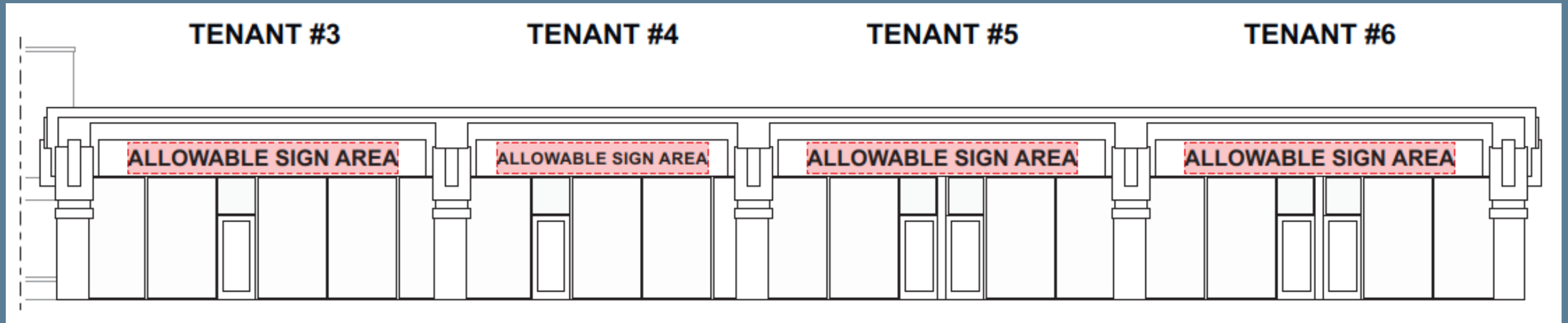# Request Summary

- **Master Sign Plan**
  - No existing MSP for site
  - Code currently requires an MSP prior to tenants receiving approval for sign permits
  - Only addresses tenant wall and window signage, existing ground sign not included in MSP
    - Ground sign subject to regular Code requirements

Request Summary

- **MSP Highlights**
  - Signage for inline tenants to be up to 80% lineal width
  - Signage for anchor tenants up to 2 SF per lineal foot of leased tenant space
  - Max character/letter height is 30 in
  - Tenants not restricted in font, design, logos, or colors
  - Landlord approval required prior to applying for a sign permit
  - Window signage permitted per Code requirements
  - Prohibited sign types include boxed/cabinet signs, cloth, paper, cardboard, or vinyl signs, moving or rotating signs, and signs painted directly on building surface

Proposed Elevations

Existing Conditions

Request Summary

- **Evaluation Criteria**
  - The MSP shall be designed so that it establishes a common theme or design, uses similar construction methods and compatible colors, scale, and size.
  - The MSP shall be approved by Planning Commission prior to the issuance of a sign permit.
  - Any changes to an approved MSP shall require submission and approval by Planning Commission.

Request Summary

- Staff recommends approval of MSP
  - Meets all applicable Code requirements
  - Encourages consistent signage
  - Simplifies the sign permitting process for staff and applicants
  - Proposed signage sizing is consistent with previously approved MSPs