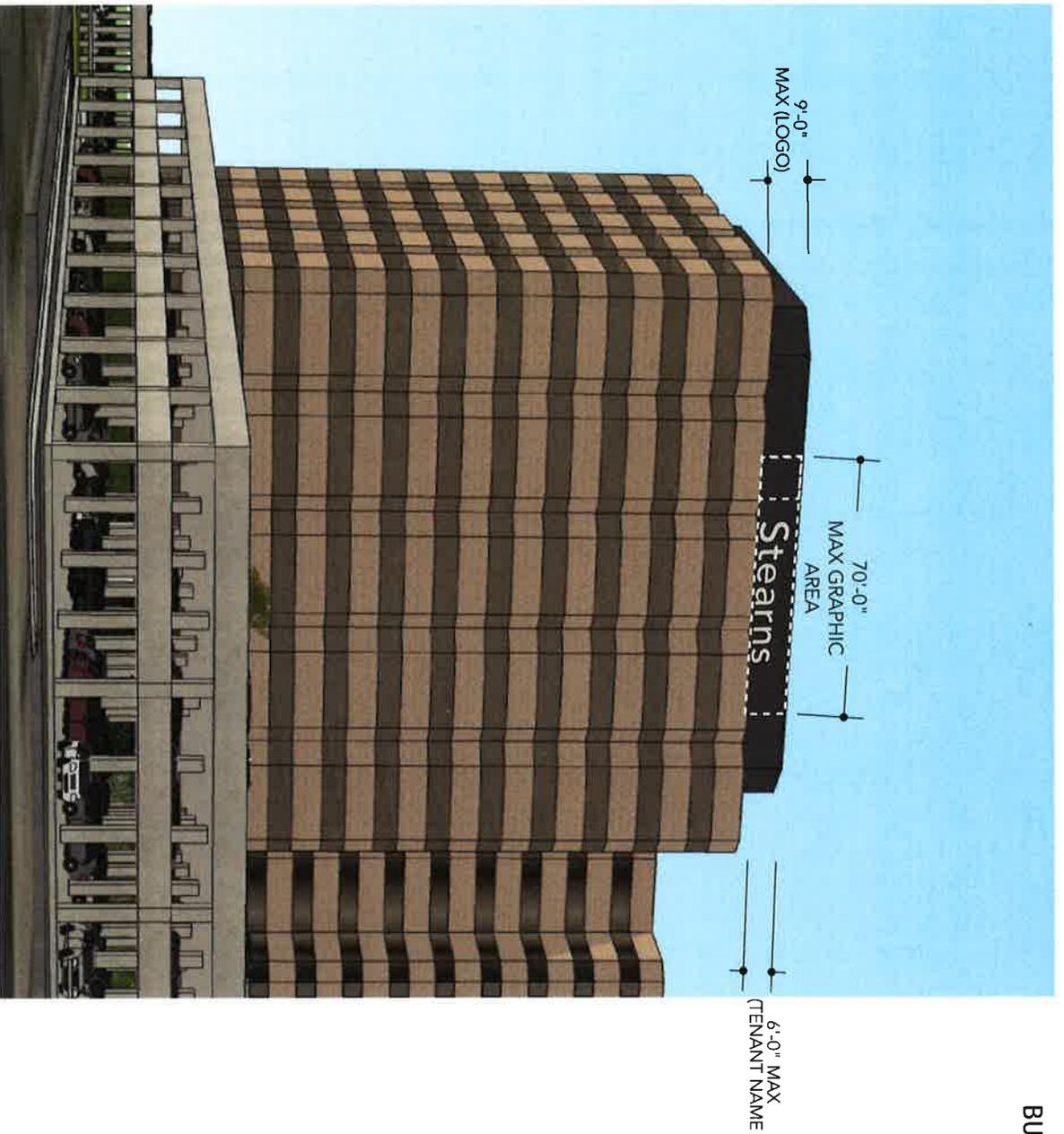
***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

535 ANTON BOULEVARD BUILDING SIZE: 253,737 SF
575 ANTON BOULEVARD BUILDING SIZE: 250,600 SF
ADDITIONAL EXEMPT SIGNS ARE PERMITTED IN COMPLIANCE WITH THE ZONING CODE

SIGN TYPE 1B
BUILDING TOP SIGNAGE (SMALLER)
ELEVATION & SPECIFICATIONS

PURPOSE	To identify major tenants occupying the building suites
MAXIMUM NUMBER	2 signs allowed per 555 Anton Blvd. Buildings
LOCATION	Mounted to existing structural system installed by property owner at top of buildings
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One logo and or tenant name per defined locations.
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 70' 0" MAX Tenant Name Height: 6' 0" MAX. Tenant Logo Height: 9' 0" MAX Max Signage Area : 425 sq. ft. (per side)
SIGN CONSTRUCTION	Tenant name to be individual letters only. Tenant is only permitted to mount directly to structural mounting system.
ILLUMINATION	Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.
LOGO	Permitted with approval of property owner
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project white or brushed aluminum. Tenant logo color is permitted with approval of property owner.

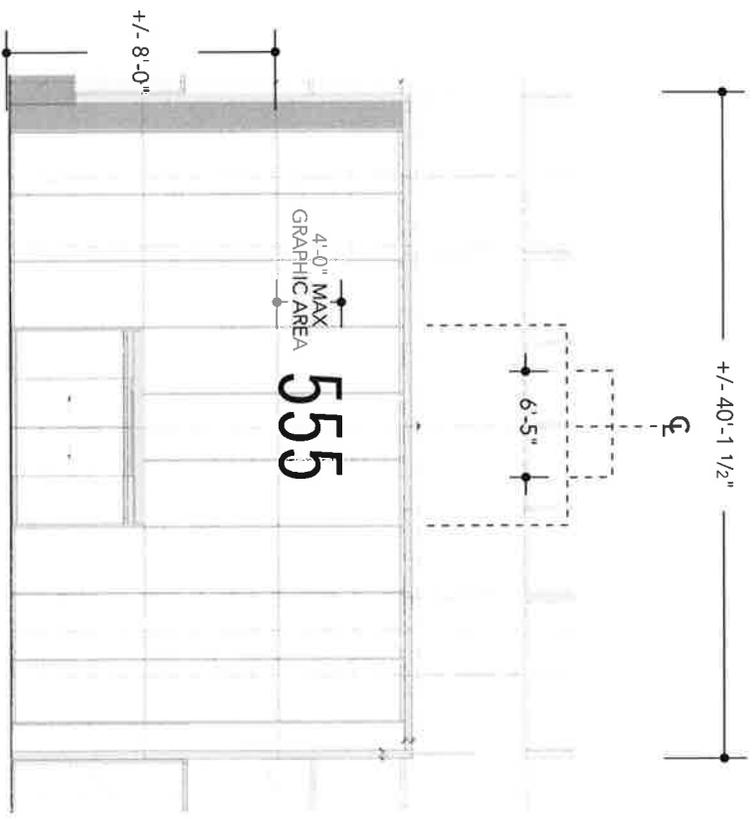
SIGN TYPE 1B
BUILDING TOP SIGNAGE (SMALLER)
ELEVATION & SPECIFICATIONS



TYP. TOP OF BUILDING SIGN (555 EAST ELEVATION)
SCALE: NTS

SIGN TYPE 2
ADDRESS ENTRY SIGN FOR BUILDING 555
ELEVATION & SPECIFICATIONS

PURPOSE	To identify building 555 address
MAXIMUM NUMBER	1 sign allowed per 555 building
LOCATION	Positioned +/- 8' from grade & centered above entry doors
ORIENTATION	Parallel to building wall facing Anton Blvd.
SIGN COPY	One address
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 6' 5" MAX Sign Height: 4' 0" MAX Address Graphic Area: 25.6 sq. ft.
SIGN CONSTRUCTION	Individual address numbers mounted on top or below portal entry
ILLUMINATION	Internally illuminated or halo-lit numbers permitted. No exposed neon lighting allowed.
LOGO	Not permitted
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typeface
COLORS	Project white or brushed aluminum

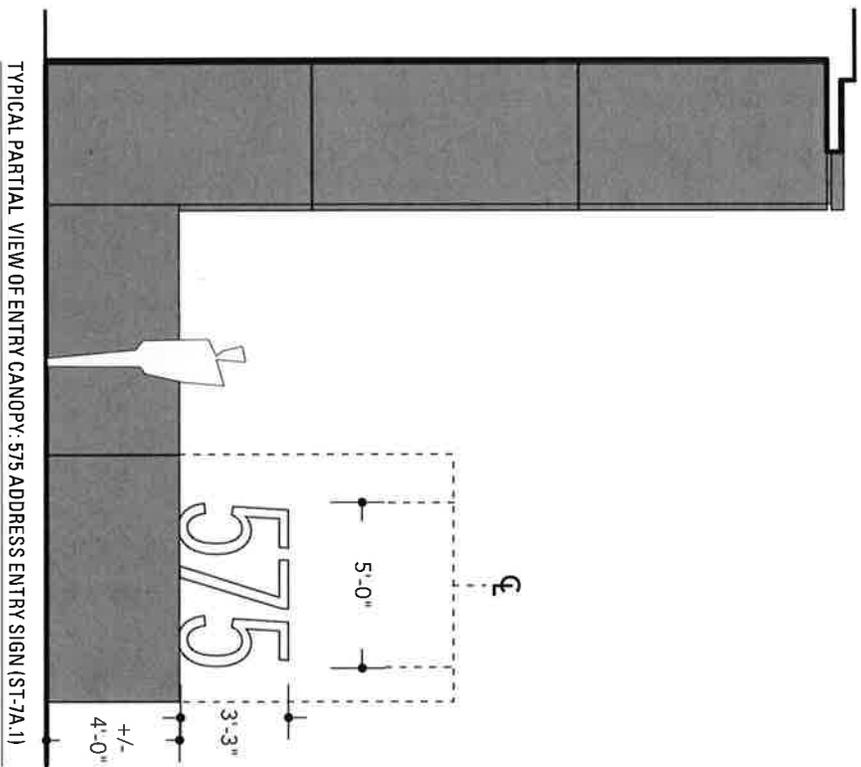


ELEVATION VIEW: 555 ADDRESS ENTRY SIGN
 SCALE: 3/32" = 1'

SIGN TYPE 2A

ADDRESS ENTRY SIGNS FOR BUILDINGS 535 AND 575 ELEVATION & SPECIFICATIONS

PURPOSE	To identify building 535 and 575 addresses
MAXIMUM NUMBER	1 sign allowed per building.
LOCATION	Positioned +/- 4' from grade. 575 (shown as 2A.1 on site plan) is located at the left side of the building entry. 535 (shown as 2A.2 on site plan) is located at the right side of the building entry.
ORIENTATION	Perpendicular to building entrance
SIGN COPY	One address
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 5' 0" MAX Sign Height: 3' 3" MAX Address Sign Area: 16sq. ft.
SIGN CONSTRUCTION	Freestanding individual address numbers mounted to canopy entry
ILLUMINATION	Internally illuminated or halo-lit numbers permitted. No exposed neon lighting allowed.
LOGO	Not permitted
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typeface
COLORS	Project white or brushed aluminum



SIGN TYPE 2 & 2A
 ADDRESS ENTRY SIGNS FOR BUILDINGS 535, 555 AND 575
 RENDERINGS

**ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.*



PARTIAL VIEW OF ENTRY CANOPY: 555 ADDRESS ENTRY SIGN (ST-2-1)
 SCALE:NTS



PARTIAL VIEW OF ENTRY CANOPY: 575 ADDRESS ENTRY SIGN (ST-2A.1)
 SCALE:NTS

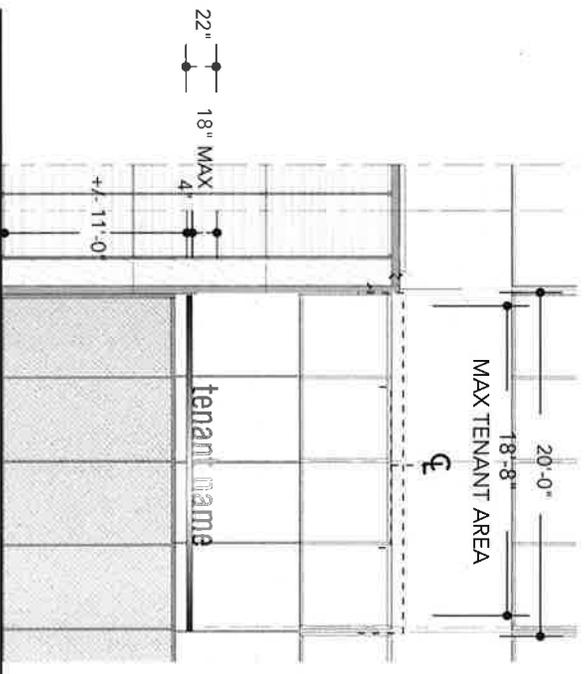


PARTIAL VIEW OF ENTRY CANOPY: 535 ADDRESS ENTRY SIGN (ST-2A.2)
 SCALE:NTS

SIGN TYPE 3

1ST LEVEL TENANT EYEBROW SIGN ELEVATION & SPECIFICATIONS

PURPOSE	To identify building tenants
MAXIMUM NUMBER	4 signs allowed per North elevation of each building. **
LOCATION	Positioned +/- 11' from grade & along building elevations
ORIENTATION	Parallel to wall facing the street, parking lot or pedestrian area
SIGN COPY	One tenant name
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 20' 0" MAX Sign Height: 1' 10" MAX Tenant Graphic Area: 34 sq. ft. Max Signable Area: 36 sq. ft.
SIGN CONSTRUCTION	Freestanding individual letters mounted to a structural rail system.
ILLUMINATION	Internally illuminated or halo-lit numbers permitted. No exposed neon lighting allowed.
LOGO	Permitted with approval of property owner
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project white or brushed aluminum. Tenant logo color is permitted with approval of property owner.



ELEVATION VIEW: TYP. SIGN TYPE 3
SCALE: 3/32" = 1"

***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**
****THE TOTAL NUMBER OF SIGN TYPE 3 AND 3A COMBINED IS 4 FOR EACH BUILDING. THEREFORE, FOR EVERY ST-3 THAT IS TO BE INSTALLED, A ST-3A MUST BE ELIMINATED DIRECTLY ABOVE IT.**

PURPOSE To identify building tenants
MAXIMUM NUMBER 4 signs allowed per building. **

LOCATION Positioned +/- 25' from grade & along building elevations

ORIENTATION Parallel to wall facing the street, parking lot or pedestrian area

SIGN COPY One tenant name

SIDES Single-Sided

MAX. SIGN AREA & SIZE
 Sign Width: 20' 0" MAX
 Sign Height: 2' 6" MAX
 Tenant Graphic Area: 46 sq. ft.
 Max Signable Area: 50 sq. ft.

SIGN CONSTRUCTION Freestanding individual letters mounted to a structural rail system.

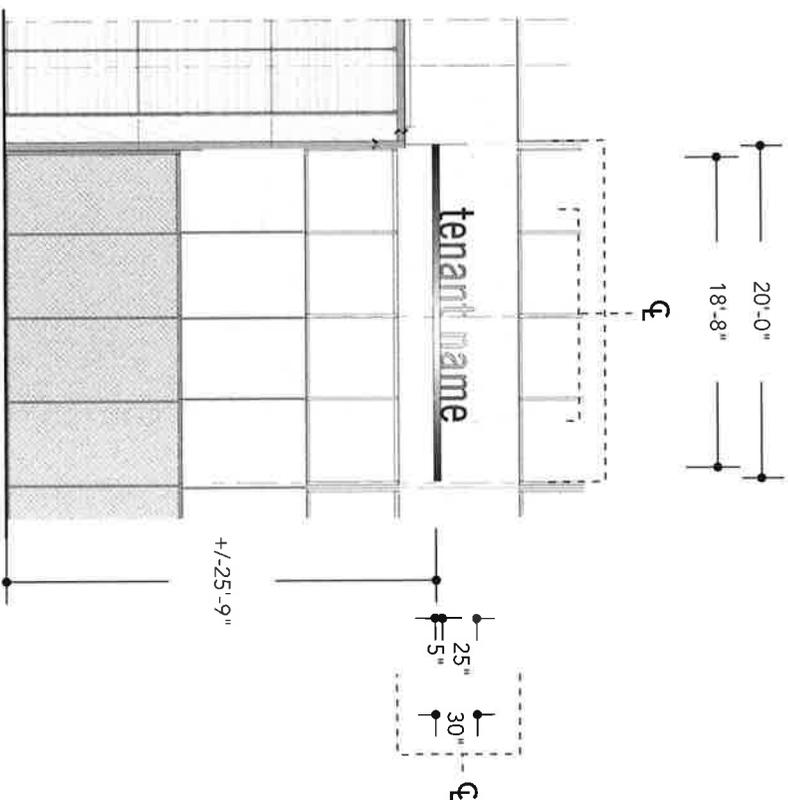
ILLUMINATION Internally illuminated or halo-lit numbers permitted. No exposed neon lighting allowed.

LOGO Permitted with approval of property owner

LETTERSTYLE Trade Condensed No. 18 and corporate logo typefaces of tenants

COLORS Project white or brushed aluminum. Tenant logo color is permitted with approval of property owner.

SIGN TYPE 3A
 2ND LEVEL TENANT EYEBROW SIGN
 ELEVATION & SPECIFICATIONS



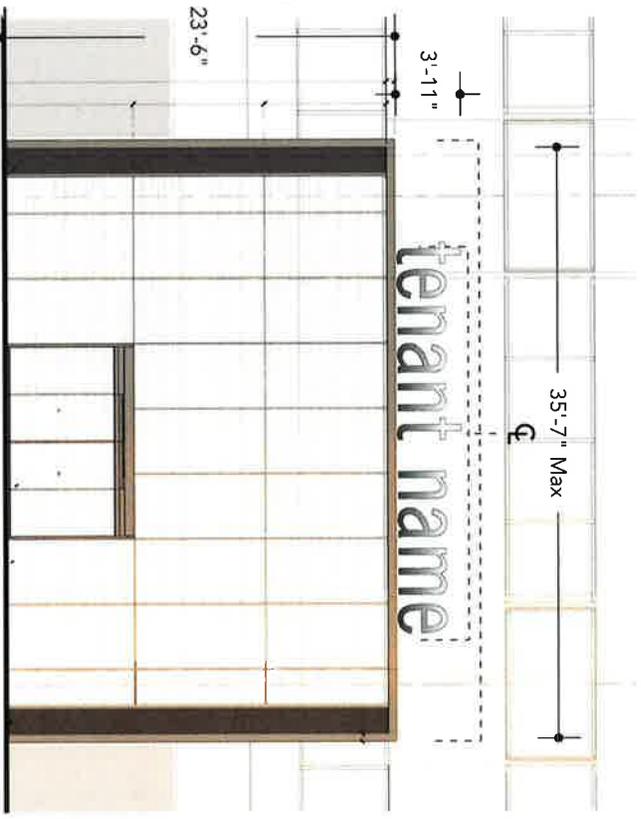
ELEVATION VIEW: TYP. SIGN TYPE 3A
 SCALE: 3/32" = 1'

*** ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

**** THE TOTAL NUMBER OF SIGN TYPE 3 AND 3A COMBINED IS 4 FOR EACH BUILDING. THEREFORE, FOR EVERY ST-3A THAT IS TO BE INSTALLED, A ST-3 MUST BE ELIMINATED DIRECTLY BELOW IT.**

SIGN TYPE 3B
 ENTRY TENANT EYEBROW SIGN
 ELEVATION & SPECIFICATIONS

PURPOSE	To identify major tenant of building
MAXIMUM NUMBER	1 sign allowed per 555 building
LOCATION	Positioned +/- 23' 11" from grade & centered on entry canopy
ORIENTATION	Parallel to wall facing the street, parking lot or pedestrian area
SIGN COPY	One tenant name
SIDES	Single-Sided
MAX. SIGN AREA & SIZE	Sign Width: 35' 7" MAX Sign Height: 3' 11" MAX Max Signable Area: 139 sq. ft.
SIGN CONSTRUCTION	Freestanding individual letters mounted to entry portal
ILLUMINATION	Internally illuminated or halo-lit numbers permitted. No exposed neon lighting allowed.
LOGO	Permitted with approval of property owner
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project white or brushed aluminium. Tenant logo color is permitted with approval of property owner.



BLDG. 555 NORTH ELEVATION VIEW: TYP. SIGN TYPE 3B
 SCALE: 3/32" = 1'
 *ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.

SIGN TYPE 3, 3A & 3B

2ND LEVEL TENANT EYEBROW SIGN
ELEVATION & SPECIFICATIONS

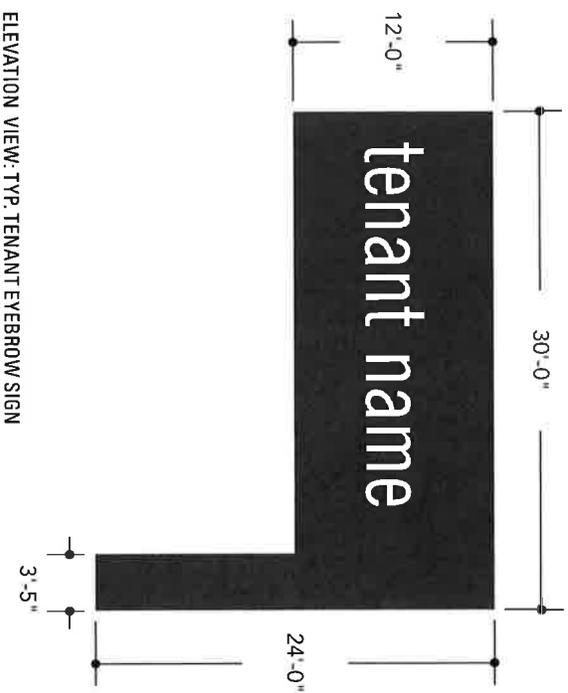


555 BLDG. NORTH ELEVATION VIEW. TYP. TENANT SIGNAGE
SCALE: NTS

***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

SIGN TYPE 9
 GARAGE FIN
 ELEVATION & SPECIFICATIONS

PURPOSE	To identify major building tenant
MAXIMUM NUMBER	1 sign allowed as noted as 9.1 on the site plan
LOCATION	Positioned along top edge of the south elevation of the 587 parking structure as shown on the site plan.
ORIENTATION	Perpendicular to the 405 freeway and parallel to Avenue of the Arts
SIGN COPY	One tenant name of the major building tenant
SIDES	Double-Sided
MAX. SIGN AREA & SIZE	Sign Width: 30' 0" MAX Sign Height: 24' 0" MAX Max Graphic Area: 360 sq. ft. Max Signable Area: 720 sq. ft.
SIGN CONSTRUCTION	Base/side mounted aluminum cabinet to top & side of existing garage structure
ILLUMINATION	Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.
LOGO	Permitted
LETTERSTYLE	Trade Condensed No. 18 and corporate logo typefaces of tenants
COLORS	Project dark gray, white or brushed aluminum. Tenant logo color is permitted with approval of property owner



ELEVATION VIEW: TYP. TENANT EYEBROW SIGN
 SCALE: 3/32" = 1'
 * ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.

THE **MET**

MONUMENT SIGNAGE

PAGE 3.0

THE MET SIGN PROGRAM
September 2, 2016

SIGN TYPE 5

HORIZONTAL ADDRESS/TENANT MONUMENT
ELEVATION & SPECIFICATIONS

PURPOSE
To serve as primary identification for the 555 building and its tenants.

MAXIMUM NUMBER
One sign allowed. (555 building)

LOCATION
To be placed in front of building 555 as shown as ST-5.1 on the site plan

ORIENTATION
To be parallel to building front of building entry

SIGN COPY
Project Name and up to 4 tenant names. A major tenant may have a large tenant panel space that spans the area of 2 adjoining tenant spaces. 3'-11" x 21 1/2" Max tenant panel area. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.

SIDES
Single-Sided

MAX. SIGN AREA & SIZE
Width: 14'-8"
Height: 3'-2"
Tenant Graphic Area: 46.4 sq. ft.
Project Graphic Area: 1 sq. ft.
Address Graphic Area: 3.8 sq. ft.

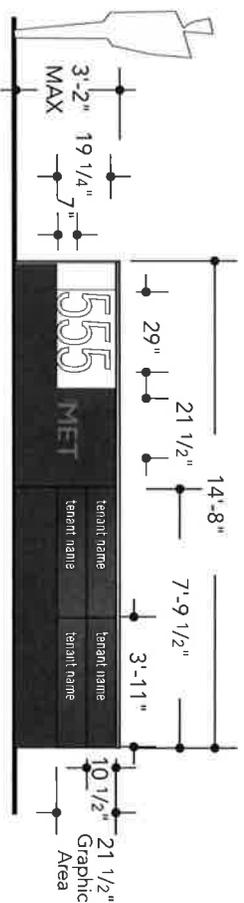
SIGN CONSTRUCTION
Smooth, durable, non-weathering sign; with all painted aluminum (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.

ILLUMINATION
Internally illuminated in a manner that lights only the sign copy. Lighting shall be designed to not cause glare to motorists. Exposed neon and raceways are prohibited. Address to be internally illuminated and edge of sign cabinet to be lit with soft glowing light.

LOGO
Permitted with approval of property owner

LETTERSTYLE
Trade Condensed No. 18 and corporate logo typefaces of tenants

COLORS
Project dark gray, white and brushed aluminum.
Tenant logocolor is permitted with approval of property owner.



ELEVATION VIEW
SCALE: 3/16" = 1'
***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

SIGN TYPE 5
HORIZONTAL ADDRESS/TENANT MONUMENT
RENDERING



PROPOSED CONDITION _____
SCALE: NTS

***ALL TENANT NAMES SHOWN ARE FOR
POSITION ONLY.**

SIGN TYPE 5A

VERTICAL ADDRESS/TENANT MONUMENT ELEVATION & SPECIFICATIONS

PURPOSE
To serve as primary identification for the 535 AND 575 building and its tenants.

MAXIMUM NUMBER
One sign allowed per 535 bldg. One sign allowed per 575 bldg.

LOCATION
Sign type 5A.1 (as shown on site plan) is to be placed in front of building 575 near the right side of the entry walkway. Sign type 5A.2 (as shown on site plan) is to be placed in front of building 535 near the left side of the entry walkway.

ORIENTATION
To be perpendicular to building entries

SIGN COPY
Project Name and up to 8 tenant names. A major tenant may have a large tenant panel space that spans the area of 2 adjoining tenant spaces. 3'-11" x 21 1/4" Max tenant panel area. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.

SIDES
Double-Sided

MAX. SIGN AREA & SIZE
Width: 4'-0"
Height: 9'-9"
Tenant Graphic Area: 46.4 sq. ft. (per side)
Project Graphic Area: 1 sq. ft. (per side)
Address Graphic Area: 3.8 sq. ft. (per side)

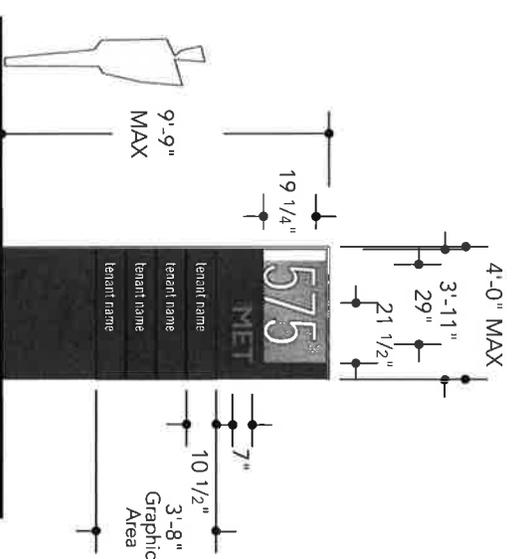
SIGN CONSTRUCTION
Smooth, durable, non-weathering sign; with all painted aluminum (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.

ILLUMINATION
Internally illuminated in a manner that lights only the sign copy. Lighting shall be designed to not cause glare to motorists. Exposed neon and raceways are prohibited. Address to be internally illuminated and edge of sign cabinet to be lit with soft glowing light.

LOGO
Permitted with approval of property owner

LETTERSTYLE
Trade Condensed No. 18 and corporate logo typefaces of tenants

COLORS
Project Dark gray, white and brushed aluminum.
Tenant logo color is permitted with approval of property owner



TYP. ELEVATION VIEW
SCALE: 3/16" = 1'
***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

SIGN TYPE 5A
VERTICAL ADDRESS/TENANT MONUMENT
RENDERING



ST-5A.1 PROPOSED CONDITION
SCALE: NTS

*** ALL TENANT NAMES SHOWN ARE FOR
POSITION ONLY.**

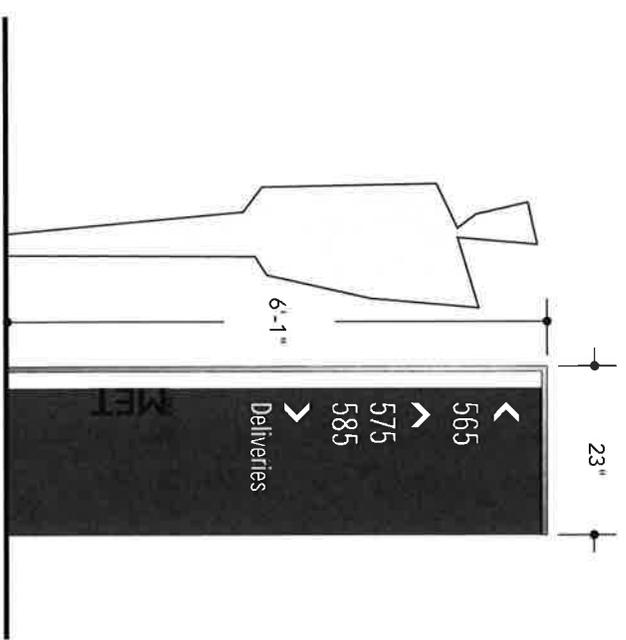


ST-5A.12 PROPOSED CONDITION
SCALE: NTS

SIGN TYPE 8

DIRECTIONAL SIGN ELEVATION & SPECIFICATION

PURPOSE	To provide directional info
MAXIMUM NUMBER	As Needed
LOCATION / ORIENTATION	As Needed
SIGN COPY	Addresses, directional arrows & project name
SIDES	Single-sided & Double Sided
MAX. SIGN AREA & SIZE	Width: 23" Height: 6'0" Area: 11.5 sq. ft.
SIGN CONSTRUCTION	Painted Fabricated Aluminum with vinyl graphics
ILLUMINATION	Prohibited
LOGO	Project Logo Only
LETTERSTYLE	Trade Gothic Condensed No. 18
COLORS	Project dark gray, white and brushed aluminum.



TYPICAL ELEVATION VIEW
SCALE: 1/2" = 1'

****Signs are exempt from zoning code requirements.***

PURPOSE

To serve as primary identification for the shopping center and its tenants.

MAXIMUM NUMBER

1 sign allowed.

LOCATION

Ground sign @ North Entry of 555 bldg.

ORIENTATION

All signage to be perpendicular to Anton Blvd and 555 bldg.

SIGN COPY

Project Name & Address (city)

SIDES

Single-sided.

MAX. SIGN AREA & SIZE

Width: 3'-0"
Height: 5'-4"
Project Graphic Area: 5 sq. ft. (per side)
Address Graphic Area: .4 sq. ft. (per side)

SIGN CONSTRUCTION

Smooth, durable, non-weathering sign; with painted aluminum (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.

ILLUMINATION

Internally illuminated in a manner that lights only the sign copy. Lighting shall be designed to not cause glare to motorists. Exposed neon and raceways are prohibited. Address to be internally illuminated and edge of sign cabinet to be lit with soft glowing light.

LOGO

Only Project Name is permitted

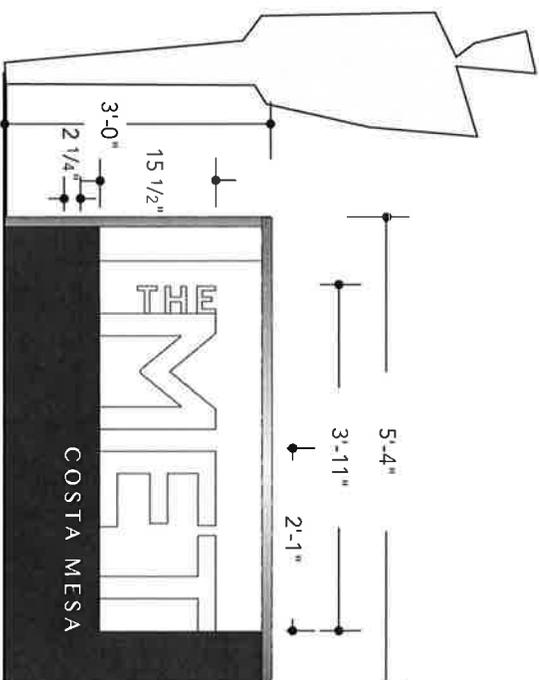
LETTERSTYLE

Trade Condensed No. 18 and corporate logo typefaces of tenants

COLORS

Project dark gray, white and brushed aluminum.

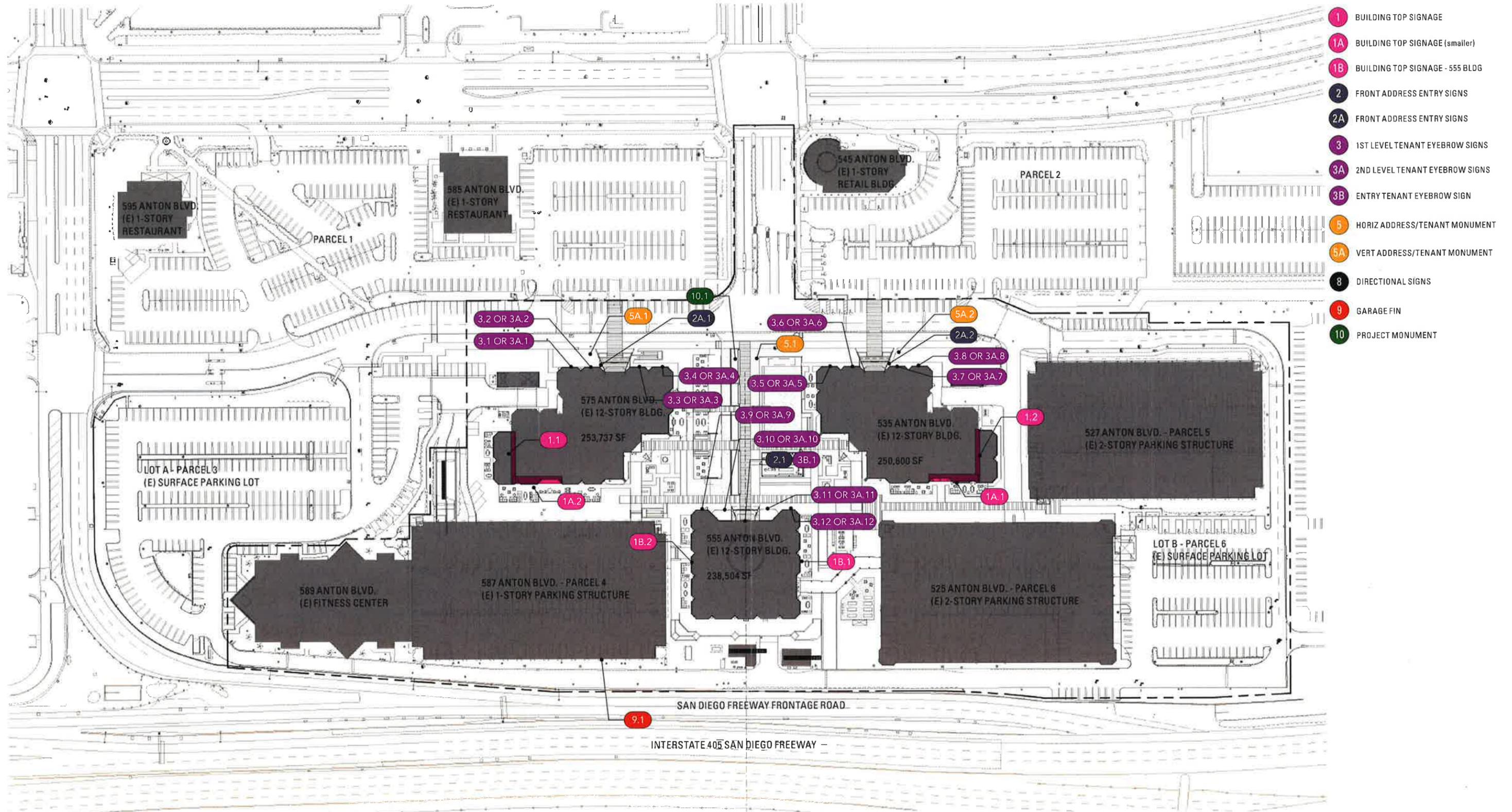
SIGN TYPE 10
PROJECT MONUMENT
MONUMENT ELEVATION & SPECIFICATIONS



ELEVATION VIEW
SCALE: 1/2" = 1'

***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

SITE PLAN (11 X 17") - EXTERIOR SITE SIGNAGE



ELEVATION VIEW
SCALE: 1" = 120'

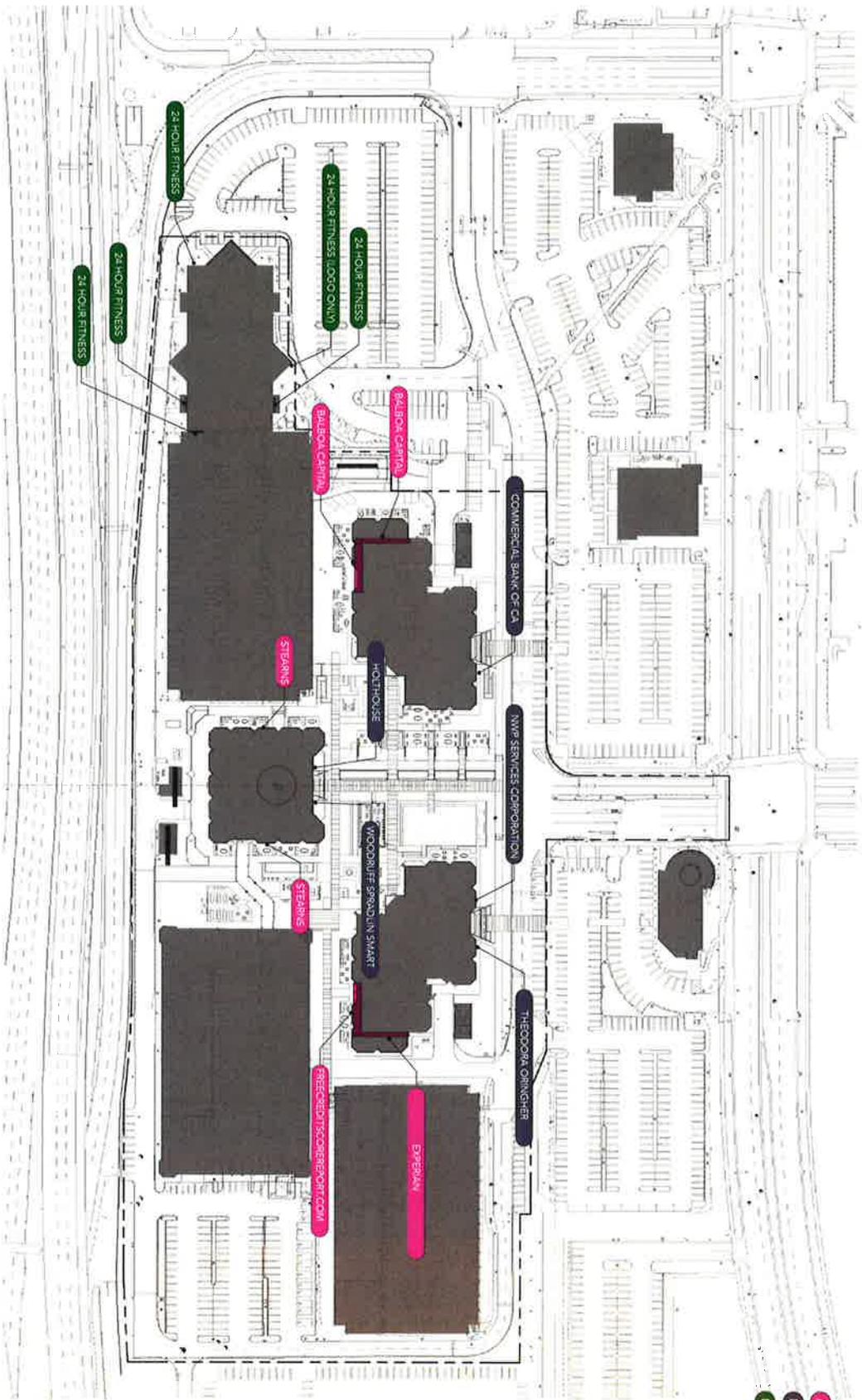
 BUILDING FOOTPRINT
 PROPERTY LINE

NOTE: ALL FREE STANDING SIGNS WILL COMPLY WITH SETBACKS PER CITY ORDINANCE 20.30.130

***ALL EXISTING SIGNAGE IS TO BE REMOVED WITHIN THE PROPERTY LINE IS TO BE REMOVED WITH THE EXCEPTION OF THE BUILDING TOP SIGNAGE AND EYEBROW SIGNAGE NOTED ON SHEETS 4.1 - 4.3.**

***ALL INDICATED LOCATIONS ARE GENERAL. SPECIFIC LOCATIONS WILL BE DETERMINED WHEN SUBMITTING FOR PERMITS.**

SITE PLAN (11 X 17") - EXISTING EXTERIOR SITE SIGNAGE TO REMAIN



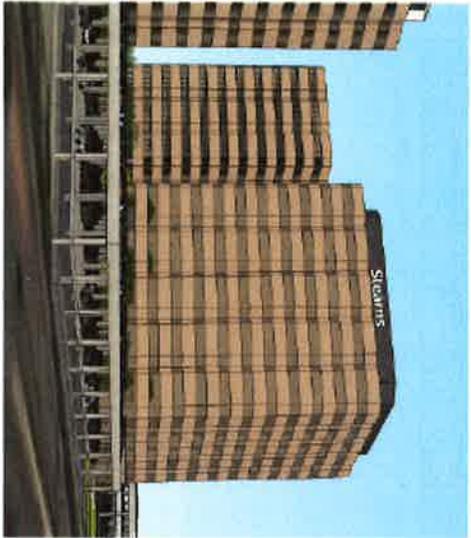
- A BUILDING TOP SIGNAGE
- B EYEBROW SIGNAGE
- C WALL SIGNAGE

ELEVATION VIEW
SCALE: 1" = 120'

BUILDING FOOTPRINT
PROPERTY LINE

NOTE: ALL FREE STANDING SIGNS WILL COMPLY WITH SETBACKS PER CITY ORDINANCE 20.30.130

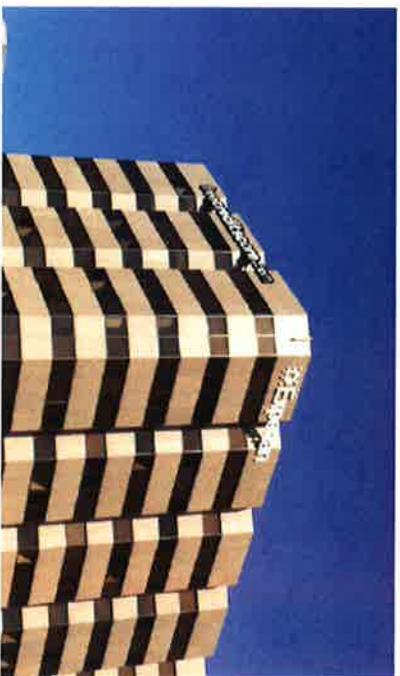
EXISTING BUILDING TOP SIGNS TO REMAIN



STEARNS WEST ELEVATION
SCALE: NTS



STEARNS EAST ELEVATION
SCALE: NTS



FRED REED REPORT & EXPERIAN (TO REMAIN UNTIL NEW BLADE SIGNAGE REPLACEMENT IN THE NEXT FEW YEARS)
SCALE: NTS



BALBOA CAPITAL
SCALE: NTS

EXISTING EYEBROW SIGNS TO REMAIN



NORTH ELEVATION: THEODORA ORINGHER
SCALE: NTS



NORTH ELEVATION: MVP SERVICES CORPORATION
SCALE: NTS



NORTH ELEVATION: WOODRUFF, SPRAULIN & SMART & HOLTHOUSE CARLIN & VAN TRIGT
SCALE: NTS

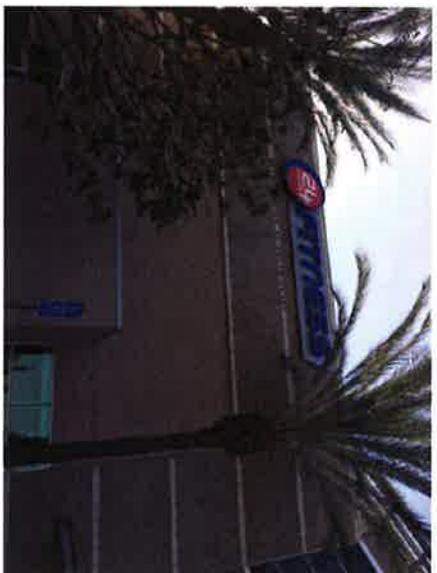


NORTH ELEVATION: COMMERCIAL BANK OF CALIFORNIA
SCALE: NTS

EXISTING WALL SIGNS TO REMAIN



SOUTH ELEVATION: 24-HOUR FITNESS
SCALE: NTS



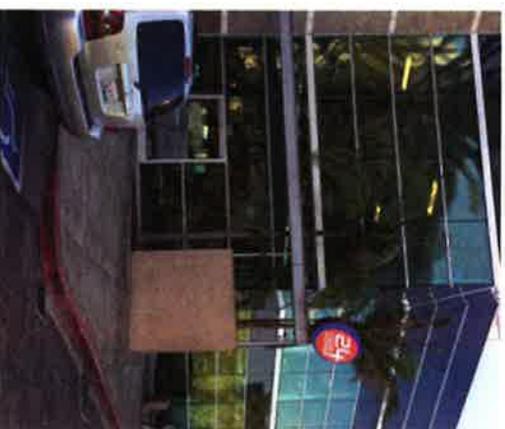
NORTH ELEVATION: 24-HOUR FITNESS
SCALE: NTS



EAST ELEVATION: 24-HOUR FITNESS
SCALE: NTS

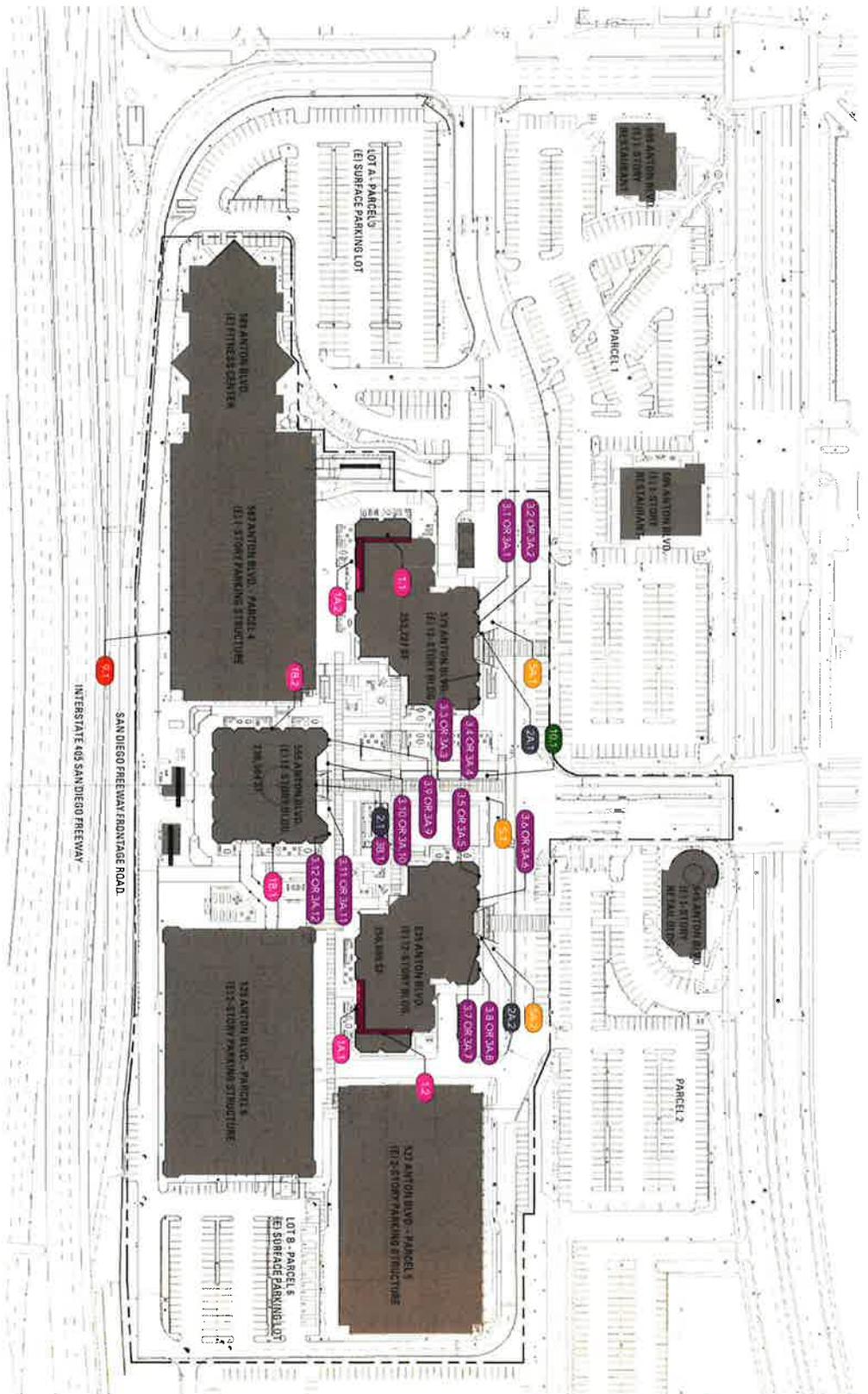


WEST ELEVATION: 24-HOUR FITNESS
SCALE: NTS



NORTH ELEVATION: 24-HOUR FITNESS (LOGO ONLY)
SCALE: NTS

SITE PLAN (8.5 X 11") - EXTERIOR SITE SIGNAGE



- 1 BUILDING TOP SIGNAGE
- 1A BUILDING TOP SIGNAGE (main/w)
- 1B BUILDING TOP SIGNAGE - 555 BLDG
- 2 FRONT ADDRESS ENTRY SIGNS
- 2A FRONT ADDRESS ENTRY SIGNS
- 3 1ST LEVEL TENANT EYEBROW SIGNS
- 3A 2ND LEVEL TENANT EYEBROW SIGNS
- 3B ENTRY TENANT EYEBROW SIGN
- 4 HORIZ ADDRESS/TENANT MONUMENT
- 5A VERT ADDRESS/TENANT MONUMENT
- 8 DIRECTIONAL SIGNS
- 9 GARAGE/IN
- 10 PROJECT MONUMENT

ELEVATION VIEW
SCALE: NTS

BUILDING FOOTPRINT
PROPERTY LINE

*ALL EXISTING SIGNAGE IS TO BE REMOVED WITHIN THE PROPERTY LINE IS TO BE REMOVED WITH THE EXCEPTION OF THE BUILDING TOP SIGNAGE AND EYEBROW SIGNAGE NOTED ON SHEETS 4.1 - 4.3.
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