

RESOLUTION NO.: 01-102  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE SITE PLAN 01-007  
(LONE OAK CENTER)

APN: 008-121-004

WHEREAS, Section 21.19.070.C.1.b of the Municipal Code of the City of El Paso de Robles requires Planning Commission approval of a multi-tenant directory sign located on or off site, and

WHEREAS, Diane McKinley has filed a Site Plan application SP01-007 for a multi-tenant directory sign for the Lone Oak Center located at 715 24<sup>th</sup> Street, and

WHEREAS, the project is categorically exempt from further environmental review under CEQA Section 15301, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 11, 2001, to consider the facts as presented in the staff report and development application, and

WHEREAS, the site design and lot orientation is such that the majority of tenants have poor street identification or visibility, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the proposed Directory Sign is consistent with the goals and policies established by the general plan, the zoning code and all other adopted codes, policies, standards and plans of the city;
2. That the proposed Directory Sign is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de

Robles does hereby approve Site Plan 01-007 based upon the facts and analysis presented in the staff report, public testimony received, and subject to the following conditions:

**SITE SPECIFIC CONDITIONS:**

1. 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	Preliminary Site Plan
B	Sign elevation and color board

2. The approval of Site Plan 01-007 authorizes the construction of one (1) two-sided multi-tenant directory sign to be placed on private property at 715 24<sup>th</sup> Street.
3. Prior to issuance of Building Permits, the applicant shall submit final, detailed landscaping plans for Staff review. The final landscaping plans shall include shrubs and ground cover in the existing 10' by 18' planter adjacent to 24<sup>th</sup> Street that will complement the sign. The final plans shall reflect appropriate spacing of all plant materials and shall indicate irrigation.
4. The final design of the directory sign shall be subject to review and approval by Staff, to be consistent with the DRC-reviewed plans and City zoning code.
5. No other tenant signage is permitted to be located along the 24<sup>th</sup> Street frontage. All "sidewalk signs" and other individual business signs not located directly on the tenant's leasehold space shall be removed.
6. Any new lighting for the sign shall be shielded so as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Department.
7. The monument sign shall be placed in the planter in a manner that affords maximum visibility

to motorists entering and exiting the driveway, and maximum safety to pedestrians.

8. The applicant shall apply for and obtain all necessary building permits prior to beginning construction.

PASSED AND ADOPTED THIS 11th day of December 2001, by the following Roll Call Vote:

AYES: CALLOWAY, MCCARTHY, NICKLAUS, STEINBECK, TASCONA, WARNKE,  
JOHNSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY