

DEPARTMENT OF RESOURCE MANAGEMENT

TERRY SCHMIDTBAUER
Director (Interim)

ALLAN CALDER
Planning Services Manager



675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
SGN-20-03**

Application No. SGN-20-03 (All Creatures Veterinary Hospital) Project Planner: Travis Kroger, Planning Technician		Meeting of September 17, 2020 Agenda Item No. 2	
Applicant: United Signs C/o Carl Cook 5201 Pentecost Drive Modesto, CA 95356 Extremepermitservices@gmail.com		Property Owner Yes Vet Team LLC 509 Benicia Road Vallejo, CA 94590	
Action Requested Consideration of Sign Permit SGN-20-03 to install a new 27' long by 1' 3" tall wall mounted sign for the existing veterinary hospital business.			
Property Information			
Size: 0.13 ac. (total)		Location: 509 Benicia Road	
APN: 0059-133-050			
Zoning: Residential – Traditional Community Mixed Use (RTC-MU)		Land Use: Sign	
General Plan: Traditional Community – Mixed Use		Ag. Contract: n/a	
Utilities: City of Vallejo sewer and water service		Access: Benicia Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Traditional Community – Mixed Use	Residential – Traditional Community Mixed Use (RTC-MU)	Commercial
South	Traditional Community – Residential	Residential – Traditional Community (RTC-D4)	Residential
East	Traditional Community – Mixed Use	Residential – Traditional Community Mixed Use (RTC-MU)	Residential
West	Traditional Community – Mixed Use	Residential – Traditional Community Mixed Use (RTC-MU)	Residential

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-20-03 based on the enumerated findings and subject to the recommended conditions of approval.

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit to install a new indirectly lit wall sign 27' long and 1'-3" tall reading ALL CREATURES VETERINARY HOSPITAL to replace the existing small wall sign for the veterinary hospital located in the building.

LAND USE CONSISTENCY

The parcels are designated Traditional Community – Mixed Use by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Residential – Traditional Community Mixed Use (RTC-MU) Zoning District is consistent with this designation.

The subject site is zoned Residential – Traditional Community Mixed Use (RTC-MU). Within this district, an Animal Hospital is not a currently allowed use, but this business is considered an existing Non-conforming use subject to section 28.114 of the Solano County Code.

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-20-03, 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 Residential – Traditional Community Mixed Use (RTC-MU) zoning district, wall mounted signs are an allowed sign type. Signage is limited to a maximum of 200 square feet. Wall mounted signs must be indirectly lit and no higher than eave height of the building. The applicant has applied for a Sign Permit to install a new wall mounted sign for the existing business.

The wall mounted sign will be mounted between the eaves and the front doors of the building facing Benicia Road. The signage will alert motorists of the business from enough 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-20-03, 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-20-03 filed July 9, 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; and
4. The veterinary hospital 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 2019 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. No Conditions.

Environmental Health Division

7. No Conditions.

Attachments

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

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 20-XX**

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-20-03 of All Creatures Veterinary Hospital to install a new indirectly lit 27' x 1'-3" wall mounted sign for All Creatures Veterinary Hospital located at 509 Benicia Road 200 feet south of the City of Vallejo in the RTC-MU zoning district (APN 0059-133-050) 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 September 17, 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 Residential – Traditional Community Mixed Use (RTC-MU) zoning district, wall mounted signs are an allowed sign type. Signage is limited to a maximum of 200 square feet. Wall mounted signs must be indirectly lit and no higher than eave height of the building. The applicant has applied for a Sign Permit to install a new wall mounted sign for the existing business.

The wall mounted sign will be mounted between the eaves and the front doors of the building facing Benicia Road. The signage will alert motorists of the business from enough 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-20-03 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-20-03 filed July 9, 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 veterinary hospital 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 2019 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. No Conditions.

Environmental Health Division

7. No Conditions.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 17, 2020.

Allan Calder, Planning Manager
Zoning Administrator
Resource Management



Site Plan

Client Review Status	Mfg. Note	Revision Date	Project Information
<p>United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision</p> <p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>One (1) box below MUST be checked prior to mfg.</p> <p>120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p>2-17-20wb</p> <p>2-27-20wb</p> <p>3-3-20wb</p> <p>5-14-20wb</p> <p>5-22-20wb</p> <p>5-27-20wb</p>	<p>Date: 2-16-20 Job#1002 Page 2</p> <p>Client: All Creatures Vet. Hospital</p> <p>Contact: _____</p> <p>Address: 509 Benicia Road</p> <p>City/ST/Zip: Vallejo, Ca. 94950</p> <p>Phone: _____</p> <p>Fax: _____</p> <p>Sales: MO Designer: WB</p>

This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United SignSystems. It is requested this material is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of United Sign Systems until transferred actual sale.

COPYRIGHT 2008 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems

C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326