



**PLANNING COMMISSION  
STAFF REPORT  
December 20, 2022**

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**Prepared by:** Lance E. Lowe, AICP, Principal Planner  
**Reviewed by:** Thomas Last, Community Development Director

**DATA SUMMARY:**

**Application Number:** 22PLN-45  
**Subject:** McKnight Shopping Center Master Sign Program Amendment, Farmer's Market Design Review and Limited Term Permits.  
**Location/APNs:** 101, 111, 117, 129, and 151 W. McKnight Way/39-350-07,09 & 10  
**Applicant:** Andrew J. Pawlowski, Siteline Architecture  
**Zoning/General Plan:** Central Business (C-2)/Commercial  
**Entitlements:** Master Sign Program Amendment, Design Review and Limited Term Permits  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

That the Planning Commission approve the McKnight Crossing Shopping Center Master Sign Program Amendment, Farmer's Market Design Review and Limited Term Permits, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Determine the project Categorical Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the McKnight Shopping Center Master Sign Program Amendment, Farmer's Market Design Review and Limited Term Permits as presented in the Staff Report; and,
3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

**BACKGROUND:**

A Master Sign Program was adopted on December 15, 2015. The McKnight Crossing Shopping Center façade improvements were approved in early 2022. The Target Store tenant improvements are nearing completion with an anticipated grand opening date in early 2023. As anticipated, the Target Store is attracting larger retailers into the shopping center resulting in a need for larger tenant spaces and associated signage.

A Farmer's Market Limited Term Permit has been approved for the last several years at the northeast corner of the shopping center. The Farmer's Market has utilized tables and pop-up tents. More substantive permanent structures are requested for the Farmer's Market than previously approved.

**PROJECT DESCRIPTION:**

Aside from the same McKnight Crossing shopping center, the applicant is requesting two unrelated entitlements for consideration consisting of a Master Sign Program Amendment and Farmer's Market Design Review and Limited Term Permits as outlined:

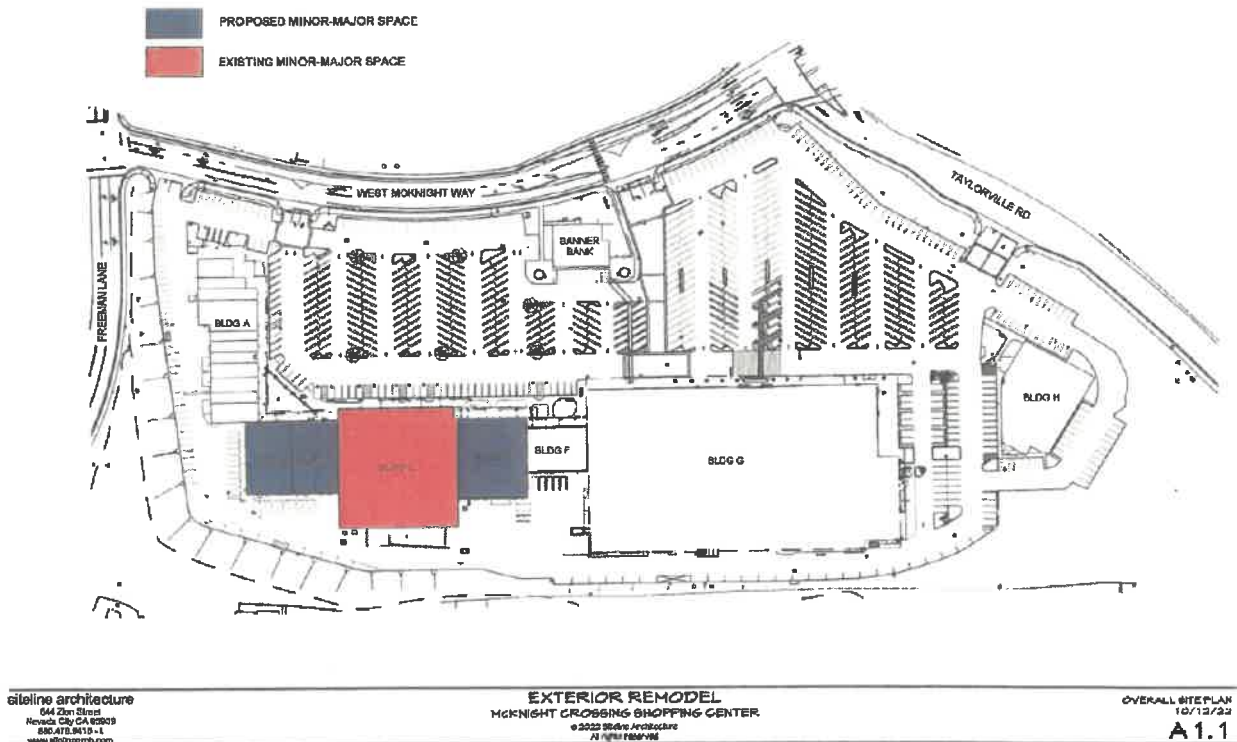
*McKnight Crossing Shopping Center Master Sign Program Amendment* – For each of the respective shopping centers in the City, separate master sign programs have been adopted. The sign programs deviate from the City's Sign Standards (Chapter 17.38) of the City's Development Code and are tailored to the specific shopping center. The applicant is proposing an amendment of the McKnight Way Shopping Center Master Sign Program adopted in 2015. The existing sign program provides sign standards for small tenants as well as specific standards for larger anchor tenants (Target and SPD). Standards include:

- The total sign area shall not exceed one-and one-half square feet per lineal foot of frontage of the premises.
- Width of the sign must not exceed 60% of the shop width, including logo.
- The total sign area for Target is 338 square feet for primary wall sign plus 21 square feet and 36 square feet for each two secondary signs.
- The total area to exceed 50 square feet on the premises of tenants other than Target is hereby conditionally approved (for buildings A-F); provided that such signs shall be confined to a space of 20 inches maximum in height, except for one SPD sign not to exceed 60 inches in height and a maximum of two-thirds the premises in length; that the total sign area shall not exceed one and one-half square feet per linear feet of frontage, including logos.
- Total vertical sign height shall not exceed 24-inches. The maximum height for letters in the sign shall not exceed 18 inches.

According to the applicant, the sign amendment request allows more flexibility to attract medium sized tenants of ±6,000 square feet into the shopping center.

**Exhibit A.1.1**, below includes a site plan with highlighted Buildings B and C of the McKnight Shopping Center. Buildings B and C are proposed to be combined for one future tenant space. Tenant Spaces B and C are to be combined with Big 5 relocating to the tenant spaces. Space D (where Big 5 is currently) is to be occupied by retailer Five Below.

The combined B and C tenant spaces will be ±12,000 square feet with ±105 linear feet of frontage. Building D tenant space will be ±25,000 square feet with ±125 linear feet of frontage. Building E is ±9,600 square feet with ±90 linear feet of frontage. These spaces would be considered medium sized tenants. Below is the language proposed to be added for medium sized tenants and for the Farmer's Market Signage.



### C. DESIGN PERFORMANCE (WALL MOUNTED):

9. For any spaces over 6,000 sq. ft. and with over 90 feet of lineal frontage of premises, the allowable sign area shall not exceed 2.44 sq. ft. per lineal foot of frontage. The total vertical sign height is not to exceed 54 inches. The maximum height for letters in the sign is 42 inches. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.
10. Farmer's Market maximum height for letters to be 15 inches. Two of these signs are proposed for the Farmer's Market element. Letters shall be metal, matte black in color, 3/16 inch thick, mounted in dormer elements on the roof of the market structures.

With B and C tenant spaces combined with  $\pm 105$  feet linear feet of frontage total wall signage square footage is 265 square feet or signage dimensions of 3.5-feet high by 73-feet in length. Building D tenant space with  $\pm 125$  linear feet of frontage is 305 square feet or sign dimensions of 3.5-feet high by 87-feet in length. Building E with 90 linear feet of frontage is 220 square feet or sign dimensions of 3.5-feet high by 63-feet in length or 70% of linear footage.

Target signs and the amended sign criteria for tenants Five Below and relocated Big 5 – Sporting Goods are shown in the following illustrations:



DONUTS FIVE BELOW  
BUILDING 'E'

EXTERIOR REMODEL  
MILWAUKEE CROSSING SHOPPING CENTER  
WISCONSIN ARCHITECTURE & DESIGN, INC.



BIG 5 SPORTING GOODS  
BUILDING 'C' BUILDING 'B'

EXTERIOR REMODEL  
MILWAUKEE CROSSING SHOPPING CENTER  
WISCONSIN ARCHITECTURE & DESIGN, INC.

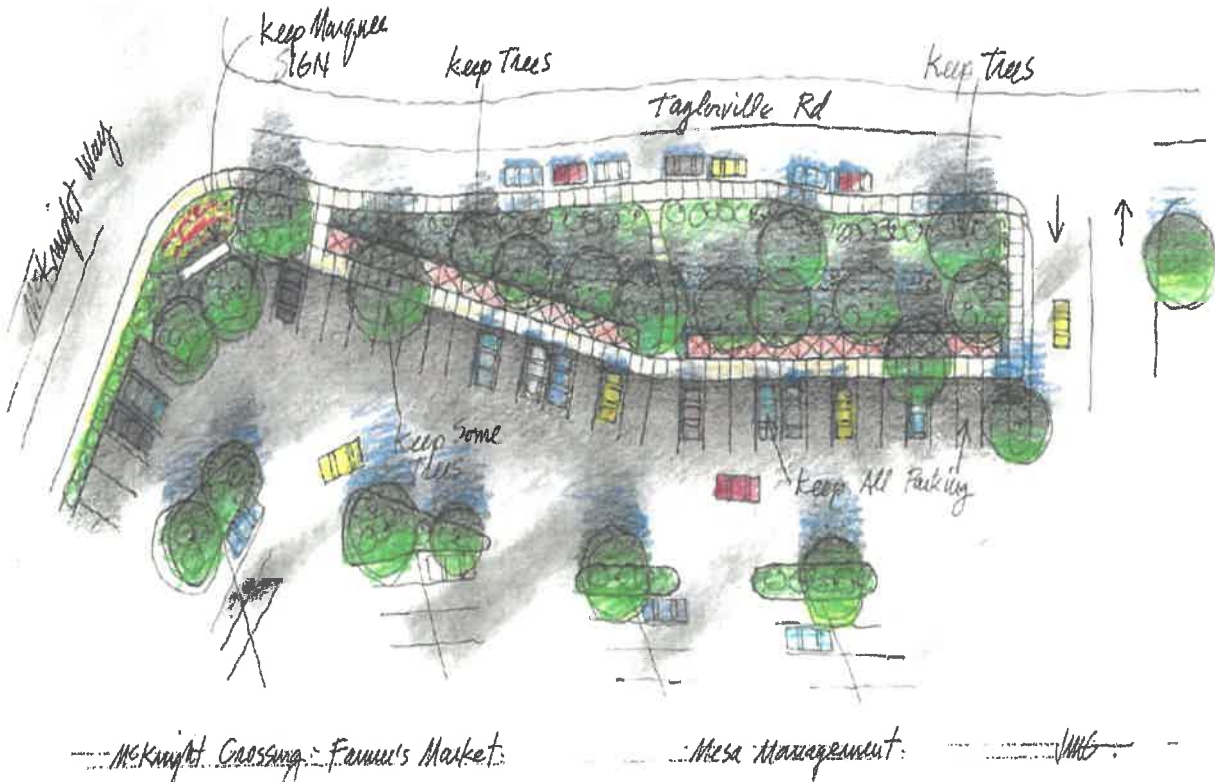


See **Attachments 4, 5 & 6** for full illustrations of the signage and shopping center photo-simulations.



*Farmer's Market Design Review Permit* – A Development Review Permit is required for the site planning and design of the Concept Farmer's Market Structures. The proposed Farmer's Market is located at the northeast end of the Target shopping center, southeast of the shopping center monument signage at the corner of McKnight Way and Taylorville Road.

*The Farmer's Market hours of operation are 7 a.m. to 11 a.m. on either Saturday or Sunday.*



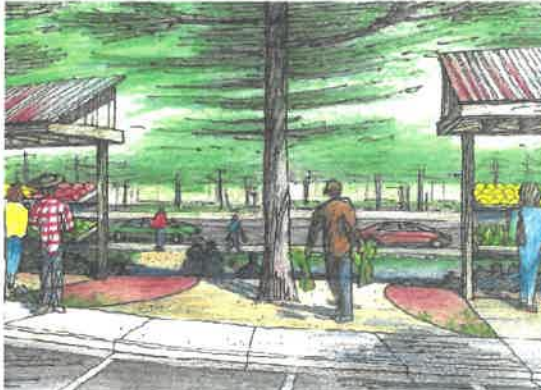
*Site Plan* – The Farmer's Market structures are located adjoining the existing parking lot spaces separated by a new accessible sidewalk. A new sidewalk is also proposed connecting with the sidewalk along Taylorville Road.

*Parking/Safety* – No parking spaces are proposed to be removed. The Farmer's Market structures of  $\pm 1,500$  square feet are to be located entirely within the existing  $\pm 5,000$  square foot landscape planter. The parking lot is to be separated by the pedestrian walkway paralleling the parking lot. No pedestrian/vehicle protection is proposed between the parking lot and accessible sidewalk.

*Landscaping* – Many of the trees have been removed from the planter strip. The location of the structures does not appear to require removal of additional trees. According to the

approved parking lot improvement plans, the landscape planter area is proposed to be replanted with groundcover, shrubs, and trees.

*Farmer's Market Structures* – The Farmer's Market Structures are 12-feet in height with simple post and beam construction with wood framing members, which give the structure a rustic appearance consistent with the Gold Country



Architectural Theme. The materials include four by fours at six feet on center with combination of gable and shed roofs. Corrugated metal roofing is proposed to continue a rustic theme. As opposed to a roof top sign, which are prohibited per City Sign Standards, signage will be incorporated into the fascia and dormer elements. The design shall be consistent with the adopted sign program for the shopping center.

See **Attachments 7, 8 & 9** for Farmer's Market site plan, illustrations and photographic renderings of the Farmer's Market Design Concepts.

*Limited Term Permit* – In accordance with Section 17.72.040 of the City's Development Code, a Limited Term Permit is required for temporary Farmer's Markets. Limited Term Permits may be approved by the Community Development Director for a 1-year period and may be extended an additional year. However, considering the quasi-permanent design and construction of the structures, the applicant is requesting a multi-year Limited Term Permit that should be considered by the Planning Commission.

#### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The McKnight Shopping Center is divided into four parcels which include: 101 W McKnight Way, 115 W. McKnight Way, and 111 – 151 W McKnight Way. These four parcels are covered by a Declaration of Restrictions and Grant of Reciprocal Easements, including parking.

The retail shopping center is anchored by Target, SPD, Big 5 and Banner Bank with subordinate tenants of Papa Murphy's Pizza, Cash Advance, Baskin Robbins, Mountain Mike's Pizza, AT&T, Cig Mart, Fish & Chips, Essential Salon, Laundromat, All Seasons Pools and Spas, and H&R Block. A separate building is located on the southeast side of the retail center that has recently been purchased by Mesa Management Group.

#### **ENVIRONMENTAL DETERMINATION:**

The proposed project qualifies for Categorical Exemptions pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" are not intended to be all inclusive of the types of projects which might fall within Class I. The key consideration is whether the project involves negligible or no expansion of the existing use. Examples include but are not limited to: (a) Interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. (g) New copy on existing and off premise signs.

#### **GENERAL PLAN AND ZONING:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

**Zoning:** The C-2 Zoning permits a full range of retail uses. Farmer's Markets are permitted uses with approval of a Limited Term Permit.

#### **ANALYSIS:**

Staff offers the following for Planning Commission consideration:

*Sign Standards* – For each of the shopping centers (e.g., McKnight Crossing, Pine Creek, Glenbrook, and Fowler Center, etc.), sign programs have been adopted. With minor exceptions, the sign programs are generally consistent with the City's Sign Standards at or near one square foot of sign area for each lineal foot of tenant space for wall signage.

The proposed amended Master Sign Program permits signage with 54-inch backgrounds and 42-inch lettering or approximately double the square foot than other shopping center sign programs with the same lineal footage. For example, Olympia Plaza and Spring Hill Village permit signs 24-inches in height with 70% of the lineal frontage in signage. Pine Creek permits the same sign height with 80% of the building frontage in signage. Although, the lineal footage proposed is essentially the same at 70%, the increase in sign height from 24-inches to 42 inches is typically larger than previous approvals and not consistent with the other shopping center sign programs.



When calculating the square footage as noted in the sign plans and illustrations in **Attachments 4, 5 & 6**, the lineal footage calculates at 1.28 square feet per lineal footage vs. the requested 2.44 square footage per lineal footage. The 1.28 sign square footage per lineal foot is similar to what has been approved with other shopping center master sign programs. As illustrated the sign plans do not appear to overwhelm the building façade. Given the increase in height, staff recommends that the maximum of 60% tenant width, including logo apply as well as noted in Condition of Approval A – 3 noted below:

For any spaces over 6,000 sq. ft. and with over 90 feet of lineal frontage of premises, the allowable sign area shall not exceed ~~2.44~~ **1.28** sq. ft. per lineal foot of frontage. The total vertical sign height is not to exceed 54 inches. The maximum height for letters in the sign is 42 inches. **Width of the sign must not exceed 60% of the tenant frontage, including logo.** For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.

The above condition of approval permits the sign increase in height but further restricts the sign area to 60% consistent with other signs in the McKnight Shopping Center.

The Farmer's Market Signage will consist of two signs with a maximum height of 15 inches. Letters shall be metal, matte black in color and 3/16-inch thick. Note that the photo illustration in **Attachment 9** is a roof sign that are prohibited sign types. The signs will be integrated into dormers or other architectural features of the Farmer's Market Structure.

Other than square footage, the design of the signs is consistent with other shopping center master sign programs with lighted individual channel letters, logos, and background.

*Farmer's Market Design* – The City's Community Design Guidelines specifies that construction materials should replicate a sense of Grass Valley's mining heritage. These include, but are not limited to metal roofing and siding, wood siding, split faced block, and stone.

The Farmer's Market Design is a simple wood framed structure with corrugated metal roofing giving the structure a rustic mining heritage appearance consistent with the City's Community Design Guidelines.

*Parking/Safety* – An accessible path of travel is located behind the parking stalls and fronting the structures. An accessible parking stall and curb cut will be required for accessibility. No pedestrian/vehicle protection is proposed between the parking lot and accessible sidewalk. Condition of Approval A – 4 requires decorative bollards to be installed between the parking and accessible sidewalk. The bollards shall not eliminate parking and shall be installed to separate vehicles/pedestrians.

*Landscaping* – A Landscape Plan was prepared for the Target Design Review applications approved in 2022. The approved landscaping includes replanting of the landscape strip including groundcover, shrubs, and trees. The number and type of planted trees shall



mitigate the tree removal in accordance with the City's Tree Preservation and Protection Ordinance (Chapter 12.36) of the City's Development Code as outlined in Condition of Approval A – 5.

*Limited Term Permit* – Per Section 17.72. 10. e. Limited Term Permits are valid for one-year and the Community Development Director may extend the permit for an additional year. Considering the quasi-permanent design and construction of the structures, a multi-year Limited Term Permit should be approved. Condition of Approval No. A – 1 authorizes a Limited Term Permit for two-years with administrative Community Development Director approval of subsequent years.

Lastly, for safety purposes, the Police Department recommends that the applicant work with the Police IT Personnel to install surveillance cameras. Although, not required, staff recommends that the applicant work with the Police Department as noted in Condition of Approval A – 6.

**FINDINGS:**

1. The City received a complete application for Master Sign Program Amendment, Design Review and Limited Term Permit Applications 22PLN-45.
2. The Community Development Department reviewed the project in accordance with the California Environmental Quality Act and Guidelines and determined that the project qualifies for an Existing Facilities Class 1 Categorical Exemption.
3. The Class 1 Categorical Exemption reflects the City's independent judgement and analysis as lead agency in accordance with the CEQA and the CEQA Guidelines.
4. The City of Grass Valley Planning Commission reviewed the applications at its regularly scheduled meeting on December 20, 2022.
5. The design, height, location, and size of the sign is visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site and structures.
6. The proposed signage is in substantial compliance with the design criteria in Subsection 17.38.060 F (sign design criteria and guidelines) and the City's Design Guidelines.
7. The proposed use is consistent with the City's 2020 General Plan and any applicable specific plan.
8. The project is consistent with the applicable sections and development standards in the Development Code and Municipal Code.

9. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.
10. The proposed use is allowed within the applicable zone with approval of a Limited Term Permit and complies with all other applicable provisions of this Development Code and the Municipal Code.
11. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
12. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

#### **A. GENERAL/DESIGN CONDITIONS OF APPROVAL:**

1. The approval date for this project is December 20, 2022. The Limited Term Permit is approved for a period of two (2) years and shall expire on December 20, 2024. Prior to expiration, the Limited Term Permit may be extended for additional years subject to the approval of the Community Development Director.
2. The business shall operate as described in the project description and plans approved by the Planning Commission for Development Review Permit 22PLN-45 unless changes are approved by the Planning Commission prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. The signage criteria shall be amended to read:

For any spaces over 6,000 sq. ft. and with over 90 feet of lineal frontage of premises, the allowable sign area shall not exceed ~~2.44~~ **1.28** sq. ft. per lineal foot of frontage. The total vertical sign height is not to exceed 54 inches. The maximum height for letters in the sign is 42 inches. **Width of the sign must not exceed 60% of the tenant frontage, including logo.** For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.

4. The project plans shall be amended to include decorative bollards to insure separation between pedestrians and vehicle parking. Bollards shall be installed per City Standard

Detail ST – 32 to the satisfaction of the Community Development Director and City Engineer.

5. Landscaping within the planter strip shall be installed concurrently with parking lot improvements. As approved, the landscaping shall include groundcover, shrubs, and trees. The number and type of planted trees shall be at a ratio to mitigate the tree removal in accordance with the City's Tree Preservation and Protection Ordinance (Chapter 12.36) of the City's Development Code.
6. The Police Department recommends that the applicant install video surveillance of the Farmer's Market premises. Coordination of the Police Department and its IT Personnel is recommended in the design of the video surveillance.
7. Vegetation Management is required within 5-feet of the structures with the following requirements:
  - a. The ground, directly under and in the immediate zones of any structure, shall be hardscaped with fire-resistance materials.
  - b. Any plant, shrub or tree in the immediate zone or overhanging a structure shall be free of dead and/or dying wood.
  - c. Any tree in the immediate zone shall be free of branches between the ground and the highest point of the structure.
  - d. Any tree overhanging a structure shall have a minimum of six feet clearance between the branches and the roof surface.
8. The applicant shall file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
9. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

#### **ATTACHMENTS**

- Attachment 1** – Applicant's Correspondence dated December 2, 2022
- Attachment 2** – McKnight Crossing Adopted Master Sign Program
- Attachment 3** – McKnight Crossing Tenant Improvement Site Plan
- Attachment 4** – Five Below Sign Plans
- Attachment 5** – Big 5 Sign Plans
- Attachment 6** – McKnight Crossing Shopping Center Elevations
- Attachment 7** – Farmer's Market Site Plan
- Attachment 8** – Farmer's Market Illustrative Renderings
- Attachment 9** – Farmer's Market Photographic Concepts



# ATTACHMENTS



December 2, 2022

City of Grass Valley  
Community Development Department  
Attn: Lance Lowe, Principal Planner  
125 E. Main Street  
Grass Valley, CA 95945

RE: Proposed Signage Ordinance Changes  
McKnight Crossing Shopping Center  
101, 111, 117, 129, 151 W. McKnight Way, Grass Valley, CA 95945

Hello Lance,

Thank you for the discussions regarding the proposed changes to the signage ordinance for the McKnight Crossing Shopping Center and adjacent parcel at 101 McKnight Way. As discussed, the owners would like to allow for more flexibility to attract medium sized tenants into the shopping center. The current ordinance provides rules for small tenants as well as specific rules for signage for the anchor tenants (Target and SPD). Below is language we are proposing to add to the existing ordinance for future medium sized tenants.

In addition, the owners would like to add signage requirements for a proposed Farmer's Market on the east side of the shopping center parking lot along Taylorville Road. Proposed architecture for the Farmer's Market is being developed separately.

C.

9. For any spaces over 6,000 square feet and with over 90 feet of lineal frontage of the premises, the allowable sign area shall not exceed 2.44 square foot per lineal foot of frontage. The total vertical sign height is not to exceed 54 inches. The maximum height for letters in the sign is 42 inches. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.

10. Farmer's Market maximum height for letters to be 15". Two of these signs are proposed for the Farmer's Market element. Letters shall be metal, matte black in color, 3/16" thick, mounted in dormer elements on the roof of the Market structures.

In the attached exhibit, Buildings B and C are proposed to be combined for one future tenant. The combined spaces will be roughly 12,000 square feet with 105'-6" linear feet of frontage. Building E is roughly 9,600 square feet with 90'-3" linear feet of frontage.

Both of these spaces would be considered medium sized tenants and an example of the elevations of these spaces are also depicted in this exhibit.

Added to this revised submittal are images of the concept photographed at another location, however for this site, the letters will not be roof mounted, but rather mounted on a dormer element. Also attached is a conceptual site plan, the two sign locations would be on the west-facing side of each of the two groupings of structures, near the north and south ends.

Please let us know if we can provide additional information.

Sincerely,

Siteline Architecture  
Sean Murphy  
Designer

MCKNIGHT CROSSING

SIGN CRITERIA

Revised 11/10/15 2:01 PM

GRASS VALLEY

NOV 13 2015

Community Dev. Dept.

All companies bidding to manufacture:

All companies bidding to manufacture these signs are advised that no substitute will be accepted by purchaser whatsoever, unless so indicated in the specifications and approved by landlord and tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of the developer. Any signs found not in conformance will be rejected and removed at the owner's expense.

A. GENERAL SPECIFICATIONS

A. Tenant shall submit before fabrication four copies of the proposed sign to the owner for approval. These drawings must include location, size and style of lettering, material, type of illumination, installation details, color selections and logo design. One plan is to be colored and submitted for approval.

B. All permits for signs and their installation shall be obtained from the City of Grass Valley and paid for by the tenant prior to installation.

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or tubing will be permitted.
3. All signs and their installation shall comply with all local building and electrical codes.
4. No exposed raceways, crossovers or conduit will be permitted.
5. All cabinets, conductors, transformers and other equipment shall be concealed.
6. Painted lettering will not be permitted.
7. Channel letters without interior neon illumination will be accepted.
8. Any existing signage for a tenant space must be removed prior to installation of a new signage package.

B. LOCATION OF SIGNS

1. All signs or advertising devices advertising an individual use, business or building shall be attached to the building at a location to be determined by the lessor.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

Approved by  
Grass Valley Planning  
Commission

12/15/15

SEE FILE

15PLN-29

SCW

C. DESIGN PERFORMANCE (WALL MOUNTED)

1. The total sign area shall not exceed one and one half square feet per lineal foot of frontage of the premises. Sign area will be measured by circumscribing a rectangle around each individual letter of sign case.
2. Width of sign must not exceed 60% of shop width, including logo.
3. The total sign area for 111 W. McKnight Way premises (Kmart) is: 338 sq. ft. for primary wall sign plus 21 sq. ft. and 36 sq. ft. for each of two secondary signs.
4. The total sign area to exceed 50 sq. ft. on the premises of tenants other than Kmart is hereby conditionally approved (for buildings A-F); provided that such signs shall be confined to a space of 20 inches maximum in height, except for one SPD sign not to exceed 60 inches in height and a maximum of 2/3 the premises in length; that the total sign area shall not exceed 1-1/2 sq. ft. per linear foot of frontage at the premises; that graphic symbols (logos) as well as letters shall be confined within in the space indicated above.
5. Total vertical sign height not to exceed 24".  
The maximum height for letters in the sign is 18 inches.
6. Signs shall be composed of individual or script lettering. Sign boxes and cans will not be permitted. Logos will be considered on a case by case basis. Colors will also be approved on a case by case basis.
7. Plastic surfaces: Rohm and Haas company's Plexiglas shall be used, in colors noted, 3/16" thick.
8. Acrycap retainers used at the perimeter of sign letter faces shall be gold, or approved on a case by case basis.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_



D. DESIGN PERFORMANCE (FREESTANDING PYLON, MONUMENT & DIRECTIONAL SIGNS)

SIGN 1 PROPOSED PYLON SIGN (NORTHEAST CORNER OF SITE):

DOUBLE FACED, FREESTANDING:  
14'-0" w. x 22'-0" h. x 3'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"  
6" HIGH MAX. ACRYLIC LETTERS  
"ATHELAS BOLD ITALIC" FONT ON  
8 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - "KMART" 16" HIGH MAX. LETTERS  
PRINTED ON ACRYLIC PANELS  
"ARIEL BOLD" FONT ON  
16 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

OTHER TENANTS - 12" HIGH MAX.  
LETTERS  
PRINTED ON ACRYLIC PANELS  
FONT VARIES ON 16 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 3 ON EACH SIDE)

TOTAL SIGNAGE AREA	= 58 SQ. FT. EACH SIDE	116 SQ. FT. TOTAL
TOTAL FACE AREA	= 252 SQ. FT. EACH SIDE	504 SQ. FT. TOTAL

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

SIGN 2 PROPOSED TENANT MONUMENT SIGN (WEST DRIVEWAY ENTRANCE  
FROM MCKNIGHT WAY) :

DOUBLE FACED, FREESTANDING:  
17'-4" w. x 5'-6" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"  
5" HIGH MAX. ACRYLIC LETTERS  
"ATHELAS BOLD ITALIC" FONT ON  
8 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - 8" HIGH MAX.  
LETTERS, PRINTED ON ACRYLIC PANELS  
FONT VARIES ON  
7 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 4 ON EACH SIDE)

TOTAL SIGNAGE AREA =	36 SQ. FT. EACH SIDE	72 SQ. FT. TOTAL
TOTAL FACE AREA =	94 SQ. FT. EACH SIDE,	188 SQ. FT. TOTAL

SIGN 3 PROPOSED I.D. MONUMENT SIGN (EAST DRIVEWAY ENTRANCE FROM  
McKNIGHT WAY) :

DOUBLE FACED, FREESTANDING:  
8'-4" w. x 5'-0" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"  
6" HIGH MAX. ACRYLIC LETTERS  
"ATHELAS BOLD ITALIC" FONT ON  
8 SQ. FT. FIELD  
DOWN LIT W/LED LIGHTING  
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA =	12 SQ. FT. EACH SIDE	24 SQ. FT. TOTAL
TOTAL FACE AREA =	34 SQ. FT. EACH SIDE	68 SQ. FT. TOTAL

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

SIGN 4 PROPOSED DIRECTIONAL SIGN (NORTH OF BLDG. "A"):

SINGLE FACED, FREESTANDING:  
4'-0" w. x 4'-0" h.

CENTER I.D. - "McKNIGHT CROSSING"  
3" HIGH MAX. VINYL LETTERS  
"ATHELAS BOLD ITALIC" FONT ON  
8 SQ. FT. FIELD

DIRECTIONAL  
INFORMATION - "DELIVERIES" & "PARKING"  
4 1/2" HIGH MAX, VINYL LETTERS  
"ARIEL" FONT ON BRUSHED ALUMINUM  
SIGN FACE

(ONE SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT.

SIGN 5 PROPOSED DIRECTIONAL SIGN (NEAR DRIVEWAY ENTRANCE  
FROM TAYLORVILLE ROAD):

SINGLE FACED, FREESTANDING:  
4'-0" w. x 4'-0" h.

CENTER I.D. - "McKNIGHT CROSSING"  
3" HIGH MAX. VINYL LETTERS  
"ATHELAS BOLD ITALIC" FONT ON  
8 SQ. FT. FIELD

DIRECTIONAL  
INFORMATION - "DELIVERIES" & "PARKING"  
4 1/2" HIGH MAX, VINYL LETTERS  
"ARIEL" FONT ON BRUSHED ALUMINUM  
SIGN FACE

(ONE SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

E. CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings, and clips shall be enameling iron with porcelain enamel finish, stainless steel, aluminum, brass or bronze. No black iron materials of any type will be permitted.
2. All exterior letters on signs exposed to the weather shall be mounted at least  $\frac{3}{4}$  from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. Location of all openings for conduits in building walls shall be indicated by sign drawings submitted to the lessor.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
7. Sign contractor shall repair any damage to any work caused by his work.
8. Lessee shall be fully responsible for the operations of each of its sign contractors.

F. RESTRICTIONS

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 sq. in. per single door entrance. All "Sale" signs, special announcements, etc. are not permitted on exterior or interior glass. such advertising material must be set back 48" from glass surface.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.
4. Copy of tenant's sign shall not include the product sold, except as part of the tenant's name or insignia.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_



5. Temporary signs:

- a. Temporary signs may be permitted upon the review and approval of a sign permit by the Planning Department.
- b. Temporary signs shall be limited in size proportionately to the building or development involved. The aggregate area of all temporary signs on the premises, shall not exceed two square feet for each lineal foot of frontage, or a maximum of fifty-square feet total area, whichever is the lesser area. Exceptions to this standard may be granted by the Development review committee in accordance with Chapter 17.38 of the Municipal Code.
- c. Temporary signs shall be limited to four events per year, not to exceed a period of 15 days per event;
- d. The Planning Department or the Development Review Committee may be more restrictive than these standards or deny an application for temporary sign permits. An action of denial must be based on findings which may include the following:
  1. The proposed sign would conflict with other signs on the building or in the neighborhood.
  2. The proposed sign would cause undesirable or unattractive proliferation on the building or in the neighborhood.
  3. The proposed sign would result in too many similar type signs on the building or in the neighborhood.
  4. The proposed sign may result in a public health and safety hazard or nuisance.
  5. The applicant has demonstrated poor performance in complying with this ordinance or conditions of permit approval for other signs.

G. PROHIBITED SIGNS

1. Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

2. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post, or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. Signs on Doors, Windows or Fire Escapes: No window signs will be permitted except as noted herein. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
4. Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited.
5. Off-Premise Signs: Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located are prohibited.
6. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use of activity not related to its lawful making or deliveries or sales of merchandise or rendering of services from such vehicles, is prohibited.
7. Light Bulb Strings and Exposed Tubing: External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it relates.
8. Pennants, and Balloons used for Advertising. Purposes: Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to landlord and City approval.

Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

9. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the state of California are prohibited.
10. Existing Non conforming Pylon Signs: No modification of the existing pylon signs will be allowed without approval of an exception to the sign ordinance by the Grass Valley City Development Review Committee.

H. MISCELLANEOUS NOTES

1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the landlord as a "Major" or "Special" tenant that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual sign on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the architect, owner and the City of Grass Valley.

I. GUARANTEE

1. The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge, all lamps excluded.

J. INSURANCE

1. Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000/\$2,000,000.

K. ERECTION

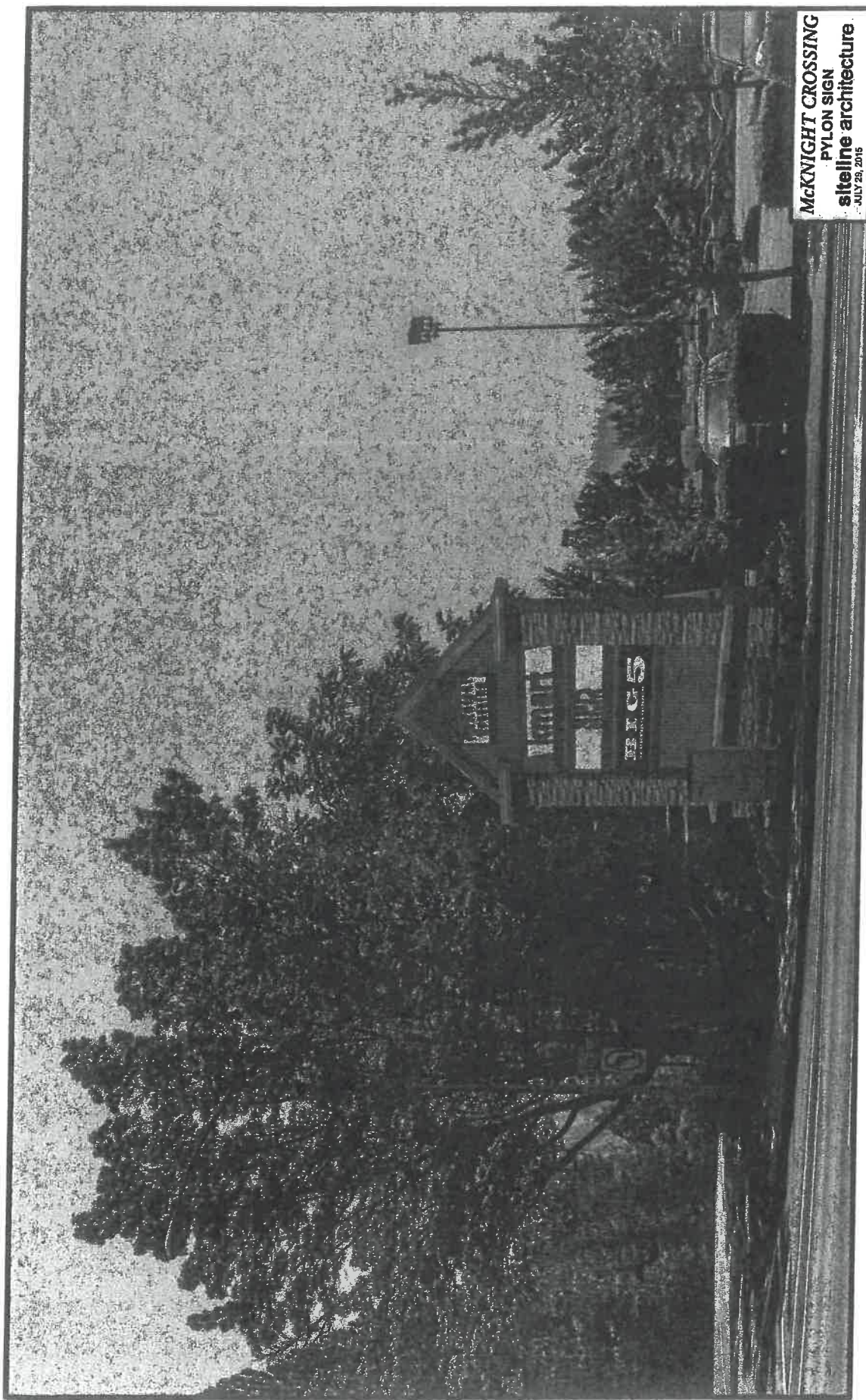
1. Sign company shall completely erect and connect (including all wiring) sign display at approved sign location.

END OF CRITERIA

Tenant's Initials \_\_\_\_\_

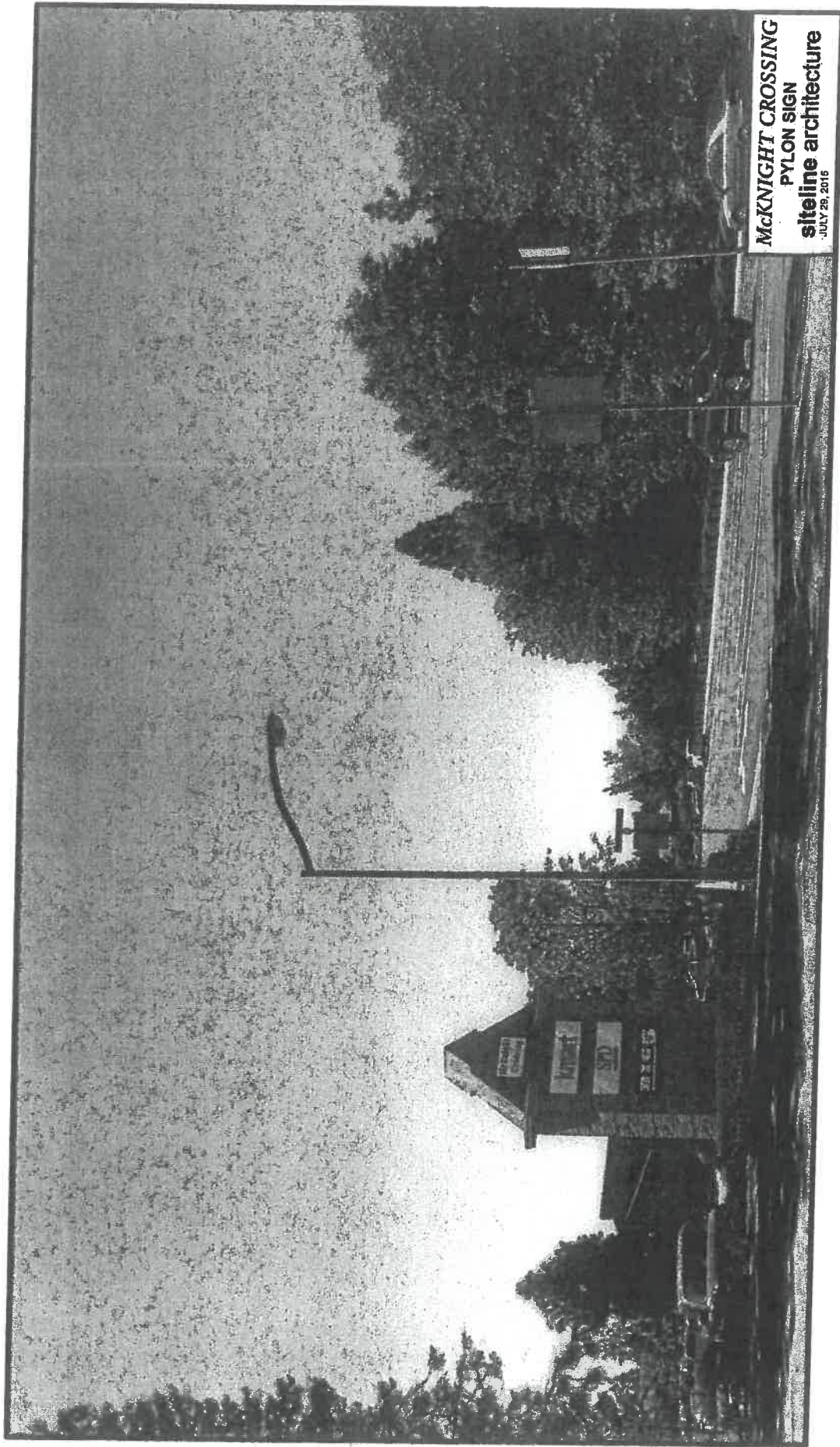
Landlord's Initials \_\_\_\_\_





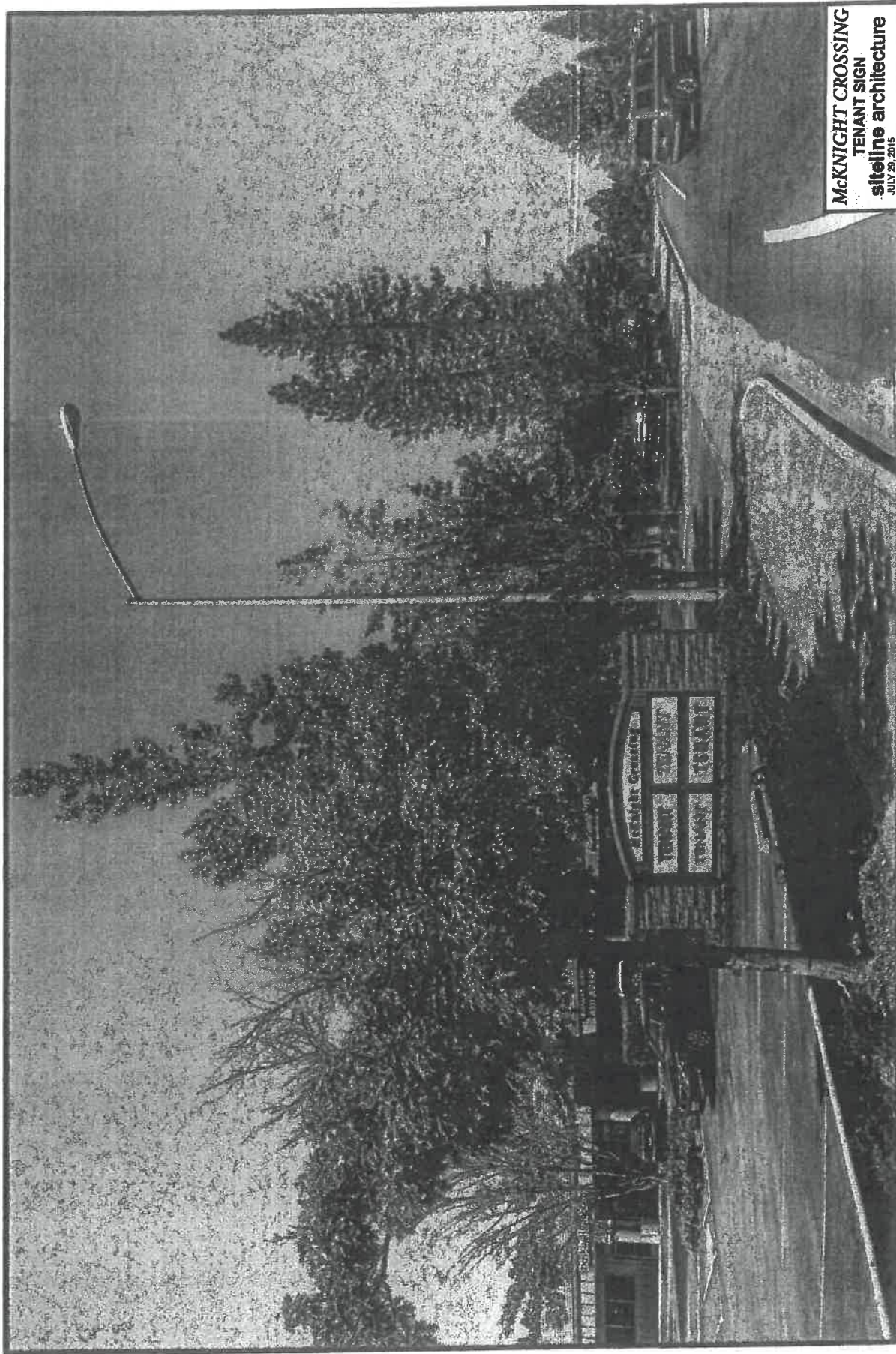
**McKNIGHT CROSSING**  
PYLON sign  
siteline architecture  
JULY 29, 2015





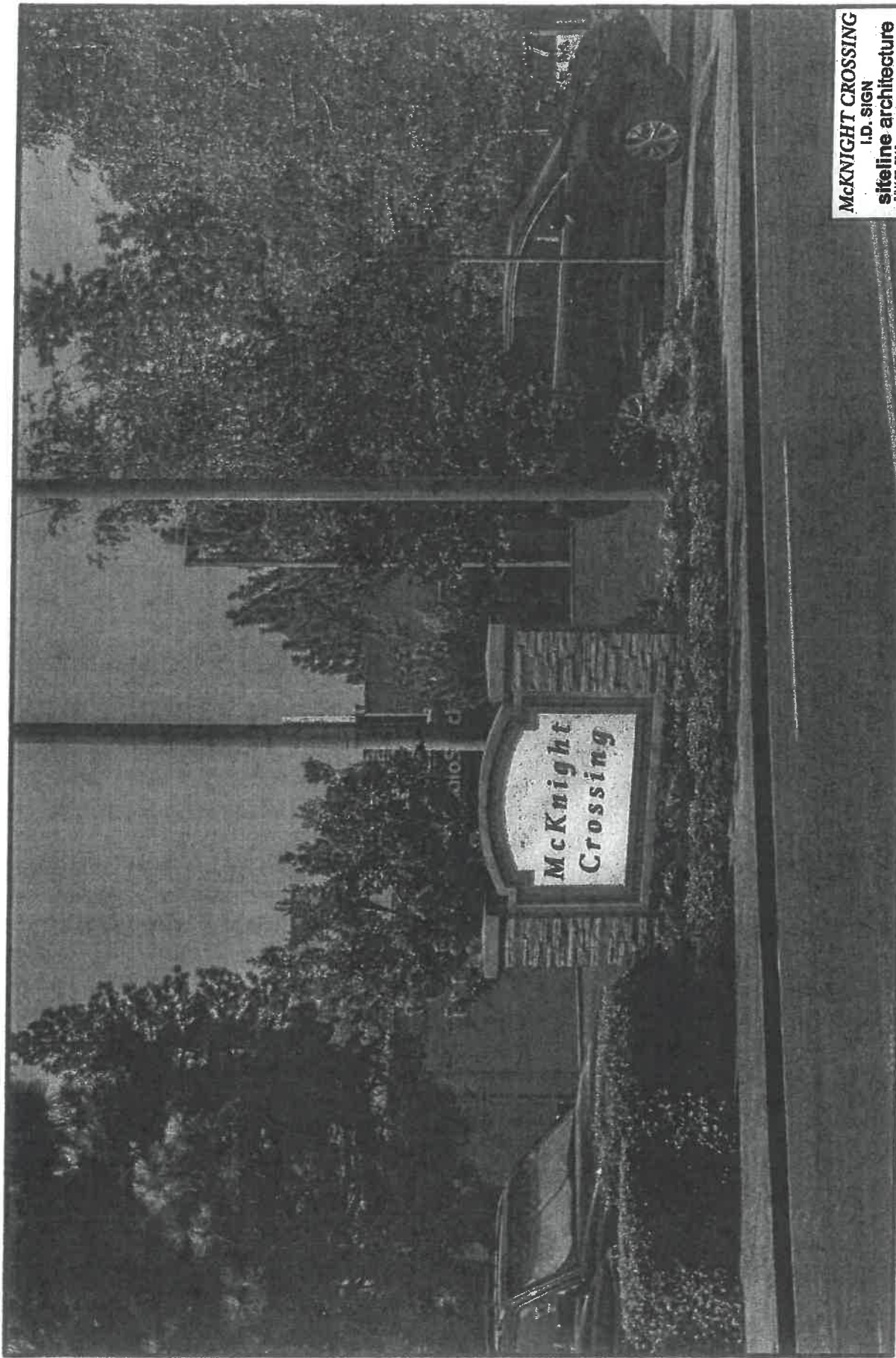
**McKNIGHT CROSSING**  
**PYLON SIGN**  
**siteline architecture**  
JULY 26, 2016





McKNIGHT CROSSING  
TENANT SIGN  
siteline architecture  
JULY 26, 2015

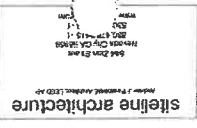




McKNIGHT CROSSING  
I.D. SIGN  
siteline architecture  
JULY 28, 2016



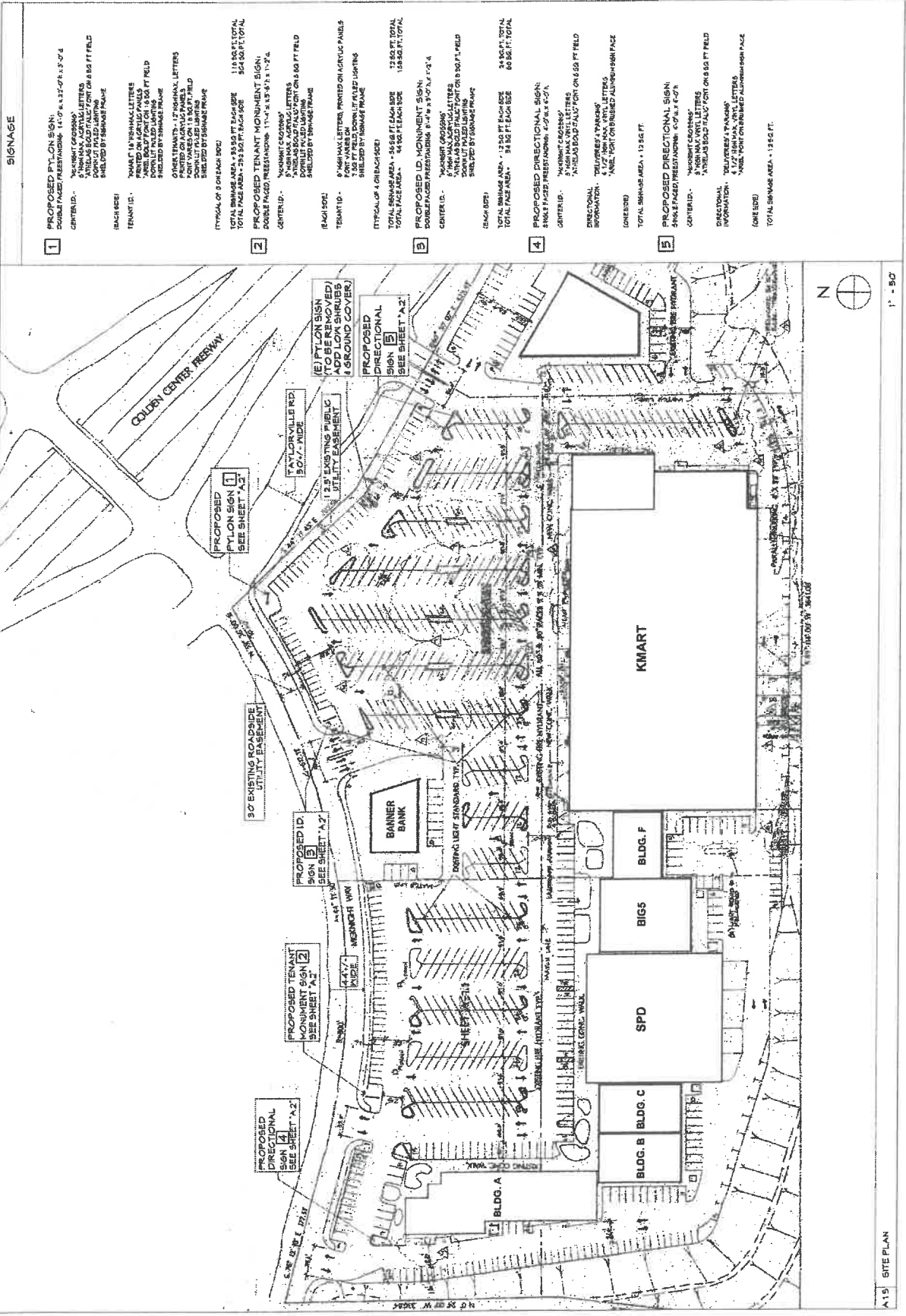
Revisions



NEW FREESTANDING SIGNS  
for  
MESA MANAGEMENT INC.  
11-115 N. KICKAPOO HWY., SUITE 200, WILLET, CA 95445 • 916-434-9500 • 916-434-9501

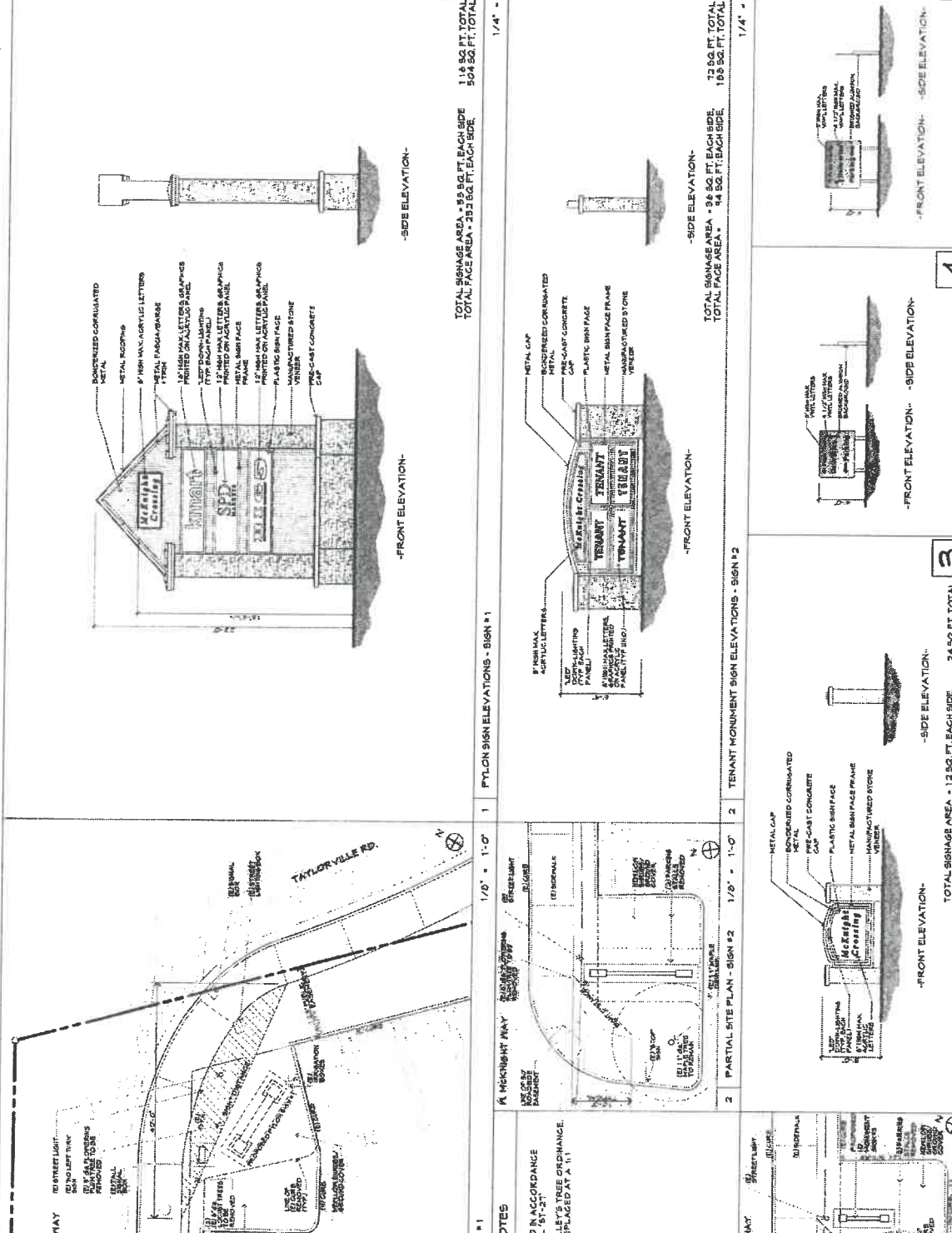
AJ/P/DLA
11/10/15
14-276



SITE PLAN  
A1

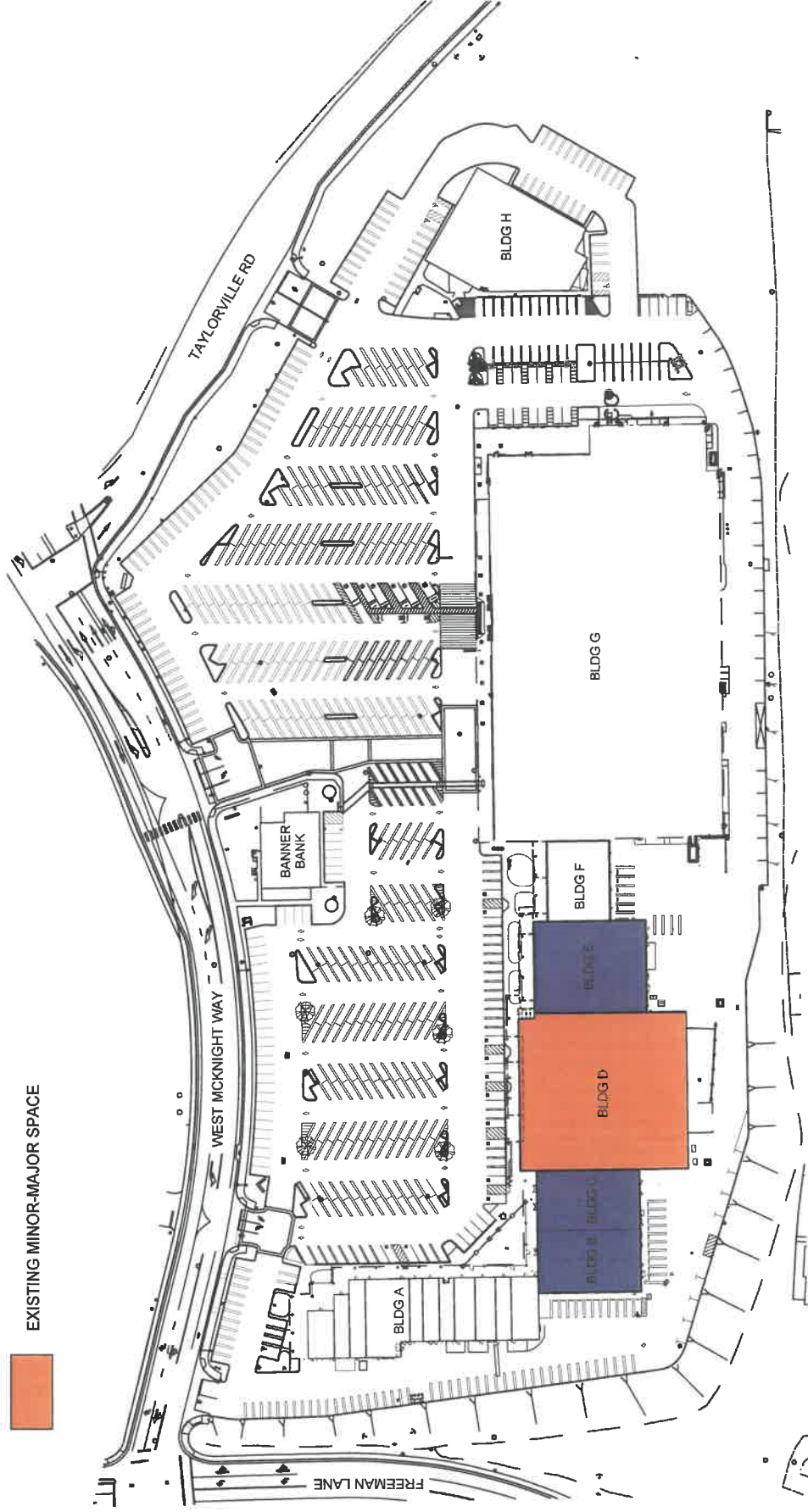


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNAGE														
<p><b>1</b> PROPOSED PYLON SIGN: DOUBLE FACES PRESTANDING - 14'0" x 12'0" x 1.5" x 1.5" CENTERED - 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>REAR SIDE: TENANT ID: 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>(TYPICAL OF 5 ON EACH SIDE) TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT.</p>														
<p><b>2</b> PROPOSED TENANT SIGN: DOUBLE FACES PRESTANDING - 11'4" x 5'1" x 1.5" CENTERED - 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>REAR SIDE: TENANT ID: 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>(TYPICAL OF 4 ON EACH SIDE) TOTAL SIGNAGE AREA - 114.00 SQ. FT. TOTAL SIGNAGE AREA - 114.00 SQ. FT. TOTAL SIGNAGE AREA - 114.00 SQ. FT.</p>														
<p><b>3</b> PROPOSED ID. MONUMENT SIGN: DOUBLE FACES PRESTANDING - 8'4" x 4'0" x 1.5" CENTERED - 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>REAR SIDE: TOTAL SIGNAGE AREA - 132.00 SQ. FT. TOTAL SIGNAGE AREA - 132.00 SQ. FT. TOTAL SIGNAGE AREA - 132.00 SQ. FT.</p>														
<p><b>4</b> PROPOSED DIRECTIONAL SIGN: DOUBLE FACES PRESTANDING - 12'0" x 6'0" x 1.5" CENTERED - 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>REAR SIDE: TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT.</p>														
<p><b>5</b> PROPOSED DIRECTIONAL SIGN: DOUBLE FACES PRESTANDING - 12'0" x 6'0" x 1.5" CENTERED - 8' HIGH MAX. LETTERS 4' HIGH MAX. LETTERS SHIELDED BY SIGNAGE FRAME</p> <p>REAR SIDE: TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT. TOTAL SIGNAGE AREA - 144.00 SQ. FT.</p>														





 PROPOSED MINOR-MAJOR SPACE  
 EXISTING MINOR-MAJOR SPACE

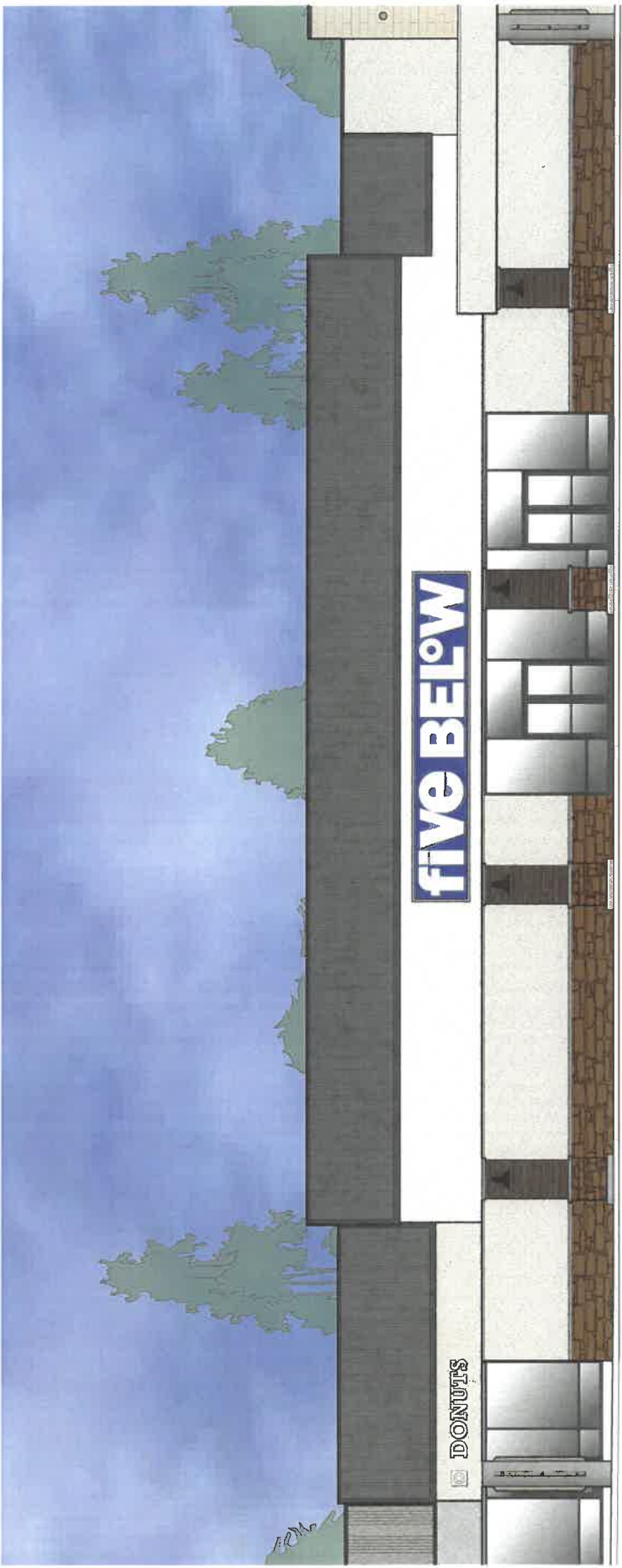


siteline architecture  
 644 Zion Street  
 Nevada City, CA 95959  
 530.478.9415 - t  
 www.sitelinearch.com

EXTERIOR REMODEL  
 MCKNIGHT CROSSING SHOPPING CENTER  
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OVERALL SITE PLAN  
 10/12/22  
 A 1.1

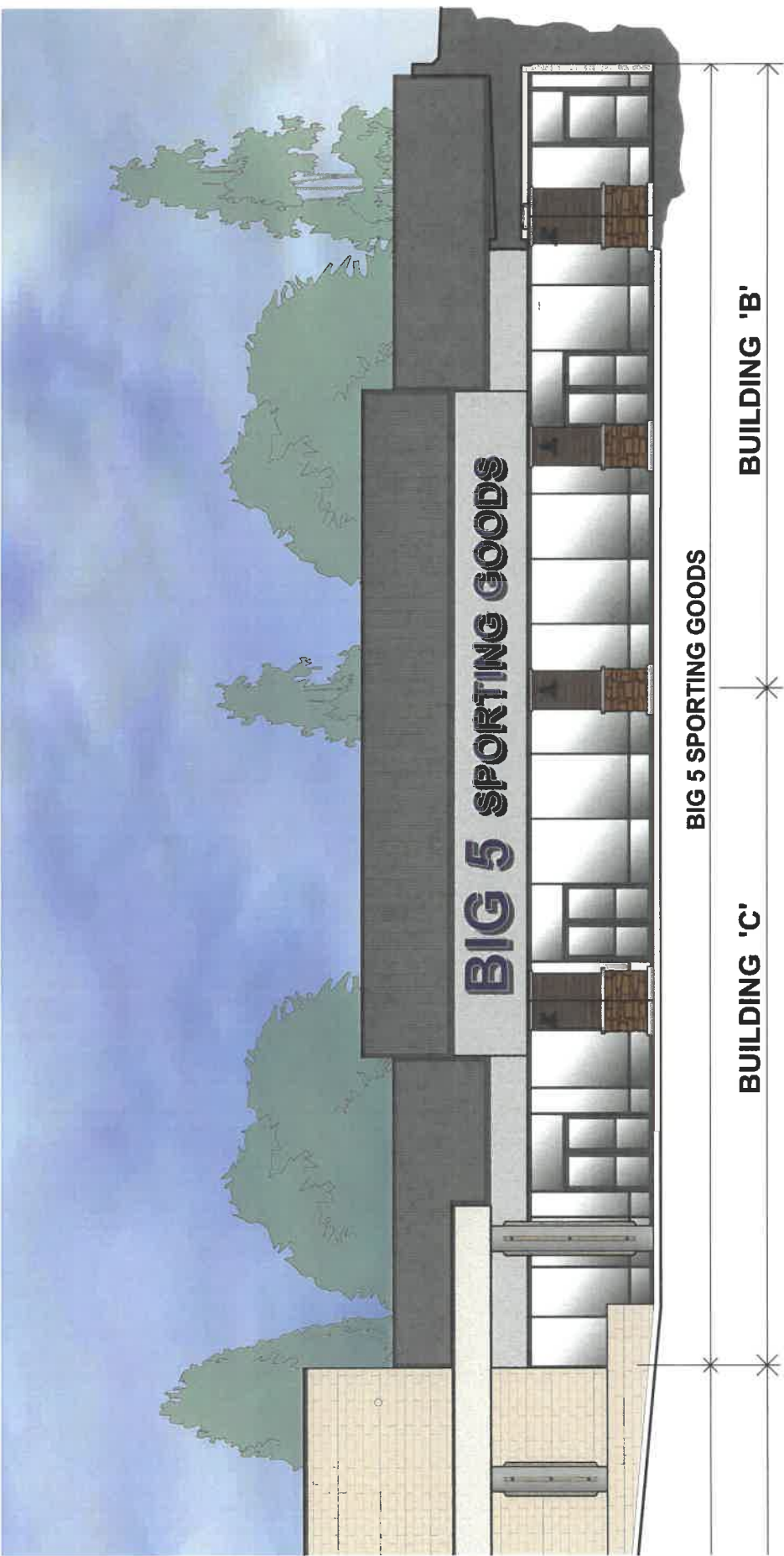
# ATTACHMENT 3



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MINOR-MAJOR SIGNAGE ELEVATION  
10/13/22  
A2.1



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MINOR-MAJOR SIGNAGE ELEVATION  
10/12/22  
**A2.2**

ATTACHMENT 5





ATTACHMENT 6

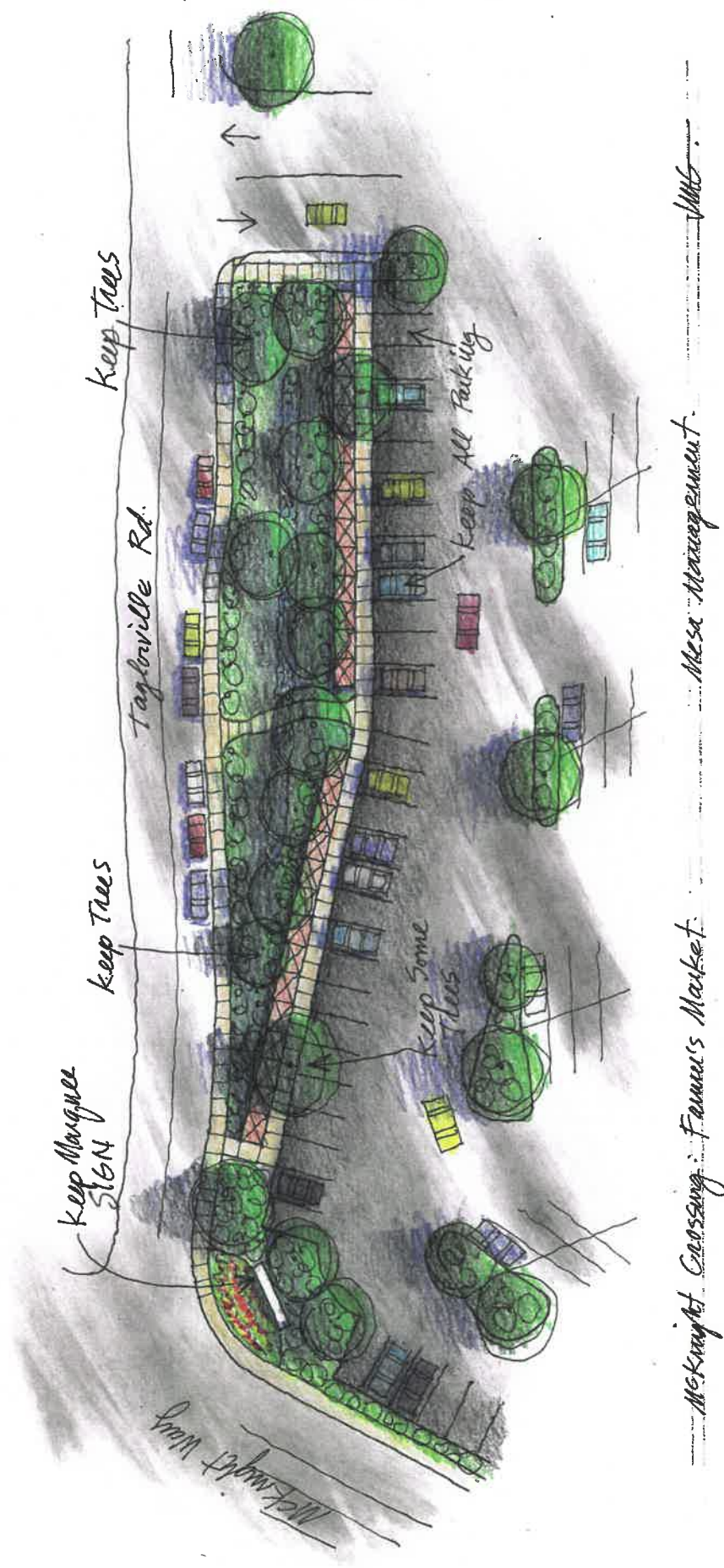












McKnight Crossing: Farmer's Market

Mesa Management

MMG



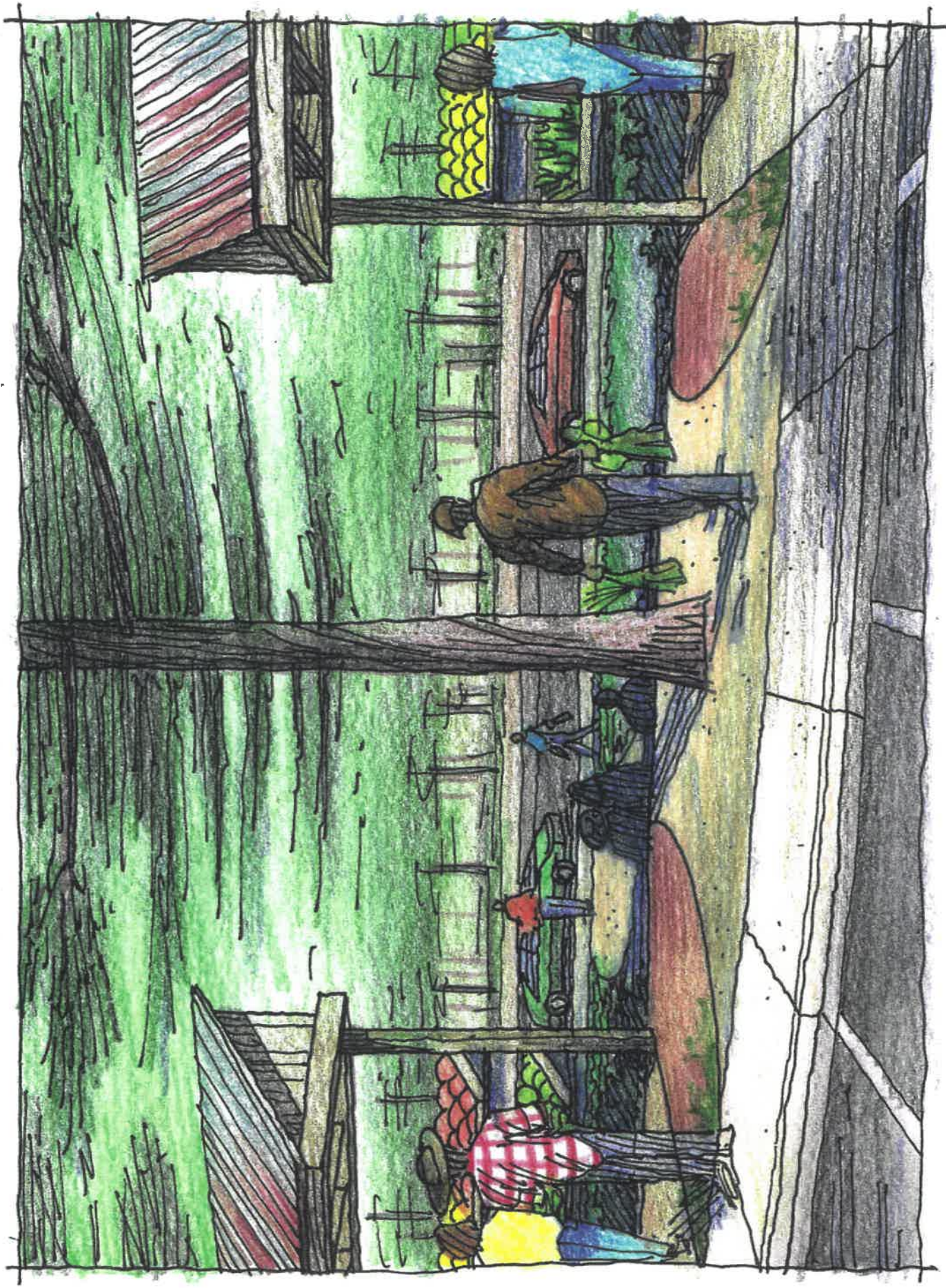


At Night Crossing : Farmer's Market.

Mesa Management.

July



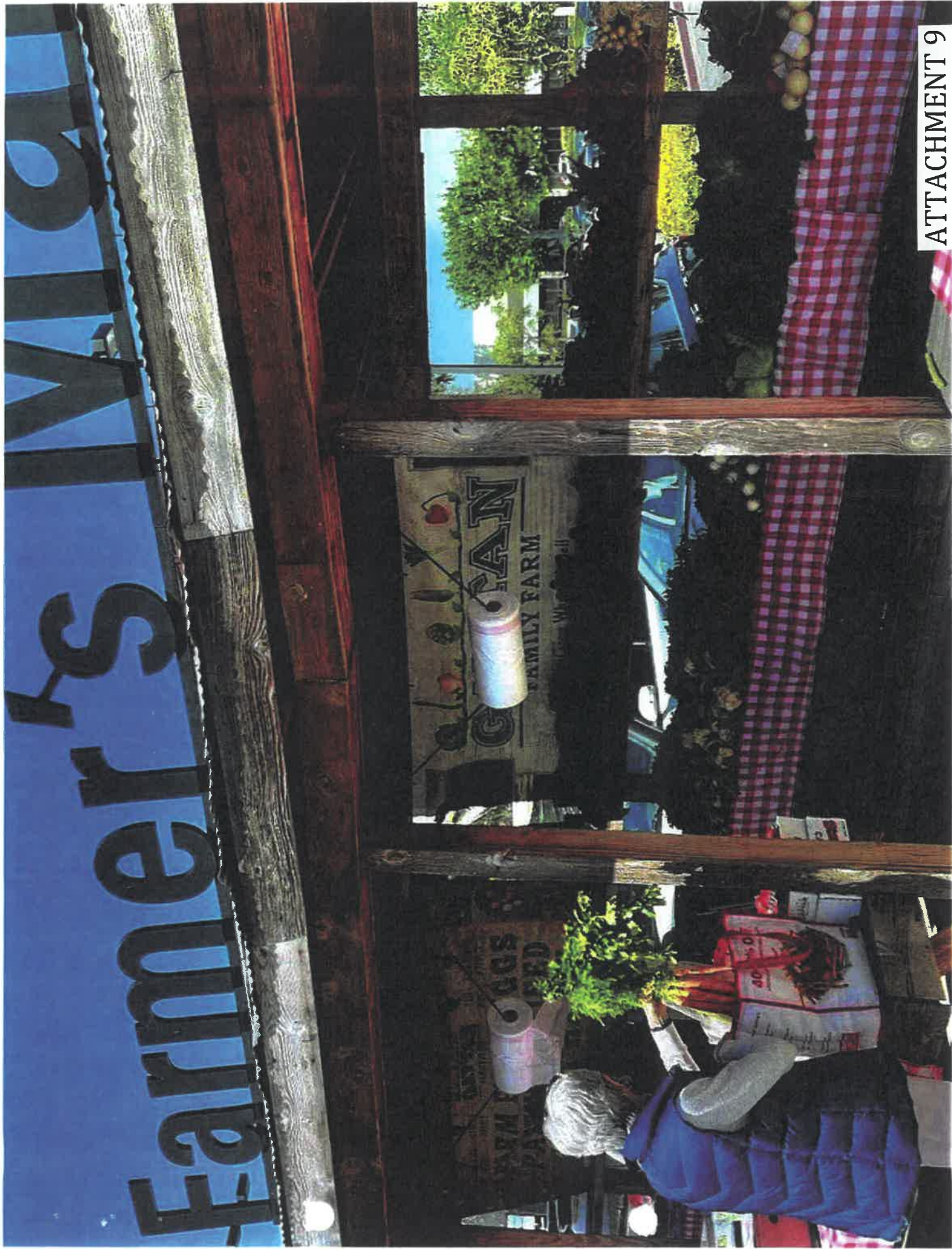


McKnight Crossing: Farmer's Market

Area Management

1/11/15







# Farmer's Market

