

**RESOLUTION NO. ZA-2023-038**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A SIGN VARIANCE FOR TESLA TO ALLOW A SECOND MONUMENT SIGN AND TO EXCEED THE MAXIMUM SIGN SQUARE FOOTAGE ALLOWED BY CODE FOR THE PROPERTY LOCATED AT 3286 AIRWAY DRIVE, SANTA ROSA, APN: 015-690-032, FILE NO. SI23-001**

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Sign Variance application to allow the proposed project described above; and

WHEREAS, the Sign Variance approval to allow the proposed project is based on the project description and official approved exhibit date stamp received January 4, 2023; and

WHEREAS, approval of this project will allow for an additional 24.375-square-foot monument sign, located outside of the vision triangle along Airway Drive; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.060.F.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.060.G.2, the Zoning Administrator of the City of Santa Rosa finds and determines that:

**SIGN VARIANCE Findings (ZONING CODE SECTION 20-52.060.G.2)**

- a. Strict compliance would preclude an effective design solution improving sign functionality, operational efficiency, or appearance in that there are two driveways at the site and the application of the Zoning Code would be unable to display reasonably effective, functional, visible signage readable to potential patrons along Airway Drive.
- b. Strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulations in that the proposed signage represents the square footage necessary to allow pedestrian and vehicular traffic to identify the businesses along Airway Drive and allow for easy and safe navigation to the property.
- c. The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations. Pursuant to Zoning Code Table 3-10, businesses within industrial zones are limited to one freestanding or monument sign with a sign area total not to exceed 100 square feet. This site is unique because the property fronts two streets, new auto dealerships in other areas of the City are permitted a total of 200 square feet of sign area, and business operations including both vehicle service and sales uses require additional signage.
- d. The proposed sign is architecturally and aesthetically compatible with the major structures on the subject site, and adjacent sites and is compatible with the character of the established neighborhood and general environment in that the proposed sign is the same design and size as the existing freestanding sign and is located outside of the vision triangle.

- e. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 11 exemption under CEQA Guidelines Section 15311 in that the proposed project consists of sign that is an accessory structure.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Plan sets submitted for building permits shall show public utility easements (PUE), if any, and all underground facilities shall be protected in place. The proposed sign shall be located outside of the PUE on private property.
3. If the sign is not on private property, then an encroachment permit shall be obtained.
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Sign Variance is hereby approved on July 6, 2023. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
SUSIE MURRAY, ZONING ADMINISTRATOR