



## Legislation Text

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**File #:** 19-0197, **Version:** 1

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**MSC 2019-02, Pine Hill Plaza and Apartments**, 7927, 7947 and 7991 Johnson Street, replacement of building canopy, color change to the existing buildings, and update to the Uniform Sign Plan, miscellaneous request. (Cole)

### **SUMMARY EXPLANATION AND BACKGROUND:** **PROJECT DESCRIPTION / BACKGROUND**

Jose Thomas, agent, is requesting approval to replace the existing fabric awning and change the color of the existing mixed use buildings located at 7947, 7957 and 7991 Johnson street. The applicant also is proposing an update to the Uniform Sign Plan.

The existing mixed use buildings were constructed in the early 1970s. Modifications were made to the site in 1997 (enclosure of open walkways and created an office), 2007 (addition of the fabric awning), 2010 (addition of a monument sign) and 2014 (building color change).

The applicant began to paint the buildings without approval, nonetheless he was informed of the process and submitted an application to rectify the matter.

### **BUILDINGS / STRUCTURES:**

The existing fabric awnings will be removed and replaced with a hard roof canopy and sign band for future tenant signage.

The buildings have already been painted without approval. This application is seeking approval for the color change. The following colors are being proposed:

- Main Body and New Canopy- Jersey Cream (SW 6379)
- Trim - Black Bean (SW 6006)
- Front Walkway - Foggy Day (SW 6235)

### **SIGNAGE:**

As a result of the new sign band, the applicant is proposing the following update to the uniform sign plan. The criteria is as follows:

- Type: Individual Channel Letters Raceway (to match the wall color)
- Font: Helvetica
- Face Color: Red
- Trim Cap/Return: Black

No other site modifications are being proposed at this time.

## **STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.