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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 SGN-19-02**

Application No. SGN-19-02 (Palm Island Nursery) Project Planner: Travis Kroger, Planning Technician		Meeting of April 16, 2020 Agenda Item No. 1	
Applicant Dale Motiska P.O. Box 6824 Vacaville, CA 95696		Property Owner Pforg Properties, LLC 2417 Topside Drive Auburn, CA 95603	
Action Requested Consideration of Sign Permit SGN-19-02 to permit two as-built 4' x 8' signs, one on the fence at the entry gate, one on the store/office building in addition to the existing sign at the corner of Quinn Road and Ellsworth Road.			
Property Information			
Size: 4.75 ac. (total)		Location: 5119 Quinn Road	
APNs: 0133-090-060, 070, 090 & 090			
Zoning: Commercial Service (CS)		Land Use: Sign	
General Plan: Urban Commercial		Ag. Contract: n/a	
Utilities: private well and septic system		Access: Quinn Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Urban Commercial/Urban Residential	Commercial Service (CS)	Commercial
South	Incorporated area	Incorporated area)	Residential
East	Agriculture	Exclusive Agriculture (A-40)	Row crops
West	Incorporated area	Incorporated area	Apartments
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-19-02 based on the enumerated findings and subject to the recommended conditions of approval.			

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit to grant approval of two recently added 4 x 8-foot signs in addition to a existing sign that has been used for several previous businesses located at the corner of Quinn Road and Ellsworth Road. One sign will be mounted to the side of the store/office building, the other will be mounted on wooded posts on the right side of the entry gate from Quinn Road.

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 Commercial Service (CS) District zoning classification which is not consistent with the Urban Commercial general plan designation. The CS Zoning District and the existing development pre-date the general plan. Since the City of Vacaville is not ready to annex this area for further development, the County continues to permit development consistent with the Commercial-Service 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 Commercial Service (CS). Within this district, Automobile Repair Garages are allowed subject to Section 28.76.20(A) of the Solano County Code. These general requirements address access and avoidance of public nuisance.

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-19-02, 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 Commercial Service (CS) 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 proposal includes a 4' x 8' free standing sign, a 4' x 8' wall mounted sign, and a free standing 16' x 4' sign which was constructed prior to current sign regulations. The total area of signage proposed is 128 square feet.

The freestanding sign will be installed to the right of the gate on Quinn Road, and the wall mounted sign on the side of the store/office building facing Quinn Road. The existing free standing sign is located at the corner of

Quinn Road and Ellsworth Road. The signage will alert motorists of the nursery 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-19-02, 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-19-02 filed December 18, 2018 by Dale Motiska 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 nursery 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

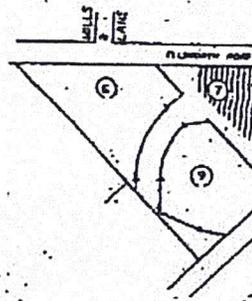
6. No Conditions

Environmental Health Division

7. No Conditions

Attachments

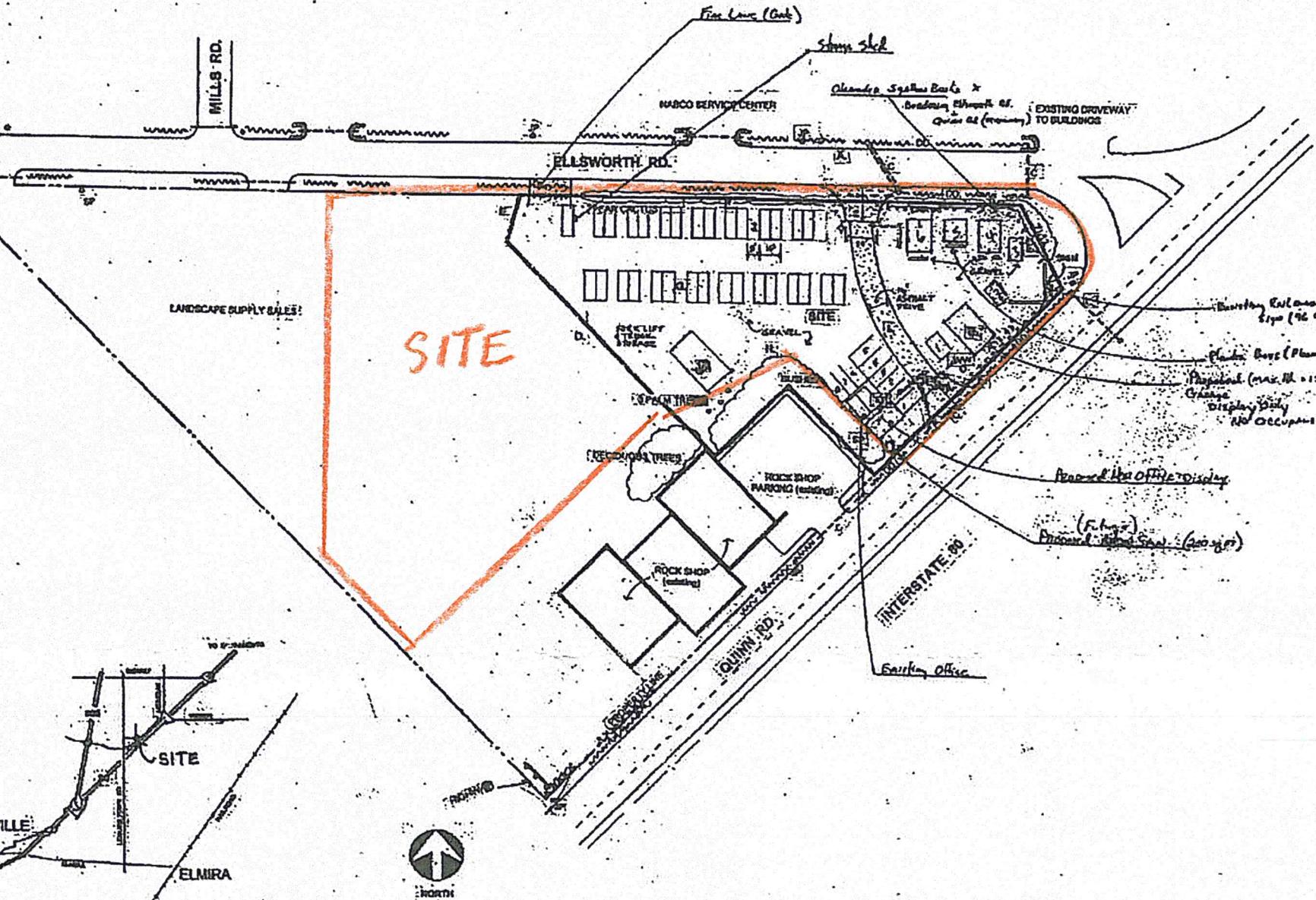
- A – Draft Resolution
- B – Assessor’s Parcel Map



A.P.N. / SITE BOUNDARY MAP (NO SCALE)

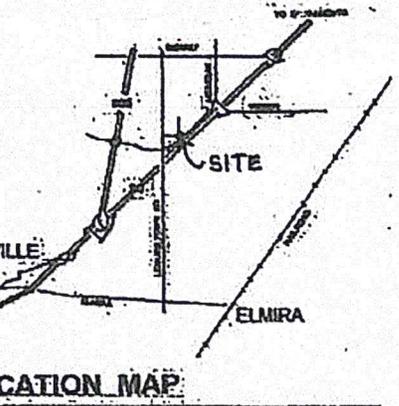
- NOTES:
- Clear ditch along north and east boundaries to match north side.
 - Shop area is concrete apron storage structure area covered by new composition roof.
 - Finished products would include border box displays.
 - Existing corrugated metal fence to be covered by what for much of its length.
 - Existing chain link fence to be strengthened or west, north, east, and driveway sides.
 - Sticks to be stacked and banded, 2 planes in tall.
 - A double row, 25' long stack of railroad ties w/ end certain approx. 500 ties.
 - Drop box area would be used periodically to g of logs, as it accumulates.
 - All loading and unloading of products to be on site.
 - East of the driveway, machine storage might Ellsworth Road.
 - Fences w/ft. post back gate.

- o- JP : JOINT UTILITY POLE
- o- SP : SERVICE POLE
- o- FP : FLAG POLE
- W- W : EXISTING WATER WELL
- DO : DRAINAGE DITCH
- IC : DRAINAGE CULVERT (UNDER PAV)
- RLE : ROCK LINED DRAINAGE EDGE
- S : SIGN EXIST 2 side HMA A
- ◆ : DISTRICT LIGHT (100 WATT)
- + : ORNAMENTAL BUSHES SYCAMORE



SITE PLAN SCALE 1"=50'

REFERENCE NOTE:
 Lot dimensions and physical features are not based on an engineering survey. Site information shown was based on Assessor's maps and Cadastre data.



LOCATION MAP

PALM ISLAND NURSERY OUTLET

OPEN

Tuesday - Saturday 9am - 4pm
Sunday 10am - 3pm

5119 Quinn Road

(707) 344-8350 (707) 449-6366

www.palmislandnursery.com



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Unique Gifts and Collectibles



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NOW OPEN

Leisure Town Road
Vaca Valley Pkwy
EXIT 57
EXIT ONLY

PARKING ONLY



SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-19-02 of **Palm Island Nursery** to permit two as-built 4' x 8' signs, one on the fence at the entry gate, one on the store/office building in addition to the existing sign at the corner of Quinn Road and Ellsworth Road, directly north of the City of Vacaville within the Commercial Services (CS) Zoning District, APN: 0133-090-060, 070, 090 & 090 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 June 4, 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 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 proposal includes a 4' x 8' free standing sign, a 4' x 8' wall mounted sign, and a free standing 16' x 4' sign which was constructed prior to current sign regulations. The total area of signage proposed is 128 square feet.

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- 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-19-02 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-19-02 filed December 18, 2018 by Dale Motiska 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 nursery 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. 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 June 4, 2020.

BILL EMLER, DIRECTOR
RESOURCE MANAGEMENT

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