

CHAPTER 30: Zoning

§ 30-22 SIGN REGULATIONS

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§ 30-22.1 PURPOSE AND INTENT

The purpose and intent of this section is to promote commerce, traffic safety and community identity while improving the quality of the visual environment through establishment of sign regulations that:

- a. Contribute to implementation of the City's Comprehensive General Plan.
- b. Improve the appearance of the community by regulating the design, location and maintenance of signs.
- c. Protect the health, safety and welfare of the community through elimination of visual blight and traffic and safety hazards caused by excessive and confusing signs.
- d. Facilitate straightforward sign permitting and promote sign standards that identify businesses and premises without confusion.

§ 30-22.2 SIGN DEFINITIONS

The definitions listed below shall be used in interpreting the provisions of this section. Where no definition exists, the definitions found in commonly accepted planning source material shall prevail.

A-Frame Sign. Shall mean a freestanding, moveable sign usually supported by two upright sign faces (also known as a "sandwich board").

Abandoned Sign. Shall mean a sign whose use has ceased or been discontinued for a period of 90 consecutive days or which identifies a business or activity that has not occupied the premises for a period of 90 consecutive days.

Accessory Sign. Shall mean a sign whose copy refers to the products, facilities or services available on the premises.

Address. Shall mean the placement of a street number which identifies the street mailing address of a business or residence. It may also include the street name for additional clarity.

Advertising Display. Shall refer to advertising structures and to signs placed for off-site outdoor advertising purposes on advertising structures.

Advertising Statuary. Shall mean a three-dimensional imitation or representation of a person or thing which is designed to promote or represent a commercial enterprise.

Advertising Structure. Shall mean a structure of any kind or character erected, used, or maintained for off-site outdoor advertising purposes, upon which any poster, bill, printing, painting, or other advertisement of any kind whatsoever may be placed.

Animated or Moving Sign. Shall mean a sign which uses movement, lighting or special materials to depict action, movement or rotation.

Approving Authority. Shall mean the administrative, appointed or legislative agent or body with primary responsibility for approval of a sign permit.

Architectural Review Board. Shall mean an interdepartmental board established by the City to review and evaluate new projects to ensure that they meet the highest standards for design and construction.

Audio. Shall mean the inclusion in a sign of any sound emitting mechanism or production of sound from a sign.

Awning or Canopy Sign. Shall mean a sign that is mounted or painted on or attached to the vertical surface or flap of an awning or canopy.

Banner Sign. Shall mean a nonpermanent sign composed of fabric, plastic, paper or other lightweight material which contains advertising copy and is attached to a building, pole, frame or vehicle.

Bench/Transit Enclosure Sign. Shall mean a sign displayed on a transit bench or on any surface of a transit enclosure.

Billboard Sign. Shall mean an off-premises sign designed for changeable advertising copy, which is normally used for the advertisement of goods, products, or services, typically designed to be viewed from arterial roads or freeways, (also known as outdoor advertising, off-premises sign or off-site sign); excludes supergraphic signs,

Blade Sign. See "Projecting Sign."

Building Face or Frontage. Shall mean that portion of a main building most nearly parallel to a street or parking area.

Building Identification Sign. Shall mean a sign which serves to identify only the name, address, of the principal tenant of the multi-story building upon which it is located and provides no other advertisements or product identification.

Business Identification Sign. Shall mean sign copy, including logo, used to identify the name and address of a premises, business, building or portion of building upon which it is located, and which includes no other information.

Business Information Sign. Shall mean a sign in which a business or occupant's name, address, phone number or hours of operation are provided, but which contains no advertising copy.

Cabinet or Can Sign. Shall mean a sign contained within a structural cabinet, casing or canister, often composed of sheet metal or aluminum, covered by glass, plastic or similar material upon which the sign copy is affixed, and which may be internally illuminated (also known as a "canister sign").

Canopy, Nonstructural Sign. See "awning sign."

Canopy, Structural. An architectural feature that projects from, and is totally supported by, the exterior wall of a building; provides protection from the elements to pedestrians below, or to occupants within the building; is usually positioned above a window or door; and is permanent, in that it is not retractable and cannot be removed from the building without altering the building structure.

Center Identification Sign. Shall mean a sign containing the name and/or primary occupants of a multi-tenant center (also known as a "multi-tenant sign").

Changeable Copy Sign. Shall mean a sign, not including an electronic message sign, with a message comprising of letters, numbers, or other characters that are manually or mechanically changed to display different messages without altering the face or surface of the sign.

Channel Letter. Shall mean three-dimensional, individual letters or figures affixed to a building, raceway or other sign structure.

City Engineer/Public Work Director. The City's City Engineer/Public Works Director or designee.

Civic Event Sign. Shall mean a temporary noncommercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization or similar civic organization.

Code Shall mean The Compton Municipal Code.

Conditional Use Permit. Shall mean a permit approved by the Planning Commission at an advertised public hearing for specified types of signs which are not automatically permitted by the Code.

Construction Sign. Shall mean a temporary sign erected on a parcel where construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, contractors, owners, financial supporters, sponsors and similar individuals or firms having a major role or interest in the project.

Copy Area. Shall mean the actual area of sign copy applied to any background including any lettered, written, pictorial or other visual sign unit displayed for the purpose of conveying a message.

Digital Sign. See "Electronic Message Sign."

Directional Sign. Shall mean an on-premise sign limited to directional messages principally to facilitate safe movement of pedestrian or vehicular traffic, such as "one-way," "entrance," "Do Not Enter," "exit," "drive-thru"; directional signs may include business name or logo.

Director. The Community Development Director or designee.

Directory Sign. Shall mean a sign listing the tenants or occupants of a building or group of buildings which may contain suite numbers, names and logos but no advertising copy.

Double-Faced Sign. Shall mean a single sign structure with copy on both sides.

Drive-up/Pick-up Signs. Shall mean on-premise signs that direct vehicular traffic to designated drive-up/pick-up parking areas and identify designated parking stalls.

Eaveline. Shall mean the bottom of the roof eave or parapet.

Electrical Sign. Shall mean a sign or sign structure in which electrical wiring, connections or fixtures are used.

Electronic Message Sign. Shall mean a sign whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically-illuminated or mechanically-driven changeable segments. This includes signs whose informational content can be changed or altered by means of computer- or circuit-driven electronic impulses. An electronic message sign displays only on-site sign copy, information, and advertising; otherwise it shall be considered a billboard. Electronic message sign does not include a sign that displays only time, date, and/or temperature if it is six (6) square feet or smaller.

Emergency Sign. Shall mean a sign placed temporarily by or with permission of a public safety agency to protect life and property in the case of fire, flood, explosion or other threat to public safety.

Facade. Shall mean visible exterior building walls, including parapet walls.

Facing. Shall mean the portion of the advertising structure that contains any poster, bill, printing, painting or other advertisement of any kind whatsoever.

Fascia. Shall mean a horizontal band covering the joint between the top of a wall and the projecting eaves.

Feather Sign. A sign constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material, typically taller than it is longer, and supported by a single vertical pole mounted into the ground or on a portable structure. This sign type does not include flags.

Flags, Festoons, Spinners And Pennants. Shall mean ribbons, tinsel, small flags, pinwheels, pennants, small balloons and similar items composed of fabric, plastic, paper or other light materials which are mounted to allow movement by the atmosphere and to attract the attention of the public (excluding official government flags).

Flashing, Intermittent or Moving Light. Shall mean a light or message that changes more often than once every four seconds. The illumination or the appearance of illumination resulting in a change of message or advertising copy is not the use of flashing, intermittent, or moving light, unless it changes more often than once every four seconds.

Freestanding Sign. Shall mean a permanent sign not affixed to a building, including ground signs, pole signs, pylon signs and monument signs.

Freeway. Shall mean a divided arterial highway for through traffic with full control of access and with grade separations at intersections.

Grand Opening. Shall mean a promotional activity not exceeding 30 consecutive calendar days which occurs within two months of the establishment of a new business to inform the public of its location and product or service. Grand openings do not include annual or occasional promotions.

Ground Sign. Shall mean a very low profile, freestanding sign on a base connected permanently to the ground, and which is not structurally connected to a building or structure. A ground sign also may be known as a "monument sign."

Height. Shall mean the vertical distance from the natural grade beneath a sign measured to the highest point of the sign, including embellishments.

Icon Sign. Shall mean a sign designed to resemble the product or service (e.g., donuts, keys or shoes) offered on the premises.

Illegal Sign. Shall mean a sign, advertising display or structure erected or constructed without first complying with all ordinances and regulations in effect at the time of its construction, erection or use; a nonconforming sign which has exceeded its authorized amortization period; an abandoned sign or any sign which is hazardous due to its location, physical condition or lack of required maintenance.

Illuminated Sign. Shall mean a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

Incidental Sign. Shall mean a small sign, emblem or decal providing information to the public regarding services available on the premises, such as credit cards, ATM availability, self service, cashier, etc.

Inflatable Sign. Shall mean a sign that is an air-inflated object, such as a balloon, that may be of various shapes, made of flexible fabric, resting on the ground or a structure, and either filled with air or gas or equipped with a portable blower motor that provides a constant flow of air into the device in order to attract the attention of the public.

Kiosk. Shall mean a vertically oriented sign, typically with multiple faces, which is intended primarily to provide information to passersby.

Legally Nonconforming Sign. Shall mean a sign which was legally established but no longer conforms to the provisions of this section and (1) whose amortization period has not expired or (2) whose continued use has been authorized by the Planning Commission or City Council.

Logo Sign. Shall mean a licensed, certified, copyrighted or trademarked name, symbol, feature or trademark that represents a business, enterprise, group or activity.

Main Traveled Way. Shall mean in the case of a freeway, the traveled way of each of the separate roadways for traffic in opposite directions.

Marquee. Shall mean a sign located on a fixed, roofed structure which projects from a building and which is designed to advertise changing performances, attractions or events, either through manually placed copy or electronically controlled lighting. Information presented may be static or sequential, depending on the design of the copy system.

Menu Board. Shall mean a permanently installed sign with changeable copy (manual or digital) to provide product and/or service information for drive-through service at a business where customers remain seated in a vehicle occupying a drive-through service lane, and may also include an order confirmation display.

Monument Sign. Shall mean a freestanding ground sign of low overall height with a decorative cap, decorative trim, and decorative solid base.

Multi-Faced Sign. Shall mean a sign containing three or more faces.

Multi-Tenant Sign. Shall mean a sign which identifies or advertises more than one business or activity within a single sign structure (also known as a "center identification" sign).

Mural. Shall mean a display painted onto a wall or display base which is designed and intended as a noncommercial decorative or ornamental feature and which does not contain any advertising copy (also known as "decorative graphic").

Nameplate. Shall mean a non-illuminated, on-premises sign which gives only the name, address and/or occupation of an occupant or group of occupants.

Neon Sign. Shall mean a sign illuminated by or utilizing neon tubing, and/or related inert gases, or products that produce the same or similar effect as neon, such as flexible light- emitting diode (LED) neon-like tubing.

Off-site Sign. Any sign with a message that does not related directly to an active uses of premises on which it is displayed (also referred to as "Off- premise Sign").

On-site Sign. Any sign with a message that relates directly to an active use of the premises on which it is displayed (also referred to as "On-premises Sign").

Painted or Painted-On Sign. Shall mean a sign which is applied with paint or a similar coating directly on the surface of a wall, building, display base or sign structure.

Pennant. A triangular or irregular piece of fabric or other material with no copy of any kind, commonly attached by strings or strands intended to flap in the wind.

Pole Sign. Shall mean a freestanding sign mounted above the ground on a single pole structure, typically centered on the pole (excludes directional signs six feet or less in height).

Political Election Sign. Shall mean a temporary sign used in connection with a local, State or national election or referendum.

Portable Sign. Shall mean a moveable sign which is designed to be easily moved and is not permanently attached to the ground or a building. This includes, but is not limited to, those signs known as "A-frame signs," "portable reader-boards signs," "sandwich board," "sidewalk signs," and similar signs.

Premises. Shall mean a parcel of land and its improvements including buildings which is individually identified with a specific business.

Projecting Sign. Shall mean a sign which is attached to, and projects outward at an angle from, a wall or other essentially vertical plane of a building or structure. A projecting sign also may be known as a "blade sign."

Promotional Activity Sign. Shall mean a sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service or a special sale.

Pylon Sign, Double. Shall mean a freestanding sign which is designed in a "gateway" format, with a double support structure and a connecting, thematically integrated panel on which is typically placed copy and/or a logo to mark the name identification of a major business, center or facility. Double pylon signs are architectural or decorative in character to emulate gateways.

Pylon Sign, Single. Shall mean a freestanding sign which is incorporated into a single, vertical structure on which is typically placed copy and/or a logo to mark the name identification of a major business, center or facility. Single pylon signs are decorative in character to emulate the form of a monument.

Raceway. Shall mean a channel attached to a building which provides a mounting surface for a facade sign and which generally contains the electrical connections for illumination.

Real Estate Sign. Shall mean a temporary sign that relates to the sale, lease or rental of property or buildings on the premises on which it is located.

Roof Sign. Shall mean a sign that is mounted on the roof of a building or that is dependent upon a building for support and/or that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Sign. Shall mean an object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected image.

Sign Face. Shall mean the exterior surface of a sign, exclusive of structural supports.

Sign Permit. Shall mean a permit issued by the Department of Building and Safety and Planning for installation of a sign.

Sign Program. Shall mean a comprehensive plan that addresses all signs within a site that is designed to achieve aesthetically appealing and compatible signage for projects which include but not limited to multiple tenants, mixed use developments, multi-story buildings, sites with major roadway exposure, multiple-signage requirements or complex or unusual signage needs.

Sign Structure. Shall mean the structural supports, uprights, bracing and decorative skirting for a sign.

Six Hundred Sixty Feet From The Edge Of The Right Of Way. Shall mean 660 feet measured from the edge of the right-of-way horizontally along a line perpendicular to the centerline of the highway.

Street Frontage. Shall mean the linear measurement of a lot's property line where it abuts a public street, but not including alleys, railroads, flood control channels or similar areas.

Supergraphic Sign. Shall mean a sign consisting of sign copy and/or an image that is applied to a building, structure, or wall, or projected onto a building, structure, or wall, or printed on vinyl, mesh, fabric, or any other material, which is attached, hung from or wrapped about a building or structure, and which does not comply with the requirements for a permitted sign type under the provisions of [Section 30-22](#), is not a billboard. The term "supergraphic" also shall include signs known as "building wraps."

Temporary Sign. Shall mean a sign, generally constructed of paper, cloth, canvas or other similar lightweight material, with or without a frame, intended to be used for a limited period of time.

Time/Temperature Sign. Shall mean a sign which communicates time and temperature information in digital or analog fashion, frequently in connection with business logo or identification copy.

Under Canopy Sign. Shall mean a sign suspended beneath a projecting canopy, awning, ceiling or marquee.

Vehicle Sign. Shall mean a sign which is attached to or painted on a vehicle the principal purpose of which is to attract attention to a product or provide directions to an activity or business.

Wall Sign. Shall mean a sign which is attached parallel to and projects no more than 12 inches from the exterior wall of a building, building facade, perimeter wall or fence.

Window Sign. Shall mean a sign, picture, text or symbol designed to communicate information about an activity, business, commodity, event, sale or service that is placed in or on, or is visible from, the exterior of a window.

§ 30-22.3 GENERAL REGULATIONS.

The following regulations shall apply to all signs and advertising structures unless specifically exempted by this section:

- a. Licenses and Codes. Sign design, construction and installation shall comply with the following minimum requirements:
 1. No sign, including a copy change or temporary sign, shall be constructed, displayed or altered without a sign permit approved by the City. All signs, sign copy, logos, colors and materials shall be reviewed and approved by the Architectural Review Board prior to fabrication, unless otherwise exempted by this section.
 2. All signs, and all parts, portions and materials thereof, shall be manufactured, assembled and erected in compliance with the California Building Code and all applicable City, State and Federal regulations.
 3. All sign contractors shall maintain a valid and current license with the City and the State of California.
- b. Premises Identification. All premises, whether residential, commercial, industrial or institutional, shall provide signage identifying the location for the benefit of emergency services and the public. The following information shall be provided:
 1. All buildings, including residential structures, shall be identified by street address numbers. All street addresses shall be in English lettering and numbering.
 2. Business names shall be provided, but need not be in English if the type of business is readily identifiable and the Roman alphabet is used. Signs for a business which is not readily identifiable or uses a non-Roman alphabet must contain alternate identification in English. Alternate identification shall be clearly visible from adjacent public rights-of-way and contain the name of the business in lettering a minimum of 12 inches in height or 1/3 the size of the non-Roman lettering, whichever is greater. Accessory signs, such as window signs, need not be in English.
- c. Sign Maintenance. Every sign, including temporary signs, banners, flags, spinners and signs specifically exempt from the permit requirements of this section, shall be properly maintained and kept in good repair
 1. Signs, sign frames and sign supports shall be kept clean, neatly painted and free from rust, corrosion, fading, peeling and graffiti.
 2. Defective parts shall be replaced and cracks, broken surfaces, malfunctioning lights, missing sign copy or other unmaintained or damaged portions of a sign shall be repaired or replaced within 30 calendar days following notification by the City.
 3. When a business vacates a premises or discontinues a product or service all applicable signage must be removed within 30 calendar days. The underlying facade surface shall be patched and repainted. Legally established cabinet/canister sign frames and raceways may remain provided that they are equipped with a blank face which screens internal lighting and mounting materials.

§ 30-22.4 SIGN CLASSIFICATIONS.

Table 30-22.A provides a list of permitted and prohibited signs by zone. Figure 30-22.1 illustrates sign types, as defined in subsection 30-22.2, which are permitted. Figure 30-22.2 illustrates sign types, as defined in subsection 30-22.2, which require a conditional use permit. Figure 30-22.3 illustrates sign types, as defined in subsection 30-22.2, which are prohibited. Signs not contained in this matrix or otherwise addressed herein shall be considered as prohibited.

a. Exempt Signs. The following signs are exempt from the sign permit requirement of this section provided they meet the development standards contained therein:

1. Apartment identification signs with a maximum sign area of 12 square feet and a maximum height of four feet (if freestanding), limited to one sign per street frontage.
2. Civic event and public service signs with a maximum sign area of 12 square feet.
3. Cornerstones, memorial signs and plaques, not to exceed four square feet or four per building.
4. Directional signs with a three and one-half square foot maximum sign area and four-foot height limit.
5. Holiday signs, lights, flags, banners, pennants and balloons in residential zones provided they are removed following the close of the holiday period.
6. Incidental signs such as credit card, trading stamp, trade association, service station informational or similar signs not exceeding one square foot each.
7. Neighborhood Watch signs authorized by the City not exceeding six square feet, limited to one sign per block.
8. Nonilluminated window signs no more than three square feet in size which identify a business, hours of operation, address and emergency information.
9. Notices posted by a utility or other quasi-public agency in the performance of a public duty or by any person giving due legal notice.
10. Official flags of government jurisdictions, except when displayed for commercial promotion.
11. Official notices of any court, public body or officer.
12. Real estate (including open house) signs, construction signs (with valid building permit) and future occupant signs restricted to one sign per street frontage, no more than six square feet in size and six feet in height in residential zones and 30 square feet in size and eight feet in height in all other zones. Signs must be removed at close of escrow, completion of construction or when the site is occupied.
13. Residential or commercial nameplates, street address or identification signs with a maximum sign area of four square foot located at a door, loading dock or entrance facing a public street. Industrial name plates or street address signs with a maximum sign area of 10 square feet.
14. Seasonal decorations for commercial uses which do not include advertising. Christmas decorations may be installed at any time during the month of November and December, and must be removed within the first week of January.
15. Signs within a structure not visible from the outside.
16. Subdivision directional signs advertising the location of a subdivision within the City when located within 100 feet of a major highway. A maximum of five such signs, no more than 50 square feet in size, shall be permitted

provided the written permission of the property owners of the property where the signs are to be placed is submitted to the Department of Building and Planning prior to installation.

17. Transit seating signs and public information, timetables, directional and warning signs erected by a public agency or nonprofit organization.
 18. Window price signs located on individual vehicles located within a lot licensed by the City for sale of the vehicle.
 19. Window signs applied to the interior of the window, with maximum coverage of 25% of window area and elevated at least 42 inches above the interior floor. A maximum of two neon signs shall be permitted on any facade.
 20. City sponsored signs and murals subject to Architectural Review Board approval.
- b. Prohibited Signs. The following signs and/or sign structures are prohibited and are illustrated in Figure 30-22.3:
1. Signs which by size, location, movement, content, coloring or illumination resemble or conflict with any traffic control sign or device or emergency or road equipment vehicle, or obstruct a clear view of traffic or street signs or pedestrian or vehicular traffic.
 2. Signs on public property or which encroach into or over a public right-of-way except when authorized by the appropriate government agency.
 3. Signs which rotate, move, glare, flash, reflect, blink or appear to do any of the foregoing or which emit sound, odor or visible matter (i.e. smoke, steam, mist, laser, hologram, or similar) which could serve as a distraction to drivers or pedestrians. This paragraph shall not apply to time and temperature signs or electronic message signs or marquees authorized by the approval of a conditional use permit.
 4. Signs advertising an on-site activity, business, service or product no longer conducted or sold on the premises.
 5. Signs, including roof signs, that exceed the height of the building roofline or architecturally integrated parapet wall, except for approved freestanding signs.
 6. Signs or their support structures which obstruct any fire escape, stairway, exterior door or required exit, access, light or ventilation.
 7. Signs that display a message or graphic representation that is lewd, indecent or otherwise offensive to public morals.
 8. Business or advertising signs located on, or affixed to, trucks, automobiles, trailers, carts or other vehicles for the purpose of displaying such signs whether parked on public or private property. This paragraph shall not apply to permanent signs on commercial vehicles lawfully operated where such signs are inherent to the vehicle and designed for identification and not advertising.
 9. Portable, folding, A-frame and similar signs.
 10. Signs advertising home occupations.
 11. Signs using colors in the fluorescent "day-glo" color spectrum.
 12. Signs supported by trees, rocks, bridges, utility poles, dilapidated buildings, structures, fences or vehicles.
 13. Signs painted on building exteriors (excluding windows and awnings) or on panels attached to building exteriors.

14. Billboards and off-site advertising displays (excluding supergraphics) other than those located in a B-O Zone.
 15. Pole signs.
 16. Signs not specifically authorized by this section.
- c. **Existing Signs.** Within 120 days from the date of adoption of this section, the City shall commence a program to inventory and identify signs which were illegal, abandoned or nonconforming pursuant to prior ordinances and signs which became nonconforming due to the enactment of this section. Thereafter, the City shall conduct a public hearing in accordance with Section 5491.1 of the California Business and Professions Code to determine whether there is a continuing need for these regulations to apply to existing signage.
- d. **Illegal Signs.** Signs or advertising displays which were erected without first complying with all ordinances and regulations in effect at the time of erection or which have been abandoned or are inadequately maintained or have exceeded an authorized amortization period shall be considered illegal signs and shall be subject to abatement in accordance with subsection 30-22.8.
- e. **Nonconforming signs.** A legally established sign which fails to conform to the provisions of this section shall be considered legally nonconforming. Legally nonconforming signs shall be regulated as follows:
1. A legally nonconforming sign may continue in use, provided that it is not:
 - (a) Structurally altered so as to extend its useful life;
 - (b) Expanded, moved or relocated; or
 - (c) Reestablished after damage or destruction exceeding 50% of the replacement cost of the sign.
 2. Sign copy and sign faces may be changed on legally nonconforming signs when no change in location or structural alteration is proposed.
 3. The existence of a legally nonconforming freestanding or wall sign shall not prevent the installation of another conforming sign provided that total combined signage will not exceed the maximum permitted for the site.
 4. Any legally nonconforming sign may be required to be brought into conformance with this section in conjunction with approval of a sign program or conditional use permit.
 5. All legally nonconforming signs are subject to all requirements of this section regarding safety, maintenance and repair.
 6. Signs which are legally nonconforming shall either be removed or brought into conformance with the requirements of the Code within three years from the date the City Council completes its hearing and confirms that there is a continuing need for the enactment of this section. The amortization period for nonconforming signs may be extended through the approval of a conditional use permit by the Planning Commission in accordance with subsection 30-22.5d.

Table 30-22A

Signs Permitted By Zone												
Sign Type	R-A	R-L	R-M	R-H	C-L	C-G	MU-1	MU-2	MU-TOD	M-L	M-G	B-O
A-Frame	X	X	X	X	X	X	X	X	X	X	X	X
Address	E	E	E	E	E	E	E	E	E	E	E	X
Audio	X	X	X	X	X	X	X	X	X	X	X	X
Balloons (small helium filled)	X	X	X	X	T	T	T	T	T	T	T	X
Banner	X	X	X	X	T	T	T	T	T	T	T	X
Bench	X	X	X	X	P	P	P	P	P	P	P	X
Billboard	X	X	X	X	X	X	X	X	X	X	X	P
Business Identification	S	S	S	S	P	P	P	P	P	P	P	X
Canopy (Awning)	X	X	X	X	P	P	P	P	P	P	P	X
Center Identification	X	X	X	X	P	P	P	P	P	P	P	X
Construction	T	T	T	T	T	T	T	T	T	T	T	X
Directional	P	P	P	P	P	P	P	P	P	P	P	X
Directory	X	X	X	X	P	P	P	P	P	P	P	X
Emergency	E	E	E	E	E	E	E	E	E	E	E	X
Facade (Wall)	S	S	S	S	P	P	P	P	P	P	P	X
Flag (National)	E	E	E	E	E	E	E	E	E	E	E	X
Flags (Spinners, Festoons, etc.)	X	X	X	X	T	T	T	T	T	T	T	X
Flashing	X	X	X	X	X	X	X	X	X	X	X	X
Ground	S	S	S	S	P	P	P	P	P	P	P	X
Holiday Decorations	E	E	E	E	E	E	E	E	E	E	E	X
Incidental	E	E	E	E	E	E	E	E	E	E	E	X
Inflatable	X	X	X	X	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
Kiosk	X	X	X	X	P	P	P	P	P	P	P	X
Marquee	X	X	X	X	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X
Menu	X	X	X	X	P	P	P	P	P	P	P	X
Monument	S	S	S	S	P	P	P	P	P	P	P	X
Mural	X	X	X	P	P	P	P	P	P	P	P	X
Painted-on	X	X	X	X	X	X	X	X	X	X	X	X
Pennant (Spinners, Festoons, etc.)	X	X	X	X	T	T	T	T	T	T	T	X
Pole	X	X	X	X	X	X	X	X	X	X	X	X
Political Election	T	T	T	T	T	T	T	T	T	T	T	X

Signs Permitted By Zone												
Sign Type	R-A	R-L	R-M	R-H	C-L	C-G	MU-1	MU-2	MU-TOD	M-L	M-G	B-O
Portable	X	X	X	X	X	X	X	X	X	X	X	X
Projecting	X	X	X	X	X	X	X	X	X	X	X	X
Pylon	X	X	X	X	P	P	P	P	P	P	P	X
Real Estate	T	T	T	T	T	T	T	T	T	T	T	X
Roof	X	X	X	X	X	X	X	X	X	X	X	X
Rotating	X	X	X	X	X	X	X	X	X	X	X	X
Supergraphic	X	X	X	X	X	X	CUP	CUP	CUP	CUP	CUP	X
Temporary	T	T	T	T	T	T	T	T	T	T	T	X
Time & Temperature	X	X	X	X	P	P	P	P	P	P	P	X
Under Canopy	X	X	X	X	P	P	P	P	P	P	P	X
Vehicle	X	X	X	X	X	X	X	X	X	X	X	X
Wall (Facade)	S	S	S	S	P	P	P	P	P	P	P	X
Window	X	X	X	X	E	E	E	E	E	E	E	X

Notes:

E = Exempt

P = Permitted

CUP = Conditional Use Permit

T = Temporary

X = Prohibited

S =Special Purposes

§ 30-22.5 SIGN PERMIT PROCESS.

All new, altered or modified signs regulated by this section shall require a sign permit.

- a. **Sign Review.** All sign permit applications shall be reviewed and approved by the Architectural Review Board prior to issuance of a sign permit which may include but not limited to the following:
 1. Changes to copy for legally existing signs where no other signage change is proposed.
 2. New signs which conform to the provisions of the sign code and/or approved sign program.
 3. Temporary signs and banners which conform to the provisions of this subsection.
 4. Billboards within a B-O Zone.
 5. Murals and graphic designs.
 6. Electronic message sign.
- b. **Sign Program.** The purpose of the sign program shall be to integrate signs with building and landscaping design to form a unified architectural theme which conforms to the goals of the City's Comprehensive General Plan.

1. This shall be achieved by:
 - (a) Using the same background colors and limiting the number of sign colors per site.
 - (b) Using the same type of cabinet supports, mounting methods, component construction materials and illumination.
 - (c) Using uniform sign placement and proportionate letter and logo heights for large and small tenants.
2. A sign program shall be required for the following projects:
 - (a) New or substantially rehabilitated commercial, office, mixed use and industrial projects with three or more tenant spaces.
 - (b) New multi-story buildings.
 - (c) Banners, streamers, flags, spinners and other advertising displays used on a permanent or rotating basis at multi-tenant centers of two acres or more or vehicle/truck dealerships.
- c. Temporary Sign Permits. The following temporary signs are permitted.
 1. A temporary vinyl business identification sign for use by a business actively in the process of obtaining permits for permanent signage (six-month maximum).
 2. A sign advertising a temporary use approved by a temporary use permit.
 3. Banners advertising a promotional activity for a licensed business. Promotional banners shall be limited to one banner per site for a maximum of 30 days per permit. Such banners shall be affixed to the facade of the building holding the promotion and shall be no more than three feet in height.
 4. Special event signs for grand openings, sales, carnivals, parades and charitable events for premises of less than two acres for a maximum of 30 consecutive days every six months per calendar year. Streamers, flags and spinners may be used in conjunction with special event signs.
 5. Supergraphic and inflatable advertising structures for a maximum of 12 days per calendar year.
- d. Conditional Use Permits. A conditional use permit shall be required prior to initiation of permit processing and subject to the permitted use provisions of the base zone for the following signs:
 1. Advertising statuary.
 2. (Reserved)
 3. (Reserved)
 4. Hot air balloons, inflatable statuary and similar three-dimensional airborne structures.
 5. Marquee signs.
 6. Extension of use for legally nonconforming signs.
 7. Signs representing technological innovations not addressed by this section.
 8. Supergraphic signs.

- e. **Sign Permit Approval.** After an application for a sign permit has been reviewed, the approving authority shall grant or deny the permit in accordance with all of the following findings:
1. The proposed signage conforms to the provisions of this section;
 2. The proposed signage is compatible in color, design, size and scale with the proposed location and the properties in the vicinity.
- f. **Appeals.** When an application for a sign permit is denied, the applicant may submit an appeal requesting administrative review of the decision by the Planning Director.
1. All such appeals must be submitted, in writing, within 14 days of permit denial.
 2. The Director will review the sign application and determine if the permit denial conformed to the provisions of this section. The Director may uphold, reverse or amend the decision of the approving authority.
 3. The appellant shall be notified, in writing, of the decision of the Director.
 4. The Director may not modify the provisions of this section. All requests for modification or amendment of the provisions of this section shall be governed by Section 30-27 of this Chapter.
 5. This subsection shall not apply to appeals regarding conditional use permit decisions, which shall be governed by Section 30-26 of this Chapter.

§ 30-22.6 SIGN STANDARDS.

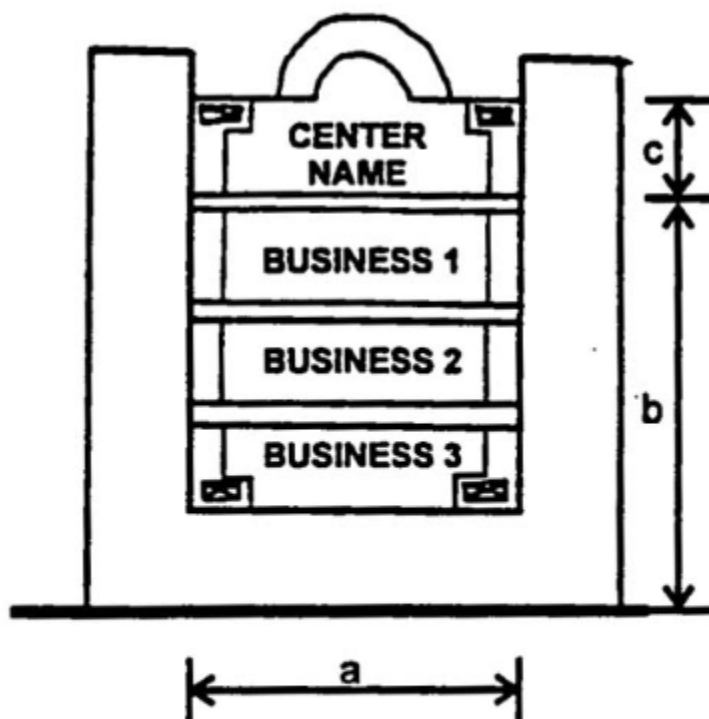
Table 30-22.B provides standards for the type, number, aggregate area, height and other standards applicable to permitted signs. In addition to the information provided in the matrix, the following standards shall apply:

- a. **Basic Formula.** The following formula contains the underlying assumptions utilized in developing the matrix; it results in the maximum amount of permitted signage and shall prevail in questions of interpretation:
1. **Facade Signs.** Every premises shall be permitted one business identification sign and four accessory signs for each facade which fronts on a street or parking lot. Maximum aggregate sign area shall be 1 1/2 square feet for each lineal foot of building frontage, not to exceed 200 square feet per facade in commercial and mixed-use zones and 300 square feet in manufacturing zones.
 2. **Building Identification Signs.** Commercial or mixed use building identification signs in the form of a wall sign may be displayed on any building that is composed of one (1) or more businesses and is at least four (4) stories high.
 - (a) **Number.** One (1) building identification sign is permitted per building face/wall and shall be comprised of the business/building name and/or logo, as approved by the property owner or property management company.
 - (b) **Area.** Commercial or Mixed Use building identification signs shall not exceed one and one-half (1½) square feet of sign area per every linear foot of building wall and shall not exceed a maximum of three hundred (300) square feet.
 - (c) **Placement.** No commercial or mixed use building identification sign shall extend beyond the perimeter of the signable wall area on which it is placed, nor shall it extend beyond above the parapet wall of a building, or below the lower one-third (1/3) of a building on which it is placed.

- (d) **Projection..** The maximum projection shall be fourteen inches (14") from the face of the wall, not to extend beyond the property lines. Any building identification sign projecting over the right-of-way shall require approval from the Director of Public Works.

3. **Freestanding Signs.** Freestanding signs shall be monument, ground or decorative pylon in style and shall be permitted as follows:

- (a) Individual premises with 150 or more lineal feet of street frontage shall be permitted one business identification monument sign for each qualifying street frontage, not to exceed two. Such signs shall be no more than 32 square feet in size and eight feet in height.
- (b) Multi-tenant premises (three or more separate occupants) with a street frontage of 200 lineal feet or more shall be permitted one center directory sign. Maximum individual sign area shall be four tenths of a square foot (0.4 square feet) for each lineal foot of street frontage, not to exceed 120 square feet. The sign area for signs which include noncommercial center identification may be increased a maximum of 25%, not to exceed 30 square feet, to be used exclusively for the center name. The maximum height of a multitenant sign shall be 20 feet or the height of the nearest building, whichever is less. See Figure 30-22.4.
- (c) Premises with 300 or more lineal feet of freeway or freeway exposed frontage shall be permitted one monument or pylon sign 35 feet in height and no more than 160 square feet in size in lieu of a business identification or center identification sign.



Sign Copy	Area Calculation	Max. Area
Business Name	$a \times b = .4 \times \text{lineal ft. of street frontage}^1$	120 sq. ft.
Center Name	$a \times c = .1 \times \text{lineal ft. of street frontage}^1$	30 sq. ft.

¹ Single street

Figure 30-22.4: Multi-tenant Signs -Area Calculation

4. **Awnings and Canopy Signs.** Awning and canopy signs are subject to the following standards:
 - (a) **Awnings.** In lieu of a primary or accessory sign, one sign may be placed on an awning. Awning sign area shall defer to either the business identification or accessory signs, for sign area limits, depending on which sign was substituted. Additionally, awning signs are not to exceed 75% of the awning width and the sign must be proportional to the awning sign.
 - (b) **Canopy, Structural Signs.** In lieu of a primary or accessory sign, one sign may be placed on a canopy (structural). Canopy sign area shall defer to either the business identification or accessory signs, for sign area limits, depending on which sign was substituted. Additionally, canopy signs are not to exceed 75% of the canopy width and the sign must be proportional to the canopy sign.
5. **Electronic Message Signs.** Electronic Message Sign shall be allowed subject to the following:
 - (a) **Users limited.** Electronic message signs are limited to the following users: churches, public/private schools (i.e. K-12 schools, colleges/universities), gasoline price signs for gas stations, movie/performance theaters, public agency/public utility providers, drive-thru menu/confirmation boards, multi-tenant centers of two acres or more, and as deemed similar by the Director.
 - (b) **Placement and Size.** Electronic message signs may be installed/incorporated into pylon signs, monuments signs and walls signs. The area of the changeable copy display area of the electronic message sign shall be counted towards the allowable sign area for the type of sign. Placement of electronic message sign for multi-tenant centers shall be limited to the center's pylon or monument signs only.
 - (c) **Sign Content.** An electronic message sign may only display, on-site sign copy, information, and advertising. Off-site advertising/sign copy/information is strictly prohibited
- b. **Sign Design.** All signs shall be designed and constructed so that they are proportional to the wall area, building facade and lot area where they will be displayed. The following standards shall apply:
 1. Sign colors and materials should be selected to be compatible with the existing building designs and should contribute to legibility and design integrity.
 2. Sign colors and materials should be selected that provide a contrast to, but do not clash with, the background color and the lettering.
 3. All lettering shall be restricted to the sign area. No projections above or below the sign area will be permitted.
 4. Individual signs should be designed to be simple, direct and concise, with limited use of color and no more than two rows of lettering. Design flexibility may be granted by the Architectural Review Board for registered trademarks and logos.
 5. No more than three brand names or business trademarks shall be used on any one permanent sign.
 6. Logos and trademarks may be mounted separately from the business identification sign.
 7. All signs shall be constructed of permanent materials, including metal, Plexiglas, lexan, wood (excluding plywood), acrylic or other comparable durable materials. Facade signs should be constructed of individualized channel letters. Where the use of channel letters would be incompatible with existing signage design, the

Architectural Review Board may authorize alternative compatible sign materials provided the alternative is part of an approved sign program and complies with the findings contained in subsection 30-22.5e.

8. In order to facilitate proportional signage and design integrity the Architectural Review Board may approve modifications to the standards contained in this section not to exceed 10% of any such standard.
- c. **Sign Location.** All signs, unless otherwise provided for in this section, shall be erected upon the premises or property occupied by the person or business identified by the sign and must meet the following standards for location within a site:
1. All freestanding signs shall be located within a landscaped area or planter base with an area no less than four times the area of the largest sign face.
 2. No freestanding sign shall be located within 100 feet of any other freestanding sign on the same premises.
 3. All freestanding signs shall be located a minimum of five feet from any property line.
 4. No freestanding sign shall be located within a required rear or interior side yard setback.
 5. No sign shall be constructed in a location that will restrict or interfere with traffic circulation or pedestrian or vehicle visibility or in any way represent a hazard to on-site or off-site traffic.
 6. Signs may not be located within a vision clearance area.
 - (a) Vision clearance areas are triangular-shaped areas located at the intersection of any combination of streets, alleys or driveways. The sides of the triangle extend 15 feet from the intersection of the vehicle travel areas (see Figure 30-22.5). The height of the vision clearance area ranges from 42 inches above grade to 10 feet above grade (see Figure 30-22.5).

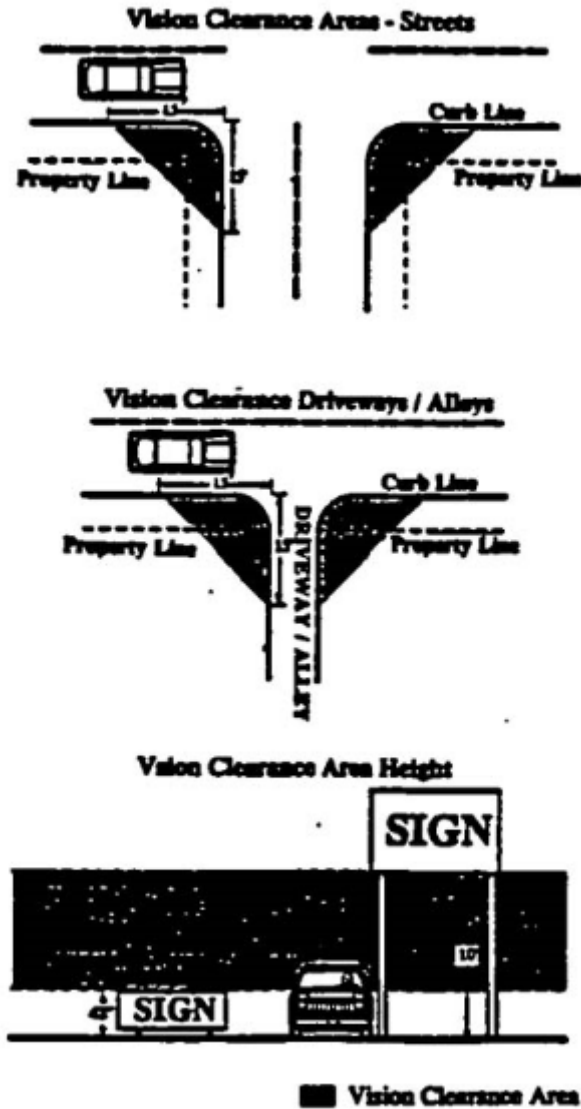


Figure 30-22.5: Vision Clearance Area

- (b) Support structures for a sign may only be located in a vision clearance area if the combined total width is 12 inches or less and the combined total depth is 12 inches or less.
- 7. Sign area may not be transferred to non-qualifying frontage nor combined or consolidated with or on any qualifying frontage.
- d. Sign Illumination. Lighting devices on or directed toward signs shall not create glare, conflict with vehicular traffic or spillover to adjacent land uses. Signs may be internally or externally illuminated. The following limitations shall apply to all lighted signs:
 - 1. Except for low-intensity, internally illuminated directory or address signs, illuminated signs shall be prohibited in residential zones.
 - 2. Sign illumination shall not result in glare being directed toward surrounding properties.

3. Exterior lighting directed at a sign shall be shielded to insure that the light is projected only upon the sign.

Table 30-22.B.1: Sign Matrix

Sign Type	Maximum Number	Maximum Area	Other
Facade: Wall, Awning, or Canopy			
Business Identification	1 per street or parking lot frontage	1.5 s/f per lineal foot of frontage, not to exceed 200 s/f in "C" zone or 300 s/f in "M" zone	Maximum area applies to aggregate of all façade, awning and canopy signs
Accessory	4 per street or parking lot frontage, with a maximum of 8 installed on no more than 2 facades	25% of the size of the business identification sign per accessory sign	Maximum 1 line copy, 1 product or service per sign May not project above height of primary sign or first floor
Awning	1 sign per awning	Defer to Business Identification and Accessory signs for sign area limits. Additionally, Awning signs are not to exceed 75% of the awning width and the sign must be proportional to the awning sign width.	Name/address/product only In lieu of a primary or accessory wall sign
Canopy, Structural Signs	1 sign per canopy	Defer to Business Identification and Accessory signs for sign area limits. Additionally, canopy signs are not to exceed 75% of the canopy width and the sign must be proportional to the canopy sign width.	Name/address/product only In lieu of a primary and/or accessory wall sign
Under Canopy	1 sign per primary business entrance	8 s/f	Name/address/product only In lieu of an accessory sign
Free Standing Signs*			
Business Identification: Monument	1 sign for each street frontage of 150 feet or more; not to exceed 2	32 s/f	Maximum height: 8 feet
Center Identification: Monument/Pylon	1 sign only per center with 200 feet or more of street frontage located on a single street	0.4 s/f for each lineal foot of frontage, not to exceed 120 s/f plus 0.1 s/f for each lineal foot for a non-commercial center name, not to exceed 30 s/f	Maximum height: 20 feet or height of nearest building, whichever is least
Freeway Adjacent: Pylon (single or double)	1 sign only per location with 300 feet or more of freeway/overpass frontage	160 s/f	In lieu of freestanding sign Maximum height: 35 feet

Table 30-22.B.1: Sign Matrix

Sign Type	Maximum Number	Maximum Area	Other
Building Identification Signs	1 sign per building elevation	1.5 s/f per lineal foot of frontage, not to exceed 300 s/f	Maximum sign projection: 14" from the face of the wall, not to extend beyond the property lines. Building Identification sign must be authorized by property owner or property management company.
Special Purpose Signs			
Monument or Wall: Outside Storage Yards, Car Lots, Auto Repair Garages	1 sign per street frontage, not to exceed 2	32 s/f	Limited to fenced locations where buildings are not readily visible from the street. Maximum height: 6 feet
Monument: Service Stations	1	24 s/f for business identification, 8 s/f for price information	Limited to service stations with less than 150 feet of frontage. Maximum height: 8 feet
Free-Standing: Drive-Thru Menu/Order Board	2 per drive thru lane	40 s/f	Maximum height: 7 feet
Wall/Kiosk: Directory Signs/Multiple Tenant Centers	1 wall sign per building entrance or 1 kiosk, but no more than 2, per pedestrian concourse	12 s/f per sign face	Maximum height: 6 feet
Advertising Benches:	1 per front and rear of bench backrest	75% of backrest	Subject to review and approval of Public Works Dept.
Monument or Wall: Identification Signs/Churches, Institutions & Mobile Home Parks and Licensed Nonconforming Businesses in Residential Zones	1 per street frontage	12 s/f for wall sign, 24 s/f for monument sign	Maximum height: 6 feet
Pennants or Flags	1 per lineal foot of street frontage	100 s/f and 200 lineal feet	Maximum size: 2 s/f for pennants; 12 s/f for flags
Wall: Mural or Decorative Graphic	1 per building elevation, not to exceed 2 elevations per building, as deemed appropriate by the Architectural Review Board	N/A	

* Must be in landscaped planter. Must be 100 feet from any other freestanding sign, 5 feet from any property line. May not be in required rear or side yard.

§ 30-22.7 SIGN MEASUREMENTS.

The following standards shall be used to determine the size, area, height and dimensions for signs and sign components:

a. Sign Face Area. The area of a sign shall be calculated as follows:

1. **Sign Cabinets.** The area of a sign face enclosed in a frame or cabinet is determined by the outer dimension of the frame or cabinet. See Figure 30-22.6.

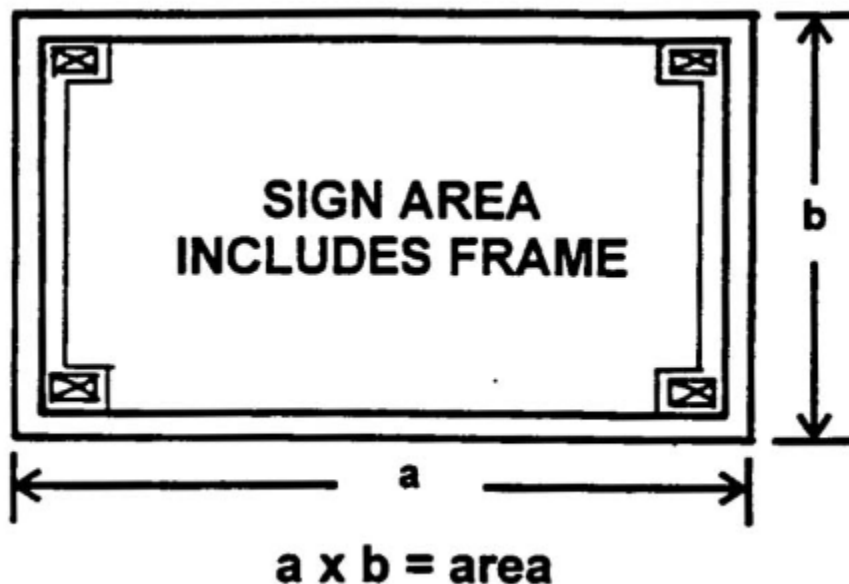


Figure 30-22.6: Sign Cabinet Area

2. Wall Signs install with Backer Panels. Sign area will include the backer
3. **Two-Sided Signs.** When the faces of a two-sided sign are parallel or within 10° of parallel, only one side is counted. If the sign faces are not parallel or within 10° of parallel, each side is considered one sign face and both sides are counted.
4. **Multiple Cabinets.** If a sign consists of more than one module or cabinet the area is calculated by adding the individual cabinets. Freestanding signs which contain multiple cabinets on one structure oriented in the same direction shall be calculated by combining the sign area of each cabinet.
5. **Round or Oval Signs.** The area shall be that of the smallest rectangle that will wholly contain the sign.
6. **Irregularly Shaped Signs.** The area shall be that of the smallest trapezoid that will wholly contain the sign.
7. Signs on a Base Material. When a sign is on a base material and attached without a frame, such as wood board or Plexiglas panel, the dimensions of the base material panel are to be used.
8. **Individual Elements.** When signs are constructed of individual elements such as free-formed logos and independent channel letters attached to a building, wall or base material, the sign area shall be calculated by enclosing the independent symbols and/or letters in the sign text within a square, rectangle or circle and computing the area of that geometric shape. Refer to Figure 30-22.7 for an illustration of sign area calculations for individual elements.

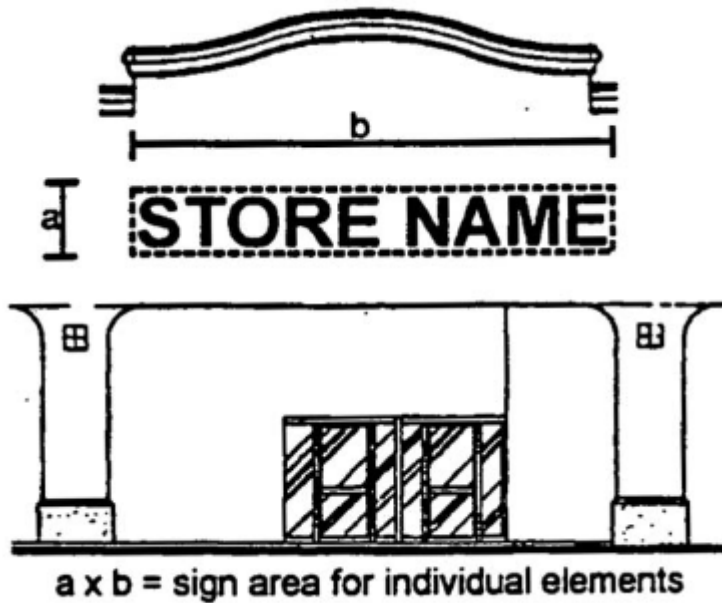


Figure 30-22.7: Sign area calculations for individual elements

9. **Awnings and Canopies.** When signs are incorporated into awnings and canopies, the sign area is determined by computing the area of an imaginary rectangle drawn around the sign text or face.
- b. **Height of Signs.** Permanent and temporary signs shall meet the following height standards:
1. For a one (1) story building, the highest point of the sign shall not be located above the top of the parapet wall for a flat roof, or above the top of a mansard roof on which it is located.
 2. For a multi-story building with commercial tenants on the ground floor only, a wall sign shall not be located above the windowsill line of the second floor. This does not include building identification signs.
 3. For a multi-story building with commercial tenants on the ground floor and floor(s) above, a wall sign for each tenant shall be located on the same floor as that tenant and shall not extend above the windowsill line of the floor immediately above the tenant's space. Wall signs shall not be allowed for commercial tenants on the third story and above. This does not include building identification signs.
 4. For buildings with glass curtain wall systems, signs shall be allowed for ground-floor tenants only and not on any stories above the ground floor. This does not include building identification signs.
 5. The overall height of the sign or sign structure shall be measured from the ground (existing grade, excluding any filling, berming or mounding) directly below the sign to the highest point of the sign or sign structure. See Figure 30-22.8.
- c. **Sign Clearance.** Sign clearance is measured from the ground directly below the sign to the bottom of the sign structure enclosing the sign face. See Figure 30-22.8.
1. All signs placed adjacent to or suspended above any pedestrian walkway shall have a minimum vertical clearance of eight feet.

2. All signs suspended over any roadway, driveway, alley or other vehicle travel way shall have a minimum vertical clearance of 15 feet.

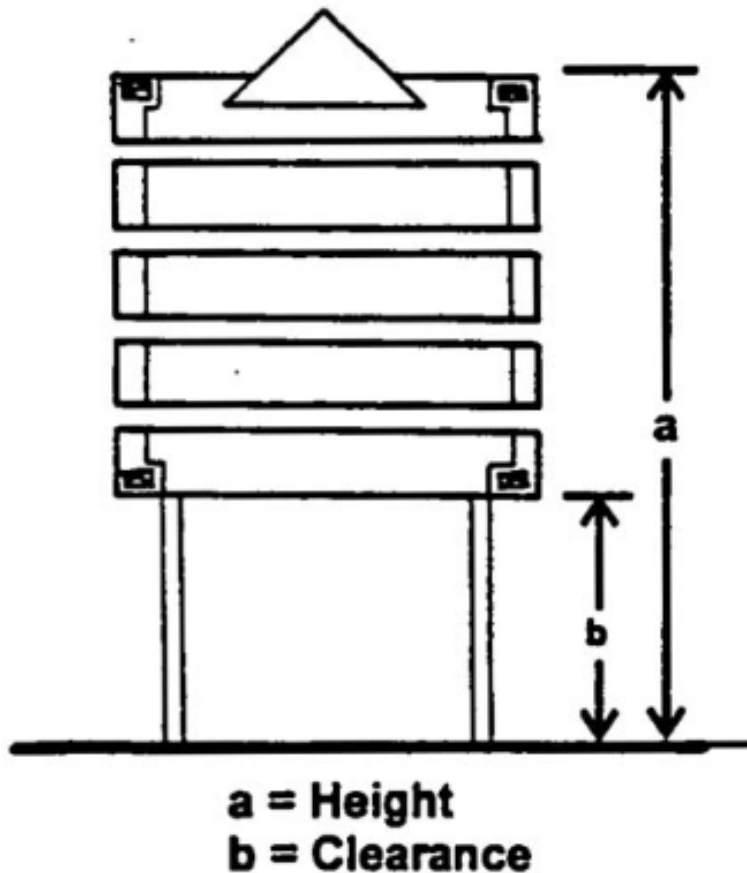


Figure 30-22.8: Sign Height and Clearance

- d. **Determination of Frontage.** The amount of street/parking lot frontage shall be based on the length of the exterior primary building wall for each occupant's ground floor tenant space.
 1. Frontage for single-tenant buildings shall be calculated using the entire applicable exterior wall.
 2. Frontage for multiple-tenant buildings shall be calculated using the applicable exterior wall area located between the interior "party walls" which separate one tenant from another.
 3. When walls are not parallel to a street/parking lot they shall be assigned to the frontage to which they are most oriented.
 4. Diagonal corner signs that face more than one street/parking lot must be assigned to a building and street/parking lot frontage by the applicant. The sign must meet all standards for the building and street/parking lot frontage to which it is assigned.
- e. **Determination of Signage Component Dimensions.** The sign area of individual letters shall be centered on the fascia or wall vertically and horizontally, unless otherwise approved by the Architectural Review Board.

1. When computing maximum aggregate facade sign area all facade signs, including logos, trademarks, canopy and accessory signs, shall be included.
2. Maximum height and width of a wall sign shall not exceed 75% of the applicable building fascia. See Figure 30-22.9.

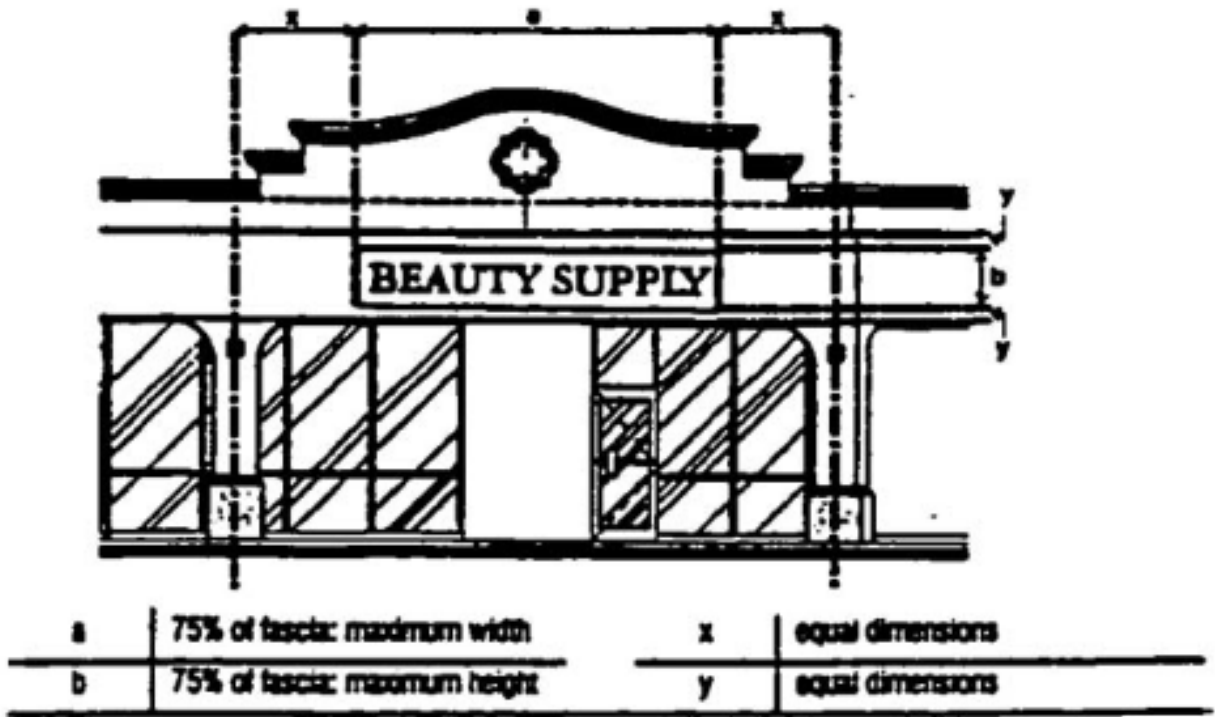


Figure 30-22.9: Maximum Fascia Sign Dimensions

3. There shall be a minimum clearance of 30% of the height of the largest letter, but no less than six inches, above and below each line of copy, whichever is greater. See Figure 30-22.10.

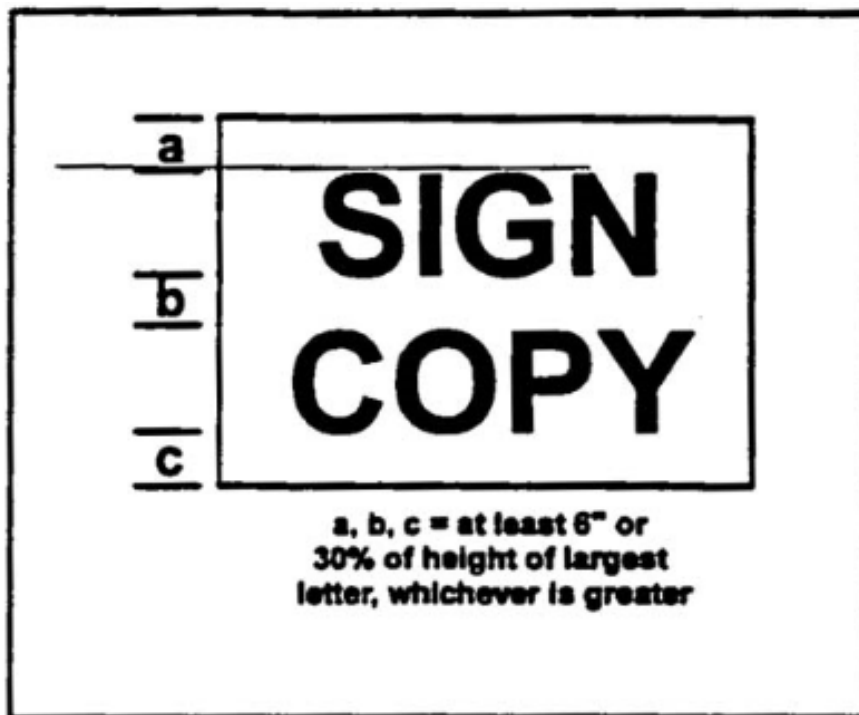


Figure 30-22.10: Sign Lettering

4. Minimum and maximum letter size shall be determined by the Architectural Review Board based on fascia height, street frontage and building setback.
5. Logos may not exceed 25% of allowable sign area. The City acknowledges the jurisdiction of Federal law regarding registered logos. If challenged on this basis, proof of Federal registration shall be required.

§ 30-22.8 ABATEMENT

Signs which are abandoned, hazardous, broken, inadequately maintained, have exceeded an authorized amortization period or are otherwise not in compliance with this section are illegal signs and represent a danger to the health, safety and welfare of the community. They are hereby deemed to be a public nuisance maintained in violation of the Code and subject to abatement.

- a. **Abatement Procedures.** This paragraph sets forth procedures which may be used by the City to cause the removal or correction of illegal on-site signs. This paragraph does not establish the exclusive procedure for abating such signs. As an alternative the City may use any procedure established for abatement of a public nuisance or a Code violation or those procedures set forth in the California Business and Professions Code, Sections 5499.1 et seq., for sign abatement.
 1. When the City identifies an illegal sign it shall notify the tenant, business and/or property owner that a violation exists and that abatement is required.
 2. The notice shall be provided by registered or certified mail and shall be posted in a conspicuous location on the property. The notice shall contain the following:
 - (a) The address and location of the violation.
 - (b) The name of the tenant, business owner and/or property owner.

(c) The nature of the violation or reason for abatement.

3. The notice shall require that the sign be abated, either by removal or compliance with the provisions of this section, within 30 days from the date of the notice.
 4. The notice shall advise the tenant, business owner and/or property owner that, if the violation is not abated within 30 days, the City will remove the sign.
 5. The notice shall advise the tenant, business owner and/or property owner that an appeal of the notice may be submitted, in writing, to the Planning Director prior to the expiration of the thirty-day abatement period. When a notice to abate is appealed the abatement process shall be suspended until a decision on the appeal has been rendered.
 6. Signs removed by the City pursuant to this subsection shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the City for costs of removal and storage. If not recovered prior to expiration of the thirty-day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest to the City.
 7. All costs incurred by the City in the removal and abatement of abandoned, hazardous or illegal signs shall be the responsibility of the property owner and if unpaid shall represent a lien against the property.
- b. **Appeal.** Within 30 days after receipt of an appeal of a notice to abate the Planning Director shall conduct an administrative hearing to:
1. Determine whether the sign in question is a sign subject to abatement pursuant to this Code; and
 2. If it is determined that the sign is subject to abatement, establish a time frame for abatement; and
 3. If the sign is to be abated by removal, determine if the sign was designed, constructed, created, intended or engineered to have a useful life of 15 years or more and is eligible for compensation in accordance with Section 5491 and 5495 of the California Business and Professions Code.

The appellant shall be notified, in writing, of the decision of the Director. The decision of the Director may be appealed to the Planning Commission through the submittal of an application for a variance in accordance with Section 30-27 of this Chapter.

- c. **Abatement of Signs in Public Right-of-Way and Unsafe Signs.** The City may, notwithstanding any other provisions of this subsection, summarily abate, through immediate removal, any sign located within a public right-of-way or any sign deemed to pose an immediate threat to the public health or safety.

§ 30-22.9 BILLBOARD OVERLAY ZONE (B-O ZONE)

- a. Notwithstanding any other provision of the Zoning Code, off-site outdoor advertising displays shall be allowed in all B-O Zones, on any size parcel, whether public or private property, subject to the following criteria:
1. The advertising display shall be included as part of a disposition and development agreement, owner participation agreement, lease agreement or other agreement ("City Agreement") with the City and the City Agreement contains performance, one time fee, or ongoing revenue provisions that allow the City to undertake projects, programs, or other activities that improve the visual environment in a redevelopment project area.
 2. The advertising display shall be placed within the specified B-O Zone and within 660 feet from the edge of the right of way of a freeway.

3. No advertising display shall be placed within 600 feet from another advertising display on the same side of any portion of a freeway. In addition to the spacing requirement, no more than five billboards shall be placed between Acacia Avenue and S. Wilmington Avenue on the north side of the freeway and no more than four billboards shall be placed on the south side of this freeway section. In addition to the spacing requirement, no more than four billboards shall be placed between S. Wilmington Avenue and Central Avenue on the north side of this freeway section and no more than four billboards shall be placed on the south side of this freeway section.
4. Notwithstanding any other way to measure the sign height per the Zoning Code, the advertising structure shall not exceed the height of 60 feet as measured from either the finished grade under the sign or from the freeway grade, whichever is higher.
5. No advertising structure shall have a facing that exceeds 672 square feet, but it shall allow extensions of up to two feet on the sides and 5.5 feet on the top, excluding base or apron supports and other structural members. This paragraph shall apply to each facing placed on an outdoor advertising structure. The advertising structure shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof, which will encompass the entire advertisement and is made based on the height and the length but not the depth of the advertising copy.
6. No advertising display may be placed that is so illuminated that it interferes with the effectiveness of, or obscures any official traffic sign, device, or signal; nor shall any advertising display include or be illuminated by flashing, intermittent, or moving light; nor shall any advertising display cause beams or rays of light to be directed at the traveled ways if the light is of an intensity or brilliance as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle. This subsection does not prohibit properly maintained reader boards or LED displays that comply with State and Federal law and subsection 20-22.2 entitled Flashing, intermittent or moving light.
7. Existing setback and yard requirements of the underlying commercial or industrial zone shall not be applicable to placement of any advertising structure. No minimum setback or yard requirements shall be applied to placement of an advertising display.
8. No advertising display shall be placed or maintained in violation of the California Outdoor Advertising Act, chapter 2 (commencing with section 5200) of division 3 of the California Business and Professions Code, or any other applicable State, Federal, or local law.
9. Unless otherwise specified in this section, the general sign requirements set forth in the Business and Professions Code shall apply to plans and materials for and to design, construction, street address numbers, identification and maintenance of outdoor advertising displays approved under this section.
10. No person shall place an off-site outdoor advertising structure without first having secured a Zoning Permit, a Sign Permit and a Building Permit.
 - (a) A separate Building Permit shall be required for each advertising structure whether or not the advertising structure is proposed alone or as one of any number of advertising structures proposed to be placed on the same parcel, contiguous parcels, or any set of related or unrelated parcels that are the subject of a single development proposal.
 - (b) At the discretion of the Director of Development Services, a separate Zoning Permit shall be issued for one advertising structure or a single Zoning Permit may be issued for any number of advertising structures proposed on the same parcel, contiguous parcels, or any set of related or unrelated parcels that are the subject of a single development proposal and equally compliant under all applicable Business and Professions Code requirements.

11. No permit of any kind shall be issued for an advertising display without prior approval of the City Council.

(a) An application for approval of a Zoning, Sign and Building Permit for an off-site advertising structure shall be filed with the City Council in accordance with the following provisions:

(i) Any person who has an ownership, license or leasehold interest in the land parcel may file an application for approval of a Zoning and Building Permit for an off-site advertising structure. If submitted by the holder of a license or leasehold interest, the application must include a statement of consent to proceed with the proposed development executed by the holder of an ownership interest and acknowledged before a notary public for the state of California.

(ii) The application may request review of one or multiple advertising structures.

(iii) The application shall be accompanied by photos of all existing signage and accurate architectural renderings and elevations of proposed advertising structures, as well as a scaled plot plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed advertising structure(s).

(iv) At the time of filing the application for permits, the applicant shall pay a filing fee in accordance with a City Council approved resolution. This fee shall be in addition to any other required fees for permits relative to development of the property and shall be for the purpose of defraying the costs associated with City review and action on the application.

(v) Any permit issued shall be the property of the applicant.

b. The City Council may act on the application directly or refer the application to the Planning Commission for review, recommendations or determination.

1. Before approving any off-site advertising display permit application, the City Council, or the Planning Commission upon City Council referral, shall make the following determination concerning the parcel(s) for which permits are sought:

(a) All existing and proposed advertising displays are appropriately scaled to the architectural character of all buildings and structures on the parcel;

(b) All existing and proposed advertising displays result in a complementary enhancement to the architecture on the parcel;

(c) All existing and proposed advertising displays result in a visually uncluttered appearance;

(d) All existing and proposed advertising displays enhance commercial corridors and properties and do not obscure street views of public art, Council-designated historical buildings, or City Council-designated projects;

(e) All existing and proposed advertising displays minimize potential traffic hazards;

(f) All existing and proposed advertising displays are compliant with all applicable provisions of this Zoning Code, and Federal, State and local law relevant thereto.

(g) Not including other financial conditions that the City Council may impose, all existing and proposed advertising displays must be conditioned on the removal of one existing poster panel billboard face 12 feet by 24 feet for every one double-faced 14 feet by 48 feet billboard built.

- (h) All existing and proposed advertising displays must be conditioned on the incorporation of landscaping that is acceptable to the City Council or by the Planning Commission if the Council refers the application thereto.
 - (i) Subsection 30-43.2 regarding the Architectural Review Board and Section 30-45 Design Review shall not apply.
 - (ii) All proposed advertising displays shall be designed to have a single cylindrical column support.
- 2. The City Council, or the Planning Commission upon City Council referral, may impose additional conditions as are reasonably necessary to ensure the development is consistent with the General Plan, compatible with surrounding land use, meets the provisions and intent of this Zoning Code, minimizes potential traffic hazards, and otherwise protects the public health, safety and welfare.
- 3. Without exception, every outdoor advertising display approved under this subsection shall be subject to the following express conditions and reservations:
 - (a) If an advertising display is illuminated, any illumination shall not impair the vision of travelers on any adjacent highway, including the freeway. Illuminations shall be considered vision impairing when its brilliance exceeds the values set forth in section 21466.5 of the California Vehicle Code, or any successor statute or Caltrans regulation.
 - (b) When an advertising display is defaced with graffiti, the display owner shall remove the graffiti within 48 hours after telephonic notice by City.
- 4. The decision of the City Council shall be final and conclusive. If the City Council refers the application to the Planning Commission for determination, the decision of the Planning Commission shall be final, subject to applicant's right to appeal any decision of the Planning Commission to the City Council.
- 5. Any proposed variance to this subsection shall be deemed a major variance and may be approved only if the City Council determines that each of the required findings set forth in this Zoning Code are met.
- c. All existing off-site outdoor advertising displays that have previously obtained required permits, and which remain in compliance with the terms and conditions of those permits but that are not in conformance with the provisions of this subsection shall become nonconforming uses. The owner of a conforming or a nonconforming outdoor advertising display may perform normal repairs and customary maintenance to such existing conforming or nonconforming advertising displays, including, but not limited to, changing the advertising message and adding an extension to the outside dimension of a facing. Notwithstanding the foregoing, the installation of electronic message sign shall only be allowed to be installed on billboards that are located within a B-O Zone.
- d. All off-site outdoor advertising displays approved under this subsection and existing nonconforming advertising displays may be relocated by mutual agreement between the display owner and the City Council on whatever terms are agreeable to both parties under the authority of California Business and Professions Code section 5412.
 - 1. Relocation as used in this subsection, includes removal of an advertising structure and construction of a new advertising structure to substitute for the advertising structure removed.
 - 2. The purpose of this subsection is to allow the City to continue to develop in a planned manner without expenditure of public funds while allowing the continued maintenance of private investment and a medium of public communication established in outdoor advertising.