



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 22, 2012

Ben Kim, Charles Company
9034 West Sunset Boulevard
West Hollywood, CA 90069

**REGARDING: PROJECT NO. R2005-03503-(1)
VARIANCE NO. 201100004
ENVIRONMENTAL ASSESSMENT NO. 201100136
909 SOUTH ATLANTIC BOULEVARD (APN NO. 5245-001-019)**

The Regional Planning Commission, by its action of **August 22, 2012**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

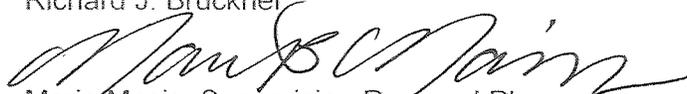
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **September 5, 2012**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Maral Tashjian of the Zoning Permits East Section at (213) 974-6435, or by email at mtashjian@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Greg Lozano-Buhl

MM:mt

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2005-03503-(1)
VARIANCE NO. 201100004
ENVIRONMENTAL ASSESSMENT NO. 201100136**

1. **ENTITLEMENT REQUESTED.** The applicant, M & A Gabae, a California Limited Partnership, is requesting a Variance to authorize signage in excess of what is permitted in the C-3 (Unlimited Commercial) Zone of the East Los Angeles Community Standards District ("CSD") as set forth in Section 22.44.118 of the Zoning Code. The request includes a variance to three sign standards in the East Los Angeles CSD: total sign area, total number of wall signs, and sign letter height.
2. **HEARING DATE.** August 22, 2012
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on August 22, 2012 before the Regional Planning Commission. Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present. Commissioner Louie recused himself from discussing and voting on the item. The applicant's representative, Ron Holley, and the applicant's historic preservation consultant, Kathryn McGee of Chattel Architecture Planning & Preservation, Inc. presented testimony in favor of the request and answered questions presented by the Commission. After consideration of the applicant's testimony, the Commission agreed with staff's recommendation to reduce the sign letter height, and if needed, to give the applicant the option to place the signage on the south building face at a lower elevation. The Commission granted the signage on the west elevation as part of the request at a maximum letter height of 42 inches.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the modified project as recommended by staff.

4. **PROJECT DESCRIPTION.** The applicant is requesting a Variance to authorize signage at a new CVS Pharmacy retail drugstore located within the nationally and state registered historic Golden Gate Theater building. The proposed signage includes ten (10) wall signs on all four faces of the building with a combined sign area of approximately 675 square feet. The proposed wall signage in addition to the approved/existing freestanding signs would create a combined total sign area of approximately 756 square feet for the project site.
5. **LOCATION.** The project is located at 909 South Atlantic Boulevard, in the Unincorporated Community of East Los Angeles.
6. **SITE PLAN DESCRIPTION.** The site plan depicts a 1.03 acre property developed with a parking lot and an existing building (Golden Gate Theater) which has been converted to a retail drugstore, CVS Pharmacy. The site is accessed from South Atlantic Boulevard, East Whittier Boulevard, and Louis Place. There are ten (10)

wall signs proposed and two existing freestanding signs located along the eastern property boundary.

7. **EXISTING ZONING.** The subject property is zoned C-3 (Unlimited Commercial) in the Eastside Unit No. 1 Zoned District and is located within the Whittier Boulevard Area of the East Los Angeles CSD. Surrounding properties are zoned as follows:

North: C-3 and R-3 (Limited Multiple Residences)
South: C-3 and R-3
East: C-3 and R-3
West: C-3 and R-3

8. **EXISTING LAND USES.** The subject property is developed with the historic Golden Gate Theater building and a parking lot. Surrounding properties are developed as follows:

North: Commercial-retail and multi-family residences
South: Commercial-retail and multi-family residences
East: Office, retail and multi-family residences
West: Commercial-retail and multi-family residences

9. **PREVIOUS CASES/ZONING HISTORY.** There are two related zoning cases on record:

- Conditional Use Permit No. 200800136 to authorize the interior/exterior renovation of the building for a retail drugstore use, drive-through pharmacy window, and the sale of a full line of alcoholic beverages for off-site consumption was approved by the Regional Planning Commission on April 7, 2010, appealed to the Board of Supervisors, and approved by the Board of Supervisors on May 26, 2010.
- Revised Exhibit "A" No. 201200147 to authorize two (2) freestanding signs, a new 10'x15' monument sign and refurbishment of the existing Jim's Burgers pole/pylon sign was approved on July 26, 2012.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**

The project site is located within the Major Commercial land use category of the East Los Angeles Community Plan. This designation is intended for areas containing mixtures of small and large businesses in major areas oriented toward the greater East Los Angeles Area. The retail drugstore use is a large business oriented toward the greater East Los Angeles Area and is therefore consistent with the permitted uses of the underlying land use category. Signage is a common ancillary feature to a large business and therefore is also consistent with the land use designation.

The following policy of the East Los Angeles Community Plan is applicable to the proposed project:

- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development. (Land Use, pg.2)

The proposed business signage is the final component of the restoration of the previously vacant and deteriorating Golden Gate Theater into a functioning commercial destination along the Whittier and Atlantic corridors. The restoration has reduced blight at the intersection of two major commercial corridors (Whittier and Atlantic) and contributes to the economic vitality of the surrounding neighborhood.

11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards applicable to the proposed project:

- The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). (Community-wide Development Standards, 22.44.118.C.3)

The applicant is requesting a total sign area of approximately 756 square feet, and is therefore requesting a variance to exceed the maximum sign area permitted in the CSD.

- Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches. (Area Specific Development Standards - Whittier Boulevard Area, 22.44.118.E.1.c.iii)

The proposed wall signs extend 5" from the wall and are therefore consistent with this development standard.

- Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet. (Area Specific Development Standards - Whittier Boulevard Area, 22.44.118.E.1.c.iii)

The subject property is located at the corner of East Whittier Boulevard and South Atlantic Boulevard, and has frontages in excess of 75 feet, and would therefore be permitted up to three (3) wall signs. The applicant is requesting ten (10) wall signs

and is therefore requesting a variance to exceed the maximum number of wall signs permitted in the CSD.

- Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the director as provided in this section. (Area Specific Development Standards - Whittier Boulevard Area, 22.44.118.E.1.c.iii)

The applicant is requesting signs with a letter height of up to 60" (5 feet) and is therefore requesting a variance to exceed the maximum permitted letter height in the CSD.

In summary, the applicant is requesting a variance to three sign standards in the East Los Angeles CSD:

- (1) total sign area,
- (2) total number of wall signs, and
- (3) sign letter height.

Pursuant to Section 22.56.260 of the County Code, a variance may be granted to permit modification of sign regulations (other than outdoor advertising). Therefore the applicant's request is consistent with the scope of variance modifications. Staff is of the opinion that the applicant has completed the requisite application requirements to formally request a variance to the signage standards of the East Los Angeles CSD.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** As proposed the variance request for more sign area, the number of signs, and greater letter height is not compatible with the surrounding land uses and would have a visual impact on the surrounding neighborhood. The intent of the sign regulations in the Whittier Boulevard Area of the East Los Angeles CSD, which are stricter standards than in most other unincorporated communities, was to prevent visual clutter and to avoid the appearance of haphazard and inconsistent signage among the dense commercial development along Whittier Boulevard.

The variance request could be compatible with the surrounding community, if modified to reduce the number of signs, sign area and letter height. Based on the information gathered from a sign visibility survey conducted by staff and the applicant, and sign visibility standards set by the business sign industry, the proposed request could be compatible with the surrounding community if modified to have 36" maximum sign letter height on the north building face, 42" maximum sign letter height on the east and south building faces, and no signage on the west building face.

Since the sign on the west elevation is not visible from East Whittier Boulevard, and is only visible from a collector street and neighboring single family residences,

and the project site has no entrance from this side of the property, signs should not be placed on this side of the building.

Another consideration for reduced sign size and number of signs is that the proposed wall signs are not the only means of building identification for the subject property. There are two existing/approved freestanding signs. The combination of these freestanding signs and the proposed wall signs should ensure that the building's identity has adequate visibility from both pedestrians and motorists on the right of way.

In addition to reducing the sign size and number of signs, staff recommended that all the signs along the west elevation be placed at a consistent height. As proposed, the "Drive-Thru Pharmacy" sign is located at approximately 45 feet above grade, while the other signs are located at approximately 34 feet above grade. Staff recommended that the "Drive-Thru Pharmacy" sign also be located at approximately 34 feet above grade in the interest of avoiding the appearance of haphazard and inconsistent signage that the CSD was intending to prevent.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Staff from the Department of Public Works consulted with the Whittier Blvd Merchants Association (WBMA) regarding the proposed wall signs. The WBMA reviewed the project and expressed no objection.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** No comments were received from the public.

VARIANCE SPECIFIC FINDINGS

16. The East Los Angeles CSD limits sign area to 10% of the total building face, capped at 240 square feet. While this regulation is appropriate for the scale of surrounding businesses within the Whittier Boulevard Area of the CSD which typically have smaller street frontages and lower profiles ranging from 20 to 30 feet, the regulations do not address a building at the scale of the Golden Gate Theater, which is on a much larger parcel than the surrounding properties, and has a much larger building size, with a height ranging from 48 feet fronting East Whittier Boulevard (north elevation) to 58 feet fronting Louis Place (south elevation).

Also, while the majority of surrounding businesses front directly on the right of way with little to no setbacks, the building on the subject property has setbacks ranging from 60 to 100 feet from the right of way. This large setback substantially reduces visibility of the building from pedestrians and motorists in comparison to the

surrounding buildings which are located closer to the right of way. The reduced visibility, of the building and the wall signs that would be placed on the building puts the property at a disadvantage compared to the neighboring businesses. The regulation that limits sign height to 24 inches maximum (with a minor variation application), while appropriate for the scale of surrounding businesses and readily visible due to their location which is typically flush with the right of way, would be less visible from the building on the subject property, due to the greater distance of the building from the right of way.

The project as proposed has excessive signage of a scale that overwhelms the facades of the building, signs that are at a scale meant to be seen from distances that the building is not visible from, and has signs on a building face that doesn't front a street. As proposed, the applicant is requesting more signage than what neighboring businesses are permitted to have. In order to have the same signage privileges as surrounding businesses, the applicant does need more signage because of the nature of their building (setbacks, location, etc.), but they can achieve comparable visibility with the project as recommended to be modified by staff. The modified project, as recommended by staff would grant the applicant comparable signage visibility as the neighboring businesses, while being compatible with the neighborhood and not creating visual clutter.

Therefore, because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

17. As proposed, the applicant is requesting more signage than what neighboring businesses are permitted to have. In order to have the same signage privileges as surrounding businesses, the applicant does need more signage because of the nature of their building (setbacks, location, etc.), but they can achieve comparable visibility with the project as recommended to be modified by staff. The modified project, as recommended by staff would grant the applicant comparable signage visibility as the neighboring businesses, while being compatible with the neighborhood and not creating visual clutter.

Therefore, the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

18. Sign regulations in the East Los Angeles CSD do not address the unique scale of the subject property and would limit the property to a quantity and scale of signage that would not be readily visible as compared to surrounding businesses. Inadequate signage could hinder the economic viability of the business.

Therefore, strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

19. The intent of the signage regulations in the East Los Angeles CSD was to prevent the proliferation of excessive signage and sought to minimize the number of signs on a building to the amount necessary to allow the business to adequately identify itself but not to be excessive.

While additional signs and greater sign size are necessary to allow for proper visibility, the project as proposed would conflict with the character of the surrounding community and would be materially detrimental to the area and contribute to visual blight. The project as modified would have more reasonable amount and size of signage, compatible with the surrounding community.

Therefore, such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

ENVIRONMENTAL DETERMINATION

20. An Addendum to the certified Environmental Impact Report (EIR) for the original CUP was prepared to account for the proposed additional signage on the existing building. The Addendum concluded that the signage as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.

Consistent with Mitigation Measures 3.2.1 and 3.2.5 of the certified FEIR, the proposed signage has been reviewed by Chattel Architecture Planning & Preservation, Inc. which concluded that the proposed secondary elevation signage will not result in any additional impacts.

Therefore, having considered the Addendum along with the FEIR for the project, the Planning Commission concludes that no further environmental review is required and adopts the Addendum for the project.

RECORD OF PROCEEDINGS

21. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and
- B. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and
- C. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and
- D. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Variance as set forth in Section 22.56.330 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission having considered the Addendum along with the Final Environmental Impact Report finds that the Addendum reflects the independent judgment and analysis of the Commission and approves the Addendum in compliance with the California Environmental Quality Act and the State and County CEQA Guidelines.
2. In view of the findings of fact and conclusions presented above, Variance No. 201100004 is Approved subject to the attached conditions.

VOTE: 4:0:1:0

Concurring: Valadez, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 1

Absent: 0

Action Date: August 22, 2012

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2005-03503-(1)
VARIANCE NO. 201100004
ENVIRONMENTAL ASSESSMENT NO. 201100136**

PROJECT DESCRIPTION

The project is for ten (10) wall signs for a retail drugstore use, subject to the following conditions of approval. The entitlement request includes a variance to three sign standards in the East Los Angeles Community Standards District: total sign area, total number of wall signs, and sign letter height. The ten (10) wall signs would be in addition to two (2) existing freestanding signs on the subject property.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two (2)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement

efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
13. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director

for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

17. This grant shall authorize a maximum of ten (10) wall signs for the retail drugstore as indicated on the Exhibit "A."
18. Signs on the north building face shall not exceed 36 inches (3 feet) in letter height.
19. Signs on the east, west, and south building faces shall not exceed 42 inches (3.5 feet) in letter height.
20. Signs on the south building face may placed at a lower elevation to the satisfaction of Regional Planning.
21. All signs on the east building face shall be placed along the same elevation.
22. Within 45 days of approval the permittee shall submit exhibits of the wall signs to the satisfaction of Regional Planning.

MM:mt
8/22/12