

**SOLANO COUNTY
ZONING ADMINISTRATOR**

Resource Management Staff Report

Application No. SGN-18-01

Meeting of April 18, 2019

Project Planner: Michael Yankovich

Agenda Item No. 3

Applicant:

Mark and Ann Sievers
2625 Mankas Corner Road
Fairfield, CA 94534

Property Owner:

Mark and Ann Sievers
2625 Mankas Corner Road
Fairfield, CA 94534

Action Requested:

Approval of three 5'10" X 2.9' monument signs and two existing building wall signs for the Il Fiorello olive oil company located at 2625 Mankas Corner Road, Fairfield, CA 94534, in the A-SV-20 zoning district.

Site Information:

Size: 14.9 acres

Location: 2625 Mankas Corner Road

APN: 0151-140-040

Zoning: A-SV-20

General Plan: Agricultural

Ag. Contract: N/A

Utilities: N/A

Access: Mankas Corner Road

Adjacent General Plan Designations, Zoning and Existing Land Uses

	General Plan	Zoning	Land Use
North	Agriculture	A-SV-20	Agriculture
South	Agriculture	A-SV-20	Grape Vines
East	Agriculture	A-SV-20	Agriculture
West	Agriculture	A-SV-20	Agriculture

Environmental Analysis: CEQA Section 15311 Accessory Structures (a) On-premise Signs

Recommendation:

The Department recommends that the Zoning Administrator APPROVE Sign Permit application SGN-18-01, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

PROJECT DESCRIPTION

The applicant proposes to install three freestanding monument signs to identify the Il Fiorello olive oil company and recognize the existing two signs on the sides of the agriculture processing building and tasting building. The freestanding signs are in the shape of a bottle and measure approximately 5 feet 10 inches high x 2.8 feet wide, for a total of 12.9 square feet in area. The single sided signs will have a black background with red lettering around the lip of the bottle sign with Il Fiorello in gold vertical

letters. Two of the signs will be located at the southeast and southwest portion of the property to notify motorists that the entrance to the facility parking lot is located ahead off of Mankas Corner Road, a public road. The signs shall be setback a minimum of 25 feet from the property line. The entrance sign will be located along the entrance with additional lettering displaying the operating hours. The additional lettering will comprise 12.5 square feet, for a total of 25.4 square feet.

Additionally, there are two building wall signs. There is a sign on the agriculture processing building wall that houses the olive mill and on the tasting room building that comprise 33.2 square feet. Both signs identify the company and are included in the sign application request. The total sign area for the freestanding and building signs is 58.6.

The sign standards allow one free standing sign, however, due to the topography and the road curvature the applicant is requesting free standing signs along the southwest and southeast areas of property. The Zoning Administrator can approve a request for additional sign area up to 25 percent of the total allowed area. The freestanding signs will be installed a minimum of 25 feet from Mankas Corner Road and will alert motorists of the facility from a sufficient distance to safely and conveniently access the facility.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment.

GENERAL PLAN AND ZONING

The property is zoned Agricultural Suisun Valley-20 (A-SV-20) and has a General Plan designation of Agriculture.

DEPARTMENTAL REVIEW

On November 14, 2018 and January 9, 2019, the sign permit application was reviewed by the Department of Resource Management Development Review Committee. Comments were received from various Divisions of this Department, and recommended conditions of approval have been incorporated herein.

SIGN PERMIT MANDATORY FINDINGS

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Agricultural Suisun Valley – 20 (A-SV-20) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 60 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The proposal includes three 5-foot, 10-inches tall freestanding

signs and two building wall signs totaling 58.6 square feet of sign area. No lighting is proposed for any of the signage at this time.

The sign standards allow one free standing sign, however, due to the topography and the road curvature the applicant is requesting a sign for each, the southwest and southeast areas of property. The freestanding signs will be installed a minimum of 25 feet from Mankas Corner Road and will alert motorists of the facility from a sufficient distance to safely and conveniently access the facility.

2. **The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the character of the existing site.

3. **The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

RECOMMENDATION

Department staff recommends that the Zoning Administrator **ADOPT** the mandatory findings and **APPROVE** Sign Permit Application No. SGN-16-02, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

CONDITIONS OF APPROVAL

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-18-01 filed October 26, 2018 by Mark Sievers and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. The monument sign shall be setback a minimum 25 feet from the private road (easement) to ensure a safe distance from the roadway.

Attachments:

- A- Resolution
- B- Site Plan
- C- Sign Design

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-18-01 of **Mark Sievers** to add three signs along the front of the parcel visible from Mankas Corner Road and recognize two existing building signs at 2625 Mankas Corner Road, 0.4 miles west of the City of Fairfield within the Suisun Valley Agricultural "A-SV-20" Zoning District, APN: 0151-140-040, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 18, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Agricultural Suisun Valley – 20 (A-SV-20) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 60 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The proposal includes three 5-foot, 10-inches tall freestanding signs and two building wall signs totaling 58.6 square feet of sign area. No lighting is proposed for any of the signage at this time.

The sign standards allow one free standing sign, however, due to the topography and the road curvature the applicant is requesting a sign for each, the southwest and southeast areas of property. The freestanding signs will be installed a minimum of 25 feet from Mankas Corner Road and will alert motorists of the facility from a sufficient distance to safely and conveniently access the facility.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

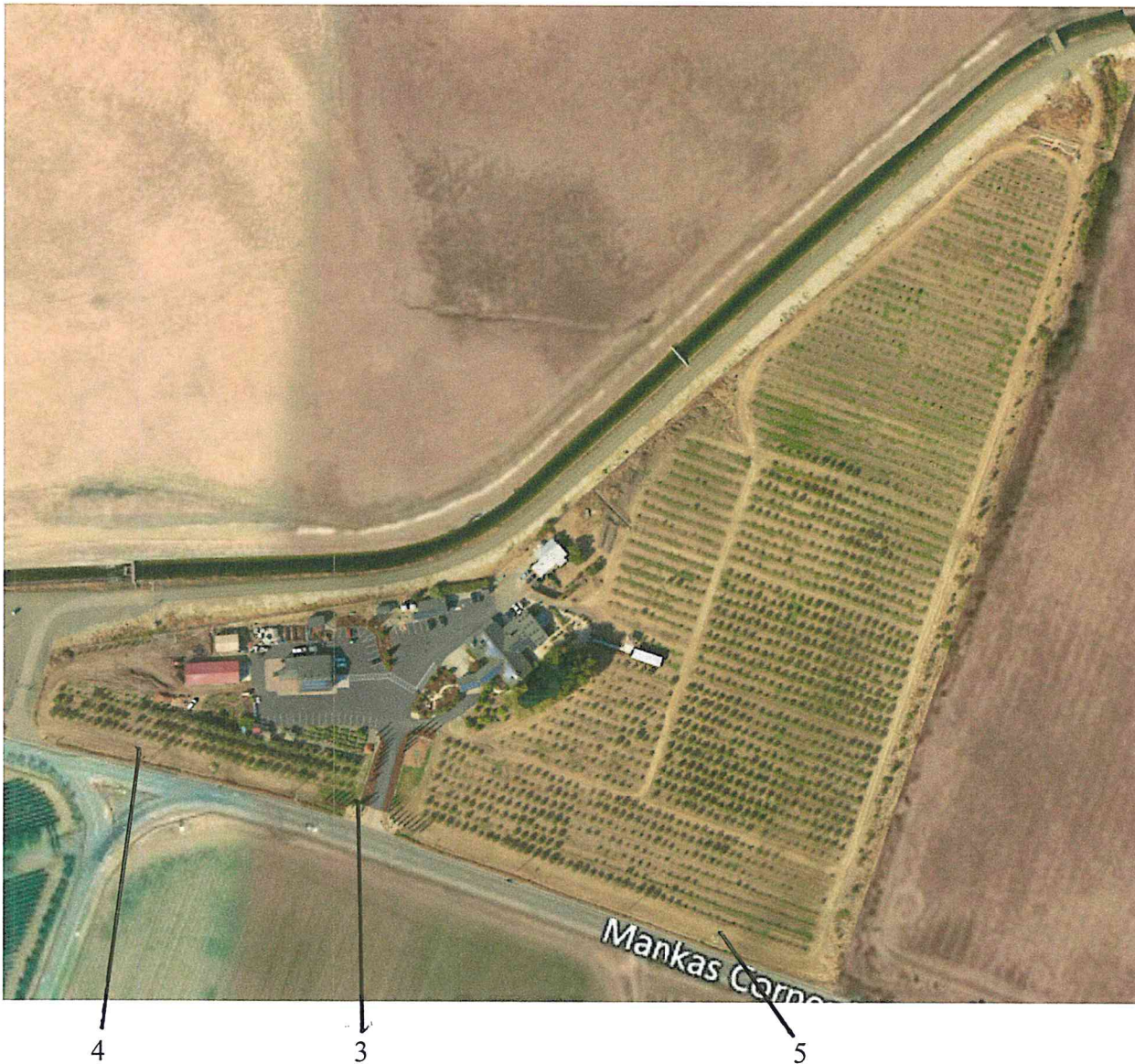
BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Sign Permit Application No. SGN-18-01 subject to the following recommended conditions of approval:

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-18-01 filed October 26, 2018 by Mark Sievers and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. The monument sign shall be setback a minimum 25 feet from the private road (easement) to ensure a safe distance from the roadway.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 18, 2019.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

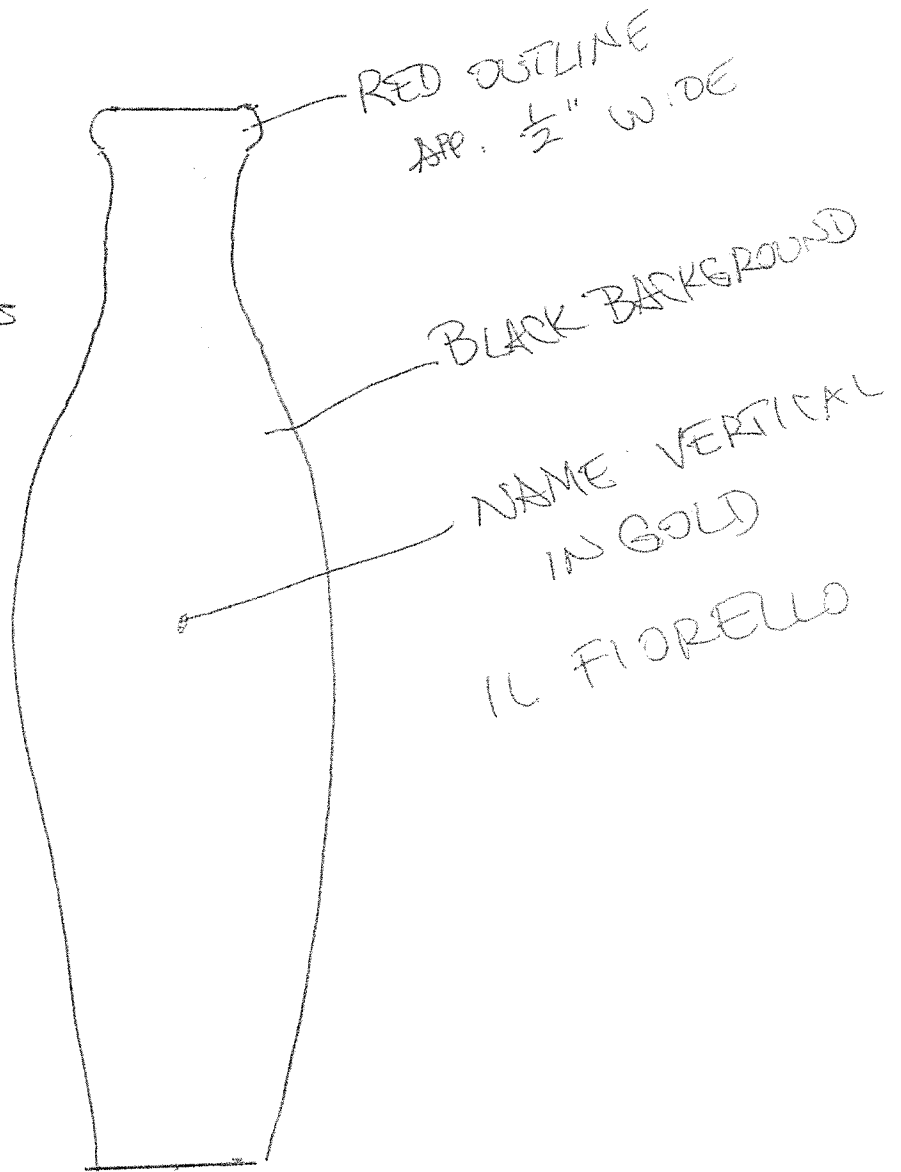


Barn (#1) is set back about 125 feet from property line
Olive Center (#2) is set back about 180 feet from property line

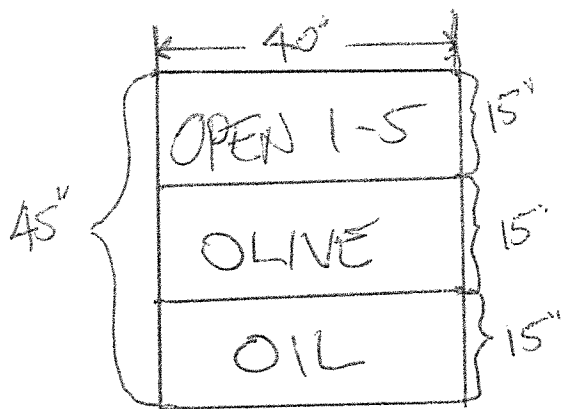
Bottle sign with times as part of it (therefore only one sign) will be next to driveway, see spot 3. Setback from property line will be 25 feet.

Other two bottle signs only will be at spots 4 and 5. Sign 4 will be setback from property line by 25 feet. Distance from adjacent property will be 110 feet. Sign 5 will be setback from property line by 25 feet. Distance from adjacent property will be 90 feet.

HEIGHT 70 INCHES
3' 10"
MAX WIDTH 22 INCHES



3/4" PLYWOOD WITH EXTERIOR QUALITY PAINT
FOR ALL SIGNS



"TIME" SIGN; ONLY ONE BY
BOTTLE SIGN AT DRIVEWAY