

City of El Paso de Robles

RESOLUTION NO. 90-39

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE A REVISION TO THE ADOPTED
DEVELOPMENT FEE IMPACT SCHEDULE
(CITY INITIATED)

WHEREAS, the City of El Paso de Robles has an adopted Master Fee Schedule which includes a Building and User Fee Schedule, effective as of July 1, 1986, and

WHEREAS, the Building and User Fee Schedule requires one standard fee for any project requiring review and approval by the Architectural Review Committee regardless of the size or complexity of the project, and

WHEREAS, a reduced fee for signs and awnings would more accurately reflect the actual cost of the staff time required for the review process for a sign or awning application and would provide a more equitable and supportive environment for the implementation of downtown revitalization efforts, and

WHEREAS, at its meeting of November 14, 1989, the Planning Commission considered the facts and analysis, as presented in the staff report prepared for this project, and unanimously recommended that the City Council adopt a resolution which would reduce the application fee for signs and awnings.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve a revision to the Development Impact Fee Schedule to reduce the application fee for Architectural Review of signs and awnings from \$87.00 to \$20.00

PASSED AND ADOPTED THIS 6th Day of March, 1989 by the following Roll Call Vote:

AYES: Russell, Conway, Cousins and Martin

NOES: None

ABSENT: Reneau


MAYOR STEVE MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

/meg/arcfees2.res

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.
CITY OF EL PASO DE ROBLES)

I,.....Jerry Bankston....., City Clerk/Deputy-City-Clerk of
the City of El Paso de Robles, California, do hereby certify that
the foregoingResolution No.. 90-39.... was duly and
regularly adopted, passed and approved by the City Council of the
City of El Paso de Robles, California, at a ..regular..... meeting
of said City Council held at the regular meeting place thereof, on
the6th..... day ofMarch....., 19.90....,
by the following vote:

AYES:.....Russell, Conway, Cousins and Martin.....
NOES:.....None.....
ABSENT:.....Reneau.....
ABSTAINED:.....None.....

Dated this.....6th.....day of..March...., 19.90

Jerry Bankston
City Clerk and ~~ex~~-Officio Clerk of the
City Council, City of El Paso de Robles,
State of California

City of El Paso de Robles

Date 11-14-89 Item # II-C
() Approved () Denied
() Continued To _____

STAFF REPORT

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REVISION TO APPLICATION FEES FOR ARCHITECTURAL
REVIEW COMMITTEE REVIEW OF SIGN AND AWNING APPLICATIONS
DATE: NOVEMBER 7, 1989

REQUEST:

In recognition of downtown redevelopment and Main Street Program efforts to enhance and upgrade the downtown's image, the City's recent adoption of a new Sign Ordinance, and the actual cost of the review process, the Commission is being requested to consider a reduction in the currently required application fees for Architectural Review of sign and awning applications. A revision to the development fees would be effective City-wide.

DISCUSSION:

1. The current development application/user fees were last updated in June of 1986. This last revision reflected an upward adjustment from the previous fiscal year in accordance with the C.P.I. (Consumer's Price Index) computation of that subject year.
2. The City is currently in the process of reviewing all development application and user fees with the intent of complying with Assembly Bill 1600, which requires all Cities to quantify fee amounts with actual cost of service received. This process will probably extend over the coming months.
3. There appears now to be a more immediate need to address certain of the fees, to provide a more equitable and supportive environment for the implementation of downtown revitalization efforts.

The purpose of the sign ordinance and the efforts of the Main Street Program is to provide consistent and coordinated standards which will create signs which will maintain a high quality of development throughout the downtown area.

Much of the success in achieving these goals for the downtown area is in education of the business owners to the City programs, procedures and standards. It is equally important to achieve the involvement of the public in the sign/awning application process

City of El Paso de Robles

to ensure that the sign standards are applied consistently and harmoniously.

4. The current fees for Architectural Review of all commercial projects (including signs and awnings) is \$87.00. There is currently no differentiation in ARC fees between a large commercial/industrial project and a more simple sign or awning application.

Although there is no differentiation in the fees for the complexity of projects, there is a difference in the amount of staff time spent of such projects. It would seem that the fee for sign and awning review would be more appropriate if it were a reflection of the staff time involved with its processing.

The average amount of time spent of taking in an application, visiting the site and the follow up of the sign permit paper work is one (1) hour. Given the need to cover the cost of staff work involved, the fee could be reduced to \$20.00 and still defray most costs.

CONCLUSION:

It would seem in the City's best interest to encourage the greatest amount of participation in the downtown sign efforts as possible, and that the reduction of application fees would be an appropriate step in this direction.

RECOMMENDATION:

That the Planning Commission recommend that the City Council adopt a Resolution which would reduce the application for Architectural Review of Signs and Awnings to \$20.00 from the current cost of \$87.00.

Respectfully submitted,



ROBERT A. LATA, AICP
Community development Director

Prepared by:



MEG WILLIAMSON
Associate Planner

City of El Paso de Robles

PLANNING COMMISSION ACTION ON THIS ITEM WILL BE FINAL UNLESS AN APPEAL APPLICATION, INCLUDING THE REQUIRED FEE, IS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 15 CALENDAR DAYS FROM THE DATE OF THIS ACTION.

B. FILE #: PLANNING COMMISSION MEETING TIMES
APPLICATION: Discussion of procedure for changing the time of Planning Commission Meetings.

After discussion, motion was made by Commissioner Ontiveros and seconded by Commissioner Iversen that the Planning Commission direct staff to prepare a resolution to change the regular meeting time of the regular Planning Commission to 7:00 PM. Motion was passed on the following roll call:

AYES: Warnke, Iversen, Picanco, Ontiveros and Baron
NOES: Johnson
ABSTAIN: None
ABSENT: Flynn

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C. FILE #: REVISION TO ARC FEES
APPLICATION: Consideration of reduction of Architectural Review Committee application fees for signs and awnings
APPLICANT: City initiated
LOCATION: City wide

After discussion, motion was made by Commissioner Iversen, seconded by Commissioner Ontiveros and passed unanimously that the Planning Commission recommend that the City Council adopt a resolution which would reduce the application fee for Architectural Review of Signs and Awnings to \$20.00 from the current cost of \$87.00.

PLANNING COMMISSION ACTION ON THIS ITEM WILL BE A RECOMMENDATION TO THE CITY COUNCIL; THE COUNCIL WILL HOLD A SEPARATE PUBLIC HEARING PRIOR TO TAKING FINAL ACTION.

At this point in the meeting, staff requested the Planning Commission deviate from the agenda to address an item which surfaced within the past 72 hours.

PLANNING COMMISSION MEETING 11-14-89

City of El Paso de Robles

TO: MAYOR AND CITY COUNCIL

3-6-90
DATE

IV-I
AGENDA ITEM #

FROM: COMMUNITY DEVELOPMENT
DIRECTOR

() APPROVED () DENIED
() CONTINUED TO _____

SUBJECT: REVISION TO ADOPTED
DEVELOPMENT IMPACT
FEE SCHEDULE

REQUEST:

That the City Council consider a revision to the existing development fees to reduce the Architectural Review fee for signs and awning review from \$87.00 to \$20.00.

DISCUSSION:

1. On November 14, 1989, the Planning Commission considered a City-initiated request to revise the ARC fees for sign review and unanimously recommended that the City Council approve a revision to the fee schedule.
2. Attached for the City Council's information is the report prepared for the Planning Commission meeting of November 14, 1989 and the minutes from that meeting.

FISCAL IMPACT:

The suggested fee of \$20.00 for Architectural Review Committee review of signs is intended to be commensurate with the administrative time involved in processing of this type of application.

RECOMMENDATION:

1. That the City Council adopt the attached resolution revising the adopted development impact fee schedule to reduce the fee for ARC review of signs and awnings from \$87.00 to \$20.00.

Prepared by:

MEG WILLIAMSON
Associate Planner

Attachments:

1. Resolution approving revision to the Development Impact Fee Schedule
2. Planning Commission staff report of November 14, 1989
3. Planning Commission minutes of November 14, 1989

MEG\ORDIN\ARCFEES.CC

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AYES:

NOES:

ABSENT:

MAYOR STEVE MARTIN

ATTEST:

JERRY BANKSTON, CITY CLERK

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