



P.O. Box 1609 Mammoth Lakes, CA 93546 (619) 934-8983

Sherwin Plaza Associates
c/o Koenig & Wood
19700 Fairchild, Suite 240
Irvine, CA 92715

April 5, 1994

RE: Amendment to the *Master Sign Plan for Sherwin Plaza III*

Dear Property owner,

At the regularly scheduled Planning Commission meeting April 27, 1994, the Planning Commission amended the Master Sign Plan for Sherwin Plaza III as follows:

1. The size of signs for the first floor tenants has changed from 10 square feet to 20 square feet 2'X10'X2".
2. The color has remained as is, however, it recommended that each new tenant incorporate a logo or design theme with different colors and a design which extends into the border and off the edge of the sign. Recently approved signs, "My Sisters Closet" and "Wild Horse Cafe" are attached. These attachments are copies, therefore they do not show the color, however, they do show the intent of design which extends off the edge of the sign.
3. The two existing signs, "Natalies" and "Performance Travel", can remain at 10 square feet until such time at new tenants occupy their spaces.
4. All signs shall be redwood sandblasted signs.
5. The upper space occupying the west end of the building may have two signs, 25 square feet each, 2'6"X10"X2".
6. The lower space occupying the west end of the building may have two signs, 20 square feet each.
7. No signs representing the upper and lower tenants shall be displayed on the same vertical plane. First floor tenants signs are displayed between the posts, with a minimum of 7 foot clearance from the sidewalk level. Second floor tenant signs displayed on the wall face, centered between the window trim and lower edge trim.
8. All other aspects of the Master Sign Plan for Sherwin Plaza III remain in full force and affect.

The freestanding sign must be removed by July 31, or an application to bring the sign into conformance by September 30 submitted. Should you have questions, or if I can be of assistance, please contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Newbry", written over a horizontal line.

Greg Newbry, Assistant Planner

*Amended
5/94*



P.O. Box 1609, Mammoth Lakes, California 93546
619-934-8983

MASTER SIGN PLAN

Sherwin Plaza 3
Wood Investments
19700 Fairchild, Suite 240
Irvine, CA 92715
(714) 752-1002

In accordance with the Zoning Ordinance of the Town of Mammoth Lakes, Chapter 17.40 "Signs", Section 17.40.020 "General Provisions", Sub-section "J"; The Sign Plan for Sherwin Plaza 3, shall be as follows:

1 - TERM

The Sign Plan for Sherwin Plaza 3 shall be valid for a period of ten years from the date of adoption, October 14, 1992, and shall be required to be renewed in its entirety by October 14, 2002 in accordance with the legal sign requirements in affect at that time. Any deviations from this sign plan shall be approved by the Planning Commission and such deviations shall be valid only for the period of the originally approved master sign plan. All allocated signs per the approved sign plan are "existing signs" and only the copy may be added or changed with Planning Director approval, Therefore, any changes or additions shall have a valid amortization corresponding to the remaining period of the approved sign plan. At the end of the original 10 year period, all signs at Sherwin Plaza 3 shall be required to reapply and come into conformance with whatever sign requirements are in affect at that time, regardless of when any particular wording or copy of an approved sign was installed. Chapter 17.40 of the Town of Mammoth Lakes Zoning Ordinance shall become an attachment to this approved Master Sign Plan.

2 - AMORTIZATION OF UNAPPROVED SIGNS

All existing signs on this parcel not approved as part of this sign plan shall be removed by whatever date the Town Council requires other similar illegal non conforming signs to conform,

or October 1, 1993, whichever occurs first. There shall be no signs displayed on this property other than in accordance with the approved master sign plan.

3 - ILLEGAL SIGNS - REMOVAL

The freestanding center identification sign shall be removed or conform to the Master Sign Plan, no later than whatever date the Town Council requires other similar illegal non conforming signs to conform, or October 1, 1993, whichever occurs first. Conformance shall mean submittal and approval of a sign application for a freestanding sign which meets the sign ordinance criteria in effect at the time of such submittal.

4 - Approved Signs

In Accordance with the attached layouts, there shall be approved signs as follows:

South face, west face and north face first floor signs; 1, 2, 3, 4. The signs shall be the same geometric shape, design, size and color as shown on exhibit 1.

It should be noted, applicant did not address signage for the second floor restaurant space. Signage for this space will require an amendment to this Master Sign Plan, or a new master sign plan. Planning Commission approval shall be required.

This plan uses the present tenant identification as sign identification. Change in tenants does not require notification to this Master Sign Plan. Such change in tenants is accommodated by a sign permit administered by Planning Staff.

Sign 1. Natalie's Cafe - 2" X 12" X 10'.

Sign 2. Performance Travel - 2" X 12" X 10'

Sign 3. Brian's Bicycles - 2" X 8" X 10'

Sign 4. Brian's Bicycles - 2" X 12" X 10'

Sign 5. Entrance - 2" X 10" X 4'

Sign 6. Freestanding main identification;

Tentative approval valid for one year. Failure to submit a complete application within this time frame shall void tentative approval.

Sign 7. Signage for the second floor restaurant; tentative approval valid for one year. Failure to submit a complete application within this time frame shall void tentative approval.

Note: Signs 6 and 7 may approved by the Planning Commission within the above time frame without new Master Sign Plan application.

Attachment Exhibit 1; Sign detail and mounting.
Exhibit 2; Shop frontages and sign sizes.
Exhibit 3; Sign detail and center map.
Exhibit 4(a) West elevation.
Exhibit 4(b) South Elevation.
Exhibit 5 Pictures, including north elevation.

5 -- STYLE, COLOR, MOUNTING METHOD, SIZE AND APPROVALS

Any change in copy or sign installation shall receive prior approval by the Planning Director. It shall be the landlords responsibility to apprise all existing and future tenants of the requirements of the approved sign plan.

Mounting shall be lag bolted into wall, or mounted on existing square tube brackets. Freestanding sign shall be required to have a valid building permit when it is brought into conformance with the Master Sign Plan pursuant to the amortization period above.

Style, color, mounting method, size and location shall be per this master sign plan. Colors shall be; lettering: Maroon; background: Ivory; border: Process blue; edge: Green. Applicant did not submit color numbers and brand. Color for future signs shall be per pictures on file in The Town offices. Future sign colors shall match exactly the signs in place at the time of such future sign installation. The freestanding sign colors, design, mounting, frame are not approved as submitted. Freestanding sign colors, design and mounting may be approved by the Planning Director.

Any change in copy or sign installation shall receive prior approval by the Planning Director.

It shall be the landlords responsibility to apprise existing and future tenants of this sign plan as approved.

This Master Sign Plan approved by The Town of Mammoth Lakes Planning Commission on October 14, 1992

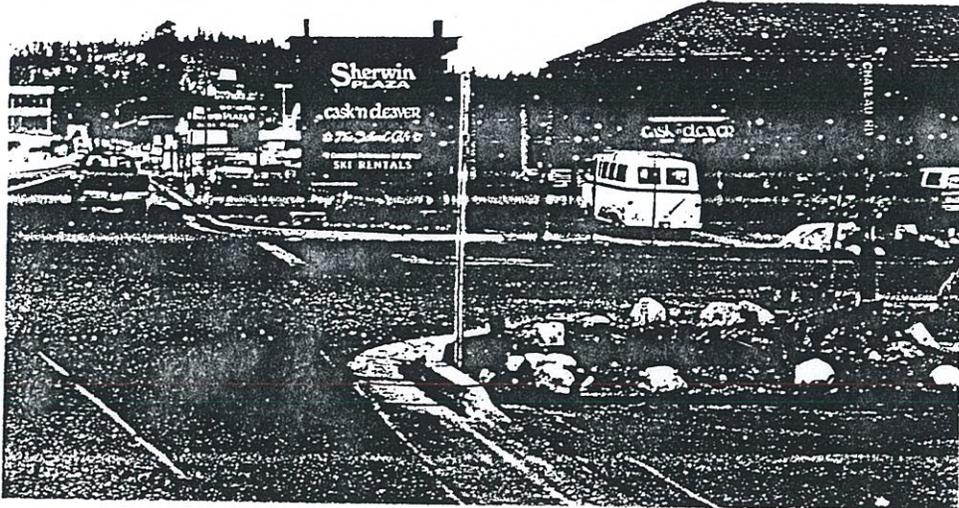
Planning Commission motion of approval, October 14, 1992:

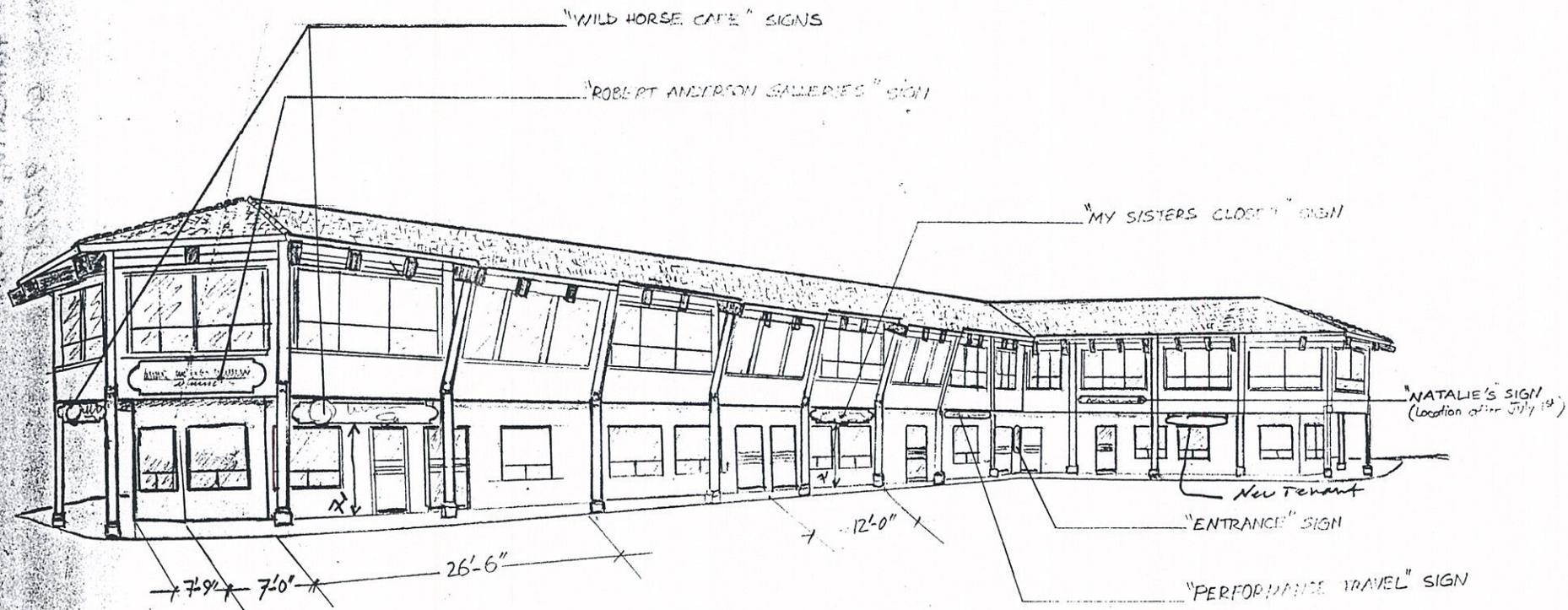
Approve the Master Sign plan for Sherwin Plaza 3 as recommended by Staff including denial of the freestanding sign. A freestanding sign and or signage for the second floor tenant may be approved as part of this Master Sign Plan, providing applicant submits sign plans for approval within one year from the date of this approval. The additional signs shall be reviewed by the Planning Commission for approval.

The decision concerning granting or denial of this Master Sign Plan may be appealed to the Town Council. The appeal shall be made in writing and shall be accepted in the administrative offices of the Town of Mammoth Lakes within fifteen (15) days of the date of the final decision by the Planning Commission.

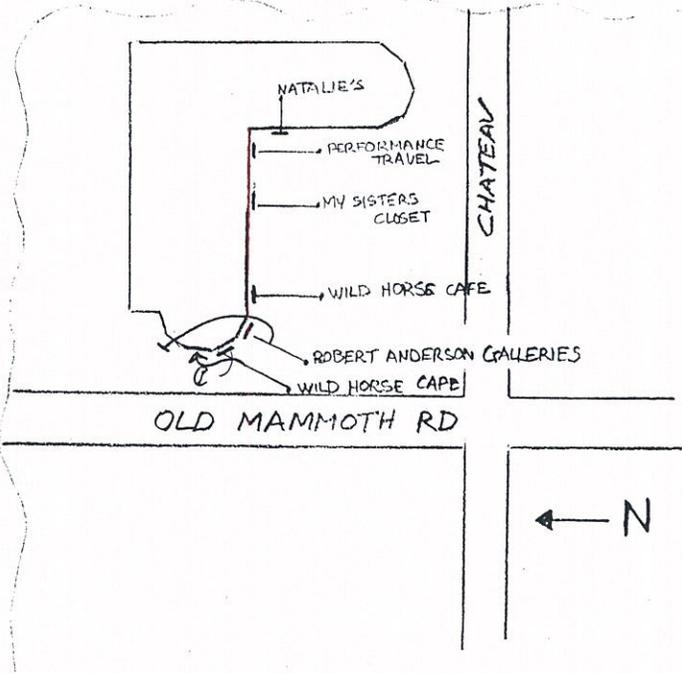


David C



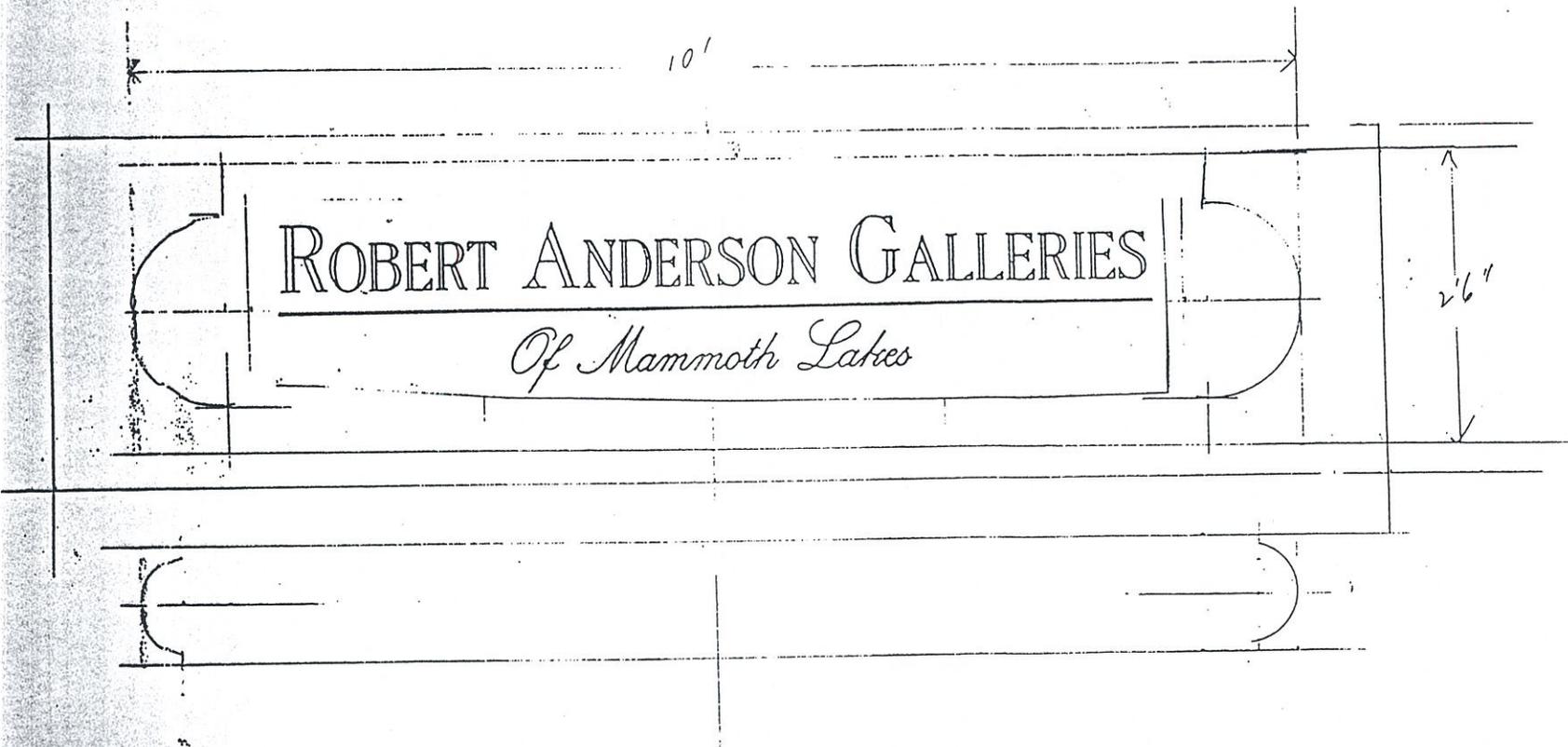


SHERWIN PLAZA 3



Wall Dimensions = 11' 6" x 2'
Anderson Sign = 10' x 2' 6"

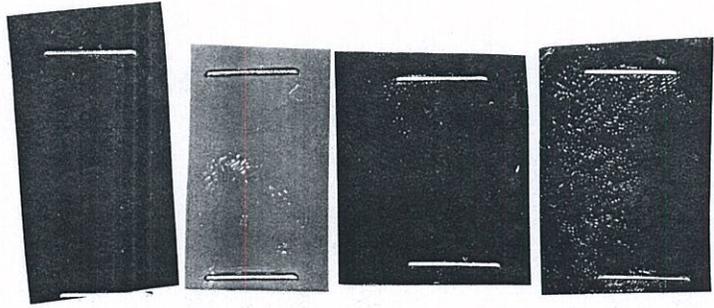
From: CYNTHIA L. ME
C.A. 200 310
June 16/00, 14 7529
619 648 7695



~~1/8" x 1"~~

SHERWIN PLAZA 2

1060



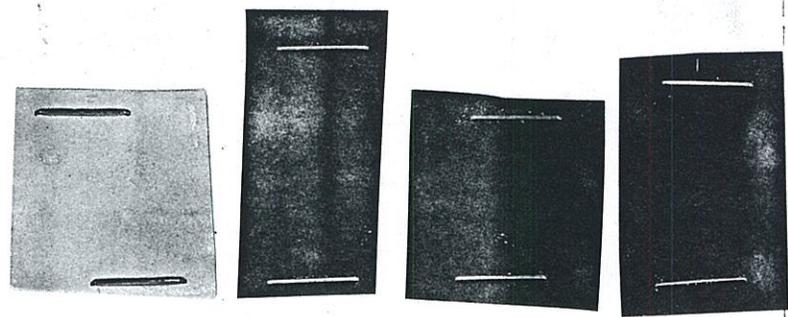
- SIGN TO BE MOUNTED ON WALL TYPE
- SIGN TO BE MOUNTED ON WALL TYPE WITH IRON
- SIZE: 36" x 12"
- NUMBER OF SIGNS: 2

Sign Panel

SHERWIN PLAZA 3

10'-0"

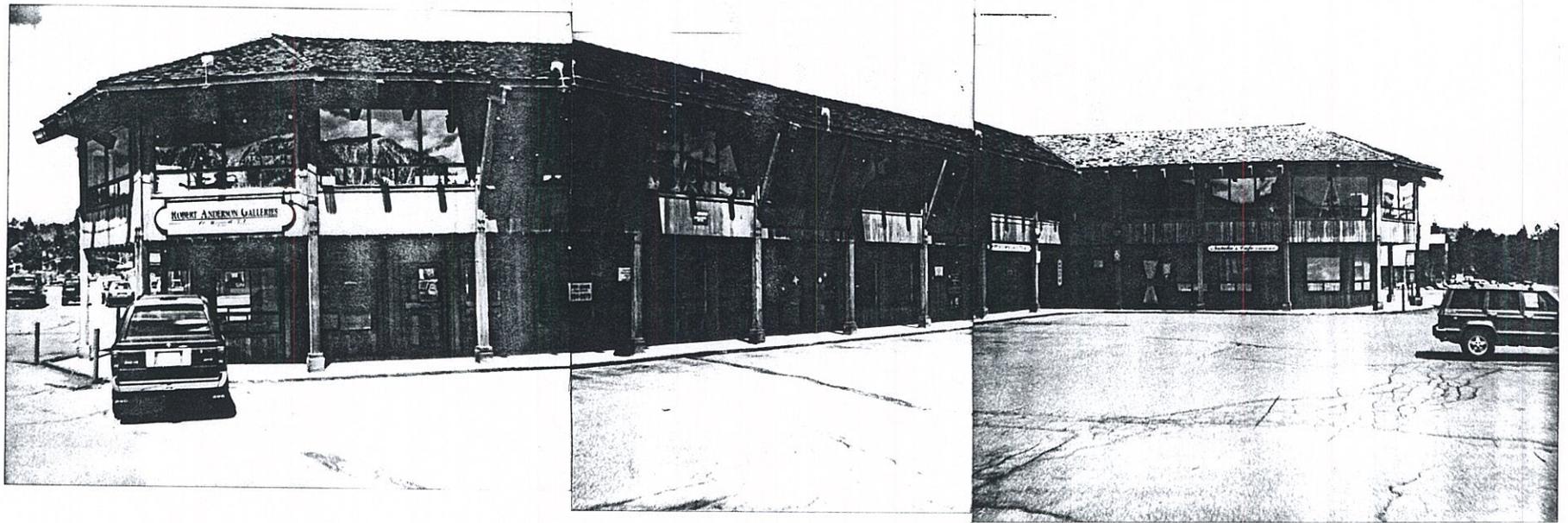
2'-0"



- SIGN IS REDWOOD BANDING 2" THICK
- SIGN TO ATTACH TO EXISTING ANGLE IRON BRACKETS w/ 3/8" x 4" BOLTS
- SIZE : 2' x 10' x 2"

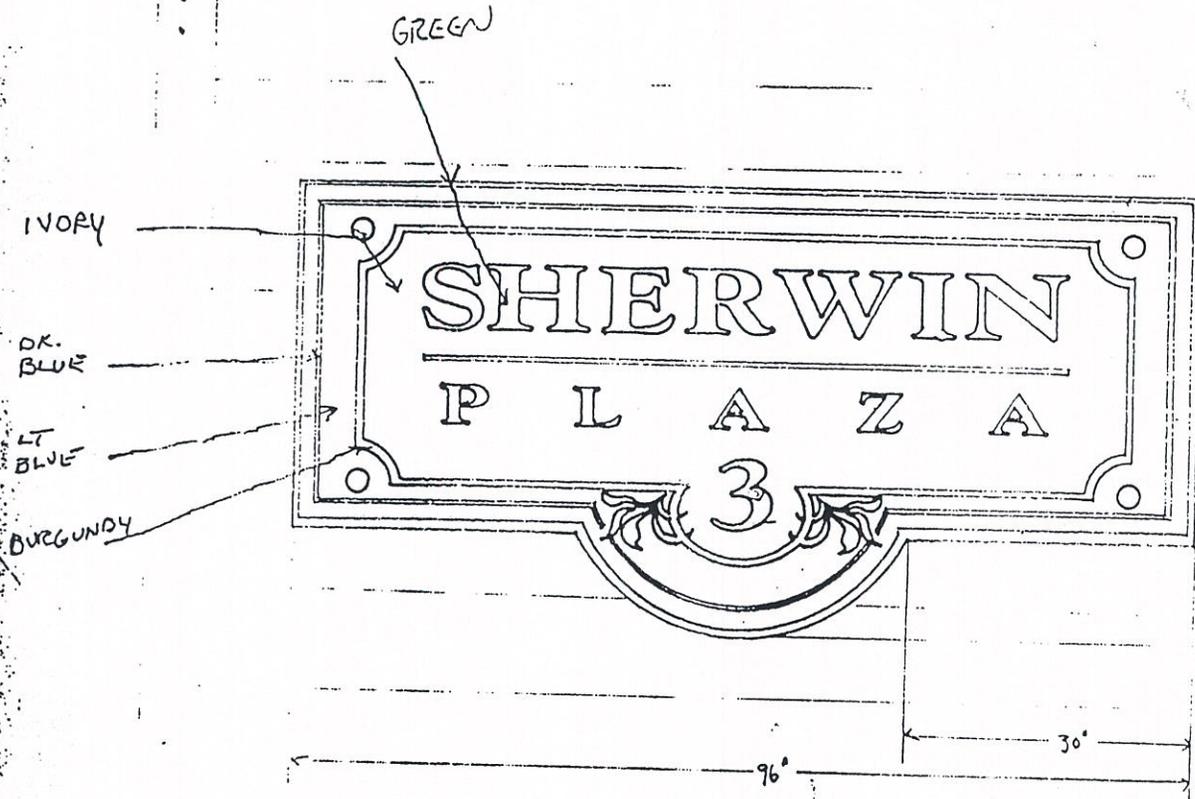
SCALE : 1" = 1'

MAVERICK DESIGN & GRAPHICS 04/20/94



SHELDON PARK 4

Exhibit 5



- SIGN TO BE SAND BLAST TYPE ON SIGN FOAM
- SIGN TO BE MOUNTED TO EXISTING STRUCTURE. STRUCTURE PAINTED DK. BROWN
- SIGN TO MOUNT WITH #8X4" DECK SCREWS
- OVERALL HEIGHT OF SIGN IS 5'
- STRUCTURE HEIGHT CUT DOWN TO 10' TO TOP
- LIGHTING IS FLOURESCENT TYP. (EXISTING)



← N

