

CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION'S ACTION ON THE FOLLOWING:

(1) DEVELOPMENT PERMIT APPLICATION NO. P19-00359

(2) VARIANCE APPLICATION NO. P19-02282

(3) AND RELATED ENVIRONMENTAL ASSESSMENT

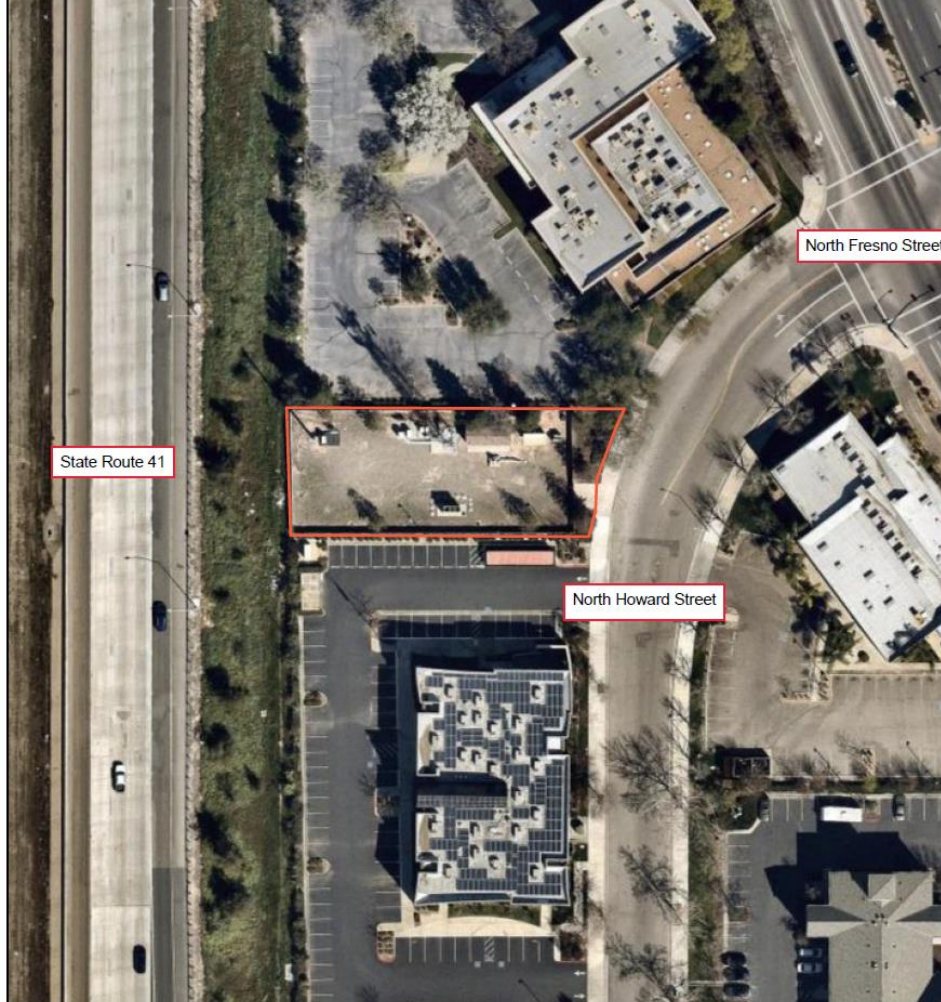
*City Council Hearing
December 5, 2019
Legislative Session*

Variance Findings

	Variance Findings
	Exceptional/Extraordinary Circumstances/Conditions Not Generally Applicable to Other Office-zoned Properties in the Area
	Would Not Constitute a Special Privilege Inconsistent with Limitations of Properties of Other Office-zoned Properties in the Area
	Prevents a Hardship not of the Applicant's or a Predecessor-in-Interest's Actions
	Not Detrimental/Injurious to Area Properties, Public Health, Safety, Welfare
	Consistent with the general purposes and objectives of the Code, Woodward Park Community Plan, and the General Plan

Project and Property Information

- Proposes to construct a 14-foot high by 48-foot wide, double-sided, digital LED billboard on property zoned O/UGM/cz (*Office/Urban Growth Management/condition of zoning*)
- Billboards are permitted on City-owned property, when they are part of a replacement program.
- Requests to vary height limits of the zone district to allow for an 86-foot tall billboard (43% height increase)



Approximately 0.3 acres located on the west side of North Howard Street between Herndon and Alluvial Avenues.

Staff Recommendation

- **APPROVE** Development Permit Application No. P19-00359 subject to compliance with the Conditions of Approval dated August 7, 2019.
- **ADOPT** the Categorical Exemption prepared for Environmental Assessment Application No. P19-00359 and P19-02282; and
- **TAKE ONE OF THE FOLLOWING ACTIONS:**
 - a. **APPROVE** Variance Application No. P19-02282, requesting to vary height standards to allow for an 86-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.
 - or
 - b. **DENY** Variance Application No. P19-02282, requesting to vary height standards to allow for an 86-foot tall, 14-foot high by 48-foot wide double-sided digital LED billboard.