

Planning Commission

Dave McCullough, District 1
Heath Krug, District 2
John Troughton, Jr., District 3,
Vice-Chair
Kirk Pendleton, District 4, Chair
Elizabeth Yerxa, District 5



Community Development Department

Greg Plucker,
Secretary to the Planning Commission
220 12th Street, Colusa, CA 95932
Phone: (530)458-0480
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colusacountyca.igam2.com
www.countyofcolusa.org

COLUSA COUNTY Planning Commission Agenda June 1, 2022

**Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932**

Welcome to a meeting of the Colusa County Planning Commission. If you are scheduled to address the Commission, please state your full name for the record. Regularly numbered items may be considered at any time during the meeting. All items are listed in accordance with the Ralph M. Brown Act. We invite all members of the public to attend.

9:00 a.m. CALL TO ORDER

- Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
Planning Commission – Regular Meetings – April 6, 2022.

II. PUBLIC HEARING

COMMUNITY DEVELOPMENT DEPARTMENT/UNITED SIGN SYSTEMS

1. Public Hearing and adoption of a Resolution which would approve an approximate 10 foot variance to the 55 foot height limit and an approximate 146 square foot variance to the 100 square foot sign face limitation.

III. PLANNING DIRECTOR COMMENTS/REPORTS

IV. PLANNING COMMISSIONER'S COMMENTS/REPORTS

ADJOURN

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the purview of the Planning Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of **15 minutes per issue** and each individual or group will be limited to no more than **5 minutes each**. **Note:** No Commission action shall be taken on comments received.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days after the decision. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750.00 to the Clerk of the Board of Supervisors at 547 Market Street, Ste. 102, Colusa, CA, 95932

All supporting documentation is available for public inspection and review in the Office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.

Planning Commission

Dave McCullough, District 1
Barry Morrell, District 2, Chair
John Troughton, Jr., District 3
Kirk Pendleton, District 4,
Vice-Chair
Gail Beduhn, District 5



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COLUSA COUNTY Planning Commission Minutes

April 6, 2022

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 6th day of April 2022 at the hour of 9:00 a.m. Present: Commissioners Heath Krug, Elizabeth Yerxa, Dave McCullough, John Troughton, Jr. and Kirk Pendleton.

Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
Planning Commission – Regular Meetings – March 2, 2022.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Troughton, Jr.
SECONDER:	Yerxa
AYES:	Krug, Yerxa, McCullough, Troughton, Jr., Pendleton

II. PUBLIC COMMENT

None.

III. PUBLIC HEARINGS

Chair Pendleton makes time for a Public Hearing to consider the adoption of a Resolution approving a Categorical Exemption and a Use Permit (PD-21-34) to allow expansion of an existing building to create a Fellowship Hall for the Grimes Community Church.

Comments received by Mr. Plucker.

9:12 a.m. Chair Pendleton opens the Public Hearing and calls for public comment.

Minutes Acceptance: Minutes of Apr 6, 2022 9:00 AM (APPROVAL OF MINUTES)

Mr. Decker states that the intent is not meant to degrade the historical nature of the building but to make it more usable. He states that he'd like to provide more services to the community and attract younger people to attend the church. He further explains the improvements that are planned.

Mr. Morris shares concerns about the impacts the addition will make on the historical nature of the building and states that he believes upgrades can be made without harming the historical integrity of the building.

Mr. Decker states that it's not deemed a historical site because previous church members did not want to be subjected to the stringent rules of maintaining a registered historical building.

Mr. Lauppe states he has concerns that when construction begins, larger issues may arise and cause issues as this has happened in the city of Williams with similar projects.

Ms. Lauppe states that Mr. Decker and the Church Board has made many improvements to the church and she would like to see the parsonage upgraded so it can be more user friendly and be used as it was intended.

Mr. Rolen states that he is a Board member for the church and that they are very committed to this project. He further states that it will encourage more use of the space as it's impractical to use the kitchen across the street.

Mr. Decker clarifies that the roof will not be removed and will only have new shingles added.

Ms. Weir states she has concerns about the septic system and whether it can support a kitchen and an additional bathroom. She further states a member had drafted a plan that removed walls to allow for additional space, but without the need for an addition, and feels the project is excessive.

Mr. Decker states he hasn't seen an alternate design. He further states that Environmental Health has reviewed the size of the septic system and determined it was adequate for the planned addition.

Ms. Terry states the church can access the kitchen at the Firehouse across the street and that two commercial kitchens in Grimes is unnecessary. She further states she is concerned about the church taking out a mortgage to pay for the improvements.

Mr. Decker states the church is paid for and will not be mortgaged to pay for the improvements.

Ms. Lauppe states many people have donated and are happy to be a part of the project.

Mr. Roland states that he is an active participant in the church and thinks the renovations will be important for the future of the church and will bring younger families to the church.

Ms. Gross states she's doesn't attend the church but is interested in how many people attend.

Mr. Decker states that the church membership is 50-70 people, though attendance runs between 20-40, but has dropped since COVID. He states Sunday School has 11 children and hopes the new addition allows the church to offer more programs for children.

Ms. Weir states that she sets up communion and believes the numbers Mr. Decker have provided are exaggerated.

Mr. Miller states he attends the church and the fellowship hall is crowded and he supports the upgrades to attract more use from younger families.

Mr. Andreotti states he supports the project.

10:00 a.m. Chair Pendleton calls for further public comment and hearing none, Chair Pendleton closes the Public Hearing.

Mr. Plucker clarifies that the Environmental Health Department has determined the current septic is sufficient and states that upon approval they will review architectural and engineering plans and will make sure what's proposed is completed according to the plans. He further states his office hasn't received any alternative plans.

Commissioner Troughton states he's reviewed the project and that despite his personal beliefs, it is his job as a Planning Commissioner to determine if the project is legal and within Planning standards.

COMMUNITY DEVELOPMENT DEPARTMENT/GRIMES COMMUNITY CHURCH
(MARTY DECKER)

1. Adopt **Resolution No. 22-003** approving a Categorical Exemption and a Use Permit (PD-21-34) to allow expansion of an existing building to create a Fellowship Hall for the Grimes Community Church.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Krug
SECONDER:	Troughton, Jr.
AYES:	Krug, Yerxa, McCullough, Troughton, Jr., Pendleton

Chair Pendleton makes time for a Public Hearing to consider a Resolution approving an approximate one-foot variance to the three (3) foot maximum front yard fence height limit and an approximate additional twenty-five (25) percent solidness variance to the fifty (50) percent solidness maximum for front yard fences.

Comments received by Mr. Johannis and Mr. Plucker.

10:16 a.m. Chair Pendleton opens the Public Hearing and calls for public comment.

Mr. Herman shares his concerns about the code and states a Building Inspector visited his property to review electrical work while the fence was being constructed and he wasn't told the fence was in violation, which would have been helpful to know before the fence was completed. He further states his frustrations with the residential code.

10:20 a.m. Chair Pendleton calls for further public comment and hearing none, Chair Pendleton closes the Public Hearing.

COMMUNITY DEVELOPMENT DEPARTMENT/ANDY HERMAN

2. Adopt **Resolution No. 22-004** approving an approximate one-foot variance to the three (3) foot maximum front yard fence height limit and an approximate additional twenty-five (25) percent solidness variance to the fifty (50) percent solidness maximum for front yard fences.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Yerxa
SECONDER:	McCullough
AYES:	Krug, Yerxa, McCullough, Troughton, Jr., Pendleton

IV. PLANNING DIRECTOR COMMENTS/REPORTS

None.

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS

Commissioner Troughton states that if the Grimes Church expands, parking standards should be reviewed.

Chair Pendleton adjourned the meeting at 10:26 a.m. to reconvene in Regular Session on May 4, 2022 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

Kirk Pendleton, Chair

By: _____
Melissa Kitts, Deputy Clerk



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

Meeting: 06/01/22 09:00 AM
Department: Community Development Department
Category: Public Hearing
Prepared By: Kent Johanns

Initiator: Kent Johanns

Sponsors:

SCHEDULED

PLANNING COMMISSION (ID # 8336)

DOC ID: 8336

Detail

Applicant: United Sign Systems
General Plan: Commercial (C)

File: PD-22-11
Zoning: Highway Service Commercial (C-H)

Formal Title / Summary

Variance for United Sign Systems (Poppy Gas Station) PD-22-11

Action Requested

Public Hearing and adoption of a Resolution which would approve an approximate 10 foot variance to the 55 foot height limit and an approximate 146 square foot variance to the 100 square foot sign face limitation.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The adoption of the proposed resolution would approve a variance to allow the construction of a highway pylon sign 65 feet high with a sign face of 246 square feet. The applicable zoning regulations have a 55 foot maximum height and 100 square foot sign face limit for highway pylon signs.

APNs:

018-280-106 & 018-280-107

LOCATION

The project site is located at 1125 & 1135 Old Highway 99 West in the community of Arbuckle on the southeast corner of the intersection of Old Highway 99 West and the North Arbuckle Highway Underpass.

PROJECT AND SITE DESCRIPTION:

The project site is commercially zoned and is currently being developed as a gas station, car wash, and convenience store. A fast food location is also planned for the future. In December of 2021, the applicant submitted an Administrative Permit (PD-21-37) for the proposed signage for the facility as required by zoning code.

The original application contained a number of signs that did not meet the code requirements in terms of size and numbers. After a number of discussions with the project proponents the original application was amended so that all of the signs, with the exception of the highway pylon sign, were brought into compliance with County

Code. On May 16, 2022 the Community Development Director approved the administrative sign permit (Attachment #1). The highway pylon sign is conditioned on the Planning Commission approving the subject variance (Condition II.D).

The applicant's Variance Application PD-22-11 is requesting approval of a highway pylon sign 65 feet in height with a sign face of 246 square feet, with internal illumination. It is identified as Sign H in the attached revised plans.

The project site is located in the northeast area of the Community of Arbuckle at the southwest corner of the intersection of Old Highway 99 West and the North Arbuckle Highway Underpass. Interstate 5 is located directly to the west of the project site. There is very little roadside vegetation in this area. The project site is an irregularly shaped 2.47 acre lot, but meets all development standards of zoning code in terms of parcel size, width and depth. As previously mentioned the site is currently under development as commercial complex with a gas and electrical station, convenience store, car wash, and future fast food restaurant. The proposed buildings meet all the development standards. The Variance to the sign regulations is the project before the Planning Commission.

ANALYSIS:

General Plan and Zoning

The project site has a General Plan land use designation of Commercial (C) and is zoned Highway Service Commercial (C-H). As mentioned above the project is currently under development as a commercial complex with services that are permitted uses in the C-H zone. At issue are the signage regulations which are found under Zoning Code Section 44-3.50 (Sign Regulations), the Planning Commission would need to approve a Variance under Zoning Code Section 44-1.80.050 to allow the sign in question to be constructed.

As previously mentioned the proposed sign exceeds the highway pylon sign height limitations of 55 feet and the sign face limitation of 100 square feet but can be considered by the Planning Commission due to the property's characteristics and that there are other signs in the area that are comparable.

Surrounding Land Use & Compatibility

In with the applicant, the project proponent has proposed a design that is consistent with the existing signs in the area. The Chevron gas station approximately 600 feet to the northwest of the project site has a highway pylon sign that is 65 feet in height with a sign face of approximately 250 square feet. The proposed sign is comparable to this existing sign.

The Sinclair gas station at the southern Arbuckle Interstate 5 interchange on the west

side of Interstate 5 is approximately 70 feet in height and has a sign face of 85 square feet. This sign was constructed prior to the current zoning code being adopted and is considered a legal non-conforming use. While the sign height is taller than the Chevron the sign face is smaller.

Surrounding land use adjacent to the project site consist of Interstate 5 to the west with commercial uses beyond the highway, industrial uses to the north, agricultural and public facilities to the east, with commercial use to the south. The nearest residence is located approximately 800 feet to the south and will be screened by vegetation to the north of the home and the buildings currently under construction. The project is considered compatible with surrounding land use as conditioned.

Variance Findings:

According to state law and the County code several factors are examined when considering a variance and the findings related to those factors. The following are the required factors and potential findings:

- 1.) *That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zoning classifications.*

The Commission can consider the property's proximity to Interstate 5 to be a special circumstance. Interstate 5 is elevated approximately 25 feet in the area. Semi-truck traffic is heavy on Interstate 5 and a normal sized box truck is approximately 14 feet tall. So limiting the height to 55 feet would impact the traveling public's view of the proposed highway pylon sign. This would limit the signs advertising effectiveness and may create a safety hazard with drivers making last minute decisions to exit the highway to the facility.

Approval of the Variance would help alleviate these concerns.

- 2.) *That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning classification in which such property is located.*

The project is located within the community of Arbuckle and there are two advertising signs that do not meet the current signage standards. For example, the Chevron facility approximately 600 feet to the west of the project site has a highway pylon sign that is 65 feet in height with a sign face of approximately 250 square feet. In addition, the Sinclair gas station at the southern Arbuckle Interstate 5 interchange on the west side of Interstate 5 is approximately 70 feet in height and has a sign face of 85 square feet. Approval of the Variance would not be the granting of a special privilege because it is proposed to be

comparable to the Chevron gas station highway pylon sign and is lower than the Sinclair gas station sign's height.

- 3.) *That granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.*

The highway pylon sign is located in the northwest corner of the project site. Neighboring property owners have been notified as required by Planning and Zoning Law. As of the writing of the staff report, no concerns have been expressed. The Commission can consider these factors in determining that the granting of the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity.

- 4.) *That granting the variance is consistent with the objectives of the General Plan and this chapter.*

The granting of the variance is considered consistent with the General Plan and Zoning Code due to the applicant following the proper Code mandated process to obtain compliance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project consists of approving a Variance to allow commercial signage which does not comply with the current zoning requirements. As such, the Variance is Categorically Exempt from CEQA pursuant to Section 15305(a), Minor Alteration to Land Use Limitations because the project consists of a Variance to commercial sign regulations.

SUMMARY

The proposed pylon size would exceed the height and size allowed by the code for the commercial highway oriented center currently under construction. However, based on the analysis in the staff report, staff believes that the height and overall size is appropriate, is also consistent with other pylon signs in the area, and also meets the required variance findings for approval. Staff has prepared the attached resolution with the necessary findings that the Commission can use to approve the proposed Variance (PD-22-11).

RESOLUTION NO. 22-____

**RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION
ADOPTING A CATEGORICAL EXEMPTION AND APPROVING
VARIANCE (PD-22-11) FOR UNITED SIGN SYSTEMS
(POPPY GAS STATION)**

WHEREAS, United Sign Systems has applied for a Variance for the project described in Exhibit “A”;

WHEREAS, the County of Colusa is considered a Lead Agency under the California Environmental Quality Act (CEQA) for this proposed project and it has determined that a Categorical Exemption is appropriate pursuant to CEQA for the proposed Variance; and

WHEREAS, a Notice of Public Hearing for consideration of the proposed Variance was published in accordance with all applicable requirements; and

WHEREAS, the Planning Commission held a Public Hearing regarding the proposed Environmental Documents and Variance on June 1, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Planning Commission based on facts in the Staff Report, and the written and oral testimony, and exhibits presented at the public hearing, takes the following action:

- I. Adopts a Categorical Exemption, specifically the project is considered exempt from CEQA pursuant to Section 15305(a) Minor Alteration to Land Use Limitations because the project consists of a Variance to the side yard setbacks.
 - A. Find that the proposed Categorical Exemption is adequate and reflects the independent judgment and analysis of the County, which is the lead agency.
- II. Approves the Variance subject to the conditions of approval attached in Exhibit “B”, for the project described in Exhibit “A” and makes the following findings:
 - A. The proposed project will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, welfare and safety of the County.
 1. The project would not be incompatible with surrounding land uses with the incorporation of conditions identified in Agenda Report.
 2. The project is in a zoning classification conditionally, suitable for the proposed use.

3. The configuration of the parcels and/or improvement of the property will not conflict with easements, access through or use of the property.
 4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions.
- B. The project is consistent with the Colusa County General Plan Land Use Element goals and policies for the Commercial (C) land use designation.
 - C. The project is consistent with the Colusa County Zoning Ordinance Highway Service Commercial (C-H) zoning designation.
 - D. There are special circumstances applicable to the property, which cause a hardship to the owner. The Commission can consider the properties proximity to Interstate 5 to be a special circumstance. Interstate 5 is elevated approximately 25 feet in the area. Semi-truck traffic in heavy on Interstate 5 and a normal sized box truck is approximately 14 feet tall. So limiting the height to 55 feet would impact the travelling public's view of the proposed highway pylon sign. This would limit the signs advertising effectiveness and may create a safety hazard with drivers making last minute decisions to exit the highway to the facility.
 - E. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning classification in which such property is located. The project is located within the community of Arbuckle and there are two advertising signs that do not meet the current signage standards. The Chevron approximately 600 feet to the west of the project site has a highway pylon sign that is 65 feet in height with a sign face of approximately 250 square feet. The Sinclair gas station at the southern Arbuckle exit on the west side of Interstate 5 is approximately 70 feet in height and has a sign face of 85 square feet. Approval of the Variance would not be the granting of a special privilege because it has been redesigned to be comparable to the Chevron highway pylon sign and is lower than the Sinclair sign, both of which are in close proximity to the project site.
 - F. The granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question. The highway pylon sign is located in the northwest corner of the project site. As of the writing of the staff report, no concerns have been expressed. The Commission can consider these factors in determining that the granting of the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity.

- G. The granting of the variance would be consistent with the objectives of the General Plan and the Zoning Ordinance. The granting of the variance can be considered consistent with the General Plan and Zoning code due to the applicant following the proper Code mandated process to obtain compliance.

PASSED AND ADOPTED this 1st day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

Kirk Pendleton, Chair, Planning Commission

ATTEST: Greg Plucker, Secretary to the
Colusa County Planning Commission

Melissa Kitts, Deputy Clerk

APPROVED AS TO FORM

Jennifer Sutton, Sr. Deputy County Counsel

EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022

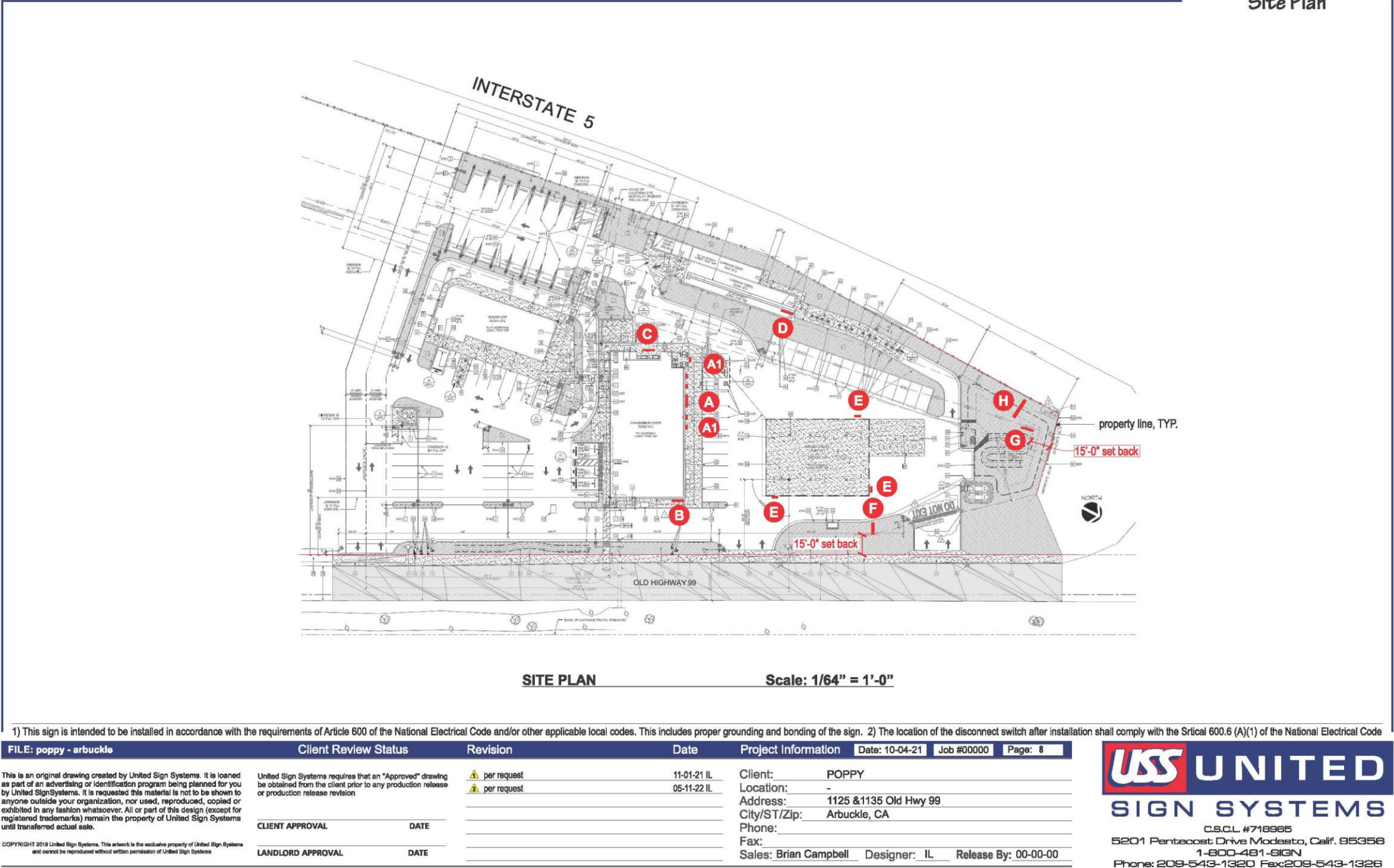
Project Location and Justification Map for the proposed Unites Sign Systems Variance PD-22-11 approve a variance to allow a highway pylon sign with 65 feet high with a sign face of 246 square feet. The applicable zoning regulations have a 55 foot maximum height and 100 square foot sign face limit for highway pylon signs



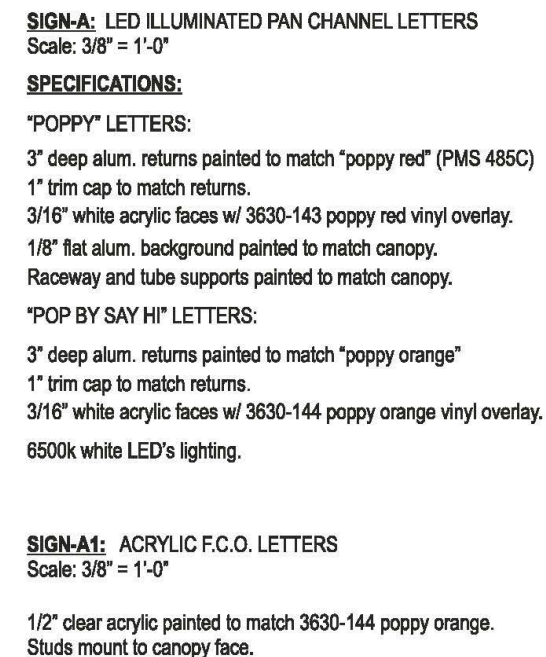
EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022

SITE PLAN AND SIGN PLANS

Site Plan



Sign-A

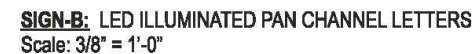


1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Sritical 600.6 (A)(1) of the National Electrical Code

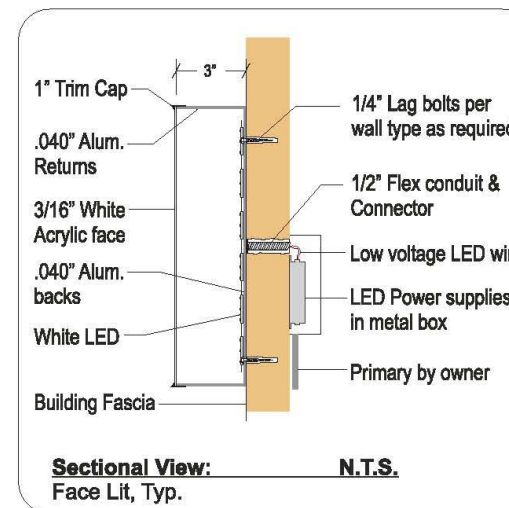
FILE: poppy - arbuckle		Client Review Status		Revision		Date		Project Information		Date: 10-04-21	Job #00000	Page: 1
This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested 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 2018 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems		United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision		⚠ per request ⚠ per request		11-01-21 IL 11-15-21 IL		Client: POPPY Location: - Address: 1125 & 1135 Old Hwy 99 City/ST/Zip: Arbuckle, CA Phone: Fax:		Sales: Brian Campbell Designer: IL Release By: 00-00-00		
CLIENT APPROVAL		DATE										
LANDLORD APPROVAL		DATE										



Sign-B



3" deep white alum. returns.
1" trim cap to match returns.
3/16" white acrylic faces w/ vinyl overlay.
Vinyl: 3630-143 Poppy Red &
3630-144 Poppy Orange
6500k white LED's lighting.
Flush mount to wall.



Scale: 1/8" = 1'-0"

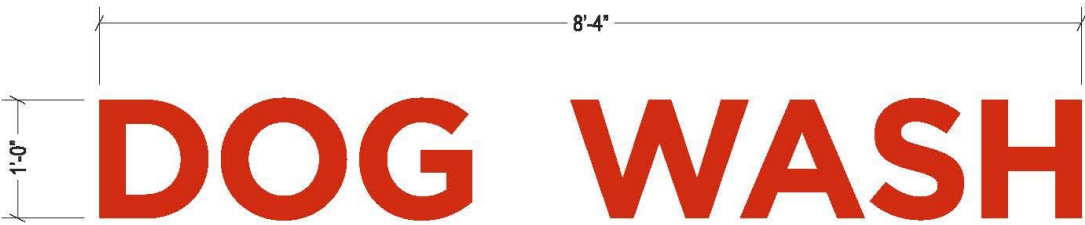
1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Sritical 600.6 (A)(1) of the National Electrical Code

FILE: poppy - arbuckle		Client Review Status		Revision	Date	Project Information		Date: 10-04-21	Job #00000	Page: 2
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		CLIENT APPROVAL		DATE						
		LANDLORD APPROVAL		DATE						
COPYRIGHT 2018 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems										



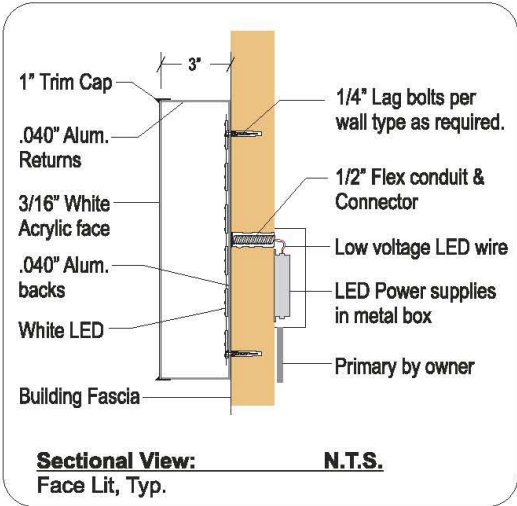
EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTRY PLANNING COMMISSION
JUNE 1, 2022

Sign-C



SIGN-C: LED ILLUMINATED PAN CHANNEL LETTERS
Scale: 3/4" = 1'-0"

SPECIFICATIONS:
3" deep alum. returns painted to match "poppy red" (PMS 485C)
1" trim cap to match returns.
3/16" white acrylic faces w/ 3630-143 poppy red vinyl overlay.
6500k white LED's lighting.
Flush mount to canopy face



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

FILE: poppy - arbuckle	Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 3
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		-	00-00-00	Location:	-		
				Address:	1125 & 1135 Old Hwy 99		
				City/ST/Zip:	Arbuckle, CA		
				Phone:			
	CLIENT APPROVAL	DATE		Fax:			
	LANDLORD APPROVAL	DATE		Sales: Brian Campbell	Designer: IL	Release By: 00-00-00	

USS

UNITED

SIGN SYSTEMS

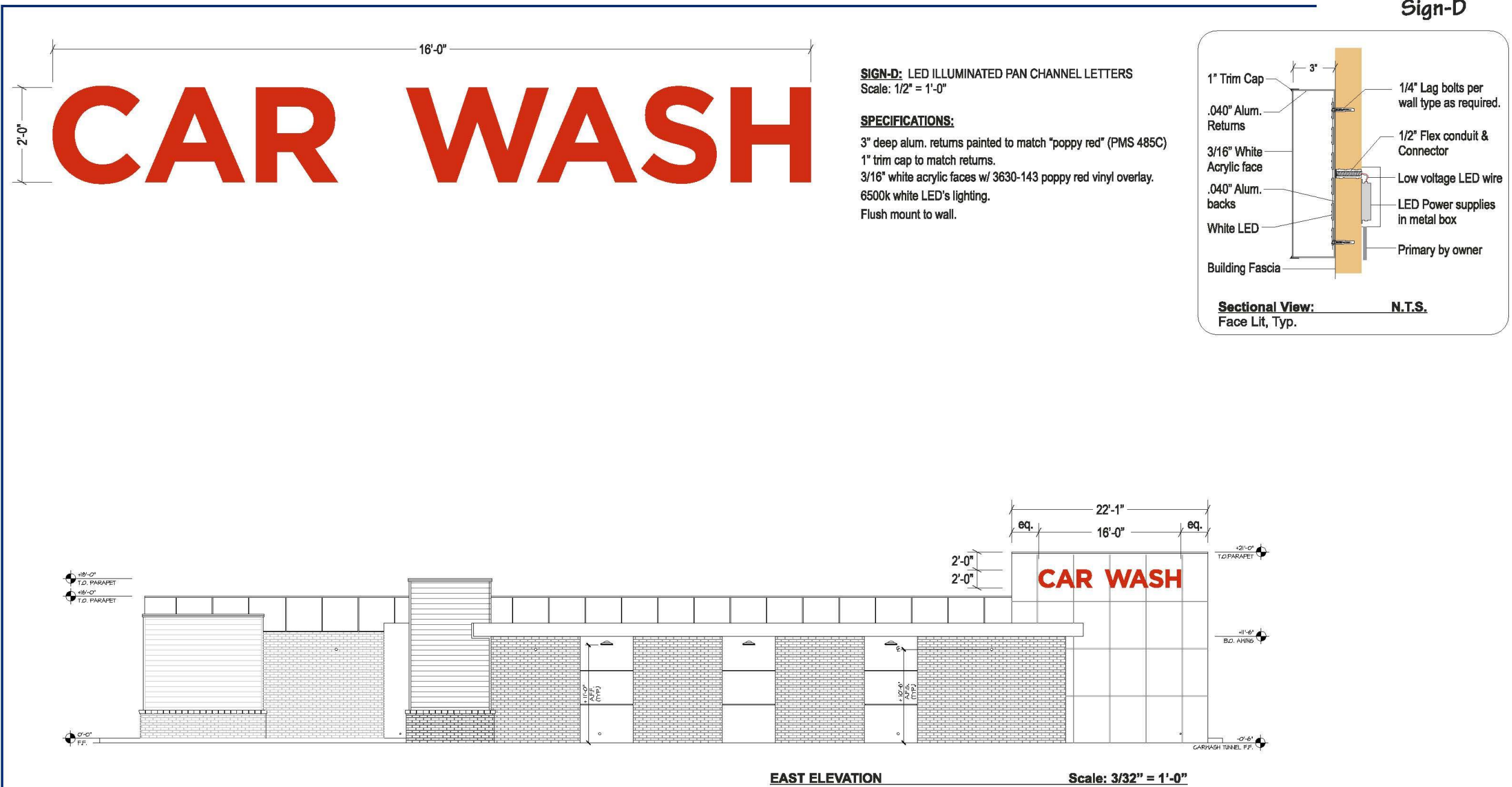
C.S.C.L. #718965

5201 Pentecost Drive Modesto, Calif. 95358

1-800-481-SIGN

Phone: 209-543-1320 Fax: 209-543-1326

EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTRY PLANNING COMMISSION
JUNE 1, 2022



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

FILE: poppy - arbuckle		Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 4
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 2018 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems		United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	⚠ per request ⚠ -	11-01-21 IL 00-00-00	Client: POPPY Location: - Address: 1125 &1135 Old Hwy 99 City/ST/Zip: Arbuckle, CA Phone: Fax: Sales: Brian Campbell Designer: IL Release By: 00-00-00			

UKS

UNITED

SIGN SYSTEMS

C.S.C.L. #718965

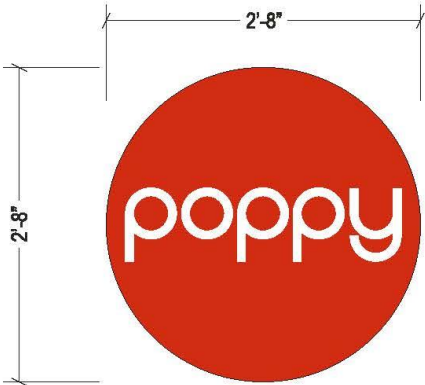
5201 Pentacost Drive Modesto, Calif. 95356

1-800-481-SIGN

Phone: 209-543-1320 Fax:209-543-1326

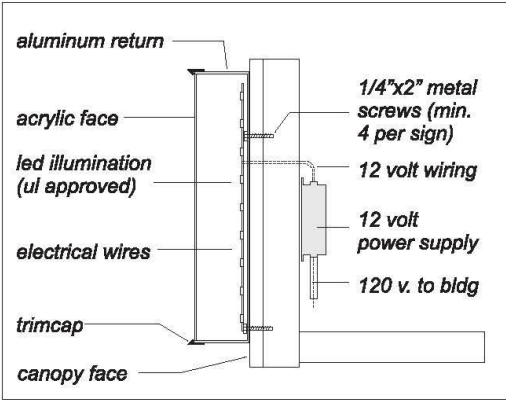
EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022

Sign-E

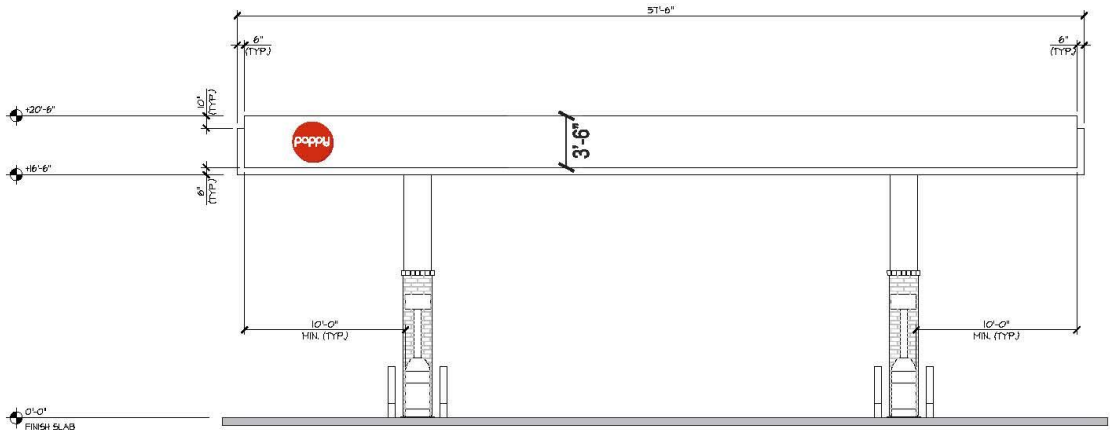


SIGN-E: LED ILLUMINATED PAN CHANNEL LOGO
Scale: 3/4" = 1'-0" (3 REQUIRED)

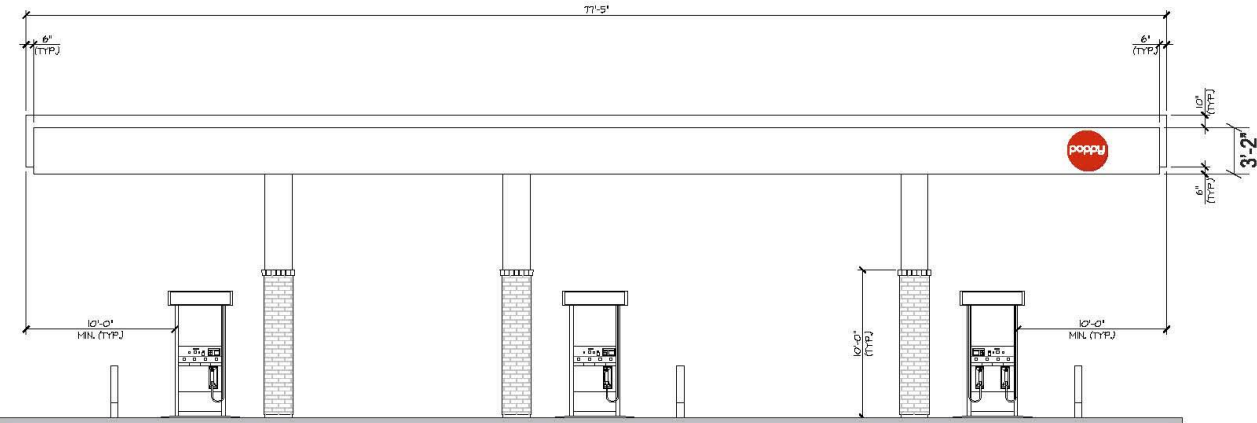
SPECIFICATIONS:
3" deep alum. returns painted to match "poppy red" (PMS 485C)
1" trim cap to match returns.
3/16" white acrylic faces w/ 3630-143 poppy red vinyl overlay.



Led Fuel Canopy Sign Mount Detail



FUEL CANOPY - NORTH & SOUTH ELEVATION Scale: 3/32" = 1'-0"



FUEL CANOPY - EAST & WEST ELEVATION Scale: 3/32" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

FILE: poppy - arbuckle		Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 5
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UNITED
SIGN SYSTEMS

C.S.C.L. #718965

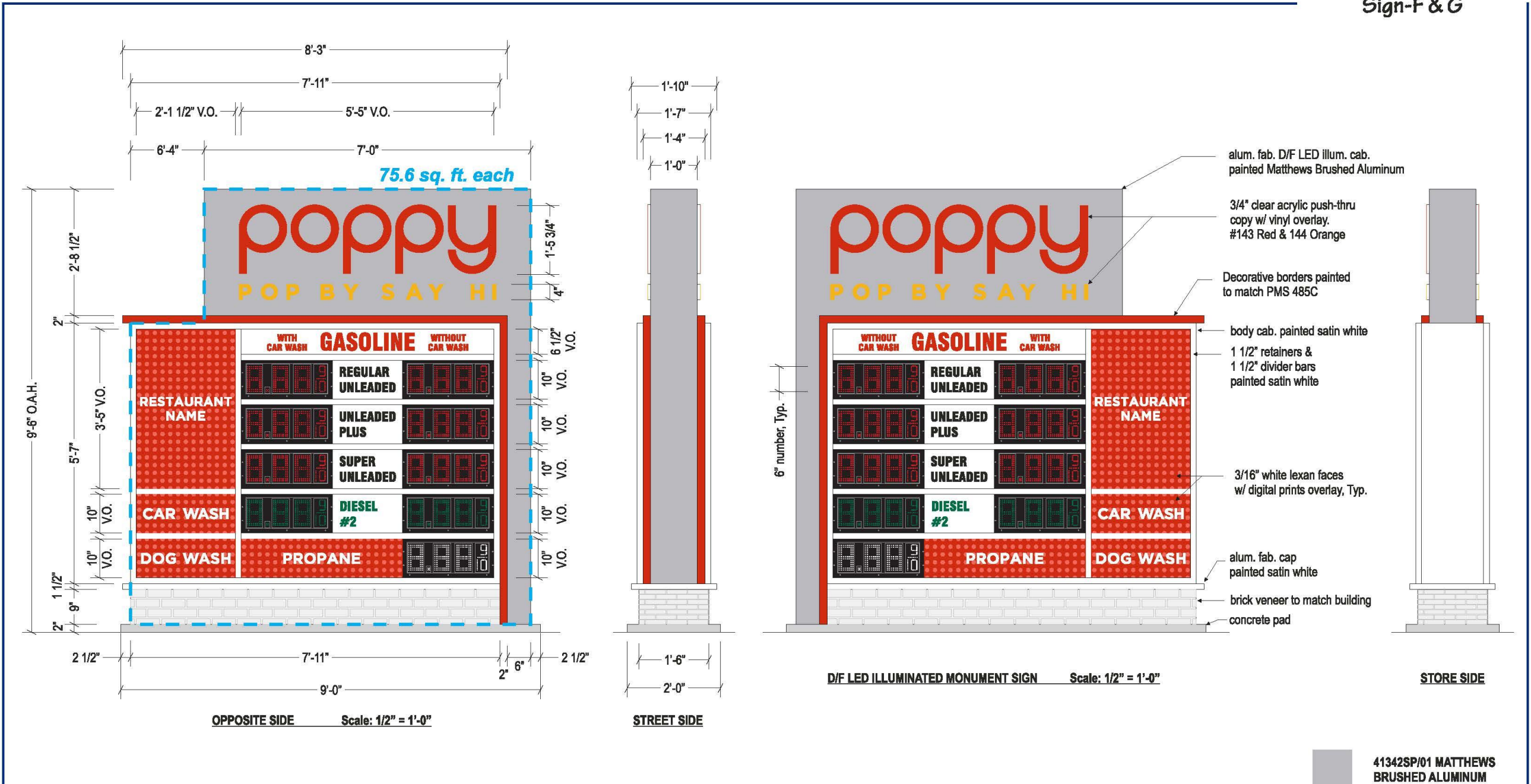
5201 Pentecost Drive Modesto, Calif. 95358

1-800-481-SIGN

Phone: 209-543-1320 Fax:209-543-1326

EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022

Sign-F & G



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

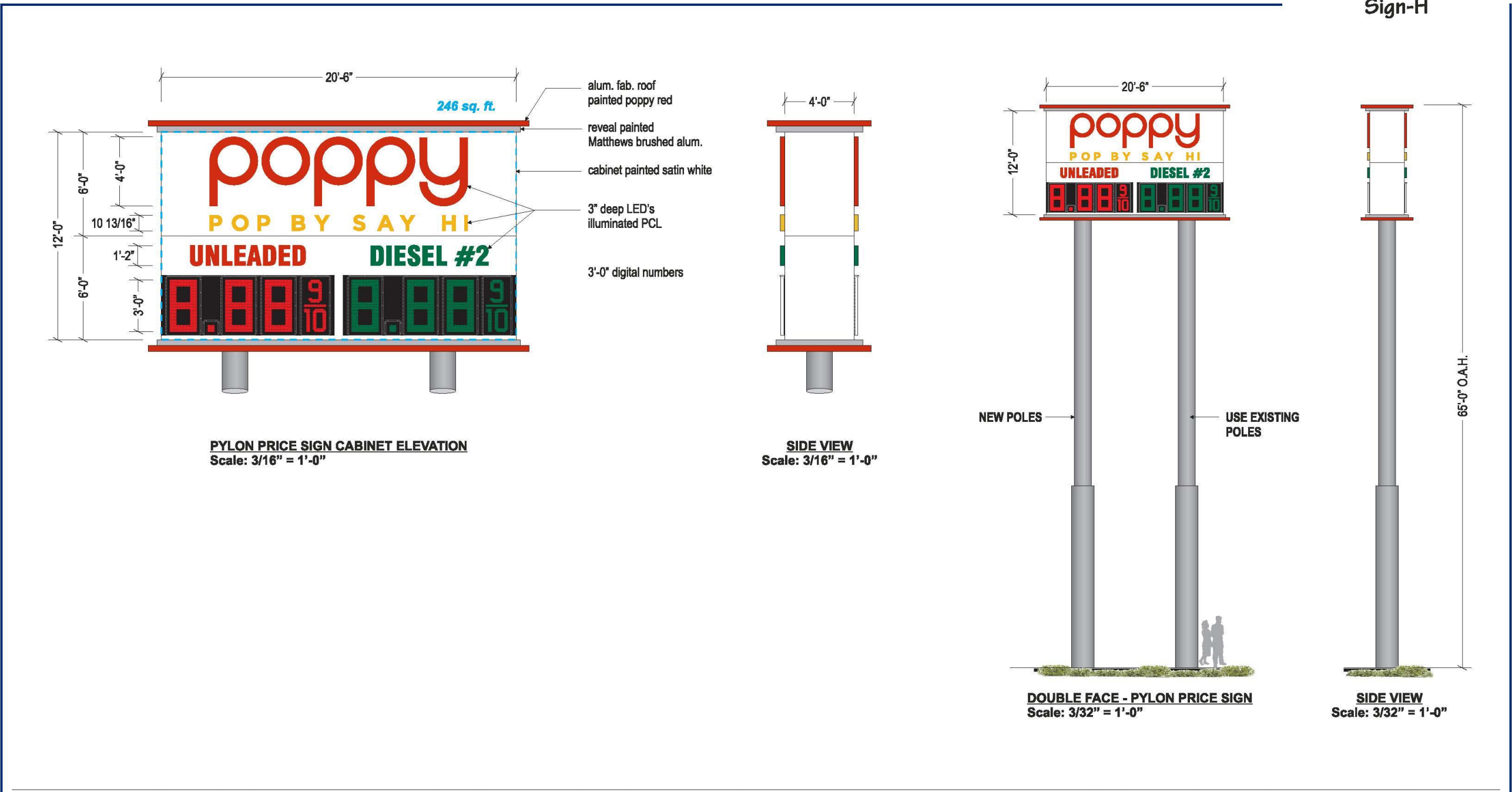
FILE: poppy - arbuckle	Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 6
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				Location:	-		
				Address:	1125 & 1135 Old Hwy 99		
				City/ST/Zip:	Arbuckle, CA		
				Phone:			
	Landlord Approval	DATE		Fax:			
				Sales: Brian Campbell	Designer: IL	Release By: 00-00-00	



UNITED SIGN SYSTEMS

C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95358
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTRY PLANNING COMMISSION
JUNE 1, 2022



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

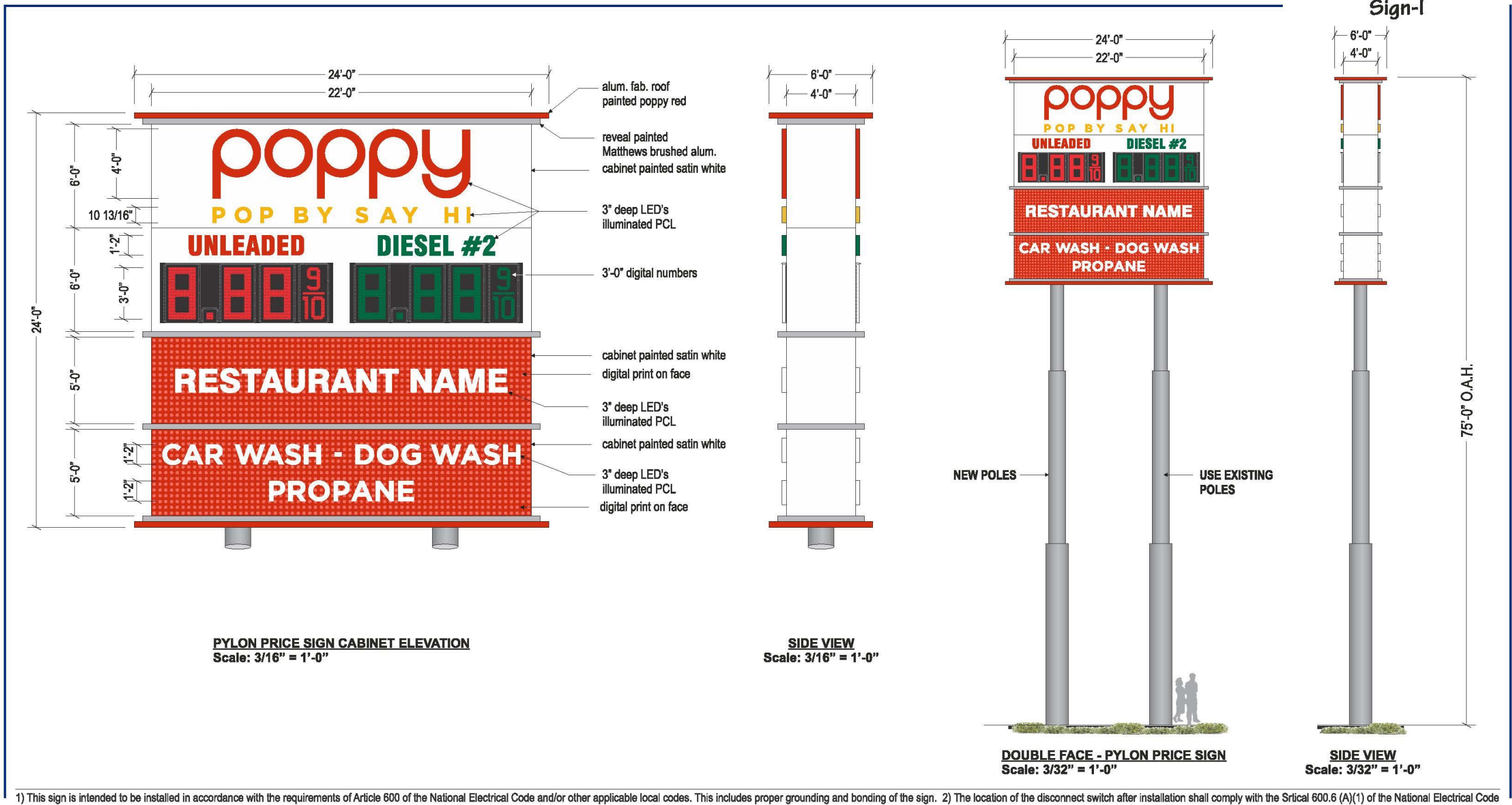
FILE: poppy - arbuckle	Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 7
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		⚠ per request	05-11-22 IL	Location: -			
				Address: 1125 &1135 Old Hwy 99			
				City/ST/Zip: Arbuckle, CA			
				Phone:			
CLIENT APPROVAL	DATE			Fax:			
LANDLORD APPROVAL	DATE			Sales: Brian Campbell	Designer: IL	Release By: 00-00-00	



UNITED SIGN SYSTEMS

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5201 Pentecost Drive Modesto, Calif. 95358
1-800-481-SIGN
Phone: 209-543-1320 Fax:209-543-1326

EXHIBIT "A"
UNITED SIGN SYSTEMS VARIANCE PD-22-11
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

FILE: poppy - arbuckle	Client Review Status	Revision	Date	Project Information	Date: 10-04-21	Job #00000	Page: 8
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		-	00-00-00	Location:	-		
				Address:	1125 &1135 Old Hwy 99		
				City/ST/Zip:	Arbuckle, CA		
				Phone:			
CLIENT APPROVAL	DATE			Fax:			
LANDLORD APPROVAL	DATE			Sales: Brian Campbell	Designer: IL	Release By: 00-00-00	



UNITED SIGN SYSTEMS

C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95358
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

EXHIBIT “B”
UNITED SIGN SYSTEMS (POPPY GAS STATION) VARIANCE (PD-22-11)
COLUSA COUNTY PLANNING COMMISSION
JUNE 1, 2022

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, United Sign Systems is hereby granted Variance PD-22-11 in accordance with the application filed to allow a highway pylon sign 65 feet high with a sign face of 246 square feet at 1125 and 1135 Old Highway 99 West in the Community of Arbuckle, on APNs 018-280-106 & 018-280-107 subject to all of the following Conditions of Approval:

CONDITIONS OF APPROVAL

I. General

- A. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of this Variance, constitutes cause for the revocation of said Variance in accordance with the procedures set forth in the Colusa County Code Section 44-1.90.090.
- B. Unless otherwise provided for in a condition to this Variance, all conditions must be completed prior to or concurrently with the establishment of the granted use.
- C. Minor changes may be approved administratively by the Director of Community Development upon receipt of a written request by the applicant, or their respective designee. Prior to such approval, verification shall be made by the Director that the modification is consistent with the project approval and all conditions. Changes deemed to be major or significant in nature shall require a formal application or amendment.
- D. A building permit shall be obtain from the Colusa County Community Development Department prior to the installation of the proposed signage within 24 months of the effective date of this variance or this permit shall expire.

II. Planning & Building

- A. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant’s sole cost and expense, in any claim, action, or proceeding brought against the County after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
- B. The applicant shall comply with all federal, state and local statutes, ordinances and regulations.

- C. This variance becomes effective on the eleventh (11th) calendar day following the Planning Commission approval unless appealed pursuant to Zoning Code Section 44-1.80.080.
- D. Sign H (Highway Pylon Sign) shall be limited to a maximum height of 65 feet from ground level and maximum sign face of 250 square feet.
- E. The applicant shall comply with all requirements of Zoning Code Section 44-3.50.070 General Standards regrading sign illumination and Zoning Code Section 44-3.30 Outdoor Lighting.
- F. Prior to building permit issuance for the pylon sign the applicant shall obtain any and all required Caltrans permit(s) and comply with the required conditions.



COUNTY OF COLUSA
 COMMUNITY DEVELOPMENT DEPARTMENT
 1213 Market Street
 Colusa, California 95932
 TELEPHONE (530) 458-0480 FAX (530) 458-0482

Colusa County Administrative Permit (PD-21-37)

APPLICANT: United Sign Systems

FILE #: PD-21-37

REQUEST: The project consists of the installation of illuminated and non-illuminated signs to promote and identify a new commercial development, featuring a convenience store, gas and electrical charging station, carwash, and fast food restaurant.

GENERAL PLAN: Commercial (C)

ZONING: Highway Service Commercial (C-H)

APN: 018-280-106 & 018-280-107

LOCATION: The project site is located at 1125 & 1135 Old Highway 99 West in the community of Arbuckle on the southeast corner of the intersection of Old Highway 99 West and the North Arbuckle Highway Underpass.

**PARCEL SIZE/
PROJECT SIZE:** The project site is 2.47 acres in size and total sign area is approximately 597 square feet.

PROJECT TYPE: Construction of Illuminated and Non-Illuminated Signs

Project Description

The project consists of the construction and/or installation of approximately 597 square feet of onsite advertising. The project site is zoned Highway Service Commercial (C-H) and is currently being developed as gas station, car wash, convenience store, and future fast food location. There are nine signs proposed under this Administrative Permit and include attached wall signs and freestanding signs. Other small directional and identification signs will also be installed but are permitted as of right and not subject to administrative review. The proposed signage and applicable zoning regulations are shown in Table 1 below:

Table 1		Size in Sq. Ft.	
Sign	Location	Proposed	Allowed
"A" – Wall + "A1" Wall (Poppy - Pop By Say Hi)	North Elevation (frontage)	74	80
"C" - Wall (Dog Wash)	West Elevation (Store)	9	80
"D" - Wall (Car Wash)	East Elevation (Car Wash)	32	80
"E" - Wall (Poppy)	East, North, & West Elevations (Gas Pump Canopy)	5	80
"B" - Wall (Poppy - Pop By Say Hi)	East Elevation (Store)	79	80
"F" - Monument (Poppy, Gas Prices & Services)	Old Hwy 99 West	76	80
"G" - Monument (Poppy, Gas Prices & Services)	N. Arbuckle Underpass & N. Bound Off Ramp	76	80
"H" Highway Pylon Size *	N. Arbuckle Underpass & N. Bound Off Ramp	246	100
"H" Highway Pylon Height*		65	55

*Sign H requires approval of Variance Application PD-22-11 for United Sign Systems

Analysis

The proposed project falls under Section 44-3.50.080, Signs Allowed with a Permit. This section addresses signage requirement in the various zoning classifications within the County. This section requires an Administrative Permit be approved for the construction of non-exempt sign types. During review of the administrative permit staff will ensure that the proposal is consistent with the Zoning Code.

In this case the total sign area of the nine signs is approximately 597 square feet. There are three areas of the proposal that need further analysis.

According to Section 44-3.50.080 on site commercial advertising is limited to 80 square feet of wall signs along the frontage of buildings. In this case the project site is viewable from public roadway on three sides. To the west of the site is Interstate 5, to the north is the North Arbuckle Underpass, and to the east is Old Highway 99 West. The zoning code allows each building on the site is allowed at least one 80 square wall sign per viewable frontage from any public right of way. For purposes of this application Signs A and A1 are considered one sign and combined are below the 80 square foot maximum wall sign size.

The allowable number of monument signs needs some additional explanation. This type of sign is typically limited to one per business. However, due to the 540 plus feet of lineal street frontage the project is allowed two monument signs based upon information found in Table 44-3.50-1: Business Identification Signs.

As shown in Table 1 above all signs, with the exception Sign H the highway pylon sign, meet the current code regulations

The proposed highway pylon sign which is proposed at 65 feet high with a sign face of 246 square feet, given the height and size a variance is required. The proposed size is based upon staff recommendations to the applicant on the original proposal to ensure compatibility with other signage in the immediate area and is the subject to a related Variance Application PD-21-11. Current sign regulations allow for highway pylon signs to be 55 feet tall and have 100 square feet of sign face. A comparable business, the Chevron Gas Station, is approximately 600 feet to the northwest and has a highway pylon sign that is 65 feet tall and has a sign face of 248 square feet. A condition of approval has been developed to address the highway pylon sign should PD-22-11 not be approved.

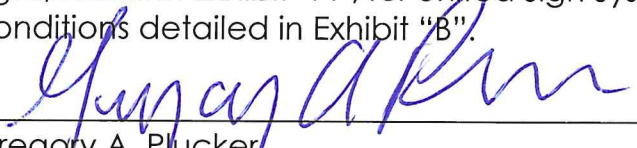
The project will not create any foreseeable impacts as proposed and will be similar to other signage in the area. Upon approval of this Administrative Permit the project will be in compliance with Section 44-3.50 Sign Regulations.

Findings

- 1) The project is consistent with the 2030 Colusa County General Plan and Colusa County Zoning Code - Chapter 44.
- 2) The project is in compliance with requirements and conditions of previously approved entitlements, such as use permits, or variances, if applicable.

APPROVAL:

Based on the analysis and findings detailed in this staff report, the proposed Administrative Sign Permit (AP #21-37) for the installation of commercial advertising signs, found in Exhibit "A", for United Sign Systems is hereby approved subject to the conditions detailed in Exhibit "B".



Gregory A. Plucker
Community Development Director (or designee)



Date

Exhibit "A"

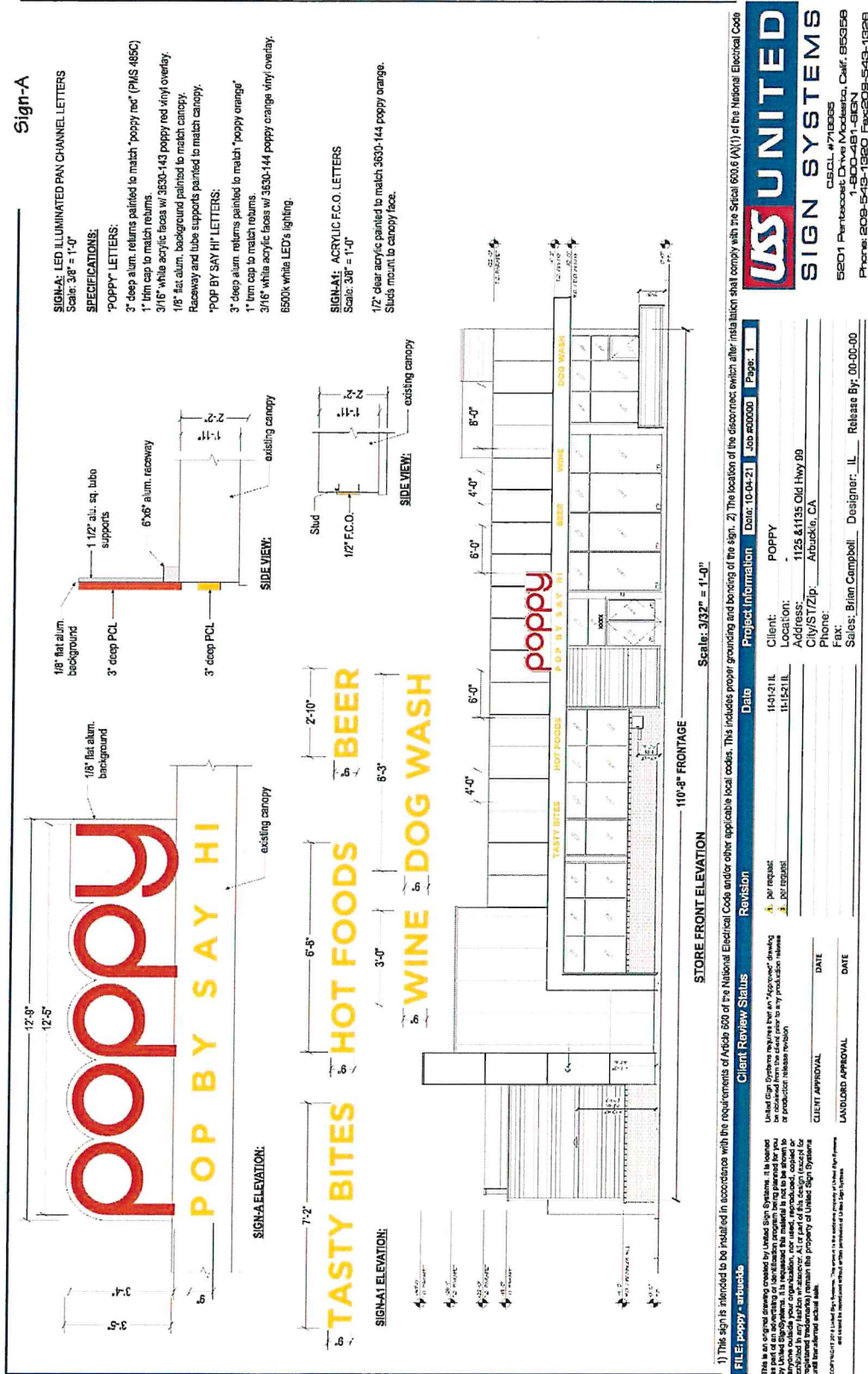
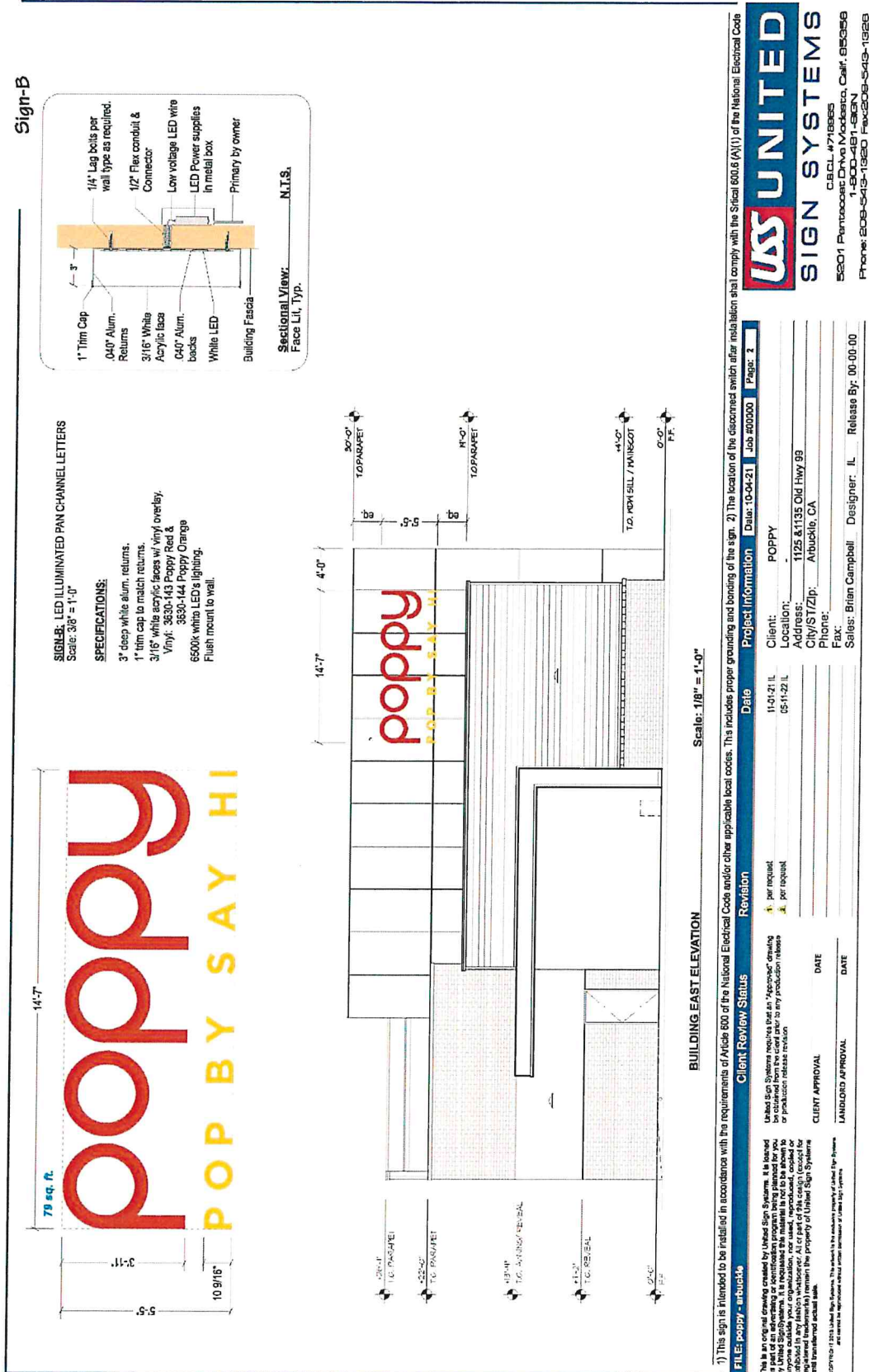
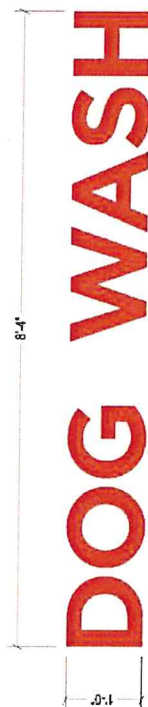


Exhibit "A"



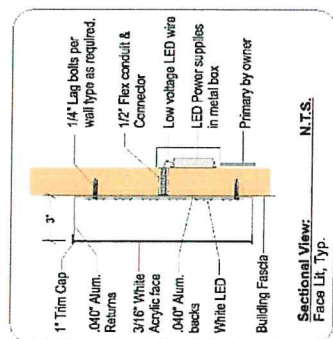
Sign-C



SIGN-C: LED ILLUMINATED PAN CHANNEL LETTERS
Scale: 3/4" = 1'-0"

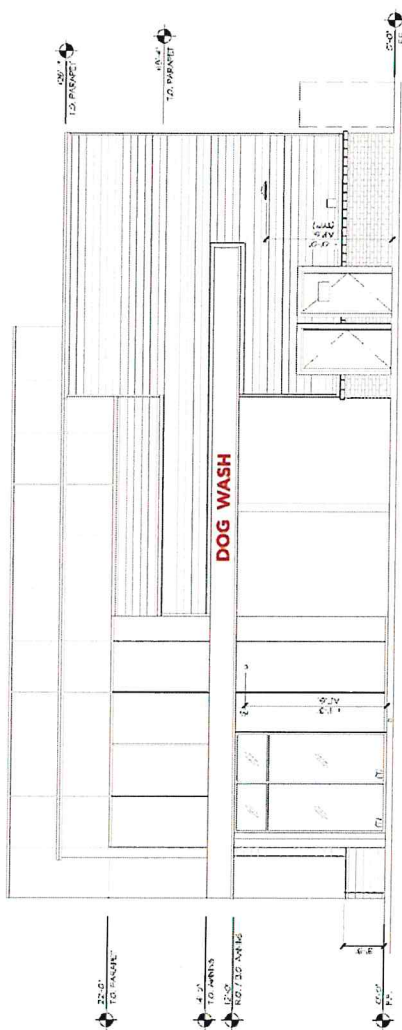
SPECIFICATIONS:

- 3" deep alum. returns painted to match "poppy red" (FMS 485C)
1" trim cap to match returns.
3/16" white acrylic faces w/ 3630-143 poppy red vinyl overlay.
5500K white LED's lighting.
Flush mount to canopy face



Sectional View: N.T.S.

Sectional View
Face Lit, Typ.



Scale: 1/8" = 1'-0"

WEST ELEVATION

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnector switch after installation shall comply with the Srical 600.6 (A)(1) of the National Electrical Code

[illegible]

USS UNITED
SIGN SYSTEMS

C.S.C.L. #718965
3201 Pantanoat Drive Modesto, Calif. 95358
1-800-481-81GN
Phone: 209-543-1320 Fax: 209-543-1328



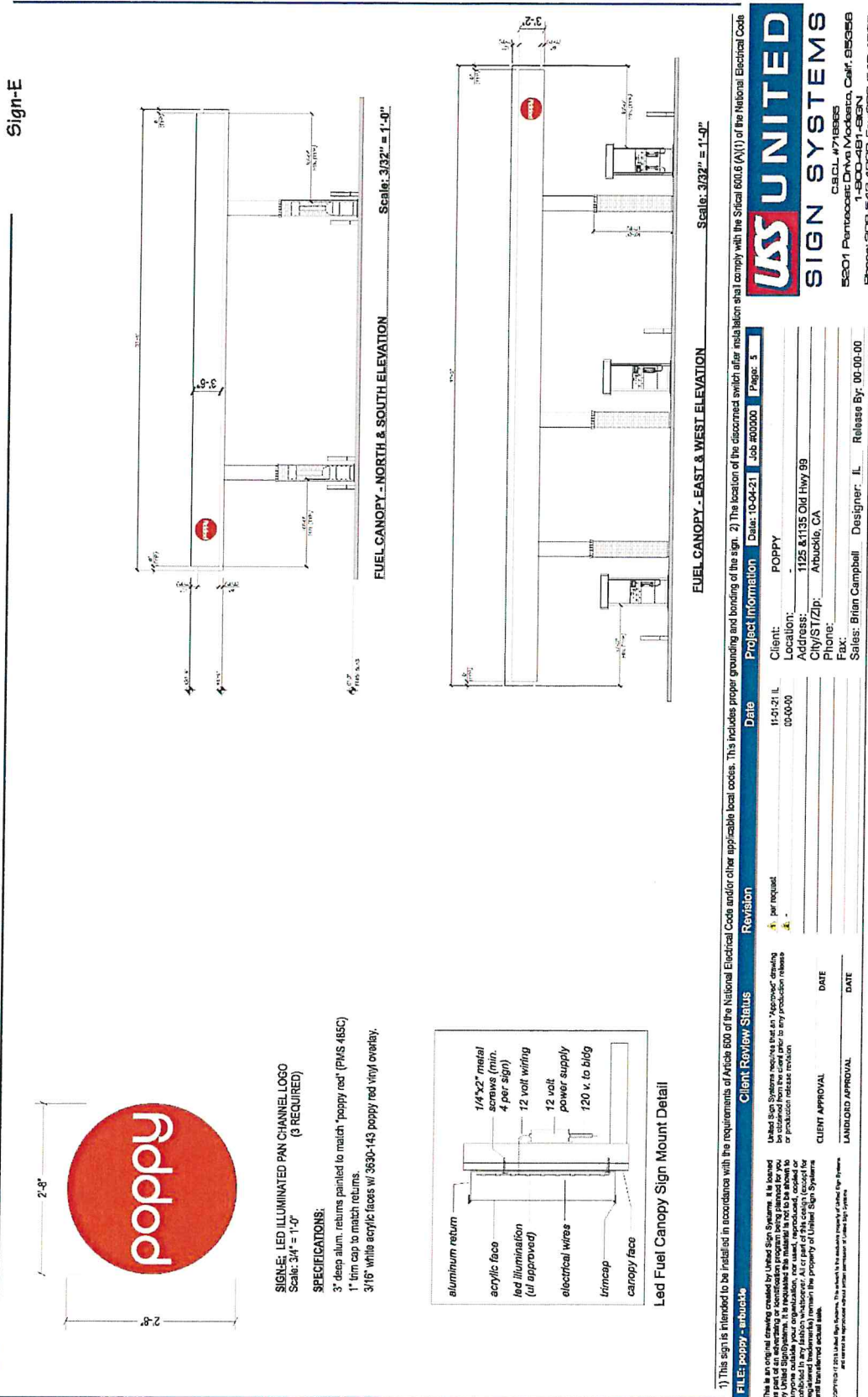


Exhibit "A"

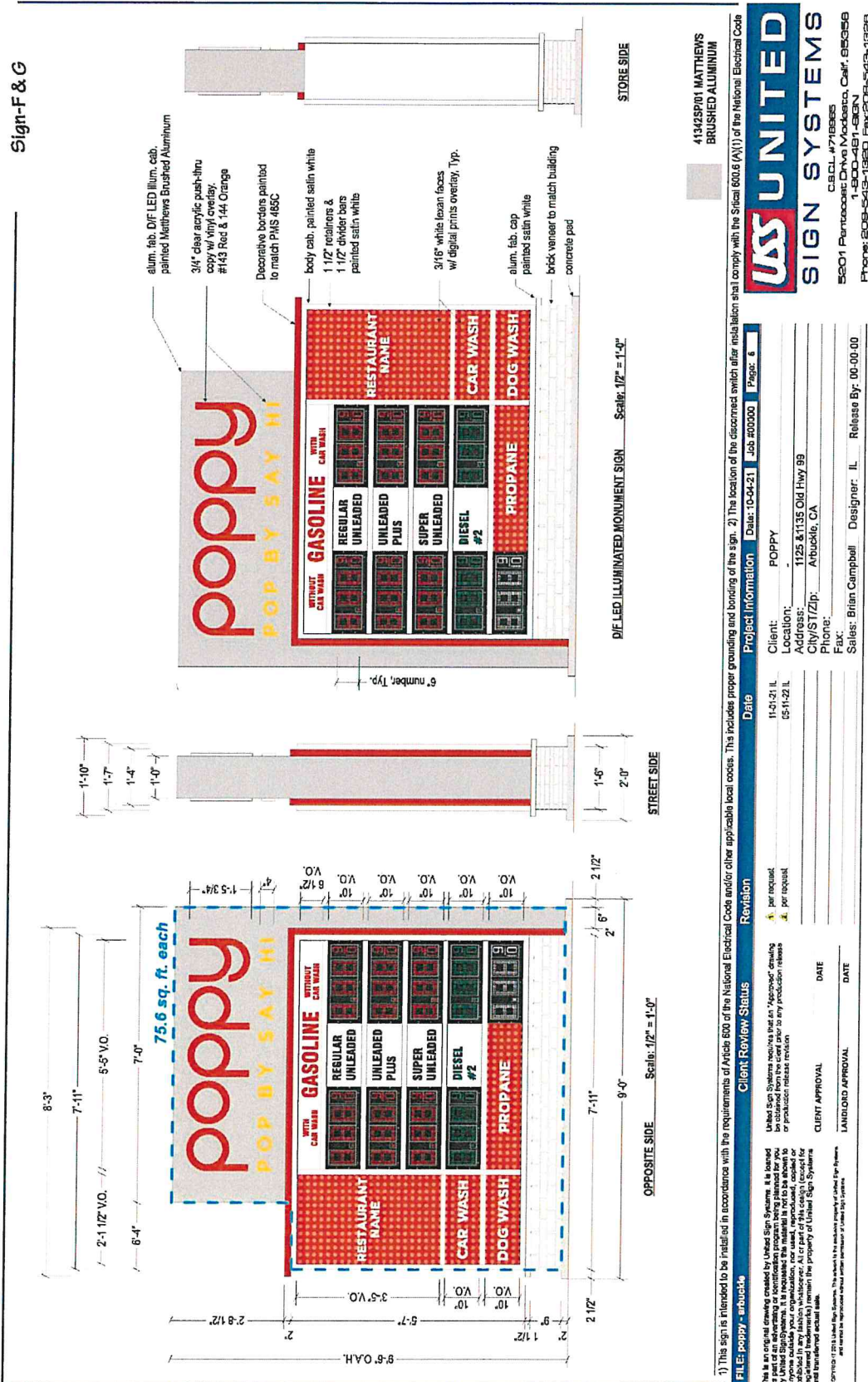
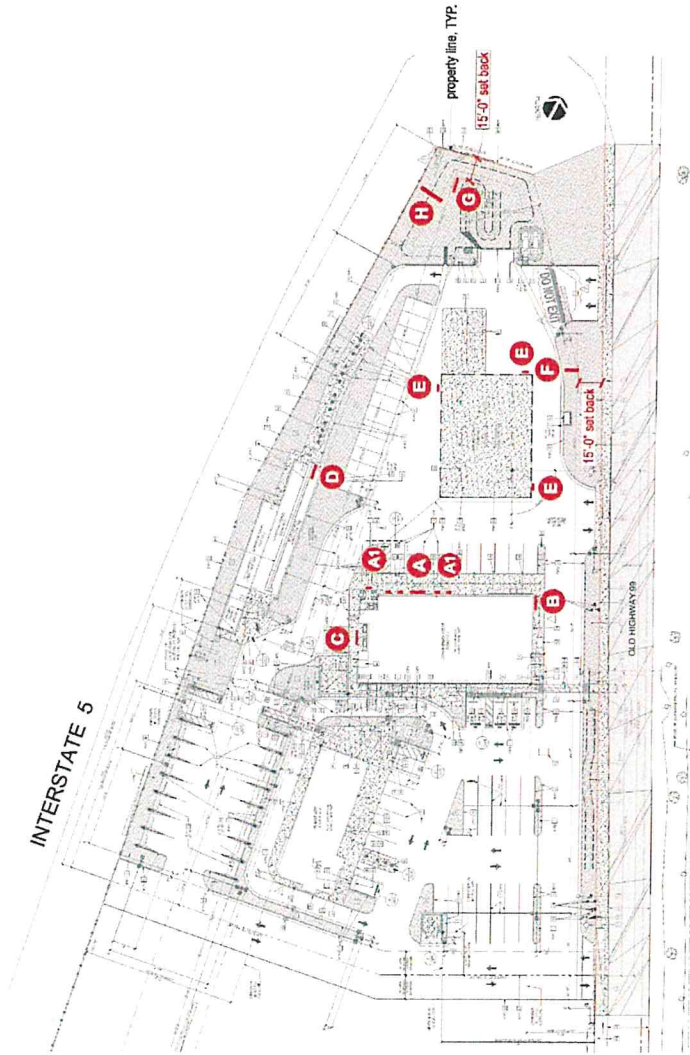


Exhibit "A"



Exhibit "A"

Site Plan



SITE PLAN Scale: 1/8" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnected switch after installation shall comply with the Section 600.6 (A)(1) of the National Electrical Code.

FILE: poppy - submittal

Client Review Status	Revision	Date	Project Information	Date	Job #	Page
This is an original drawing created by United Sign Systems. It is loaned to you for the purpose of obtaining a permit. It is not to be reproduced, copied, or altered in any way without the written permission of United Sign Systems. All rights reserved.	1	11-31-21 IL	Client: POPPY	10-04-21	200000	1
	2	03-11-22 IL	Location: 1125 & 1135 Old Hwy 99			
CLIENT APPROVAL		DATE	City/State/Zip: Attitude, CA			
LANDLORD APPROVAL		DATE	Phone:			
			Fax:			
			Sales: Brian Campbell	Designer: IL	Release By: 00-00-00	

CS CL #718953
5501 Pentacost Drive Modesto, Calif. 95358
1-800-481-5611
Phone: 209-543-1350 Fax: 209-543-1323

UNITED SIGN SYSTEMS

EXHIBIT "B"**ADMINISTRATIVE PERMIT PD-21-37
COLUSA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
MAY 13, 2022**

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, United Sign Systems is hereby granted an Administrative Permit in accordance with the application filed regarding the construction/installation with a total signage area of approximately 597 square feet for Poppy Gas Station located at 1125 and 1135 Old Highway 99 West, Assessor's Parcel Numbers 018-280-106 and 018-280-107, subject to the following Conditions of Approval.

Conditions of ApprovalPlanning and Building

1. Applicant shall comply with all federal, state and local statutes, ordinances and regulations.
2. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant's sole cost and expense, in any claim, action or proceeding brought against the County within 180-days after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
3. The proposed project shall comply with the plans and specifications contained in United Sign Systems (Poppy Gas Station) application, as presented in Exhibit "A", received on May 11, 2022 as amended by the conditions of approval contained herein. Minor alternations may be approved by the Community Development Director upon finding that any such modification is consistent with this approval. Any other modification shall require a formal modification application.

4. Pursuant to Section 44-1.90.070 of the County Code, a building permit must be issued within 24 months of the effective date of this approval or it will automatically expire. A permit extension may be applied for prior to the expiration date pursuant to Section 44-1.90.070 of the County Code.
5. The approval of sign H (highway pylon sign) is contingent upon Planning Commission approval of Variance Application PD-22-11. Should PD-22-11 not be approved by the Planning Commission Sign H shall be redesigned to the satisfaction of the Community Development Director to comply with the County Code.
6. The applicant shall comply with all requirements of Zoning Code Section 44-3.50.070 General Standards regarding sign illumination and Zoning Code Section 44-3.30 Outdoor Lighting

LEGAL NOTICE

COUNTY OF COLUSA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will conduct a Public Hearing June 1, 2022 at 9:00 a.m. in the Board of Supervisors Chambers located at 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Variance for United Sign Systems (Poppy Gas Station) PD-22-11 – A proposed Resolution of the Planning Commission to adopt a CEQA Exemption and approve a variance to allow a highway pylon sign 65 feet high with a sign face of 246 square feet, which exceeds the 55 foot height and 100 square foot sign face limitations of the Zoning Code. The project site is zoned Highway Service Commercial (C-H). The project site is located at 1125 and 1135 Old Highway 99 West in the Community of Arbuckle, identified as APNs 018-280-106 & 018-280-107.

The Planning Commission will consider an exemption from CEQA pursuant to Title 14, Article 19 of the California Code of Regulations and Adopt a Categorical Exemption, because the project is considered exempt from CEQA pursuant to Section 15305(a) Minor Alterations to Land Use Limitations, because the project consists of a Variance to the commercial sign standards.

Documentation and information regarding the project may be obtained at the Community Development Department, 1213 Market Street, Colusa, CA (530) 458-0480. If you have questions or concerns regarding this matter, or would like to submit comments you may do so to the following: Secretary to the Planning Commission, 220 12th Street, Colusa, CA (530) 458-0480, or by e-mail at kjohanns@countyofcolusa.org. Additional documentation is available for review in accordance with Agenda Scheduling Deadlines at the Office of the Clerk of the Board, 547 Market Street, Ste. 102, Colusa, CA (530) 458-0508. All persons are invited to attend and be heard.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: May 17, 2022

/s/ Melissa Kitts, Deputy Clerk

05/19/2022 - CCPR #2022-0565