

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

SIGN CODE EXCEPTION NO. 21-004

FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 21-004:

1. Sign Code Exception No. 21-004 to allow for a) an additional 100 square feet in signage, split between two new wall signs, on the south elevation of the proposed Children's Building at the Seabreeze Church campus. The proposed signs would be in addition to an existing sign on the north elevation of the Children's Building, which is approximately 80 square feet in size. The two proposed signs are compatible with the character of the area and are needed for special circumstances defined by the applicant, including to provide clarity for the building's purpose and to direct visitors to the Children's Building on the church campus.
2. The proposed signs will not adversely affect other signs in the area. The proposed signs will not obscure views to other signs or businesses in the vicinity and are appropriate signs for a Children's Building on a church campus.
3. The proposed signs will not be detrimental to properties located in the vicinity because the signs will only be visible to pedestrian visitors on the church campus and will not face any public streets or any other adjacent property.
4. The proposed signs will not obstruct vehicular or pedestrian traffic visibility and will not be a hazardous distraction because the signs are located on an existing building that is not visible to the public.

RECOMMENDED CONDITIONS OF APPROVAL – SIGN CODE EXCEPTION NO. 21-004:

1. The site plan and elevations received and dated October 11, 2021 shall be the conceptually approved design.
2. Sign Code Exception No. 21-004 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
3. A Plan Sign Program shall be required for all new, non-exempt signs on the Seabreeze Church campus.