

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SITE PLAN 07-001 – HARRIS FAMILY PROPERTIES
DATE: MARCH 27, 2007

Needs: For the Planning Commission to review the request for a multi-tenant monument sign.

- Facts:
1. The sign would be constructed within the existing parking lot at the northeast corner of 13th Street and Pine Street. See attached Location Map, Attachment 1.
 2. Section 21.19.070 of the Zoning Code (Sign Ordinance) would allow a multi-tenant center (3 or more tenants) to have a multi-tenant directory sign with approval by the Planning Commission.
 3. The John Wilkins on behalf of Harris Family Properties, LLC has submitted Site Plan 07-001 proposing the 6-foot tall, 32-square foot non-illuminated monument sign that would identify the six tenants on the Harris property.
 4. The DRC at their meetings on January 29th reviewed the plans for the monument sign. The Committee was in favor of the design and colors/materials of the sign, but requested that the applicant explore providing landscaping at the base of the sign. The applicant provided additional plans showing that plants could be placed at the base of the sign, although it would be minimal because of the limited space around the sign. The revised plan was presented to the DRC on February 26th, where the DRC recommended that the Planning Commission approve the sign.

Analysis
and

Conclusions: The sign would help provide advertisement for the tenants of the Harris properties including the shops on Pine Street. The design, colors and materials correspond with the main building.

A condition of approval has been added with the Planning Commission's approval of the sign that would require the remaining concrete in the triangular area where the sign will be placed be removed and landscaped.

Norma Moye, representing Main Street was in attendance at the January 29th DRC meeting speaking in favor of the sign, identifying that the sign will help

provide representation to the businesses on Pine Street which are hard to see from 13th Street.

Options: The Planning Commission should consider the following options:

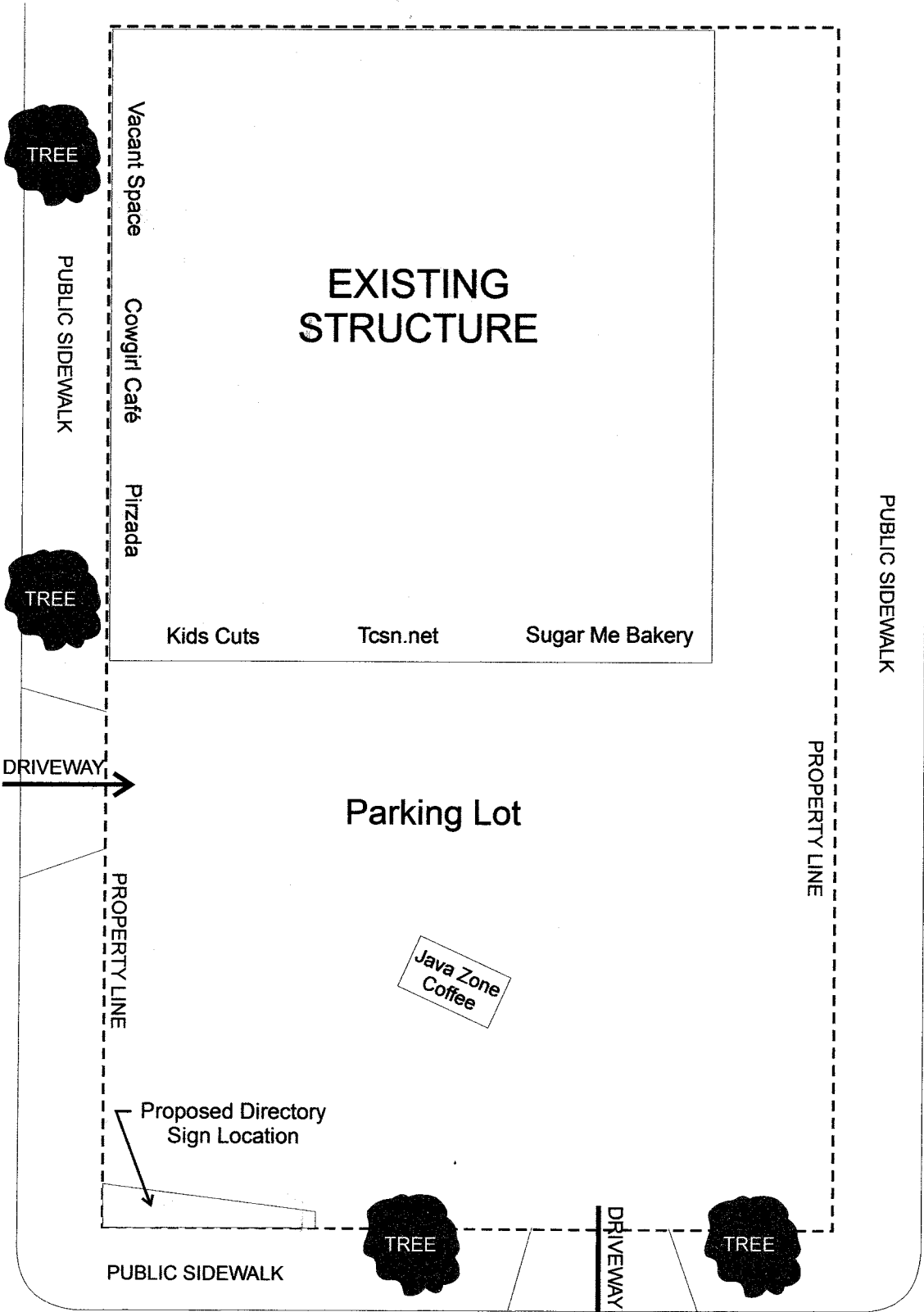
- A. Approve Site Plan 07-001, allowing the construction of a non-illuminated, multi-tenant monument sign, with the requirement that the remaining concrete in the triangular area where the sign will be placed, be removed and landscaped.
- B. Amend, modify, or reject the above option.

Attachments:

1. Location Map
2. Site Plan
3. Existing Conditions
4. Monument Sign Architectural Elevation
5. Sign Section
6. Description of Sign Construction
7. Sample Foam Craft Signs (Illustration)

darren\Misc.PCReports\HarrisSign.doc

Pine Street



13th Street

Attachment 1

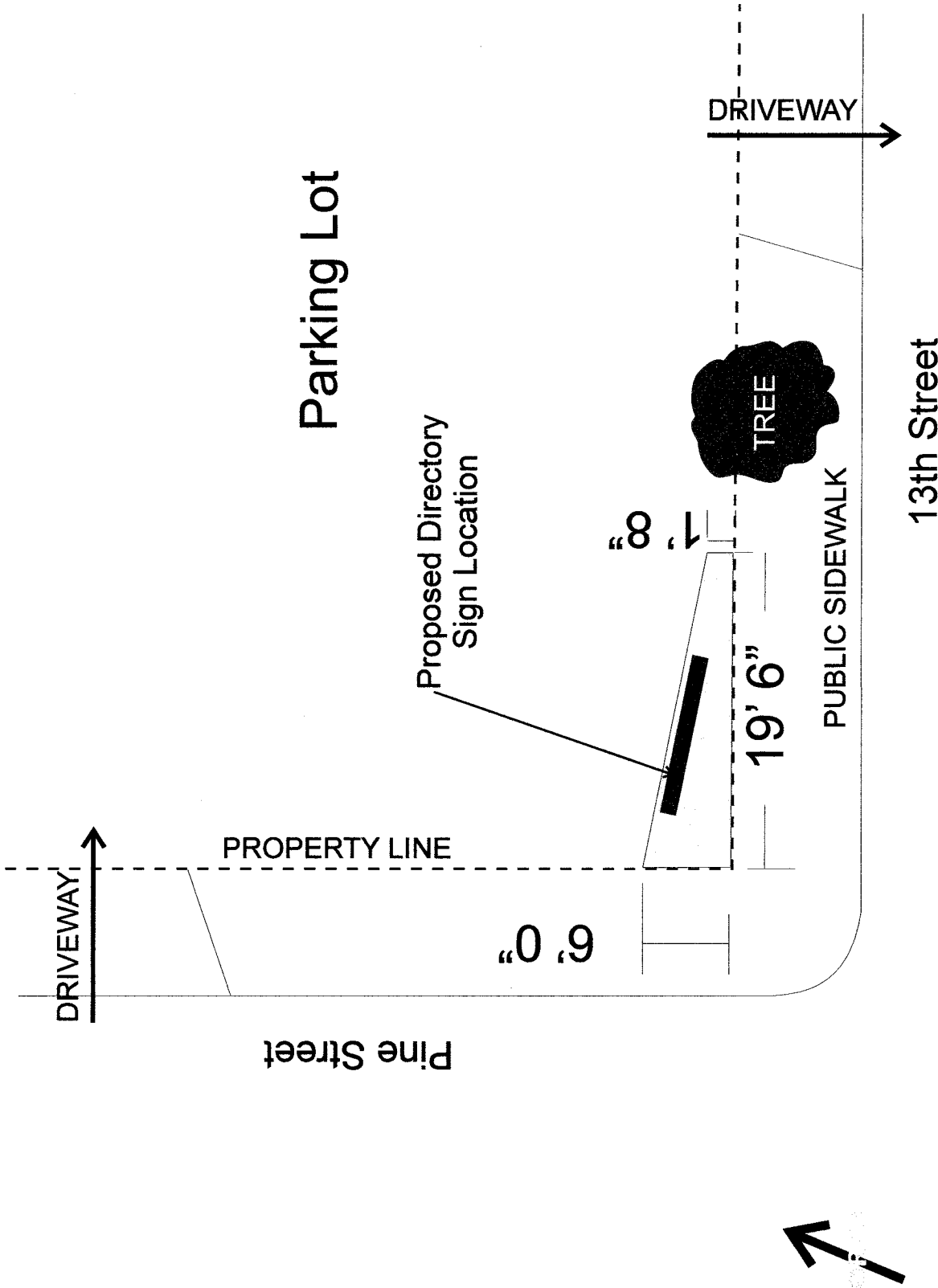
Location Map
SP 07-001

(Harris Monument Sign)

NO SCALE

Proposed Monument Sign

1306 Pine Street suites A-F, Paso Robles, CA 93440



Attachment 2

Site Plan

SP 07-001

(Harris Monument Sign)

NO SCALE

Proposed Monument Sign for:

1306 Pine Street suites A-F, Paso Robles, CA 93446

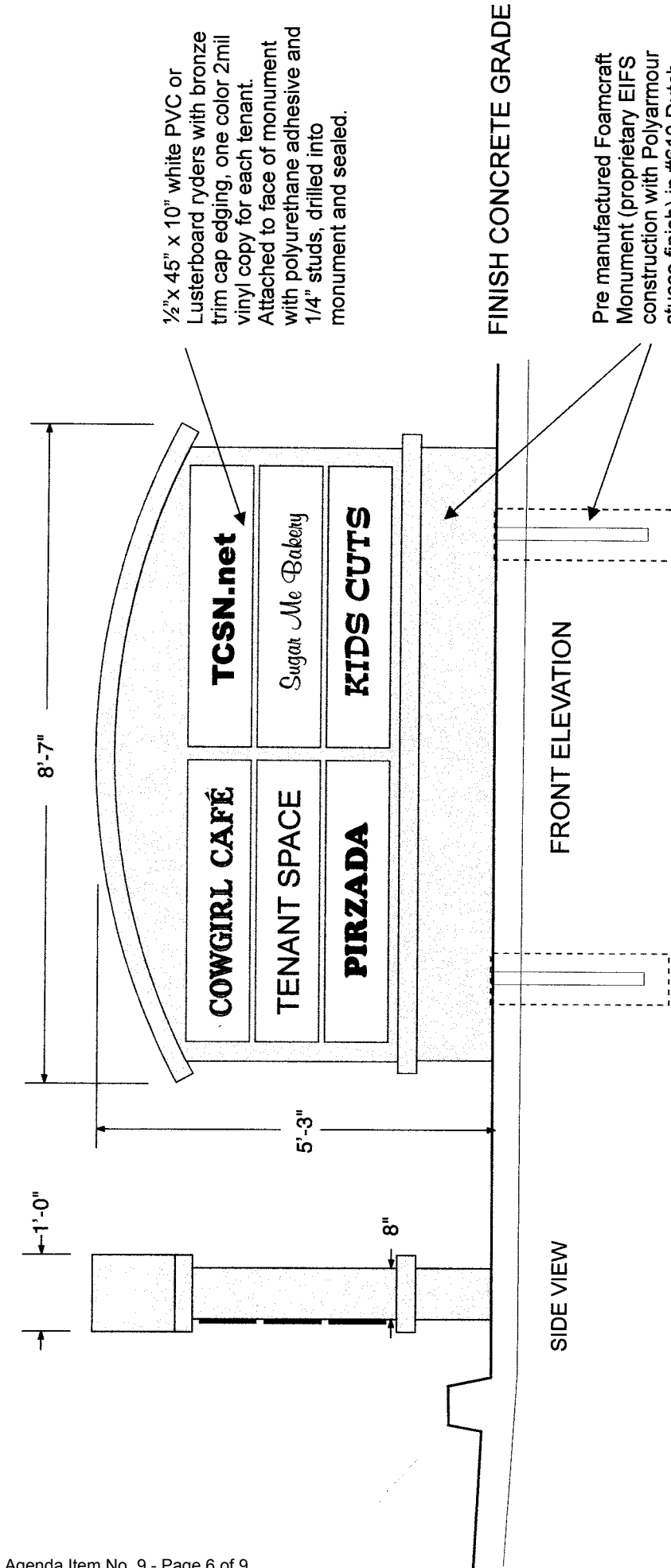
Design by WILKINS DESIGN 805-438-4307



Existing Conditions Location Site at 13th and Pine Streets

NO SCALE
Proposed Monument Sign Base For:
1306 Pine Street Suites A-F, Paso Robles, CA 93446
Design by WILKINS DESIGN 805-438-4307

Attachment 3
Existing Conditions
SP 07-001
(Harris Monument Sign)

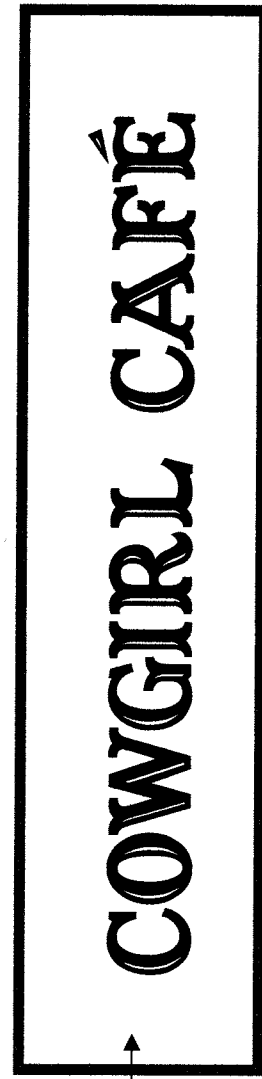


Attachment 4
 Monument Sign Arch. Elevation
 SP 07-001
 (Harris Monument Sign)

SCALE: 1/2" = 1'0"
Proposed Monument Sign for: Harris Family Trust, Inc.
1306 Pine St, suites A-F, Paso Robles, CA 93453
Design and Execution by WILKINS DESIGN 805-438-4307

Monument: Foamcraft Model #36, modified

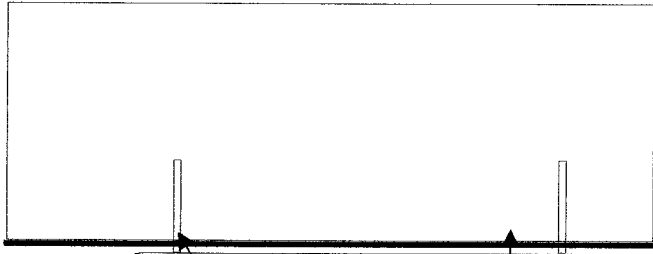
1/2" x 45" x 10" white PVC or Lusterboard ryders with bronze trim cap edging, one color (black) 2mil vinyl copy for each tenant. Attached to face of monument with polyurethane adhesive and 1/4" studs, drilled into monument and sealed.



45.00"

10.00"

SIGN FACE



1/2" x 45" x 10" white PVC or Lusterboard ryders with bronze trim cap edging, one color (black) 2mil vinyl copy for each tenant.
 Attached to face of monument with polyurethane adhesive and 1/4" studs, drilled into monument and sealed.

Monument Sign section.

SIGN SECTION

Attachment 5
 Sign Section
 SP 07-001
 (Harris Monument Sign)

NO SCALE
 Proposed Ryders for Monument Sign for: Harris Family Trust, Inc.
 1306 Pine St, suites A-F, Paso Robles, CA 93453
 Design and Execution by WILKINS DESIGN 805-438-4307

General Information

Construction:

Consists of a solid, shaped, polystyrene core, sealed for durability and strength with a thick polyurethane hard coat and finished with a 100% acrylic textured finish.

Key Features:

- Simple easy installation - prefabricated, no site mess or weather delays.
- Better looking - no exposed seams or fasteners, no "oil canning" as is likely with aluminum or plastic signs.
- Durable - Time proven fade resistant finish, weather and insect proof.
- Easily repaired if unlikely damage occurs.
- Easily transported due to low weight and removable mounting posts.
- 1 year limited warranty.
- Standard models available for faster delivery and cost savings.
- Custom models available and welcome (4-6 weeks delivery).

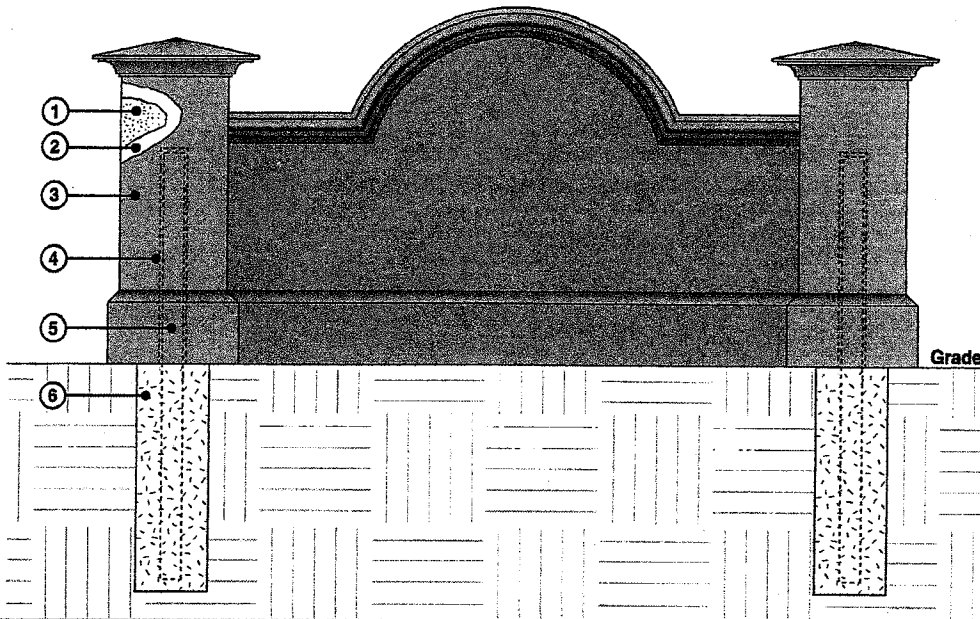
Mounting:

Mounting is to be "Direct Burial" method of installation. PVC post sleeves are embedded into the sign core to allow steel mounting posts to slide in place just prior to mounting. Note: Steel posts are not included.

Installation:

- Step#1: Determine placement of sign and location of mounting holes.
- Step#2: Utilize post hole diggers or auger drill, dig two holes, depth as required.
- Step#3: Place steel posts into sleeves into bottom of sign, spray expanding polymeric resin foam into gap around post.
- Step#4: Place a couple of cinder blocks or any other "spacer device" on ground beside holes.
- Step#5: Place sign onto blocks, placing post in the holes.
- Step#6: Mix concrete according to directions on bag and pour into holes.
- Step#7: Remove spacer blocks and allow sign to rest on ground.
- Step#8: Level sign, clean up any debris, your finished!

Typical Composite Details



Notes:

- ① Core of structure is molded expanded polystyrene, 1#C.F.
- ② Aromatic fast cure urethane, impact resistant, hard coat finish.
- ③ Finished surface is 100% aggregated acrylic.
- ④ 3" or 4" Schedule 40 PVC pipe is bonded into center of structure.
- ⑤ Steel pipe is inserted into structure on site during installation and secured with expanding polymeric resin foam.
- ⑥ Concrete footing as required by local code, post must typically extend 2'-4' into concrete.

Need More Information?

Contact:

Peachtree City
Foamcra
ARCHITECTURAL ACCENTS & SIGN STRU

386 Senoia Rd.

Attachment 6

Description of Sign Construction

SP 07-001

(Harris Monument Sign)

Standard Models

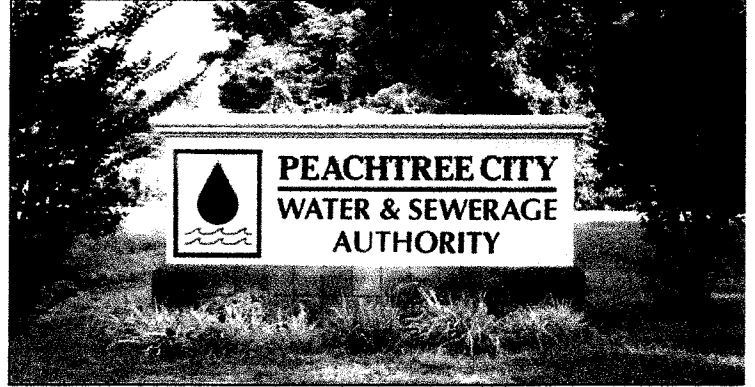
Examples of finished signs

Peachtree City
Foamcraft

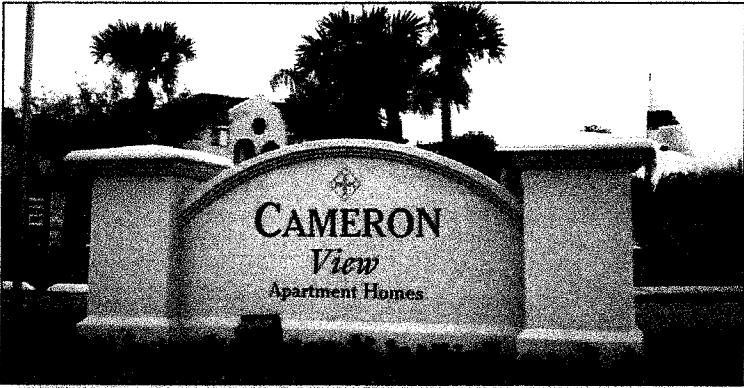
ARCHITECTURAL ACCENTS & SIGN STRUCTURES
386 Senola Rd., Tyrone, GA 30290 Ph: 770-487-5491 Fax: 770-487-5406



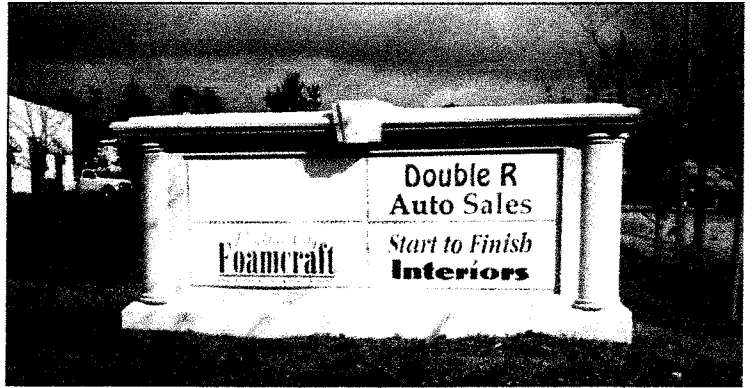
Standard Model #18



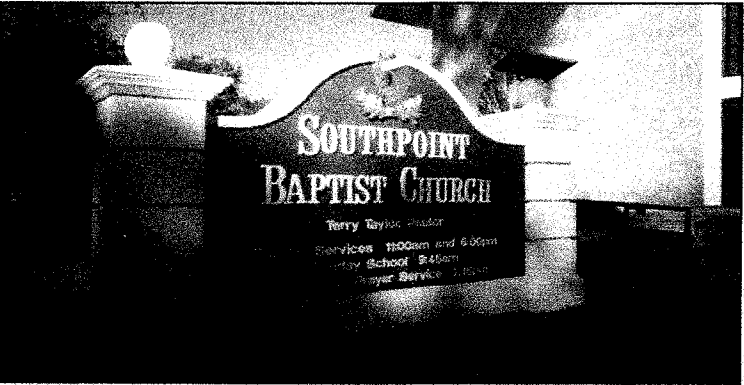
Standard Model #17



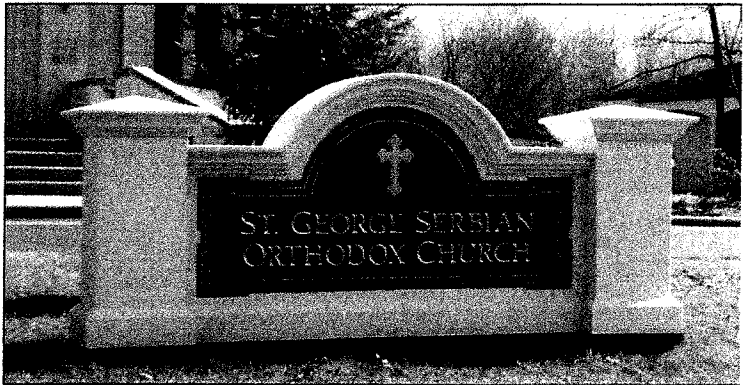
Standard Model #10



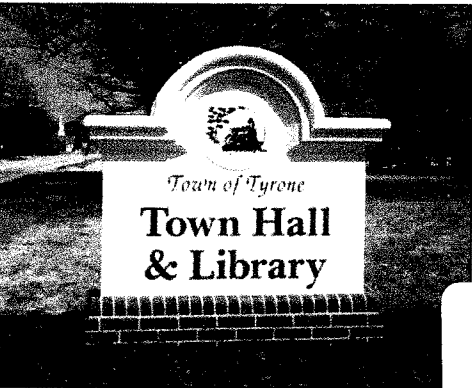
Standard Model #19 with Tenant Panels



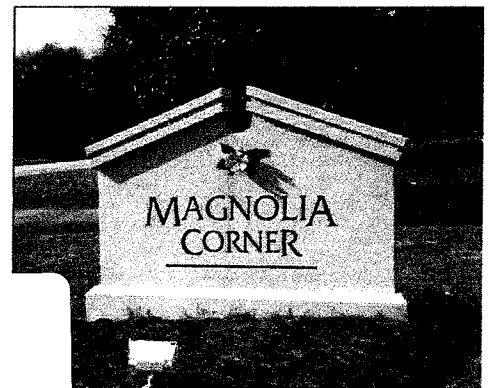
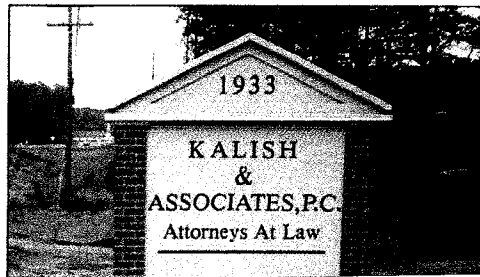
Standard Model #3 Modified



Standard Model #25



Standard Model #24



Standard Model #12

Attachment 7
Sample Foam Craft Signs
SP 07-001
(Harris Monument Sign)