

RESOLUTION NO.: 03-016
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE MISC 03-001
(NIELSON)
APN: 009-107-002

WHEREAS, Section 21.19.070.C.1.b of the Municipal Code of the City of El Paso de Robles requires Planning Commission approval of a multi-tenant directory sign located on or off site, and

WHEREAS, Bill Nielson has filed an application for approval of a four-tenant directory monument sign for property located at 1030 Railroad Street, and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on February 25, 2003, to consider the facts as presented in the staff report and development application, and

WHEREAS, the sign is consistent with the architecture of the building, and with the Downtown Design Guidelines for the area, and is similar to other approved signs in the City, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the proposed Directory Sign is consistent with the goals and policies established by the general plan, the zoning code and all other adopted codes, policies, standards and plans of the city;
2. That the proposed Directory Sign is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve MISC 03-001 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

SITE SPECIFIC CONDITIONS:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Sign Elevation
B	Site Plan

2. The approval of MISC 03-001 authorizes the construction of one (1) double-sided multi-tenant directory sign to be placed on private property at 1030 Railroad Street.
3. Any new lighting for the sign shall be shielded so as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Department.
4. The applicant shall apply for and obtain all necessary building permits prior to beginning installation.

PASSED AND ADOPTED THIS 25th day of February, 2003, by the following Roll Call Vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Calloway

NOES: None

ABSENT: Kemper

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY