

RESOLUTION NO. SI21-024

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A SIGN VARIANCE FOR THE SANTA ROSA MEMORIAL HOSPITAL TO INCREASE THE ALLOWABLE SQUARE FOOTAGE OF SIGNAGE FOR THE PROPERTY LOCATED AT 1165 MONTGOMERY DR, APN: 009-161-003

The Santa Rosa Zoning Administrator has completed the review of your Sign Variance application to one (1) wall sign reading Providence to identify the Santa Rosa Hospital name and affiliation with Providence (84.6 sq ft), located on the South elevation at the top sign band of the building near the main entrance into the facility, one (1) window vinyl graphics on the entryway door (7.7 sq ft) and one (1) double faced freestanding sign as Hospital Identification and directional sign (28.91 sq ft). Please be advised that your Variance has been granted based on your project description and official approved exhibit dated March 31, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. The design and layout of the proposed signs is of superior quality and is consistent with the City's Design Guidelines and the matter has been properly noticed as required by Section 20-52.050. E.2.a and no request for a public hearing has been received; and
- B. As a hospital campus with multiple driveways and entrances, strict compliance with sign standards would not allow the requested additional wayfinding on-site signage necessary to avoid confusion regarding the location of the hospital buildings; and
- C. Strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulations in that increasing the number of signs and square footage for this site is an important component of its operation as a medical campus, which supports the Sign Ordinance's intent of promoting public health, safety, and welfare; and
- D. 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 in that the site is a medical campus with specific informational signage requirements; and
- E. The proposed signs are 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 nature of medical campus uses require adequate wayfinding for the general public; and
- F. The proposed signs are consistent with the City of Santa Rosa General Plan and Zoning Code because...
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 11 (Accessory Structure) categorical exemption pursuant to Section 15311(a) in that the project consists of the placement of on-premises signs accessory to existing medical office facilities.

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. A Sign Program has been submitted for this property; therefore no individual Sign Permit is required. The approval of the project is contingent upon compliance with all the

conditions listed below. The project shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. All work must be performed pursuant to official exhibit received by the City on March 31, 2021. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. A building permit is required.
2. The proposed sign at the intersection of Sonoma Avenue and Sotoyome Street shall be installed at a minimum of 3' to the north of its proposed location in order to avoid impacts to the vision triangle, as described in section 20-30.110 of the Santa Rosa Municipal Code.
3. 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.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. 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 for the Santa Rosa Memorial Office Building and Parking Structure is hereby approved on this 5th day of August 2021 provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR