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- Subdividing the appearance of the building volume
 - Creating horizontal emphasis through the use of trim
 - Adding awnings, eaves, windows, or architectural ornamentation
 - Using combinations of complementary colors
 - Using landscape materials

3.3.3 Roofs

The roofs of the buildings in the Plan Area shall conform to the following standards:

- All roof-top equipment shall be screened from public view by using screening materials of the same nature as the structure's basic materials. For an illustration of how the parapet on the anchor retail store screens the rooftop equipment, see Figure 3.6.

3.3.4 Color

A color and materials pallet (board) for the Plan Area shall be submitted to the City and approved by the Community Development Department prior to issuance of a building permit.

Instead of SMC Section 37-30.220(h), the following guidelines regarding color shall apply to development in the Plan Area:

- Building mass colors will be light in tone and of a traditional/historic nature.
- Accent colors will be bolder in tone and saturated.

3.4 SPECIAL DESIGN ISSUES

Several special design issues, including signage, lighting, driveway visibility, and potential nuisance areas, are addressed in this section.

3.4.1 Project Signage

Project monument signs may be placed at the four primary vehicular entrances and in the Gateway at San Juan Grade and E. Boronda Roads (street frontage). Within the project site, signs may be placed on the buildings so they are easily readable, consistent with the architecture and color of the building and compatible in character

with one another. A Master Sign Plan is required for the Plan Area and will be submitted to the City and approved by the City Planner.

SMC Division 3 Signs, ~~Table 37-50.170~~ shall be modified as follows:

- (1) The maximum building sign area will be 2.15 square feet per lineal feet of occupancy frontage. A maximum of one occupancy frontage shall be used to determine the total maximum sign area allowed for building signs except that two occupancy frontages may be counted for buildings that front both E. Boronda Road and San Juan Grade Road or front a street and the parking lot (if the main entrance is facing the parking lot).
- (2) All monument and pylon signs referenced below will be double-sided and may have one or more tenants displayed.
 - (a) A total of eight individual monument signs are permitted; or
 - (b) A total of four monument signs and two large multi-tenant monument signs (with a maximum height of 12 feet 6 inches or a maximum height of 15 feet if no freestanding [pylon type] sign is built).

One freestanding (pylon type) sign with a maximum height of 24.5 feet can replace two monument signs, as permitted in subsection (a), or one large multi-tenant monument sign as permitted in subsection (b).

- (3) In addition to the monument and pylon signs above, a center identification monument sign at the corner of E. Boronda Road and San Juan Grade Road is permitted, but may not interfere with the corner line-of-line visibility triangle.
- (4) For freestanding pad building P-1, one building sign to project no more than 18 inches above the fascia on the south elevation.

3.4.2 Lighting

The function of the lighting system is to provide safety and security while avoiding impacts to the public viewshed. The following lighting standards apply to the proposed project:

- All site, landscape, and building exterior lighting shall be of a configuration, style, and finish that complement the Plan Area's overall architectural theme. A lighting plan showing the locations and design of all free-standing lighting shall be subject to review and approval of the City Planner prior to issuance of building permits.