

## **\* COVID-19 NOTICE \***

**Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the AUP Meeting will not be physically open to the public and Planning Staff will be teleconferencing into the meeting.**

### **HOW TO SUBMIT PUBLIC COMMENT:**

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to [aup-comments@atascadero.org](mailto:aup-comments@atascadero.org) by 5:00 pm on the day before the meeting. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Zoning Administrator's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Administrative Use Permit agendas and staff reports may be viewed on the City's website: [www.atascadero.org](http://www.atascadero.org). Final Action Reports will be available after the meeting, and upon request from the Community Development Department.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). All documents submitted by the public during AUP meetings that are either read into the record or referred to in their statement will be noted in the audio recording and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours by appointment request, or once City Hall is open to the public following the termination of the Shelter at Home Order.



# CITY OF ATASCADERO

## COMMUNITY DEVELOPMENT DEPARTMENT

### Administrative Use Permit Hearing **A G E N D A**

The City of Atascadero's Zoning Hearing Officer will hold a public hearing at **9:00 a.m.** or later on **Thursday, April 23, 2020** at City Hall to consider the following project. The meeting will be available by teleconference:

1. **11300 VIEJO CAMINO, USE20-0018;** The project is an application to allow two new monument signs. **(Bordeaux Apt. Complex/Signcraft)**  
*(Mariah Gasch, Assistant Planner)*

PLEASE NOTE: Any court challenge to the actions taken at the public hearing may be limited to considering only those issues raised at the public hearing described in this notice or in written correspondence to the City of Atascadero at, or prior to, the public hearing.

Any decision of the Hearing Officer is final unless appealed to the Planning Commission within 14 days of the action. Any person aggrieved by the decision may file an appeal. Appeal forms are available in the Community Development Department or on the City's website ([www.atascadero.org](http://www.atascadero.org)). The fee for filing an appeal is \$786 and must accompany the appeal documentation.



# CITY OF ATASCADERO

## COMMUNITY DEVELOPEMENT

### Administrative Hearing Agenda Report

ITEM # 1

**FROM:** Mariah Gasch

**MEETING DATE:** 4/23/2020

**FILE NUMBER:** USE 20-0018

**PROJECT ADDRESS:** 11300 Viejo Camino

**SITUATION:** The applicant, Signcraft, is proposing two new identical monument-style neighborhood identification signs measuring approx. 4.5 feet by 8 feet each, at the Bordeaux Apartment complex. The Atascadero Municipal Code 9-15.008 limits neighborhood identification signage to one sign per arterial/ collector frontage. The applicant is requesting an exception to allow two signs along Viejo Camino, a collector road. The applicant is also requesting an exception to the base height, which is proposed to be approximately 8.5 inches. AMC 9-15.008 states that neighborhood identification signs shall have a base with a minimum height of one foot.

**EVALUATION:** Sign #1 is proposed at the entryway corner where Maduro Lane intersects Viejo Camino Road. Sign #2 is proposed at the entryway corner where Bocina Lane intersects Viejo Camino Road. The signs are identical and are approximately 4.5 feet tall and 8 feet wide. The monument structure has a stone-covered façade while the sign itself has a grey stucco finish. The signs will replace two existing freestanding signs. However, staff cannot locate permits for these and has added a condition that these be removed prior to scheduling the final inspection for the building permits. The sign face itself is approximately 6 feet by 3.5 feet for a total of almost 22 square feet.

The height of the base is approximately 8.5 inches and matches the surrounding buildings on the property. Atascadero Municipal Code (AMC) 9-15.008 states that neighborhood identification signs shall have a base with a minimum height of one foot. The proposed base is approximately 3.5 inches shorter than what is required by the Municipal Code. The base height that the applicant has proposed is proportional to the rest of the sign. Staff supports approving an exception to the base height to meet the height the applicant proposes. The existing landscaping around the locations of the proposed signs is minimal. Staff has added a condition that the owner plant additional drought-tolerant landscaping around the base of each sign. The applicant is not proposing any lighting for the signs.

**RECOMMENDATION:** Staff recommends the Administrative Hearing Officer approve Use 20-0018 to approve the request to allow up to two signs along the frontage of 11300 Viejo Camino Road with conditions of approval.

ENVIRONMENTAL DETERMINATION

- ☒ Categorical Exemption CEQA – Guidelines Section 15311  
☐ Statutory Exemption §§ 21000, et seq & \_\_\_\_\_  
☐ No Project – Ministerial Project

### **Findings**

AMC 9-15.011 requires the Hearing Officer to make the following 4 findings:

1. *The need for such signing is based on the purposes set forth in Section 9-15.002;*

The proposed signs accomplish three of the required purposes. Section 9-15.002 (b) describes the purpose to “encourage the effective use of signs as a means of communication in the City and reduce possible traffic and safety hazards from confusing or distracting signs.” Section 9-15.002(c) describes the purpose of implementing “quality sign design standards that are consistent with the City’s General Plan, Zoning Ordinance and Appearance Review Guidelines” Finally, Section 9-15.002 (i) describes the purpose of regulating “signs in a manner so as not to physically interfere with or obstruct the vision of pedestrian or vehicular traffic.”

2. *The opportunity to combine signs for more than one (1) use on a single sign structure has been considered;*

The proposed signs are located at each entrance to the Bordeaux Apartment complex. They provide clear direction for those traveling on Viejo Camino.

3. *For freeway-oriented signs, the sign area and height are the minimum needed to achieve adequate visibility along the freeway due to highway ramp locations and grade differences; and*

The proposed signs are not freeway oriented.

4. *Conformance with all other applicable codes and ordinances of the City, including, but not limited to, the Zoning Ordinance, General Plan and its several elements, and the appearance review guidelines. (Ord. 604 § 2, 2016)*

Improving the appearance and character of Atascadero, including signage, is a Framework Principle of the General Plan. These signs in this zoning district are appropriate for the desired appearance and character of the City.

### **Conditions**

1. Building permits shall be obtained prior to installation of the signs. Property owner’s permission shall be obtained in writing and submitted to City prior to issuance of permit(s).
2. The design and location of each sign shall be consistent with what is shown in Attachments 1 and 2.
3. Building permit shall identify new drought tolerant landscaping with irrigation around the base of the sign to the satisfaction of the Community Development

Department. All proposed landscaping shall comply with the States's water efficiency regulations.

4. All existing unpermitted signs on the site shall be removed prior to scheduling a final building inspection.
5. All signs shall be located outside of the area required for safe sight distance.

### **Code Requirements**

1. AMC 9-15 (Sign Ordinance)
2. AMC 9-1.112 Administrative Use Permit

### **Action:**

- ☐ Approve
- ☐ Approve as modified
- ☐ Deny
- ☐ Continue to : \_\_\_\_\_ to allow \_\_\_\_\_

- ☐ Continue indefinitely to allow: \_\_\_\_\_

\_\_\_\_\_  
Hearing Officer

**Attachment 1: Location Map**  
**USE 20-0018**

**Site Plan**



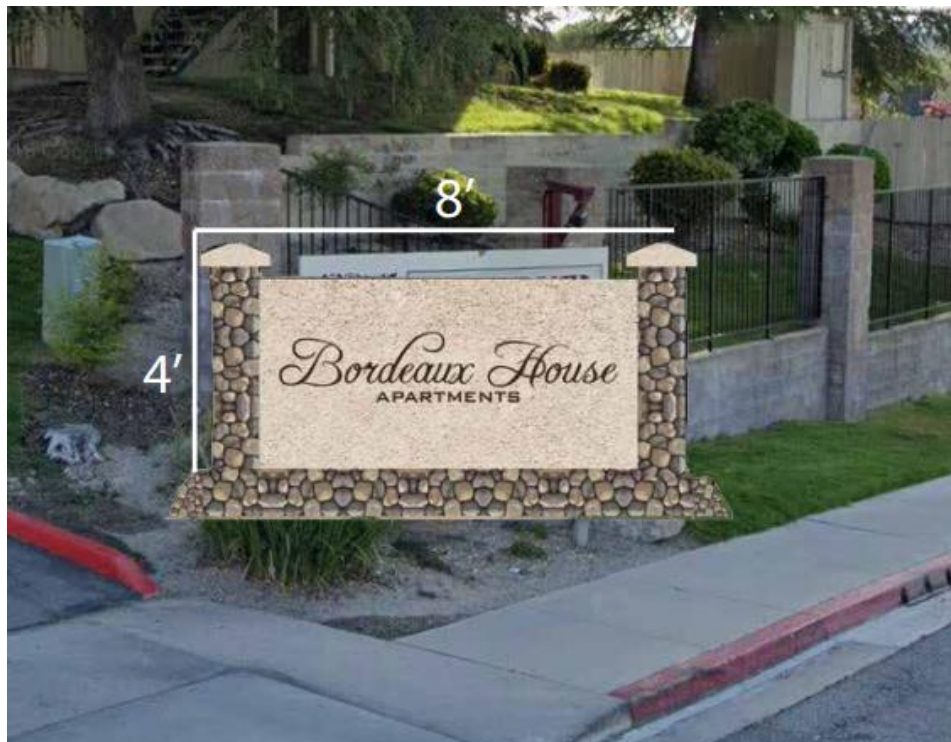


**Attachment 2: Proposed Signs**  
**USE 20-0018**

**Proposed Sign #1**



**Proposed Sign #2**



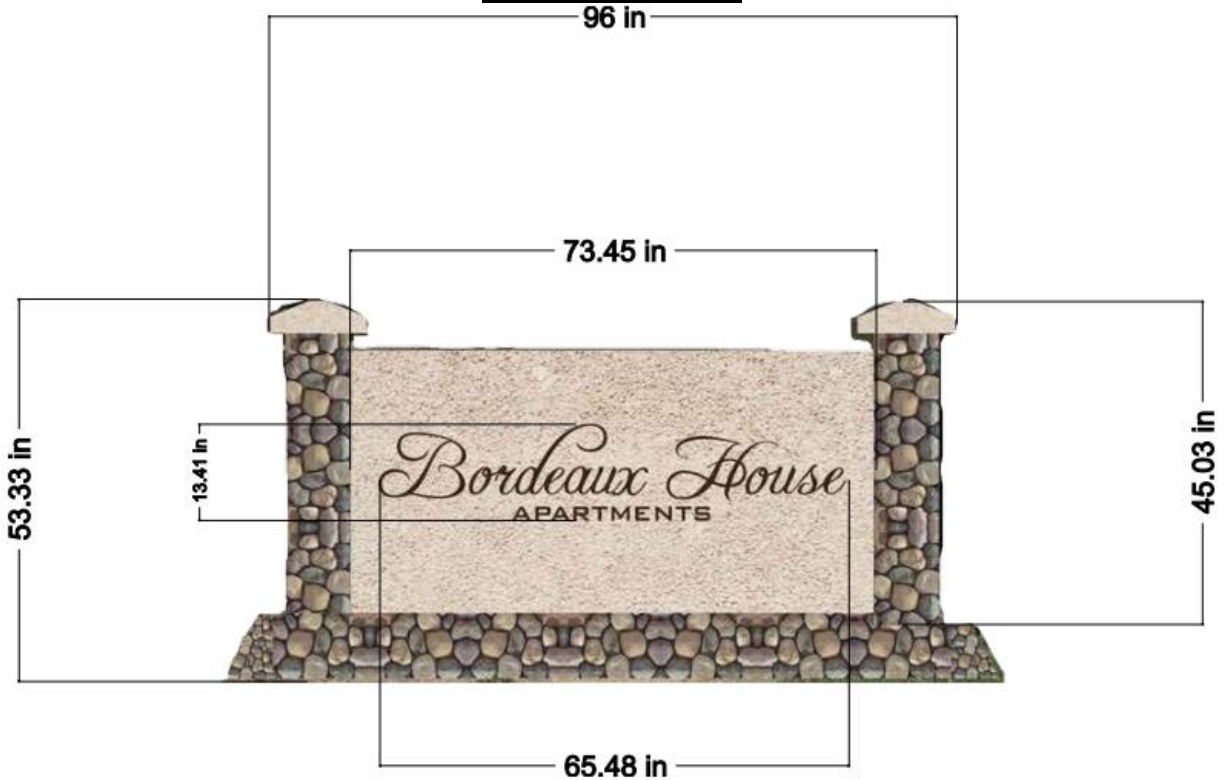
Letter Dimensions

86'

17.5'

*Bordeaux House*  
**APARTMENTS**

Sign Dimensions





**Attachment 3: Site Photos**  
**USE 20-0018**

Existing Sign # 1 (to be removed)



Existing Sign #2 (To be removed)

