

TERRY SCHMIDTBAUER
Director (Interim)

ALLAN CALDER
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO
COUNTY

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report
SGN-20-02

Application No. SGN-20-02 (Chevron) Project Planner: Travis Kroger, Planning Technician		Meeting of, 2020 Agenda Item No. 2	
Applicant Cory Olsen, Project Manager colsen@calcraft.com		Property Owner Pritam & Amanpreet Sidhu 438 Peacock Wy . Vacaville CA 95688	
Action Requested Consideration of Sign Permit SGN-20-02 to replace existing canopy signs, permit as-built "Subway" sign and remove existing monument and price signs and replace them with a new illuminated sign.			
Property Information			
Size: 2.01 ac. (total)		Location: 6854 Sievers Road	
APN: 0110-140-180			
Zoning: Commercial Service (CH)		Land Use: Sign	
General Plan: Urban Commercial		Ag. Contract: n/a	
Utilities: private well and septic system		Access: Sievers Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Urban Commercial – Highway Commercial	Highway Commercial (CH)	Commercial
South	Urban Commercial – Highway Commercial	Exclusive Agriculture (A-40)	Vacant
East	Urban Commercial – Highway Commercial	Exclusive Agriculture (A-40)	Commercial
West	Incorporated area	Incorporated Area	Commercial
Environmental Analysis The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Sign Permit SGN-20-02 based on the enumerated findings and subject to the recommended conditions of approval.			

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit to replace existing canopy signs, permit as-built “Subway” sign and remove existing monument and price signs and replace them with a new illuminated sign adjacent to the driveway. Most of the existing signage was permitted by Sign Permit SGN-04-02, with the exception of the existing free-standing price sign and the larger illuminated LED panel mounted to the tall freeway sign. The new monument sign to replace the existing monument sign and free-standing price sign is also not included in the original approval.

LAND USE CONSISTENCY

The parcel is designated Urban Commercial by the Solano County General Plan Land Use Diagram. Urban Commercial is for properties which will ultimately develop in an incorporated city. The property has developed historically under its Highway Commercial (CH) District zoning classification which is not consistent with the Urban Commercial general plan designation. The CH Zoning District and the existing development pre-date the general plan. Since the City of Dixon is not ready to annex this area for further development, the County continues to permit development consistent with the Highway Commercial Zoning District regulations. The commercial service uses would be consistent with urban commercial type uses in terms of traffic circulation, population density and intensity and other characteristics of commercial land uses.

The subject site is zoned Highway Commercial (CH). Within this district, Automobile Service Stations are allowed by right subject to Section 28.74.10(A) of the Solano County Code. These general requirements address access and setbacks.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** SGN-20-02, subject to the recommended conditions of approval.

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 Highway Commercial (CH) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 200 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The applicant has applied for a Sign Permit to replace existing canopy signs, permit as-built “Subway” sign and remove existing monument and price signs and replace them with a new illuminated sign adjacent to the driveway.

The freestanding sign will be installed to the left of the driveway on Sievers Road, and the other signage will replace existing signs on the gas station canopy. The signage will alert motorists of the business from a sufficient distance to safely and conveniently access the site.

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.

ADDITIONAL FINDINGS

1. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

RECOMMENDATION

Department staff recommends that the Zoning Administrator **ADOPT** the mandatory findings, and **APPROVE** Sign Permit application SGN-20-02, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

CONDITIONS OF APPROVAL

General

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-20-02 filed March 27, 2020 and revised plans submitted June 29, 2020 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 gas station business will maintain a current Solano County Business License for as long as the business remains in operation.

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first

be submitted as per the 2016 California Building Code, or the most current edition of the code enforced at the time of the building permit application. “Any owner or authorized agent who intends to construct signs taller than 6 feet or installation of electrical system shall first make application to the building official and obtain the required permit.

Public Works Division

6. The monument sign at the Sievers Road driveway, as well as any other signs, shall not obstruct the sight distance for vehicles entering Sievers Road from the property’s driveway access. The sight distance from the property access shall be maintained in accordance with Section 405.1 “Corner Sight Distance” of the latest Caltrans Highway Design Manual.
7. Verification from a California Licensed Land Surveyor that the proposed monument sign is not encroaching into the right of way for Sievers Road.

Environmental Health Division

8. No Conditions

Attachments

- A – Draft Resolution
- B – Assessor’s Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-20-02 of Chevron to remove the existing price sign and replace with a new monument sign, and replace signage throughout the site with updated versions located at 6854 Sievers Road, directly adjacent to the City of Dixon in the Highway Commercial (CH) zoning district, APN 0110-140-180 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 August 20, 2020, 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 Commercial Service (CS) zoning district, freestanding and wall mounted are allowed sign types. Signage is limited to a maximum 200 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The applicant has applied for a Sign Permit to replace existing canopy signs, permit as-built "Subway" sign and remove existing monument and price signs and replace them with a new illuminated sign adjacent to the driveway.

Most of the existing signage was permitted by Sign Permit SGN-04-02, with the exception of the existing free-standing price sign and the larger illuminated LED panel mounted to the tall freeway sign. The new monument sign to replace the existing monument sign and free-standing price sign is also not included in the original approval. The signage will alert motorists of the business from a sufficient distance to safely and conveniently access the site.

- 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.

ADDITIONAL FINDINGS

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Sign Permit Application No. SGN-20-02 subject to the following recommended conditions of approval:

General

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-20-02 filed March 27, 2020 and revised plans submitted June 29, 2020 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 gas station business will maintain a current Solano County Business License for as long as the business remains in operation.

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the most current edition of the code enforced at the time of the building permit application. "Any owner or authorized agent who intends to construct signs taller than 6 feet or installation of electrical system shall first make application to the building official and obtain the required permit.

Public Works Division

6. The monument sign at the Sievers Road driveway, as well as any other signs, shall not obstruct the sight distance for vehicles entering Sievers Road from the property's driveway access. The sight distance from the property access shall be maintained in accordance with Section 405.1 "Corner Sight Distance" of the latest Caltrans Highway Design Manual.
7. Verification from a California Licensed Land Surveyor that the proposed monument sign is not encroaching into the right of way for Sievers Road.

Environmental Health Division

8. No Conditions

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 20, 2020

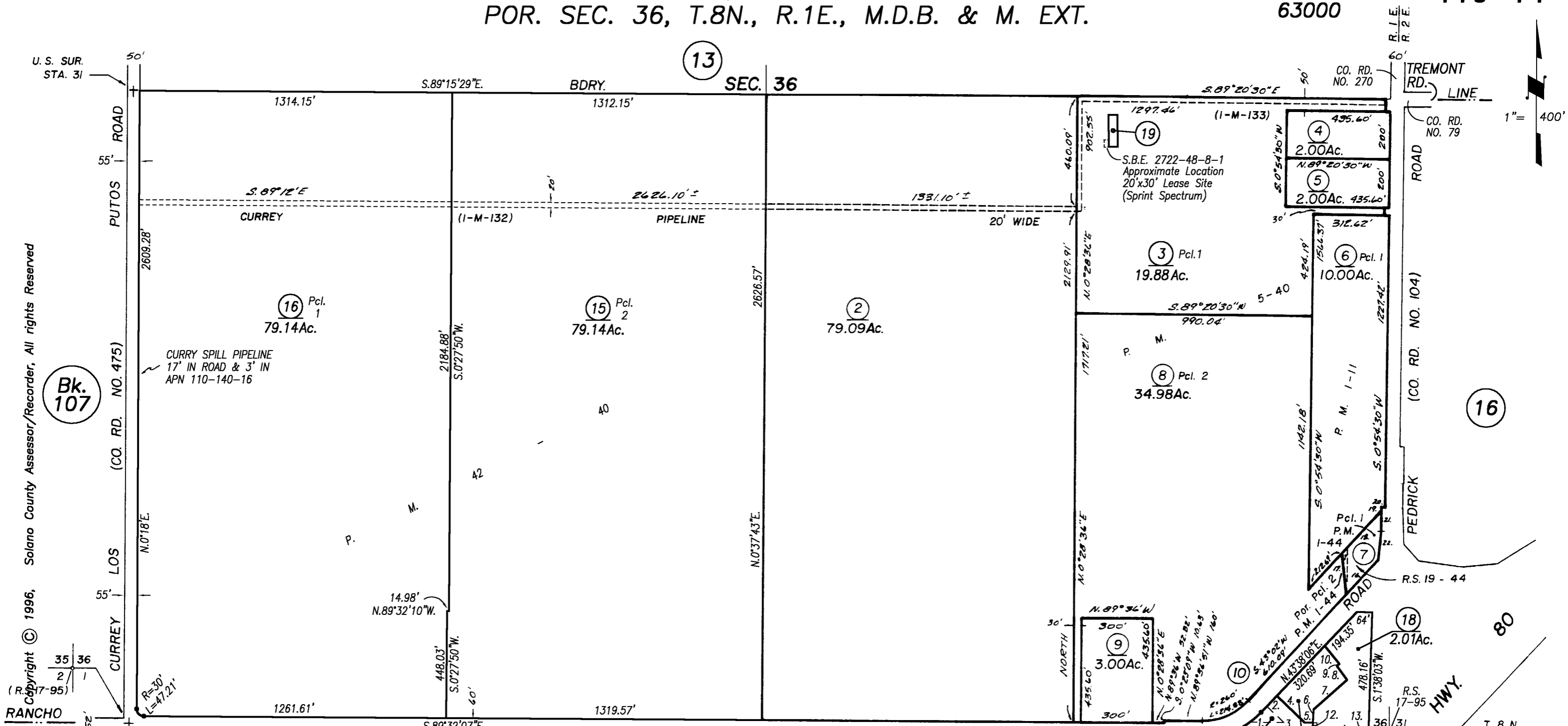
TERRY SCHMIDTBAUER, INTERIM DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Zoning Administrator

POR. LOT 38, RANCHO LOS PUTOS
 POR. SEC. 36, T.8N., R.1E., M.D.B. & M. EXT.

Tax Area Code
 63000

110-14



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Bk. 107

Bk. 111

SIEVERS		
1.	R=340'	112.68'
2.	S.43°02'W.	65.07'
3.	N.89°32'04"W.	265.06'
4.	N.46°21'54"W.	160.95'
5.	N.89°32'04"W.	34.71'
6.	S.2°41'12"W.	54.09'
7.	S.48°32'12"W.	187.57'
8.	S.36°06'18"E.	72.70'
9.	S.49°29'42"W.	13.37'
10.	S.38°45'24"E.	97.53'
11.	S.2°27'56"W.	30.00'
12.	N.0°27'56"E.	30.00'
13.	S.45°54'26"W.	64.47'
14.		
15.		
16.	S.43°02'W.	187.10'
17.	N.5°58'10"W.	184.82'
18.	N.43°02'E.	237.16'
19.	S.1°00'47"W.	5.05'
20.	N.89°06'48"W.	10.88'
21.	S.1°00'47"W.	94.95'
22.	S.6°02'W.	126.17'

REVISION	DATE	BY
140-19 (Dd)	2-8-17	Cr
140-10,17 (Rs)	12-04-08	DV
140-10,18 Chg.(Dd)	10-25-07	Cr
110-17&18 (Dd)	10-7-04	SE

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 110 Pg. 14
 County of Solano, Calif.

18-19