





## McNairn Plaza Sign Options

### Background:

The McNairn pylon sign waiver was tabled by City Council at the January 9th meeting. Council requested that the applicant come back at a later meeting date with alternative sign locations and or helpful information/images that alleviate some of the concerns of the originally proposed location.

The original location was pursued by the applicant because it was the only area that lot 4 had frontage along Wilshire. Lots 1, 2 and 3 all have more extensive frontage off of Wilshire, however, easements and setbacks limited the areas of opportunity for additional signage. Furthermore, some of these lots were sold off and the Developer has no rights to the property.

I spoke with the applicant to discuss options moving forward, the following alternative considerations were provided:

- **Lot 3 (Chipotle)**: Parcel was sold. Developer has no rights to the property. Almost no space outside of the easement and setback. The limited available area remaining contains the chipotle monument sign.
- **Lot 2 (Salad to Go)**: The property was leased in its entirety. Developer has no rights to the land. Locations for additional signage is limited due to easement and set back. The limited available area remaining contains the Salad to God monument sign.
- **Lot 1 (Dutch Bro's)**: Developer is the landlord and needs tenant approval to place a sign. Property is currently listed for sale and approval is unlikely. Developer currently awaiting response from the tenant.





