

TO: JAMES L. APP, CITY MANAGER

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: Uptown Town Centre Specific Plan Amendment 14-003 And Conditional Use Permit 14-014: Lucky Lukes Foods, Inc.

DATE: MAY 19, 2015

Needs: For the City Council to consider a request by Joey Blagg, on behalf of Lucky Luke's Foods, Inc., the following applications:

- A. Request to amend the Uptown Town Centre Specific Plan to expand the boundaries where a drive-through restaurant may be conditionally-permitted in the Town Centre-2 (TC-2) zoning district;
- B. Request for approval of a Conditional Use Permit for the development and operation of the proposed drive-through restaurant for the property located at 2244 Spring Street.

Facts:

1. Lucky Luke's, Inc. owns the property located at 2244 Spring Street and would like to renovate the existing building into a drive-through/take-out restaurant business for Little Caesar's Pizza, see applicant letter, Attachment 2.
2. The site is approximately 7,000 square feet in area and irregularly shaped with an older dilapidated commercial building.
3. The site is located within the TC-2 zoning district (see Vicinity Map, Attachment 1).
4. Table 5.3-1 of the Uptown Town Centre Plan (UTSP) does not permit drive-through restaurants in the TC-2 zoning district, except for those TC-2 properties between 23rd and 26th Streets, with the approval of a Conditional Use Permit.
5. The applicant's request is to amend Table 5.3-1 of the UTSP to include the property at 2244 Spring Street (e.g. expand the geographic boundary for where this could be allowed) in the TC-2 zone, with a Conditional Use Permit (CUP).
6. On March 17, 2015 the City Council reviewed the Specific Plan Amendment request and on a 5-0 vote directed Staff to prepare an amendment to the Uptown Town Centre Specific Plan that would expand the boundaries where a drive-through restaurant may be conditionally permitted to include properties on Spring Street to 22nd Street, and include the alleys to the east and west of Spring (see Attachment 2), with the proposed amendment and proposed CUP to be considered by the Planning Commission at the same meeting.

7. Staff met with the applicants to review the site plan and architectural elevations for the proposed project. Various details identified from the Uptown Town Centre Specific Plan Guidelines were suggested to be incorporated into the building design, such as but not limited to window type, awnings, roof elements, stucco type, and signage. In preparation for review of the project by the Development Review Committee (DRC), the applicants along with staff revised the architectural elevations original proposed by the applicant to incorporate the suggested design elements. See Site Plan, Attachment 4, and Architectural Elevations, Attachment 5.
8. On April 6, 2015, the DRC reviewed the proposed Specific Plan Amendment and project CUP, which included the revised architectural elevations. There were discussions related to the code amendment boundaries, but generally, the DRC was in favor of the plans presented for the Little Caesar's project at 2244 Spring Street. See Analysis and Conclusion section of this report for more information related to the issues discussed by the DRC related to the Code Amendment and CUP.
9. On April 28, 2015, the Planning Commission reviewed the proposed Specific Plan Amendment and Conditional Use Permit and recommended that the City Council approve the Ordinance adopting Specific Plan Amendment 14-003 and approve the Resolution approving Conditional Use Permit 14-014.
10. This application is categorically exempt from environmental review per Section 15061(b)(3) (General Rule) of the State's Guidelines to Implement CEQA.

**Analysis and
Conclusion:**

Specific Plan Amendment:

The Specific Plan indicates that the current uses within the TC-2 zoning areas are generally "developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are under-developed, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods".

The parcel at 2244 Spring Street is currently developed with an existing commercial building that has been vacant for many years. A small commercial building is located on the southern half of the property that is currently vacant. While the intent of the Specific Plan is to redevelop properties in the TC-2 zoning district with high density, mixed use development, the addition of a drive-through restaurant on the property at 2244 Spring Street could be compatible with the other uses along this portion of Spring Street, such as the Jack-in-the-Box drive-through restaurant located directly across 23rd Street to the north.

As noted above, the City Council indicated that it would be reasonable to expand the boundaries where a drive-through restaurant can be located with a CUP beyond the single parcel proposed by the applicant, to include Spring Street from 23rd Street (where the current boundary ends) to the south to 22nd Street, including the alleys to the east and west of Spring.

At the DRC meeting on April 6, 2015, it was discussed that there may be some parcels where a drive-through restaurant could be proposed that is adjacent to existing or future residential homes. Equipment that is common with drive-through restaurants such as illuminated menu boards, intercom speakers, trash enclosures, and idling cars could be incompatible with residential uses. If the Council were to support the Code Amendment with the boundaries as suggested, it may be prudent to include special regulations in that Ordinance for menu boards and intercom/speakers, that are adjacent to residential properties and uses.

The City Engineer has reviewed and discussed the location of the drive-through in relation to the intersection of Spring Street and 23rd Street and has determined that it is acceptable.

Conditional Use Permit – Little Caesar's:

Since the City Council meeting on March 17, 2015 where staff provided a list of design concerns for the proposed project on the subject lot, the following changes have been made:

- One parking space has been removed from the parking area on the south side of the building and a planter added to help allow for additional area for cars to maneuver and reduce the need to back out into the street;
- The applicants have acknowledged that there will be the requirement to install curb, gutter and sidewalk on 23rd Street;
- Architectural elements have been incorporated into the building elevations that would seem to bring the architectural style of the building closer to compliance with the suggested Spanish Colonial Commercial architectural styles in the Uptown Town Centre Specific Plan design guidelines;
- More specific information has been provided for signs that would include the use of individual solid letter, halo-lit with the use of a non-illuminated sand-blasted panel for the logo. The type of signage would comply with the Specific Plan criteria.

It will be up to the City Council to determine if the addition of drive-through restaurants along Spring Street between 22nd and 23rd would meet the intent of the Uptown Town Centre Specific Plan. It would seem that a determination to approve the code amendment could be based on there being similar uses in the area, that they would be compatible with the character of the area, would facilitate reinvestment in underutilized property, and that drive-through restaurants would provide a use to nearby residents, schools, and regional travelers coming into town from 24th Street.

Reference: Uptown Town Centre Specific Plan, 2003 General Plan, 2006 Economic Strategy

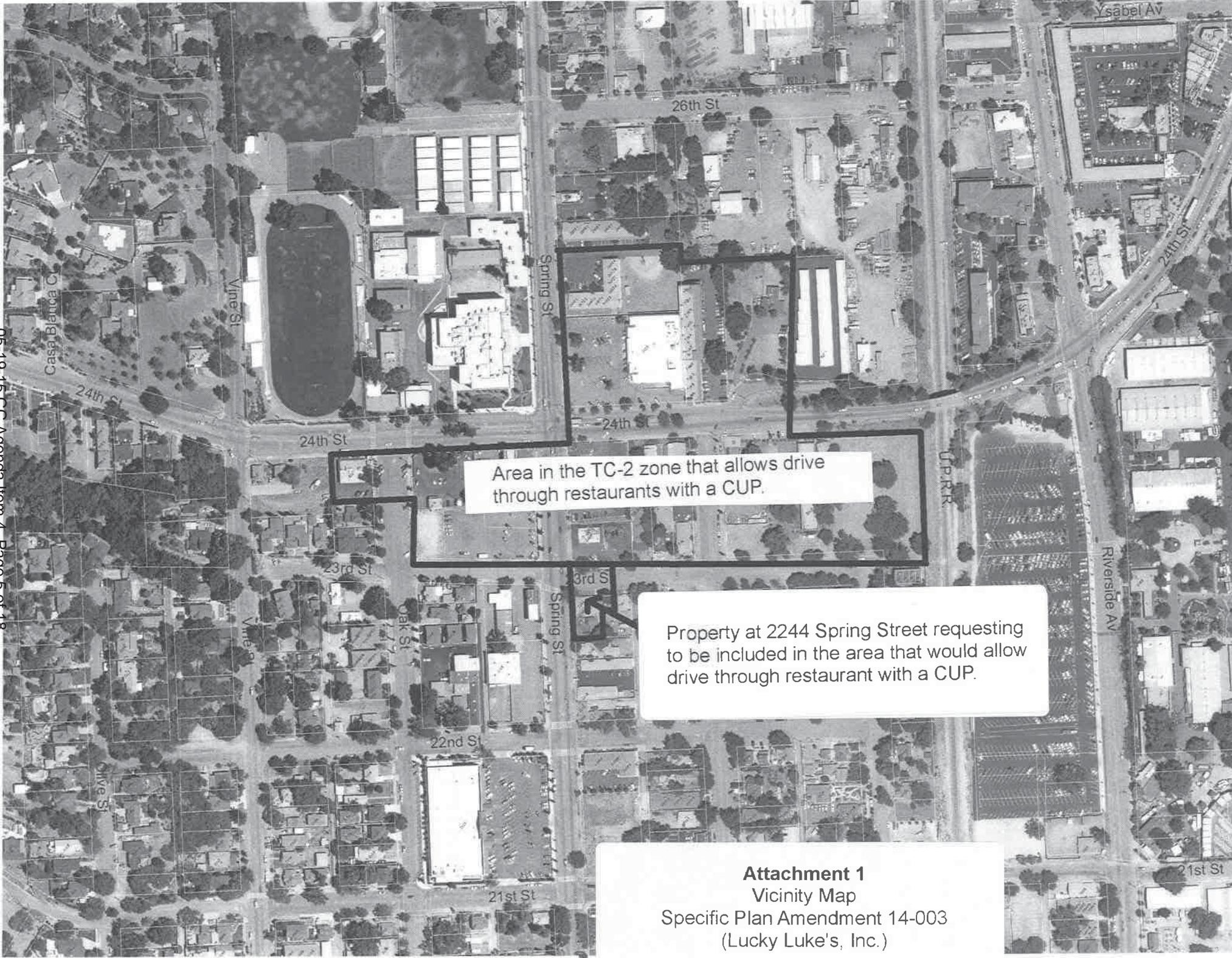
Fiscal Impact: There are no fiscal impacts associated with the proposed amendments.

Options: After opening the public hearing and taking public testimony, that the City Council takes one of the actions listed below:

- a. 1) Introduce for first reading Ordinance No. 15-XXX amending Table 5.3-1 and add figure 5.3-2 to expand where a drive-through restaurant may be conditionally permitted to properties on Spring Street between 22nd and 23rd Street, and include the alleys to the east and west of Spring Street, with a Conditional Use Permit, and set June 2, 2015 as the date for adoption of said Ordinance. (Attachment 6)
- 2) Approve Conditional Use Permit 14-014, allowing for the development and operation of the Little Caesar's drive through restaurant at 2244 Spring Street, subject to the standard and site specific conditions of approval. (Attachment 7)
- b. Amend, modify, or reject the foregoing option.

Attachments:

1. Vicinity Map / Amendment Boundary
2. Joey Blagg Letter
3. Site Plan
4. Architectural Elevations
5. UTSP Design Guidelines
6. Resolution Recommending SPA 14-003
7. Draft Resolution approving Conditional Use Permit 14-014
8. Newspaper Notice Affidavit



Area in the TC-2 zone that allows drive through restaurants with a CUP.

Property at 2244 Spring Street requesting to be included in the area that would allow drive through restaurant with a CUP.

Attachment 1
Vicinity Map
Specific Plan Amendment 14-003
(Lucky Luke's, Inc.)

Attachment 2

December 7, 2014

Re: Little Caesars Pizza,
2244 Spring Street
Paso Robles

City of Paso Robles
Planning Division
1000 Spring Street
Paso Robles, CA 93446

Dear Sirs,

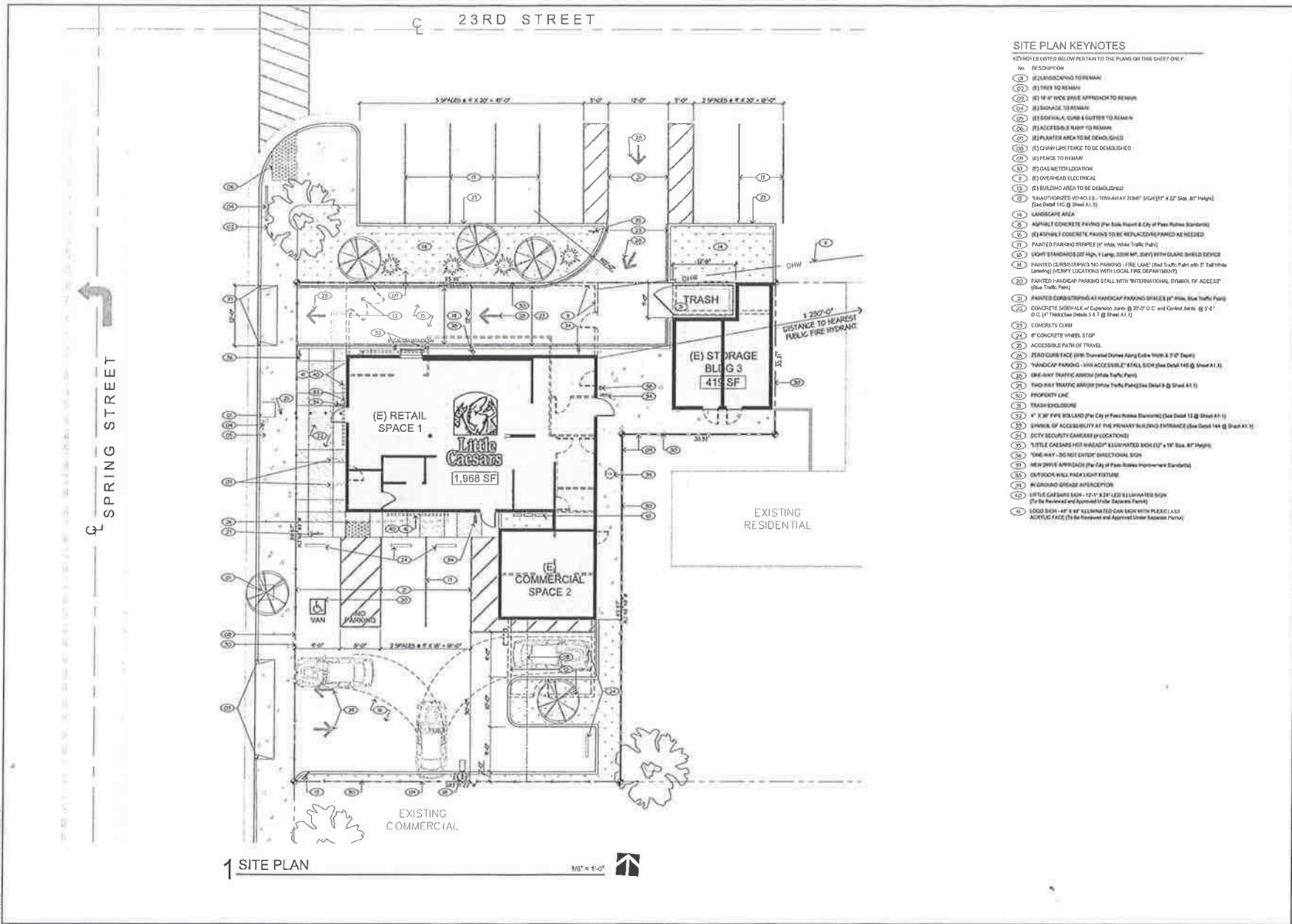
We have proposed a renovation and new use of the existing commercial building at 2244 Spring Street. The new use proposed is a retail franchise pizza take-out restaurant. The current zone is TC-2 which is under the Uptown/Towne Center Specific Plan. Currently, restaurants with drive-thru windows are only allowed on Spring Street within this zone between the North side of 23rd Street and the South side of 26th Street per exception adopted by the City. I am submitting this application for a Planned Development Amendment in hopes that you will approve the use of a drive-thru window for take-out orders at this site, which would extend the allowed exception area to include the South Side of 23rd Street in addition to the already allowed North side.

Our position is that this application is in keeping with the spirit of the Specific Plan which made accommodation for restaurants with drive-thru windows along these few city blocks in keeping with the already populated businesses. It is our opinion that the proposed use, and function of the restaurant as we have proposed, would not only be compatible to the immediate neighborhood, but would be a favored addition by the local citizens. We have reviewed the Design Guidelines as published by the City and believe the exterior Architecture would be compatible with other similar business properties along this portion of Spring Street and the historic part of the City in general.

Please review and approve our request to allow the Drive-thru as this is an integral part of the franchise business model and the restaurant cannot move forward without it. It is our sincere hope that you will agree with our reasoning and find that this application for amendment to the specific plan will be approved.

Sincerely,


Joey Blagy



- SITE PLAN KEYNOTES**
- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY
- (1) 10 DESCRIPTION
 - (2) 2 LANDSCAPING TREEMAN
 - (3) 3 TREE TO REMAIN
 - (4) 4 12" WIDE DRIVE APPROACH TO REMAIN
 - (5) 5 SIGNAGE TO REMAIN
 - (6) 6 SIGNAGE TO REMAIN
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PRIME GROUP
CONSTRUCTION, INC.
Design-Build Specialists
2440 Main Street, Suite 100
Paso Robles, CA 92361
Tel: 805.231.1111
Fax: 805.231.1112

SLK
2440 Main Street, Suite 100
Paso Robles, CA 92361
Tel: 805.231.1111
Fax: 805.231.1112

LITTLE CAESARS PASO ROBLES
2244 Spring Street, Paso Robles, CA 92346
Owner: Lucky Luke's Food Inc.
APN: 008-165-011

Issue:
140914 For Corporate Approval
140914 Planning Committee
020914 Health Dept. Submittal

Revisions:

Sheet Title: **A1.0**

Date Issued: April 2, 2015

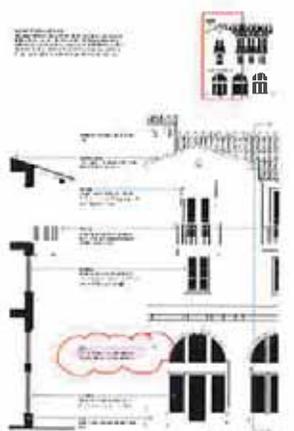
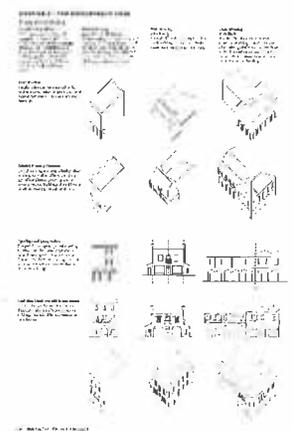
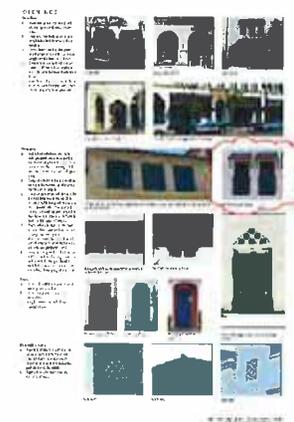
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Attachment 3
Site Plan
Specific Plan Amendment 14-003
CUP 14-014
(Lucky Luke's, inc.)



**City of Paso Robles
Design Guidelines**

**Uptown / Town Center Specific Plan
Spanish Colonial Commercial**



ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE UPTOWN/TOWN CENTER SPECIFIC PLAN
(SPECIFIC PLAN AMENDMENT 14-003 – LUCKY LUKE’S FOODS INC)

WHEREAS, an application has been filed by Lucky Luke’s Foods Inc. requesting to amend Table 5.3-1 of the Uptown Town Centre Specific Plan (Specific Plan) to allow drive-through restaurants in the TC-2 zone with the approval of a Conditional Use Permit; and

WHEREAS, Lucky Luke’s Foods, Inc. owns the property at the southeast corner of Spring Street and 23rd Street (2244 Spring Street), and has plans submitted to the City for the renovation of the existing building into a drive-through take-out restaurant for Little Caesar’s Pizza; and

WHEREAS, Table 5.3-1 of the Uptown Town Centre Plan (Specific Plan), does not allow drive-through restaurants in the TC-2 zoning district, except for the properties in the TC-2 zone between 23rd Street and 26th Street with the approval of a Conditional Use Permit; and

WHEREAS, the request by the applicant is to amend Table 5.3-1 to allow drive-through restaurants in the TC-2 zone, to include 008-165-011 with approval of a Conditional Use Permit (CUP); and

WHEREAS, on March 17, 2015, the City Council reviewed the Specific Plan Amendment request and on a 5-0 vote directed Staff to prepare an amendment to the Uptown Town Centre Specific Plan for review by the Planning Commission, that would expand the boundaries where a drive-through restaurant may be conditionally permitted to include properties on Spring Street to 22nd Street, and include the alleys to the east and west of Spring Street; and

WHEREAS, this application is categorically exempt from environmental review per Section 15061(b)(3) (General Rule) of the State’s Guidelines to Implement CEQA.; and

WHEREAS, at a meeting held on April 28, 2015, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on May 19, 2015 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission’s recommendation from its April 28, 2015 public meeting;
- d. Introduced said ordinance for the first reading; and

NOW, THEREFORE, the City Council of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings: that the approval of Specific Plan Amendment 14-003, subject to the following findings:

- a. The addition of drive-through restaurants along Spring Street between 22nd and 23rd would meet the intent of the Uptown Town Centre Specific Plan because there are similar uses in the area, they would be compatible with the character of the area, and would facilitate reinvestment in underutilized property;
- b. The drive-through restaurants would provide a use to nearby residents, schools, and regional travelers coming into town from 24th Street.

SECTION 2: Amendments. The Uptown Town Centre Specific Plan shall be amended consistent with Exhibit A and B.

Introduced at a regular meeting of the City Council held on May 19, 2015, and passed and adopted by the City Council of the City of El Paso de Robles on the 2nd day of June, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

Exhibit A
Planning Commission resolution 15-xxx

| Land Use Type | PERMIT REQUIRED BY ZONE | | | | | | | | | Specific Use Regulations |
|---|-------------------------|------|------|------|-------|------|------|-----|----|---|
| | T3-N | T3-F | T4-N | T4-F | T4-NC | TC-1 | TC-2 | RC | OS | |
| Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services | - | P | - | P | P | P* | P | P | - | * Use allowed only on an upper floor, or behind a ground floor street-fronting use. |
| Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less) | - | - | - | - | P | P | P | P | - | |
| Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days) | - | - | - | - | TUP | TUP | TUP | TUP | - | |
| Parking facility, public or commercial | - | - | - | - | - | CUP | CUP | CUP | - | |
| Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc. | - | - | - | P | P | P | P | P | - | |
| Pet stores | - | - | - | - | - | - | P | P | - | |
| Produce stand, winery, etc.; does not include Certified Farmers Markets) | - | - | - | CUP* | - | - | - | P | - | * On Spring Street Corridor only |
| Produce: Certified Farmers Markets | - | - | - | - | - | CUP | CUP | CUP | - | |
| Restaurants: sit-down and walk-up only | - | P* | - | P | P | P | P | P | - | * On Spring Street Corridor only |
| Restaurants: drive-through | - | - | - | - | - | - | CUP* | CUP | - | * Only in locations shown on Figure 5.3-2, subject to special regulation. |
| Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores) | - | - | - | P | P | P | P | P | - | |

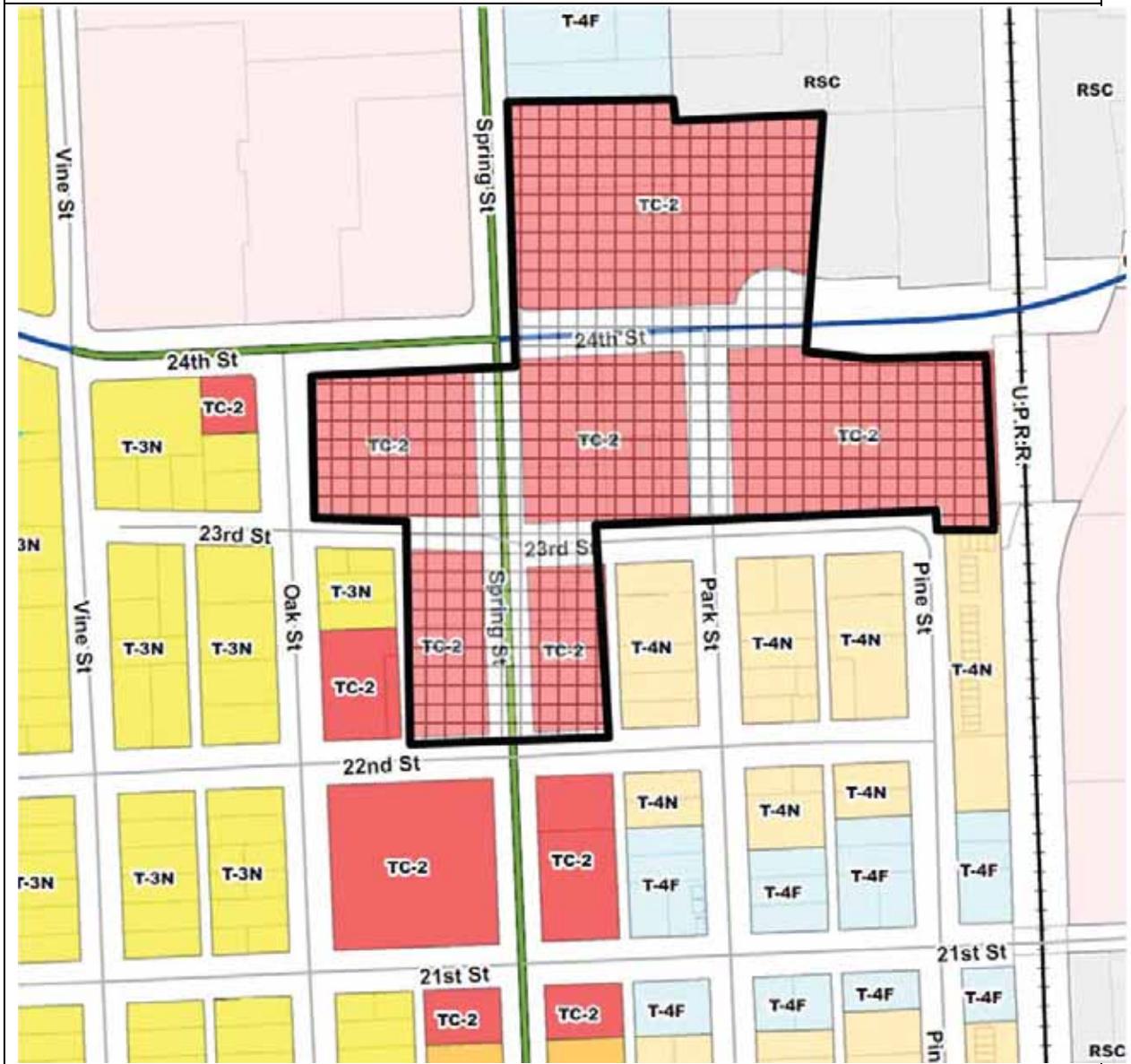
Amendment SPA 14-003



Figure 5.3-2 TC-2 – Restaurant: Drive-through overlay zone (Added by SPA 14-003)

Special Regulation - Drive-Through Restaurant:

1. Any drive-up or drive-through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. A noise analysis shall be required to demonstrate compliance.
2. Illuminated menu boards shall not be visible from adjacent T-3 or T-4 zones or existing residential uses.



RESOLUTION NO. 15-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-014 AT 2244 SPRING STREET
(LUCKY LUKE'S FOODS, INC.)
APN: 008-165-011

WHEREAS, Code Amendment 14-003 is in process to amend Table 5.3-1 Allowed Land Uses within the Uptown Town Center Specific Plan, to expand the area in the TC-2 zoning district that allows drive-through restaurants, along Spring Street between 22nd and 23rd Streets, subject to the approval of a Conditional Use Permit (CUP); and

WHEREAS, concurrent with Code Amendment 14-003, Lucky Luke's Foods, Inc., has filed a CUP application to establish a drive-through restaurant at 2244 Spring Street; and

WHEREAS, CUP 14-014 could not be established until the City Council has adopted an Ordinance approving Code Amendment 14-003; and

WHEREAS, this application is categorically exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA; and

WHEREAS, at a meeting held on April 28, 2015, the Planning Commission took the following actions regarding this CUP request:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed CUP;
- c. Recommended that the City Council approve the proposed CUP; and

WHEREAS, based on information received at its meeting on May 19, 2015 the City Council took the following actions regarding this Conditional Use Permit:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the CUP;
- c. Considered the Planning Commission's recommendation from its April 28, 2015 public meeting;

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 and operation for the requested use and building would be consistent with the General Plan and not 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; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Conditional Use Permit 14-014, subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes a drive-through restaurant to be established at 2244 Spring Street, subject to the City Council approving Code Amendment 14-003, and said code amendment becoming effective (31 days following second reading of the ordinance).
2. 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 | Site Plan |
| B | Elevations |
| C | Sign Plans |

3. Prior to the issuance of a building permit, the Development Review Committee (DRC) shall review the following items to insure substantial compliance with the above listed Exhibits:
 - Architectural elevations, including final materials, colors and details as described in Exhibit B of this resolution;
 - Exterior light cut sheets for building mounted and any parking lot lighting;
 - Awnings, including colors and materials and mounting system;
 - Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise;
 - Roof equipment plan and verification that all equipment will be screened by building parapet;
4. Wall mounted signage shall be solid individual halo-lit letters, with a three dimensional routed logo sign, consistent with Exhibit C to this resolution. The signs plans including any on-site directional signs shall be reviewed and approved by the Development Review Committee.
5. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
6. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission 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 Commission 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.
7. Prior to occupancy of the restaurant, Spring Street sidewalk and the new driveway approach shall be improved to City standards and ADA compliance.
8. Prior to occupancy of the restaurant, the 23rd Street frontage shall be improved with curb, gutter and sidewalk in accordance with plans approved by the City Engineer.
9. Cueing related to the drive-through lane shall not obstruct the public sidewalk or impede traffic on 23rd Street. Signage shall be placed at the entrance to the drive through lane that gives notice to drive through users these rules. Final sign language shall be approved by the Police Chief and City Engineer.

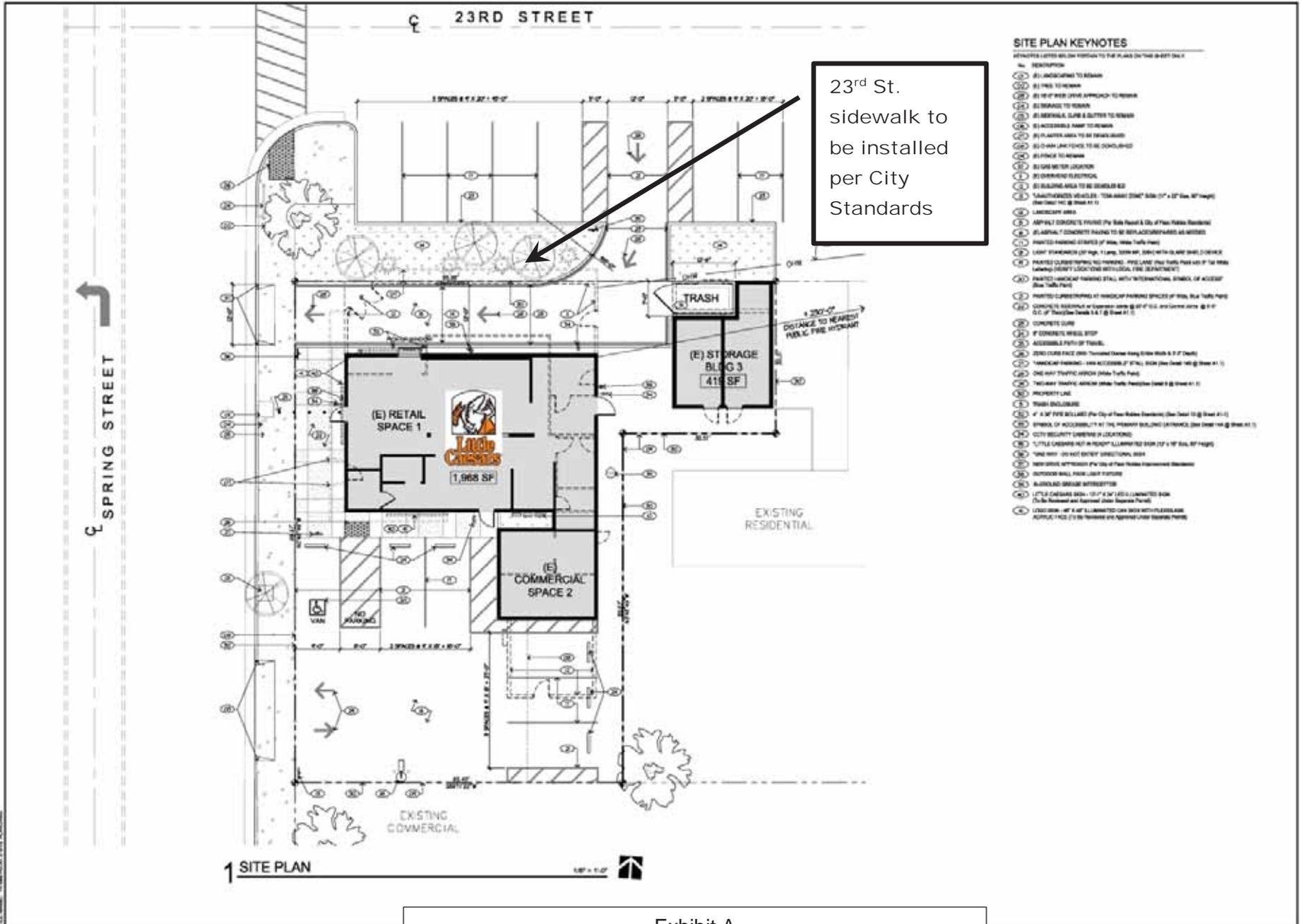
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of May 2015 by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk



23rd St.
sidewalk to
be installed
per City
Standards

Exhibit A
Site Plan
Specific Plan Amendment 14-003 / CUP 14-014
(Lucky Luk's, Inc.)

PRIME GROUP
CONSTRUCTION, INC.
Design/Build Specialists

SILK
ARCHITECTURE
ARCHITECTS

SEAL
PLANNING & DESIGN
ARCHITECTS

LITTLE CAESARS PASO ROBLES
2044 Spring Street, Paso Robles CA 92548
Owner: Lucky Luk's Food, Inc.
APN: 008-165-011

1/8" = 1'-0"

A1.0

7 PICK-UP WINDOW AWNING DETAIL
3/8" = 1'-0"

6 24" LITTLE CAESARS SIGN SPECIFICATION
1/2" = 1'-0"

5 48" LOGO SIGN SPECIFICATION
1/2" = 1'-0"

ELEVATION KEYNOTES

1. 42Hx70 SOLIARD
 2. EXISTING GAS SERVICE (plumb Verify Location)
 3. DECORATIVE "SPANISH-STYLE" LIGHT FIXTURE
 4. BUILDING SIGNAGE
 5. 1" DUAL GLAZED INSULATED GLASS BRONZE TINT OVER CLEAR TEMPERED ONE 2"x4'-0" BLACK ANODIZED ALUMINUM FRAME
 6. HOLLOW METAL DOOR AND FRAME
 7. CANVAS WINDOW AWNING SEE DETAIL 7
 8. OPERENDED AWNING WITH DECORATIVE BRACKETS

SIGNAGE NOTES

1. SIGN TYPE WILL APPROVED & LABELED
 2. POWER REQUIREMENTS 3 AMP'S
 3. LETTERING TO BE INDIVIDUALLY MOUNTED
 4. LITTLE CAESARS SIGNS ARE TO BE MANUFACTURED ONLY BY APPROVED LITTLE CAESARS SIGN MANUFACTURERS

EXTERIOR PAINT SELECTIONS

1. AWNING BRACKETS - TO MATCH PAINT COLOR RETURN NUMBER TO THE MANUFACTURER
 2. AWNING BRACKETS - TO MATCH PAINT COLOR RETURN NUMBER TO THE MANUFACTURER
 3. AWNING BRACKETS - TO MATCH PAINT COLOR RETURN NUMBER TO THE MANUFACTURER
 4. EXTERIOR AWNING - TO MATCH PAINT COLOR

4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

3 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

PRIME GROUP CONSTRUCTION, INC.
 Design-Build Specialists
 2400 Highway 97, Suite 1350
 Medford, Oregon 97504
 Tel: (531) 754-8888

ARCHITECT
 LITTLE CAESARS PASO ROBLES
 2244 Spring Street, Paso Robles, CA 93446
 Owner: Lucky Luke's Food Inc.
 APN: 008-055-011

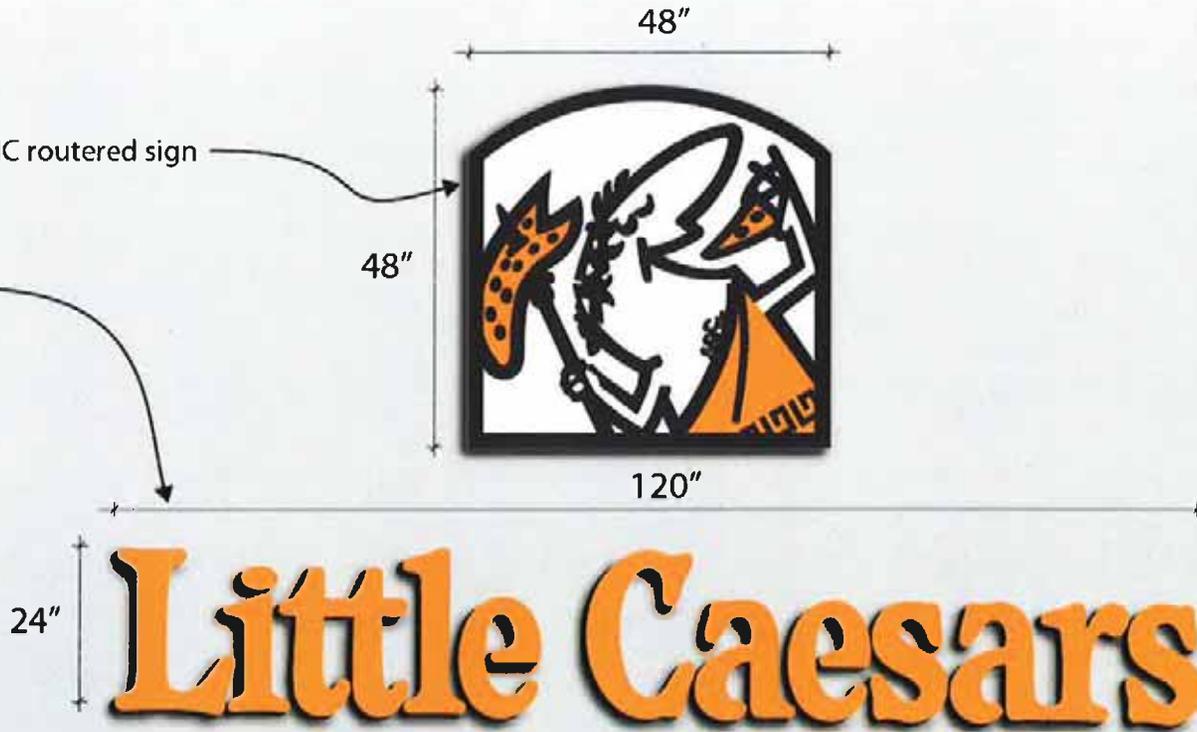
LITTLE CAESARS PASO ROBLES
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Sheet Title: EXTERIOR ELEVATIONS
 Date Last Edited: April 27, 2015
 Sheet Revision: A3.1

Exhibit B
 Arch. Elevations
 (Lucky Lukes, Inc.)

3 dimensional, CNC routed sign

Halo lit letters



EXTERIOR ELEVATION - SOUTH



3250 EI Ca

Please check proof c
not the responsibility of V

Exhibit C
Sign Criteria
Specific Plan Amendment 14-003
CUP 14-014
(Lucky Luke's, inc.)

CA. 93422 P-805.466.7579

ions. Errors on approved proofs are
begin upon your approval of this proof.