



ADMINISTRATIVE USE PERMIT HEARING

In accordance with City Council Resolution No. 2022-044 and the requirements of AB 361, the Administrative Use Permit Meeting will not be physically open to the public and Staff will be teleconferencing into the meeting.

HOW TO OBSERVE THE MEETING:

To maximize public safety while still maintaining transparency and public access, you may join the Zoom webinar from your computer, tablet, or smartphone by visiting:

To join the virtual hearing: (No passcode required)

<https://us02web.zoom.us/j/84567568854?pwd=UytsbTU1OVb3N2JYQVVJQmlMT1FaZz09>

Webinar ID: 845 6756 8854

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to participate in live public comment through the Zoom platform using the link above or by calling the number below to listen and provide public comment via phone.

US: +1 (669) 900-6833 (and use *9 to raise your hand to speak)

If you wish to provide written public comment, please email your comments to aup-comments@atascadero.org by 5:00 pm the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be forwarded to the Zoning Administrator and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as a part of the administrative record of the meeting but will be forwarded to the Zoning Administrator the next business day. ***Please note, email comments 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 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. 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. 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.



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

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

MEETING WILL BE HELD VIRTUALLY

The City of Atascadero's Zoning Hearing Officer will hold a VIRTUAL public hearing at **10:00 a.m. on Wednesday, August 3, 2022** at City Hall to consider the following project:

1. **6700 EL CAMINO REAL B (USE22-0064)**

The application is to request an exception to exceed the maximum sign size allowed on APN 030-192-019 for Tyndall Tile. Staff recommendation is to approve the signage with conditions. (*Mariah Gasch, Associate 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). The fee for filing an appeal is \$806 and must accompany the appeal documentation.



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT

Administrative Hearing Agenda Report

ITEM # 1

FROM: Mariah Gasch

MEETING DATE: August 3, 2022

FILE NUMBER: USE22-0064

PROJECT ADDRESS: 6700 El Camino Real Suite B

SITUATION:

The applicant, Tyndall Tile, is proposing two new wall signs in the Downtown Commercial (DC) zoning district. These will be the only signs for the business at 6700 El Camino Real Suite B. Tyndall Tile has already obtained a business license for this location in suite B. The proposed sign facing El Camino Real (sign "A") is eight feet long and four feet tall (8' x 4') for a total of 32 square feet. The sign is centered above the business's front window. The length of the building façade with the proposed sign is approximately 87 feet. A second sign is proposed facing the City's plaza adjacent to La Plaza (Sign "B"). This sign is six feet long and four feet tall (6'x4') for a total of 24 square feet. Atascadero Municipal Code 9-15.008 limits wall signage to one square-foot per linear foot of building frontage with a total combined maximum of 50-square-feet per tenant space in the Downtown Commercial zoning district. Since the proposed sign for Tyndall Tile is 6 square feet above the allowed maximum in the Downtown Commercial zoning district, the applicant is requesting the exception in order to increase sign visibility from the surrounding areas.

EVALUATION:

The total aggregate signage area for the business is proposed to be 56 square feet with the two signs proposed. The wall signs would help identify and promote this business and would be consistent with existing signage in the area. In addition, this building is set back a considerable distance from the adjacent rights-of-way. Larger signage will increase visibility from the public way as well as from the adjacent plaza. The proposed sign design is also proportionate to the existing building wall.

RECOMMENDATION:

Staff recommends the Administrative Hearing Officer approve USE22-0064 to allow the signage as proposed.

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 sign is consistent with the purposes set forth in Section 9-15.002;*

The proposed signs help meet needs that are based on the following purposes outlined in section 9-15.002 of the AMC. Section 9-15.002(a) intends to “Maintain and improve the aesthetic environment and overall community appearance to foster the City’s ability to attract sources of economic development and growth.” Section 9-15.002(c) intends to “implement quality sign design standards that are consistent with the City’s General Plan, Zoning Ordinance and Appearance Review Guidelines;” and Section 9-15.002(e) intends to “minimize possible adverse impacts of signs on private and public property in order to maintain property values and to maintain a positive City image”. Finally, Section 9-15.002(h) intends to “limit the size and number of signs to levels that reasonably allow for the identification of a residential, public or commercial location and the nature of any such commercial business.”

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

The proposed signs are on two different sides of the building. There is no opportunity to combine signs to meet the intent of the two signs.

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 sign is 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)*

The sign conforms with applicable codes and ordinances of the City, including Framework Principles of the General Plan that call for improving the appearance and character of Atascadero through signage. General Plan Policy 1.3 states: “Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.” The proposed sign helps promote the downtown commercial corridor. General Plan Goal LOC 4 states: “Provide for a strong and distinctive Downtown Area.” This sign will help enhance and promote a commercial node in the downtown area, and allow for a unique and distinctive sign design that will help frame street-facing businesses in the downtown commercial zone. Additionally, the proposed sign is in compliance with the City’s appearance review manual guidelines related to signs. Specifically, the sign is in scale and proportion in its visual relationship to the building and surrounding structures, and can be considered harmonious with the building.

Conditions

1. The design and location of the signs shall be consistent with Attachments 2 and 3.

Code Requirements

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

Attachments

- Attachment 1 - Location Map
- Attachment 2 - Proposed Signs
- Attachment 3 - Proposed Elevations

Action:

- Approve
- Approve as modified
- Deny
- Continue to: _____ to allow _____

- Continue indefinitely to allow: _____

Phil Dunsmore, Hearing Officer

Attachment 1: Location Map
USE22-0064

Aerial Map



Attachment 2: Proposed Signs
USE22-0064

Sign A



Sign B



Attachment 3: Proposed Elevations
USE22-0064

Facing El Camino Real



Facing La Plaza

