



## City of Sebastopol Design Review Board Staff Report

Meeting Date: December 7, 2022  
Agenda Item: 7A  
To: Design Review Board  
From: John Jay, Associate Planner

Subject: Sign Exception  
Recommendation: Approval with Conditions  
Applicant/Owner: David Ford/Redwood Market Place  
File Number: 2022-085  
Address: 700 Gravenstein Highway North  
CEQA Status: Exempt  
General Plan: Office Commercial (CO)  
Zoning: General Commercial (CG)

### **Introduction:**

The applicant David Ford is proposing signage for the new Starbucks located at 700 Gravenstein Highway North. This new Starbucks location was approved for its continuation of a Drive-Thru use by the Planning Commission and the building exterior design by the Design Review Board earlier this year.

### **Project Description:**

This project proposes to add new signage for the newly approved Starbucks located at 700 Gravenstein Highway North. Previously this location was a Burger King that had an approved Drive-Thru use with menu board signage. The applicant is proposing the following signage below:

- Three round logo wall signs – 12.56 SF each
- One Starbucks wall sign – 21.75 SF
- One wall mounted Drive-thru directional sign – 6.96 SF
- One Pre-Sell Menu board – 8 SF
- One Menu board – 27.4 SF
- One Order screen – 12.5 SF

The application also includes directional signage that will be a part of the Board's review as the proposed "Drive Thru" and "Exit Only" signage exceeds the two square foot maximum to be considered exempt by Sebastopol Municipal Code Section 17.120.030.D "*Directional signs, such as signs identifying restrooms, public telephones, walkways, parking lot entrances and exits and signs of a similar nature, which are located entirely on the property to which they pertain, do not in any way advertise a business, and do not exceed two square feet in area, and five feet in height.*"

### **Environmental Review:**

This project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of on-premises signage.

**General Plan Consistency:**

The General Plan Land Use Designation for the site is General Commercial. The project does not have any land use implications because it only involves the installation of new freestanding and wall signage. The application is subject to the following General Plan goal and policy:

**Land Use Element**

*Policy 28: Rehabilitate Existing Commercial Buildings: Rehabilitate existing commercial buildings and retrofit them to meet current market needs and code requirements*  
The project is consistent with this goal and policy in that it involves the revitalization of a commercial development through signage improvements.

**Zoning Ordinance Consistency:**

The site is located within the General Commercial Zoning district as a part of other commercial uses within the Redwood Market Place shopping center. Section 17.120.060 of the SMC states the following for allowable signage in Commercial and Office Districts:

- *(2) A maximum of two window, awning, wall, or fascia business identification signs are permitted for each ground floor use or tenant. One of those two signs may be a projecting sign, providing that the sign does not exceed six square feet in area or 18 inches in height, and has a minimum clearance of seven and one-half feet above the sidewalk.*

The project also includes directional signage which can be exempted from the total sign count if it meets Section 17.120.030.D *“Directional signs, such as signs identifying restrooms, public telephones, walkways, parking lot entrances and exits and signs of a similar nature, which are located entirely on the property to which they pertain, do not in any way advertise a business, and do not exceed two square feet in area, and five feet in height.”* As the proposed directional signage does exceed this amount, the Board must determine if an exception can be made for these as well.

**Signage Exceptions:**

As outlined in SMC section 17.120.020 sign exceptions are allowed provided that the application materials show that:

- a. The exception will 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 a special privilege inconsistent with the sign limitations upon other properties in the same vicinity and district.*

**Public Comment:**

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

**City Departmental Comment:**

The Planning Department routed this project to the various city departments, and those departments did not provide any comments for the project.

**Required Findings:**

Section 17.450.030.B.2 of the Zoning Ordinance states that in considering an application for design review, the Design Review Board shall determine whether the project is consistent with the following:

- a) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol.
- b) The design provides appropriate transitions and relationships to adjacent properties and the public right of way.
- c) It would not impair the desirability of investment or occupation in the neighborhood.
- d) The design is internally consistent and harmonious.
- e) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter.

Section 17.230.020.B.2 of the Zoning Ordinance states that the Design Review Board may grant a Sign Exception based on the following criteria:

- a) The exception will allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark;
- 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;
- c) The granting of the exception will not constitute the granting of a special privilege inconsistent with the sign limitations upon other properties in the same vicinity and Zone District.

**Analysis:**

**Project background:**

This project was initially reviewed by the Planning Commission during their March 8<sup>th</sup>, 2022, meeting where Starbucks, the applicant, was requesting to take over the Drive-Thru use where Burger King was previously. The Planning Commission approved the continuation of a Drive-Thru use at this site as there was only minor modifications to the site and the Drive-Thru window was only being relocated to allow better flow of traffic.

The project was then heard by the Design Review Board at their April 6, 2022, meeting. At that time the project was proposed as internal changes, modifications to the exterior of the building such as paint color, building façade materials, and new landscaping. However, signage was not a part of that submission.

This project is requesting the approval of two sign exceptions and are listed below as follows.

- The first exception that this project would be subject to is the allowance for a third wall sign on site where 17.120.060 of the SMC only allows for two on site wall signage per commercial building.

- The second exception is for the allowance to exceed the two square foot maximum of the directional signage as stated in Section 17.120.030.D of the SMC.

This project is located within a shopping center that already has an established monument free standing sign this project proposal does not include one and staff feels that the granting of an additional wall sign to replace the allowable monument sign would be appropriate. The second exception for directional signage exceeds the maximum allowed by 7.99 square feet for the "Drive-Thru" signage and 5.99 square feet for the "Thank you" and "Exit" signage, staff feels that this request is appropriate and that with this increased size would allow for better wayfinding. Lastly, the findings can be met as it is similar to the other Starbucks signage at its location at 801 Gravenstein Highway South.

**Recommendation:**

If it is the consensus of the Board that the proposed Starbucks signage is compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

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

**Attachments:**

Application Materials  
Exhibit A – Findings for Approval  
Exhibit B – Conditions of Approval

**EXHIBIT A**  
**RECOMMENDED FINDINGS OF APPROVAL**

Starbucks Signage  
700 Gravenstein Highway North  
APN 004-430-042, File #2022-085

Based on the evidence in the public record, the Design Review Board finds that:

1. This project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of on-premises signage.
  
2. The Design Review Board has determined the project is consistent with Section 17.450.030.B.2 of the Zoning Ordinance design review as follows:
  - a. *The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol. In that the proposal provides an update to an older shopping center and will provide better way finding signage for use.*
  - b. *The design provides appropriate transitions and relationships to adjacent properties and the public right of way, in that the project provides appropriate signage to the Drive-Thru location with its wall signage and free standing signage.*
  - c. *The design would not impair the desirability of investment or occupation in the neighborhood. In that the project increases the desirability and investment in the shopping center by adding an additional anchor business.*
  - d. *The design is internally consistent and harmonious. In that the design is consistent with the other Starbucks located at the southern end of town.*
  - e. *The design is in conformity with any guidelines and standards adopted pursuant to this Chapter, in that the project is consistent with the design guidelines and signage requirements of the Sebastopol Municipal Code with the granting of a Sign Exception by the Design Review Board.*
  
3. The Design Review Board has determined the project is consistent with the criteria found in Section 17.130.020.B.3 of the Zoning Ordinance, which requires that signage meet one or more of these criteria for the granting of a Sign Exception as follows:
  - a. *The exception will allow a unique sign of exceptional design or style that will enhance the area or building, or that will be a visible landmark. This criterion is not met.*
  - 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. This Criterion is met, in that the signage is consistent with the current architecture, which includes two entries internal to the shopping center (on the north and west sides), as well as a drive-thru and a street frontage to the west. The Signage as proposed will allow for appropriate signage along the street frontage and at each of the entries, and the larger directional signage will allow for appropriate instructions for the drive-thru. The Signage is also consistent with the other Starbucks location on the south end of town.*
  - c. *The granting of the exception will not constitute the granting of a special privilege inconsistent with the sign limitations upon other properties in the same vicinity*

*and Zone District, in that the signage exception is based on the number of building entries and drive-thru that are unique to this structure. Similar Sign Exceptions have been granted when appropriate to multiple-entry buildings to provide appropriate wayfinding and business signage..*

**EXHIBIT B**  
**RECOMMENDED CONDITIONS OF APPROVAL**  
Starbucks Sign Design Review and Sign Exception  
700 Gravenstein Highway North  
APN 004-430-042, File #2022-085

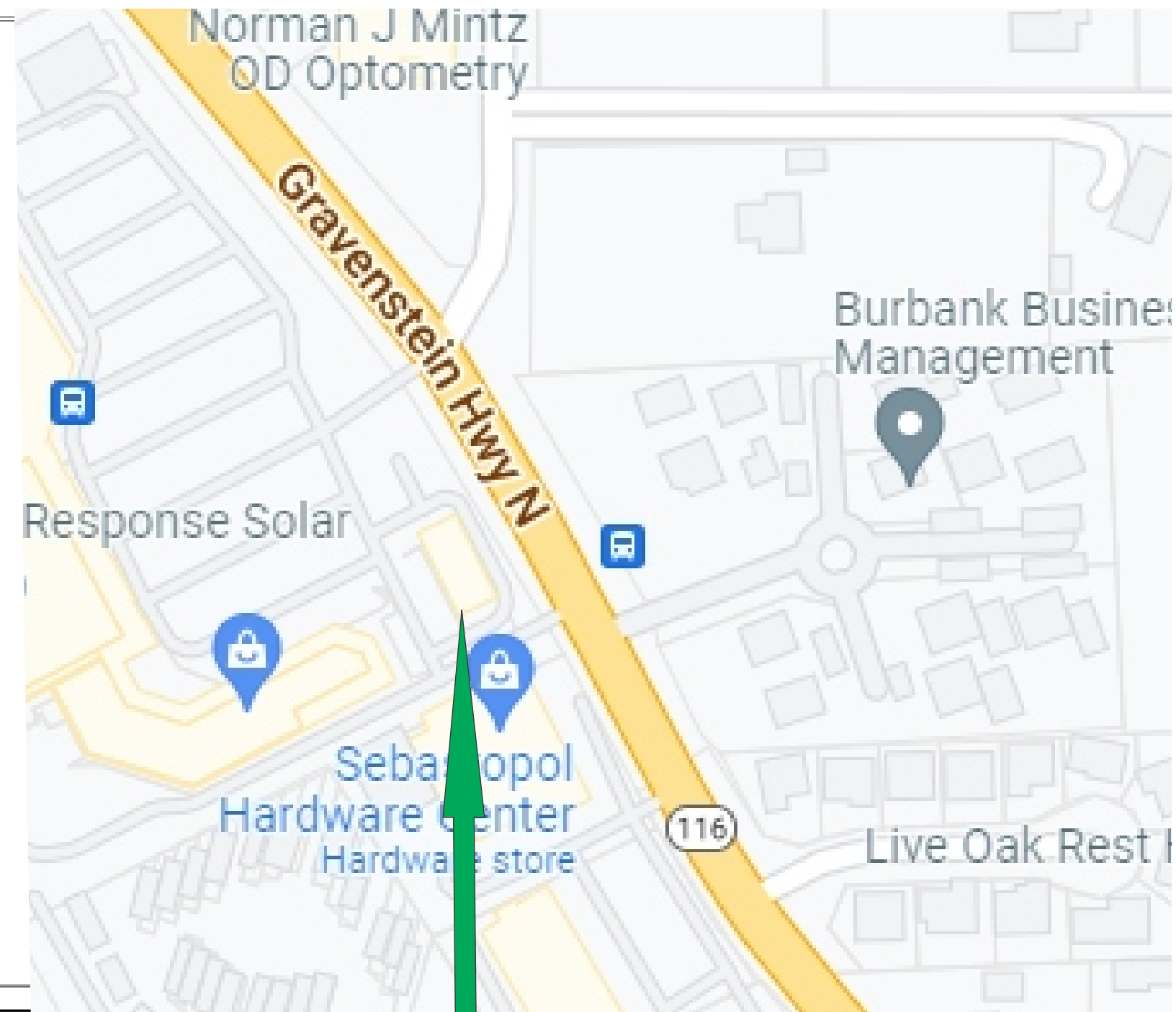
1. Plans and elevations shall be in substantial conformance with plans prepared by David Ford, and stamped received on October 30, 2022, and on file at the City of Sebastopol Planning Department, except as modified herein:
  - a.
2. All construction shall conform to the approved plans, unless the design is modified by the Design Review Board. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
4. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
5. An Encroachment Permit may be required prior to signs installations. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.
6. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.

# SCOPE OF WORK THIS PERMIT

## EXTERIOR MENU

14116	1	MENU BOARD - DT DIGITAL ORDER SCREEN - FLAT BLACK MT0028
14120	1	MENU BOARD - DT PRE MENU FREESTANDING - 36X65IN 915X1650MM - FLAT BLACK MT0028
15700	1	MENU BOARD - DT DIGITAL ORDER SCREEN CONTROL BOX
22540	1	MENU BOARD - DT 5 PANEL SQUARE FRAME FREESTANDING - 95X62IN 2415X1575MM - BLACK

DESIGN ID	COUNT	DESCRIPTION
SIGNAGE - DISK		
13163	3	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM
SIGNAGE - DRIVE THRU		
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM
14099	1	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM
14104	1	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM
22544	1	SIGN - DT CLEARANCE BAR SQUARE FRAME FREESTANDING - BLACK AND DARK GREEN
SIGNAGE - OTHER		
21164	1	SIGN - MOBILE ORDER PICK UP ILLUMINATED FLUSH MOUNT
SIGNAGE - WORDMARK		
18506	1	SIGN - WORDMARK STARBUCKS ON RACEWAY - 18IN 455MM



**STARBUCKS**

STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO

9-27-2022 JL1

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PROJECT NAME:  
**GRAVENSTEIN & COVERT**  
  
 PROJECT ADDRESS:  
**700 GRAVENSTEIN HWY N  
 SEBASTOPOL, CA 95472  
 SONOMA COUNTY**

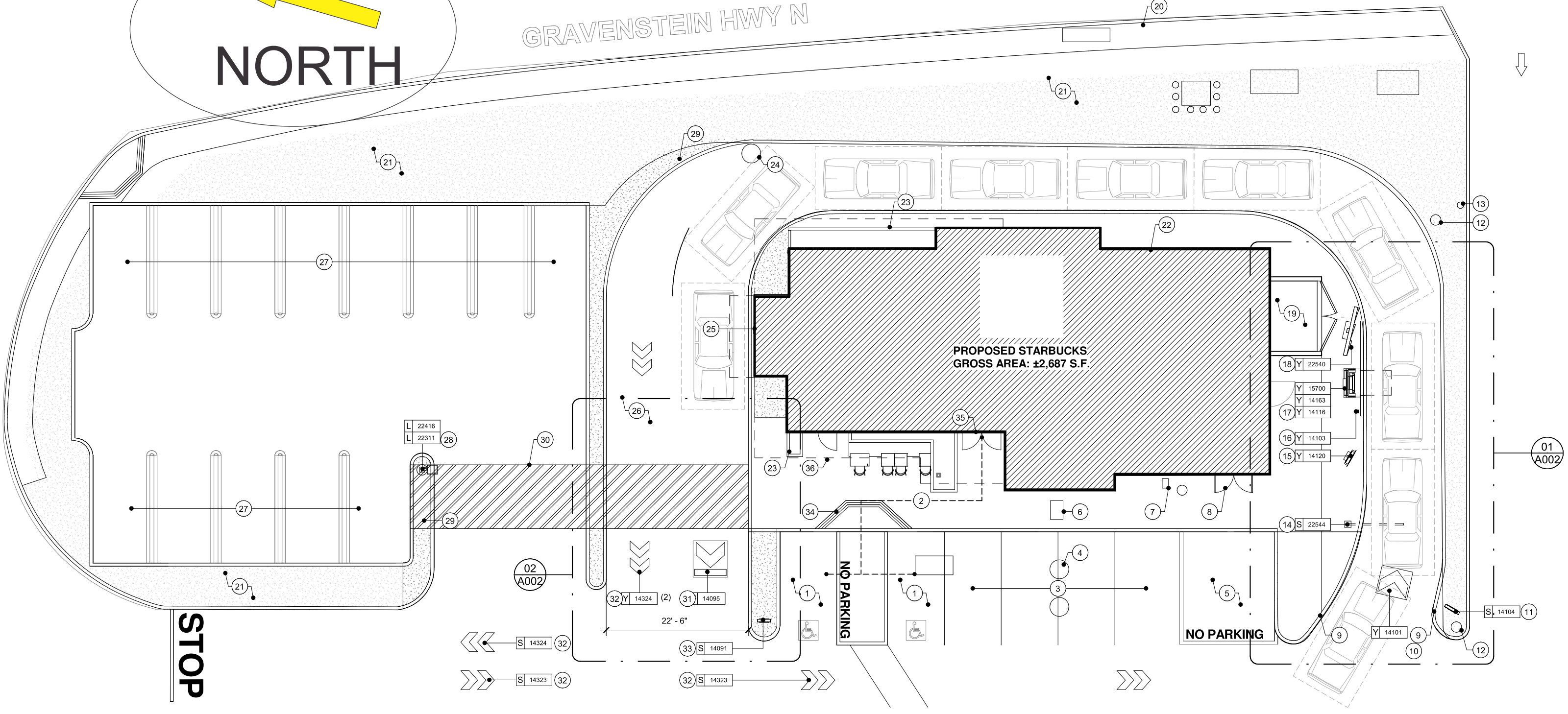


## SIGN TABLE

SIGN TYPE	LOCATION	SIZE	SQUARE FOOTAGE
Logo wall sign	North	48" x 48"	12.56 SF
Logo wall sign	East	48" x 48"	12.56 SF
Starbucks wall sign	South	1'-6" x 14'-6"	21.75 SF
Drive-Thru wall sign	South	1'-9" x 3'-11"	6.96 SF
Logo wall sign	West	48" x 48"	12.56 SF
Pre-Sell Menu Board	Drive-thru	3'-5" x 2'-5"	8 SF
Menu Board	Drive-thru	3'-6" x 7'-10"	27.4 SF
Order Screen	Drive-thru	4'-1" x 3'-1"	12.5 SF
	<b>TOTAL SIGN AREA:</b>		<b>114.3 SF</b>



GRAVENSTEIN HWY N



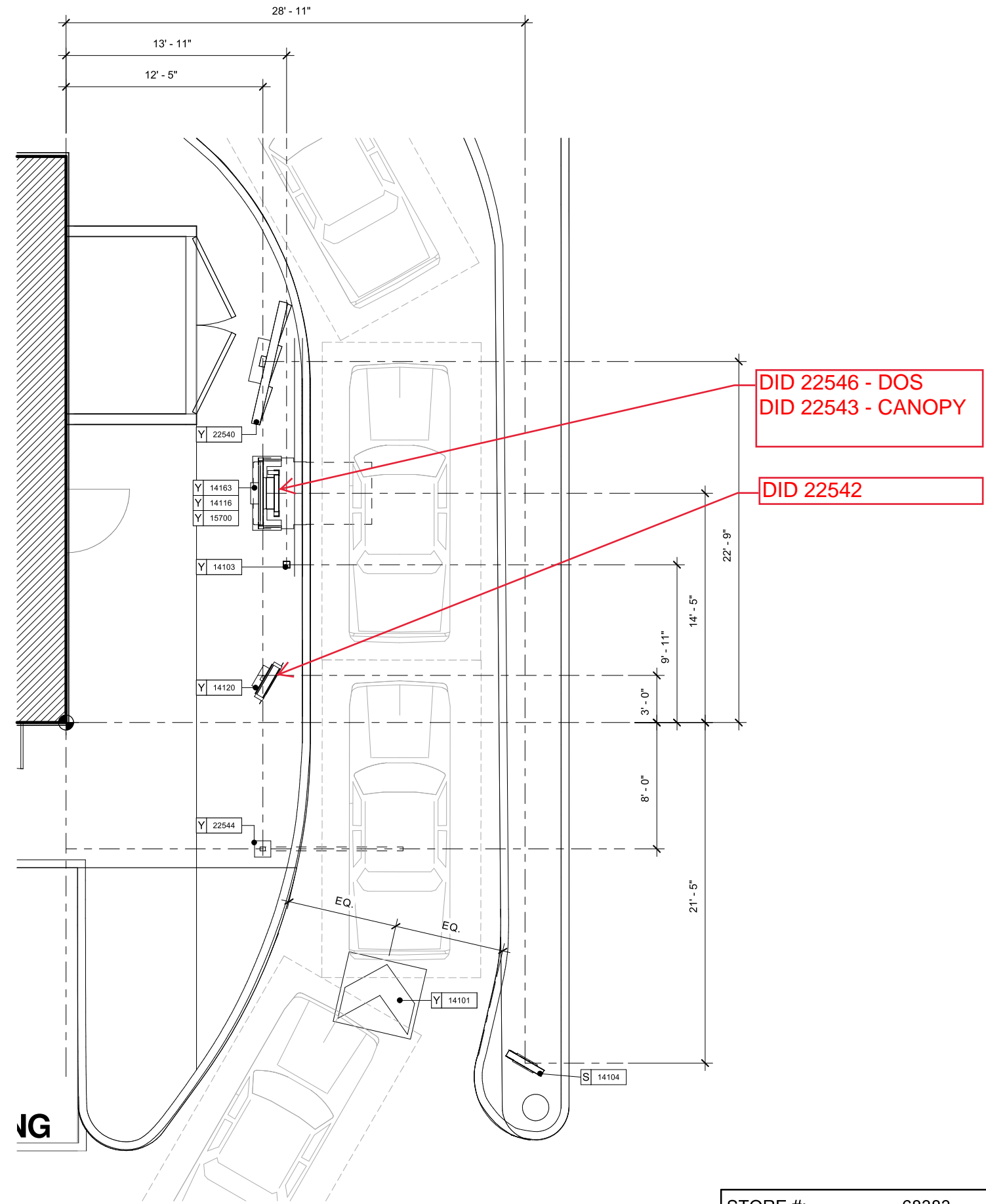
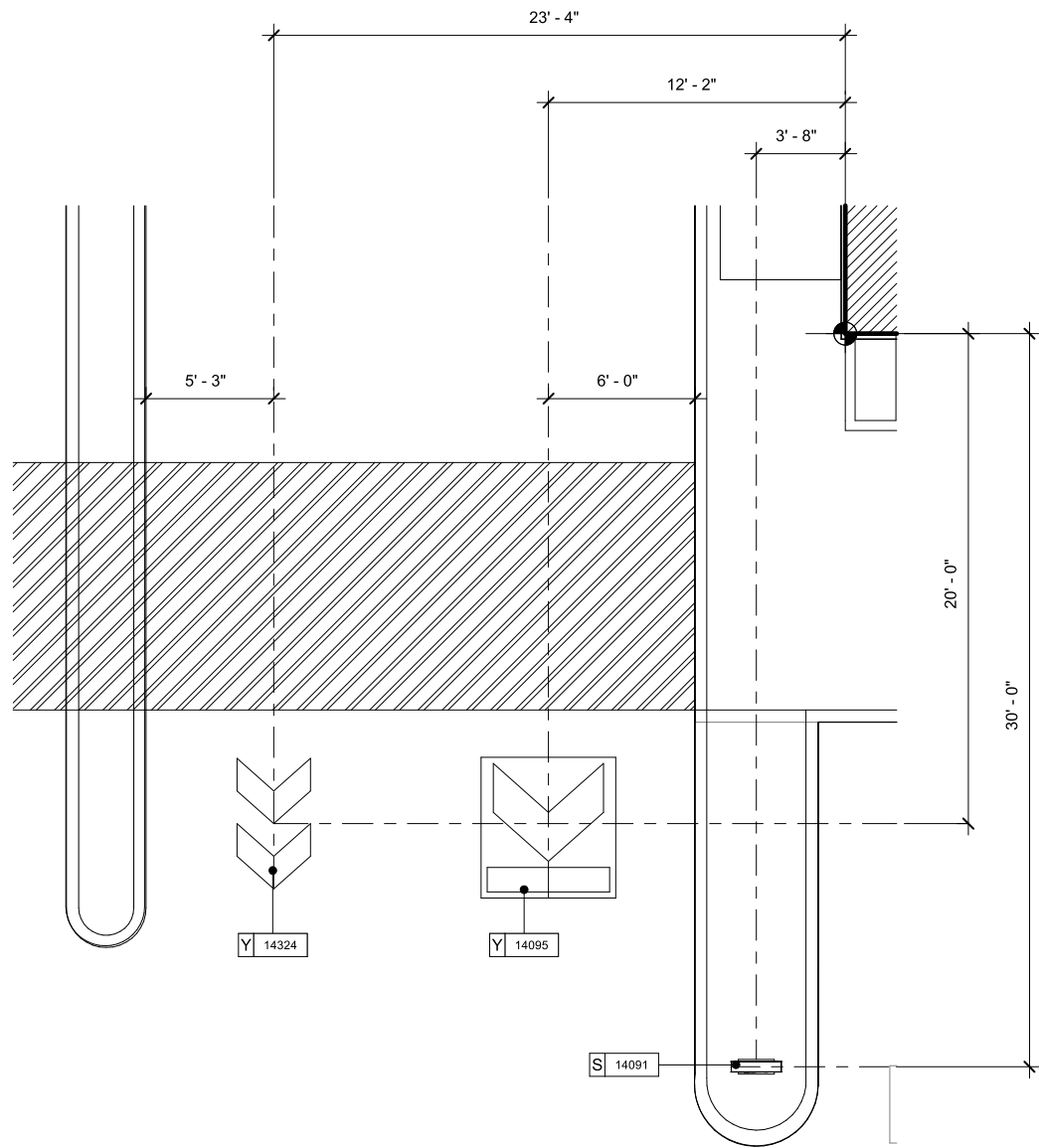
STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO

9-27-2022 JL1



5410 WAREHOUSE WAY  
SACRAMENTO, CA 95826  
916-379-0225

9-27-2022 JL1



STORE #:	68383
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DESIGN MANAGER:	LOU CHRISTOFFERSON
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02 ENLARGED SITE PLAN - DT EXIT

SCALE: 1:60

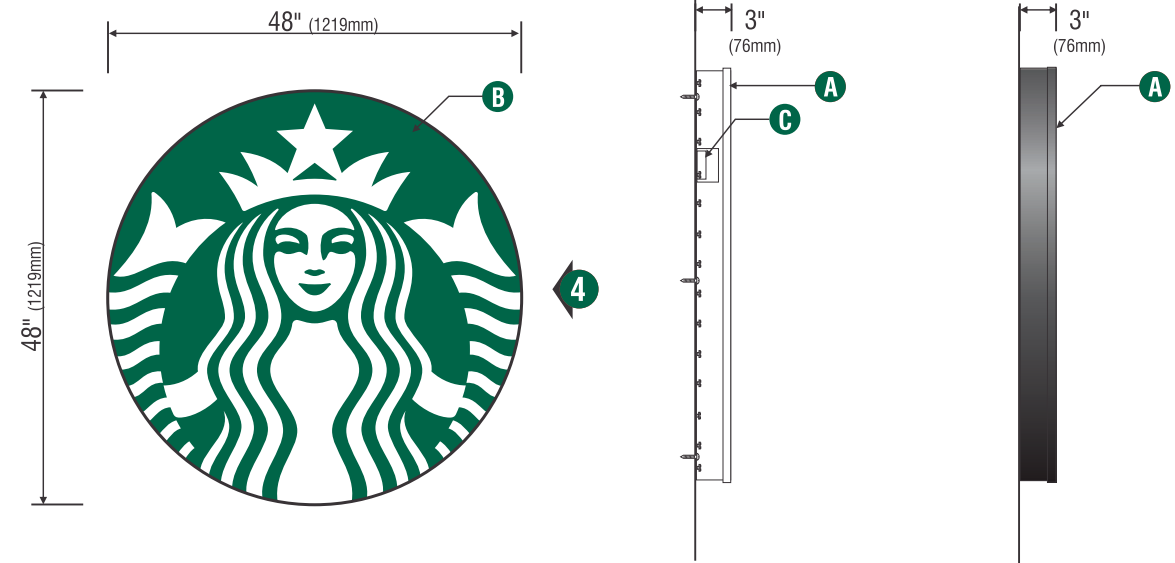
01 ENLARGED SITE PLAN - DT ENTRY

SCALE: 1:61



9-27-2022 JL1

STORE #:	68383
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1 Front View  
Scale: 1/2" = 1'-0"

3 Section View  
Scale: 1/2" = 1'-0"

4 Side View  
Scale: 1/2" = 1'-0"

Disk 48in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
48" (1219mm)	12.56	1.17	120

**SPECIFICATIONS:**

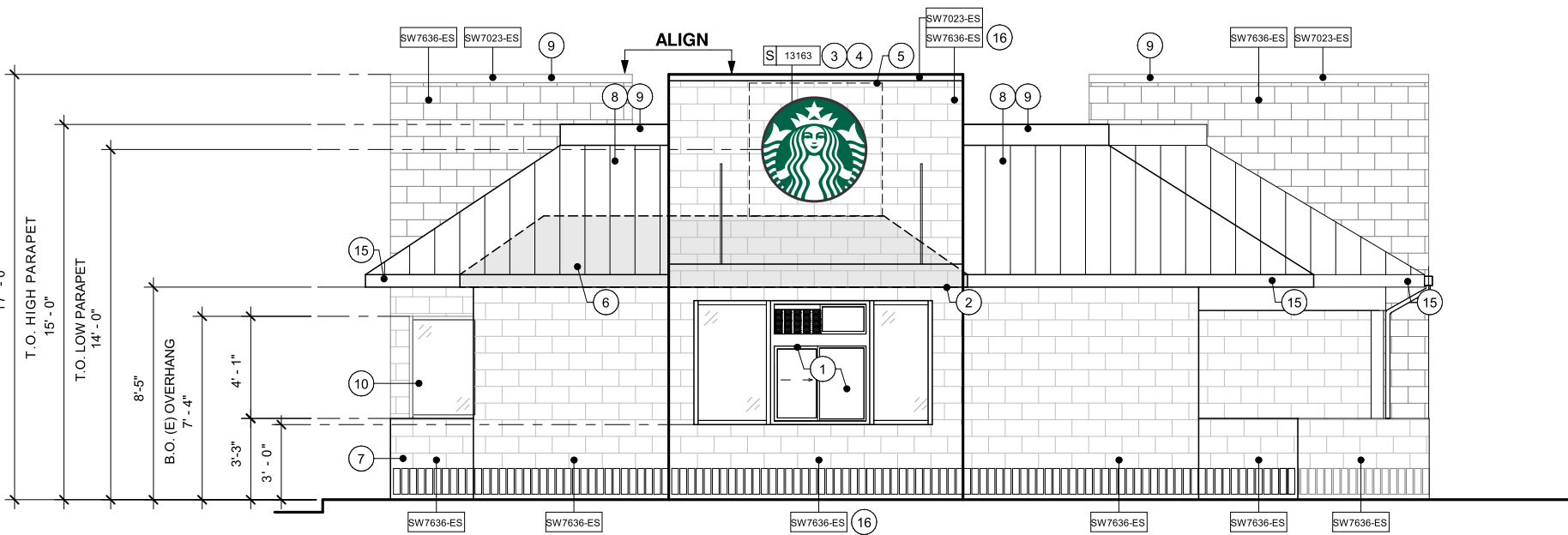
- A** 48" (1219mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2" (13mm) conduit minimum REF: NEC 600-6, 600-21 (provided by installer).



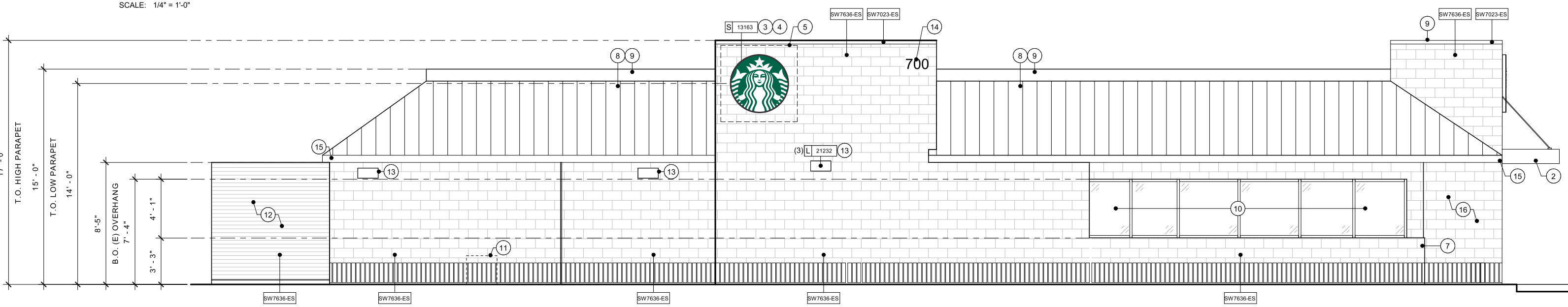
01 EXT. ELEVATION- NORTH 41' FRONTAGE

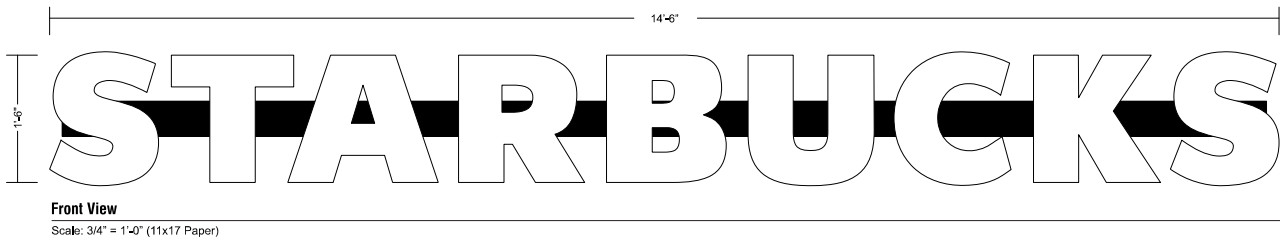
SCALE: 1/4" = 1'-0"



02 EXT. ELEVATION- EAST 82' FRONTAGE

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

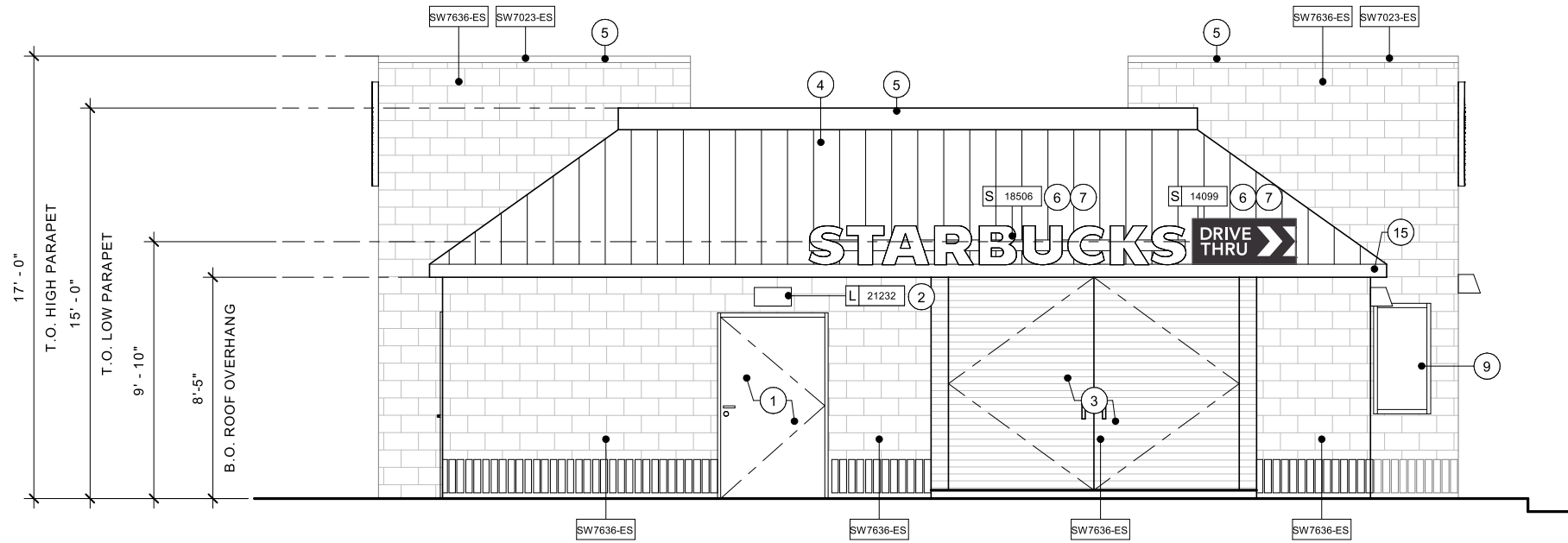




18506



14099



STORE #:	68383
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DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO

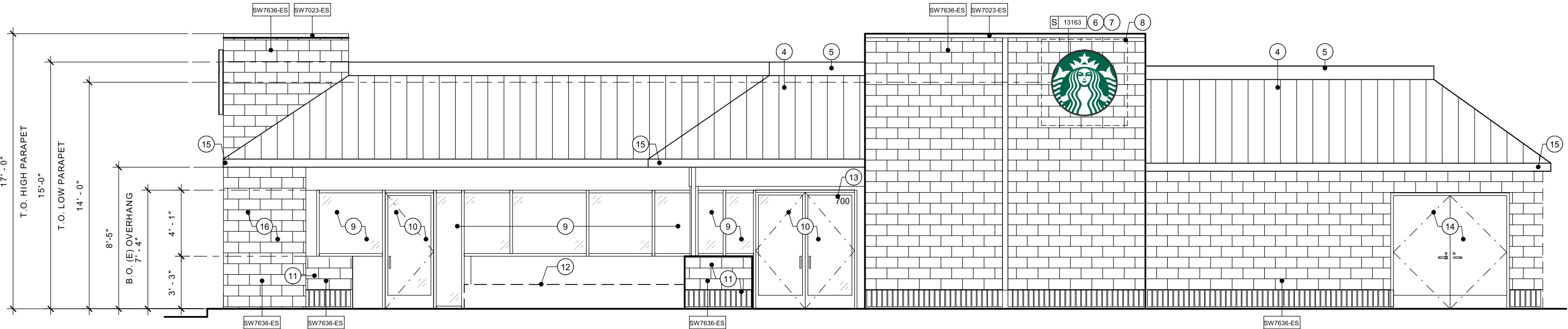
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**AlphaArchitectural** 5410 WAREHOUSE WAY  
Signs & Lighting SACRAMENTO, CA 95826  
916-379-0225

01 EXT. ELEVATION- SOUTH 41' FRONTAGE

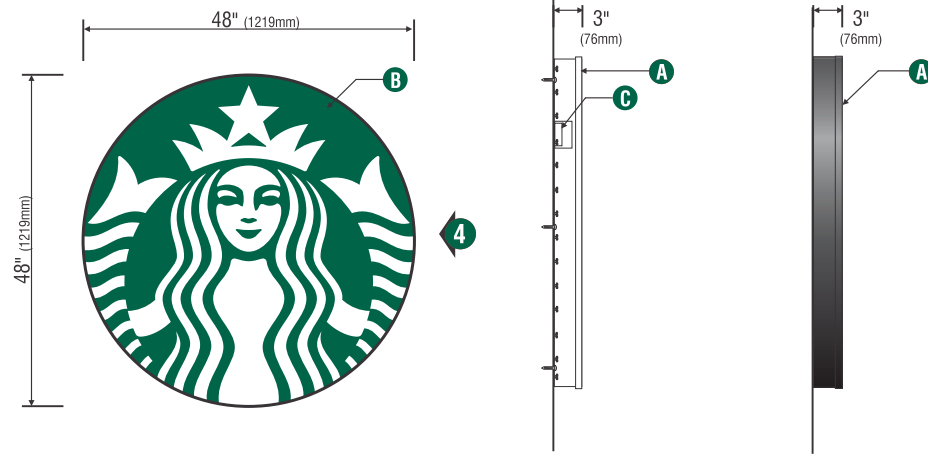
SCALE: 1/4" = 1'-0"

9-27-2022 JL1



02 EXT. ELEVATION- WEST 82' FRONTAGE

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



**1 Front View**  
Scale: 1/2" = 1'-0"

**3 Section View**  
Scale: 1/2" = 1'-0"

**4 Side View**  
Scale: 1/2" = 1'-0"

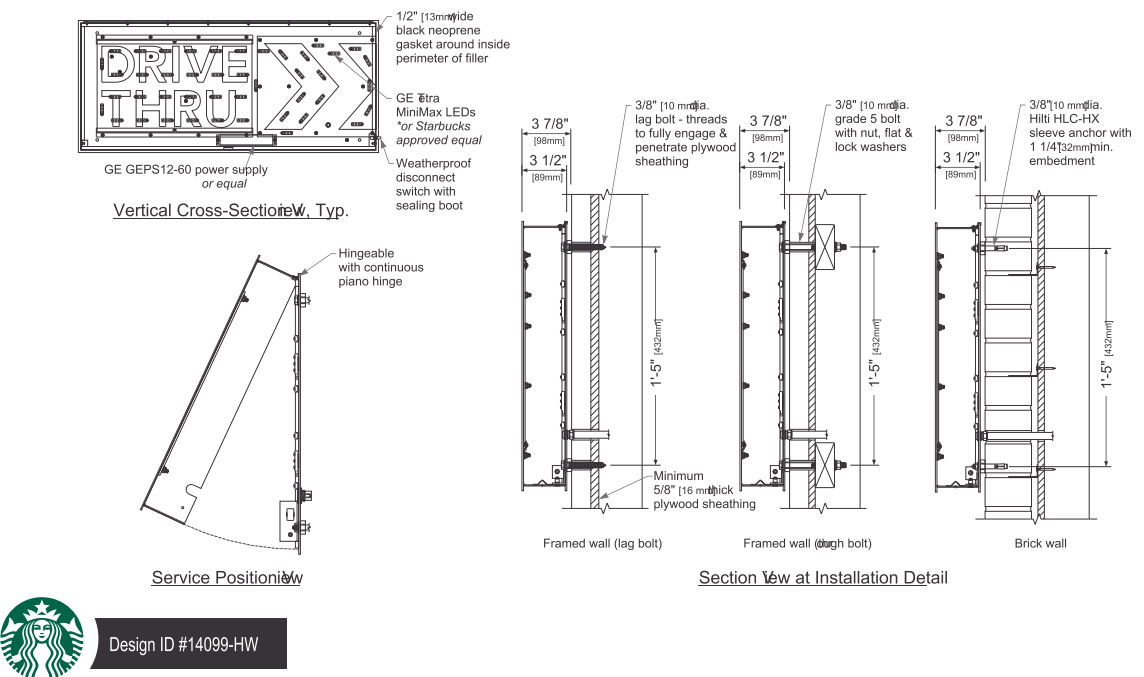
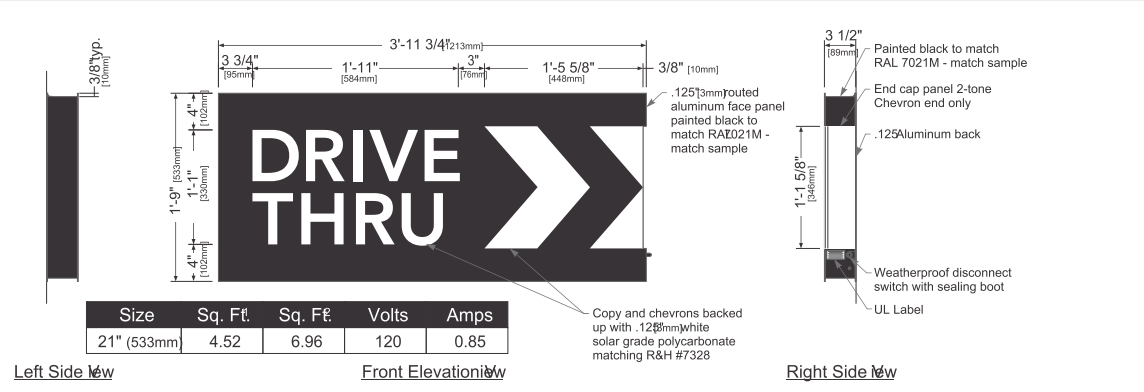
**SPECIFICATIONS:**

- A** 48" (1219mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite O15-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.

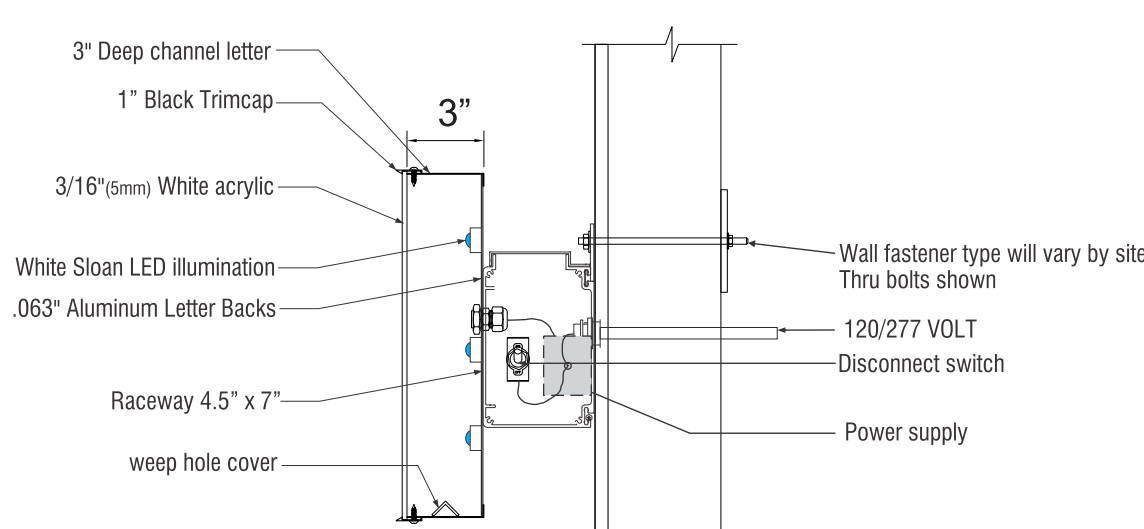
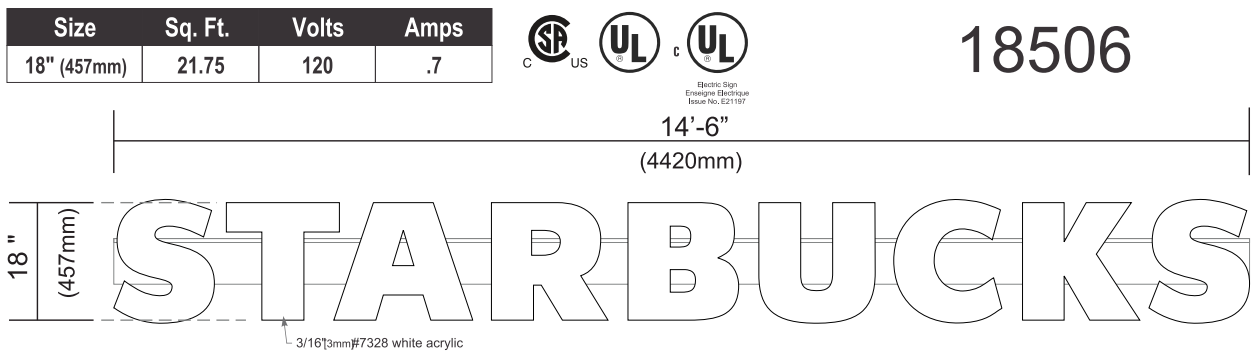
Disk 48in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq. Ft.	Volts
48" (1219mm)	12.56	1.17	120



Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21(provided by installer).

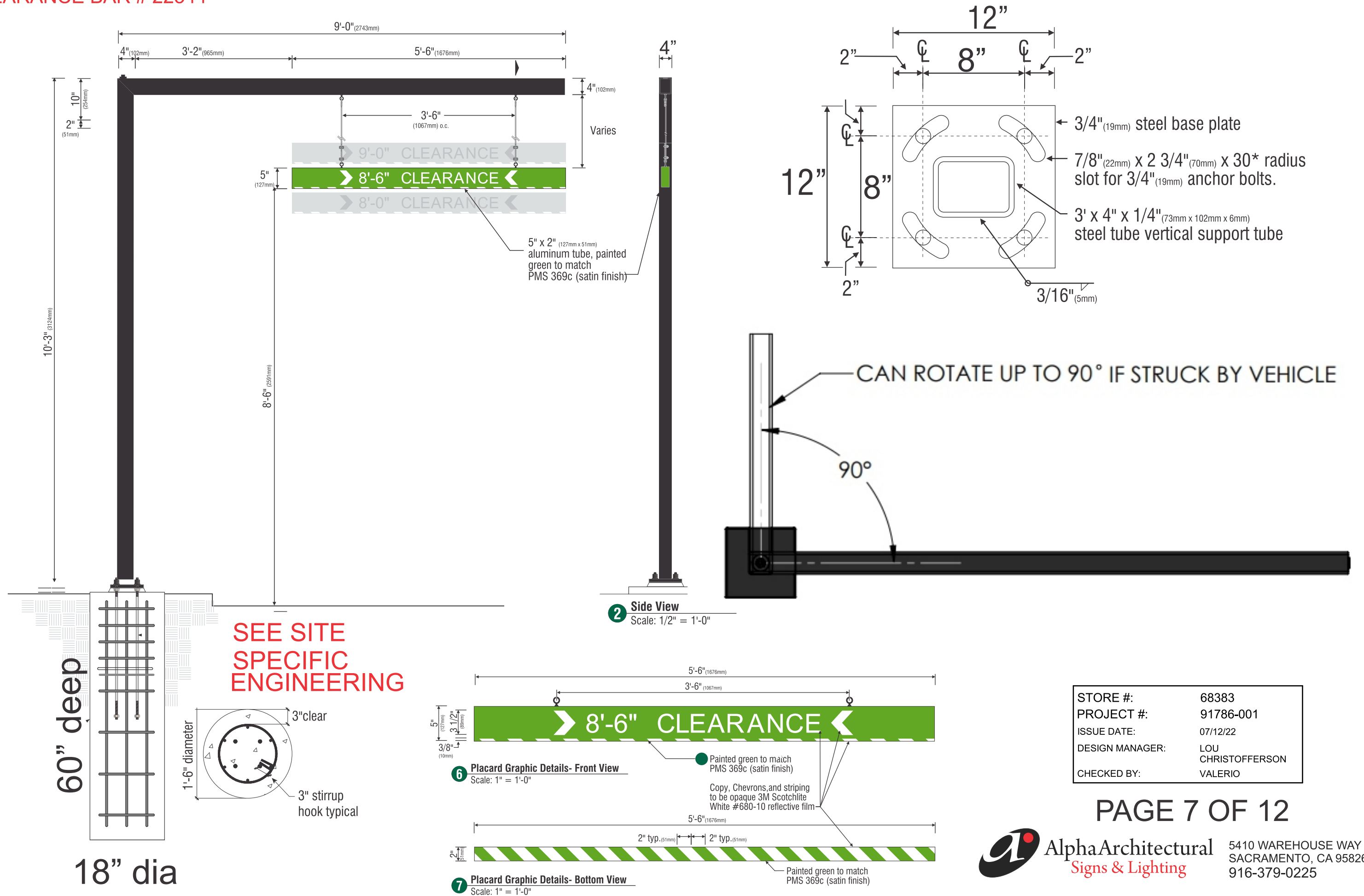


# WALL SIGN ATTACHMENT DETAILS



STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO

CLEARANCE BAR # 22544

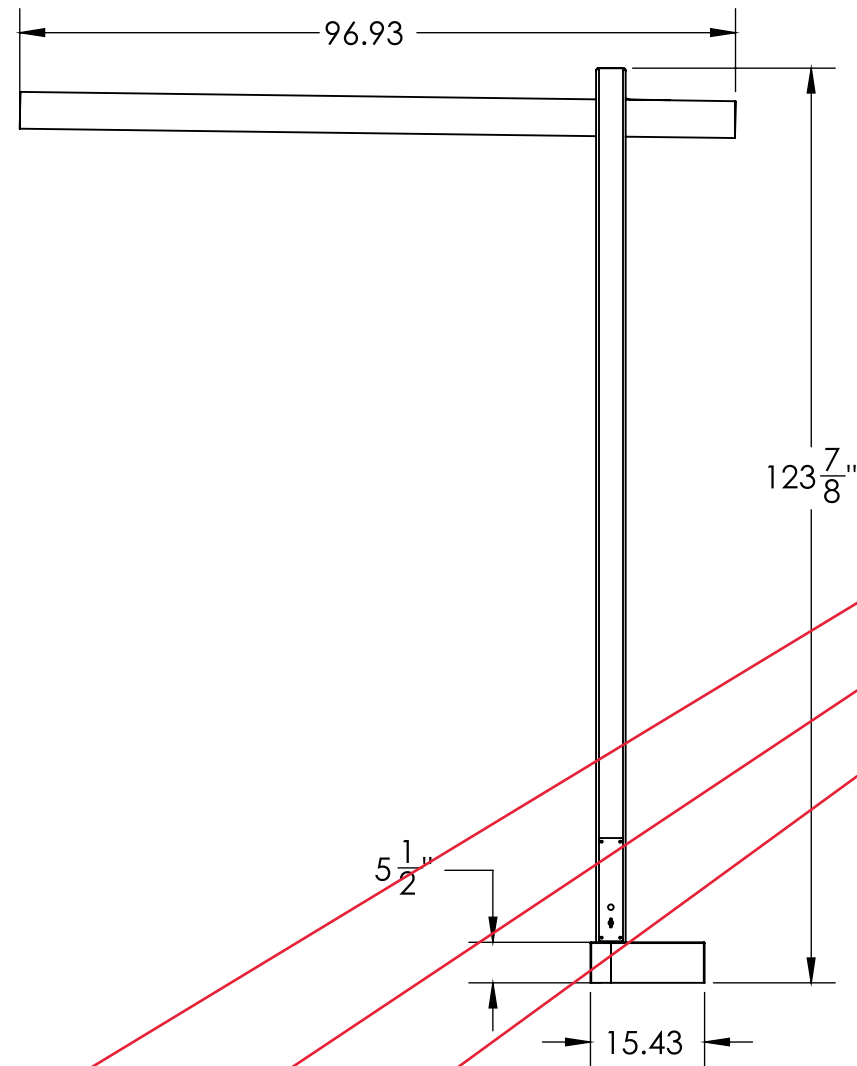
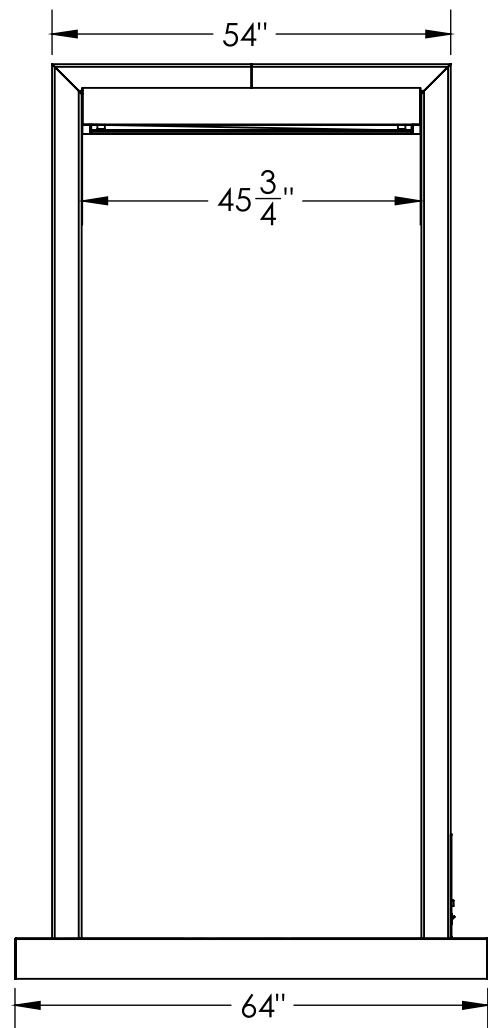


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 AlphaArchitectural Signs & Lighting  
 5410 WAREHOUSE WAY  
 SACRAMENTO, CA 95826  
 916-379-0225

9-27-2022 JL1



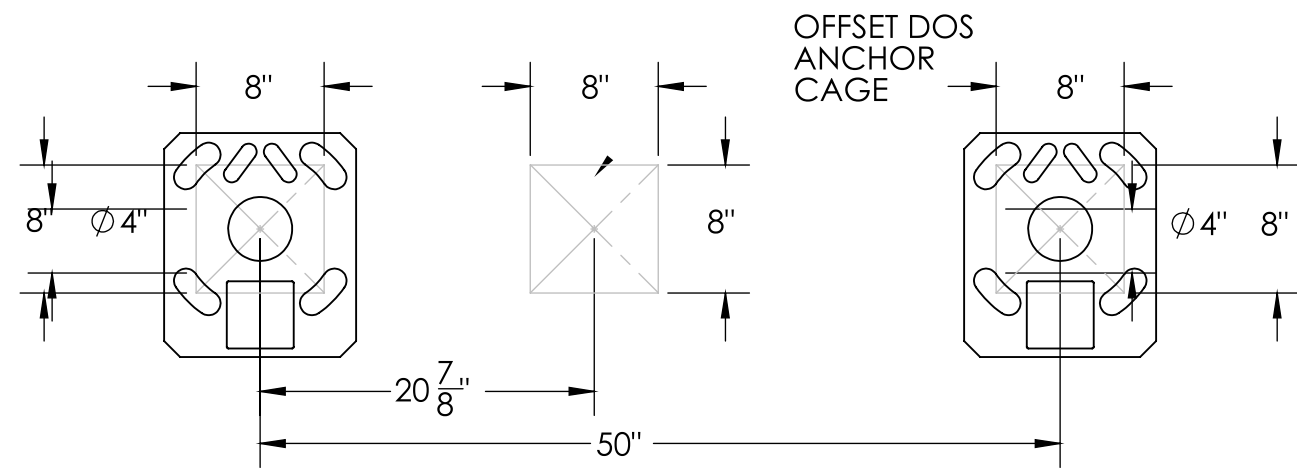
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DID 22546

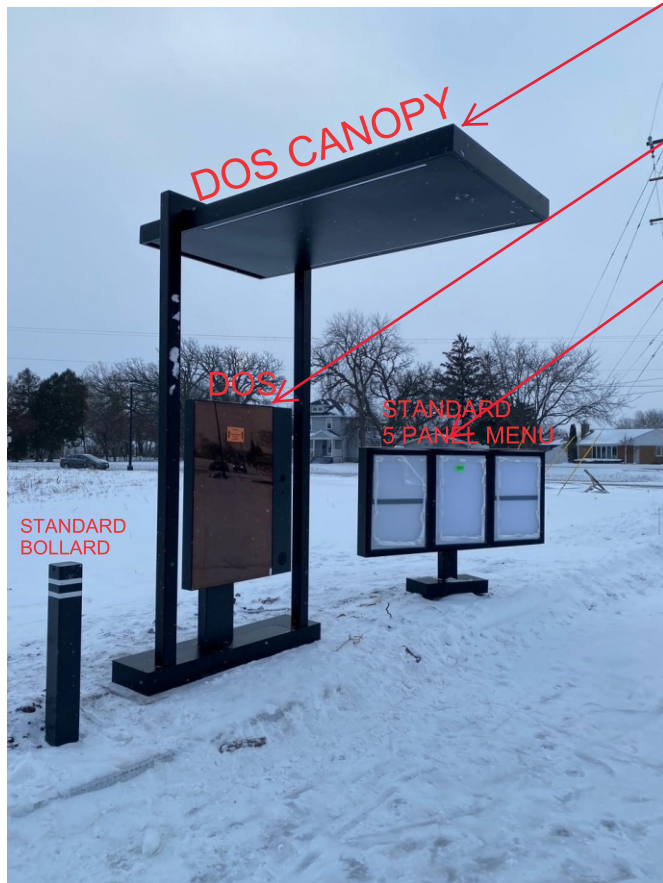
DID 22540



see site specific engineering



DRIVE THRU CURB HERE



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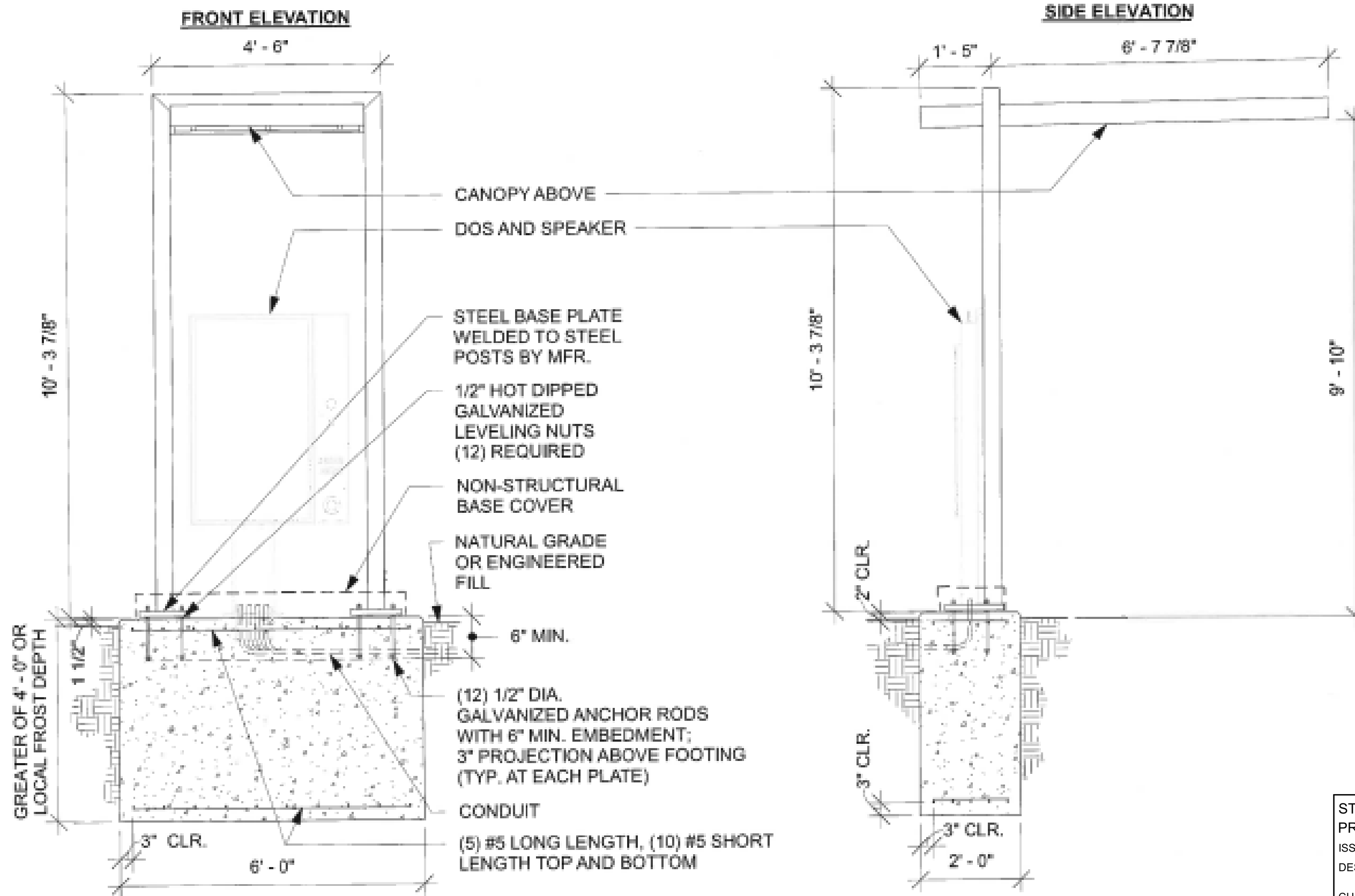
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5410 WAREHOUSE WAY  
SACRAMENTO, CA 95826  
916-379-0225



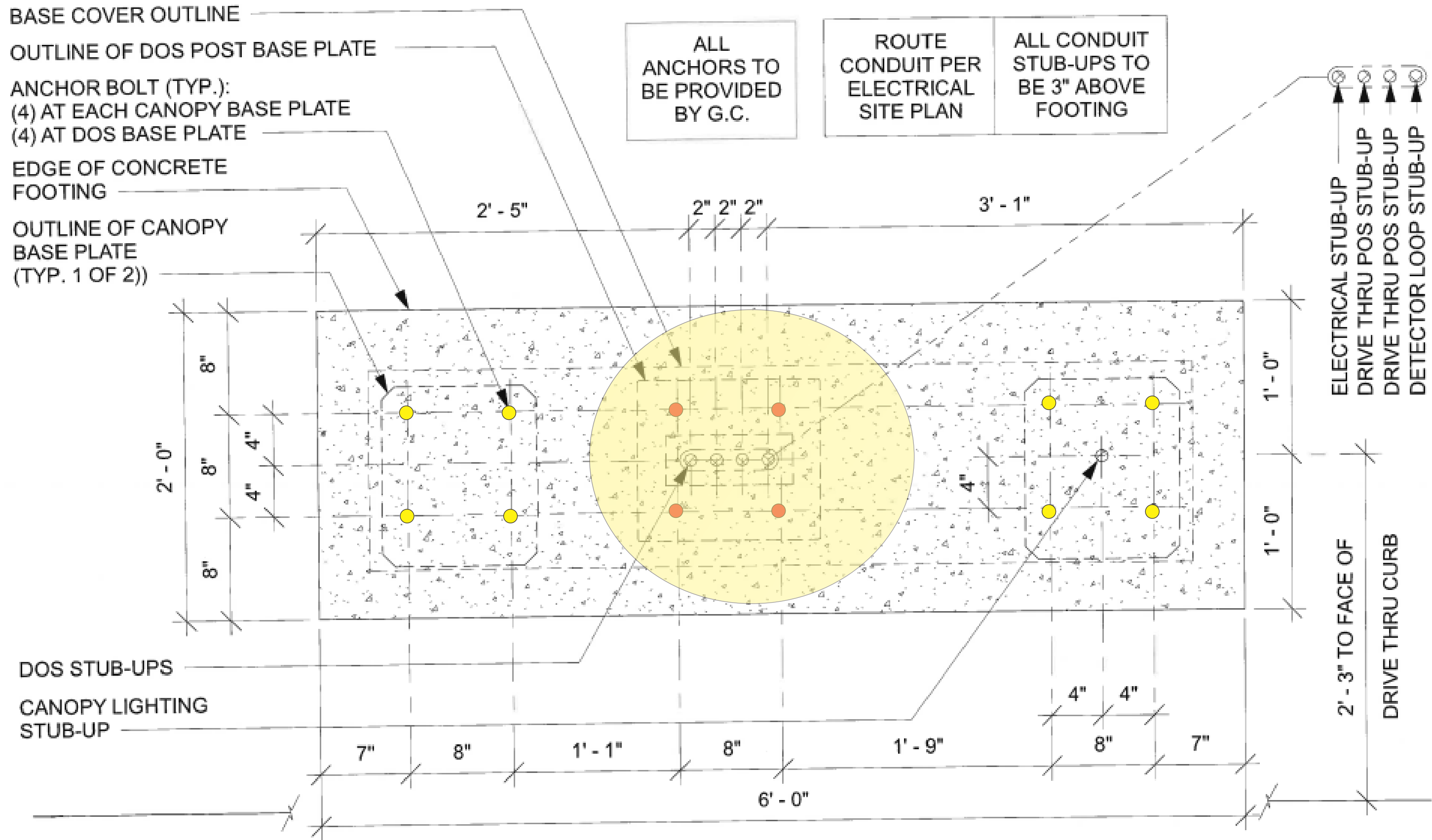


**SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER**

STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
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**9-27-2022 JL1**

**5 DTE DOS CANOPY GROUND FOOTING**  
 Scale: 3/8" = 1'-0"



ALL ANCHORS TO BE PROVIDED BY G.C.

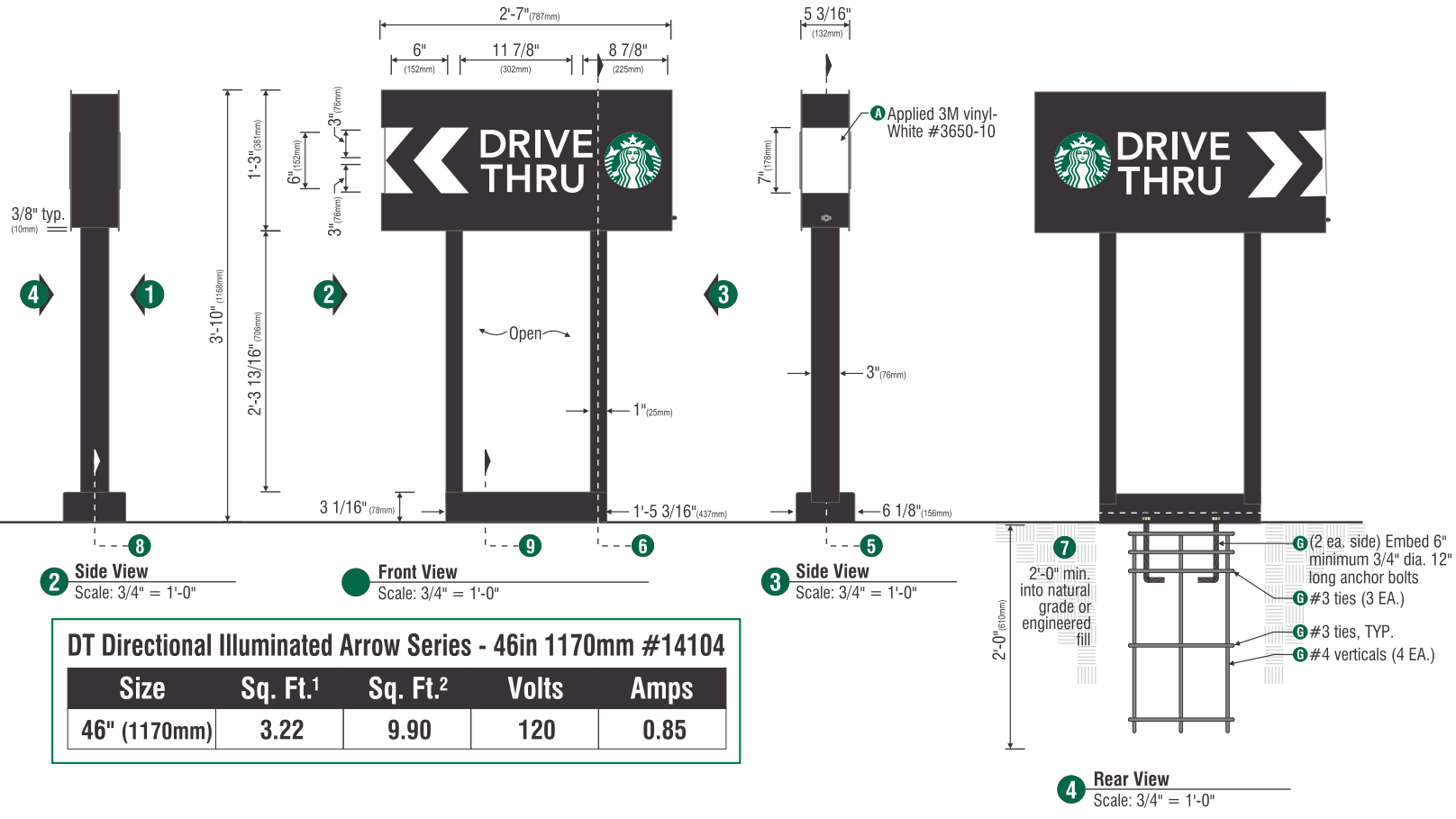
ROUTE CONDUIT PER ELECTRICAL SITE PLAN

ALL CONDUIT STUB-UPS TO BE 3" ABOVE FOOTING

**DTF DOS CANOPY BOLT PATTERN (TOP VIEW)**

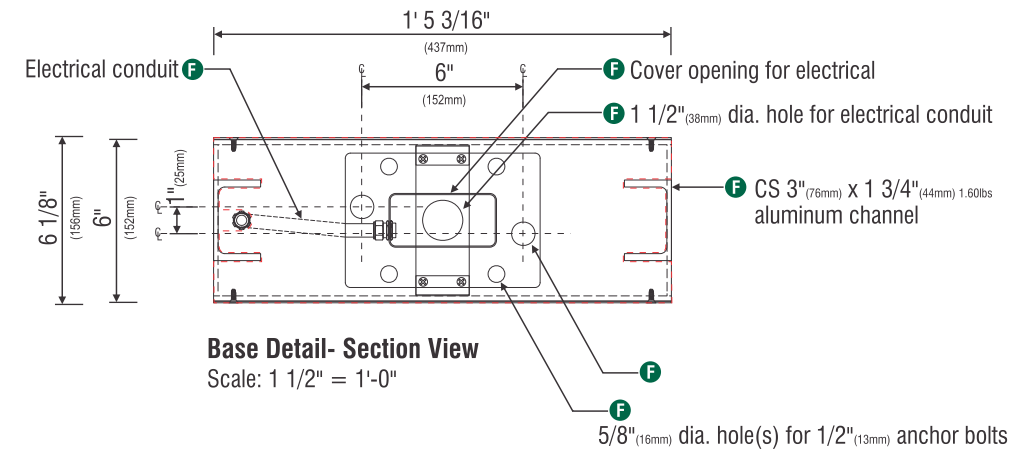
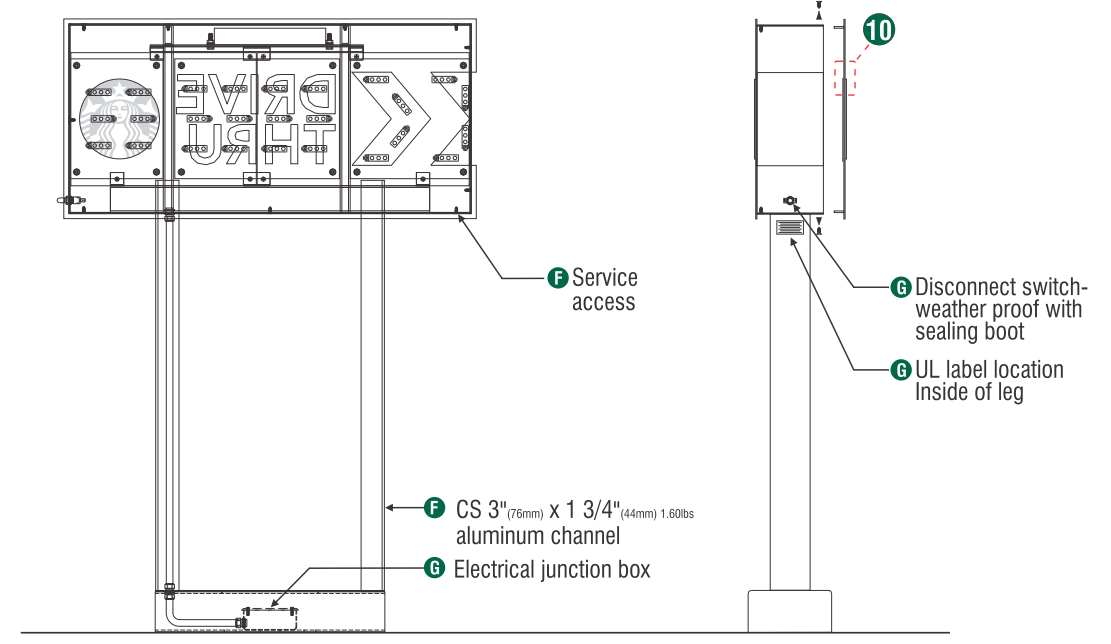
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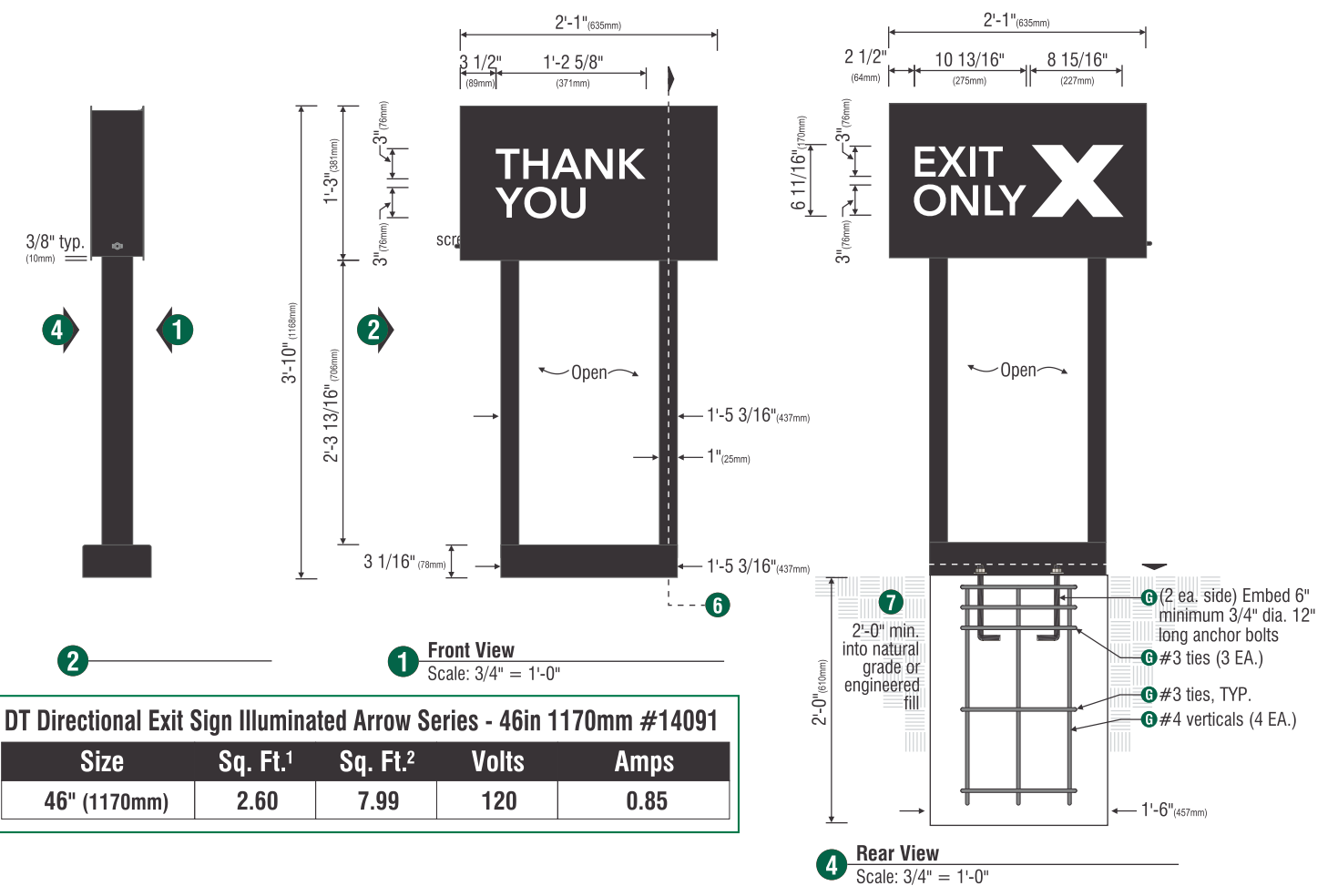


**DT Directional Illuminated Arrow Series - 46in 1170mm #14104**

Size	Sq. Ft. <sup>1</sup>	Sq. Ft. <sup>2</sup>	Volts	Amps
46" (1170mm)	3.22	9.90	120	0.85



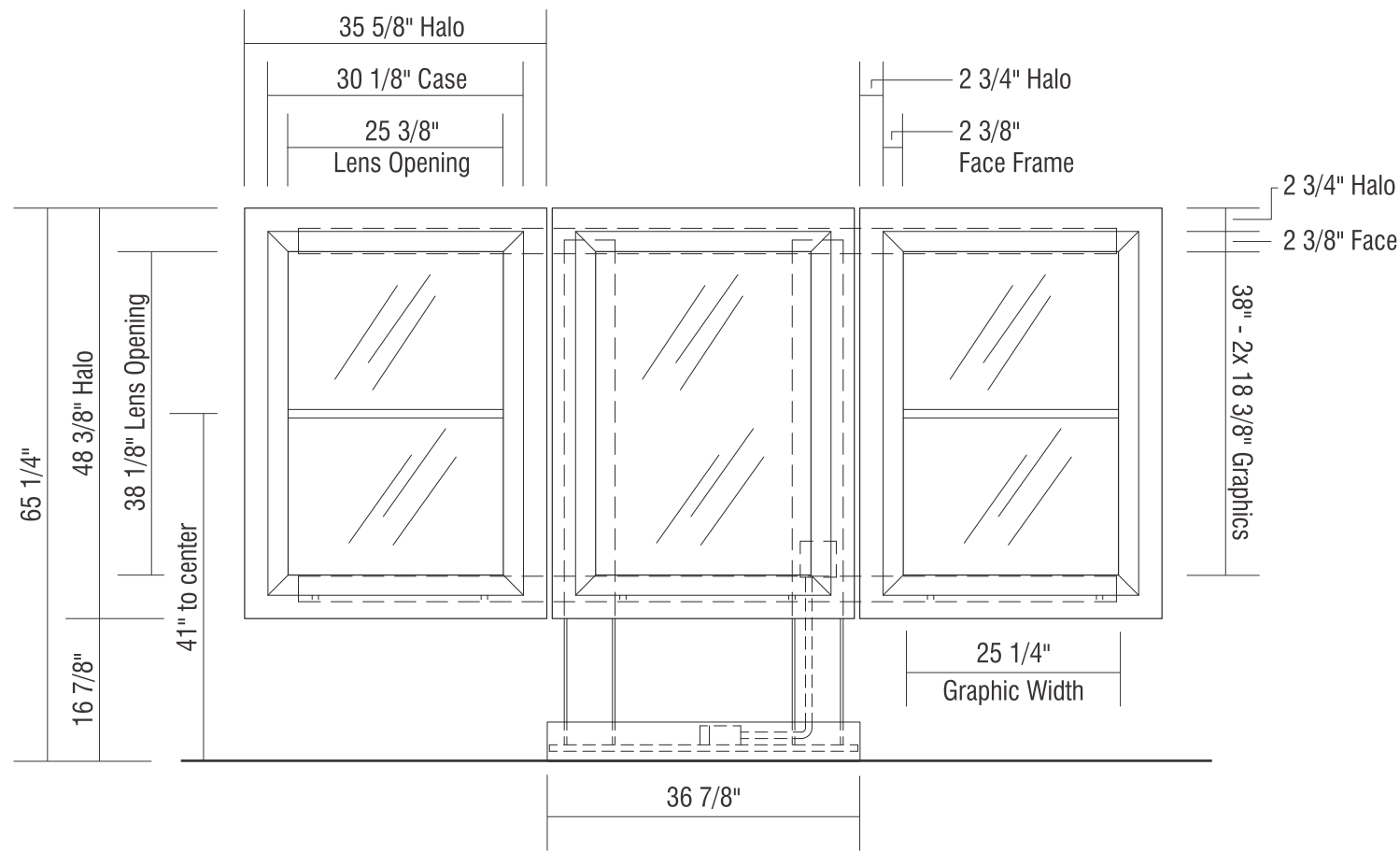
**STANDARD DIRECTIONAL SIGN  
14104 & 14109**



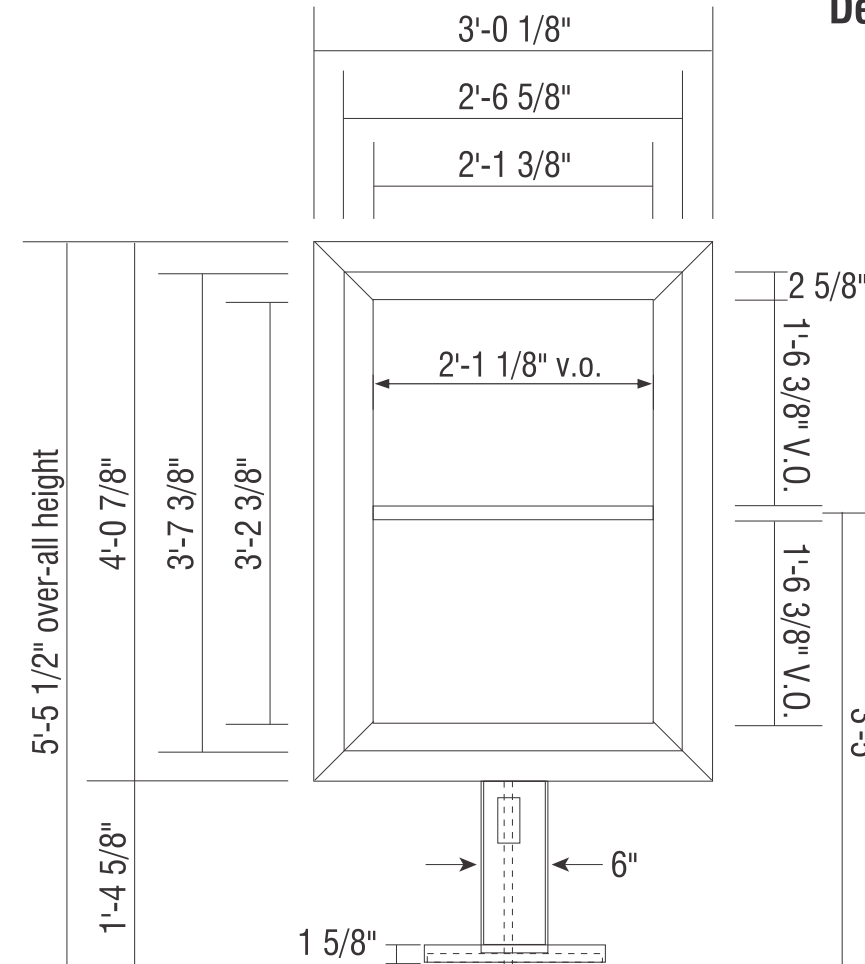
**DT Directional Exit Sign Illuminated Arrow Series - 46in 1170mm #14091**

Size	Sq. Ft. <sup>1</sup>	Sq. Ft. <sup>2</sup>	Volts	Amps
46" (1170mm)	2.60	7.99	120	0.85

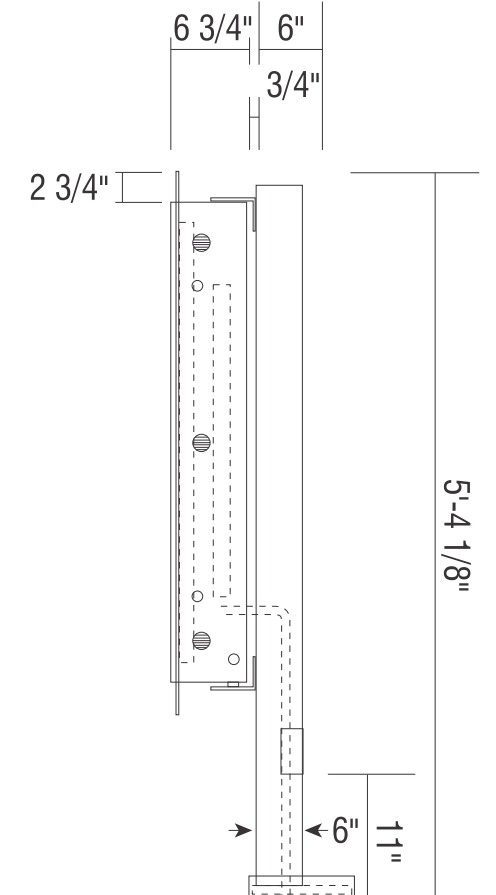
STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO



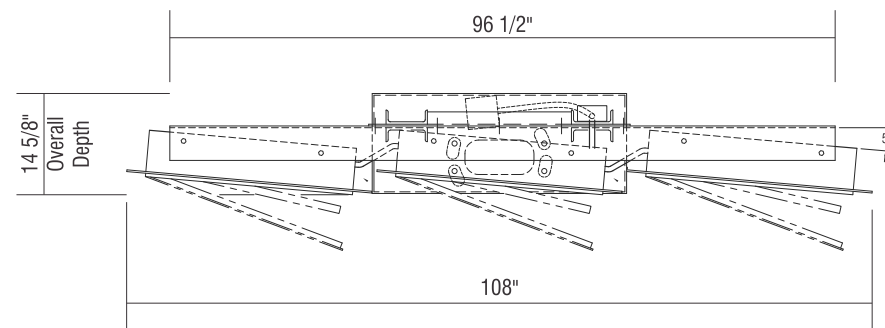
1 Front View- 5 Panel Menu Board



1 Front View- Pre menu Board  
Scale: 3/8" = 1'-0"

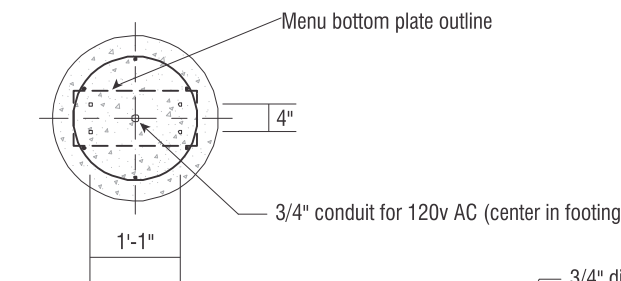


2 Section View  
Scale: 3/8" = 1'-0"

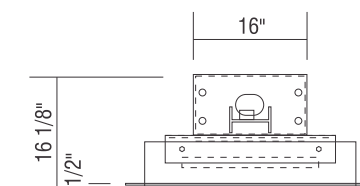


3 Plan Section View  
Scale: 3/8" = 1'-0"

SEE SITE SPECIFIC ENGINEERING

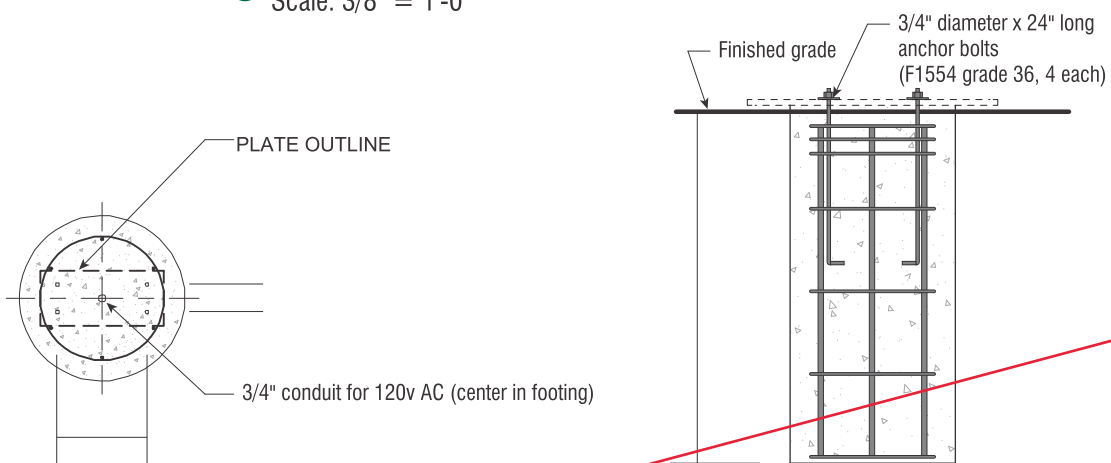


5 Base & Footing Section

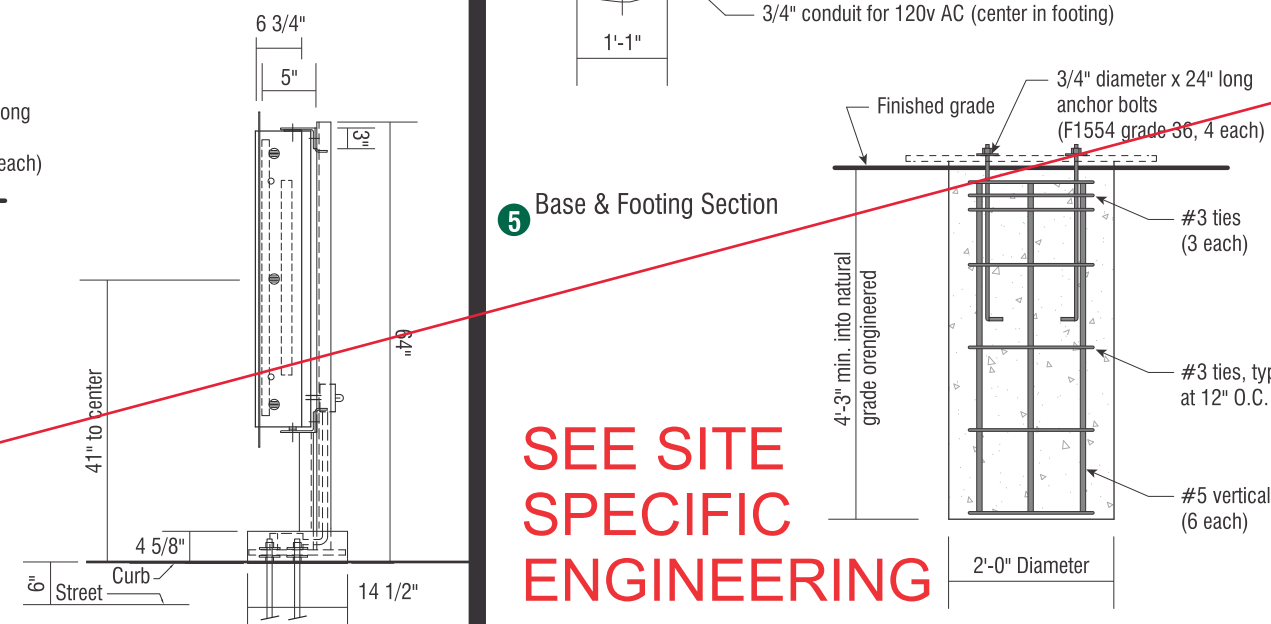


4 Plan Section View  
Scale: 3/8" = 1'-0"

DID 22540



4 Base & Footing Section  
Scale: 3/8" = 1'-0"



3 Footing Details  
Scale: 3/8" = 1'-0"

STORE #:	68383
PROJECT #:	91786-001
ISSUE DATE:	07/12/22
DESIGN MANAGER:	LOU CHRISTOFFERSON
CHECKED BY:	VALERIO

9-27-2022 JL1

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SEE SITE SPECIFIC ENGINEERING

2 Section View  
Scale: 3/8" = 1'-0"

5 Footing Details



# 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](http://www.ci.sebastopol.ca.us)

## SIGN APPLICATION FORM

### PROJECT INFORMATION:

ADDRESS:	700 Gravenstein Hwy
PARCEL #:	
PARCEL AREA:	

FOR CITY USE ONLY	
PLANNING FILE #:	_____ / _____
DATE FILED:	_____
TOTAL FEES PAID: \$	_____
RECEIVED BY:	_____
DATE APPLICATION DEEMED COMPLETE:	_____

### APPLICANT OR AGENT:

Name: David Ford

Email Address: dave@allsignservices.com

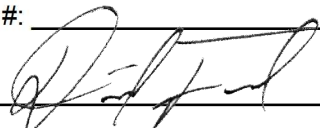
Mailing Address: 124 Allimore Ct.

City/State/Zip: Roseville, CA 95747

Phone: 510-387-0546

Fax: \_\_\_\_\_

Business License #: \_\_\_\_\_

Signature: 

Date: 10/14/22

### OWNER OF PROPERTY

#### IF OTHER THAN APPLICANT:

Name: Michael J. Wright

Email Address: \_\_\_\_\_

Mailing Address: PO Box 1270

City/State/Zip: Santa Rosa, CA 95402

Phone: 707-528-1172

Fax: \_\_\_\_\_

Business License #: \_\_\_\_\_

Signature: See attached letter

*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):

Install building mounted and drive-thru signage for "Starbucks".

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

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**DEVELOPMENT DATA:**

<b>SQUARE FEET BUILDING EXISTING:</b>	
<b>BUILDING FRONTAGE (IN FEET):</b>	
<b># OF SIGNS CURRENTLY ON PROPERTY</b>	0
<b>EXISTING SIGN TYPE(S):</b>	N/A
<b>EXISTING SIGN LOCATION(S):</b>	N/A
<b>SIGN SIZE(S):</b>	<b>HEIGHT:</b> <b>HEIGHT:</b> <b>HEIGHT:</b> <b>HEIGHT:</b> <b>LENGTH:</b> <b>LENGTH:</b> <b>LENGTH:</b> <b>LENGTH:</b>
<b># OF SIGNS PROPOSED</b>	4
<b>*PROPOSED SIGN TYPE(S):</b>	Wall signs
<b>PROPOSED SIGN LOCATION(S):</b>	All building elevations
<b>SIGN SIZE(S):</b>	<b>HEIGHT:</b> <b>HEIGHT:</b> <b>HEIGHT:</b> <b>HEIGHT:</b> <b>LENGTH:</b> <b>LENGTH:</b> <b>LENGTH:</b> <b>LENGTH:</b>
	IS ILLUMINATION PROPOSED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.**

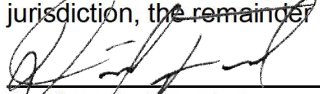
**ADDITIONAL REQUIRED MATERIALS:**

- 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.

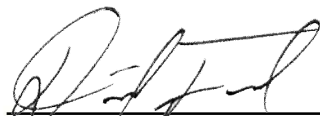
	10/14/22	
Applicant's Signature	Date Signed	Planning File Number

**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.**

	David Ford
Signature	Printed Name

**NOTE:** It is the responsibility of the applicant and their representative to be aware of an 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.



Alpha Architectural Signs & Lighting, INC  
5410 Warehouse Way  
Sacramento, CA 925826

RE: Starbucks #68383  
700 Gravenstein Hwy N  
Sebastopol, CA 95472

By my signature below, I hereby declare myself as the property owner or authorized agent for the address listed above.

My signature on this form indicates that I have reviewed and approved the proposed sign package and hereby authorize *Alpha Architectural Signs and Lighting, INC* and/or their licensed sub-contractor All Sign Services to obtain the necessary permits required by the local municipality. I also authorize the installation of the signs on the property listed above per the sign drawings that I have reviewed and approved.

**PROPERTY OWNER / LANDLORD APPROVAL**

Signature:

  
\_\_\_\_\_

Name:

Michael J. Wright  
\_\_\_\_\_

Address:

P.O. Box 1270  
\_\_\_\_\_

Santa Rosa, CA 95402  
\_\_\_\_\_

Phone:

707-528-1172  
\_\_\_\_\_

Title:

Managing Member  
\_\_\_\_\_

Date:

9/30/2022  
\_\_\_\_\_