

TRINITY COUNTY PLANNING COMMISSION

STAFF REPORT

PROJECT TITLE: Hayfork 7th Day Adventist Church Internally Illuminated Sign

APPLICANT: Dave Bostrom

PROPERTY OWNER: Northern California Conference of Seventh Day Adventists

REPORT BY: Mitchell Wexler, Assistant Planner

LOCATION: 60 Reservoir Rd, Hayfork (APN 014-171-040)

ZONING DISTRICT: Single Family Residential-Low Density (R1L)

GENERAL PLAN DESIGNATION: Single Family Residential-Low Density (SF-L)

PROJECT DESCRIPTION:

The project applicant proposes replacing the current externally illuminated church sign with a 51-square foot, 9-foot tall internally illuminated sign for the Hayfork 7th Day Adventist Church. This project is located alongside State Route 3 in Hayfork on the highway’s north-facing side. The applicant applied for a Director’s Use Permit on 5/25/23. Upon review of the application, staff determined that the sign would require an exception to the regulations in County Code Chapter 15.08 – Sign Ordinance.

Location	Land Use	Zoning District	General Plan Designation
North 014-330-048	Residential	Rural Residential 2.5 Acre Minimum (RR2.5)	Rural Residential (RR)
North 014-330-063	Residential	Single Family Residential-Low Density (R1L)	Single Family Residential-Low Density (SF-L)
North 014-330-039	Residential	Rural Residential 2.5 Acre Minimum (RR2.5)	Rural Residential (RR)
South 014-430-025	High School	Public Facility	Public Facility

South 014-172-001	Residential	Single Family Residential-Medium Density (R1M)	Single Family Residential-Medium Density (SF-M)
South 014-172-021	Residential	Single Family Residential-Medium Density (R1M)	Single Family Residential-Medium Density (SF-M)
South 014-172-002	Residential	Single Family Residential-Medium Density (R1M)	Single Family Residential-Medium Density (SF-M)
East 014-171-038	Residential	Single Family Residential-Low Density (R1L)	Single Family Residential-Low Density (SF-L)
West 014-330-067	Residential	Single Family Residential-Low Density (R1L)	Single Family Residential-Low Density (SF-L)

Table 1: Surrounding Land Uses to Project Site

SITE INFORMATION:

The site is located at 60 Reservoir Rd in Hayfork (APN 014-171-040). This parcel has a size of 1.63 acres. It is zoned as Single Family Residential-Low Density (R1L) and has a General Plan Designation of Single Family Residential-Low Density (SF). It shares its R1L zoning with 3 of the 9 bordering parcels, and its SF General Plan Designation with 3 of the 9 bordering parcels. The remaining parcels have the following zoning districts: Rural Residential 2.5 Acre Minimum (2 of 9), Public Facility (1 of 9), and Single Family Residential Medium Density (3 of 9). Their associated General Plan Designations are the following: Rural Residential (2 of 9), Public Facility (1 of 9), and Single Family Residential-Medium Density (3 of 9). These zones and designations do not affect the placement of the proposed internally illuminated sign. The parcel receives its electricity through Trinity Public Utilities District, its water services from Trinity County Waterworks District No. 1, and its sewer services from Trinity County Waterworks District No. 1.

The parcel is bounded to the north and west by Reservoir Rd, to the south by State Route 3, and to the east by another residential parcel. There is no recent landslide within a close vicinity of the parcel. The Landslide Susceptibility Map shows 3 rankings of risk found on the parcel. These ratings are 7, 9, and 10, among the highest rankings. The proposed internally illuminated sign would be located approximately in zone 7.

The site's parcel currently has an open sign permit from the building department. This permit was submitted on 4/18/2023. The parcel includes the following issued permit: Z-LEGACY BUILDING. This permit was issued as of 06/26/2001. The project site currently contains the Hayfork 7th Day Adventist Church, a to-be-replaced monument style sign with the church's name, and a parking lot for the churchgoers.

PROJECT EVALUATION/DISCUSSION:

The Director's Use Permit (DUP) was initially submitted on 5/25/2023. Upon review of the application, staff determined that the sign would require an exception to the regulations in County Code Chapter 15.08 – Sign Ordinance. The proposed internally illuminated sign would replace the current externally illuminated sign. The precise location for the illuminated sign is yet to be determined. However, if the sign shall be placed within the required setbacks of State Route 3 and Reservoir Rd, it is compliant with the requirements of this permit. Having the location meet these required setbacks shall be a condition of approval to this project. Because there is a high susceptibility to a landslide on the parcel, a soils report shall also be a condition of approval.

Trinity County Zoning Code

Chapter 17.16 – Single-Family District or R-1

The parcel is part of the Single Family Residential-Low Density (R1L) zoning district. This district allows for the by-right creation of the following:

Public and quasi-public uses, including churches, fire houses, hospitals, parks and playgrounds, schools (public and parochial), or schools accredited to the state school system, and public utility buildings and uses.

Signs, not over one hundred square feet in the aggregate for advertising the sale of a subdivision. Limit of one sign in each case.

Section 17.16.040 - Signs.

Signs, in the aggregate, ten square feet in area for each building site, may be displayed for the purpose of advertising the sale or lease of the property upon which it is displayed.

Because the sign regulations in the R-1 zoning district are specific to signs advertising the sale or lease of property (e.g., for the purposes of selling or leasing lots after a subdivision), they are not applicable to the proposed sign. However, the regulations in County Code Chapter 15.08 - Sign Ordinance are applicable to the proposed sign.

Section 15.08.070 – Regulations by zoning districts

The sign ordinance specifies sign allowances for each zoning type. Because this zone is R-1, the following rules apply:

1. Signs advertising the sale of property on which sign is located: 12 sq ft, one sign per site
2. Subdivision signs on site of property to be sold: 96 sq ft, one sign per site.

Because neither of these rules for the R-1 zoning district allow the sign type being proposed by the Seventh Day Adventists Church, the applicant is requesting an exception to the sign regulations pursuant to Section 15.08.080 – Exceptions. This section states the following:

- A. The planning commission may grant exceptions from the regulations and requirements of section 15.08.060 and 15.08.070 and no others. Application for any such exception shall be made by petition of either the owner or sign company and shall not exceed ninety-six square feet.
- B. The planning commission may hold a public hearing at its discretion. The planning commission shall find the following facts before granting any exception:
 - 1. That the granting of the exception will not be detrimental to the public welfare or injuring other property in the vicinity
 - 2. That the granting of the exception will not constitute a traffic hazard
 - 3. That the granting of the exception will not be contrary to the intent of this chapter

Below is a discussion of whether the findings for an exception in Section 15.08.080 can be made.

Regarding Section 15.08.080(A), the applicant has applied for an exception to allow a sign that is less than 96 sf. As such, the proposed sign is consistent with this requirement.

For finding number 1 in Section 15.08.080(B), a pole-style internally illuminated signs is not uncommon alongside State Route 3 in Hayfork. There are a series of signs with similar design features to the proposed sign located adjacent to the roadway. As such, it is not anticipated that the granting of the exception would be detrimental to the public welfare or injurious to other properties in the vicinity.

For finding number 2 in Section 15.08.080(B), the sign being pursued by the church would face east and west alongside State Route 3. The sign would not contain flashing lights, materials that would result in glare, or other features that would be distracting to drivers along State Route 3. The sign would contain internal illumination that would be focused on the sign itself and would not result in significant lighting spillover onto adjacent roadway or properties. As such, it is not anticipated that the proposed sign would constitute a traffic hazard.

For finding number 3 in Section 15.08.080(B), one of the allowed uses in the R-1 zoning is a church. A common feature associated with a church is a sign that identifies the facility and may provide information about the schedule of services. Allowing a sign for a church, which is an allowable use in the zoning district, would be consistent with the intent of the code.

As described above, the findings for an exception to the sign regulations in Section 15.08.080 can be made.

Trinity County General Plan

The General Plan Designation of this parcel is Single Family Residential-Low Density (SF). The project is subject to the Hayfork Community Plan Map, which contains sign guidelines that are discussed below.

The following shall be considered when reviewing proposed signage along Highway 3:

- encourage attached rather than detached (free-standing) signage
- encourage monument rather than pole style construction
- encourage use of natural and/or natural appearing materials
- discourage the use of flashing or animated signs;
- discourage the use of flags, banners, or spinners on other than a temporary basis
- off-site, free-standing signs shall be discouraged
- height generally should not exceed 10 feet above the adjacent roadway

The sign in question is incompatible with the statement regarding free-standing signage and pole-style construction. There aren't natural appearing materials on the sign. The sign contains no flags, banners, or spinners. The sign exceeds 10 feet in height from the roadway, although is it located on-site with the church.

Although the proposed sign is not consistent with some of the sign guidelines in the Hayfork Community Plan, the community of Hayfork has several signs that do not meet the guidelines. This indicates that the recommendations set for signs alongside State Route 3 have not been consistently implemented. Consequently, the typical practice for signs in the community differs from the guidelines provided in the Hayfork Community Plan. Based on the appropriateness of the proposed sign for the land use it is associated with, and the existing signage occurring along State Route 3 in the community of Hayfork, the proposed sign is found to be consistent with the General Plan and Hayfork Community Plan.

AGENCY COMMENTS

On 7/6/2023, DP-23-12 was routed for comment throughout the county. These are the comments from the departments.

Department	Comment	Response
County Assessor's Office	No comment submitted	Will notify assessor's office of approval
County Transportation Department	The sign must be located at least 50 ft from State Route 3 and at least 40 ft from Reservoir Rd	Both setbacks shall be added to the conditions of approval
County Building Department	The applicant has submitted building plans for building permit BLDG2023-00133	Not applicable
County Environmental health Department	No comment submitted	Not applicable
Cal Fire	No comment submitted	Not applicable

Fire District: Hayfork Volunteer Fire Department	No comment submitted	Not applicable
Trinity Public Utilities District	No comment submitted	Not applicable
CalTrans District 2	No concerns	Not applicable

California Environmental Quality Act (CEQA)

California Environmental Quality Act Guidelines section 15311 refers to a class 11 exemption for accessory structures. It states the following:

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs;
- (b) Small parking lots;
- (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

Because the purpose of this project is the placement of an interior-illuminated sign on the site of an existing institutional facility, the project qualifies for a class 11 exemption.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution PC-2023-09 for the approval of an exception to the regulations in County Code Chapter 15.08 – Sign Ordinance for the placement of an internally illuminated onsite sign for the Hayfork 7th Day Adventist Church.

ATTACHMENTS:

- A. Draft Resolution PC-2023-09
- B. Draft Conditions of Approval
- C. Sign Rendering
- D. Aerial Map
- E. Location Map
- F. Zoning Districts Map
- G. General Plan Designations Map
- H. Landslide Susceptibility Map

Attach A

RESOLUTION NO. PC-2023-09

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY**

**Allowing an exception to the regulations in county code chapter 15.08 – Sign Ordinance
(Dave Bostrom DP-23-12)**

WHEREAS, Dave Bostrom, on behalf of the Hayfork 7th Day Adventist Church, filed an application dated May 25th, 2023 for a Director's Use Permit (DP-23-12). The Director's Use Permit is to allow for the replacement of an externally illuminated church sign with a 43 square foot internally illuminated sign. In addition, the project requires an exception from the Planning Commission to the sign regulations in County Code Chapter 15.08 to allow a sign type that is not specifically permitted in the R-1 zoning district. The project is located at 60 Reservoir Rd (APN 014-171-040); and

WHEREAS, County of Trinity staff has reviewed the submitted application and evidence and has referred the application and evidence to all governmental and utility agencies affected by the development to allow the opportunity for conducting site inspections and providing comments and recommendations; and

WHEREAS, after due notice of public hearing in accordance with applicable laws, the matter came on for hearing before the Planning Commission of the County of Trinity on September 14, 2023; and

WHEREAS, the Planning Commission of the County of Trinity has considered public comments and a report from the Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Trinity:

1. Pursuant to state CEQA guidelines, the Planning Commission of the County of Trinity makes the following environmental findings:
 - a. The Planning Commission of the County of Trinity finds that the project is categorically exempt pursuant to CEQA section 15311 as an accessory structure located on-site of an institutional building.
2. Pursuant to Chapter 15.08 (Sign Ordinance) of the County Code of Ordinances, the Planning Commission of the County of Trinity makes the following findings for the exception to the sign regulations as allowed by Section 15.08.080(B):
 - a. Finds that the proposed sign will not be detrimental to the public welfare or injurious to any other property in the vicinity.

For finding number 1 in Section 15.08.080(B), a pole-style internally illuminated signs is not uncommon alongside State Route 3 in Hayfork. There are a series of signs with similar design features to the proposed sign located adjacent to the roadway. As such, it is not anticipated that the granting of the exception would be detrimental to the public welfare or injurious to other properties in the vicinity.

- b. That the granting of the exception will not constitute a traffic hazard.

For finding number 2 in Section 15.08.080(B), the sign being pursued by the church would face east and west alongside State Route 3. The sign would not contain flashing lights, materials that would result in glare, or other features that would be distracting to drivers along State Route 3. The sign would contain internal illumination that would be focused on the sign itself and would not result in significant lighting spillover onto adjacent roadway or properties. As such, it is not anticipated that the proposed sign would constitute a traffic hazard.

- c. That the granting of exception will not be contrary to the intent of this chapter.

For finding number 3 in Section 15.08.080(B), one of the allowed uses in the R-1 zoning is a church. A common feature associated with a church is a sign that identifies the facility and may provide information about the schedule of services. Allowing a sign for a church, which is an allowable use in the zoning district, would be consistent with the intent of the code.

3. The Planning Commission of the County of trinity hereby approves the exception to the Sign Ordinance for DP-23-12.

DULY PASSED AND ADOPTED this 14th day of September, by the Planning Commission of the County of Trinity by motion, second , and the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

CAROL FALL, CHAIRPERSON
Planning Commission
County of Trinity
State of California

ATTEST:

By:

EDWARD PRESTLEY,
Secretary of the Planning Commission
County of Trinity, State of California

DP-23-12 CONDITIONS OF APPROVAL

1. The applicant must obtain a permit from the building department approving the sign
2. The final location of the internally illuminated sign shall be set back at least 50 feet from the centerline of State Highway 3 and 40 feet from the centerline of Reservoir Rd.
3. A soils report must be prepared for the project

END OF CONDITIONS

Attach C

Infinity Series
20mm 48 x 120



Reference #: **126907-1**
 Product Manager: **Wyatt**
 Date: **March 3, 2023**
 ID Face Vinyl: *Digital Print*
 ID Cabinet & Mount Color: *PMS 3015c Blue*
 LED Cabinet Color: *Black*
 LED Display: *Full Color*



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 www.SignsPlusSigns.com



APPROVAL

DATE _____

PRINT NAME _____

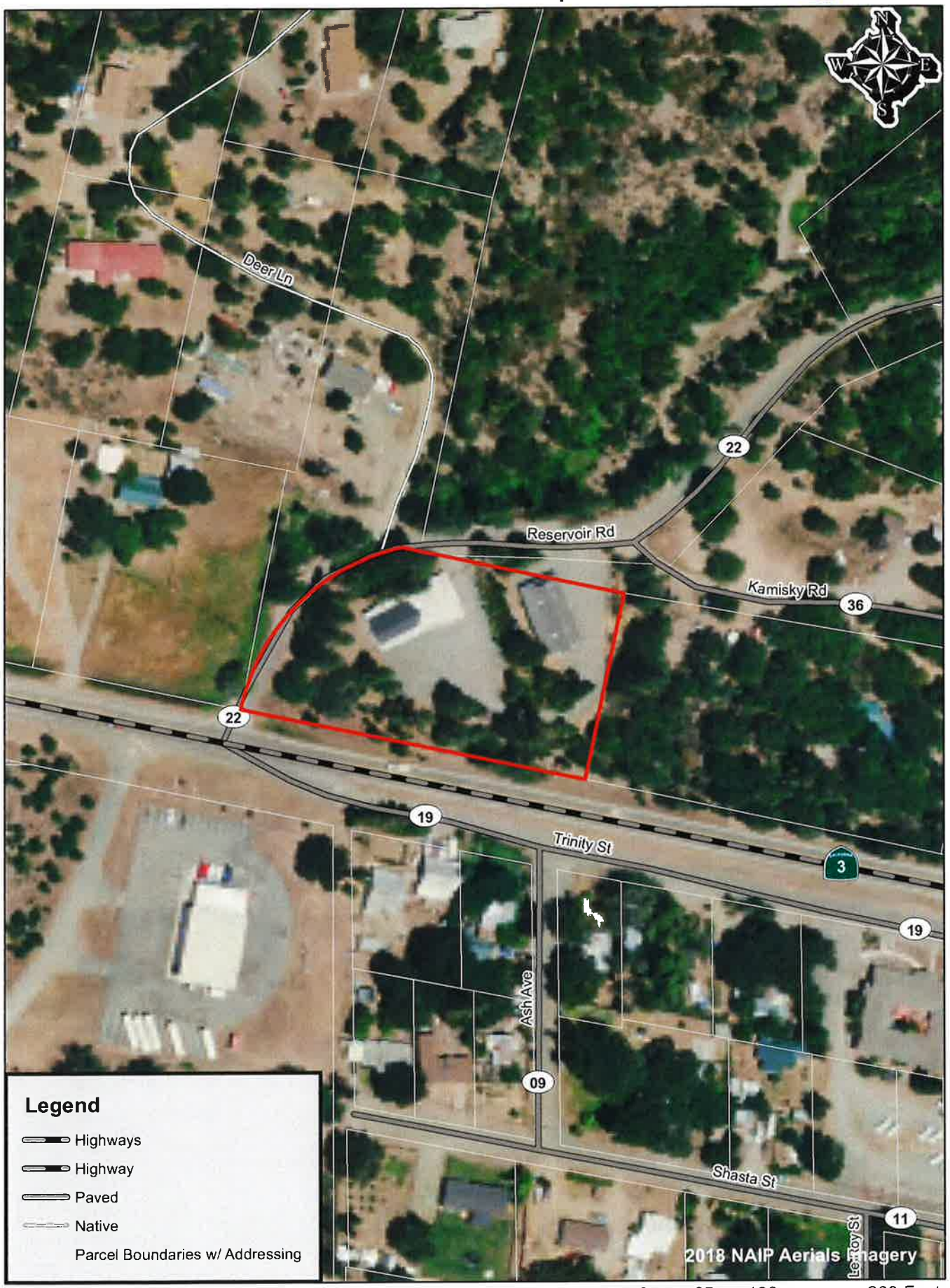
SIGNATURE _____

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES

Custom artwork by Signs Plus is provided as an example and is not intended to represent an exact match for Ink, vinyl, paint or LED colors. With the exception of our Polyarmour products, masonry and brickwork are not included in the proposed quote. Measurements shown are approximations and final product dimensions may vary. Original Signs Plus design - reproduction is prohibited.

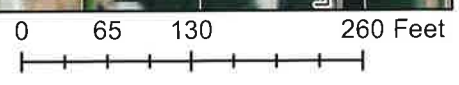


Aerial Map



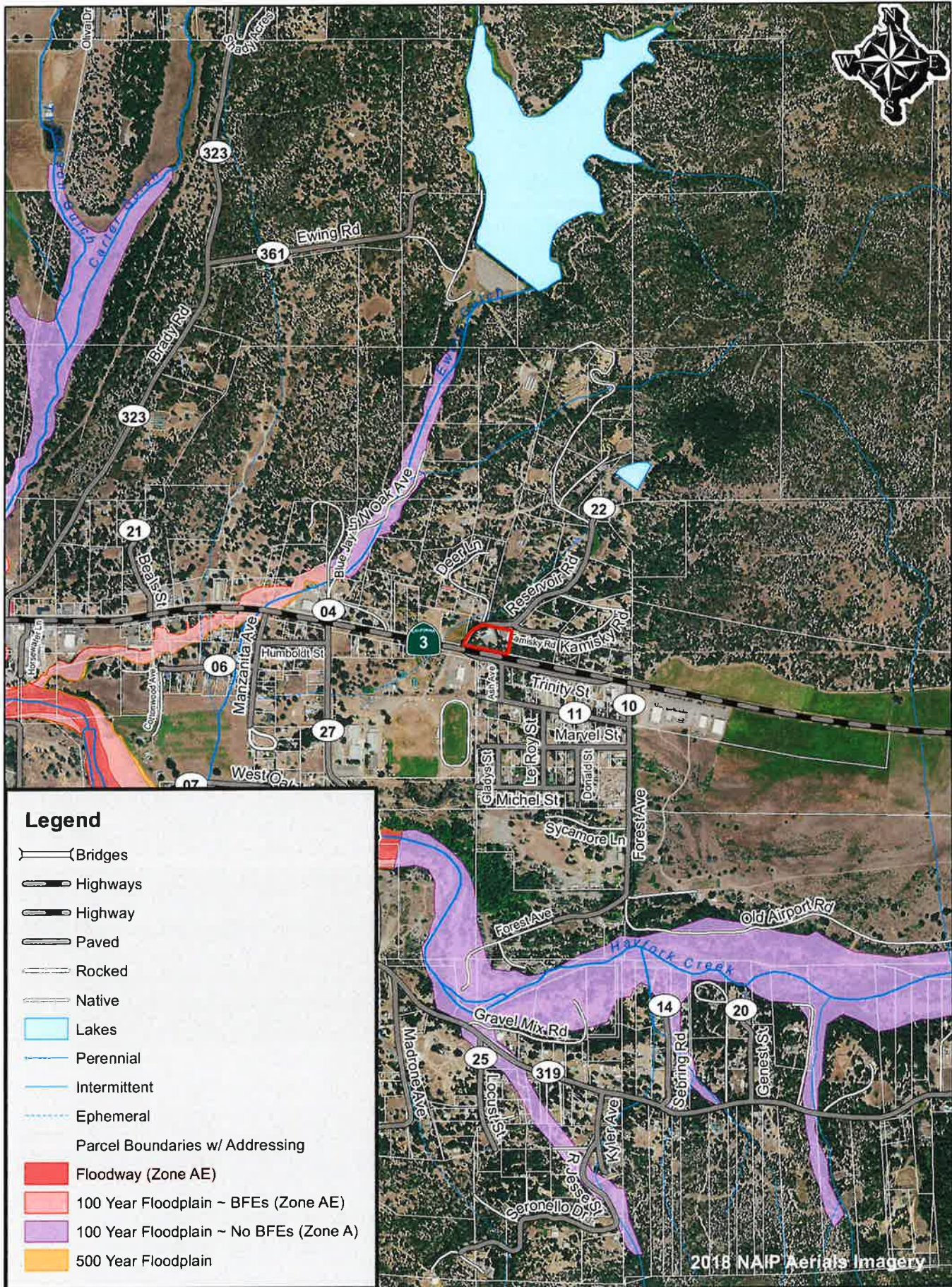
Legend

- Highways
- Highway
- Paved
- Native
- Parcel Boundaries w/ Addressing

















2018 NAIP Aerials Imagery

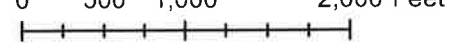
Location Map



Legend

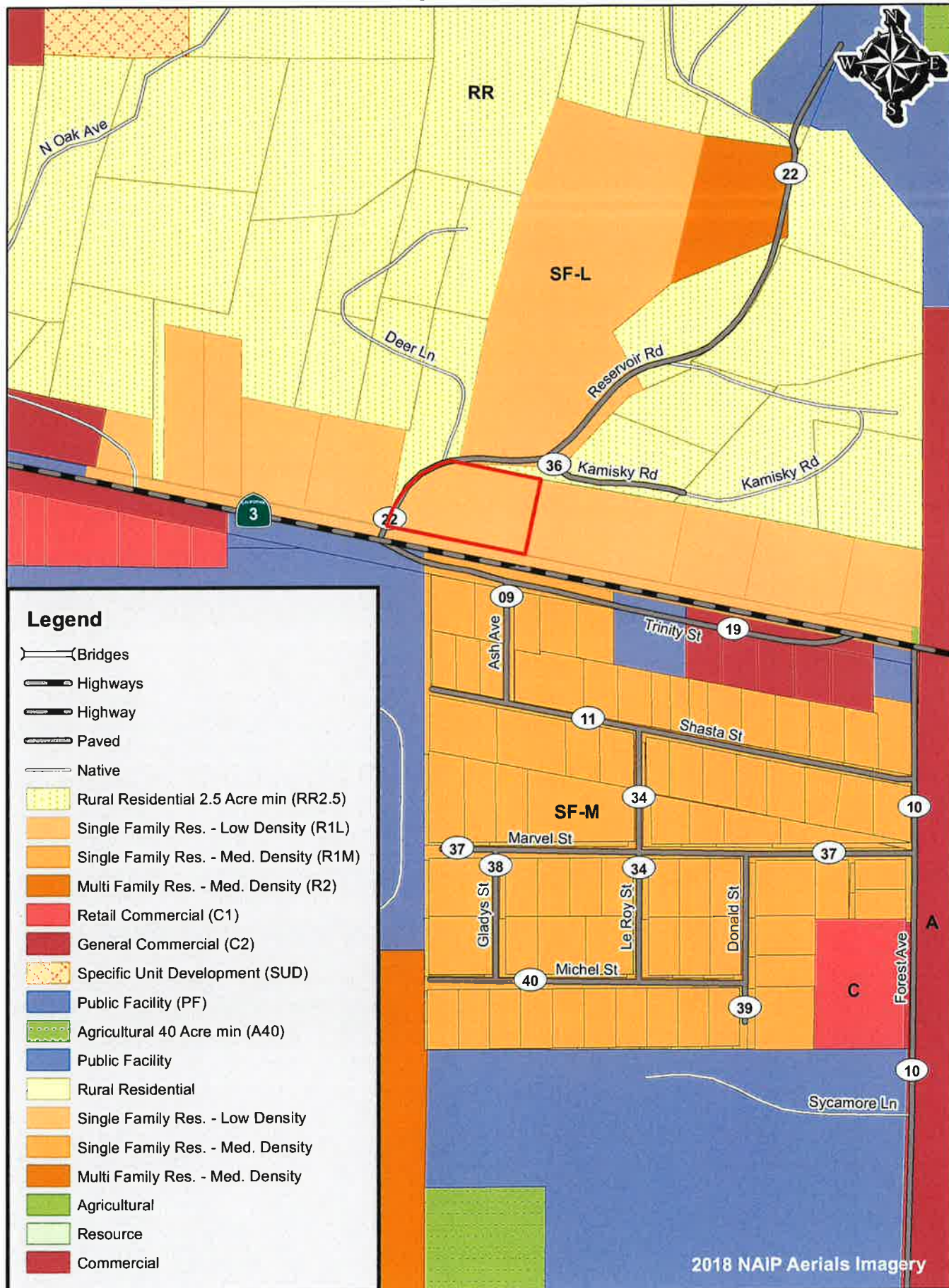
-  Bridges
-  Highways
-  Highway
-  Paved
-  Rocked
-  Native
-  Lakes
-  Perennial
-  Intermittent
-  Ephemeral
- Parcel Boundaries w/ Addressing
-  Floodway (Zone AE)
-  100 Year Floodplain ~ BFEs (Zone AE)
-  100 Year Floodplain ~ No BFEs (Zone A)
-  500 Year Floodplain

0 500 1,000 2,000 Feet

























2018 NAIP Aerials Imagery

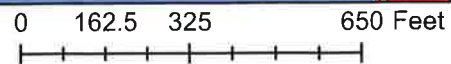
Zoning Districts Map



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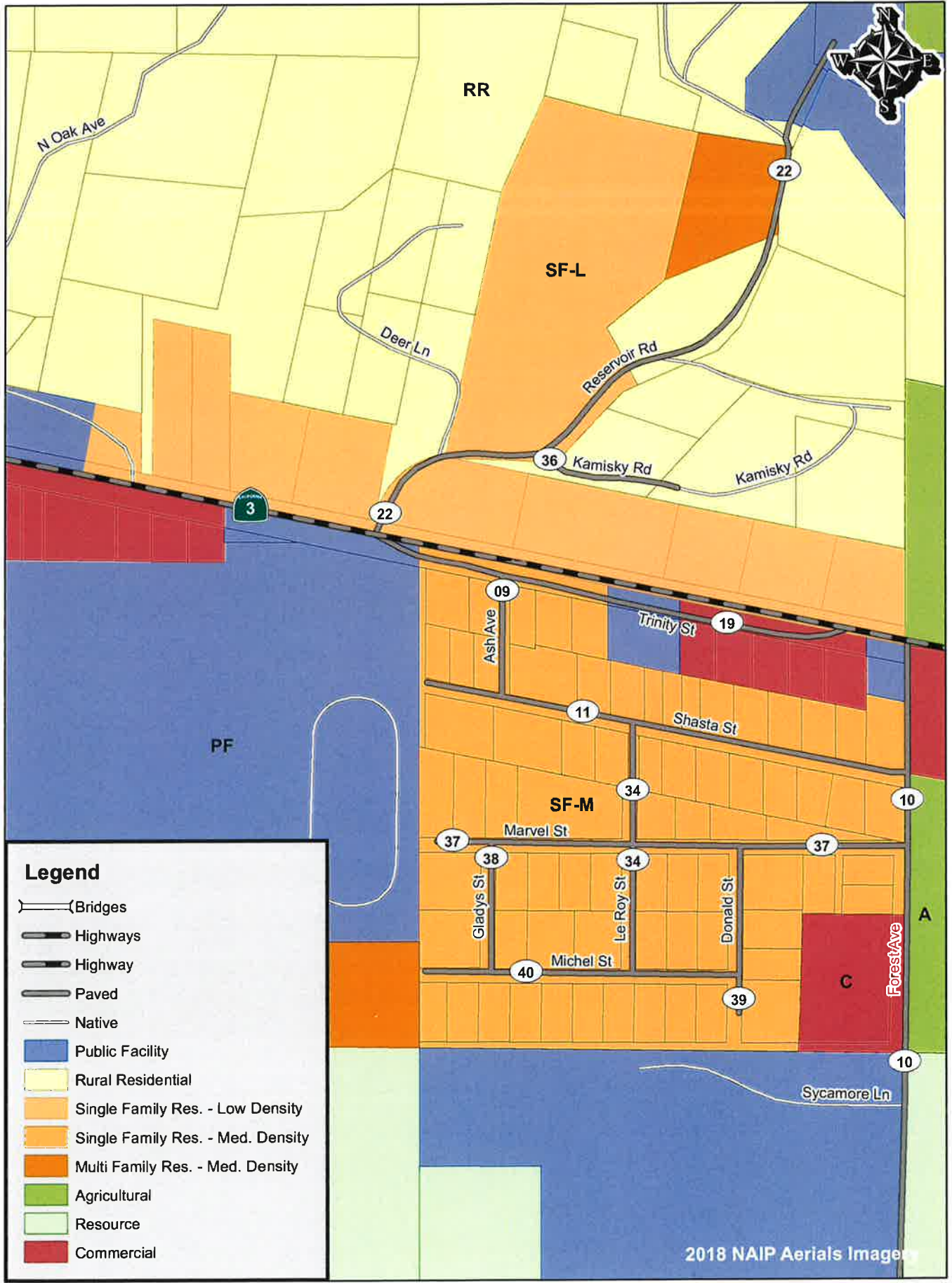
-  Bridges
-  Highways
-  Highway
-  Paved
-  Native
-  Rural Residential 2.5 Acre min (RR2.5)
-  Single Family Res. - Low Density (R1L)
-  Single Family Res. - Med. Density (R1M)
-  Multi Family Res. - Med. Density (R2)
-  Retail Commercial (C1)
-  General Commercial (C2)
-  Specific Unit Development (SUD)
-  Public Facility (PF)
-  Agricultural 40 Acre min (A40)
-  Public Facility
-  Rural Residential
-  Single Family Res. - Low Density
-  Single Family Res. - Med. Density
-  Multi Family Res. - Med. Density
-  Agricultural
-  Resource
-  Commercial

2018 NAIP Aerials Imagery





General Plan Designations Map





Landslide Susceptibility Map

