

**PLANNING COMMISSION – September 9, 2020
REQUIRED FINDINGS FOR:**

**50 University Avenue, Suite B260
Variance Application V-20-001**

Request for approval for a variance from the Town Code to exceed the maximum allowable sign area and an exception from the Commercial Design Guidelines to exceed the maximum letter height for a wall sign (Sephora) on property zoned C-2:LHP:PD, Located at 50 University Avenue, Suite B260. APN 529-02-044. Property Owner: SRI Old Town LLC. Applicant: Peter Liu.

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Required findings for granting a Variance application to exceed the maximum allowable sign area:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Planned Development Ordinance:

- The project is in conformance with Planned Development Ordinance 2025.

Master Sign Program:

- The project is in conformance with the Old Town Master Sign Program.

Commercial Design Guidelines:

- The proposed signage is consistent with applicable provisions of the Commercial Design Guidelines with the exception of exceeding the maximum letter height for a wall sign in the C-2 District.