



## Study Session Meeting Agenda April 30, 2013

Placentia City Council  
Placentia City Council as Successor to the  
Placentia Redevelopment Agency  
Placentia Industrial Commercial  
Development Authority

### *Mission Statement*

*The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.*

Scott W. Nelson  
Mayor

Joseph V. Aguirre  
Mayor Pro Tem

Constance M. Underhill  
Council Member

Chad P. Wanke  
Council Member

Jeremy B. Yamaguchi  
Council Member

Patrick J. Melia  
City Clerk

Craig S. Green  
City Treasurer

Troy L. Butzlaff, ICMA-CM  
City Administrator

Andrew V. Arczynski  
City Attorney

### *Vision Statement*

*The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.*

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at [www.placentia.org](http://www.placentia.org), and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

### **Procedures for Addressing the Council/Board Members**

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

### **Special Accommodations**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility.  
(28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**City of Placentia**  
**401 E Chapman Avenue**  
**Placentia, CA 92870**

**Phone: (714) 993-8117**

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**[administration@placentia.org](mailto:administration@placentia.org)**

**Website: [www.placentia.org](http://www.placentia.org)**

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL AS SUCCESSOR TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
STUDY SESSION MEETING AGENDA – EXECUTIVE SESSION  
April 30, 2013  
5:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any items on the Executive Session Agenda only.

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Executive Session proceedings.

**CITY COUNCIL:**

1. Pursuant to Government Code Section 54956.9(a) for Conference with Legal Counsel Regarding Existing Litigation – One (1) Item
  - a. Jones v. City of Placentia, US Federal District Court No. SACV-1878-JST(JPRx)
2. Pursuant to Government Code Section 54956.9(b) for Conference with Legal Counsel Regarding Anticipated Litigation – Two (2) Items
3. Pursuant to Government Code Section 54956.9(c) for Conference with Legal Counsel Regarding the Initiation of Litigation – One (1) Item

**SUCCESSOR AGENCY:** None

**ICDA:**

4. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8:
  - a. Property: 132 Crowther Avenue, APN 339-091-08  
Agency Negotiator: Troy L. Butzlaff, City Administrator/Executive Director  
Negotiating Parties: Jon Coulombe, DaddyO's California LLC  
Under Negotiations: Price and Terms of Lease

**RECESS:** The City Council and Boards of Directors will recess to their 6:00 p.m. Study Session.

**PLACENTIA CITY COUNCIL  
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PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
STUDY SESSION MEETING AGENDA  
April 30, 2013  
6:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Underhill  
Councilmember/Board Member Wanke  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Aguirre  
Mayor/Board Chair Nelson

**INVOCATION:** Police Chaplain Roger Mendoza

**PLEDGE OF ALLEGIANCE:**

**ORAL COMMUNICATIONS:**

At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors.

**SS 1. Presentation and Discussion Regarding Shared Police Services Study**

**SS 2. Discussion Regarding Electronic Message Reader Boards**

**CITY COUNCIL/BOARD MEMBERS REQUESTS:**

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA Agency Board of Directors will adjourn to May 7, 2013 at 5:30 p.m.

**CERTIFICATION OF POSTING**

I, Tania Moreno, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority and Successor Agency, hereby certify that the Agenda for the April 30, 2013 meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority was posted on April 25, 2013.

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Tania Moreno, Deputy City Clerk

# NORTH ORANGE COUNTY SHARED POLICE SERVICES

Placentia City Council Update  
April 30, 2013

## Presentation Outline

1. Introductions
2. Background
3. Citygate Study
4. Shared Police Services Discussion
5. Next Steps

## Introductions

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- Introduce all Cities and representatives present

## Background

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- North Orange County City Managers Committee (NOCCC) began in 2009
  - Cities of Brea, Buena Park, Fullerton, La Habra, Placentia, Yorba Linda
    - Cities of Orange and La Palma joined group later
  - Importance of shared services
    - Collaboration
    - More efficient delivery of local government services
  - Opportunities for economies of scale
    - 800 MHz upgrade savings

## Background

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- Several Successful Partnerships formed through NOCCC
  - Discount on Tree Trimming
  - Shared Janitorial Contract
  - Shared CIP projects (streets, sewers, and water)
  - Current Projects
    - Shared Maintenance Services (street signs)
    - Shared HVAC Services
    - Shared Crossing Guards
  - Brea-Fullerton Fire Command Sharing

## Background

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- NOCCC saw need to share police services
- In 2011, NOCCC began process to hire a consultant to look at sharing options
- City Councils authorized Cities to hire consultant (Citygate) in spring of 2012

## Background

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- City Manager's agreed on the following goals going into the Feasibility Study
  - Maintain local control
  - Achieve monetary savings
  - Meet or exceed response times and customer service
  - Demonstrate good governance

## Citygate Study

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- Study included Brea, Buena Park, Fullerton, La Habra, and Placentia
- Study analyzed feasibility of sharing options of police services (CSI, Dispatch, etc.)

## Citygate Study

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### □ Cost of police services

City	FY 12/13 Police Budget	% General Fund Budget
Brea (including YL)	\$25,227,380	45%
Buena Park	\$24,106,580	44%
Fullerton	\$36,118,367	56%
La Habra	\$15,412,090	45%
Placentia	\$11,110,397	37%
<b>Total &amp; Avg.</b>	<b>\$111,974,814</b>	<b>45.4%</b>

## Citygate Study

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### □ Aggregate cost per resident

City	FY 12/13 Police Budget	Population	Cost Per Resident
Brea (including YL)	\$25,227,380	104,920	\$240.44
Buena Park	\$24,106,580	80,868	\$298.10
Fullerton	\$36,118,367	135,574	\$266.41
La Habra	\$15,412,090	60,432	\$255.03
Placentia	\$11,110,397	50,665	\$219.29
<b>Total &amp; Avg.</b>	<b>\$111,974,814</b>	<b>367,604</b>	<b>\$255.85</b>

## Citygate Study

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- Citygate Study Takeaways Briefed to City Managers
  - Full consolidation is feasible
  - Goals identified are achievable

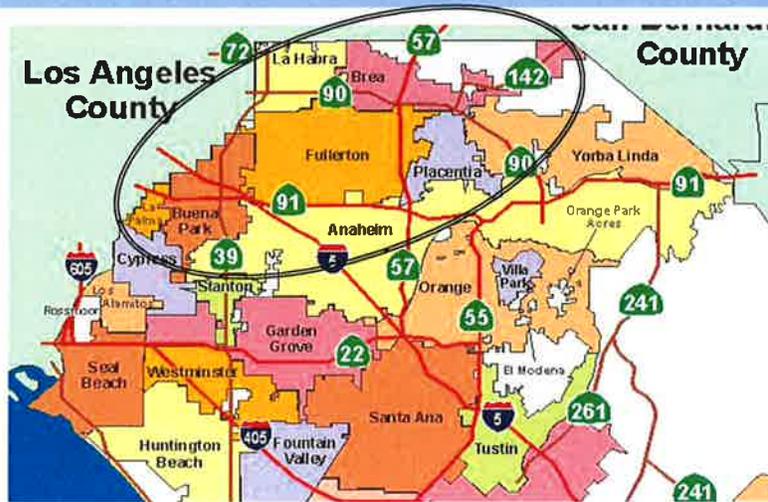
## Citygate Study

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- Citygate Study Takeaways (cont.)
  - We are moving in an **incremental** process
  - Logical increments have been identified
    - Communications/Dispatch
    - Crime Analysis
    - Equipment and Technology Purchasing
    - CSI
    - Jail and Property
    - Organizational Structure

## Communities of Interest

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## Staffing

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- In our five Cities combined, the police staffing is:
  - 5 Police Chiefs
  - 1 Deputy Chief
  - 10 Captains
  - 21 Lieutenants
  - 65 Sergeants/Watch Commanders
  - 102 Total Management**
  - 313 Police Officers patrolling the streets
  - 415 Total Sworn Staff**
  - 200 Professional Staff (Specialized and Office)
  - 615 Total Police Department Staff**

## Discussion

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- Why Share Services?
  - There are savings for each City
  - Maintains local control
    - Control Costs
    - Quality of service
    - Community policing and problem solving
  - Increases efficiency
    - Meet or exceed service levels/response times
    - Elimination of redundancies
  - Demonstrates good governance

## Discussion

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- How to approach consolidating services?
  - This is both a process and policy decision
  - Take this on in incremental steps
    - Consolidated Dispatch
      - Sharing CAD systems, training, and dispatchers and supervisors
  - Parallel track studying other sharing opportunities
    - Crime Analysis
    - Equipment and Technology Purchasing
    - Jail and Property

## Group Progress Being Made

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- Since Briefing given to City Managers by Citygate, the group has:
  - Met with a representative from each City Council
  - Met with Police Chiefs on a regular basis
  - Met with POA's to update them on status of project
  - Discussed opportunities with City of La Palma
  - Scheduled City Council Study Sessions in April and May to provide updates

## Next Steps

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- Update all 5 City Councils, answer questions, and receive preliminary concurrence that on the right track
- Continue to meet with and update key stakeholders
- Examine Dispatch Consolidation Further
  - Will return with a specific implementation plan and investment budget
    - Utilizing an incremental approach

## Conclusion

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Questions? Feedback?



# Placentia City Council

## STUDY SESSION REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: ASSISTANT CITY ADMINISTRATOR

DATE: APRIL 30, 2013

SUBJECT: **DISCUSSION REGARDING AMENDING THE ZONING CODE TO ALLOW ELECTRONIC MESSAGE READER BOARDS**

FISCAL IMPACT: NONE

### **SUMMARY:**

The City Council received a request by a Placentia-based church to consider a revision to the City's Sign Code to allow for electronic/digital message boards. Currently, the City's Zoning Code does not allow for electronic/digital message boards. Accordingly, the City Council requested Staff to review the potential of amending the City's Zoning Code to allow for such signs and to report back to the City Council at a forthcoming Study Session. This action provides the City Council information on the potential of incorporating electronic/digital message board codes into the Placentia Municipal Code and allows for public comments on potential amendments.

### **RECOMMENDATION:**

It is recommended that the City Council take the following action:

1. Provide Staff direction regarding amending the Placentia Municipal Code (Zoning Ordinance) to allow for electronic/digital messaging boards.

### **DISCUSSION:**

Signs are regulated in the Placentia Municipal Code (PMC) through Title 23 (Zoning Code) and specifically, Chapter 23.90 Signs – Advertising Structures. Large parts of the sign code are decades old and, while amendments have occurred, no changes have been made to reflect the growing use of electronic/digital message boards. Consequently, an electronic/digital sign would be prohibited under PMC § 23.90.100 (3) and (4).

In reviewing various codes from cities in Orange County, it is clear that the allowance for electronic/digital message boards (or changeable copy signs) is not universally allowed. Staff reviewed 17 cities in Orange County (see Exhibit 1) to review whether electronic/digital message boards are permitted and determine which code could serve as a potential model to implement in Placentia. Of primary concern to Staff is to maintain the residential character of our neighborhoods which would be impacted since the intent is to limit the use of electronic

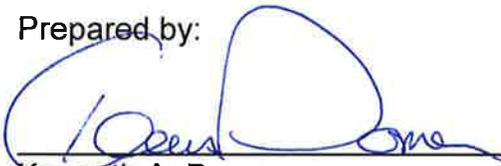
**SS 2.**  
**April 30, 2013**

message boards to religious and institutional uses which are more commonly found in or adjacent to residential zones.

Staff believes that an ordinance amendment to the City's Zoning Code which defines electronic/digital message boards, sets forth minimal design guidelines, and limits implementation to religious and institutional uses is reasonable should the City Council decide to direct Staff to move forward. Attached is a packet of information from those cities reviewed and includes ordinance language from the City of Atwater for their implementation of electronic message boards for institutional and religious use.

It is the opinion of Staff that any ordinance implemented should limit the overall size of a electronic message board to no more than 18 square feet in size and shall not allow continuous motion or flashing of text or text changes at a rate faster than five (5) seconds. Development standards to include setback, height limitation and site distant impacts can be added or regulated per current standards set forth in the Zoning Code.

Prepared by:



Kenneth A. Domer  
Assistant City Administrator

Reviewed and approved:



Troy L. Butzlaff, ICMA-CM  
City Administrator

Attachments:

City Review Matrix  
Examples of various codes and regulations

Review of Other Jurisdictions' Zoning Codes Related to Electronic Message Boards

City	Electronic Message Board Code?	Muni Code Section	Does it allow for religious and other institutions?	Application Process?
Brea	No			Conditional Use Permit
Fullerton	No		Denied 6/25/2010	
La Habra	No			
Yorba Linda	No			
Anaheim	Yes	18.116.160		Conditional Use Permit
Orange	No			
Tustin	No	9404b		Conditional Use Permit
Buena Park	Yes	19.912.010	Yes, CR zone, ECSP zone and ACSP zone	Conditional Use Permit
Cypress	No		Yes	Conditional Use Permit
Seal Beach	No			
Garden Grove	No			
Aliso Viejo	Yes	15.34.070	Civic Activities	Planned sign program
Ranch Santa Margarita	Yes	9.07.080	High School and Colleges	Site Development Permit
Costa Mesa	Yes	13-122.1	Theater Marquee and Displaying Time/Temp.	
Fountain Valley	No			
Hunting Beach	Yes			Design Review Board/ Conditional Use Permit
Los Alamitos	No		233.12 Yes	Application

**Sec. 9.07.080. - Electronic message board signs.**

Electronic message board signs are only permitted at high schools or colleges with a minimum size of 25 acres pursuant to the following regulations:

- (1) Electronic message board signs require a site development permit pursuant to Section 9.08.040
- (2) Electronic message board signs shall be limited to one per educational institution.
- (3) The maximum permitted sign area for the electronic message board shall be 36 square feet of sign copy.
- (4) The maximum permitted sign height for the electronic message board sign area shall be three feet.
- (5) No permit shall be issued for an electronic message board sign, which constitutes a hazard to the safe and efficient operation of vehicles upon a street or freeway. The following conditions shall apply to all electronic message board signs:
  - a. The electronic message display shall have no illumination which is continuous motion or which appears to be in continuous motion.
  - b. Fixed/permanent sign copy on each face of an electronic message board sign shall be limited to the identification of the educational institution. The fixed/permanent sign copy and the display message shall be limited to major events associated with the educational institution and shall not contain material that is commercial, political or sexual in nature. Time and temperature readings are allowed.
  - c. The fixed/permanent sign copy shall not flash, shall consist of one color, and shall not advertise off-site businesses or organizations.
  - d. The display message shall not change at a rate faster than one message every five seconds.
  - e. The intensity of illumination shall not change.
  - f. Burned out lights shall be replaced promptly.
  - g. The electronic message board shall not be allowed to operate in a faulty manner.
  - h. Misspelled messages shall be corrected promptly.
  - i. All electronic signs shall conform to the electrical code of the City.
- (6) No electronic message board sign shall be located within 25 feet of any interior side property line and shall have a minimum separation of 100 feet from a residential zoning district or use.
- (7) No portion of an electronic message board sign shall project into any right-of-way.
- (8) Neither the fixed/permanent sign copy nor the display message of the proposed electronic message board sign shall adversely affect the character, liveability, or quality of life of the residential community it will be adjacent to or located in.
- (9) The proposed design of the electronic message board sign shall be compatible in design with the architectural theme or character of the educational institution it will serve and surrounding areas.

*(Ord. No. 07-03, § 4(Exh. A), 4-11-2007)*

## City of Tustin

### 9403 - SIGN PERMIT REQUIREMENTS

a.

*Permits required.*

1.

Except as otherwise provided specifically in this title, no sign shall hereafter be erected, re-erected, constructed or altered until a sign permit for such has been issued by the person or body having final authority to do so, or until a conditional use permit or planned sign program with respect to such a Sign has been granted by the Planning Commission in instances in which a conditional use permit is required.

2.

A separate permit shall be required for each sign or group of signs in one (1) location. In addition to the requirements set forth in this section, all applicable building and electrical permits shall be obtained in accordance with the Uniform Building Code and the Uniform Electrical Code.

A tag issued by the city indicating the sign permit number shall be affixed to the sign so as to be readily visible. The tag shall include the sign permit number, approval date and/or expiration date for any sign constructed in compliance with the provisions of this Chapter.

b.

*Permit application.* Applications for sign permits shall be made by the owner of the property on which the sign is to be located, by a licensed contractor or an authorized agent of the property owner, as may be required by state contractors' law, on forms furnished by the Community Development Department and shall be accompanied by all information and fees, as required for standard sign plans or master sign plans. The application shall be signed by the owner of the premises on which the sign is located.

c.

*Review procedures.* Each sign permit or temporary sign permit application, plans, and fees shall be submitted to the Community Development Department, pursuant to this Chapter, and shall be processed and approved, conditionally approved, or denied within the time limits established by state law for action on development projects by the Community Development Director, unless such approval authority is granted to the Planning Commission pursuant to this Chapter or the requirements contained in specific plans, planned developments, or planned community districts. All decisions by the Community Development Department or Planning Commission are final unless appealed in accordance with this Chapter.

All signs proposed to be located within the public safety area shall also be reviewed and approved by the Public Works Department prior to the issuance of any permits.

#### 9404 - SIGN REGULATIONS

**Signs** *subject to conditional use permit approval.* The following types of **signs** are permitted only when reviewed by the Planning Commission and where a conditional use permit has been issued in accordance with the Tustin Zoning Code. An application for a conditional use permit for these types of **signs** shall be processed in accordance with conditional use permit procedures contained in the Tustin Zoning Code. Appeal procedures for conditional use permits shall also be governed by applicable sections of the Tustin Zoning Code.

1.

**Changeable copy signs** (electronic or manual), except time and temperature **signs** which are permitted

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**15.34.070 General requirements.**

A. Permitted Permanent Signs. Permanent signs may be permitted pursuant to the permit procedures set forth in this chapter and shall be governed by the standards set out for each category of sign. In addition to such standards, consideration shall be given to building setbacks, landscaping, visibility of the sign on the site, and the proposed sign's relationship to the overall appearance of the property and to the surrounding neighborhood. Compatible design, simplicity, and readability shall also be used as guidelines for sign approval. In calculating the total number and square footage of signs permitted, both commercial and noncommercial signs shall be counted.

B. Permission of Property Owner Required. No person shall erect or cause to be erected any sign upon the property of another without the express written approval of the owner or occupant of such property. All such signs shall comply with the size and square footage limitations contained within this chapter and shall be removed promptly upon the request of the property owner or occupant.

C. No Off-Premises Signs. All signs shall be located on the same premises as the land use or activity identified by the sign unless expressly permitted to be off-premises in this chapter or individually approved by the city council under a sign exception permit pursuant to [AVMC 15.34.090](#).

D. Rules on Sign Placement.

1. Signs and Rights-of-Way. Unless expressly permitted in this chapter or by sign exception, freestanding signs shall not be located: (a) within, over, or across a public right-of-way; (b) within five feet of a street right-of-way; or (c) within the triangular area identified in [AVMC 15.14.030\(F\)](#).

2. Safety and Traffic Flow. No sign shall be located in such a manner as to obstruct free and clear vision and flow of pedestrian and vehicular traffic.

3. Utility Lines. No sign shall be located closer to overhead utility lines than the distance prescribed by California law or by the rules promulgated by agencies of the state or by the applicable public utility.

E. Electronic Signs. Electronic signs are permitted only where expressly allowed in this chapter. Electronic signs may contain changeable copy but such copy shall be limited to letters, numbers and logos only. Sign copy may be static or may scroll, crawl or dissolve. However, in order to mitigate distractions to motorists, no electronic or other sign may incorporate pictures, flashing copy, or animated visual effects.

F. Accessory Signs. Accessory signs are prohibited except where expressly permitted in this chapter.

G. Maintenance Required. All signs permitted pursuant to this chapter shall be maintained in good repair, functioning properly, and free from all defects, including, but not limited to, cracking, rusting, and peeling. Signs not so maintained shall be deemed a public nuisance and may be abated pursuant to the applicable provisions of this code.

H. Electrical Code and Exposed Conduits. All electrical signs shall be listed by Underwriters Laboratories (UL) or other recognized testing agency and shall be installed in accordance with

the installation instructions and with the California Electrical Code adopted by the city. [Ord. 2011-136 §§ 22, 23; Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

**Cross-references:** adoption of California Electrical Code, AVMC [13.02.010](#); sight distances at residential intersections, alleys and driveways, AVMC [15.14.030](#); sight distances at nonresidential intersections, alleys and driveways, AVMC [15.22.030](#).

#### **15.34.080 Sign permits.**

A. Sign Permit Required. A sign permit shall be required prior to the placement, movement, erection, reconstruction, alteration or display of any sign permitted pursuant to this chapter unless expressly exempted by this chapter. All signs, except where expressly exempt, shall conform to the current California Building and Electrical Codes as adopted by the city of Aliso Viejo.

B. Sign Permit Applications. Applications for sign permits shall be filed with the planning department on forms prescribed by the planning director, together with: (1) all maps, plans, documents and other materials required by the director, and (2) all required fees and deposits per Chapter [15.90](#) AVMC. The director shall provide the necessary forms plus written filing instructions specifying all application materials required to any requesting person at no charge. Sign permits may be combined with associated building or electrical permit forms.

C. Sign Permit Review. Sign permits shall be reviewed administratively by the planning director pursuant to AVMC [15.70.030](#). However, the director may refer the permit application to the city council for review if the director determines on a case-by-case basis that the public interest would be served by such referral. Such referrals shall be made within 10 days of determination that the sign permit application is complete pursuant to AVMC [15.70.040](#). Actions by the director may be appealed pursuant to AVMC [15.70.080](#). [Ord. 2012-141 § 19; Ord. 2012-140 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

#### **15.34.090 Sign exceptions.**

A. Purpose. A sign exception permit may be granted pursuant to AVMC [15.74.070](#) for relief from the strict application of this chapter. Sign exceptions shall be reviewed by the planning director unless a different decision-making authority is specified. A sign exception permit shall not be approved for any sign expressly prohibited by this chapter.

B. Required Findings. The decision-making authority shall make the following findings in conjunction with approval of any sign exception in addition to the findings required in AVMC [15.74.070](#):

1. Strict compliance with this division will result in a substantial hardship to the applicant.
2. The proposed sign will not adversely affect the visibility of other signs in the area.
3. The proposed sign will not be detrimental to properties located in the vicinity.
4. The proposed sign will not obscure fire hydrants, traffic signs or traffic signals, block motorists' line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic.
5. Approval of the proposed sign will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity having similar circumstances. [Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

**15.34.100 Planned sign programs.**

A. Purpose. The purpose of the planned sign program is to encourage creative, coordinated, innovative, and attractive sign design for residential, commercial, office, industrial, and business park projects.

B. Modified Standards. In order to serve the purposes set out in subsection (A) of this section, signs in an approved sign program may deviate from the standards set out in this chapter, provided all requirements of this section are satisfied.

C. Applicability and Review Authority. In order to serve the purposes set out in subsection (A) of this section, sign programs shall be required for all new projects for which a site development permit is required per AVMC 15.74.020, for all multi-tenant projects, all community announcement and community identification signs, and as otherwise expressly provided in this chapter. In addition, owners of existing development projects may apply for approval of a sign program pursuant to this section. Planned sign programs shall be approved by the city council by means of a site development permit or master sign permit.

D. Submission Requirements. In addition to the requirements of AVMC 15.34.080 (Sign permits), applications for planned sign programs and for additions or modifications to sign programs shall include the following materials:

1. Site Plan. A plan, drawn to scale, showing the subject site to be included with the sign program.
2. Building Elevations. Drawings and/or sketches indicating the exterior surface details of structures on the site.
3. Identification Signs. Color drawings to scale, indicating the sign copy size, method of illumination, height, sign area and location of all identification signs, both free-standing and building-mounted.
4. Incidental Signs. Incidental signs, such as directional and traffic control signs, directory signs, address signs, etc., including size, location and design of each such sign.

E. Required Findings. The following findings shall be made by the decision-making authority prior to the approval of any planned sign program:

1. The signage follows a common theme, incorporating similar design elements in terms of materials, letter style, colors, illumination, sign type, and sign shape.
2. The signage utilizes materials, colors, and design which reflect and are consistent with the architecture of the buildings.

F. Removal of Nonconforming Signs. For sites with existing signs, a schedule for bringing such signs into conformance with the approved sign program shall become part of the approval. A cash bond may be required to guarantee the removal of nonconforming signs.

G. Additions and Modifications.

1. Additions. The planning director may approve the addition of an individual sign or signs to a sign program if the director determines that the sign is consistent with the design and other standards of the approved sign program and with the purpose and intent of this section and this chapter.

2. Modifications. The planning director may approve minor modifications to design or other standards in sign programs if the director determines that the proposed modifications will not result in a significant change to the sign program and complies with the spirit and intent of the original approving action. However, if the director determines that the proposed modifications will result in a significant change to the sign program in terms of design, size, lighting, or similar elements, the director shall refer the change to the city council for review as a major modification. Such major modifications shall be processed in the same manner as an original application.

H. Previously Approved Sign Programs. Planned sign programs approved by the city or by the county of Orange prior to the effective date of the ordinance codified in this title shall remain valid and in effect for signs covered under such programs, provided the signs conform to the program's standards. [Ord. 2012-141 § 20; Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

#### **15.34.110 Nonconforming signs and amortization.**

A. Applicability and Rules. The provisions of this section shall apply to all nonconforming signs. In addition to all other applicable provisions of this chapter, a nonconforming sign shall not be:

1. Changed to another nonconforming sign or replaced by the same nonconforming sign.
2. Structurally or electrically expanded or altered unless such alteration is designed to and does bring the sign into full conformance with all current provisions of this chapter.
3. Relocated on the same site or to any other property.
4. Re-established after discontinuance of use for 90 days or more.
5. Re-established after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

B. On-Site Signs. Every on-site sign becoming nonconforming as a result of the adoption of this chapter must be removed as provided for in California Business and Professions Code Sections 5492, 5493, 5495 and 5497 within five years, unless a different period of time is deemed necessary as determined by the director based upon the cost of the sign, its depreciated value, remaining useful life, remaining length of leases, and harm to the public if the nonconforming sign remains.

C. Off-Site Signs. Every off-site sign becoming nonconforming as a result of the adoption of this chapter must be removed in accordance with the Outdoor Advertising Act (California Business and Professions Code Section 5200 et seq.), within five years, unless a longer period of time is deemed necessary as determined by the director based upon the cost of the sign, its depreciated value, remaining useful life, remaining length of leases, and harm to the public if the nonconforming sign remains. The amortization period may be administratively appealed as provided for in AVMC 15.34.130. [Ord. 2011-131 § 3 (Exh. A); Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

#### **15.34.120 Computation of sign area.**

A. Rules. Sign area shall be determined as follows:

1. Distinct Border or Boundary. For signs with a distinct border or boundary, the sign area shall be computed as the entire surface within the border, boundary, sign board, or sign face.

2. No Distinct Border or Boundary. For signs with no distinct border or boundary, the sign area shall be calculated by a simple rectilinear figure which contains all of the lettering or illustration on such sign.

3. Double-Sided Sign. The sign area of signs which have two identical faces, arranged back to back in parallel planes, shall be computed for one side only.

4. Multiple-Sided Sign. The sign area of signs which have more than one side but are not double-sided signs have a sign area equal to the sum of all sides. [Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

#### 15.34.130 Appeals.

Appeals on decisions pertaining to the provisions of this chapter shall be processed pursuant to the provisions of AVMC 15.70.080. [Ord. 2012-141 § 21; Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

#### 15.34.140 Permanent signs in nonresidential districts.

A. Permitted Signs. Signs identified in the following table are permitted in nonresidential districts and in the nonresidential portions of specific plan and mixed use developments subject to approval of a sign permit pursuant to AVMC 15.34.080.

TABLE 15.34.140:

PERMANENT SIGNS IN NONRESIDENTIAL DISTRICTS REQUIRING A SIGN PERMIT

Sign Type and Placement	Maximum Number	Maximum Area	Max. Height	Illumination
<b>Freestanding Project Identification Signs</b> identifying a single-tenant building or a multi-tenant building or complex	Per street frontage: 1 double-faced sign or 2 single-faced signs with 1 on either side of the project entry	40 sq/ft per sign unless otherwise provided in a sign program	6 ft.	Individual channel or indirect lighting otherwise provided in a sign program
<b>Building-Mounted Building Identification Signs</b> identifying a multi-tenant building of 3 stories or more	2 signs per building, unless otherwise provided in a sign program	1 sq/ft per each lineal foot of wall frontage, up to a max. of 100 sq/ft per building side	Top of building wall	Individual channel lighting unless otherwise provided in a sign program

TABLE 15.34.140:

## PERMANENT SIGNS IN NONRESIDENTIAL DISTRICTS REQUIRING A SIGN PERMIT

Sign Type and Placement	Maximum Number	Maximum Area	Max. Height	Illumination	Additional Requirements
<b>Freestanding Project Identification</b> Signs identifying a single-tenant building or a multi-tenant building or complex	Per street frontage: 1 double-faced sign or 2 single-faced signs with 1 on either side of the project entry	40 sq/ft per sign unless otherwise provided in a sign program	6 ft.	Individual channel letters or indirect lighting unless otherwise provided in a sign program	A planned sign program is required for multi-tenant projects. Also, unless otherwise provided in a sign program: <ul style="list-style-type: none"> <li>Projects must have at least 100 ft. of frontage where the sign is to be placed;</li> <li>Sign copy shall be limited to one business, center or major tenant name;</li> <li>Each sign shall contain the street address in characters 5 to 7 in. high.</li> </ul>
<b>Building-Mounted Building Identification</b> Signs identifying a multi-tenant building of 3 stories or more	2 signs per building, unless otherwise provided in a sign program	1 sq/ft per each lineal foot of wall frontage, up to a max. of 100 sq/ft per building side	Top of building wall	Individual channel letters unless otherwise provided in a sign program	Each sign may identify either the name of the building or a major tenant, but no tenant shall have over 100 sq/ft aggregate of building-mounted signage of all types

Sign Type and Placement	Maximum Number	Maximum Area	Max. Height	Illumination	Additional Requirements
<b>Building-Mounted Business Identification Signs</b> identifying individual tenants, businesses, or other establishments	<ul style="list-style-type: none"> <li>• 1 flush-mounted sign per tenant frontage along a street or a parking lot;</li> <li>• 1 under-canopy sign;</li> </ul>	Flush-Mounted: <ul style="list-style-type: none"> <li>• Area: 1 sq/ft per each lineal foot of wall frontage up to 100 sq/ft aggregate per tenant; a min. 24 sq/ft is permitted regardless of frontage.</li> <li>• Max. letter height: 18 inches, unless otherwise provided in a sign program.</li> </ul> Under-Canopy: <ul style="list-style-type: none"> <li>• 6 sq/ft</li> </ul>	Top of building wall	Individual channel letters unless otherwise provided in a sign program	<ul style="list-style-type: none"> <li>• A planned sign program is required for multi-tenant buildings and projects;</li> <li>• Sign copy shall be limited to the business name, logo, or generic description of the activity or business, such as "barber shop" or "hardware," unless the trade name, product or service is an integral part of the fictitious name of the business or service;</li> <li>• Accessory signs may be permitted within the aggregate sign area.</li> </ul>
<b>Directory Signs for multi-tenant buildings or complexes,</b> exterior building-mounted or freestanding	1 per entrance to building or complex	20 sq/ft	Top of wall or 6 ft. if freestanding	Direct or indirect	Signs are to be designed and oriented to direct pedestrians and motorists entering the building or complex
<b>Gas Station Signs</b> building-mounted and freestanding	<ul style="list-style-type: none"> <li>• 1 freestanding sign per street frontage combining business identification and gas prices</li> </ul>	<ul style="list-style-type: none"> <li>• 40 sq/ft per sign</li> </ul>	<ul style="list-style-type: none"> <li>• 6 ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Individual channel letters or electronic lighting;</li> </ul>	<ul style="list-style-type: none"> <li>• A planned sign program is required;</li> <li>• No signs are permitted on pump canopies;</li> <li>• Accessory signs may be permitted within the aggregate sign area;</li> <li>• See AVMC <u>15.34.070</u> for limitations on electronic signs.</li> </ul>
	<ul style="list-style-type: none"> <li>• 1 freestanding identification sign per street frontage</li> </ul>	<ul style="list-style-type: none"> <li>• 40 sq/ft</li> </ul>	<ul style="list-style-type: none"> <li>• 6 ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Direct or indirect</li> </ul>	<ul style="list-style-type: none"> <li>• A planned sign program is required;</li> </ul>

Sign Type and Placement	Maximum Number	Maximum Area	Max. Height	Illumination	Additional Requirements
<p><b>Signs for Civic Activities,</b> including <b>religious uses,</b> colleges, elementary and high schools, nonprofit clubs, libraries, and museums</p>	<ul style="list-style-type: none"> <li>• 1 building-mounted sign which may include an attraction board</li> <li>• Building-mounted coming-attraction posters: 1 per screen or stage</li> </ul>	<ul style="list-style-type: none"> <li>• 24 sq/ft plus 10 sq/ft per screen or stage, up to a max. of 100 sq/ft</li> <li>• 10 sq/ft each</li> </ul>	<ul style="list-style-type: none"> <li>• Top of wall</li> <li>• Top of wall</li> </ul>	<ul style="list-style-type: none"> <li>• Direct or electronic lighting</li> <li>• Direct or indirect</li> </ul>	<ul style="list-style-type: none"> <li>• A planned sign program is required;</li> <li>• For institutions with an aggregate area of over 100 acres, the freestanding sign may include an attraction board</li> <li>• See <a href="#">AVMC 15.34.070</a> for limitations on electronic signs.</li> </ul>
<p><b>Community Signs</b></p>	<ul style="list-style-type: none"> <li>• If the use is in a multi-tenant building, the standards for building-mounted business identification signs shall apply; otherwise:</li> <li>• Freestanding signs, per project entry: 2 single-faced signs with 1 on either side of the project entry or 1 double-faced sign;</li> <li>– or –</li> <li>• Building-mounted signs: 2 per use</li> </ul>	<p>24 sq/ft per sign unless otherwise provided in a sign program</p>	<p>Top of wall or 6 ft. if freestanding</p>	<p>Unless otherwise provided in a sign program, individual channel letters for ID signs, and direct, indirect or electronic lighting for any permitted attraction board</p>	<p>Community announcement and community identification signs may be permitted subject to approval of a planned sign program. If approved in the sign program, such signs may be off-premises and may be permitted in the public right-of-way. In addition, community announcement signs may include attraction boards. See <a href="#">AVMC 15.34.070</a> for limitations on electronic signs.</p>
<p><b>Government Facility Signs</b></p>	<p>The same as allowed in <a href="#">Table 15.34.150</a>.</p>				
<ul style="list-style-type: none"> <li>• Signs in residential districts requiring a permit: see <a href="#">AVMC 15.34.150</a></li> <li>• Temporary signs: see <a href="#">AVMC 15.34.160</a></li> <li>• Signs exempt from sign permit approval: see <a href="#">AVMC 15.34.170</a></li> </ul>					

[Ord. 2010-126 § 1 (Exh. A); Ord. 2010-123 § 3 (Exh. A)].

# City of Aliso Viejo

CITY COUNCIL

## AGENDA ITEM 8



DATE: August 1, 2012

TO: City Council

FROM: Albert Armijo, Director of Planning Services  
Larry Lawrence, Consulting Planner

SUBJECT: **Sign Program for Aliso Viejo Christian School and Lutheran Church of the Cross (PA12-021)**

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### **Recommended Action**

Staff recommends the City Council adopt the attached resolution to approve a sign program for Aliso Viejo Christian School and Lutheran Church of the Cross.

**Applicant:** Katherine Hutchins  
Aliso Viejo Christian School  
for Lutheran Church of the Cross  
1 Orion, Aliso Viejo, CA 92656  
949-389-0300

**Property Owner:** Lutheran Church of the Cross  
1 Orion  
Aliso Viejo, CA 92656

**Location:** 1 Orion

**General Plan:** "Community Facilities"

**Zoning:** CF – Community Facilities

**Notices:** No formal notice required.

### **Environmental**

The Planned Sign Program is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) and CEQA Guidelines (*Class 11: Accessory Structures*, sec. 15311) because it provides for the construction of signs as accessory structures appurtenant to existing facilities.

## **Background**

The Aliso Viejo Christian School and adjoining Lutheran Church of the Cross, which share the same site at 1 Orion, have jointly applied for a planned sign program for their identification signs. A sign program is needed because the Zoning Code does not allow electronic "attraction board" signs without such a program.

The two signs to be included in the proposed Planned Sign Program are the attraction board sign in front of the School and the existing Church/School identification sign at the corner of Liberty and Orion. The sign in front of the School is a proposed electronic replacement for the existing "manual" attraction board (see below). There will be an internally-lighted translucent panel above the changeable copy electronic portion. The identification sign at the street will remain as is.

### **EXISTING AND PROPOSED ATTRACTION BOARD SIGNS**

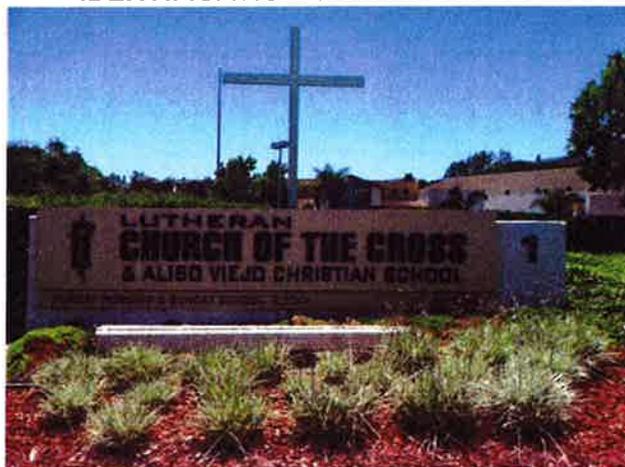


**Existing "Manual" Attraction Board  
24 sq.ft.**



**Proposed Electronic Attraction Board  
18 sq.ft.**

### **IDENTIFICATION SIGN AT STREET**



**Discussion**

Paragraphs (B) and (C) of Zoning Code section 15.34.100 allow for sign programs with standards tailored to individual projects:

"In order to serve the purposes set out in paragraph (A) of this section, signs in an approved sign program may deviate from the standards set out in this chapter provided all requirements of this section are satisfied... In addition, owners of existing development projects may apply for approval of a sign program pursuant to this section."

Table 15.34.140 below allows changeable copy attraction board signs at institutional uses (such as churches and schools) with an aggregate area of over 100 acres. Since the overall Church/School site is about 4.6 acres, an approved sign program is needed to allow deviation from the 100-acre minimum requirement as provided above: "...an approved sign program may deviate from the standards set out in this chapter..." (sec. 15.34.100(B)). The table also allows for "electronic lighting" in attraction boards (under *Illumination* below).

**TABLE 15.34.140: PERMANENT SIGNS IN NONRESIDENTIAL DISTRICTS  
 REQUIRING A SIGN PERMIT**

<b>Sign Type and Placement</b>	<b>Maximum Number</b>	<b>Maximum Area</b>	<b>Max. Height</b>	<b>Illumination</b>	<b>Additional Requirements</b>
<b>Signs for Civic Activities</b> , including Religious Uses, Colleges, Elementary and High Schools, Nonprofit Clubs, Libraries, and Museums	<ul style="list-style-type: none"> <li>▪ If the use is in a multi-tenant building, the standards for Building-Mounted Business Identification Signs shall apply; otherwise:</li> <li>▪ Free-Standing Signs, per project entry: 2 single-faced signs with 1 on either side of the project entry or 1 double-faced sign; -- or --</li> <li>▪ Building-Mounted Signs: 2 per use</li> </ul>	<ul style="list-style-type: none"> <li>▪ 24 sq/ft per sign unless otherwise provided in a sign program</li> </ul>	Top of wall or 6 feet if free-standing	Unless otherwise provided in a sign program, individual channel letters for ID signs, and direct, indirect or electronic lighting for any permitted attraction board	<ul style="list-style-type: none"> <li>▪ A planned sign program is required;</li> <li>▪ For institutions with an aggregate area of over 100 acres, the free-standing sign may include an attraction board;</li> <li>▪ See section 15.34.070 for limitations on electronic signs.</li> </ul>

Section 15.34.100 of the Zoning Code requires certain findings in conjunction with the approval of a sign program. These findings include the following:

1. *Common Theme. The signage follows a common theme, incorporating similar design elements in terms of materials, letter style, colors, illumination, sign type, and sign shape.*

Although the signs are of different materials, they are both low-level with the same sans-serif lettering style identifying both uses on the site. Therefore, there is a common theme between the two signs.

2. *Consistency with Architecture. The signage utilizes materials, colors, and design which reflect and are consistent with the architecture of the buildings.*

The two signs both utilize architectural materials used in the church and school buildings on site. The church sign has a stucco background while the school sign is framed by decorative block.

### **Conclusion**

The proposed Sign Program meets the standards required of sign programs in the Zoning Code. Further, the new electronic attraction board is smaller in sign area and more attractive than the existing manual reader board.

### **Recommendation**

Staff recommends the City Council adopt the attached resolution to approve a sign program for Aliso Viejo Christian School and Lutheran Church of the Cross.

Prepared by:

Reviewed by:

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Larry Lawrence  
Consulting Planner

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Albert Armijo  
Director of Planning Services

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL

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Mark A. Pulone  
City Manager

### **Attachment:**

1. Draft Resolution with the Following Exhibits:  
A: Sign Program  
B: Conditions of Approval

**ATTACHMENT 1:  
DRAFT RESOLUTION OF APPROVAL**

***[Insert draft resolution]***

**RESOLUTION NO. 2012 – 00X**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A PLANNED SIGN PROGRAM FOR THE ALISO VIEJO CHRISTIAN SCHOOL AND LUTHERAN CHURCH OF THE CROSS (PA12-021)**

**WHEREAS**, Katherine Hutchins, 1 Orion, Aliso Viejo, CA 92656, has submitted an application on behalf of Aliso Viejo Christian School and Lutheran Church of the Cross for a Planned Sign Program for the School and Church; and

**WHEREAS**, the Planned Sign Program is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) and CEQA Guidelines (Accessory Structures: Class 11 sec. 15311) because it provides for the construction of signs as accessory structures appurtenant to existing facilities; and

**WHEREAS**, on August 1, 2012, the City of Aliso Viejo City Council held a duly-noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff in its report and oral presentation.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO CALIFORNIA HEREBY RESOLVES AS FOLLOWS:**

SECTION 1. In accordance with section 15.34.100 of the Aliso Viejo Zoning Code, the City Council hereby finds as follows regarding the subject sign program amendment:

1. *Common Theme. The signage follows a common theme, incorporating similar design elements in terms of materials, letter style, colors, illumination, sign type, and sign shape.*

Although the signs are of different materials, they are both low-level with the same sans-serif lettering style identifying both uses on the site. Therefore, there is a common theme between the two signs.

2. *Consistency with Architecture. The signage utilizes materials, colors, and design which reflect and are consistent with the architecture of the buildings.*

The two signs both utilize architectural materials used in the church and school buildings on site. The church sign has a stucco background while the school sign is framed by decorative block.

Attachment 1: PA12-021 Resolution

Agenda Item \_\_\_\_\_

SECTION 2. Based on the preceding findings, the City Council hereby approves the Sign Program set out in Exhibit "A" attached hereto subject to the conditions listed in Exhibit "B" attached hereto.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 1<sup>st</sup> day of August, 2012.

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Donald A Garcia  
Mayor

ATTEST:

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Susan Ramos, CMC  
City Clerk

**RESOLUTION EXHIBIT A:  
SIGN PROGRAM**

Attachment 1: PA12-021 Resolution

Agenda Item \_\_\_\_\_

**PLANNED SIGN PROGRAM**

**ALISO VIEJO CHRISTIAN SCHOOL AND  
LUTHERAN CHURCH OF THE CROSS**

**AUGUST 2012**

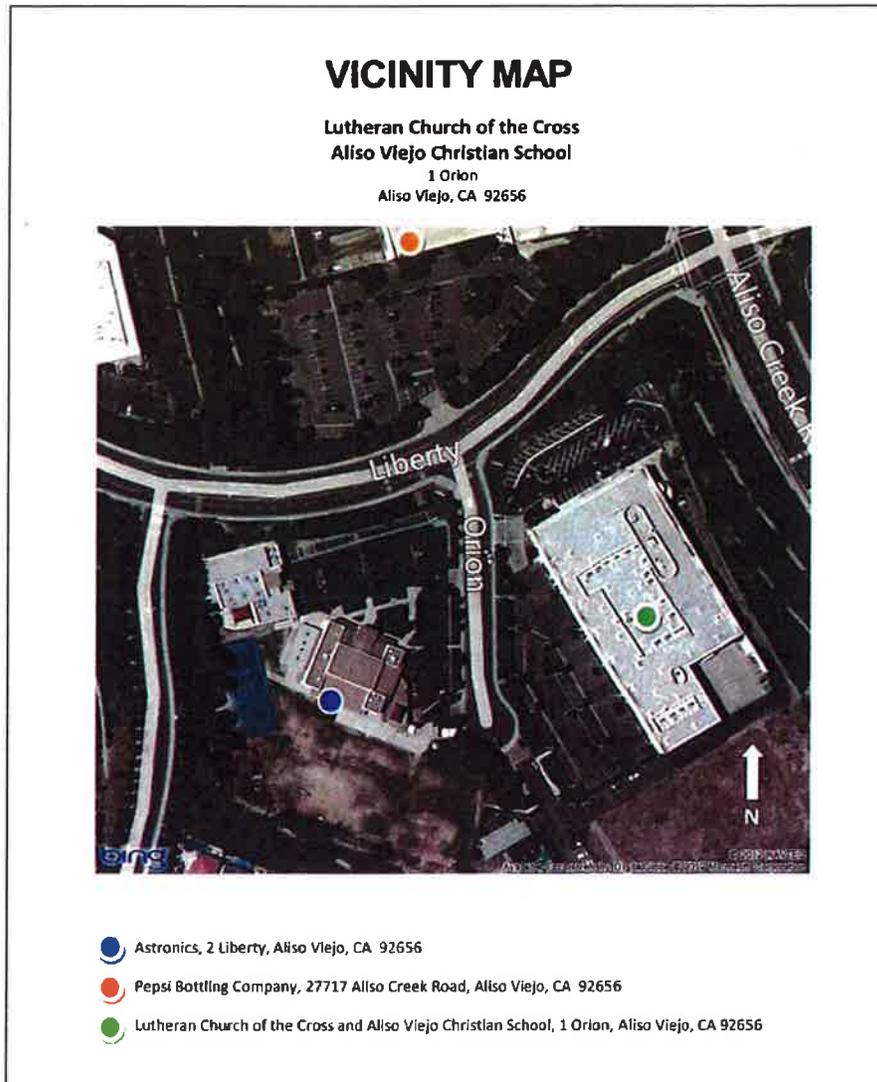
Attachment 1: PA12-021 Resolution

Agenda Item \_\_\_\_\_

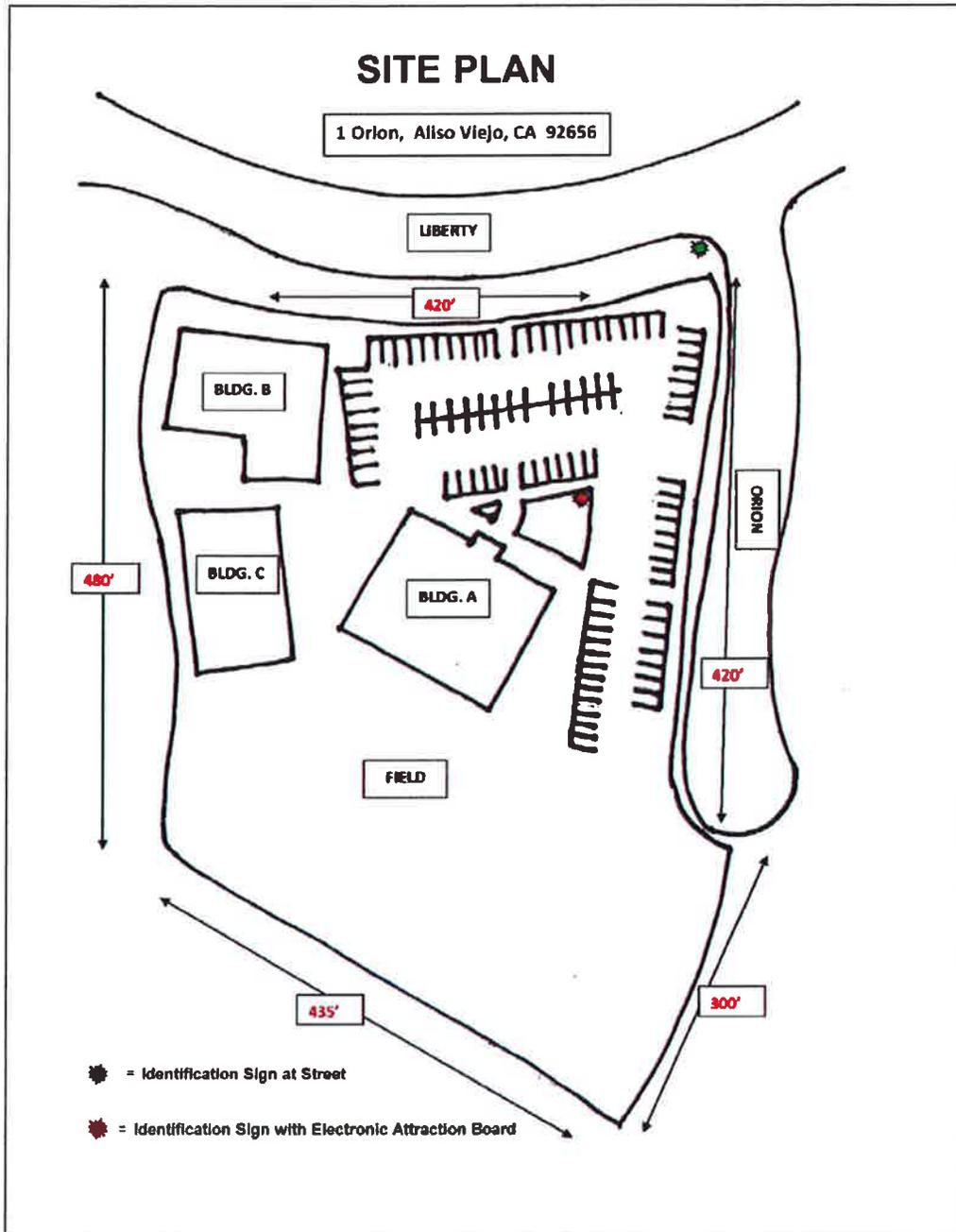
# 1. INTRODUCTION

This Planned Sign Program is for identification signs at the Aliso Viejo Christian School and adjoining Lutheran Church of the Cross, which share the same site at 1 Orion in Aliso Viejo (see Vicinity Map below).

The two signs included in the Sign Program are the attraction board sign in front of the School and the Church/School identification sign at the corner of Liberty and Orion. The sign in front of the School building is an electronic attraction board with an internally-lighted translucent panel above. The identification sign at the street is externally illuminated. A site plan and sign plans are shown on the following pages.



## 2. SIGNS



# IDENTIFICATION SIGN WITH ELECTRONIC ATTRACTION BOARD



TekStar-Full Color  
20mm 16x80  
CABINET SIZE: 3'x8'



**NOTES & SPECIFICATIONS**

- 1. 7" extruded aluminum cabinet
- 2. Half-arc/mitered corners
- 3. 118" thick Bayer Makrotron SL polycarbonate sign face (water clear) covering the entire name/logo/LED area
- 4. DuPont TGIC powder coating (Royal Blue)
- 5. 3M Translucent vinyl graphics for name font/logos (School/church name at approx. 5.5", AND at approx. 3" in royal blue vinyl)
- 6. 16x80. 2 line of 5.5" full color text LED display

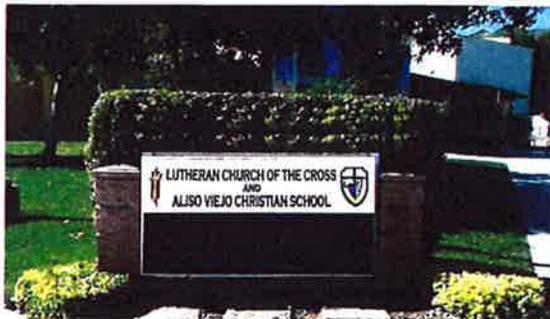
**SIGN DIMENSIONS**

67 7/8"



H6PR753557-1d  
Photo Realistic Face  
Flat surface dimensions: 67 7/8" x 12 7/8"  
With bleed: 69 7/8" x 14 7/8"

**VISUAL SIMULATION OF SIGN IN DECORATIVE BLOCK MONUMENT**



## RESOLUTION EXHIBIT B: CONDITIONS OF APPROVAL

1. Approval is valid for a period of two years from the effective date of approval. If the signs are not installed within such period of time, the approval shall expire and shall thereafter be null and void unless an extension is requested by the Applicant prior to the expiration date and subsequently granted by the City.
2. Sign construction shall occur substantially as shown on the plans approved by the City Council and on file in the Planning Department. Any relocation, alteration, deviation or addition to any architectural detail, location or design of any use, structure, feature, or material on the approved plans or as-built shall require an amendment to the Sign Program Permit. Failure to abide by and faithfully comply with any and all conditions attached to granting of this permit shall constitute grounds for revocation of said permit.
3. The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. All fees and expenses shall be paid in full prior to final inspection. Prior to issuance of applicable City approvals or permits, the Applicant shall be fully responsible for reimbursing the City of Aliso Viejo for all expenses incurred to assure compliance with all conditions of approval.
4. Design, maintenance, and operation of the permit area and facilities thereon shall comply with all applicable regulations of the Municipal Code and all requirements and enactments of federal, state, county, and city authorities, and all such requirements and enactments shall, by reference, become conditions of this permit, whether or not they are listed as conditions.
5. The Applicant shall obtain all necessary Planning and Building permits prior to installation of the signs.
6. The Applicant, and Applicant's successors, heirs, and assigns, shall protect, defend, indemnify, and hold harmless the City, its officers, employees, and agents from any claim, action, or proceeding against the City, its officers, employees, or agents to attack, set aside, void, or annul the approval granted by this approval.

Attachment 1: PA12-021 Resolution

Agenda Item \_\_\_\_\_

**Buena Park Municipal Code**

[Up](#)      [Previous](#)      [Next](#)      [Main](#)      [Search](#)      [Print](#)      [No Frames](#)

[Title 19 ZONING](#)  
[Division 9 Sign Regulations](#)  
[Chapter 19.912 Sign Standards for Commercial and Industrial Zones](#)

[\[remove highlighting\]](#)

**19.912.010 General Provisions.**

In addition to the general sign provisions of Chapter 19.904, the following sign standards of this chapter shall apply to all signs in the commercial and industrial zones.

**A.** The following types of signs are permitted in commercial and industrial zones, subject to the standards and regulations of this Division:

1. Ground signs,
2. Wall signs,
3. Canopy signs,
4. Display board signs (permanent panels for the posting of temporary notices or changeable messages),
5. Electronic display board signs (permanent panels for the posting of electronically changeable notices or messages),
6. Pennants, banners, and forced cold-air inflatable signs.

**B. Total Allowable Sign Area.** The total sign area of all signs permitted by this section for each development site, other than an integrated development or certain uses (as described in Section 19.912.050), shall not exceed the greater of:

1. Two square feet per foot of building frontage, or
2. For any development, other than an integrated development, one-half square foot per foot of total street frontage.

**C. Ground Signs.**

**1. Number of Ground Signs.** There shall be not more than one ground sign structure on each lot, except where permitted under Section 19.912.050 for certain uses or for an integrated development under Sections 19.912.020, 19.912.030, and 19.912.040. If a lot has more than one street frontage and is not a corner lot, there may be one such sign for each street frontage which has both vehicular access and business frontage on a public street.

**2. Location of Ground Signs.**

**a.** Any ground sign structure shall be located within the middle forty percent of the lot width and between the street frontage line and a main building or other center of activity for the establishment identified; except, for a corner lot, a ground sign structure may be located in the portion of the lot near the street intersection. Alternatively, a ground sign structure may be located nearer a side lot line than prescribed above when authorized under a conditional use permit.

**b. Vision Clearance Area.** Ground signs may be located within required vision clearance area adjacent to driveways, as defined under Section 19.536.020, provided that the ground sign supports and sign cabinets do not obstruct sight between the heights of 2 feet and 7 feet.

**3. Height of Ground Signs.** The maximum height for a ground sign structure shall be twenty feet,

with the following exceptions;

- a. For a ground sign adjacent to a freeway, as permitted under Section 19.912.080,
  - b. For a ground sign for an integrated retail development, as permitted under Sections 19.912.030 and 19.912.040,
  - c. For a ground sign fronting on a major or primary highway, as defined in the Buena Park General Plan, with a maximum height of thirty feet for any development when authorized under the conditional use procedure of Section 19.128.020.
4. The property address shall appear in minimum 8-inch high letters on all ground signs, to be illuminated and visible to the public and emergency vehicles.

**D. Wall Signs.**

1. **Number of Signs.** There shall be not be more than one wall sign for each building frontage; except, for each building frontage, there may be one additional wall sign containing a logo only. Also, in addition, for each public or service entrance to a building or use from a public alley or parking area, there may be one wall sign identifying such entrance.
2. A wall sign may be mounted on a fascia provided such sign shall not extend in a vertical plane beyond the limits of the fascia surface, except such sign may hang beneath and parallel to a fascia provided there is at least seven feet clearance from ground level.
3. A wall sign may be mounted on a mansard-type roof having a slope of seventy-five degrees or more from horizontal, provided the edges of such sign are boxed into the roof.
4. A wall sign shall project not more than one foot from the wall surface, fascia, or mansard-type roof upon which it is mounted.
5. A wall sign within the commercial zones shall not be painted directly on the building facade, unless authorized with a conditional use permit pursuant to Section 19.128.020.

**E. Canopy Signs.** There shall be not more than one canopy sign for each business frontage. Each such sign shall have not more than two sign faces. Each sign face area shall not exceed two square feet.

**F. Display Board Signs.**

1. There shall not be more than one display board sign for each establishment.
2. Any display board shall be firmly attached to a wall or supporting structure, and shall not extend above the nearest roof nor more than twenty feet above ground level. A wall-mounted display board sign is permitted in addition to the permitted number of wall signs. A display board sign may be mounted on a permitted ground sign structure, provided it meets the height and clearance requirements for ground signs. A display-board sign shall not be mounted on a freestanding structure which is additional to the permitted number of ground sign structures.
3. The face area of all display boards shall be included in the measurement of sign area and shall not exceed thirty percent of the total allowable sign area.
4. Display boards and the notices and messages posted thereon shall be maintained in a neat and safe condition.

**G. Electronic Display Board Signs.** An electronic display board sign may be permitted only within the following designated special areas of the commercial and industrial zones:

- 1. **CR Zone.** For property within the CR zone as part of a master sign program pursuant to the provisions of Chapter 19.556.
- 2. **ECSP Zone.** For property within the ECSP zone, with authorization under a conditional use permit as specified under Section 19.128.020.

**3. ACSP Zone.** For property within the ACSP zone pursuant to the provisions of the Buena Park Auto Center Specific Plan.

**H. Pennants, Banners, and forced cold-air Inflatable Signs.**

1. Pennants, banners, and inflatable signs shall be displayed only in connection with grand openings or similar events for which prior notice has been given to the Director in writing. Displays of pennants and banners by any establishment shall be limited to a total of ninety days each calendar year. Displays of inflatable signs shall not exceed a total of thirty days in a calendar year. A longer period for pennants, banners and inflatables may be authorized under a conditional use permit pursuant to Section 19.128.020.
2. Any pennants or banners shall be suspended so as to maintain at least a seven foot clearance from ground level.
3. Each business establishment shall be limited to one banner per business frontage.
4. The time limit for banners of business establishments undergoing reconstruction, alterations, or remodeling may be approved for the period of construction activity or a total of 180 days, whichever is less. The 180 day limit may be extended by the Director for extenuating circumstances.

(Ord. 1382 §§ 20, 21, 1998; Ord. 1318 § 11, 1995)

**City of Buena Park**

**19.556.050 Development Standards, Special Provisions and Incentives.**

**M. Sign Provisions.** In addition to the general sign provisions and definitions of Chapter 19.904, the following additional sign criteria are established as special provisions for a master-planned regional retail center in the CR zone.

**7. Building Graphics and Murals.** Building graphics and/or murals shall be subject to the review and approval of the Director when, in the view of the Director, the proposed graphics and/or murals are compatible with their proposed location and with the design and architecture of the structure. Such graphics and murals are intended to promote general community interest, however, business and product names may appear on the graphics and murals in a subordinate manner which is considered appropriate to the particular type and scale of graphic and/or mural. Graphics and murals may be changeable in design, including such examples as seasonal events and holidays, special activities and community events, and may include movie posters and similar artwork, as well as running **electronic message** signs. Authorization of building graphics and murals under this section exempts such building graphics and murals from allowable sign area calculations.

**8.** The provisions of Section 19.912.010 E, F, and H for canopy signs, display **board** signs, and pennants and banners, shall also apply for all development in the CR zone. Likewise, the provisions of Chapter 19.904 shall apply to any such development except that notwithstanding the provisions of Section 19.912.010, **electronic message** word display ground signs may be permitted with a conditional use permit review and approval.

**19.904.060 Sign Plan Review for Special Areas.**

Special areas exist within the City where a sign plan review by the Planning Commission shall be required prior to the issuance of any sign zoning compliance permit and the erection of any sign. The purpose of this review is to promote a sense of overall orderliness and attractiveness in the appearance of these special areas which is consistent in quality and style. The following special areas are designated for such sign plan review:

**A.** Any integrated development in the commercial and industrial zones.

**B.** Any property located in the **ECSP zone**.

**1.** Special sign criteria applies under separate documentation entitled “Beach Boulevard Entertainment Corridor Specific Plan” under Section V—Development Requirements, F. General Provisions, 8. Signs. Where this document refers to the sign regulations of this Division, the sign standards for commercial zones of Chapter 19.912 shall be applied to such reference.

**2.** Any deviation from the criteria of this Division and the Beach Boulevard Entertainment Corridor Specific Plan may be considered via a conditional use permit application.

**C.** Any property or area that the Planning Commission may determine to require a sign plan review during an approval process.

**D.** Any property located in the **ACSP zone**.

**1.** Special sign criteria applies under separate documentation entitled “Auto Center Specific Plan” under Section VI—Development Standards. Where this document refers to the sign

regulation of this Division, the sign standards for commercial zones of Chapter 19.912 shall be applied to such reference.

2. Any deviation from the criteria of this Division and the Auto Center Specific Plan may be considered via a conditional use permit application.

E. Any property located in the CR zone.

(Ord. 1441 § 1 (part), 2003; Ord. 1382 § 19, 1998; Ord. 1347 § 11.C, 1997)

City of Cypress

**Sec. 23-4. Required—Electrical permits required for illuminated and electrical signs.**

No person shall erect, construct, enlarge, alter, modify or relocate any **sign** in the city or cause the same to be done without first obtaining a building permit for each such **sign** or advertising structure.

Where such **sign** is electrical or illuminated by electricity a separate electrical permit shall be obtained.

(Ord. No. 534, 8-12-74.)

**Sec. 23-5. Same—Exceptions.**

(f) Bulletin or announcement signs erected on the premises of a **church** or lawfully established place of public worship, not exceeding one in number per street frontage and used solely for the purpose of stating items relating to such **church** activities conducted on the premises; provided, that such **church** bulletin or announcement signs shall state the name of the **church** or religious denomination and shall not exceed fifty (50) square feet in area and six (6) feet six (6) inches in height above the adjacent grade elevation.

**3.15.050. Sign permit procedures.**

A. *Design review for signs—When required.* The following types or conditions of signs shall be subject to design review in compliance with the provisions of subsection 4.19.060 (Design review):

1. New **sign** programs for commercial and industrial centers/complexes or substantive modifications for those programs previously approved by the staff review committee and confirmed by the council. The director shall make the determination of what constitutes a substantive modification. Subsequent **sign** proposals within the center/complex consistent with the approved **sign** program shall be subject only to review and approval by the building official and the director.
2. All other signs consistent with the provisions of this section shall be subject only to review and approval by the building official and the director or designee.

**3.15.060. General provisions for all signs.**

A. *Sign construction and maintenance.*

1. Signs shall be structurally safe, consist of rust-inhibitive material, and shall be maintained in good condition, as determined by the director.
2. The landowner shall be required to remove any sign or signs on the premises where the use advertised by the sign(s) has been discontinued for a period of over ninety (90) days.
3. Signs, including supports, braces, guys, and anchors, shall be kept in repair and in a safe state of preservation.
4. The display surfaces of signs shall be kept neatly painted or posted at all times.
5. Landscape areas surrounding signs shall be kept weed-free and in a healthy condition.

6. The director may order the removal of any sign that is not maintained in compliance with the provisions of the city’s building code.

7. For the purposes of public safety, the name of the site’s business/activity/use shall contain the name of the business indicated in the English language or Latin alphabet on at least one location on the site. The sign shall comply with requirements found elsewhere in this section and shall be clearly visible from the public right-of-way closest to and/or the main parking area serving the site.

B. *Calculation of sign area and height.* The following standards shall be used to determine sign area and sign height. Figure 3-13 (Calculation of Sign Area) indicates how calculation shall be made.

<p>5. PS-1A (Public and Semi-Public) zoning district</p>	<p>Signage allowed as specified in Section 29.25, except:          Agricultural use: 1 unlighted sign pertaining to the products raised on the premises          Monument signs for public, semi-public, religious and institutional uses: 1 internally or externally lighted sign per public street frontage (plus 1 per corner at public street intersection) subject to approval by the Staff Review Committee          Readerboard components: subject to approval by the Staff Review Committee for public uses;          Conditional Use Permit for semi-public, religious or institutional uses          Other signing allowed as specified in the Conditional Use Permit for each use</p>	<p>Maximum area of 6 square feet          Maximum height of 6 feet          Monument signs: Maximum area of 75 square feet with a maximum height of 8 feet from adjacent grade or 10 feet from top of curb at the street frontage closest to the sign          Readerboard components shall be permitted as part of the overall design, however in no case shall the lighting associated with the readerboard be allowed to create a nuisance to surrounding uses (mandatory reduction in lighting intensity or shutdown of the readerboard after 10:00 p.m. if warranted) or the content of the message on the readerboard creates a distraction to vehicular traffic (words such as “stop”, “look”, “danger” etc.</p>	
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## Atwater Example

### -Institutional and Religious Signs

A. Institutional Signs. The following signs are permitted for institutional uses including government buildings and facilities, museums, private schools, and gathering halls:

1. Freestanding Reader Board or Electronic Message Board. One (1) Freestanding Reader Board sign not to exceed 10 feet in height and 24 square feet in area, or one (1) Electronic Message Board provided that the Electronic Message Board is integrated into either a permitted Monument Sign or Freestanding Reader Board to form a cohesive design unit and the Electronic Message Board component does not exceed seventy-five (75) percent of the total sign area. An applicant may not have both a Freestanding Reader Board and an Electronic Message Board. An Electronic Message Board shall be subject to approval of a Conditional Use Permit, pursuant to Chapter 23.90 of this Code. Approval of the Conditional Use Permit shall also require the following findings:
  - a. The Electronic Message Board is consistent with Sections 17.69.500(A), 17.69.050(O) and 17.69.120(H) of this Code.
  - b. The Electronic Message Board will be located adjacent to an established arterial or collector roadway as designated in the City's General Plan.
  - c. The Electronic Message Board is consistent with the City's General Plan, the City's Zoning Code, City Municipal Code and all other applicable codes and regulations.
  - d. The orientation of the face of the Electronic Message Board is not detrimental to the character of development in the immediate neighborhood, and does not pose a safety risk to motorists or pedestrians.
3. Two (2) on-site directional signs per egress/ingress not to exceed twelve (12) square feet in area and a maximum of six (6) feet in height measured from the finished grade to the top of the sign. More than two signs per business shall require approval by the Planning Commission. The design and location shall be approved by the Planning Department.
4. One (1) wall identification sign not to exceed one (1) square foot per each linear foot of building frontage.
5. All monument signs, freestanding signs, and directional signs shall be placed within the landscaped area to be equipped with a seven (7) day automatic irrigation system.
6. The design and materials of all monument signs shall be reviewed and approved by the Planning Department.

B. Religious Signs. The following signs are permitted for religious centers (churches):

1. One (1) monument sign per frontage (maximum of two (2)) *with One (1) primary monument sign not to exceed 64 square feet in area and eight (8) feet in height measured from the finished grade to the top of the sign and a secondary provided the lot has two frontages. not to exceed 32 square feet in area and eight (8) feet in height measured from the finished grade to the top of the sign.*

2. Two (2) on-site directional signs per egress/ingress not to exceed twelve (12) square feet in area and a maximum of six (6) feet in height measured from the finished grade to the top of the sign. More than two signs for each business shall be approved by the Planning Commission. The design and location shall be approved by the Planning Department.
3. One (1) wall identification sign not to exceed one (1) square foot per each linear foot of frontage.
4. Electronic Message Board. The use of an Electronic Message Board is permitted subject to the approval of a Conditional Use Permit. An Electronic Message Board shall be integrated into one (1) of the two (2) permitted Monument Signs or the wall identification sign as permitted within this section provided that the Electronic Message Board component does not exceed seventy-five (75) percent of the total sign area and is integrated with the remainder of the sign to form a cohesive design unit. Only one Electronic Message Board will be allowed. An Electronic Message Board shall be subject to approval of a Conditional Use Permit, pursuant to Chapter 17.71 of this Code. Approval of the Conditional Use Permit shall also require the following findings:
  - a. The Electronic Message Board is consistent with Sections 17.69.500(B), 17.69.050(Q) and 17.69.120(H) of this Code.
  - b. The Electronic Message Board will be located adjacent to an established arterial or collector roadway as designated in the City's General Plan.
  - c. The Electronic Message Board is consistent with the City's General Plan, the City's Zoning Code, City Municipal Code and all other applicable codes and regulations.
  - d. The orientation of the face of the Electronic Message Board is not detrimental to the character of development in the immediate neighborhood, and does not pose a safety risk to motorists or pedestrians.
5. All monument and directional signs shall be placed within a landscaped area equipped with a seven (7) day automatic irrigation system.
6. The design and materials of monument signs shall be reviewed and approved by the Planning Department.

**SECTION 2. SEVERABILITY:** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable, This City Council declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**SECTION 3. EFFECTIVE DATE:** This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within fifteen (15) days from the adoption hereof.

**CHAPTER VIII. SIGNS**  
**ARTICLE 1. PURPOSE AND SCOPE**

**Sec. 13-109. PURPOSE AND INTENT**

The purpose of this chapter is to regulate the type, size and placement of signs on properties in the city in such a way as to balance the identification and communication needs of businesses with traffic safety and the needs of the citizens for a pleasant, uncluttered environment in which to live, work and play. It is the intent of this chapter to implement the goals of the General Plan to create and maintain an aesthetically pleasing and functional environment and to create an environment where business can succeed while being in harmony with other City goals.

**Sec. 13-110. SCOPE**

The scope of this chapter is limited to the physical regulation of on-site and off-site signs. This chapter does not limit the informational contents of a sign, nor does it limit the use of signs not visible from off site. This chapter does not regulate product displays, flags of any nation or of the State of California, governmental signs, or any display or construction not defined herein as a sign.

**Illumination - interior.** Illumination generated from the interior of a sign.

**Illumination - interior with opaque background.** Interior illumination of a sign where the background of the sign face is opaque and only the copy is illuminated.

**Inflatable sign.** Any inflatable object having any dimension in excess of 24 inches, including, but not limited to, objects made of plastic, cloth, rubber, or canvas, having the shape of any object, and regardless of whether or not it contains copy.

**Mural or super graphic.** A large image, picture, or design painted on or affixed to the exterior of a building or structure. A mural or super graphic is a sign only if it is related by language, logo, or imagery to the advertisement of any product or service or the identification of any business.

**Neighborhood identification sign.** A sign identifying the entrance to a residential area consisting of 5 or more acres.

**Nonconforming sign.** A sign which was legally installed under laws or ordinances in effect at the time of its installation, but which is in conflict with the current provisions of this chapter.

**Open house sign.** A real estate sign with the words "Open House" as the primary copy for the premises on which the sign is located.

**Painted wall sign.** Any sign painted directly on the exterior surface of a building or structure, except awnings or canopies. (See "mural or super graphic".)

**Permanent window sign.** A sign that is placed on or behind a window for a period of time in excess of 60 days. Paper or cardboard signs, or signs painted directly onto the surface of a window, are not considered permanent window signs, regardless of the duration of display.

**Political campaign sign.** A sign indicating the name and/or picture of an individual seeking election to a public office, or concerning any issue, ballot measure or ballot proposition in a municipal, community, state or federal election, or pertaining to the advocating by persons, groups, or parties of political views or policies regarding a matter to be voted on in a forthcoming election.

**Portable sign.** Any sign which can be moved from place to place which is not permanently affixed to the ground or to a building. The term portable sign includes, but is not limited to, any sign affixed to an automobile, truck, trailer, or other vehicle where such sign solicits patronage to a specific business by means of parking such a vehicle primarily for the purpose of advertising such business. The term portable sign shall also include a sign posted in or on a vehicle parked on public or private property without written consent of the property owner, advertising that vehicle for sale.

**Public baseball/softball field.** Any baseball and/or softball field owned, rented, or leased by the City or used by the City under a joint use agreement.

**Public property.** Any building, park, grounds, structures, or other real property (collectively referred to as "property" for the purpose of this definition) owned, rented, or leased by the City not within the public right-of-way or any such property used by the City under a joint use agreement. For the purposes of this definition, public property does not include public baseball and softball fields.

**Public right-of-way.** Any public sidewalk, street, alley or highway improved to allow vehicular and pedestrian access and adjacent City landscape areas including trees therein, traffic control devices, street name signs, fire hydrants and other structures, under the ownership and jurisdiction of the City or the State.

**Real estate sign.** A temporary sign placed for the purposes of advertising the premises on which the sign is located as either for sale, lease or rent, and includes "for sale sign" and "open house sign".

**Sign.** Any medium for visual communication, including its copy, structure and component parts, which is used or intended to be used to attract attention to, or identify, or advertise a business, product, service, activity, or location or to provide information. "Sign" includes statuary and graphic wall designs used for advertising purposes. "Sign" includes billboards, but does not include handbills.

**Site.** One or more parcels of land identified by the assessor's records and for which an integrated building development exists or has been proposed.

**Street banner.** Any cloth, bunting, plastic, paper, or similar material used for advertising purposes on

**ARTICLE 3. SIGN REGULATIONS**

**Sec. 13-113. GENERAL REQUIREMENTS**

Unless otherwise provided in this chapter, erection, relocation or modification of all signs shall be in accordance with the requirements of this article, including the specific regulations listed in Table 13-115.

**Sec. 13-114. PERMITS REQUIRED**

Where indicated in Table 13-115 and Section 13-118 the erection, relocation, or modification of signs shall require permits and payment of fees as described in Article 7 Administration and Enforcement of this chapter. No permit shall be required under this chapter for maintenance of a sign or for change of copy on a changeable copy sign. The requirements of this chapter are in addition to the requirements of the Uniform Building Code, National Electrical Code and other applicable codes.

**Sec. 13-115. SIGNS REGULATIONS AND DESIGN STANDARDS**

Table 13-115 indicates the maximum allowed area, height, number, and other design restrictions for both permanent and temporary signs.

TABLE 13-115 SIGN REGULATIONS (CONTINUED)

PERMANENT SIGNS (continued)

	RESIDENTIAL ZONES	COMMERCIAL ZONES	INDUSTRIAL ZONES	INSTITUTIONAL ZONES
<b>FREEWAY-ORIENTED FREESTANDING SIGNS PERMIT REQUIRED</b>	Prohibited	Yes	Prohibited	
<b>MAXIMUM AREA AND HEIGHT</b>	N/A	For commercial properties of one acre or more, within 300 feet of a freeway exit: One freeway-oriented sign may be allowed, not to exceed 230 sq. ft. and 32 ft. high.	N/A	
<b>ILLUMINATION</b>	N/A	No flashing or blinking	N/A	
<b>VERTICAL CLEARANCE</b>	N/A	8 ft. minimum clearance over pedestrian circulation areas. 16 ft. minimum clearance over parking and vehicular circulation areas.	N/A	
<b>BUILDING SIGNS PERMIT REQUIRED</b>	Yes			
<b>MAXIMUM AREA</b>	Total area of all permanent signs (freestanding signs and building signs) may not exceed <b>TOTAL SIGN AREA PER STREET FRONTAGE</b> . See Section 13-116 for commercial or industrial signs located within 200 ft. of residentially-zoned property.			
<b>ILLUMINATION</b>	Exterior, or interior with opaque background. No flashing or blinking allowed.	No flashing or blinking allowed.		Exterior, or interior with opaque background. No flashing or blinking allowed.
<b>NUMBER</b>	N/A	<b>Single tenant buildings:</b> A maximum of three wall signs per street frontage. <b>Multi-tenant buildings:</b> One wall sign per business on each street frontage. <i>Exception:</i> A tenant with more than 10,000 square feet of floor area in a multi-tenant building shall be permitted a maximum of three wall signs per business/street frontage. <b>Buildings with more than 2 stories and 30 feet in height:</b> No sign is permitted above the first floor of any building except for a single sign per street frontage on the uppermost portion of the building fascia identifying either the street address, name of the building, major tenant and/or logo. Street address up to 6 square feet per story shall not be counted toward allowable sign area.		N/A

TABLE 13-115 SIGN REGULATIONS (CONTINUED)

TEMPORARY SIGNS

	RESIDENTIAL ZONES	COMMERCIAL ZONES	INDUSTRIAL ZONES	INSTITUTIONAL ZONES
<b>CONSTRUCTION SIGNS PERMIT REQUIRED</b>	Yes			
<b>DEVELOPMENT STANDARDS</b>	<ol style="list-style-type: none"> <li>One per street frontage.</li> <li>64 sq. ft. maximum.</li> <li>16 ft. high maximum.</li> <li>Must be removed within 1 year after installation, or within 30 days of final inspection, whichever occurs first.</li> </ol>			
<b>REAL ESTATE SIGNS</b> (No permits are required.)				
<b>FOR SALE SIGNS</b>	<ol style="list-style-type: none"> <li>One per street frontage.</li> <li>5 sq. ft. maximum.</li> <li>6 ft. high maximum.</li> </ol>	<ol style="list-style-type: none"> <li>One per street frontage.</li> <li>32 sq. ft. maximum.</li> <li>12 ft. high maximum.</li> </ol>		
<b>OPEN HOUSE SIGNS</b>	<ol style="list-style-type: none"> <li>One per street frontage.</li> <li>3 sq. ft. maximum.</li> <li>5 ft. high maximum.</li> </ol>	Prohibited		
<b>POLITICAL CAMPAIGN SIGNS ON PRIVATE PROPERTY</b>	5 sq. ft. maximum per sign. Subject to Section 13-123.		Subject to Section 13-123.	
<b>PORTABLE SIGNS WITHIN THE PUBLIC RIGHT-OF-WAY</b>	Subject to Section 13-123.5.			
<b>TEMPORARY SIGNS ON PUBLIC PROPERTY PERMIT REQUIRED</b>	Subject to Section 13-118.1			

Costa Mesa Zoning Code

TABLE 13-115 SIGN REGULATIONS (CONTINUED)

TEMPORARY SIGNS (continued)

	RESIDENTIAL	COMMERCIAL ZONES	INDUSTRIAL ZONES	INSTITUTIONAL ZONES
<b>BANNERS ON PRIVATE PROPERTY</b> (No permits are required.)  MAXIMUM AREA	0.5 sq. ft. per unit. Maximum area: 100 sq. ft. per site.	0.5 sq. ft. per lineal foot of building frontage facing the street. Minimum entitlement: 25 sq. ft. per tenant. Maximum area: 75 sq. ft. per tenant.		
<b>TIME LIMITS</b>	None			
<b>DEVELOPMENT STANDARDS</b>	<ol style="list-style-type: none"> <li>1. The entire surface of the banner must be securely affixed to either a building wall of the business being advertised (the building wall must abut a public street or on-site parking area serving the business being advertised), or to the sign face of a freestanding sign.</li> <li>2. May not be attached to any staff, pole, line, framing, vehicle or similar support.</li> <li>3. May not project above roof.</li> <li>4. Must be maintained in good condition; removed or replaced if torn, faded or dirty.</li> <li>5. Limit one banner per tenant or building occupant on each street frontage maximum.</li> <li>6. Banners are permitted only as a means of temporary advertisement, such as for new businesses, grand openings, or similar special events, and may not be used as permanent signs.</li> </ol>			
<b>EFFECTIVE DATE</b>	Banner restrictions and requirements shall become effective September 1, 2002.			
<b>BANNERS WITHIN THE PUBLIC RIGHT-OF-WAY</b>	See Sec. 13-118 Street Banners			
<b>BANNERS ON PUBLIC BASEBALL AND/OR SOFTBALL FIELDS PERMIT REQUIRED</b>	Subject to Section 13-118.2			

## Costa Mesa Zoning Code

- (6) **Maintenance Required:** The applicant shall maintain all signs in good condition, and the applicant shall remove or replace any sign that is torn, faded, dirty, or defaced, including by graffiti.
- (7) **Installation Period:** Temporary signs may be displayed a maximum of 30 days. Specific dates and time for the signs' installation and removal may be subject to change by the City in order to minimize impacts to the public.
- (8) **Sign Removal:** All signs that are not removed by the applicant by the approved removal date shall constitute a public nuisance subject to summary removal by the City.

### Sec. 13-118.2. BANNERS ON PUBLIC BASEBALL AND SOFTBALL FIELDS

- (a) **Applicability.** Only Youth Program User Groups 1 and 3 shall be able to request approval to install banners on a public baseball or softball field that has been permitted for their use by the City. Youth Program User Groups 1 and 3 are defined in the City of Costa Mesa Athletic Field/Facility Use and Allocation Policy.
- (b) **Permit Required.** Banners may be placed on public baseball and/or softball fields after obtaining the necessary permit from the Recreation Manager.
- (c) **Standards.**
  - (1) **Acceptable Banner Location:** Banners shall only be displayed on the field's outfield fence and shall only face the field's interior.
  - (2) **Banner Composition:** Banner copy and/or logos shall be limited to one side of the banner, and the banner shall be made of durable cloth, bunting, plastic, or similar material.
  - (3) **Maximum Size:** Individual banners shall not exceed 40 square feet.
  - (4) **Installation:** The banner's surface must be tautly and securely fastened to the outfield fence of the field by a minimum of four contact points.
  - (5) **Maintenance Required:** The applicant shall maintain all banners in good condition, and the applicant shall remove or replace any banner that is torn, faded, dirty or defaced, including by graffiti.
  - (6) **Installation Period:** Banners shall be installed no sooner than seven days prior to the baseball and/or softball season's commencement and shall be removed within seven days of the season's close. Specific dates and time for the banners' installation and removal may be subject to change by the City in order to minimize impacts to the public.
  - (7) **Banner Removal:** All banners that are not removed by the applicant by the approved removal date shall constitute a public nuisance subject to summary removal by the City.

### Sec. 13-119. BILLBOARDS

The area of any billboard that was legally erected before October 6, 1984, shall not be included in the calculation of sign area for the site on which it is located until any new building is placed or constructed on that site, after which the calculation of sign area shall include the area of all billboards on the site, regardless of time of construction.

**ARTICLE 5. NONCONFORMING SIGNS**

**Sec. 13-121. DETERMINATION OF LEGAL NONCONFORMITY**

An existing sign which does not conform to the specific provisions of this chapter may be eligible for the designation "legal nonconforming" and may continue to be used and maintained, including change of copy, provided that:

- (a) The sign was installed in conformance with a valid permit and complied with all applicable laws and ordinances on the date it was installed.
- (b) The sign is properly maintained and does not in any way endanger the public.

**Sec. 13-122. LOSS OF LEGAL NONCONFORMING STATUS**

- (a) A legal nonconforming sign may lose this designation if:
  - (1) The sign is removed or relocated for any period of time except to be replaced by a new sign of the same type which reduces the nonconformity by at least 50 percent;
  - (2) The structure or size of the sign is altered in any way except to reduce its nonconformity by at least 50 percent; or
  - (3) The sign is damaged or destroyed by any means to an extent of more than 50 percent of its total replacement cost.
- (b) When a legal nonconforming sign loses this designation, it shall be brought into conformance with the provisions of this chapter or removed from the site within 90 days.
- (c) Per Section 5491.1(e) of the Business and Professions Code, any amendment to Chapter VIII of Title 13 applies only to new on-premises advertising displays as defined in Business and Professions Code Section 5490.

**Sec. 13-122.1. ELECTRONIC CHANGEABLE COPY SIGNS**

Existing, legal nonconforming electronic changeable copy signs shall, no later than September 1, 2002, be modified so that no message or display shall contain movement or animation, nor be displayed for a duration of less than four seconds.

**ARTICLE 6.5 PORTABLE SIGNS WITHIN PUBLIC RIGHT-OF-WAY**

**Sec. 13-123.5 PORTABLE SIGNS WITHIN PUBLIC RIGHT-OF-WAY.**

- (a) **Standards.** A portable sign may be placed on or within the public right-of-way without a permit, provided it complies with the following requirements:
- (1) **Size and height.** The maximum size shall not exceed five square feet and the maximum height shall not be more than three feet above grade.
  - (2) **Identification.** The owner of the sign(s) shall affix its name, address and telephone number to the sign prior to installation of the sign.
  - (3) **Location.** The location for installation of a portable sign within the public right-of-way shall be subject to the following:
    - a. The sign may be placed in any landscaped parkway but not within the center median of any street or highway. Tree wells shall not be considered a landscaped parkway for the purposes of this section;
    - b. The sign shall not overhang any street, curb, sidewalk, or driveway;
    - c. The sign shall not be within 15 feet of any fire hydrant;
    - d. The sign shall not be within 15 feet of the edge of any driveway nor within 15 feet of any intersection of an alley, street, or highway, as measured from the midpoint of the corner radius;
    - e. The sign shall not be placed within the public right-of-way adjacent to any property zoned I & R, or I & R-S;
    - f. The sign shall not be affixed to traffic control devices, government signs, light standards, utility poles, bus shelters, or other structures, posts, fences, shrubs or trees.
  - (4) **Installation.** The installation of the portable sign shall not cause damage to the public right-of-way;
  - (5) **Time period.** A portable sign shall only be displayed during the time period between 6 a.m. on Friday to 6 p.m. on Sunday of any week period.
  - (6) **Number.** The total number of portable signs per owner or its agent pursuant to this section shall not exceed 10 signs in the city at any one time.
- (b) **Exceptions.** The requirements of this section shall not apply to a portable sign with a total area of not more than five square feet that is carried by a person within the public right-of-way unless prohibited by Section 13-112.

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provided by law. The Development Services Director may determine and assess these costs. The City may require payment of these costs prior to returning a sign to an owner, unless a hearing has determined there was no violation or modifies the amount of the costs. The Development Services Director is authorized to recover abatement costs of less than \$5,000.00 in any lawful manner and may initiate a small claims court action to recover such costs.

### **Sec. 13-128. ENFORCEMENT**

It shall be unlawful to construct, erect, install, alter, modify or maintain a sign except in compliance with the provisions of this chapter. The provisions of this chapter shall be enforceable, and violations shall be punishable, pursuant to Sections 13-16 and 13-127 and Section 1-33 et seq. of this Code.