

RESOLUTION NO.: 04-087
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE MISC 04-006
(YAGUDA)
APN: 009-154-016

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, Joshua Yaguda has filed an application for approval of a six-tenant directory monument sign for property located at 806 Park 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 July 13, 2004, to consider the facts as presented in the staff report and development application, and

WHEREAS, the sign is consistent with the architecture of the building, and with the Downtown Design Guidelines for the area, and is similar to other approved signs in the City, 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 MISC 04-006 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	Sign Elevation and Photo
B	Site Plan

2. The approval of MISC 04-006 authorizes the construction of one (1) non-illuminated double-sided multi-tenant directory sign to be placed on private property at 806 Park Street.
3. 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.
4. The applicant shall apply for and obtain all necessary building permits prior to beginning installation.

PASSED AND ADOPTED THIS 13th day of July 13, 2004, by the following Roll Call Vote:

AYES: MATTKE, KEMPER, STEINBECK, JOHNSON, FERRAVANTI, HAMON AND FLYNN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY