



CITY OF ATASCADERO

ADMINISTRATIVE HEARING NOTICE OF ACTION

Item 1

Department: Community
Development
Date: 12/08/2025

TO: Phil Dunsmore, Administrative Hearing Officer
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Sam Mountain, Assistant Planner
SUBJECT: A-1 Pest Management Sign

RECOMMENDATION:

The Administrative Hearing Officer approve Administrative Use Permit USE25-0063, allowing the installation of a sign exceeding Municipal Code size standards at 7615 El Camino Real, based on findings and subject to conditions of approval.

DISCUSSION:

PROJECT SUMMARY

The applicant, A-1 Pest Management, requests a design exception to allow the installation of a 33 square-foot wall sign for an office at 7615 El Camino Real, where the Municipal Code would otherwise only allow a 22.25 square-foot sign.



ANALYSIS

The subject property is a 0.18-acre lot in the Commercial Professional (CP) zone that contains a legal nonconforming residence and a small office suite currently occupied by A-1 Pest Management. The occupants are proposing one wall sign facing the street and no other signage on the site. The sign is currently installed and a permit will be sought to legalize the sign. During the permit pre-review process, it was noted that the sign exceeds Municipal Code wall sign size standards and requires approval of an AUP. The wall sign contains channel-lit three-dimensional

letters and the company logo on an unlit white background and would be the only commercial sign on the property.

The Atascadero Municipal Code allows a maximum aggregate of 150 square-feet of sign area on commercial buildings, with wall signage limited to 1 square-foot of wall sign per linear foot of street or parking lot facing façade. Based on City standards, a wall sign on the street-oriented face of this building would be limited to 22.25 square-feet. The subject sign measures 33 square-feet, exceeding Municipal Code standards by 10.75 square-feet. The Municipal Code allows design and size exceptions for signs to be made with the approval of an Administrative Use Permit subject to the findings below.

FINDINGS:

1. **FINDING:** The sign is consistent with the purposes set forth in Section 9-15.002 (“Intent”).
FACT: The sign is consistent with the intent of the Sign Ordinance. It is reasonable in size and is not designed to be unduly distracting or obstructive.
2. **FINDING:** The opportunity to combine signs for more than one use on a single sign structure has been considered.
FACT: The site contains only one tenant space at this time.
3. **FINDING:** The sign conforms with all other applicable codes and ordinances of the City, including, but not limited to, the Zoning Ordinance, the General Plan and its several elements, and the appearance review guidelines.
FACT: The proposed sign complies with all other applicable codes and ordinances of the City.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Class 11 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15311, which exempts the installation of accessory signs on existing commercial facilities.

CONCLUSION:

- The applicant is requesting a design exception to allow for increased sign area facing El Camino Real.
- The sign meets the intent of the code and all applicable City standards.

CONDITIONS:

1. This approval of Administrative Use Permit USE25-0063 allows the installation of a 33 square-foot wall sign on the southwest, street-facing façade of an existing mixed-use building at 7615 El Camino Real, APN 030-132-032, as depicted and described on the

attached exhibits. This Administrative Use Permit approval authorizes oversized signage solely for the A-1 Pest Management tenant and shall remain valid under continued operation of the same business. It shall automatically expire upon termination or change of the business occupying the tenant space and does not run with the land.

2. Any additional signage shall be subject to review and approval through the construction permit process and shall comply with all requirements of the Municipal Code, except as may be otherwise authorized through an approved Administrative Use Permit or other applicable entitlement.
3. The approval of this entitlement shall become final and effective for the purposes of issuing building permits fourteen (14) days after the Administrative Hearing Officer's action unless an appeal is made in accordance with the Atascadero Municipal Code.
4. Approval of this entitlement shall be valid for six (6) months after its effective date. At the end of the period, the approval shall expire and become null and void unless building permits have been issued and finalized for the sign, or the project has received a time extension consistent with the Atascadero Municipal Code.
5. The Community Development Department shall have the authority to approve minor changes to the project that result in a superior site design or appearance.
6. The Applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this Administrative Use Permit.

ACTION:

☒ APPROVE

☐ APPROVE AS MODIFIED

☐ DENY

☐ CONTINUE TO ALLOW _____

SIGNED:  Signed by:
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12/9/2025

Phil Dunsmore, Administrative Hearing Officer

Date

ATTACHMENT(S):

1. Project Plans



Customer Name: RICHARD HATFIELD

Dimensions: 127" X 36"

Sign Type: 3D ACRYLIC FRONT-LIT SIGN

FINAL DESIGN APPROVAL



MOCKUP



CUTTING ARTWORK

Any questions or concerns? **CONTACT US**

☎ +1 914 303 1803

✉ info@signize.us

