

# MALIBU CANYON PLAZA

## MASTER SIGN PROGRAM



26500 W. AGOURA RD.  
CALABASAS, CA 91302

Revised on: 12-19-2024  
#: 240305-06



PREPARED BY



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**PROJECT ADDRESS:**

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CALABASAS, CA 91302

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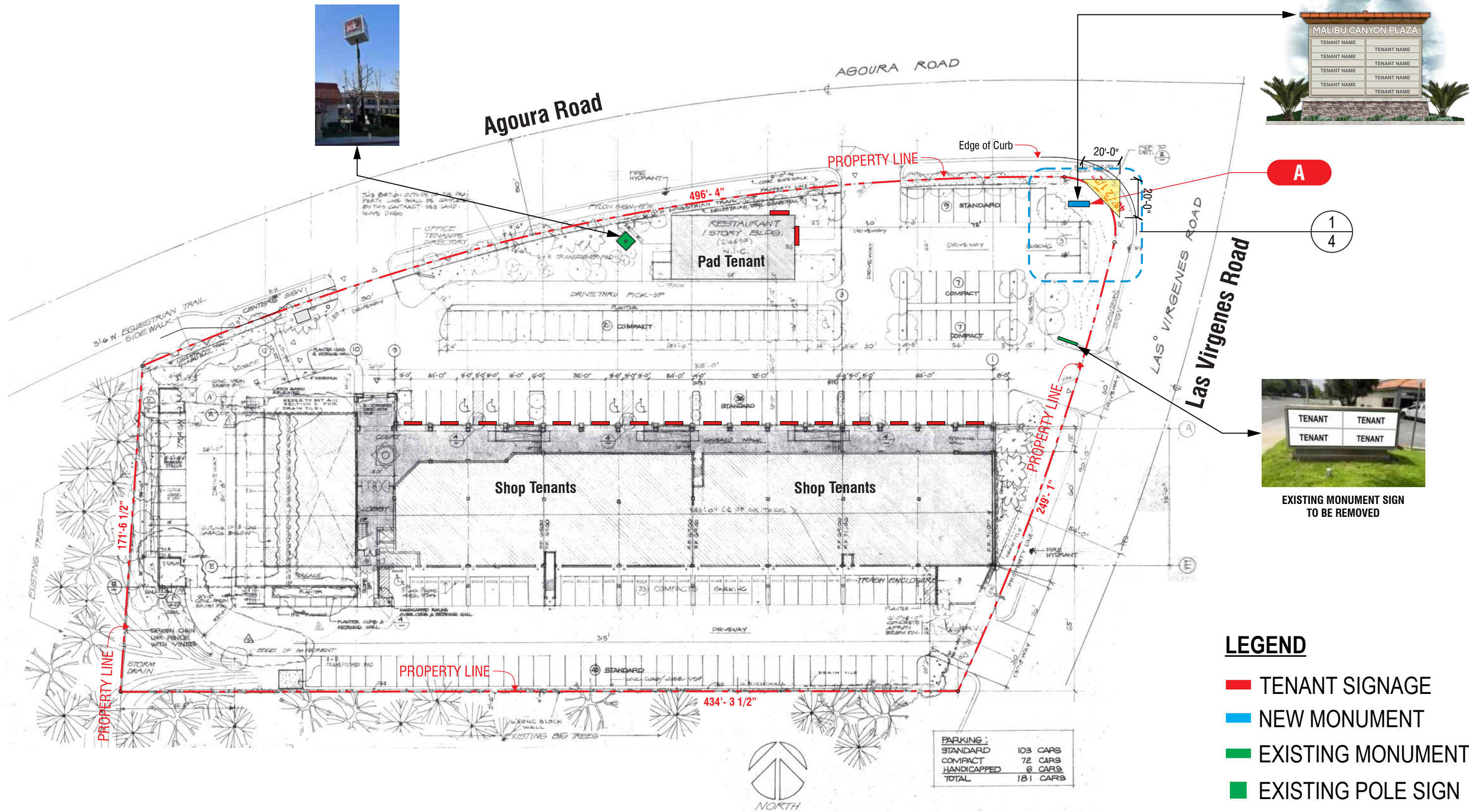
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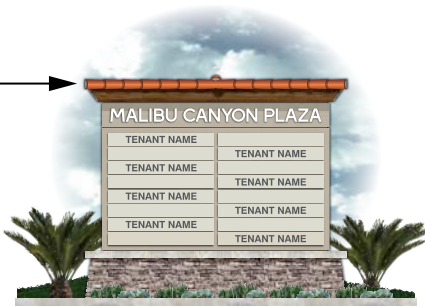
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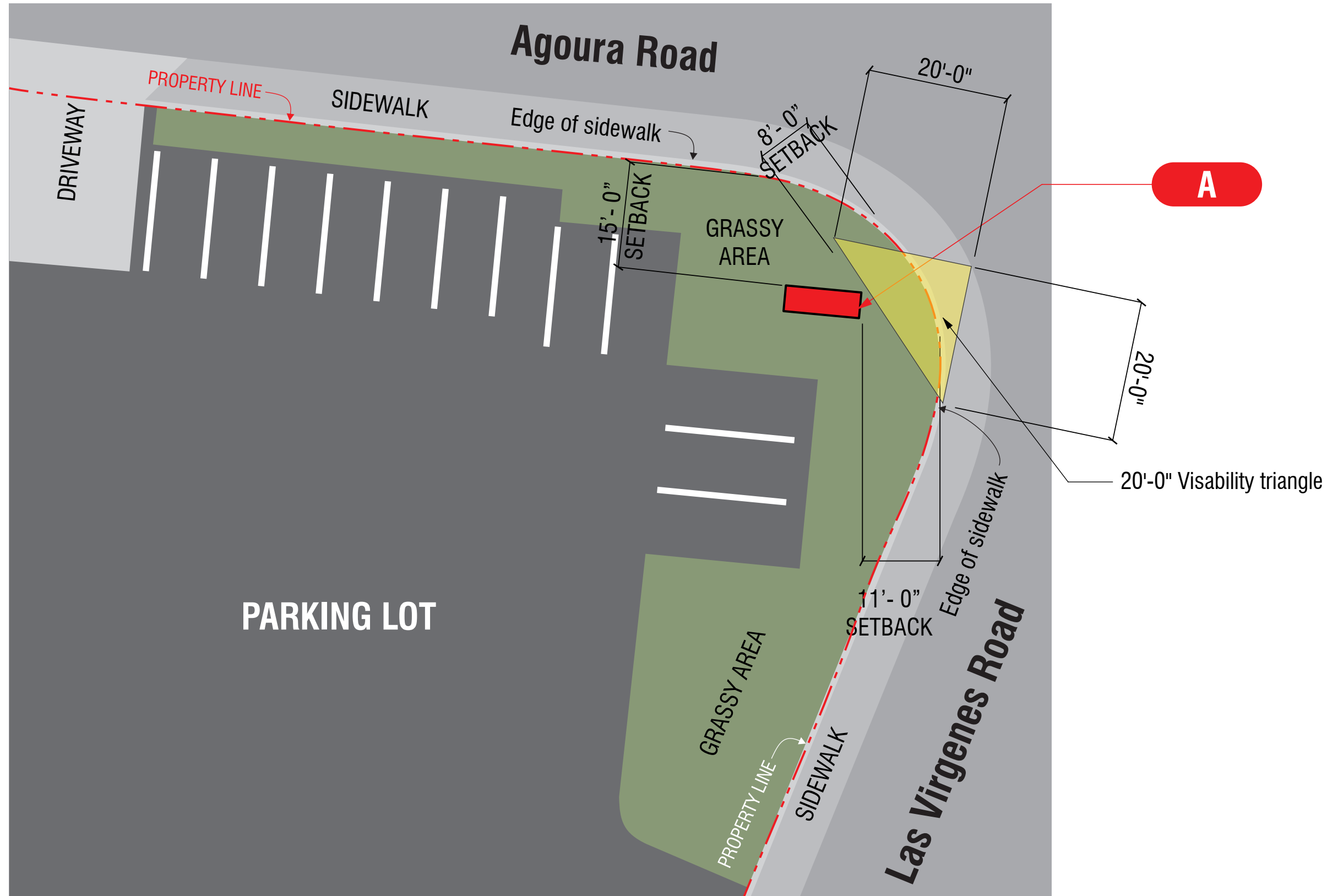


SITE PLAN - SIGN LOCATIONS  
SCALE: 1" = 50'-0"

MASTER SIGN PROGRAM



# NEW MONUMENT SIGN A - SETBACK DETAIL



PARTIAL SITE PLAN - SIGN B LOCATION

SCALE: 1" = 10'-0"

MASTER SIGN PROGRAM

## INTRODUCTION

These Sign Criteria (Master Sign Program) have been established to ensure the integrity of the signage is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project for all signage. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Retail Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure the Tenant signage in the Retail Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant's expense.

### 1. GENERAL REQUIREMENTS:

a. Each tenant shall submit to the Landlord for approval before fabrication, (1) electronic copy of detailed drawings indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with sufficient architectural drawings to show the exact relationship of the proposed sign and the store location on-site and the dimensions of the leased frontage.

b. Prior to fabrication, three sets of detailed drawings of all signs shall be submitted to the City of Calabasas Planning Division for review and approval. These drawings must be signed, stamped and approved by the landlord prior to submittal to the City. All signage shall be approved by the Landlord and City of Calabasas prior to installation.

c. Each tenant shall obtain and pay the entire cost of all permits, approvals, construction, installation and maintenance of its respective sign(s).

d. Tenant shall be responsible for the installation and maintenance of all signs.

e. Any Issue not covered by these sign criteria shall be addressed by the City of Calabasas Municipal code Chapter 17.30 SIGNS..

### 2. CONSTRUCTION REQUIREMENTS

a. Letter fastening and clips are to be concealed and be of galvanized metal, stainless steel, aluminum, brass, or bronze metals.

b. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.

c. Tenant shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.

d. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters

in the body of the sign shall be as indicated in these sign criteria.

e. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

f. No exposed crossover conduits, conductors, or transformers, etc. shall be permitted.

### 3. SIGN INSTALLATION

a. All work to fabricate, erect, or install signs including connection to electrical junction box shall be contracted and paid for by tenant and subject to approval by Landlord.

b. All signs shall be designed, constructed & installed in accordance with local codes and ordinances. All sign permits shall be obtained from the City of Calabasas by tenant's sign contractor prior to any installation.

c. Signs not installed in strict conformance with previously approved plans and specifications shall be corrected by tenant, at tenant's cost and expense, upon demand by the landlord. If not corrected within thirty (30) days, sign may be corrected by Landlord at tenant's expense.

d. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the Landlord and to the other tenants.

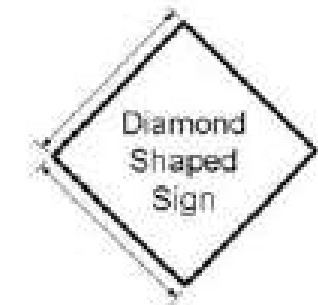
e. Tenant is responsible for ensuring signage installers are qualified and follow OSHA safety requirements while on property.

f. Tenant shall coordinate sign installation timeline with

Landlord.

### 4. SIGN DIMENSIONS & CALCULATIONS

Sign area shall be computed by drawing a line around the outer perimeter of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The total area of the sign shall include all sign faces



## 5. PROHIBITED SIGNS & RESTRICTIONS

The following signs are provided as examples of prohibited signage applications and not an all-exclusive listing. Signs prohibited by Landlord that do not conform to the Criteria are not limited to those set forth below.

- a. No Roof Signs;
- b. No Portable Signs;
- c. No Billboard Signs;
- d. No Flashing Signs;
- e. No Moving or Rotating Signs;
- f. No Projecting Signs;
- g. No Sign shall be allowed with obscene, indecent or immoral content;
- h. No Flags, streamers, pennants are allowed;
- i. No Signs shall be allowed that are out of conformance with this document;
- j. No painted signs;
- k. No Pole or Pylon Sign allowed;
- l. No signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas;
- m. No sign or any portion thereof may project above the fascia, roof or building on which it is moored;
- n. No off-Premises signage;
- o. No "A" frame signs;
- p. No plastic face box-type cabinets signs or luminous-vacuum formed type plastic letters;
- q. No signs using exposed fastenings;

r. No paper, cardboard, cloth, form core, gatorboard, inflatable or styrofoam signs, stickers or decals, painted lettering or decals hung around, on or behind storefront;

s. No flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means;

t. No stationary or walking sandwich boards or costumed or non-costumed persons shall be utilized for advertising outside of Tenant's premises. No balloons, flags or marketing tents are allowed;

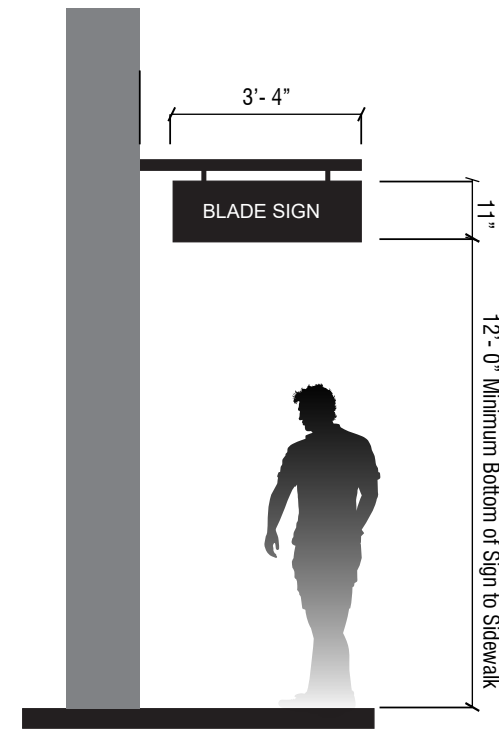
u. No sign which emits odor, noise or visible matter other than light;

v. No signs identifying secondary businesses except where specifically approved by Landlord;

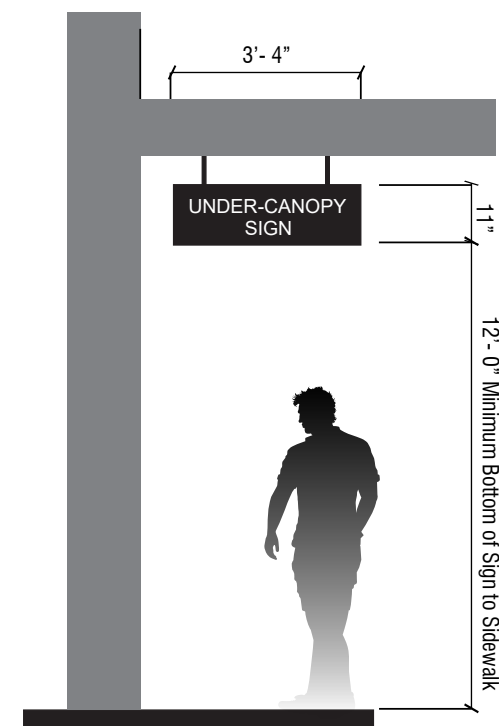
w. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord.

## 6. PEDESTRIAN PROJECTING & HANGING SIGN

- a. One (1) pedestrian Projecting Sign is allowed per tenant.
- b. May be a hanging or a projecting sign.
- c. May be single sided or double sided.
- d. Three (3) square feet maximum per face. Two (2) faces maximum.
- e. Lower edge must be minimum eight (8) feet above finished grade.
7. May not be internally or externally illuminated.
8. Sign shall appear to be an architectural and integral part of the building.



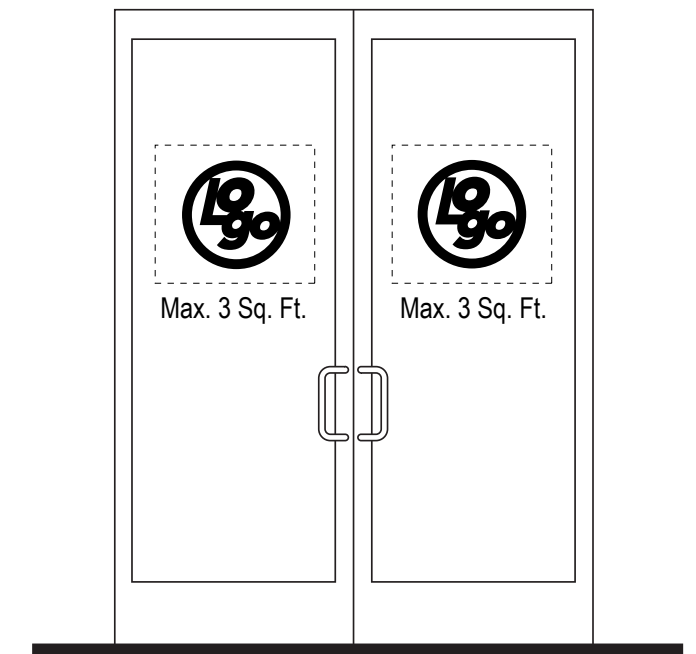
Blade Sign Example



Undercanopy Sign Example

## 7. WINDOW SIGNS

- a. Tenant's are allowed one (1) vinyl graphic per door.
- b. Max square footage is three (3) square feet per graphic.
- c. Copy to be installed on second surface of window.
- d. Copy limited to business identification only.
- e. Illuminated signs in storefront windows are not allowed.



Window Sign Example

## 8. DRIVE THRU SIGNS

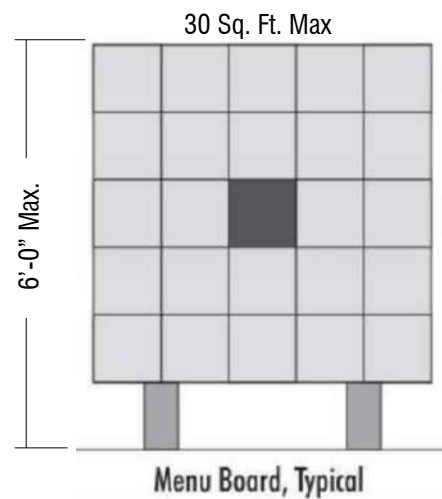
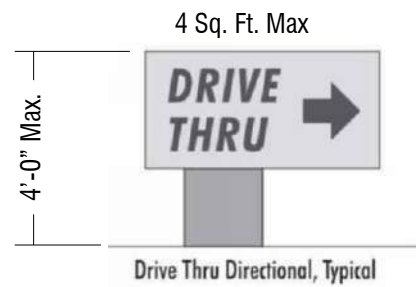
Tenants featuring or having a drive-thru service, as approved by the City and the Landlord, shall be allowed signs necessary for the safe use and operation of the drive thru.

Directional signs identifying the drive-thru located along public roads are allowed. These may be double faced and non-illuminated.

Directional signs for the drive thru shall not be larger than 4 square feet, with a maximum of 4 feet in height.

Menu boards are allowed per Landlord approval, and are allowed only as single facing signs, shall not be larger than 30 square feet, and at a maximum of 6 feet in height.

Directional or Menu board sign shall not block views at corners or driveways.



## 9. NONCONFORMING SIGNS

The eventual elimination of existing on-site signs that are not in conformity with the provisions of chapter 17.30.090 of the City's code is as important as the prohibition of new signs that would violate these regulations.

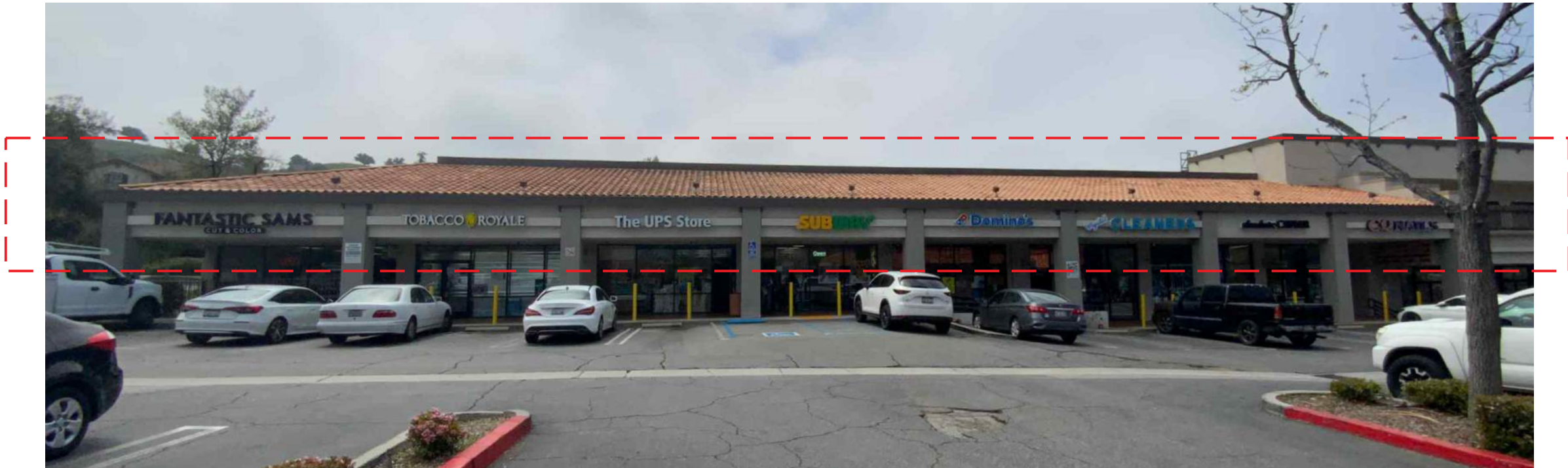
a. Continuation of Nonconforming Sign. A legally established sign that does not conform to the provisions of the chapter may continue to be used in compliance with Section 17.30.100 of the City's code, except that the sign shall not be:

- Structurally altered to extend its useful life;
- Expanded, moved, or relocated;
- Re-established after a business has been discontinued for ninety (90) days or more;
- Re-established after damage or destruction of more than fifty (50) percent of the value of the physical structure of the sign, as determined by the director.

b. Sign Copy Changes. The sign copy and sign faces of a nonconforming sign may be changed upon obtaining a sign permit provided that the change does not include a structural change in the display.

c. Correction of Nonconformities Required. Approved of any structures on a site or a change in the land use on a site shall require that all nonconforming signs on the site be brought into conformity with this chapter.

# SIGN AREAS (SHOP TENANTS)



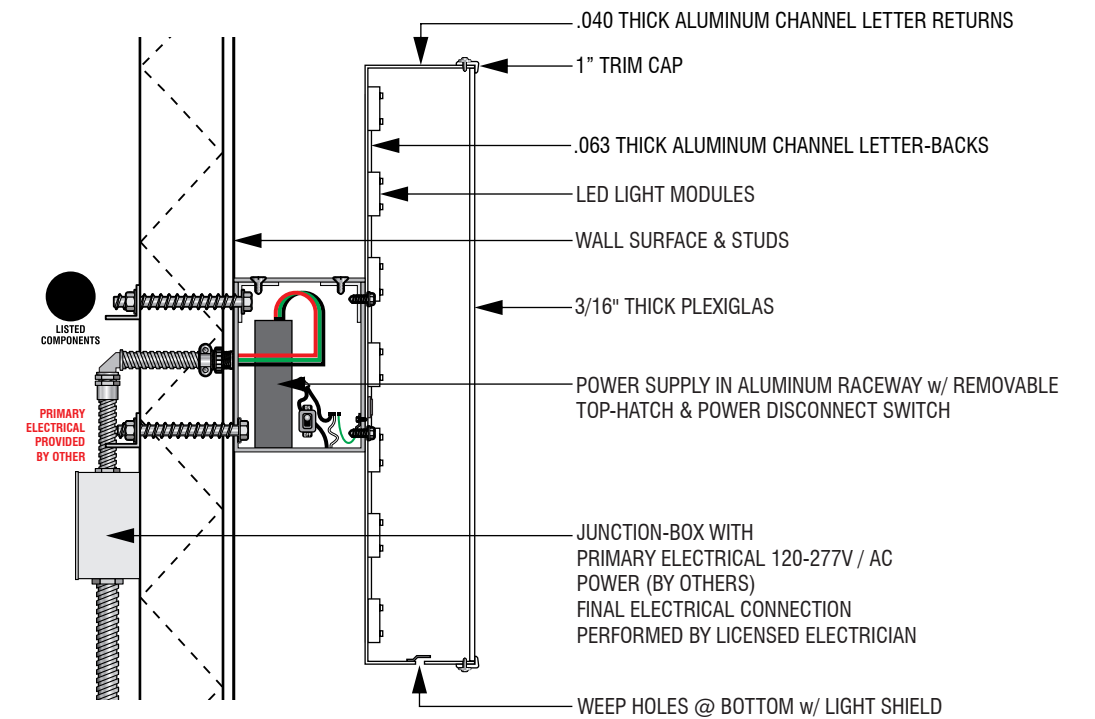
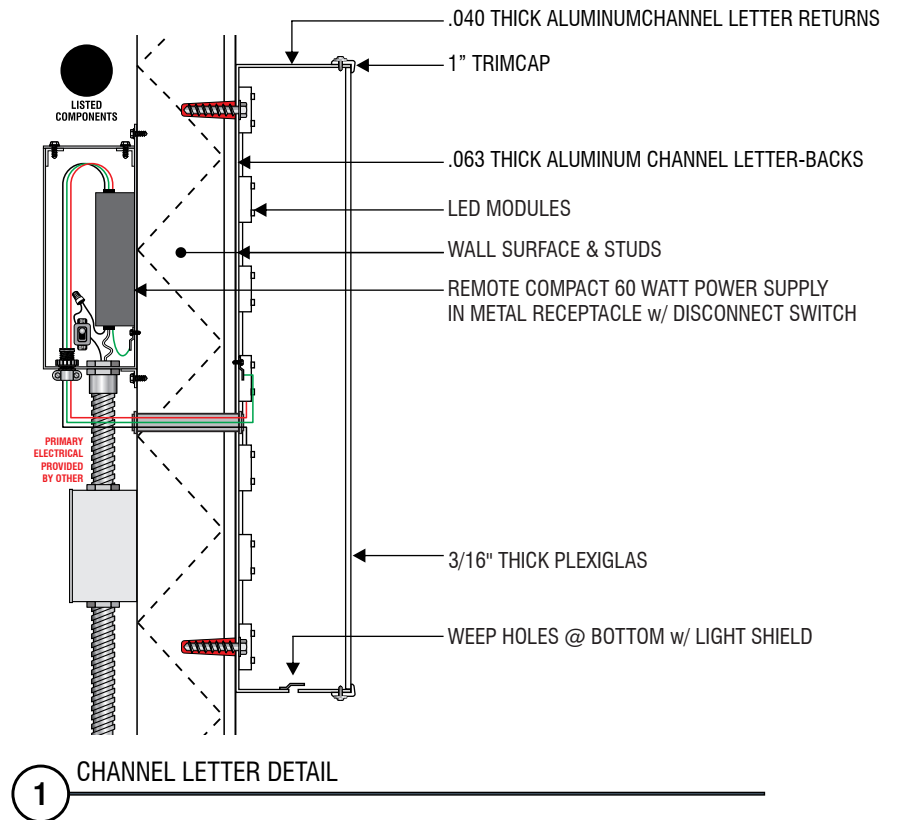
# SIGN AREAS (PAD TENANT)



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# SIGNAGE SPECIFICATIONS (SHOP TENANTS)

1. Maximum one (1) wall sign allowed per occupancy of business.
2. Tenant sign maximum size area is limited to .5 square feet per linear foot of tenant frontage, with a minimum of fifteen (15) square feet and maximum of eighty (80) square feet per tenant.
3. Individual internally illuminated channels are the required sign type.
4. Sign may include a logo. Logo area may not exceed 30% of overall allowable individual sign area.
5. Sign must be centered vertically within sign band area.
6. No part of the sign may be closer than two inches to any architectural feature, such as a cornice, molding, corner, etc.
7. Tenants may use branded colors or choose own with Landlord approval.
8. All penetrations through building will be sealed in a watertight manner by Tenant.
9. Lighting is limited to LED and must not create a spotting effect on letter/logo acrylic faces or on wall.
10. Tenants are allowed any copy subject to Landlord approval.
11. Channel letter/logo options:
  - a. Flush Mount (Consistent with Code)
    - May be between 3" and 5" deep
    - Must be front-lit
  - b. Flush Mount with Exposed Raceway (Existing Legal Non-Conforming Design)
    - Channel Letters/Logo May be between 3" and 5" deep
    - Must be front-lit
    - Raceway size must match existing
    - Raceway color to match building



# SIGNAGE SPECIFICATIONS (PAD TENANT)



EAST ELEVATION: PHOTO OF EXISTING



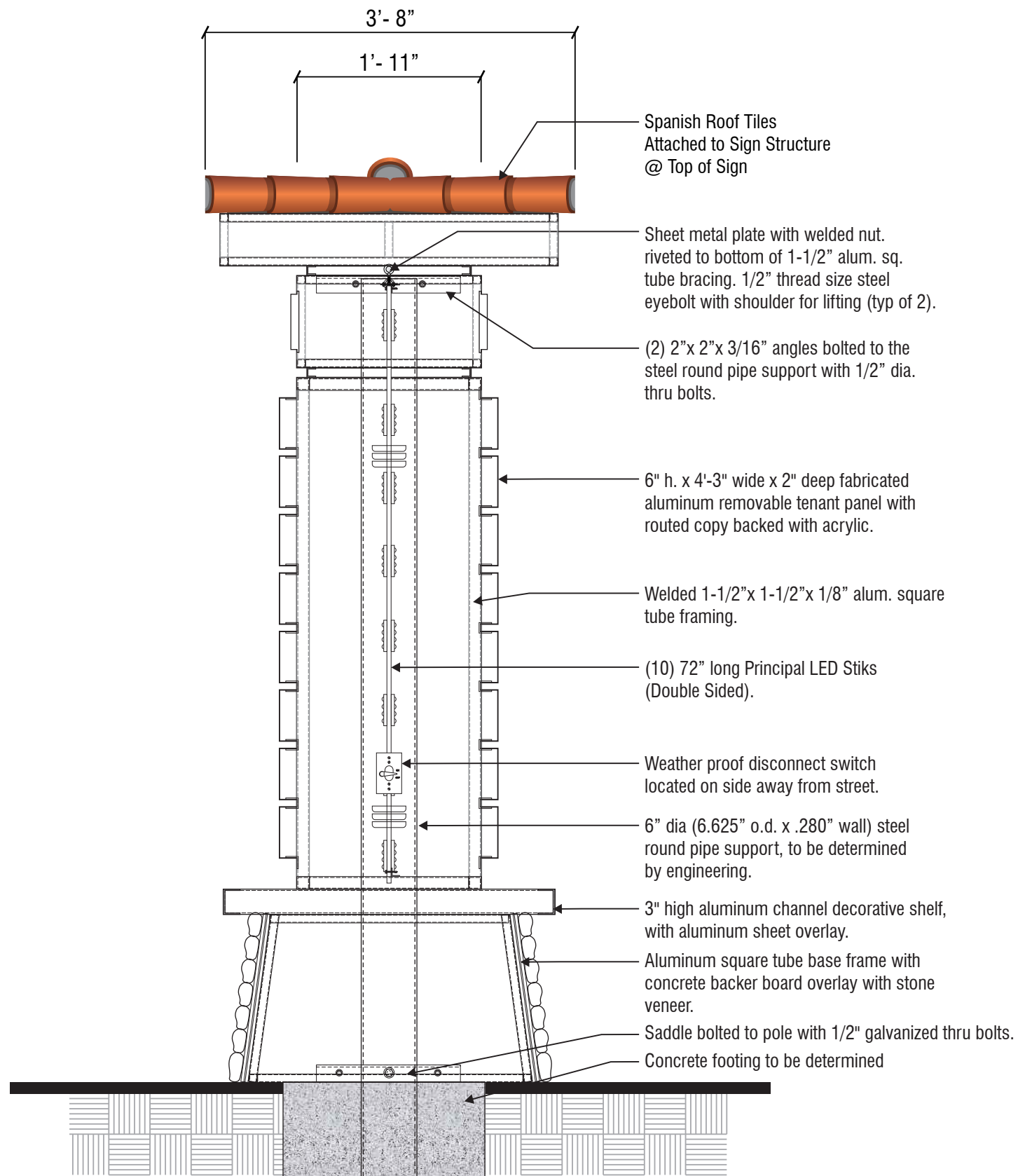
NORTH ELEVATION: PHOTO OF EXISTING

- TYPE: Front Lit Channel Cabinet with Vacuumed Formed Face
- SIZING: (1) Primary sign (0.5) square feet per linear feet of storefront length.  
Max. sign copy length shall not exceed (70%) of total storefront length
- FACE: Vacuumed formed Polycarbonate Face
- TRIM/CAP RETURNS: No trim cap, 5" Aluminum Returns
- COLORS: To be determined by Landlord
- BACKS: Alum.
- ILLUMINATION: LED



**NOTE: EXISTING SIGNS ARE LEGAL AND NON-CONFORMING AND ARE SUBJECT TO PROVISIONS SECTION #9 (PAGE 8) OF THIS SIGN PROGRAM.**





**A**

SIDE SECTION DETAIL

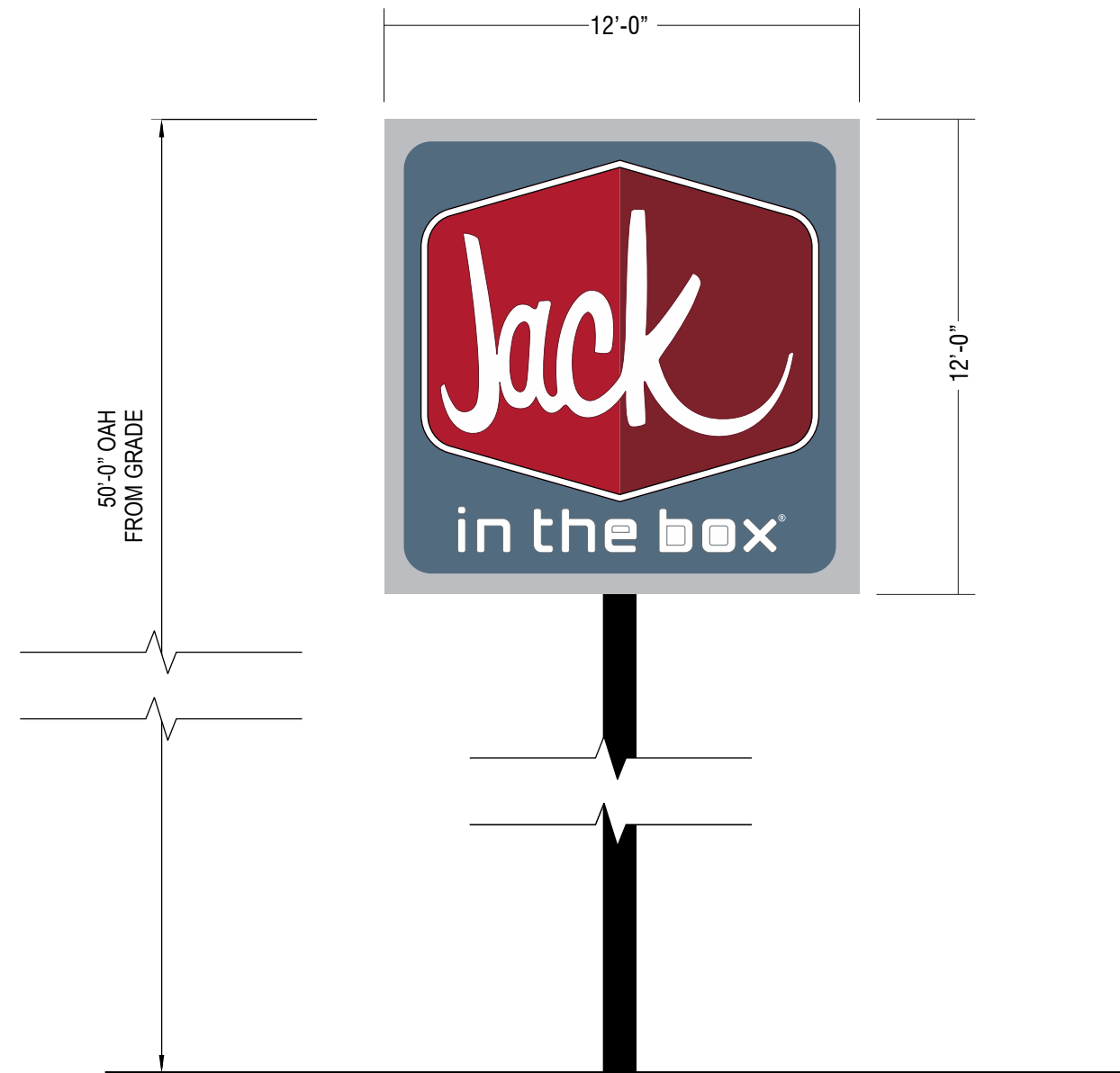
SCALE: 3/4" = 1'-0"

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## EXISTING POLE SIGN (AGOURA RD.)



PHOTO OF EXISTING



**NOTE: EXISTING SIGNS ARE LEGAL AND NON-CONFORMING AND ARE SUBJECT TO PROVISIONS SECTION #9 (PAGE 8) OF THIS SIGN PROGRAM.**

**SIZING:** 12' x 12'

**CABINET:** Aluminum cabinet with 4 sides and internal LED illumination.

**FACE:** Flex material with digitally printed graphic.