

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
REVISED STAFF REPORT**



Agenda of:	January 13, 2011 March 24, 2011 <u>April 14, 2011</u>
Item No.:	9
Staff:	Tom Dougherty

SPECIAL USE PERMIT REVISION

FILE NUMBER: S97-0008-R-2/Faith Episcopal Church Monument Sign

APPLICANT: Faith Episcopal Church

AGENT: Angelo Urbani

REQUEST: Revise Special Use Permit S97-0008 to construct one monument sign consisting of two externally illuminated ~~96.43~~ 73.4 square-foot ~~monument signs~~ copy surfaces, joined at one end ~~to show two faces~~ in a triangle design.

LOCATION: On the southwest corner of Country Club Drive and Trinidad Drive in the Cameron Park area, Supervisorial District 1. (Exhibit A).

APN: 119-280-08

ACREAGE: 9.4 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit D)

ZONING: Estate Residential Five-acre (RE-5) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find the project is Exempt from CEQA pursuant to Section 15303(c) of the CEQA Guidelines; and

2. Approve Special Use Permit Revision S97-0008-R-2 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. An analysis of the permit request and issues for consideration are provided in the following sections.

Background: Special Use Permit S97-0008 was approved by the Planning Commission on September 25, 1997 to allow for a three-phase church development facility to be constructed in three phases for the subject parcel (formerly APN 108-410-01). That approval included the following:

Phase 1: One 17, 830 square-foot, 350-seat fellowship building, a 1,200 square-foot freestanding chapel, and a 65-foot bell tower;

Phase 2: One 19,270 square foot, 700-seat sanctuary building;

Phase 3: One 8,882 square-foot education building.

The existing 14,092 square foot multi-purpose fellowship building, a majority of the parking areas, a sewer pump house, a concrete block trash enclosure, a playground, and a courtyard were completed as part of Phase 1 and were approved by (Building Permit 133255 136910 finalized in April of 2003). As stated above, the future phasing was to include a 19,200 square foot sanctuary building, an 9,200 square foot education building, additional parking areas, a bell tower, and a chapel building. The Special Use Permit also authorized a 9-foot wide by 20-foot tall sign to be located at the southwest corner of the encroachment onto Country Club Drive. However, the Church constructed an 8-foot wide by 5-foot, 6-inch (44 square feet) instead which was found by Planning Services to be in substantial compliance with the original Special Use Permit approval (Site Plan Review SPR 06-0041, Building Permit 172416 finalized June 19, 2006).

In February of 2006, Planning staff ~~administratively approved Site Plan Review SPR 06-0041 for~~ found that a 1,200 square-foot shade canopy to be placed over the outside courtyard on the northeast side of the multi-purpose building could be found to be consistent with the original Special Use Permit approval as it would not change the use of the previously approved outdoor patio area. That canopy was then approved by (Site Plan Review SPR 06-0041, Building Permit 171177, finalized in September of 2008).

In April of 2006, Planning staff ~~administratively approved Site Plan Review SPR06-0041-R to~~ allow found that an 8-foot wide by 5.5-foot tall ~~33.6~~ 44 square-foot monument sign to be located at the Southwest corner of the intersection of the primary entrance onto Country Club Drive, although was not equal in size to the Planning Commission approved 22-foot tall by 9-foot wide sign, could be found to be consistent with that approval. That sign was approved by (Site Plan Review SPR 06-0041, Building Permit 172416, finalized in June of 2006).

When the Church purchased the subject parcel, they inherited a sign located along the U.S. Highway 50 boundary that advertised for Apple Hill which measures approximately 20-feet tall by 9-feet wide. They decided to use this existing legal non-conforming sign to advertise the Church. The subject application seeks to replace this sign with a smaller version and the project is conditioned for that sign to be removed.

Faith Episcopal Church did not progress to Phase 2 of the development and proposed to change the design and size of the proposed chapel building with Special Use Permit Revision S97-0008-R-1, ~~which was approved by the Zoning Administrator June 6, 2007 for the subject parcel (formerly APN 119 280 08). The request sought to revise the Special Use Permit to allow a 1,560 square foot triangular building to replace the original proposed 1,200 square foot oval building. The change in design of the structure was also to remove eight of the 184 parking spaces proposed for this development. These Those changes did not occur after approval and no progress had been made within the two-year time frame required by Zoning Code Section 17.22.250 and therefore, the entitlements allowed by the S97-0008-R-1 approval have expired.~~

(Note: All maps and aerial photos included in the Exhibits show a road easement within the subject parcel. In 1999, the County Quit Claimed that easement to the parcel owners. Pursuant to the County Assessor, maps were modified by hand at that time so the current maps do not reflect that change. The correct parcel configuration is shown on the Site Plan in Exhibit E. As of November 18, 2010, the Assessor's Office has begun updating their electronic database to update the subject parcel maps to reflect the correct parcel configuration).

Project Description: Request to revise Special Use Permit S97-0008 to allow the construction of one monument sign consisting of two 8.875 6.67-foot tall by 10.958 11-foot wide (each 96.43 73.4 square feet) copy surfaces, each externally illuminated with a ground mounted light fixture, ~~and each single faced, to create a monument sign~~ attached at one end forming a triangle. The sign is proposed to be constructed of concrete blocks stuccoed with a rust light brown color (PMS 1605U) with raised black aluminum letters to match the existing 33.36 square-foot monument sign located at the Country Club Drive entrance. The subject monument sign would be placed along the southern parcel boundary adjoining the U.S. Highway 50 right-of-way.

Site Description: The subject property is developed with an existing multi-purpose fellowship building, one accessory building, a playground, a covered courtyard and associated asphalted parking areas, landscaping, and trash enclosure. The parcel is gently sloped with a few indigenous oaks but primarily covered in non- indigenous landscape trees in the vicinity of the parking areas. The majority of the site is covered with annual grasses.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	HDR	Faith Episcopal Church
North	R1	HDR	Single family development

South	TC	HDR	U.S. Highway 50
East	R3A	HDR	Church of the Foothills
West	RE-10	AP-BLH	Undeveloped (Bass Lake Hills Specific Plan)

The Faith Episcopal Church is bordered by residential development to the north, U.S. Highway 50 to the south, Church of the Foothills to the east, and undeveloped residential property to the west. The proposed addition of the church sign would not appear to have a negative visual impact on the surrounding properties.

General Plan: This Design Review Revision has been reviewed in accordance with General Plan policies. The General Plan designates the project site as High Density Residential (HDR). The proposed monument sign would not result in any inconsistencies with applicable General Plan policies and would be compatible in design and size to monument signs in the surrounding neighborhood.

Zoning: The project is zoned Estate Residential Five-acre (RE-5) which allows one unlighted sign not exceeding six square feet of message area and eight feet above ground level advertising authorized activities on the premises. ~~Other sign sizes~~ Any larger sized signs and/or additional signs require a Special Use Permit. The maximum height of structures within the RE-5 zone is 45 feet. As a second sign, and since it is larger than permitted, the proposed sign needs a Special Use Permit. The proposed monument sign measures ~~96.43~~ 73.4 square feet per face, and ~~10.9~~ 6.67-foot tall, ~~including the footing~~. The sign will also be located outside the 80-foot PG&E utility easement.

The RE-5 District requires 30-foot setbacks on all yards (sides) and the project is requesting a ten-foot setback from the southern property line. Section 17.16.050 (sign locations) states that *signs may be located on the required yards or setbacks, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public sign or traffic signal and are not located on nor extend onto or project over public right-of-way without having first obtained a written revocable permit from the director of department of transportation to do so.* The sign is not proposed within a road right-of-way and would not cause any perceived public safety issues.

The proposed project meets the applicable standards contained in Section 17.16 (Signs) and Section 17.28.210 (RE-5 Development Standards) of the Zoning Ordinance. As proposed and conditioned, the monument sign would be consistent with the Zoning Ordinance.

Agency and Public Comments: The following agency provided comments on this application.

Cameron Park Design Review Committee (CPDRC): The CPDRC reviewed the application at their meeting of May 24, 2010. The committee found that the original submitted sign was too tall and recommended that it be reduced 12 inches in height. The applicants responded by revising the sign design to include their recommendations and that redesign is the Elevation included as Exhibit F. The CPDRC comments are attached as Exhibit G.

The following agencies were solicited for comments and either did not respond or responded they had no recommended Conditions of Approval:

Caltrans District 3
Cameron Park Fire District
El Dorado County Building Services
California Department of Transportation
Pacific Gas & Electric

ENVIRONMENTAL REVIEW

This Special Use Permit Revision has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303(c) of the CEQA Guidelines which states that “construction and location of limited numbers of new, small facilities or structures” are exempt from further environmental review. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor’s Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Sign construction, color and elevation plan
Exhibit G	Cameron Park Design Review Committee comment letter dated May 24, 2010
Exhibits H-1 to H-3	Site Visit Photos
Exhibits I-1 and I-2	Aerial Site Photos

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit Revision S97-0008-R-2/Faith Episcopal Church Monument Sign
Planning Commission/~~January 13~~ March 24 April 14, 2011

Planning Services

1. The authorization for the construction of the monument sign church facility, allowed by this Special Use Permit Revision is based upon and limited to compliance with the project descriptions and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the described approval will constitute a violation of the permit approval and may subject the authorized activities to revocation hearings.

The approval of S97-0008 consisted of the following Conditions that specifically described that project approval: by the Planning Commission on September 25, 1997 permitted the following structures that exist today. :

- ~~1.a.~~ The phasing, location, and design of structures and uses shall conform to the approved site plan and elevations (Exhibits ~~E~~, F, G, I, and J from the S97-0008 Staff Report) submitted to and approved by the Planning Commission.

- 1) The approved phases include the following:

Phase 1: One 17,830 square-foot, 350-seat fellowship building, a 1,200 square-foot freestanding chapel, and a 65-foot bell tower;

Phase 2: One 19,270 square foot, 700-seat sanctuary building;

Phase 3: One 8,882 square-foot education building.

- 2.b. The colors of the structures, including trash enclosure and freestanding sign, shall conform to the Material Sample Board (Exhibit K from the S97-0008 Staff Report) approved by the Planning Commission.

- ~~c)~~ The 14,092 square foot multi-purpose fellowship building and a 50-foot by 70-foot exterior courtyard (Building Permit 136910); and

- ~~d)~~ The parking areas as shown in Exhibit E of the S97-0008-R-2 Staff Report including a total of 184 spaces of which 11 are handicap accessible spaces and 12-foot tall pole lights (Building Permit 136910); and

- e) One 25-foot by 15-foot sewer pump station building (Building Permit 136910);
and
- f) One 15-foot by 15-foot by 6-foot tall concrete block trash enclosure (Building
Permit 136910); and
- g) One 1,200 square-foot shade canopy located over the existing outside courtyard
adjoining the fellowship building on the east side (Site Plan Review SPR 06-
0041, Building Permit 171177); and
- h) One 8-foot wide by 5.5-foot tall (44 square-foot) monument sign located at the
northwest corner of the encroachment onto Country Club Drive (Site Plan Review
SPR 06-0041, Building Permit 172416).

(Note: S97-0008-R-1 has expired).

The S97-0008-R-2 project approval allows for the construction of one monument sign
consisting of two ~~8.875~~ 6.67-foot tall by ~~10.958~~ 11-foot wide (each ~~96.43~~ 73.4 square
feet) ~~monument sign faces copy surfaces~~, each externally illuminated with a ground
mounted light fixture, ~~and each single faced~~, attached at one end forming a triangle on
the parcel identified by Assessor's Parcel Number 119-280-08. The sign shall be
constructed of concrete blocks on a concrete footing with "PMS 1605U" rust brown
colored stucco finish accented with a concrete gray colored base with raised black
aluminum letters, as shown in Exhibit F of the S97-0008-R-2 Staff Report. The subject
monument sign shall be placed along the southern parcel boundary adjoining the U.S.
Highway 50 right-of-way as shown in Exhibit E of the S97-0008-R-2 Staff Report.

- 2. Project improvements shall be completed in conformance with the plans submitted and in
conformance with the conditions of approval herein and shall substantially comply with
Exhibits E and F of the S97-0008-R-2 Staff Report. The Development Services Director
or designee may approve minor modifications to an approved project where he or she
finds the change:
 - a. Is in substantial conformance with all applicable provisions of Title 17 of the
County Code;
 - b. Does not involve a feature of the project that was specifically addressed in the
conditions of approval, mitigation measures, or findings for approval of the
project;
 - c. Does not result in substantial expansion of the project; and
 - d. Does not substantially alter the original approval action.
- 3. Prior to commencement of any use authorized by this permit, the applicant shall provide
a written description, together with appropriate documentation, showing conformance of
the project with each condition imposed as part of the project approval. The applicant
shall also schedule an inspection by Planning Services for verification of compliance with

applicable Conditions of Approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.

- ~~34.~~ The applicant shall obtain all necessary permits from ~~the El Dorado County Building Services Department, Environmental Health Department, and the Department of Transportation.~~
- ~~4.~~ The applicant shall satisfy all necessary requirements of the Cameron Park Fire Department as identified through the Building Department plan check process. Fire hydrant(s) shall be installed in compliance with the provisions of the U.F.C. Section 10.301 (e), in a location acceptable to the Cameron Park Fire Department. A letter from the fire department shall be submitted to the Planning Department verifying that all fire department requirements have been met or are shown on the building permit plans.
- ~~5.~~ The parking area improvements shall conform to the site plan and to Chapter 17.18 (Off-Street Parking and Loading) of the County Zoning Ordinance.
- ~~65.~~ All outdoor lighting shall be no more than 12 feet high, totally diffused, with a minimum of one light each located on each side of the entry/exit apron. The bell tower shall be lighted with recessed lights located in the top of the base of the tower pointing upward. No lights are approved on the "activity field." All outdoor lighting shall be located and designed to prevent glare onto adjoining residential parcels and Highway 50. The ground mounted sign lighting shall conform to El Dorado County General Plan Policy 2.8.1.1 and Zoning Code Section 17.14.170 and shall be fully shielded so no light shines off or past the sign surface. The light illuminating the sign shall be set on a timer to turn off at 10:00 pm every day. Compliance to these requirements shall be clearly documented on the applicable plan set submitted at the time of building permit review. At any time, should Planning Services determine that the installed lighting is non-compliant for any reason, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Planning Services.
- ~~7.~~ The interior and exterior noise levels of all proposed buildings shall not exceed the minimum standards as indicated on Table 6-1, Chapter 6 Public Health, Safety, and Noise Element, page 114, of the El Dorado County General Plan (Exhibit L attached).
- ~~86.~~ Improvement plans ~~within and adjacent to the PG&E easement~~ for the subject monument sign shall be submitted to PG&E for their review and approval because of the adjacency to their utility easement. The applicants shall provide Planning Services with proof of the approval of the plans by PG&E prior to issuance of a Building Permit.
- ~~97.~~ All grading, trenching, and erosion control, ~~including driveway construction,~~ shall be in compliance with the requirements of Chapter 15.14 of the El Dorado County Code (Grading, Erosion and Sediment Control Ordinance). ~~Grading shall be constructed to protect the trees shown as being protected on site plan Exhibits E and H.~~

- ~~108. Landscaping is subject to review and approval by the Planning Department for conformance with the Water Conserving Landscape Standards required in Board of Supervisors Resolution No. 69-93. The process requires a \$100 application fee and certification from the project's landscape architect or other acceptable professional. All landscaping shall be consistent with the approved final landscape plan and shall comply with Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit. Any modifications of the approved landscaping plan shall require Planning Services review and approval prior to modification.~~
- ~~11. All proposed landscaping within Phase I and within 30 feet of the south boundary line of the entire parcel shall be installed with the first phase.~~
- ~~12. A trash enclosure must be constructed with the first phase of the project and shall be located in the area at the westerly side of the project as shown on Exhibit F.~~
- ~~13. No roof mounted equipment is allowed.~~
9. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.
10. The authorizations enabled by this Special Use Permit Revision shall become null and void if not initiated and diligently pursued by the applicant in good faith within two years from the date of the Notice of Decision.
11. Prior to final occupancy being issued, an on site inspection confirming compliance with Conditions of Approval shall be required. The applicant shall notify Planning Services in writing after all conditions have been satisfied to schedule this inspection.
12. Any future signage that is proposed for the site shall require a revision to this approved Special Use Permit or the submittal of a sign specific Special Use Permit application. The existing two-pole banner sign located along Country Club Drive, and the wooden sign located along the south boundary, both shown and labeled in Exhibit H-3, shall be removed prior to issuance of final occupancy inspection for the subject monument sign. The applicants shall schedule a site visit with Planning Services for confirmation of their removal prior issuance of final occupancy inspection for the subject monument sign.
- ~~14. A storm drainage plan must be submitted to the Department of Transportation for review and approval prior to commencement of any work on the project site.~~
- ~~15. Comply with APCD Rule 233-Fugitive Dust, Rule 224-Cutback and Emulsified Asphalt~~

~~Paving Materials, and Rule 502-General Conformity.~~

- ~~1613.~~ 1613. ~~If human remains are discovered at any time during construction, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the developer shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the Faith Episcopal Church, the archaeologist and the Planning Department, shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the Faith Episcopal Church and shall be subject to review and approval by the County Planning Department. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.~~

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

- ~~17.~~ 17. ~~The Caltrans freeway right of way fence must be upgraded from its current 4 5 foot rural standard to the 6 foot chain link urban standard in Phase I. Any work in the highway right of way or to the fence requires an encroachment permit from Caltrans.~~
- ~~18.~~ 18. ~~The applicant shall execute and record an agreement that shall run with the use of the land and be binding on future owners, to indemnify, defend, and hold harmless the County of El Dorado, its officers, employees, and agents, from any loss or liability arising out of electromagnetic frequencies emanating from utility lines in the PG&E easement, or from particulate matter emanating from U.S. Highway 50.~~
- ~~1914.~~ 1914. ~~The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to Building Services for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards.~~

- ~~20. The applicant shall be subject to the grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.~~
- ~~21. The project shall be subject to the county road impact fee (RIF) of \$1.30/square foot. Pursuant to Resolution No. 175-96, said fee shall be due upon the issuance of a certificate of occupancy. If prior to application for a building permit for said project a revised fee is established, such revised amount shall be paid.~~
- ~~22. The project shall be subject to the state system infrastructure traffic mitigation (TIM) fee of \$ 0.47/square foot. Pursuant to Resolution No. 202-96, said fee shall be due upon the issuance of a certificate of occupancy. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.~~
- ~~23. The project will require one encroachment permits, Standard Plan 103G with a fee of \$273.~~
- ~~24. The project will require full frontage improvements of Country Club Drive, to include curb, gutter, and sidewalk in accordance with Standard. Plan 101B.~~
- ~~25. Country Club Drive shall be widened at the project entrance to allow for construction of a westbound left turn lane with appropriate stripping.~~
- ~~26. The project may require dedication of right of way to allow for the construction of the westbound left turn lane.~~
- ~~27. The entire project site shall be rough graded as a part of Phase I. Project site work, including all parking, aisles, and emergency access drive, with the exception of Phase II parking and improvements, shall be constructed with Phase I development. At such time Phase II and Phase III improvements are required, improvements plans shall be submitted to the Department of Transportation for their review and approval.~~
- ~~28. Minor modifications may be approved by the Planning Director; however, any major modifications will require approval through a public hearing by the Planning Commission.~~
15. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a this Special Use Permit Revision.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

16. The property owner is responsible for complying with all Conditions of Approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner.
17. All Development Services fees for processing this Special Use Permit Revision application shall be paid in full prior to issuance of a Building Permit.

ATTACHMENT 2

FINDINGS

Special Use Permit Revision S97-0008-R-2/Faith Episcopal Church Monument Sign Planning Commission/~~January 13~~ March 24 April 14, 2011

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303(c) of the CEQA Guidelines which states that “construction and location of limited numbers of new, small facilities or structures” are exempt from further environmental review.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The General Plan Land Use Map designates the subject project site as High Density Residential (HDR). A finding can be made that the proposed use is consistent with the General Plan policies and land use map for HDR designations.

No uses would be permitted through this Special Use Permit Revision which would be inconsistent within the HDR land use designation.

3.0 ZONING ORDINANCE FINDINGS

The Zoning Ordinance designates the site as Estate Residential Five Acre (RE-5). As conditioned, and with an approved Special Use Permit, the design and use of the monument sign is consistent with the development standards of the RE-5 zone district.

3.1 The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.

The construction of the monument sign will not create any hazards that would negatively impact the surrounding neighborhood. The replacement of the monument sign is found to comply with the requirements of Section 17.16 and Section 17.28.210 of the Zoning Ordinance.