

RESOLUTION NO: 99-034

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO DENY APPEAL OF DEVELOPMENT REVIEW COMMITTEE  
DECISION OF MARCH 8, 1999  
(Jaime Corvera)  
APN: 008-324-008

WHEREAS, at the Development Review Committee (DRC) meeting of March 8, 1999, Mr. Jaime Corvera presented designs for a monument sign to advertise his professional office building located at 1427 Pine Street, and

WHEREAS, the General Plan land uses designation is Multi-Family Residential, Medium Density (RMF-M) and the zoning is Multi-Family Residential with the Office Professional Overlay (R3,OP), and

WHEREAS, the proposed sign would consist of a metal frame "can-style" sign which would have four replaceable plastic panels that would change as the tenants of his office building changed, and

WHEREAS, the DRC denied the sign on the basis that the sign design did not meet the intent of the Office Professional Overlay District (Chapter 21.18A and 21.18 of the zoning code) in keeping with the residential character of the neighborhood, thereby, not meeting the intent of the General Plan and Zoning Code, and

WHEREAS, based upon the facts and analysis presented in the staff report at the Planning Commission meeting of May 25, 1999, the Planning Commission makes the following findings:

1. The proposed free standing sign does not focus on neighborhood compatibility and preservation of residential character, and therefore, would detract from the existing residential and historic neighborhood context that characterizes much of the office professional district.
2. The proposed free standing would not compatible and sensitive to the immediate environment.....relative to architectural design, scale, bulk, density and unit size; in identity and neighborhood character;.... and visual integrity.
3. Free standing signs (monument signs) would exceed twenty four square feet in area and four feet in height (including the architectural integrated base) and would not be in proper scale and promotion to the residential character of this district.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby uphold the Development Review Committee's decision of March 8, 1999, to deny the proposed free standing sign.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of May, 1999, by the following roll call vote:

AYES: Finigan, Steinbeck, Warnke, Nemeth, Tascona, Johnson, Ferravanti

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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