



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

To: Planning Commission Agenda of: May 9, 2013

From: Peter N. Maurer, Principal Planner Item No.: 8

Date: May 7, 2013

Re: DR08-0006-R/Bob Dog Pizza Sign; TRPA Sign Standards

The staff report for the revision to the sign for Bob Dog Pizza incorrectly stated that the maximum sign height was 7.2 feet. The TRPA Code of Ordinances has two provisions for increases in sign height and size. Staff misread the provision for a 20% increase in area if the lot on which the sign is to be located fronts on a road with a speed greater than 40 MPH. The 20 % increase only applies to sign area (Sec. 38.4.18.) A separate section, 38.8.2.F allows an additional 2 feet of height if the sign is incorporated into a monument base. This is the case for the proposed sign, therefore, the maximum height is 8 feet. The sign meets the TRPA Code of Ordinance standards for sign height.

Revised Findings have been provided to reflect this correction.

ATTACHMENT 2

REVISED FINDINGS

Design Review Revision DR08-0006-R/Bob Dog Pizza Sign Planning Commission/May 9, 2013

ALTERNATIVE 1 – FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines.
- 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, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the Meyers Community Plan as found by the Planning Commission on February 26, 2009. The modification of the sign is not a substantial change to the project.

3.0 ZONING FINDINGS

- 3.1 The proposed sign is consistent with the sign standards of Tahoe Regional Planning Agency Code of Ordinances as to sign area and height.
- ~~3.2 The applicant has relied upon the prior approval of an 8' high sign in developing the plans and specifications for the revised sign, and has expended money in reliance on that prior approval.~~

4.0 DESIGN REVIEW FINDINGS

- 4.1 **The proposed use and design conforms to the General Plan and Zoning Ordinance.**

The revised sign is generally consistent with the Meyers Community Plan (MCP), as the rock material to be used for the base is consistent with the design recommendations of the MCP Design Guidelines, and the guidelines are advisory in nature.

ALTERNATIVE 2 – FINDINGS FOR DENIAL

1.0 CEQA FINDINGS

- 1.1 The proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines.
- 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, 95667.

2.0 GENERAL PLAN AND ZONING FINDINGS

- 2.1 The project is not consistent with the Meyers Community Plan (MCP). The plexiglass or plastic sign is inconsistent with Section 5.a of the Design Guidelines, adopted as a part of the MCP

~~**3.0 ZONING FINDINGS**~~

- ~~3.1 The proposed sign is inconsistent with the sign height standards of Tahoe Regional Planning Agency Code of Ordinances.~~

43.0 DESIGN REVIEW FINDINGS

- 43.1 The proposed use and design does not conforms to the General Plan and Zoning Ordinance.**

The revised sign is inconsistent with Sections 5.a and 5.e of the Meyers Community Plan because the sign face is made of plastic or plexiglass material and is internally illuminated. The Community Plan states that plastic or plex faced signs should not be used and internally illuminated signs not recommended.