

Attachment 1

EXHIBIT A – FINDINGS Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

Environmental Determination

- A. The project qualifies for a Class 3 Categorical Exemption, pursuant to State CEQA Guidelines Sections 15303 because it would involve the construction of a new monument sign with an approximate footprint of 250 square feet, and would not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Conditional Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan as the proposed use is an allowed use and, as conditioned, is consistent with all applicable General Plan policies.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation of the proposed project will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed monument sign will result in development that will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on Highland Drive, a collector constructed to a level able to handle any additional traffic associated with the project.

Sign Ordinance Modifications

- G. The maximum allowable sign area of 100 square feet and height of 12 feet is modified to allow for the proposed 24-foot tall monument sign with a 326 square-foot sign area. This modification is appropriate for this particular project for the following reasons:
- i. The size and scale of the sign was determined based on the viewing distance (up to 250 feet away and 60 feet laterally from traffic lane) and factoring in the traffic speed (up to 55 mph);
 - ii. The large size and scale of the sign is intended to create a sense of entry into the city.
 - iii. The project is a community identification sign for the City of San Luis Obispo, which is the largest and most populous city in the county and the economic and political center of the region.
- H. The required 10-foot side setback is modified to allow the monument sign to be located within 1' of the Highway 1 right-of-way. The location for the sign was determined in consultation with Cal Trans to maximize visibility from Highway 1 while minimizing traffic safety concerns.