

RESOLUTION NO. SI20-046

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A SIGN VARIANCE FOR THE SPLASH EXPRESS CAR WASH TO INCREASE THE ALLOWABLE SQUARE FOOTAGE OF SIGNAGE FOR THE PROPERTY LOCATED AT 3333 CLEVELAND AVENUE, APN: 148-070-013

The Santa Rosa Zoning Administrator has completed the review of your Sign Variance application to install 3 signs, two wall signs and one monument signs. Please be advised that your Variance has been granted based on your project description and official approved exhibit dated September 8, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The design and layout of the proposes 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.
- Strict compliance would preclude an effective design solution improving sign functionality, operational efficiency or appearance in that the unique size and function of the building and use limits the size of the signs to 30 square feet and would not achieve a functional signage for wayfinding from Cleveland Avenue.
- 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 car wash use requires additional site plan designs that limits the size of the overall structure to accommodate the use and the total signage allowed on the site does not exceed normal limitations allowed for other uses allowed in the General Commercial zoning district.
- 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 signs do not exceed any other Sign Ordinance standards, are designed to complement the use while drawing interest to the site without oversized features, and is of similar sizes of signs adjacent to the site.
- 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 an existing use.

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 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 September 8, 2020. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. A building permit is required.

2. 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.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. 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 Splash Express Car Wash is hereby approved on this 15th day of October, 2020, 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