

Planning Commission Meeting – March 17, 2026

SIGN VARIANCE (VAR25-02)

1100 PACIFIC COAST HIGHWAY



Project Site



- C-3 Zone
- 129,736 sq.ft. lot
- Multi-tenant Center

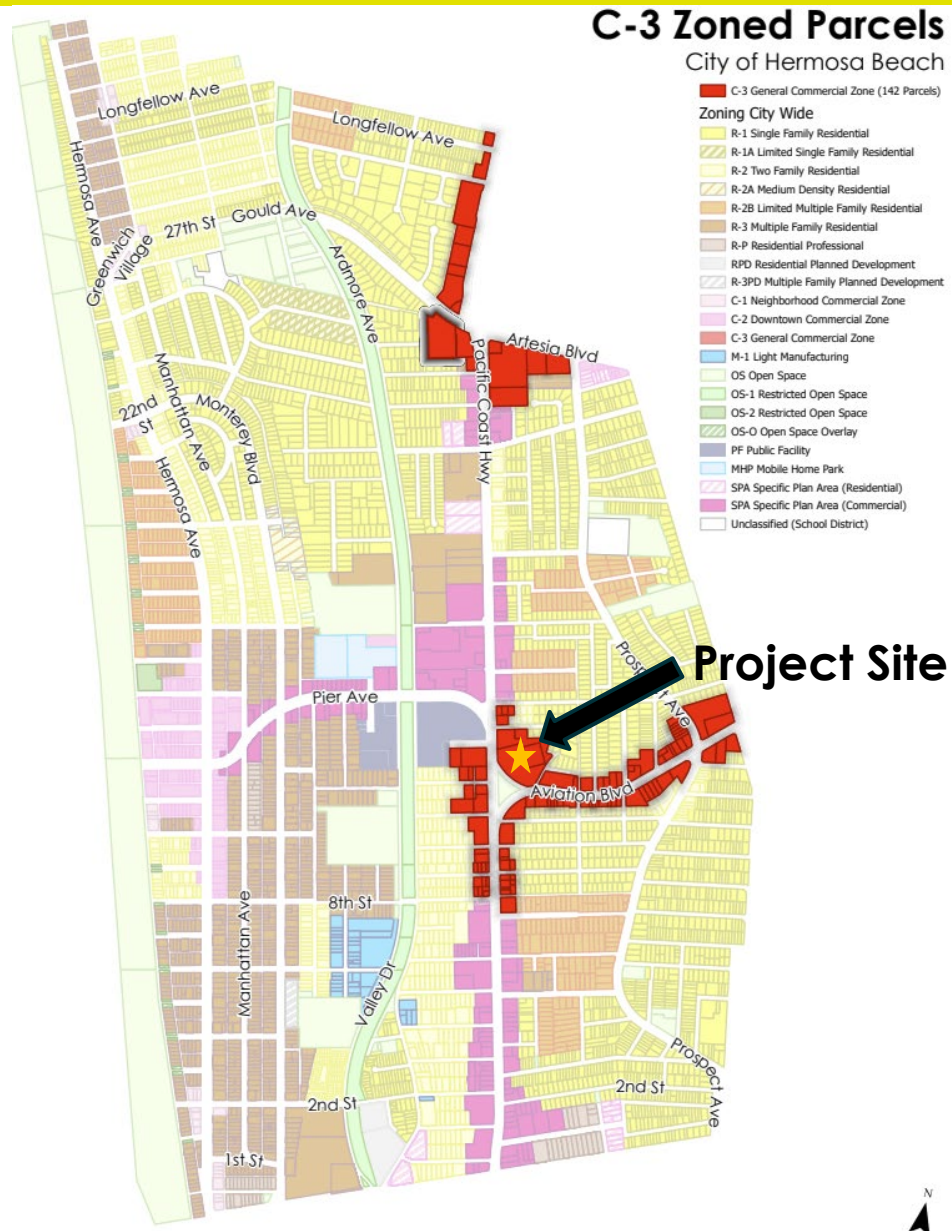
Project Description

- Sign Variance

C-3 Signage Requirement	Request
One (1) wall sign allowed per business	No more than 3 wall signs per business but not to exceed 35 wall signs for the entire building
Allowable sign area based linear frontage of tenant space	10% additional signage



Variance



FINDINGS

1. Does not grant a special privilege inconsistent with the limitation on other properties in the vicinity;
2. Special Conditions and extraordinary circumstances apply to the property and do not apply to other properties; and
3. Does not adversely affect public safety

Sign Variance



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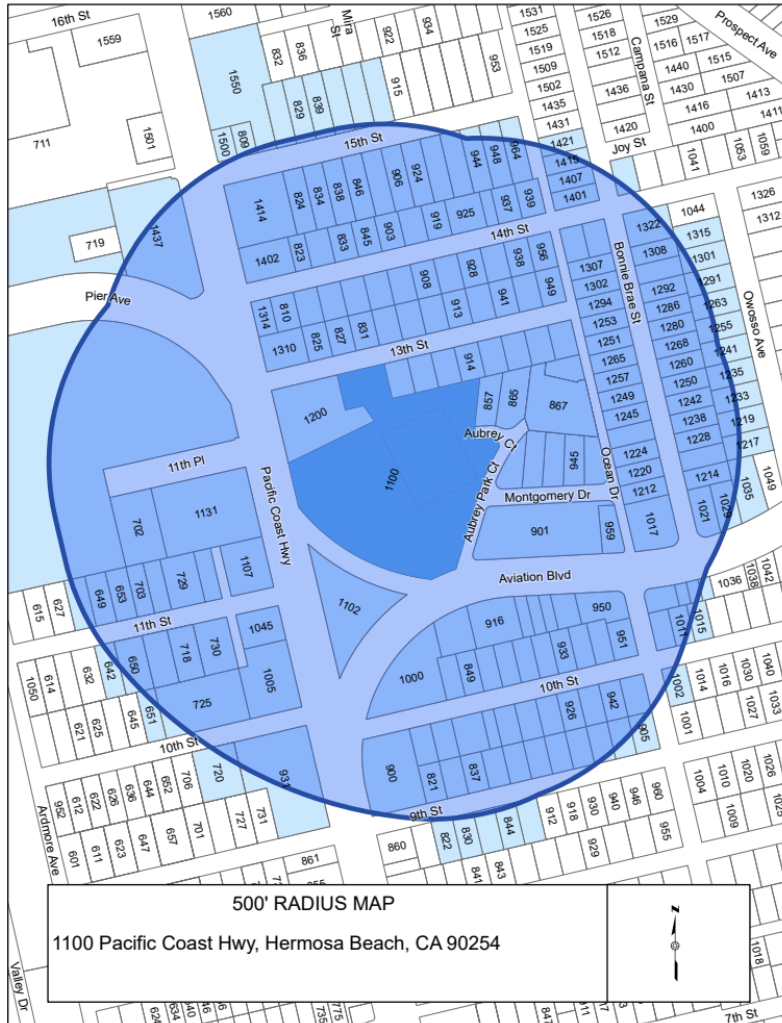
Sign Variance



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CEQA and Public Noticing



CEQA

Section 15311, Class 11, Accessory Structures

PUBLIC NOTICE

- Mailers, 500-foot radius
- Published Ad
- Site Postings



Staff Recommendation

- Adopt Draft Resolution determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) and approve Sign Variance subject to conditions.

THANK YOU!

Contact us.

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