

RESOLUTION NO.: 03-040
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 03-006
(SKY RIVER RV - POLE SIGN)
APN: 009-851-005

WHEREAS, Dutch Sawyer on behalf Sky River RV Sales and Service, has filed Conditional Use Permit 03-006 to install a 23 foot high pole sign at 2525 Theatre Drive, and

WHEREAS, Section 21.19.070.C.5 of the Zoning Code allows the construction of highway oriented signs in the geographic area of Highway 101 and Highway 46 West, and

WHEREAS, the subject site is located on Theatre Drive which is within the allowable geographic area subject to the approval of a Conditional Use Permit, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 13, 2003 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use applied for, will not, under the circumstances of the particular case, 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 Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 03-006 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The subject sign shall be constructed so as to substantially conform with the attached Exhibits:
 - A Site Plan (Pole Sign Location)
 - B Pole Sign Elevations

2. Conditional Use Permit 03-006 would allow the use of one 23 foot high pole sign, with a sign area that does not exceed 96 square feet in area. The final sign review including the addition of adding "Sales, Parts, Service" shall be reviewed by the DRC.

3. In the event of a change of business at this location, the new business may only propose re-use of the pole sign if it can be determined that the nature of the business meets the intent of the highway-oriented sign district for being related to the traveling and/or freeway customer, or serving a regional need. The DRC must make such a finding in conjunction with a review and consideration of sign face change.
4. The sign shall be located so that no portions extend beyond property line.
5. This use permit approval shall expire on May 13, 2005 unless a time extension request is filed with the Community Development Department prior to expiration. Once the use permit has been exercised, the use permit shall be an on-going entitlement of the property, provided all conditions of approval are met as established through this resolution.
6. Any site specific condition imposed by the Planning Commission in approving this project (sign) 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.

PASSED AND ADOPTED THIS 13th day of May, 2003 by the following roll call vote:

AYES: Calloway, Ferravanti, Flynn, Johnson, Kemper, Warnke

NOES:

ABSENT: Steinbeck

ABSTAIN:

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

darren/CUP 03-006/ Res