


TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR 
SUBJECT: CONDITIONAL USE PERMIT 98006 (APPLICANT: SYLVESTER WINERY)
DATE: JANUARY 18, 2000

Needs: For the City Council to consider options related to Sylvester Winery's request for authorization of an off-premise directional sign (billboard).

- Facts:
1. The applicant is seeking approval for a billboard sign on a residentially zoned parcel located at 1921 Experimental Station Road. The sign has been installed and is located on the side of a barn structure visible from Highway 46 East.
 2. This Conditional Use Permit (CUP) off-premise sign request was initially considered by the Planning Commission on August 11, 1998. At that meeting the Commission denied the CUP request, identifying the need for completion of a comprehensive highway corridor sign study to establish standards to which the sign proposal could be clearly measured.
 3. The Commission's action was appealed to the City Council and considered at a public hearing held on September 1, 1998. At that meeting the Council directed staff to prepare a comprehensive sign study for both the 101 and 46 highway corridors, then continued action on the CUP request for 6 months to allow for the completion of the study. The sign was allowed to remain up during that period of time.
 4. An Ad Hoc Sign Committee was subsequently formed to help formulate draft policy / standards for City Council consideration in the form of a Code Amendment. The standards proposed to Council included provisions to accommodate uniform off-site directional signing for wineries, and performance standards for billboards.
 5. On January 3, 2000, the City Council adopted Code Amendment 99003 which approved specific performance standards for billboards, including minimum spacing, design and setback requirements from public highways.
 6. In addition to local land use regulation of Billboards, the California Outdoor Advertising Act requires that Caltrans issue permits for billboards along State Highways. Past approvals by the City of billboards have included the requirement that the applicant obtain the necessary permits from Caltrans.
 7. The recently adopted Performance Standards for Billboards includes the requirement that an applicant provide proof of a valid Caltrans permit prior to application for Conditional Use Permit (rather than it being a condition of approval).
 8. The City Council does not have the ability to waive the State (Caltrans) requirement for an outdoor advertising permit.

9. Recent discussions with the applicant indicate that they have not yet obtained an outdoor advertising permit through Caltrans. There has been a turnover in management at Sylvester Winery and past records show that an attempt was made, but no permit resulted. The current winery manager wishes to have the opportunity to attempt application for the Caltrans permit himself.

Analysis
and

Conclusion:

Under the State's Outdoor Advertising Act, the City can be more stringent in its off-premise sign standards, but cannot be more lenient. The City's legal counsel indicate that it is prudent for Billboard sign applicants to have first obtained their necessary permits from Caltrans prior to the City considering entitlement for the Billboard Sign. By obtaining State clearances "up front" of any City approvals, potential conflicts between agency land use entitlements can be avoided.

It appears that the applicant has been unable to secure the necessary permit from Caltrans. Without such a permit the proposal would be inconsistent with past similar CUP conditions of approval, the City's newly adopted performance standards, *and* the State's Outdoor Advertising Act.

The two options identified for the Council's consideration at this time are directly related to obtaining the aforementioned Caltrans Permit.

The first option would be to deny the use permit at this time, based in the inconsistency of the billboard with the recently adopted performance standards and the undemonstrated compliance with State standards. Such an action would not preclude the applicant from locating another site and applying for another billboard that complied with City and State billboard standards. The applicant could utilize the placement of the off-site Winery Directional Signs (recently adopted by Council for use within the City limits).

The second option would be Approve the Conditional Use Permit 98006 as presented, including a condition that the applicant obtain formal Caltrans approval within 180 days and if such approval is not obtained within 180 days that the billboard shall be removed. Additionally, the applicant would need to provide written acknowledgement of the requirement to remove the sign (by a date specific) in the event the State permit cannot be obtained.

Policy

Reference:

State's Outdoor Advertising Act; Zoning Code Sign Provisions.

Fiscal

Impact:

None

Options:

Subject to consideration of public testimony, that the City Council:

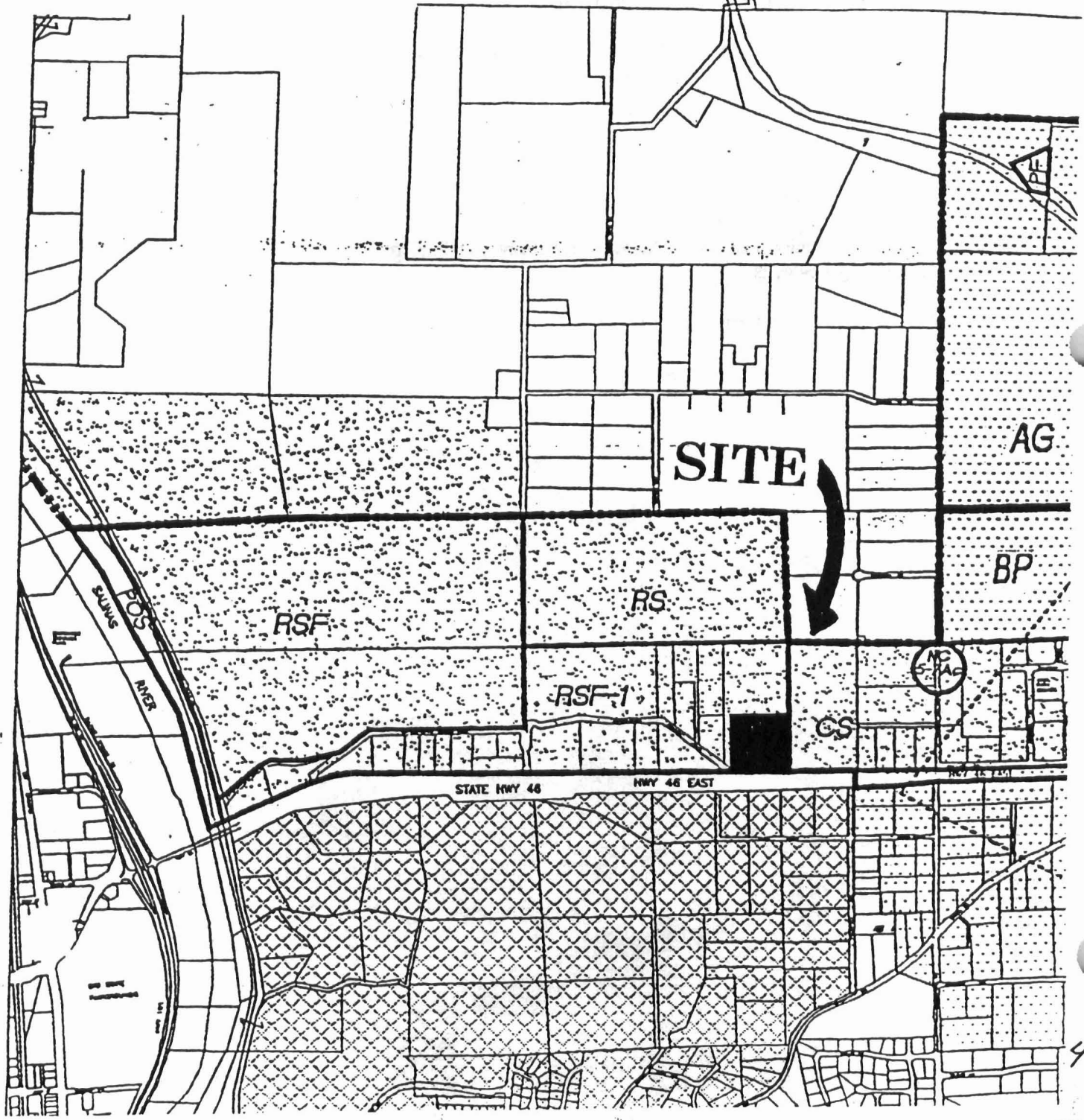
- a. Adopt the attached resolution denying Conditional Use Permit 98006, based on inability to meet State requirements for Outdoor Advertising signs, requiring the sign to be removed by January 31, 2000.
- b. Adopt the attached resolution approving Conditional Use Permit 98006, recognizing the conditional use permit was applied for prior to adoption of specific design performance standards, including a condition that the applicant obtain Caltrans permit approval and if such approval is not obtained within 180 days the billboard shall be removed;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Resolution denying CUP 98006
3. Resolution approving CUP 98006
4. City Attorney's Opinion Paper and Outdoor Advertising Act Excerpt
5. Public Noticing affidavits

h:\meg\cups\cup 98006\1-18-00 cc report

**CONDITIONAL USE PERMIT 98006
921 EXPERIMENTAL STATION ROAD
LOCATION MAP**



Resolution to Deny

RESOLUTION NO. 00-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO DENY CONDITIONAL USE PERMIT 98006
(SYLVESTER WINERY, INC.)
APN: 025-391-035

WHEREAS, section 21.19.070 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for billboards placed on private property, and

WHEREAS, the applicant, Sylvester Winery Inc., has filed a conditional use permit application to place a directional sign (billboard) on an existing feed bin located at 1921 Experimental Station Road, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 11, 1998 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this use permit and at that meeting the Commission denied the use permit request calling for a comprehensive Highway Corridor Sign Study to first be completed as a means of measuring the signs merits, and

WHEREAS, an appeal of the Planning Commission's August 11, 1998 application denial was filed with the Community Development Department, and

WHEREAS, a public hearing was conducted by the City Council on September 1, 1998, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request, and

WHEREAS, at their September 1, 1998 meeting, the City Council directed staff to prepare a comprehensive Highway Corridor Sign Study for Highways 101 and 46 consistent with the Commission's direction and also tabled action on the use permit request for a six month period of time, and

WHEREAS, a public hearing was conducted by the City Council on March 16, 1999 in a six month follow up to the Council's September 1, 1998 action, and the Council considered the progress of the Ad Hoc Sign Committee regarding the Sign Corridor Study in relation to the merits of the applicant's billboard sign request, and

WHEREAS, the March 16, 1999 City Council open public hearing was continued to July 20, 1999 and then subsequently to October 19, 1999 and again to January 18, 2000 in order to allow consideration of Code Amendment 99003 which was directly related to Billboard sign standards, and

WHEREAS, on January 3, 2000, the City Council adopted Code Amendment 99003 which established specific Performance Standards for the establishment of new billboard signs, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the City Council finds that the billboard sign applied for *does not comply* with the following specific Performance Standards for establishment of billboard signs as adopted by Code Amendment 99003:

1. A Caltrans Permit has not been obtained.
2. The property is zoned residential rather than commercial or industrial.
3. Minimum linear separation from other billboards has not been demonstrated.
4. Does not meet structural design requirements since sign is mounted to an accessory building; and

WHEREAS, the adoption of Code Amendment 99003 specifically provides a sign design option for wineries, of which this applicant could potentially benefit from and is not precluded from applying for, and

WHEREAS, the design and use of a uniform design Winery Directional Sign would be keeping with the City's tourism and community design goals, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and the findings noted above, the City Council finds that the establishment, maintenance or operation for the requested use / structure applied for, will under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does uphold the Planning Commission's August 11, 1998 action and hereby denies Conditional Use Permit 98006, requiring said sign to be removed from its current location no later than January 31, 2000.

PASSED AND ADOPTED by the City Council of the City of Paso Robles, this 18th day of January, 2000, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Resolution to Approve

RESOLUTION NO. 00-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 98006 (SYLVESTER WINERY, INC.)
APN: 025-391-035

WHEREAS, section 21.19.070 of the Municipal Code of the City of El Paso de Robles requires approval of a conditional use permit for billboards placed on private property, and

WHEREAS, the applicant, Sylvester Winery Inc., has filed a conditional use permit application to place a directional sign (billboard) on an existing feed bin located at 1921 Experimental Station Road, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 11, 1998 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this use permit and at that meeting the Commission denied the use permit request calling for a comprehensive Highway Corridor Sign Study to first be completed as a means of measuring the signs merits, and

WHEREAS, an appeal of the Planning Commission's August 11, 1998 application denial was filed with the Community Development Department, and

WHEREAS, a public hearing was conducted by the City Council on September 1, 1998, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request, and

WHEREAS, at their September 1, 1998 meeting, the City Council directed staff to prepare a comprehensive Highway Corridor Sign Study for Highways 101 and 46 consistent with the Commission's direction and also tabled action on the use permit request for a six month period of time, and

WHEREAS, a public hearing was conducted by the City Council on March 16, 1999 in a six month follow up to the Council's September 1, 1998 action, and the Council considered the progress of the Ad Hoc Sign Committee regarding the Sign Corridor Study in relation to the merits of the applicant's billboard sign request, and

WHEREAS, the March 16, 1999 City Council open public hearing was continued to July 20, 1999 and then subsequently to October 19, 1999 and again to January 18, 2000 in order to allow consideration of Code Amendment 99003 which was directly related to Billboard sign standards, and

WHEREAS, on January 3, 2000, the City Council adopted Code Amendment 99003 which established specific Performance Standards for the establishment of new billboard signs, and

WHEREAS, Conditional Use Permit 98006 was filed and in process prior to the Council's formal adoption of Code Amendment 99003 (and new design/location performance standards), and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received, the City Council finds that the project will not have a significant effect on the environment and a Negative Declaration shall be prepared for the project, and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the City Council finds that the establishment, maintenance or operation for the requested use / structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Conditional Use Permit 98006 subject to the following conditions:

STANDARD CONDITIONS

1. Any site specific condition imposed by the City Council in approving this project may be modified or eliminated, or new conditions may be added, provided that the City Council shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Council finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
2. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.

SITE SPECIFIC CONDITIONS

3. The applicant shall apply for a permit from Caltrans in accordance with the applicable requirements of the Outdoor Advertising Act. In the event a Caltrans permit has not and/or cannot be obtained within 180 days from the approval of this Conditional Use Permit, the billboard shall be removed. This 180 days shall commence from the date of adoption of this CUP by the City Council, thereby establishing the formal removal date of July 16, 2000 in the event a Caltrans permit cannot be obtained.
4. The applicant shall provide a Written Acknowledgement of the aforementioned condition to obtain State approvals or remove the sign by the specified time frame. Said written acknowledgement shall be provided to the City within five (5) working days from the City Council's action, or this CUP would no longer be valid.
5. This conditional use permit (CUP) authorizes the installation of a one sided billboard, 8 feet by 20 feet, mounted on an existing feed bin located at 1921 Experimental Station Road.
6. The billboard should not resemble or conflict with any traffic control sign or device by color, wording, or location.
7. This particular billboard will not be lighted.
8. The sign face shall be kept in a neat manner at all times, and any graffiti or vandalism removed or repaired immediately.

PASSED AND ADOPTED by the City Council of the City of Paso Robles, this 18th day of January, 2000, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

McDONOUGH, HOLLAND & ALLEN
A PROFESSIONAL CORPORATION
ATTORNEYS

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(916) 444-3900

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February 24, 1999

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Meg Williamson
Principal Planner
Community Development
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Billboard and Directional Sign Study
for the Highways 101 and 46 Corridors

Dear Meg:

You asked whether the Outdoor Advertising Act, Business and Professions Code section 5200 *et seq.*¹ ("Act"), applies to directional signs as distinguished from billboards. You explained that the City is interested in promoting tourism and visitor serving messages and is interested in developing an ordinance to support these objectives along the Highways 101 and 46 corridors. More specifically, you mentioned a desire to use directional signage for the local wineries.

As a general rule, the Act applies to all signs visible from and located within 660 feet of interstate highways² or primary highways³ "measured from the edge of the right-of-way horizontally along a line normal or perpendicular to the centerline of the highway." Section 5222. I reviewed provisions of the Act and the state and federal regulations interpreting the application of the Act to determine whether there were exceptions for directional signs as contemplated by the City.

¹ / All section references will be to the Business and Professions Code unless otherwise specified.

² / " Interstate highway' means any highway at any time officially designated as a part of the national system of interstate and defense highways by the [Caltrans] director and approved by appropriate authority of the federal government." Section 5215.

³ / " Primary highway' means any highway, other than an interstate highway, designated as a part of the federal-aid primary system in existence on June 1, 1991, and any highway that is not in that system but which is in the National Highway System." Section 5220.

4-12

The Act's definition of "advertising structures" does not distinguish signs with changeable advertising copy from those with permanent advertising copy. " 'Advertising structure' means a structure of any kind or character erected, used, or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for advertising purposes" Section 5203. " 'Sign' refers to any card, cloth, paper, metal, painted or wooden sign of any character placed for outdoor advertising purposes on or to the ground or any tree, wall, bush, rock, fence, building, structure or thing, either privately or publicly owned, other than an advertising structure. . . ." Section 5221.

The definitions for advertising structures and signs exclude (1) "[d]irectional, warning or information structures required by or authorized by law or by federal, state or county authority;" and (2) "[a] structure erected near a city or county boundary, which contains the name of such city or county and the names of, any other information regarding, civic, fraternal or religious organizations located therein." Section 5203. Title 23, Code of Federal Regulations ("CFR"), Chapter 1, Part 750.151 through 750.155 provides an interpretation of these exclusions.

Title 23, CFR § 750.153 (r) states:

"Directional signs means signs containing directional information about public places owned or operated by Federal, State, or local governments or their agencies; publicly or privately owned natural phenomena; historic, cultural, scientific, educational, and religious sites; and areas of natural scenic beauty or naturally suited for outdoor recreation, deemed to be in the interest of the travelling public."

Title 23, CFR, § 750.154 (f) states in part:

"(1) Privately owned activities or attractions eligible for directional signing are limited to the following: natural phenomena; scenic attractions; historic, educational, cultural, scientific, and religious sites; and outdoor recreational areas.

"(2) To be eligible, privately owned attractions or activities must be nationally or regionally known, and of outstanding interest to the travelling public. . . ."

In 1984, the California Court of Appeal applied these definitions to a private party. The private party had obtained a permit to construct a "directional" sign from the County in which the sign was located. The purpose of the sign was to advertise directions to the private party's commercial enterprises including: a swimming and tennis club, a cocktail and dining lounge, and a housing

Meg Williamson
February 24, 1999
Page 3

subdivision. The Court of Appeal held that the private party's sign did not qualify for the "directional" sign exemption provided under the Act and as interpreted by both the state and federal regulations. (*Dean W. Knight & Sons, Inc. v. State of California* (1984) 155 Cal.App.3d 300.) In sum, the regulations and case law narrowly interpret the definition of directional signs that are exempt from Caltrans' permit requirements. Based on the definition and interpretations, it is unlikely that the local wineries can qualify for directional signage without a Caltrans permit.

Another exemption under the Act allows signage for farm produce outlets. Section 5405.5 provides in part:

"[D]isplays erected and maintained pursuant to the regulations of the director, which will not be in violation of Section 131 of Title 23 of the United States Code, and which identify the location of a farm produce outlet where farmers sell directly to the public *only those farm or ranch products they have produced themselves*, may be placed or maintained within 660 feet from the edge of the right-of-way so that the copy of the display is visible from a highway...."

Section 5405.5; Emphasis added. This exemption may be applicable to the wineries if they only sell products produced at the wineries.

To the extent, your sign study proposes to allow signage that requires a permit from Caltrans, I enclose a copy of section 5408. This section describes the basic size and spacing requirements for most signs located within 660 feet from the edge of the right-of-way. Section 5408, however, does not account for bonus segments, landscaped freeways, or officially designated scenic highways.

As we discussed, the City should contact Caltrans to determine whether bonus, landscaping or scenic highway classifications apply to the Highway 101 or 46 corridors. New signs are prohibited within 660 feet of landscaped freeways and officially designated scenic highways. Signs are also generally prohibited in those portions of the Interstate system that are classified as "bonus segments" (originally implemented by the federal "Bonus Act"). However, the Bonus Act allows signs that are within commercial or industrial areas that existed within the boundaries of an incorporated area as of September 21, 1959.

Meg Williamson
February 24, 1999
Page 4

I hope this overview answers your initial questions. After your Ad Hoc Committee further defines its objectives, I can also discuss potential state and federal Constitutional issues related to free speech restrictions as applied to sign ordinances. In the meantime, please let me know if you need any additional information.

Very truly yours,



Torene L.M. Schwab

TLS:map

enclosure

cc: Iris P. Yang, Esq.

**WEST'S ANNOTATED CALIFORNIA CODES
BUSINESS AND PROFESSIONS CODE
DIVISION 3. PROFESSIONS AND VOCATIONS GENERALLY
CHAPTER 2. ADVERTISERS
ARTICLE 7. REGULATIONS**

Current through end of 1997-98 Reg. Sess. and 1st Ex. Sess.

§ 5408. Standards for advertising displays in business areas

In addition to the advertising displays permitted by Section 5405 to be placed within 660 feet of the edge of the right-of-way of interstate or primary highways, advertising displays conforming to the following standards, and not in violation of any other provision of this chapter, may be placed in those locations if placed in business areas:

(a) Advertising displays shall not be placed which exceed 1,200 square feet in area with a maximum height of 25 feet and a maximum length of 60 feet, including border and trim, and excluding base or apron supports and other structural members. This subdivision shall apply to each facing of an advertising display. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof, which will encompass the entire advertisement. Two advertising displays not exceeding 350 square feet each may be erected in a facing. Any advertising display lawfully in existence on August 1, 1967, which exceeds 1,200 square feet in area, and which is permitted by city or county ordinance, may be maintained in existence.

(b) Advertising displays shall not be placed which are so illuminated that they interfere with the effectiveness of, or obscure any official traffic sign, device, or signal; nor shall any advertising display include or be illuminated by flashing, intermittent, or moving lights (except that part necessary to give public service information such as time, date, temperature, weather, or similar information); nor shall any advertising display cause beams or rays of light to be directed at the traveled ways if the light is of such intensity or brilliance as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle.

(c) Advertising displays shall not be placed in such a manner as to obstruct, or otherwise physically interfere with, an official traffic sign, signal, or device or to obstruct, or physically interfere with, the vision of drivers in approaching, merging, or intersecting traffic.

***12913**

(d) No advertising display shall be placed within 500 feet from another advertising display on the same side of any portion of an interstate highway or a primary highway which is a freeway. No advertising display shall be placed within 500 feet of an interchange, or an intersection at grade, or a safety roadside rest area on any portion of an interstate highway or a primary highway which is a freeway and if the interstate or primary highway is located outside the limits of an incorporated city and outside the limits of an urban area. No advertising display shall be placed within 300 feet from another advertising display on the same side of any portion of a primary highway which is not a freeway if that portion of the primary highway is located outside the limits of an incorporated city and outside the limits of an urban area. No advertising display shall be placed within 100 feet from another advertising display on the same side of any portion of a primary highway which is not a freeway if that portion of the primary highway is located inside the limits

of an incorporated city or inside the limits of an urban area. However, this subdivision does not apply to advertising displays which are separated by a building or other obstruction in such a manner that only one display located within the minimum spacing distances set forth herein is visible from the highway at any one time. This subdivision shall not prevent the erection of double-faced, back-to-back, or V-type advertising display, with a maximum of two signs per facing, as permitted in subdivision (a). This subdivision does not apply to advertising displays permitted by Section 5405. The minimum distance between signs shall be measured along the nearest edge of the pavement between points directly opposite the signs along each side of the highway. Any advertising display lawfully in existence on August 1, 1967, which does not conform to this subdivision but which is permitted by city or county ordinances may be maintained in existence. "Urban area," as used in this subdivision, shall be determined in accordance with Section 101(a) of Title 23 of the United States Code.

CREDIT(S)

1990 Main Volume

(Added by Stats.1970, c. 991, p. 1775, § 2. Amended by Stats.1975, c. 1074, p. 2631, § 2; Stats.1983, c. 653, § 14.)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Jo Manson, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project Conditional Use Permit 98006 (Sylvester Winery) for the meeting on March 16, 1999 (City Council).

Mailed on this 3rd day of March 1999.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Jo Manson

H:/Jo/mail.affidavit

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: TELEGRAM-TRIBUNE

Date of Publication: March 3, 1999

Meeting Date: March 16, 1999
(City Council)

Project: Conditional Use Permit 98006
(Sylvester Winery)

I, Jo Manson, employee of the Community
Development Department, Planning Division, of the City of
El Paso de Robles, do hereby certify that this notice is a true
copy of a published legal newspaper notice for the above
named project.

Signed: *Jo Manson*
Jo Manson

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 98006, filed by Sylvester Winery, for the placement of an off-premise directional sign (billboard) identifying the winery's location. The sign is located on a residential property at 1921 Experimental Station Road which has frontage and visibility from Highway 46 East. The application was previously considered by the City Council at their meeting of September 1, 1998, on an appeal action. At that meeting, the City Council directed a six month continuance to allow further analysis of the aggregate signage along the Highway 46 and 101 corridors.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, March 16, 1999, at which time all interested parties may appear and be heard.

This application is

Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Meg Williamson at (805) 237-3970.

The staff report for the sign proposal will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the conditional use permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Meg Williamson, Principal Planner
Mar. 3, 1999 5131128