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Planning Director
Kenyon Webster
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: October 4, 2017
Agenda Item No.: 8A
To: Design Review Board
From: Dana Morrison, Assistant Planner
Subject: Major Sign Review- Sign Program
Recommendation: Approval with Conditions
Applicant/Owner: Steven Bourns/Econoline Signs
File No.: 2017-71
Address: 961 Gravenstein Highway South
CEQA Status: Categorical Exemption: Class 11: Section 15311
General Plan: General Commercial
Zoning: General Commercial

Introduction:

This is a Major Sign Review application for the approval of a Sign Program for 961 Gravenstein Highway South a mixed use project that includes 2 double sided blade signs (externally illuminated) and windows signs.

Project Description:

Blade Signs Front Entrance:

Externally illuminated double-sided blade sign measuring 34" wide by 36" high (17 square feet).

Blade Signs Rear Entrance:

Externally illuminated double-sided blade sign measuring 12" wide by 22" high (3.6 square feet).

Window Signs:

Vinyl signage on bottom 1/3 of the large windows located on the main frontage of the building 172" wide by 27" high (32.5 square feet). Colored vinyl background on front and rear door, with business logo and hours.

Environmental Review:

This project is categorically exempt from the requirements of CEQA pursuant to Section 15311, Class 11, which exempts the installation of on premise signs.

Zoning Ordinance Consistency:

1. Section 17.230.050: The maximum sign area permitted for this property is 175 square feet according to calculation guidelines set forth in this section. Sign Area= Total Allowable Sign Area (based on total building frontage)/ Number of Tenant Spaces

Per the sign guidelines, the total allowable sign area for all signs is 175 square feet; however the Sign Ordinance does not take into account that there may be instances where a large project may apply for a sign program. Per the guidelines, the maximum allowable sign area maxes out at 126+ feet of building frontage, for which 175 square feet of signage is permitted. The total proposed sign area for the project is 318.6 square feet. This exceeds the allowable sign area. As the proposed sign program is for a large building which contains no monument signage (100 square feet of monument signage is permitted) and has 2 principal entrances, therefore, staff feels the proposed signage is appropriate for the site in terms of scale and quantity.

2. Section 17.230.050.C(2): External illumination is preferred over internal illumination in all Zoning Districts. Internally illuminated signs must be reviewed and approved by the Design Review Board, and are generally not allowed within the CD: Downtown Core district, within any residential district, or in proximity to an existing residential use.

No internal illumination is proposed. The applicant is proposing to utilize existing external lighting in the building.

3. Section 17.230.060.B: An integrated sign program, which provides consistency and continuity of materials, design, location, and manner of attachment for tenant signs, is required for all office or light industrial centers or parks multi-tenant commercial or industrial buildings or shopping centers. Individual tenant signs proposed as part of a multi-tenant sign shall include the business name and not more than 3 additional words to identify the purpose of the business. For Sign Programs that include a monument sign, the maximum square footage of the sign shall be limited to 100 square feet for signs representing 6 or more tenants. The sign program shall be consistent with the standards defined below for the zoning district in which the development is located, and shall be approved by the Design Review Board prior to the approval of any individual sign within said center, park, or building.

The applicant is proposing to create a sign program which allows each tenant to install one blade sign at each the front and rear entrance to their suite. The front blade sign will measure 34" wide by 36" high. The rear entrance blade sign will measure 22" wide by 12" high. Signs can be constructed of Dibond, Aluminum or Wood. Tenant colors and logo are allowed, subject to Property Management and City approval. In addition, the sign program allows for the installation of vinyl graphics on their entrance doors (both front and rear) and vinyl graphics on the bottom 1/3 of the large windows located at the main frontage of the building. No monument signage is proposed.

4. Section 17.230.060.C(2): A maximum of 2 window, awning, wall, or fascia business identification signs are permitted for each ground use or tenant. One of those 2 signs may be a projecting sign, providing that the sign does not exceed 6 square feet in area or 18" in height, and has a minimum clearance of 7 ½' above the sidewalk.

The applicant is proposing to install one blade sign adjacent to each of the 6 tenants' front and rear entrances. The proposed number of blade signs exceeds the maximum of one blade sign per tenant, therefore a Sign Exception is required. The size of the main entrance blade signs also exceeds the 18" height size limit; the rear entrance blade signage is consistent with the size requirements. In that the blade signs will serve as the main signage for the tenant spaces, with only window and door decals in addition, staff feels the larger blade sign size is justified for the front entrance.

Sign Exception:

Pursuant to Section 17.230.020.B.2 of the Sign Ordinance, the Design Review Board may grant a Sign Exception for the following reasons:

- a) The exception shall allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark; or
- b) The exception will allow a sign that is more consistent with the architecture and development of the site; or site context; or is appropriate given the nature of the business; or
- c) The granting of the exception will not constitute the granting of special privilege inconsistent with the sign limitations upon other properties in the same vicinity and Zone District.

Public Comment:

No public comments on the application have been received as of writing this report.

City Departmental Comment:

No comments or concerns on the application have been received from City departments as of writing this report.

Required Findings:

Section 17.310.030.B.2 of the Zoning Ordinance states: In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is internally and harmonious; and the design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Analysis:

The proposed signage exceeds the total sign area limit and exceeds the permitted number of blade signs. However, based on the size of the building and that each storefront has both a

front and rear entrance which require signage staff feels that the size and allotted signage is appropriate for the site. The proposed sign materials allow for creativity and uniqueness among tenants, while still maintaining an aesthetic continuity by requiring the tenants to utilize specific hardware. For these reasons, it seems reasonable for the Board to approve Sign Exceptions to allow for an increase in the overall sign square footage, and an increase the number and size of blade signs permitted.

Recommendation:

Staff is recommending that the Board approve the Sign Program for 961 Gravenstein Highway South. The proposal is well thought out, thorough, and aesthetically pleasing. In designing the Program, the applicant's intention was to provide for continuity in the signage by requiring future tenants to install signage of a certain size in a pre-designated location. The applicant wanted to ensure that future tenant would also be permitted to install creative, unique signage, by providing a list of recommended materials, along with prohibited materials and designs.

If it is the consensus of the Board that the proposed signs are compatible with the site, staff recommends that it do so based on the facts, findings, and analysis set forth within this staff report and subject to the conditions outlines below.

Alternatively, the Board may find that revisions are needed and that a continuance is appropriate. Staff recommends that the Board provide direction to the applicant for revisions in the event of a continuance or rationale, in the event of a denial of any elements.

Findings for Sign Program Review (Application 2017-71) approval a Sign Program for 961 Gravenstein Highway South and allow a sign exception in the overall permitted sign area allowed and addition of a blade sign per tenant entrance.

1. That the application is categorically exempt from the requirements of CEQA, pursuant to Section 15311, Class 11, which exempts the installation of on-premise signs.
2. That the proposed project is consistent with the Zoning Ordinance with approval of a Sign Exception.
3. That the proposed project is consistent with Section 17.310.030.B.2 of the Zoning Ordinance in that the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is in conformity with any guidelines and standards adopted pursuant to this Chapter in that the creation of a Sign Program assists in the enhancement of 961 Gravenstein Highway South.

Sign Exception:

- a) The exception shall allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark; or

- b) The exception will allow a sign that is more consistent with the architecture and development of the site; or site context; or is appropriate given the nature of the business; or
- c) The granting of the exception will not constitute the granting of special privilege inconsistent with the sign limitations upon other properties in the same vicinity and Zone District.

Granting a sign exception to increase the overall allowed sign area for the building, and allowing for the a blade sign at each entrance to a tenant suite will not constitute a special privilege in that the proposed signage is consistent with the architecture on the site in that the site consists of a large mixed-use building with 6 tenant spaces containing entrances at both the front and rear. The proposed signage is well designed and the proposed materials allow for creative, unique and quality signage.

Conditions of Approval:

1. Approval is granted for the Design Review Board submittal described in the application and the plans date-stamped September 18, 2017. This approval is valid for a period of three (3) years, except that the applicant may request one, one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. The signs shall be installed consistent with the application materials date-stamped September 18, 2017. No other signs regulated by the Sign Ordinance shall be installed or displayed without the prior written approval of the Planning Department.
3. An encroachment permit may be required prior to installation of the signs. Please contact the Engineering Department prior to installation if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is 823-2151.
4. A Building Permit is required for the installation of most signs. Please contact the Building Department for Building Permit application information at 823-8597.
5. All individual tenant signage requires Planning Department approval prior to installation.

Attachments:

Master Planning Application

Design Submittals



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	961 GRAVENSTEIN HWY S.
PARCEL #:	
PARCEL AREA:	

FOR CITY USE ONLY	
PLANNING FILE #:	2017, 71
DATE FILED:	09.18.17
TOTAL FEES PAID: \$	245
RECEIVED BY:	<i>[Signature]</i>
DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: STEVEN BOURNS
 Email Address: steve@econolinesigns.com
 Mailing Address: 3196 COFFEY LN., STE 602
 City/State/Zip: SANTA ROSA CA 95403
 Phone: 707-542-3086
 Fax: 707-542-6317
 Business License #: _____
 Signature: *Steven C. Bourns*
 Date: 9/12/17

OWNER OF PROPERTY

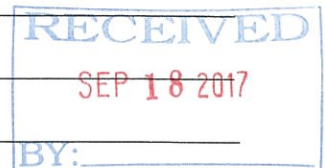
IF OTHER THAN APPLICANT:

Name: CHRIS PELLASCINI
 Email Address: tombe@gte.net
 Mailing Address: 127 MAIN ST.
 City/State/Zip: SEBASTOPOL, CA 95472
 Phone: 707-823-6475
 Fax: _____
 Business License #: 95-3172816
 Signature: *Chris Pellascini*
 I certify that this application is being made with my consent.
 Date: _____

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL: the proposed sign project and permit request. (Attach additional pages, if needed):

INSTALLATION OF PROJECTING SIGNS ON BOTH THE FRONT AND REAR OF THE NEWLY CONSTRUCTED BUILDING LOCATED AT 961 GRAVENSTEIN HWY. SOUTH TO ALLOW TENANTS IN THE COMMERCIAL SPACES ADAPQUFT SIGNAGE. ALSO ALLOWS FOR VINYL LETTERING AND GRAPHICS ON FRONT WINDOW.

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

NEWLY CONSTRUCTED MIXED USE BUILDING.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	
BUILDING FRONTAGE (IN FEET):	
# OF SIGNS CURRENTLY ON PROPERTY	NONE - NEW BUILDING
PROPOSED NEW: *SIGN TYPE(S):	- PROJECTING SIGN - FRONT OF BUILDING FOR EACH SUITE - PROJECTING SIGN, REAR OF BUILDING FOR EACH SUITE - DOOR VINYL AND WINDOW VINYL
PROPOSED NEW: SIGN LOCATION(S):	PROJECTING SIGNS MOUNTED OVER FRONT AND REAR DOORS PER APPROVED BUILDING PLANS. DOOR VINYL MOUNTED ON GLASS OF FRONT AND REAR DOORS. WINDOW VINYL GRAPHICS APPLIED TO BOTTOM 1/3 OF LARGE WINDOWS.
SIGN SIZE(S):	HEIGHT: 36" x HEIGHT: 12" HEIGHT: 27.055 HEIGHT: LENGTH: 34" LENGTH: 22" LENGTH: 172 LENGTH:
	IS ILLUMINATION PROPOSED? YES <input checked="" type="radio"/> NO
	NOTE: ILLUMINATED SIGNS ARE SUBJECT TO DESIGN REVIEW

*Types of signs: FREESTANDING, WALL, PROJECTING (HANGING), WINDOW, AWNING, FASCIA, SANDWICH;
TEMPORARY SIGNS (LIMITED TO 30 DAYS): BANNER.

ADDITIONAL REQUIRED MATERIALS:

- LOCATION MAP:** INDICATE THE SUBJECT PARCEL(S) AND ADJACENT STREETS.
- SIGN INVENTORY:** DETAILS ON ALL THE PROPOSED SIGNS: INCLUDING TYPE, HEIGHT, WIDTH, DEPTH, AREA AND HEIGHT ABOVE FINISHED GRADE, LOCATIONS OF ALL EXISTING AND PROPOSED SIGNS, TYPE OF MATERIAL(S), AND ANY METHOD OF ILLUMINATION.
- SIGN DETAILS:** DETAILED SCALED DRAWINGS OF ALL PROPOSED SIGNS, INDICATING THE LETTER STYLE, COLOR SCHEME, CABINET COLORS, AND MATERIAL SPECIFICATIONS. HEIGHT ABOVE GRADE MUST ALSO BE SHOWN.
- SITE PHOTOGRAPHS:** CLEARLY SHOW THE VIEWS OF AND FROM THE PROJECT, INCLUDING EXISTING SIGNS. INCLUDE A KEY MAP INDICATING WHERE THE PICTURES WERE TAKEN FROM AND IN WHAT DIRECTION THEY WERE TAKEN. LABEL ACCORDINGLY.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.


9-16-17
2017-71


Applicant's Signature Date Signed Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.


STEVEN BOURNS

Signature *ECONOLINE SIGNS, INC.* Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

MASTER SIGN PROGRAM

961 Gravenstein Highway South – Mixed Use

961 Gravenstein Highway South
Sebastopol CA 95472

Prepared by:

ECONOLINE
Signs | Printing | Digital

Econoline Signs, Inc.
3106 Coffey Ln., Ste. 602
Santa Rosa, CA 95403
707-542-3086 Phone
707-542-6317 Fax
www.econolinesigns.com



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Contact Information

Property Owner

Chris Pellascini
127 Main St.
Sebastopol, CA 95472
(707) 823-6475

Econoline Signs, Inc.

3196 Coffey Ln., Ste. 602
Santa Rosa, CA 95403
(707) 542-3086 Main
(707) 542-6317 Fax

www.econolinesigns.com

Project Manager: Steven Bourns, Vice President
steve@econolinesigns.com

Introduction

All sign devices at 961 Gravenstein Highway South, Sebastopol CA 954072 (henceforth "961 Gravenstein") are controlled by these Signage Guidelines. These Guidelines will contribute to the vitality and thematic nature of 961 Gravenstein, and have been carefully planned to enhance the marketing opportunities for users, and respond to the Image Objectives of 961 Gravenstein and the spirit of the City of Sebastopol sign code.

The Sign types and allowances section reviews the types of signs allowed and their form, materials, color and placements.

Signage at 961 Gravenstein must be developed within the Signage Guidelines and submitted by the tenant to the Management of 961 Gravenstein for architectural review and approval **PRIOR** to the City of Sebastopol Planning Department.

The Owner, Management and the City of Sebastopol are responsible for final interpretations of the Guidelines, and at their collective discretion, may modify them to accommodate unforeseen circumstances. The purpose of this review will be to maintain quality and consistency of signage with building design and compatibility with submittal requirements.

Submittal Requirements

Three (3) sets of plans that show the following:

1. Site Plan, drawn to scale, depicting all structures, streets, driveways, sidewalks, parking areas, and landscaping; and also showing:
 - a. For proposed freestanding sign(s); Sign location(s) on property and dimensioned relation to property line, nearest curb, adjacent driveway, or other objects to clarify exact location.
 - b. For proposed wall or projecting sign(s): Dimensioned Building frontages.
2. Elevations showing design, dimensions, colors, and materials proposed; the location of the wall sign(s) on the building; type of illumination (if any), sections(s), colors, and materials proposed (sample colors and materials may also be required).

It is to everyone's advantage to have appropriate and complementary signage. Therefore, conformance to the intent as well as the wording of the Guidelines is critical to the success of the program.

961 Gravenstein Image Objectives

The purpose of the signage program is to ensure that the integrity of the signage for 961 Gravenstein is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

These Guidelines are established for the Owner, City, and Users at 961 Gravenstein to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality, which unites all of the individual establishments located at 961 Gravenstein.

The Guidelines establish minimum standards that are reasonable and equitable while providing sufficient flexibility to accommodate the User's need to be recognized and marketable, to reflect each retail User's graphic prototypes, and to encourage tasteful innovation.

It is the responsibility of each Owner and/or User to submit drawings of the proposed signage to the 961 Gravenstein Property Management for approval prior to submitting for approval to the City of Sebastopol for approval and permits prior to the installation of any signage. The use of professional environmental graphic designers and professional sign companies to determine design detailing and sign placement is highly encouraged. Deviation from these Guidelines will only be considered if the overall purpose is to exceed the quality standards set forth herein.

- A. Portray a Unique Visual Business Retail Atmosphere.
- B. Provide Effective and Safe Vehicular Circulation.
- C. Provide Strong Identity for Vehicular and Pedestrian Traffic.
- D. Identify 961 Gravenstein as a Single Unit by Use of Consistent Color and Material Palettes.
- E. Enhance the Property through Quality Fabrication and Installation of All Sign Devices.

Prohibited Signage

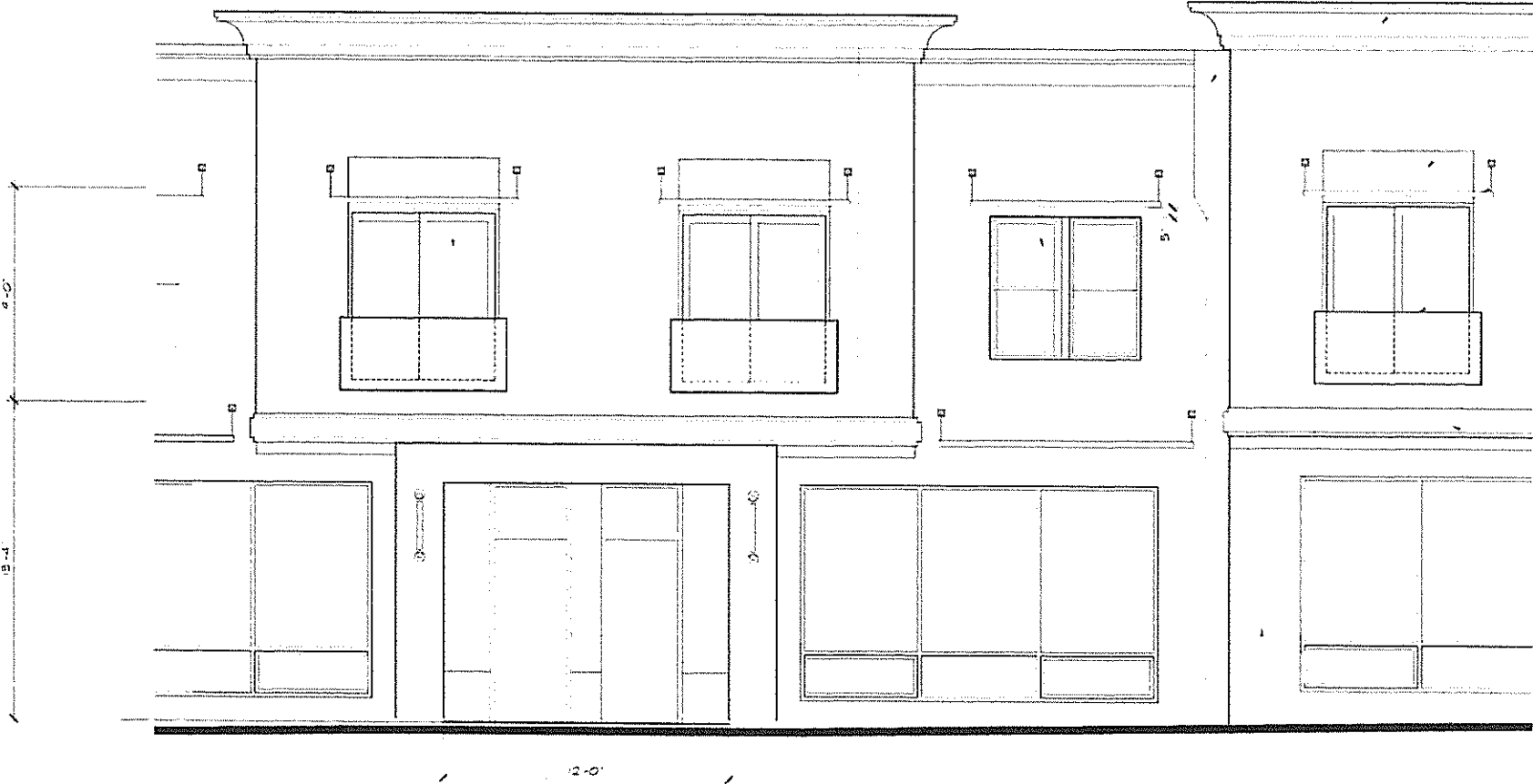
1. No exposed raceways allowed.
2. No exposed conduit.
3. All conductors, transformers, and fasteners shall be concealed.
4. No exposed neon within the letterset or mounted on the fascia.
5. Flashing, moving, or audible displays such as inflatable sidewalk displays, rooftop balloons, or flashing window displays are prohibited.
6. Sign contractor will be held responsible for any damage done to the building during installation (exception shall be if sign contractor was directed to place sign in area other than what they advised was acceptable or safe for installation by either the Property Manager/Owner and/or the Tenant).

Additional Guidelines

1. In order to achieve a degree of uniformity, all building-mounted tenant identification signs, if illuminated, shall be illuminated using the same type of lighting.
2. In the event that a tenant occupies multiple units, the tenant may utilize the sign types specified in this sign program for any or all of their units.
3. Building-mounted tenant identification signage is limited to the type of signs identified in this sign program only. Logos may incorporate multiple lines of text, but the entire logo must conform to the specified sign types as spelled out in this document.
4. The maximum sign sized called out in this program are spelled out on the included Sign Type identification pages in this document.
5. Under no circumstances is illuminated signage allowed on the rear of the building (other than by using the existing building lighting).
6. No signage may be installed within the parking lot, any sidewalks within the project site, or the public right-of-way, or within any landscape areas (except a monument sign for the all of 961 Gravenstein should one be allowed and added at a later date)
7. A building-mounted address shall be mounted on the building prior to the issuance of any permits allowing the installation of signage on the site. Address numerals shall be 12" tall and illuminated during the hours of darkness.
8. In the event that a business occupying space within 961 Gravenstein is closed for more than 60 days, the related on-building and window signage shall be removed by the Property Owner and the prior tenant/business shall be liable for any and all costs incurred.

Building Plan/Facia

Front of building, blade signs depicted near the entrance doors to the commercial spaces



Scale 1/8" = 1'

Site Plan/Overview



Sign Types and Allowances

Sign Type A – Double-Sided Projecting Sign – Front Entrance

Each tenant will be allowed one main identification sign to be placed on their primary frontage over/near the main entrance as detailed on Sign Type A – Detail sheet.

The sign design format is specific to the construction of 961 Gravenstein. Each tenant will design a sign as specified in the construction details on the Sign Type A – Detail sheet (Dimensional letters shall be required as part of the design).

Tenant's may design sign with a background color of their choice.

The main copy of the sign shall be non-illuminated and constructed out of flat cut out acrylic or High Density Urethane foam (HDU). Tenant colors and logo are allowed., subject to Property Management and the City of Sebastopol approval. The overall length of each tenant sign will be determined by the tenant's lineal frontage. The overall height of each sign is not to exceed 36 inches and the overall width of each sign is not to exceed 34 inches.

The sign faces may be constructed from Dibond, Aluminum, or Wood.

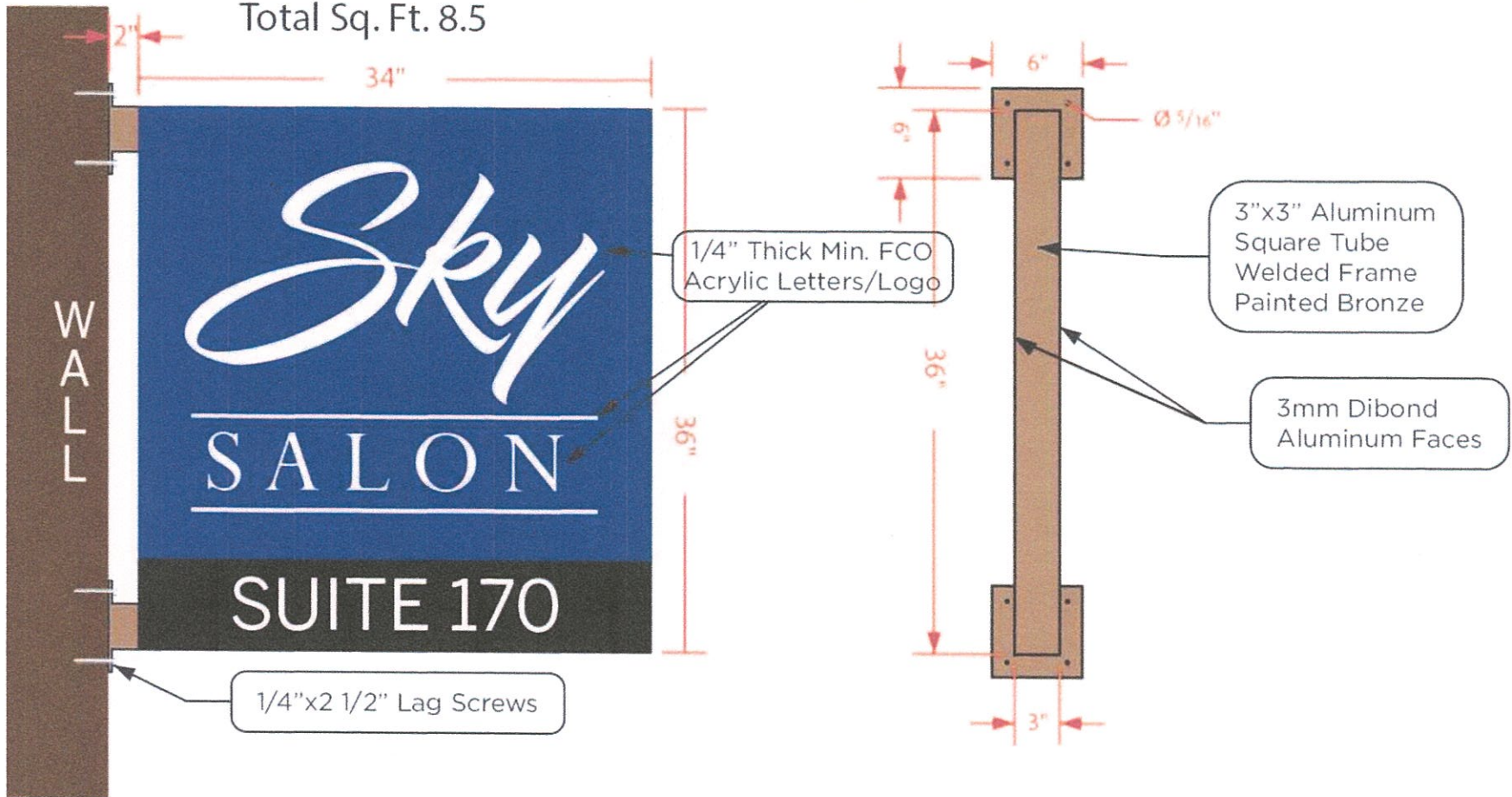
Copy or logo are to maintain at least a one-inch setback from the perimeter of the sign panel.

Logos are allowed as well and must be constructed out of at least ¼" flat cut out acrylic or HDU. Tenant's colors are allowed, subject to Property Management and the City of Sebastopol approval.

All signs may be illuminated by utilizing existing lighting fixtures built into the building.

Sign Type A - Detail

Sign Type A: Tenant Double-Sided Projecting Sign Front Entrance
Total Sq. Ft. 8.5



Scale 1" = 1'

Sign Types and Allowances

Sign Type B – Double-Sided Projecting Sign – Back Entrance

Each tenant will be allowed one identification sign to be placed on their rear frontage over/near the rear entrance as detailed on Sign Type B – Detail sheet.

The sign design format is specific to the construction of 961 Gravenstein. Each tenant will design a sign as specified in the construction details on the Sign Type B – Detail sheet (Dimensional letters shall be required as part of the design).

Tenant's may design sign with a background color of their choice.

The main copy of the sign shall be non-internally illuminated and constructed out of either a applied vinyl graphic flat cut out acrylic or High Density Urethane foam (HDU). Tenant colors and logo are allowed., subject to Property Management and the City of Sebastopol approval. The overall length of each tenant sign will be determined by the tenant's lineal frontage. The overall height of each sign is not to exceed 12 inches and the overall width of each sign is not to exceed 22 inches.

The sign faces may be constructed from Dibond, Aluminum, or Wood.

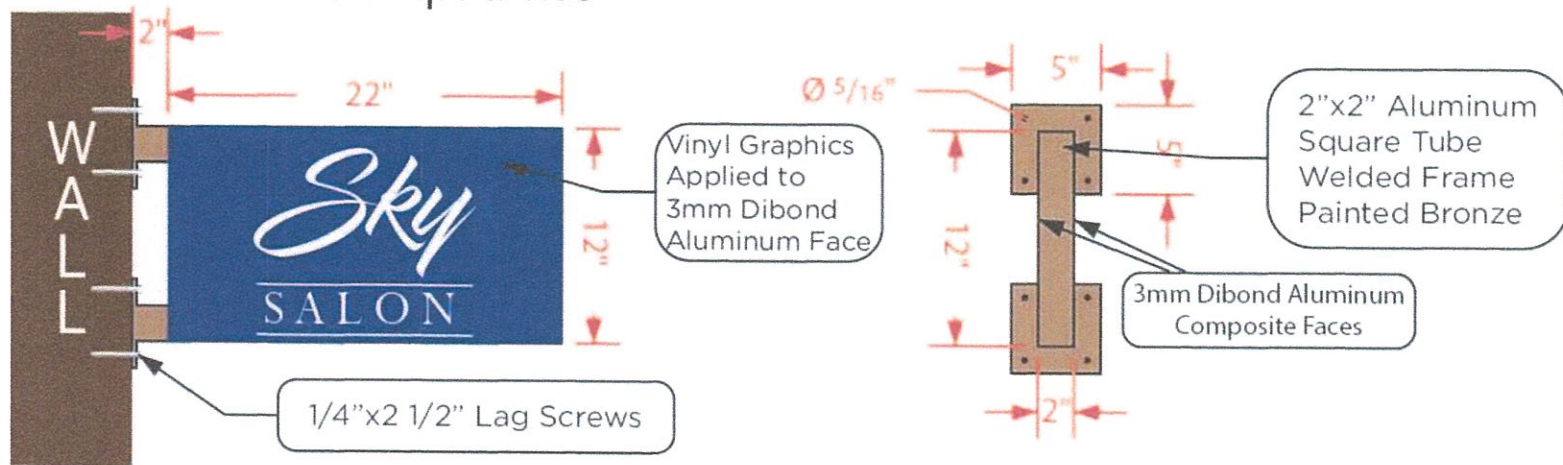
Copy or logo are to maintain at least a one-inch setback from the perimeter of the sign panel.

Logos are allowed as well. Tenant's colors are allowed, subject to Property Management and the City of Sebastopol approval.

All signs may be illuminated by utilizing existing lighting fixtures built into the building.

Sign Type B – Detail

Sign Type B: Tenant Double-Sided Projecting Sign Back Entrance
Total Sq. Ft. 1.83



Scale 1" = 1'

Sign Types and Allowances

Sign Type C – Entrance Doors and Front Window Vinyl Graphics

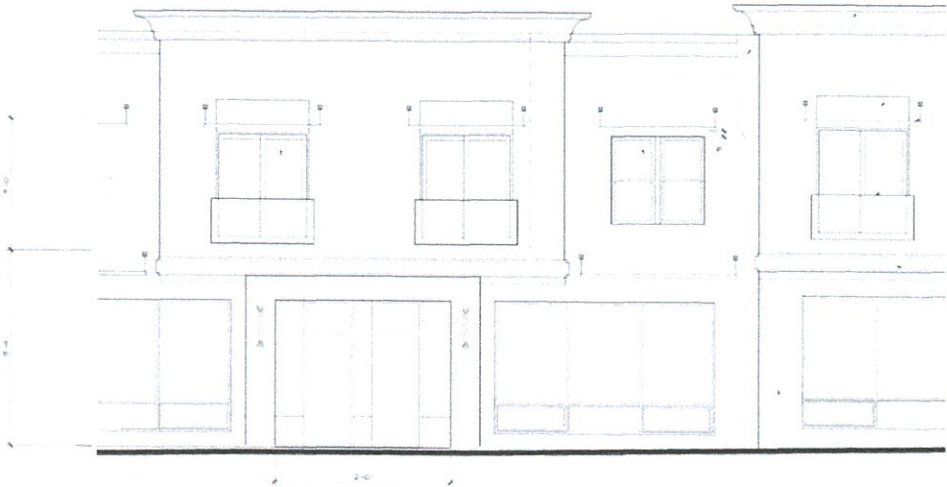
Each tenant will be allowed vinyl lettering which may include their logo on both their front and rear entrance doors as detailed on Sign Type C – Detail sheet.

Each tenant will be allowed vinyl graphics on the bottom 1/3 of the large windows located on the main frontage of the building as detailed on Sign Type C – Detail sheet.

Tenant's may design the large window vinyl panels with a background color of their choice. Logos are also allowed. All designs are subject to Property Management and the City of Sebastopol approval.

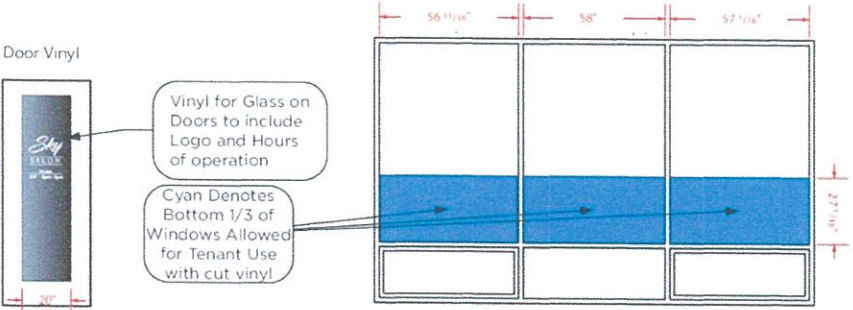
Logos are allowed as well.

Sign Type C – Detail



Scale 1/8" = 1'

Sign Type C: Tenant Cut Vinyl for Glass Windows and Door



Scale 1/4" = 1'