SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, September 2, 2025 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVENUE
SOUTH GATE, CA 90280

1. **Call To Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **City Officials**

CHAIRPERSON	**COMMISSIONERS**
Lizette Ruiz	Mayra Castaneda
	Jimmy Ozaeta
VICE CHAIRPERSON	Margarita Valenzuela
Daisy Prieto	

5. **Report On Posting**

I, Javier Barraza, Special Projects Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on August 28, 2025, seventy-two hours prior to the scheduled meeting, as required by law.

6. **Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is $125.00 per meeting.

7. **Consent Calendar**

Business items, except those formally noticed for public hearing or require discussion, are placed in the Consent Calendar. Any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items remaining on the Consent Calendar will be approved in one motion unless another action is taken. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item, which has not been pulled for discussion.

A. **PLANNING COMMISSION MINUTES FOR AUGUST 19, 2025**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of August 19, 2025.

Documents:

PC Minutes 08.19.25.pdf

8. Public Hearings

Public hearings are those items formally noticed under the requirements of South Gate Municipal Code Section 11.50.020. The Planning Commission shall hold a public hearing and make required findings to either approve, approve with conditions, or deny an application by adopting a resolution.

A.

CONDITIONAL USE PERMIT NO. 25-02

The Planning Commission is conducting a Public Hearing to consider approving Conditional Use Permit No. 25-02 to allow the sales of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant (Tacos El Unico) located at 2801 Firestone Boulevard, Unit B, and finding that the project is Categorically Exempt from the CEQA under Section 15301, (Class 1) "Existing Facilities."

Documents:

AB_CUP_25-02_Continuation_09.02.25_R.pdf

9. Open Session Items

Open session items are intended to be discussed by the Planning Commission but do not require a public hearing. These include presentations, trainings, and workshops.

A. **WORKSHOP: SIGN ORDINANCE - MUNICIPAL CODE CHAPTER 11.36**
Staff will give a presentation on the Sign Ordinance.

It is recommended the Planning Commission RECEIVE the presentation, ASK questions of staff, OPEN the item for public comment, DISCUSS the item, PROVIDE direction to staff, and RECEIVE and FILE the item.

Documents:

AB_Workshop_Chapter_11.36_F.pdf

10. Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

A. AUDIENCE COMMENTS

B. CITY STAFF COMMENTS

C. PLANNING COMMISSION COMMENTS

11. Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact Community Development Department. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated. Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00 p.m. on Thursday, September 18, 2025.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 8650 California Ave., South Gate, CA 90280. For more information, call (323) 563-9565 or visit the City's website at www.cityofsouthgate.org.

ACTION MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, AUGUST 19, 2025

1. **CALL TO ORDER – 6:30 p.m.**
   The Planning Commission of the City of South Gate met in-person on August 19, 2025, at 6:30 PM, Chair Ruiz presiding.

2. **PLEDGE OF ALLEGIANCE**
   Commissioner Ozaeta led the Pledge of Allegiance.

3. **ROLL CALL**

Commissioners Present:	Chairperson Lizette Ruiz Vice-Chairperson Daisy Prieto Commissioner Mayra Castaneda Commissioner Jimmy Ozaeta Commissioner Margarita Valenzuela
Commissioners Absent:	None

4. **CITY OFFICIALS**

Staff Present:	Gabriel Perez, Community Development Director John F. Signo, AICP, Planning Manager Joshua Valdez, Associate Planner Craig Hardwick, Assistant City Attorney Kimberly Hernandez, Housing Assistant Javier Barraza, Special Projects Coordinator

5. **REPORT ON POSTING**

   Special Projects Coordinator Barraza certified the meeting agenda was properly posted.

6. **MEETING COMPENSATION DISCLOSURE**

   Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

A and B. PLANNING COMMISSION MINUTES FOR NOVENVER 19, 2024 and JUNE 18, 2025

- No public comments or written response.

ACTION: Approved 4-0.
Motion by Vice-Chairperson Prieto.
Seconded by Commissioner Ozaeta.

COMMISSIONER	VOTE
Mayra Castaneda	Abstain
Jimmy Ozaeta	Yes
Margarita Valenzuela	Yes
Vice-Chairperson Daisy Prieto	Yes
Chairperson Lizette Ruiz	Yes

8. PUBLIC HEARING

A. ZONING CODE AMENDMENT TO MODIFY TITLE 11, CHAPTER 11.43 (ACCESSORY DWELLING UNITS AND ACCESSORY STRUCTURES) OF THE SOUTH GATE MUNICIPAL CODE AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Planning Manager Signo introduced Associate Planner Valdez.

Assistant Planner Valdez gave a presentation about the zoning code amendment and proposed changes.

Chairperson Ruiz asked if there were any public comments. There were none.

Chairperson Ruiz asked if there were any comments or questions from Planning Commissioners. Questions were asked and staff responded.

Planning Manager Signo commented about having future workshops on new ADU laws.

ACTION: Approved 5-0.
Motion by Vice-Chairperson Prieto.
Seconded by Commissioner Ozaeta.

COMMISSIONER	VOTE
Mayra Castaneda	Yes
Jimmy Ozaeta	Yes
Margarita Valenzuela	Yes
Vice-Chairperson Daisy Prieto	Yes
Chairperson Lizette Ruiz	Yes

9. **OPEN SESSION ITEMS**
   A. None.

10. COMMENTS - (7:12 pm)

A. AUDIENCE/PUBLIC COMMENTS

- Mario Dominguez

B. CITY STAFF COMMENTS

- Planning Manager Signo indicated he attended the USC Lusk Neighborhood Data for Social Change event and can provide more information to Commissioners and the public upon request.

C. PLANNING COMMISSION COMMENTS

- Commissioner Ozaeta thanked Director Perez for his presentation to the Parks and Recreation Commission. He asked about Quimby fees. Director Perez indicated fees are approved by City Council.
- Vice-Chairperson Prieto thanked staff for the presentation. Director Signo commended Associate Planner Valdez and Assistant City Attorney Hardwick for their work.
- Chairperson Ruiz had comments and questions about the Parks and Recreation Commission presentation, flagpole permit approved by City Council, and odor complaints about UWS and the Green Waste Transfer station. Planning Manager Signo and CD Director Perez commented and answered her questions.
- Commissioner Ozaeta had comments and questions about exploring codes or policies about flag poles and other items. Staff answered his questions and commented about his comments.

11. ADJOURNMENT

The meeting was adjourned at 7:28 PM.

Respectfully submitted by:

John F. Signo, AICP, Planning Manager

_____

Lizette Ruiz, Chair

City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***September 2, 2025***

Senior Planner: _____ ***Planning Manager***: _____
Rodrigo Pelayo *John F. Signo, AICP*

SUBJECT: Conditional Use Permit (CUP 25-02)

PROJECT PROPOSAL/REQUEST:
A request for approval of a Conditional Use Permit (CUP) to allow the sale of alcohol (ABC License Type 41 - beer and wine) for on-site consumption in conjunction with an existing restaurant (Tacos El Unico) located at 2801 Firestone Boulevard, Unit B. The project does not include site or tenant improvements.

BACKGROUND:
Subsequent to duly noticing this item for a public hearing, the applicant requested a continuance of this item to the next regularly scheduled Planning Commission meeting due to the illness of a team member involved in the project. As a result, staff recommends that the public hearing be continued to allow the applicant adequate time to participate in the process.

RECOMMENDATION:
It is recommended that the Planning Commission OPEN the public hearing, TAKE public testimony, and CONTINUE the public hearing to the next regularly scheduled Planning Commission meeting on **September 16, 2025**.

ATTACHMENT:

A. Email from applicant dated August 27, 2025

Rodrigo Pelayo

From: Janet Jin [redacted]
Sent: Wednesday, August 27, 2025 2:35 PM
To: Rodrigo Pelayo
Cc: Jennifer Oden
Subject: Re: 2801 Firestone Blvd. - (Tacos El Unico)

This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments

Good afternoon Rodrigo,

I hope this email finds you well.

I am reaching out on behalf of Jennifer as she is sick and unfortunately probably cannot make the September 2 hearing. In light of this, we wanted to check to see if the September 16 hearing is an option?

Thank you for your understanding.

Best,
Janet Jin
Land Use Professional

SOLOMON, SALTSMAN & JAMIESON
A Partnership of Corporations
426 Culver Boulevard
Playa Del Rey, California 90293
Main Office Phone: [redacted]
Direct Line: [redacted]
Fax: [redacted]
Hours: Mon-Thurs 7am to 6pm
Email: [redacted]
Website: www.ssjlaw.com

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City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: ***September 2, 2025***

Planning Manager: *John F. Signo, AICP* ***Planning Manager***: *John F. Signo, AICP*

SUBJECT: WORKSHOP ON SIGN ORDINANCE – SOUTH GATE MUNICIPAL CODE CHAPTER 11.36

PURPOSE: To provide the Planning Commission with an overview of the City's Sign Ordinance found in Chapter 11.36 of the South Gate Municipal Code (SGMC) and identify ways in which the Sign Ordinance can be improved.

BACKGROUND:
The Sign Ordinance was last amended in 2018 under Ordinance No. 2353. The amendment was a follow-up to the City's comprehensive Zoning Code update completed in 2015, which excluded an update to the Sign Ordinance. Ordinance No. 2353 reinstated the previous sign regulations and included minor amendments.

The purpose of the Sign Ordinance is to eliminate excessive and confusing visual blight in the City. The intent is to develop and encourage signage that provides a harmonious tone and aesthetically pleasing visual character in the City that promotes economic health and public welfare for residents and businesses.

ANALYSIS:
Chapter 11.36 of the SGMC is divided into 14 sections as listed below. It is included in its entirety in Attachment A.

11.36.010 Purpose.
11.36.020 Objectives.
11.36.030 Definitions.
11.36.040 General policies.
11.36.050 Prohibited signs.
11.36.060 Signs in the public right-of-way.
11.36.070 New signs exempt from sign permit requirements.
11.36.080 Signs allowed by sign permit in all zones.
11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.
11.36.100 Off-premises signs.
11.36.110 New sign permit process.
11.36.120 Nonconforming signs.
11.36.130 Severability.
11.36.140 Penalty.

Wall Signs

Wall signs for commercial and manufacturing zones are allowed with a sign permit. The purpose of the wall sign is to identify or advertise a business, service or product provided within a building. Section 11.36.090.2 lists the requirements for a wall sign, which are summarized as follows:

Item	**Requirement**
Size	Front • 2 SF per linear foot of street building frontage • 40% max. of front bldg. face Rear or Side • 2 SF per linear foot of street building frontage • 20% max. of rear/side bldg. face All • Area cannot be approved unless part of a planned sign design approved by Planning Commission
Height	Commercial Zones No higher than building roofline unless approved by PC as planned sign design Manufacturing Zones No higher than building roofline unless approved by PC as planned sign design through site plan process as part of sign theme
Projections	18" from building face If more than 18", see Section 11.36.090.5
Limitations	No paper of cloth material Only internal illumination allowed Signs above ground floor subject to Director review
Murals	Size, height, locations, and other restrictions subject to PC review

Sign Themes (Sign Programs)

It is common for cities to approve sign programs for individual commercial shopping centers or industrial business centers to guide the look, design, colors, and materials of signs. In our City, sign programs are referred to as "sign themes" and require approval by the Planning Commission. Per SGGMC Section 11.36.030, a "sign theme" means:

> "A coordinated program of one or more new signs for an individual commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design. Approval shall be by the city planning commission. Approval of signs and the issuance of the sign permit shall be referenced as the sign theme for that business establishment."

Although shopping centers and industrial centers in South Gate are established, adopting sign themes would guide new tenants with future signage so that a consistent theme may be maintained throughout the center.

CONCLUSION:
Staff will provide a presentation to the Planning Commission to discuss signage. Staff requests the Planning Commission provide feedback on types of signs that are preferred and those that are not. Although preference on the aesthetics of signs is subjective, having standards and guidelines on what is acceptable will help guide applicants and staff on future signage. Additionally, the establishment sign themes (sign programs) for individual commercial or industrial business centers will coordinate signage to achieve variety and good design. The study session may result in draft Sign Ordinance amendments that would return to the Commission for consideration.

RECOMMENDATION:
It is recommended the Planning Commission:

- RECEIVE the presentation;
- ASK staff questions;
- OPEN the item for public comment;
- DISCUSS the item;
- PROVIDE direction to staff; and
- RECEIVE and FILE the item.

ATTACHMENTS:

A. South Gate Municipal Code Chapter 11.36: Signs – General Policies, Provisions, and Procedures
B. Quick Guide to Sign Regulations
C. Sign Permit Application

Chapter 11.36
SIGNS – GENERAL POLICIES, PROVISIONS, AND PROCEDURES

Sections:

11.36.010 Purpose.

11.36.020 Objectives.

11.36.030 Definitions.

11.36.040 General policies.

11.36.050 Prohibited signs.

11.36.060 Signs in the public right-of-way.

11.36.070 New signs exempt from sign permit requirements.

11.36.080 Signs allowed by sign permit in all zones.

11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.

11.36.100 Off-premises signs.

11.36.110 New sign permit process.

11.36.120 Nonconforming signs.

11.36.130 Severability.

11.36.140 Penalty.

11.36.010 Purpose.

The purpose of the following provisions is to eliminate excessive and confusing visual blight created by uncontrolled and unplanned signs. It is the intent of these regulations to develop and encourage a sign program that will provide a harmonious tone and aesthetically pleasing visual character to the city, thereby promoting the economic health and public welfare of its residential and business sectors.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.020 Objectives.

The objectives to be used in applying specific standards are as follows:

1. To distinguish individual business, residential, and public uses without confusion, unsightliness, or visual obscurity of adjacent land uses.

2. To assure that all signs in terms of size, height, and location are compatible with the surrounding land use, character, and on-site development.

3. To assure that all signs and sign supports, in terms of color, form, materials used, lighting, and design, are architecturally integrated with the building and neighborhood style and are of safe style and of sound construction.

4. To assure that off-premises advertisements are compatible with the surrounding land uses and do not obscure views of adjacent on-premises signs.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.030 Definitions.

1) "Abandoned signs" means any existing sign located on a property for a purpose which no longer exists or for a purpose which is unrelated to the present purpose and unused by the same.

2) "Abatement" means the process by which the city requires removal of signs relating to inoperative or no longer existing businesses and signs that do not conform to the provisions of this chapter.

3) "Advertising sign" means any lettered board or other display used to identify products, brand names and prices offered by a business.

4) "Advertising statuary" means a statue or other three-dimensional structure imitating or representing a person, animal, or object which is sculptured, molded, or cast in a solid or plastic substance, material, or fabric, and used for commercial or industrial purposes.

5) "Advertising structure" means any wall, ground, pole sign, billboard, or other structure and all parts thereof which is erected or used for advertising purposes or upon which any poster, bill, bulletin, printing, painting, device, or other advertising matter of any kind whatsoever is placed, posted, tacked, nailed, pasted, or otherwise fastened; including also neon outlining for advertising and electric signs; but shall not include any board, sign, or surface used exclusively to display official notices issued by any court or public office, or posted by any public officer in the performance of a public duty, or a private person giving legal notice.

6) "Advertising device" means any balloon, flag, pennant, propeller, oscillating, rotating, pulsating light, noise making, or other contrivance except a sign, used to attract attention for the purpose of promoting the sale of products of any person.

7) "Advertising display" means any device, contrivance, statue, or structure other than a sign used as a display, regardless of size and shape, or for the purposes of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.

8) "Allowable sign area" means the area included within the outer dimensions of a sign. In case of a multiple-face sign, each side will be computed as part of the maximum allowable sign area. In case of a sign placed on a wall or other surface without a border, the area shall be computed by enclosing the entire sign within the smallest rectangle that will wholly contain the sign message and computing the area thus enclosed.

9) "Alteration" means any change in copy, color, hue, size or shape, which changes the appearance of a sign, or a change in position, height, location, construction, or supporting structure of a sign. Copy change on a

bulletin board copy sign is not an alteration.

10) "Animated or flashing sign" means a sign with action or motion, flashing or color change, requiring electrical energy, electronic or manufactured source of supply, but not including wind activated elements such as flags, banners, or specialty items. This excludes public service signs such as time and temperature units.

11) "Awning" means a movable shelter supported entirely from the exterior wall of a building and of a type which can be fixed or retracted, folded, or collapsed against the face of the building.

12) "Background area of sign" means the entire display area of a sign upon which copy could be placed.

13) "Bench sign" means a sign located on a bench or similar structure on or near a public right-of-way.

14) "Billboard" means a sign designed for changing advertising copy and which is normally used for the advertisement of goods, products, or services rendered at locations other than the premises on which the sign is located.

15) "Building face" means all windows, doors, and wall areas of a building in one plane or elevation.

16) "Building frontage" means the linear width of a building.

17) "Building height" means the vertical distance measured from the ground level grade to the top of the building face or roofline.

18) "Building identification sign" means any sign containing name and/or address of a building and may include hours of operation and emergency information, such sign being located on the same site as the structure.

19) "Changeable copy (bulletin board) sign" means a sign which is designed to accept changeable copy, manually or electrically, regardless of the method (i.e., rigid, precast letters or characters, handbills, posters) which advertises services or products provided on the site.

20) "Commercial center" consists of at least three commercial uses, sharing common points of access and parking.

21) "Construction sign" means a temporary sign stating the names, addresses and phone numbers of those individuals or businesses directly connected with the construction or alteration on the site where the sign is located.

22) "Convenience sign" means a sign not larger than four square feet which conveys information such as "restrooms," "no parking," "entrance," and the like, but does not contain brand, trade or business identification and is designed to be viewed on site or adjacent to the site by pedestrians and/or motorists.

23) Reserved.

24) "Dilapidated" means buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life.

25) “Directional sign” means an on-premises or off-premises sign designed to guide or direct pedestrian or vehicular traffic.

26) “Double-faced sign” means a sign which has two display surfaces back-to-back or against the same background, one face designed to be seen from one direction and the other from another direction.

27) “Electric sign” means a sign energized electrically, electronically or by other power source, when such energy is utilized to illuminate or activate the advertising message or a portion thereof.

28) “Freestanding sign” means an independent sign which is neither attached nor a part of a building, and is permanently affixed in or upon the ground.

29) “Grade” means the ground level nearest the sign location.

30) “Graphics” means all lettering, logograms, pictures, symbols, patterns, and depictions, including color, on a sign.

31) “Height (of sign)” means the distance from the average ground level or grade immediately surrounding the base of the sign to the top of its highest element, including any structural element.

32) “Icon sign” means a sign which resembles the type of business or product offered on the premises.

33) “Identification sign” means any sign referring to the name, service or product of a business. Such sign shall not include the listing of specific products or of specific brand names or products offered for sale, unless the product or name is incorporated into the name of the business.

34) “Illegal sign” means any sign placed without proper government approval and/or permits required by the city of South Gate at the time said sign was placed. An illegal sign shall also mean any nonconforming sign which has exceeded its authorized amortization period.

35) “Illuminated sign” means a sign in which an artificial source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs and reflectorized, glowing, or radiating signs.

36) “Industrial center” means at least three industrial uses, sharing common points of access and parking.

37) “Marquee” means any permanent roof structure, canopy, or awning attached to and supported by the building projecting over public or private property.

38) “Marquee sign” means any sign painted, attached to, or hanging from a marquee.

39) “Monument or ground sign” means any sign mounted directly on a planter or pedestal base.

40) “Murals” means any painted wall sign that does not pertain to the business, product or service rendered on the premises.

41) “Nonconforming sign” means a sign which was installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this chapter or subsequent revisions, but which is in conflict with the current provisions of this chapter.

42) "Off-premises sign" means a sign which indicates or implies the availability of products or services rendered at a specific location or locations other than the premises on which the sign is located (billboards and benches).

a. "Off-premises freeway sign" means a single-faced or double-faced sign which is oriented towards the freeway (Interstate 710) and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).

b. "Off-premises surface street sign" means a single-faced or double-faced sign which is oriented towards a public surface street and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).

43) "On-premises sign" means a sign which carries only advertisements strictly incidental to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced, name of business, name of person, firm or corporation occupying the premises.

44) "Painted sign" means a sign which is painted directly on a building or structure.

45) "Parapet wall" means that portion of the building wall that rises above the roofline.

46) "Pennants" means devices generally made of flexible materials, usually cloth, paper, or plastic. They may or may not contain any copy and are primarily intended to draw attention.

47) "Placed," as used in this chapter, includes erected, projected, constructed, posted, painted, printed, tacked, glued, carved, or otherwise made visible in any manner whatsoever.

48) "Planned sign design" means a coordinated program of one or more existing signs for an individual commercial or industrial business establishment or a commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design.

49) "Pole sign" means any sign supported by a structural member(s) with air space between the grade level and the sign face.

50) "Political sign" means a temporary noncommercial sign that shall be permitted on private property in any zone for a reasonable period of time preceding an election.

51) "Portable sign" means a sign which is capable of being carried or readily moved from one spot to another and which is not permanent in nature.

52) "Premises" means a lot or a building site, or a specific portion of a lot or building site that contains the structures and the open spaces needed for the location, maintenance, and operation of the use of the property.

53) "Projecting sign" means a sign, other than a wall sign, which is primarily attached to the exterior of a building and extends beyond such exterior wall, and is not parallel to the structure to which it is attached.

54) “Public right-of-way signs” means signs that encroach into public streets, alleys, parkways, and sidewalks.

55) “Real estate sign” means a temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.

56) “Revolving sign” means a sign which turns or rotates to any degree.

57) “Roof sign” means a sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by said building.

58) “Sign” means any physical form of visual communication which can be viewed from public areas and adjoining private properties. In addition, it shall include all parts, portions, frame, background, structure, and support, and anchorage thereof.

59) “Sign copy” means any allowable sign area used to display a message using words, numbers, graphics, maps, etc., in any combination thereof, advertising a service or product provided.

60) “Sign permit” means a permit with an identification number issued by the building and safety division (exclusive of electrical or structural permit required depending on the sign type). The permit registers a sign that has been approved by the department of community development or city planning commission.

61) “Sign plan” means the information (height, area, color, location, etc.), submitted as the application for a sign permit, whether it is for a new sign(s) in conformance with these provisions or approved as part of a planned sign design or sign theme.

62) “Sign structure” means any edifice or framework which supports or is capable of supporting any sign as defined herein. A sign structure may be single pole, column or frame, and may or may not be an integral part of a building.

63) “Sign theme” means a coordinated program of one or more new signs for an individual commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design. Approval shall be by the city planning commission. Approval of signs and the issuance of the sign permit shall be referenced as the sign theme for that business establishment.

64) “Street frontage” means the width of a lot or parcel of land along or fronting upon a street(s).

65) “Subdivision directional signs” means off-premises signs providing information on the location of a subdivision, whole lots, parcels, or units being offered for sale, lease, or rent.

66) “Subdivision identification signs” means off-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre, or real estate signs for property of one acre or more, depending on the applicable acreage.

67) “Temporary sign” means a sign or banner of cloth, canvas, light fabric, cardboard, wallboard, plywood, metal or plastic intended to advertise community or civic projects, construction projects, real estate, political or other special (example: grand opening, manager special) events.

68) “Time and temperature” means a timepiece erected on the exterior of any building or structure for the convenience of the public and placed and maintained by persons for the purpose of advertising.

69) “Tri-posters” means billboards with three-dimensional rotating slats that create three different viewing panels.

70) “Vehicle signs” means business signs on or affixed to trucks, automobiles, trailers, or other vehicles. Such vehicles are used primarily to support or display such signs, while parked on public or private property, other than for the purpose of lawfully making deliveries or sales of merchandise or rendering services from such vehicles.

71) “Wall sign” means a sign painted, attached to, or installed on the exterior of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.

72) “Window sign” means any sign, exposed to public view, attached, painted, or pasted, either permanent or temporary, displayed on the interior or exterior surface of a window.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.040 General policies.

The city does hereby adopt the following general policies:

1. All signs shall pertain to the identification of the use, product, or service provided on the premises, and/or interest being offered for sale or lease thereon, except for billboards, governmental, or community service signs as provided in this chapter.

2. All new signs shall obtain a permit, except for those signs indicated in Section 11.36.070, New signs exempt from sign permit requirements.

3. All business and residential buildings shall be identified by a street address sign and such street address shall be exempt from the required permit.

4. All signs, where applicable, shall meet the standards of the city’s building code.

5. Trees, rocks, bridges, utility poles in the public right-of-way, dilapidated buildings or structures, and vehicles shall not be used to support signs.

6. If more than two sides of a sign structure are to be used for display, the permit shall be subject to review by the director of community development or his or her designee.

7. In calculating the area of signs, the following shall apply:

    a. Both sides of a double-faced sign shall be used to calculate the total allowable sign area.

    b. For irregularly shaped signs, the area shall be that of the smallest rectangle that will wholly contain the sign.

8. No more than four signs per establishment will be permitted, exclusive of approved temporary or other special service signs. In cases of joint occupancy, each business establishment shall be entitled to a maximum

of two permanent signs per building face.

9. Not more than three brand names or trademarks shall be used on any one permanent sign.

10. Signing for a new business or business establishment within a new commercial or industrial center shall have an entire signing theme. The theme of such signing shall be approved as a sign theme by the city planning commission.

11. A planned sign design may be approved for existing commercial or industrial, individual business, or business centers subject to review by the director of community development or his/her designee.

12. Every sign shall be maintained in a safe, presentable, and good structural material condition at all times, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. If the sign is not made to comply with safety standards, the director of community development or his/her designee shall require its removal in accordance with this chapter.

13. In the interest of preserving the public peace, safety, morals, and welfare, it will be required that all signs and advertising structures be constructed or erected subject to the provisions of this chapter. All signs and advertising structures constructed after the effective date of the ordinance codified in this chapter which do not comply with this chapter are hereby declared to be public nuisances and may be abated in the manner provided by Chapter 11.56, Enforcement.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.050 Prohibited signs.

The following signs and/or sign structures are prohibited:

1. Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.

2. Any signs and supports other than those signs and supports required by governmental authority, or for which an encroachment permit has been issued, which are located on the public right-of-way, including sidewalks, public streets, alleys, and parkways. This section shall not apply to permanent signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas.

3. Signs that glare, flash, change, reflect, blink or emit sound, odor, or visible matter which serves as a distraction to persons, except as otherwise provided in this chapter. Reader boards will be permitted subject to the issuance of a conditional use permit.

4. Signs advertising an activity, business, service or product no longer conducted or sold on the premises; and which shall be removed within sixty days after such use is discontinued. This provision shall be enforced pursuant to this chapter. Structure to be removed within one year.

5. Signs that exceed the height of the building roofline or architecturally integrated parapet wall, except as otherwise provided in this chapter.

6. Signs that display a message or a graphic representation that is lewd, indecent, or otherwise offensive to public morals.

7. Business sign on or affixed to trucks, automobiles, trailers, or other vehicles, used for the purpose of displaying such signs, while parked on public or private property except on property currently licensed for the sale of new or used motor vehicles.

8. Portable, folding, A-frame, feather flag, teardrop, or similar type signs.

9. Signs pertaining to a business home occupancy are expressly prohibited.

10. Signs using colors in the fluorescent “dayglow” color spectrum.

11. Signs that are painted, attached, glued, pasted, or otherwise affixed to display windows, except as authorized by Sections 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whether advertising an activity, business, product, or price.

12. Temporary signs shall not be displayed on the exterior surface of a building or window except as provided in this chapter.

13. Projecting signs, except as otherwise provided in this chapter.

14. Painted wall signs, except as otherwise provided in this chapter.

15. Off-Premises Advertising Signs. Signs used to advertise the availability or sale of goods, property or services at locations other than the premises on which the sign is located are prohibited, except as allowed by this chapter.

16. Any sign not specifically authorized by this chapter is prohibited, unless authorized by specific approval of the director of community development or the city planning commission.

17. Rooftop signs.

18. Helium-Filled Balloons. No large balloons or strings of balloons filled with helium or other lighter-than-air gas are permitted. Inflatable statuary signs, such as a hot air balloon, are strictly prohibited.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.060 Signs in the public right-of-way.

Advertising displays are not permitted to be placed within the public right-of-way, except as follows:

1. Structures advertising the business conducted on the premises may overhang the right-of-way as indicated in Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, if the structure is permitted by an encroachment permit. Such displays must be structurally adequate and be attached to the building or otherwise supported on private property.

The wording of “on-premises signs” erected under an encroachment permit must identify the owner or advertiser, goods sold or manufactured on the premises, or the services rendered. Words or phrases similar

to “Stop Here” or “Turn Here” will not be permitted.

2. Applications for overhanging signs containing flashing, rotating or intermittent lights will not be permitted, except as necessary to give public service information, i.e., time, date, temperature, etc. Permits will generally not be granted for red, yellow, or green illuminated signs in areas where traffic signals are in operation. Permits will not be granted for displays which interfere with, hide, or, because of their color background, make differentiation of traffic signals or regulatory signs difficult.

3. Permanent overhead signs are not to be erected or suspended over any street right-of-way. Substantial cloth, canvas banners, or other signs constructed of lightweight material announcing special nonprofit events sponsored by public organizations and any event approved by the city council for a specific purpose, such as “sidewalk” sales, are permitted for short periods, not exceeding two weeks, immediately preceding the event. Such banners will only be allowed within the community staging the event or at a location immediately adjacent to where the event is held. Widespread advertising by this medium is strictly prohibited. Authorized banners shall be removed within five working days after the event.

Authorized banners and decorations must be securely suspended from existing structures at least eighteen feet clear above the roadway. Erection of special poles or supports for temporary banners will not be authorized.

Political banners, signs or placards are not allowed on highway right-of-way, and shall be summarily removed upon discovery.

Seasonal decorations, without advertising matter, require a temporary use permit. Christmas decorations may be installed at any time requested during the month of November or December and must be removed within a reasonable time after Christmas.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.070 New signs exempt from sign permit requirements.

The following signs may be placed in all zones of the city without a permit subject to the limitations provided or any other applicable codes:

1. Name plates, addresses, identification signs or notices not exceeding two square feet in area.

2. Community Activity Signs. Signs affiliated with religious, charitable, cultural, civic, educational or other nonprofit organizations. Said organizations must be exempt from the franchise tax board.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet; on facade, shall not exceed the height of the permanent signage.

c. Location. Shall not be less than three feet inside the property in residential zones.

d. Limitations. Shall be temporary (not exceeding thirty days) signs; shall be nonilluminated; shall be dated with the date of the first day the sign is displayed; and shall be removed within two days following the event.

3. Flags and Emblems. Signs which are flags or emblems of a political, civic, philanthropic, educational or religious quasi-public use organization, which are to be maintained for a period of time greater than one month, may be allowed for any lot occupied by an organization as to which such flag or emblem is appurtenant.

a. Size. Collective sign area shall not exceed twelve square feet for any one lot.

b. Height. Not restricted.

c. Location. One sign for each street frontage.

d. Limitations. Flags must be kept in good repair.

4. Government or Other Signs Required by Law. Signs placed by a governmental body or private individual or business as required by federal, state, or city law.

a. Size. As required by law.

b. Height. As required by law.

c. Location. As required by law.

d. Limitations. Shall be nonilluminated signs, unless required by law.

5. Political Signs. Signs associated with a candidate for elected office, political party or ballot measure, or which make a political statement.

a. Size. Shall not exceed twelve square feet in sign area in residential zones and thirty-two square feet in sign area in commercial and industrial zones.

b. Height. Shall not exceed six feet in a residential zone, or eight feet in commercial or industrial zone.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall have the consent of the property owner; political signs shall be installed no earlier than ninety days before and shall be removed no later than five days after that election.

6. Real Estate Signs for Property of Less than One Acre. Signs offering developed or undeveloped real property of less than one acre for sale, lease or rent. For one acre or more see Section 11.36.080 (Signs allowed by sign permit in all zones).

a. Size. Shall not exceed twelve square feet in sign area. In the event that the sign refers to a single-family home, then the size of the sign shall not exceed six square feet in area.

b. Height. Shall not exceed six feet in residential zones, or eight feet in commercial and industrial zones.

c. Location. Shall not be less than five feet inside the property line in a residential zone.

d. Limitations. Shall be nonilluminated; only one such sign may be displayed on each street frontage of the real property to which it refers.

7. Temporary Window Signs. Signs placed or displayed on a window or window frame, covering less than twenty-five percent of the window area, announcing special sales, a change of management or similar information, and designed to be viewed from adjacent streets, sidewalks, public rights-of-way, or parking lots within a business center.

a. Size. Such window signs in the aggregate shall cover less than twenty-five percent of the window area.

b. Height. Bottom of sign must be placed a minimum of forty-two inches above the sidewalk.

c. Location. In all commercial and industrial zones.

d. Limitations. Shall be dated with the date the sign is first displayed; and placed on the interior and be temporary (not to exceed thirty days) signs which are to be removed two days following the event they were intended for, and shall be nonilluminated signs. Total area of all window signs, both permanent and temporary, shall not exceed one-half of the window area.

8. Memorial signs or plaques, installed by a recognized historical society, not to exceed four square feet in area. In the event the sign is larger, the sign must conform to Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whichever is applicable.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.080 Signs allowed by sign permit in all zones.

The following signs may be placed in all zones by permit only, subject to the limitations specified and any other applicable codes:

1. Banners across the Public Right-of-Way. Temporary signs, usually of flexible material, suspended across a public right-of-way, announcing civic, charitable religious or educational activities or other nonprofit organization events which are taking place or will take place within the city. Size, height and location will be subject to the approval of the city council with recommendations by the departments of community development and public works.

Banner signs shall be temporary (not exceeding thirty days) signs, and shall be removed five days after the event.

2. Construction Announcement Signs. Signs placed on real property upon which construction is to take place, or is taking place, which contain information regarding the individuals and firms directly connected with the construction project, including the name of the contractor, the subcontractors, the real estate licensee, and the future tenant.

a. Size. Shall not exceed eighteen square feet in area on a parcel of land less than one acre. Not to exceed twenty-five feet in sign area on a parcel of land of one acre or more. In the event that a sign does not exceed twelve square feet in sign area, only one such sign may be displayed on each street frontage of the real property to which it refers. A sign permit shall not be required.

b. Height. Shall not exceed eight feet on a parcel of land less than one acre; shall not exceed ten feet on a parcel of land of one acre or more.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall be removed within thirty days after issuance of a certificate of occupancy by the city.

3. Institutional Signs. The standards below shall be applicable to signs identifying the premises of, or announcing the activities conducted by, a church, school, hospital, rest home, or similar institutional facility in a residential zone. In commercial and industrial zones, Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, shall be applicable, depending on the type of sign.

a. Size. The aggregate size of all signs pursuant to this section shall not exceed twenty square feet in sign area.

b. Height. Shall not exceed six feet if it is a ground sign.

c. Location. Shall not be less than five feet inside the property line.

d. Limitations. Only one such sign may be displayed for each street frontage, and ground signs shall be erected inside a landscaped area or planter equal to the total area of the monument sign.

e. Church directory signs and monument identification signs, approved by the department for safety standards. (Those existing prior to effective date of the ordinance codified in this chapter shall be exempt.)

4. Real Estate Signs for Property of One Acre or More. Signs offering developed or undeveloped real property of one acre or more for sale, lease, or refit.

a. Size. Shall not exceed thirty-two square feet in sign area. In the event that a sign does not exceed twelve square feet in sign area, a permit shall not be required, and the provisions of Section 11.36.070(6), Real Estate Signs for Property of Less than One Acre, shall be applicable.

b. Height. Shall not exceed eight feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated, and only one such sign may be displayed per street frontage of the property to which it refers.

5. Convenience Signs. On-site signs which are necessary for public convenience or safety but which are nonexempt; containing information such as “entrance,” “exit,” or directional arrows (but not business or product identification); shall be designed to be viewed from on site, or from an area adjacent to the site, by pedestrians or motorists; further, said individual signs shall not be larger than four square feet. The aggregate area of convenience signs shall not exceed sixteen square feet for developments of one acre or less. Signage for developments of more than one acre shall be subject to review. Signs meeting these criteria will be exempt from the maximum number of signs allowed.

6. Subdivision Directional Signs. Off-premises signs providing information on the location of a subdivision whose lots, parcels, or units are being offered for sale, lease, or rent.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall not be placed nearer than fifty feet from any residence or other directional sign; no more than four such signs may be displayed. The permit for any such sign shall expire one year from the date of issuance. The permit for any such sign shall be approved only after approval has been granted for a subdivision identification sign; no additional permit application fee or bonding fee shall be required for subdivisional directional signs.

7. Subdivision Identification Signs. On-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre per Section 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, or real estate signs for property of one acre or more per subsection (4) of this section, depending upon the applicable acreage.

a. Size. Shall not exceed fifty square feet in sign area.

b. Height. Shall not exceed ten feet.

c. Location. Shall not be less than five feet inside the property line.

d. Other Restrictions. Shall be nonilluminated signs. Only one such sign may be displayed. The permit for such sign shall expire one year from the date of the issuance. The permit for such a sign shall be subject to the posting of a bond or one thousand dollars in cash in favor of the city to guarantee removal in an amount necessary for dismantling of said sign as determined by the city engineer.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.

The following signs require permit approval, subject to the limitations specified and any other applicable codes:

1. Temporary Signs. Banners, pennants, search lights, strings of exposed light bulbs, twirling signs, balloons or other gas-filled objects, and advertising statuary shall only be permitted for a period of ninety days with the option for an additional ninety-day approval, subject to approval for grand opening or other special temporary events as approved by the director of community development.

a. Temporary Signs at New and/or Used Vehicular Sales Businesses. Temporary signs, usually affixed to the wall(s) and/or roof of buildings, light standards, vehicles and/or existing permitted permanent signs including but not limited to banners, pennants, pole decorations, cold-air balloons, etc., may be approved up to ninety days in duration. Approval shall be provided by the director of community

development. An option for a ninety-day extension may be approved by the director of community development.

b. A sign plan shall be submitted to the director of community development detailing the type, number, location and duration of temporary signs.

c. Limitations. The display of temporary signs shall not exceed ninety days unless an extension, not to exceed an additional ninety days, is approved by the director of community development.

2. Wall Sign. Any sign painted or attached parallel to the face of a building to identify or advertise a business, service or product provided within the building.

a. Permitted Zones. All commercial and manufacturing.

i. Reserved.

ii. Attached. This means a sign painted on material other than paper or cloth, and affixed to the building shall be permitted in all commercial and manufacturing zones. Permit required.

b. Size. Sign area shall not exceed two square feet of area per linear foot of street building frontage. No sign shall exceed forty percent of the building face upon which it is placed. For business establishments that continuously maintain an entrance open to the public through its rear, said establishments shall also be entitled to two square feet of sign area per one linear foot of the street building frontage to a maximum of twenty percent of the rear building face for additional signage. For business establishments with a side wall, the same standards shall apply. Areas shall not be exceeded unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.

c. Height.

i. Commercial Zones. No wall signs shall exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of the planned sign design by city planning commission.

ii. Manufacturing Zones. Height shall not exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of planned sign design by the city planning commission through the site plan process as part of the sign theme.

d. Projections. A structural wall sign may only project eighteen inches from the building face. Signs projecting more than eighteen inches shall conform to the provisions of subsection (5) of this section.

e. Limitations. All nonpainted wall signs shall be constructed of materials other than paper or cloth. Signs may only be illuminated internally. In instances of multistory buildings, signs located above the ground floor shall be subject to review by the director of community development.

f. Murals. Any painted wall sign that does not pertain to the business, product or service rendered on the premises shall be considered a mural. Size, height, locations, and other restrictions shall be reviewed by the planning commission.

3. Freestanding Monument or Ground Sign. Signs erected or supported by a planter or pedestal base, detached from the building(s), to identify or advertise a business, service, or product provided within the building(s). A minimum of one hundred fifty feet of street frontage shall be required for a ground sign, and a building setback of at least ten feet from the street right-of-way.

a. Permitted Zones. Commercial and manufacturing, except as provided in Section 11.36.080(3), Signs allowed by sign permit in all zones.

b. Size.

i. Commercial Zones. The sign area shall have a maximum of twenty-five square feet per side.

ii. Manufacturing Zones. Sign area shall not exceed an area of one square foot for each lineal foot of frontage abutting a street, with a maximum allowance of one hundred fifty square feet.

iii. Additional sign area may be approved for a commercial or industrial center, if approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.

c. Height.

i. Commercial Zones. Maximum sign height shall not exceed six feet above finished grade.

ii. Manufacturing Zones. Maximum sign height shall not exceed eight feet above finished grade.

iii. Additional sign height may be approved as part of a planned sign design by the city planning commission as part of the sign theme.

d. Location. Shall not be located less than five feet inside the property line.

e. Limitations. If the sign is double-faced, each side will be computed as part of the maximum allowable sign area. Ground signs shall be used for identification only and may give the name, address, and/or type of business service, or product provided. All signs shall be erected inside a landscape area or planter equal to the total area of the monument signs.

Freestanding monument or ground signs may only be directly or indirectly illuminated and only one such sign per parcel is permitted.

f. Church directory signs and monument identification signs approved by the building and safety division for safety standards existing prior to the effective date of the ordinance codified in this chapter shall be exempt.

4. Pole Sign. Sign erected or supported by a pole to identify or advertise a business, service or product provided on the premises.

a. Permitted Zones. M-2 and M-3.

b. Other Permitted Locations (Commercial Zone). Parcels abutting two or more street intersections or any parcel in a commercial zone with street frontage of not less than one hundred fifty feet.

c. Size. Sign area shall not exceed one square foot of sign area per lineal foot of street frontage unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of a sign theme.

d. Height.

i. The sign shall not exceed the height of the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city planning commission through a site plan process as part of the sign.

ii. The maximum height of the sign shall not extend above the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city commission through the site plan process as a part of the sign theme.

iii. The minimum height of the sign area portion of the sign shall be at least eight feet above existing grade.

e. Location. No pole sign shall extend outside the property line. The pole sign supports shall be set back from any property line by not less than five feet.

f. Limitations.

i. Only one pole sign per parcel. The sign shall be designed as part of a planter box with an integral part of the landscaped area equal to the total area of the sign.

ii. Sign may only be internally illuminated. A pole sign shall not be approved when an establishment has an existing projecting sign.

iii. For establishments that exist closer than five hundred feet to a freeway, pole signs may be permitted pursuant to Section 11.36.100; but not to exceed thirty-five feet in height nor one hundred square feet in area. The sign shall be subject to the issuance of a conditional use permit.

5. Projecting or Icon Signs. Any sign projecting eighteen inches or more from the face of a building or extending beyond a street property line.

a. Permitted Zones. All commercial and manufacturing.

b. Size. The maximum area allowed is sixteen inches high by twenty-four inches wide.

c. Height. Such signs shall be at least eight feet above the finished grade of the area over which the sign is suspended and shall be placed no higher than the height of the building roofline or architecturally integrated parapet wall.

d. Projection.

i. A sign projecting from zero to twelve inches from a building face must have a minimum clearance of eight feet from the bottom of said sign to the finished grade of the right-of-way.

ii. A sign projecting over twelve to twenty-four inches from the building face must have a minimum clearance of ten feet from the bottom of the sign to the finished grade of the right-of-way.

iii. A sign shall not project more than twenty-four inches.

6. Marquee (Awning and Canopy). All signs painted on or attached to an awning or canopy. Small hanging signs that are directed towards pedestrian traffic.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Signs attached to marquees, awnings, or canopies shall not exceed sixteen inches by two feet.

c. Height. Such signs shall be at least eight feet above the finished grade of the area in which the sign is suspended.

d. Limitations. Only address, name or product of the business may be placed on the awning or canopy.

7. Permanent Window Sign. Any sign painted on or affixed to a window or designed to be viewed from the outside of the building.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Aggregate sign area shall not exceed twenty-five percent of the window area.

c. Height. Bottom of sign must be located a minimum of forty-two inches above the sidewalk.

d. Any window covering that is not transparent would be classified as a sign.

8. Changeable Copy, or Bulletin Board, or Electric Signs. Signs or sections of the signs designed to be used with removable graphics to allow changeable copy.

Signs shall be allowed for facilities used primarily for the presentation of theatrical, cultural, or sport events and shall be computed as part of the total allowable sign area. Such signs shall be allowed for other commercial and industrial uses as are deemed appropriate by the director of community development. Size, height, locations, and other restrictions are applicable under the appropriate section, depending upon the type of sign used.

9. Time and Temperature. Signs that are designed as a public service shall not count as part of the total sign area, provided none of the sign copy or background pertains to the business name, service, or product offered on the premises. Such signs shall be allowed in the commercial and industrial zones. Size, height, location, and other restrictions shall be reviewed by the director of community development for appropriateness and proportionality of size to the surrounding buildings and uses. Signs that incorporate the business name, service, or products offered on the premises shall comply with the applicable restrictions for the type of sign used.

10. Petroleum Products Service Stations. The following types of signs may be permitted, subject to the conditions listed and other applicable sections under the appropriate sections:

a. Monument. One identification monument or ground sign not exceeding eight feet in height and an area forty square feet (twenty feet per side) in area shall be permitted per business.

b. Wall. Additional wall signs shall be permitted upon the face of building provided they do not exceed an area of ten square feet per sign or an aggregate of forty square feet for all such signs.

c. Accessory. Four small signs comprised of restroom signs, identification signs, credit card signs, tire signs, and/or price signs may be permitted, with the location determined by the director of community development, provided said signs are established a minimum of eight square feet per face or an aggregate area of twenty-four square feet.

d. Changeable Copy. One permanently affixed price sign or changeable copy sign (or combination thereof), not exceeding an area of eighteen square feet, shall be allowed, provided said sign shall not be less than two feet in height; provided further, that only one ground sign be permitted near street intersections as described in this section. Said signs shall comply with all requirements set forth by the state of California, and be visible from all public access rights-of-way.

e. Pole. Subject to the standards established in this section. Any legal petroleum products station that exists closer than five hundred feet to a freeway may be permitted a pole sign in excess of this section, but not to exceed thirty-five feet subject to the issuance of a conditional use permit; provided said sign does not exceed an area of one hundred square feet.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.100 Off-premises signs.

The following signs may be permitted subject to the limitations specified in this chapter and in Section 5412 of the California Business and Professions Code:

A. Existing Off-Premises Signs. Off-premises signs lawfully in existence upon the effective date of the ordinance codified in this section shall not expand in any manner unless such expansion complies with this section. Any abatement procedures for an off-premises sign qualifying as an existing off-premises sign shall comply with Sections 5412, 5412.1, 5412.2, and 5412.3 of the California Business and Professions Code.

B. Off-premises surface street signs are not permitted to be used.

C. Off-Premises Freeway Signs. Off-premises freeway signs shall be permitted in the C-M, M-2, and M-3 zones, subject to compliance with the following conditions:

1. Off-premises freeway signs shall be subject to review by the city's department of community development. Any sign encroaching into the public right-of-way shall also be subject to review and approval by the city's department of public works and, where appropriate, the Department of California State Transportation (Caltrans).

2. Off-premises freeway signs shall not be located nearer than three hundred feet to a like existing sign as measured from the base of the support structure to the base of a like existing sign.

3. The maximum height of any off-premises freeway sign shall not exceed forty-two feet to the top of the sign panel, as measured from the finished grade of the adjacent freeway from which said sign is to be viewed, except as otherwise provided in this section.

4. The minimum clearance to the base line of a sign panel shall not be less than eight feet, as measured from the finished grade of the adjacent street from which said sign is to be viewed, except as otherwise provided in this section.

5. The maximum area of a sign panel shall not exceed six hundred seventy-two square feet of each face of a double-faced sign, except as otherwise provided in this section.

6. Sign area extensions shall be permitted, subject to the following provisions:

a. No sign area extension shall project more than five and one-half feet above the top of the sign panel.

b. No sign area extension shall project more than two feet from the sides or face of the sign panel.

c. The combined total surface area of all sign area extensions shall not exceed two hundred square feet.

7. No off-premises freeway sign shall be constructed or placed so as to block or obstruct the public view of other signs on adjacent properties.

8. No off-premises freeway sign shall be located on any commercial property of which fifty percent or more is developed for residential uses.

9. No advertising display shall be placed or maintained on an off-premises freeway sign if said sign is not in good repair.

10. All utilities for off-premises freeway signs shall be placed underground.

11. Flashing or rotating lights and/or illuminated or moving parts may be permitted on off-premises freeway signs, subject to Section 5403 of the California Business and Professions Code.

12. Roof mounted off-premises freeway signs shall not be permitted.

13. Liquor advertisements shall not be permitted on an off-premises freeway sign located within five hundred feet of a school, church, or park.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.110 New sign permit process.

1. General Provisions.

a. Before the installation of a sign requiring a permit pursuant to the terms of this chapter, a sign permit application must be approved by the department of community development or city planning commission as authorized, and a sign permit and tags issued by the building and safety division.

b. Building permits and/or electrical permits shall also be obtained in accordance with the building and/or electrical codes for structural signs.

c. The department of community development shall review all sign permit applications and shall either approve, approve with modifications, refer the matter to the planning commission or deny said permit applications in accordance with the requirements of this chapter and any other applicable laws within fourteen working days of receiving the application.

d. The department of community development shall maintain a record of all applications received and sign permits issued.

e. Once the sign application is approved by the department of community development, or the city planning commission, the applicant shall submit the application to the building and safety division for approval. If said sign application is approved, the building and safety division shall issue a permit and tag. A fee shall be collected in accordance with Chapter 9.10, Sign Code, except as otherwise provided in this chapter.

f. In the event the application requires approval of a planned sign design or sign theme, only one sign permit shall be required.

g. The design of all signs shall be consistent with professional graphic standards.

h. All work is required to be performed by a person with a state contractor's license and city business license.

i. A sign permit shall become null and void if the sign(s) for which the permit was issued has not been installed within one year of permit issuance.

j. Any sign permit granted may be revoked.

k. No sign that is illegal or prohibited according to the provisions of this chapter shall receive a sign permit.

2. New Signs in Conformance with This Section.

a. A sign permit application for each sign shall be submitted to the department of community development upon forms provided by the department, accompanied by two copies of a sign plan providing the following information:

i. Location of property on which sign is to be located.

ii. Position of each (existing and new) sign and its relation to adjacent buildings, structures, and other signs on the premises.

iii. The proposed height, size, shape, color, and design of each sign and supporting structure.

iv. The name and address of the applicant and the property owner.

v. Such other information as the department of community development and building and safety division may require to determine compliance with this chapter and all ordinances of the city.

vi. The endorsement of either the owner of the premises or an authorized representative of the owner.

b. Existing signs may be reused by a new business at the same location, if approved by the department of community development for the new business, if the sign(s) conforms to the sign regulations and would not be a nonconforming sign(s) subject to removal within a stated period of time.

c. If the application is in conformance with these provisions, the department of community development shall approve the application and refer it to the building and safety division for review and issuance of a sign permit and tag.

d. All applicable fees will be paid to the building and safety division in accordance with Resolution No. 7668 (Schedule of Fees) adopted by the city council on July 14, 2015.

e. Appeals. Any decision rendered by the department of community development may be appealed to the city planning commission per Section 11.50.040, Appeals.

i. Any decision rendered by the city planning commission may be appealed to the city council per Section 11.50.040, Appeals.

3. New Signs Requiring Approval of a Sign Theme.

a. Sign Variances. When practical difficulties, unnecessary hardships, or results inconsistent with the general intent and purpose of this chapter occur by reason of the maximum standards for new signs set forth herein such as height, size, and location of any sign, a sign variance may be granted in the manner hereinafter set forth. In accordance with California Government Code Section 65906 and Chapter 11.53, Variance, no variance shall be granted for any sign prohibited by the provisions of this chapter.

i. Before any sign variance is granted, the applicant shall show the existence, to the satisfaction of the body of such matter, that there are special circumstances applicable to the signing or the sign program of the property involved, such as size, shape, topography, location, or surroundings such that the strict application of this chapter deprives such property of privileges enjoyed by signs or sign programs on other property in the vicinity and under identical zoning classification.

ii. Applications for a variance shall be filed (exclusive of the fees that may be required for the sign permit) according to Resolution No. 7668 (Schedule of Fees).

iii. The director of community development shall review and make recommendations on the application prior to review by the city planning commission.

iv. In reviewing the request for a variance, the city planning commission may consider, but is not restricted to, the following general criteria:

1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?

2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; and does the location of the sign interfere or confuse the readability of traffic control devices (signals)?

3. Supportive units to signs shall present an uncluttered appearance.

b. Administrative Plan. For a development subject to the administrative review and design review process, a proposed sign theme shall be included as part of the required administrative plan and design review applications. The sign theme shall provide the information indicated in this section for sign plans.

i. Application fees for the sign theme shall be included as part of the total site plan fee, exclusive of fees associated with the sign permit and tag.

ii. The director of community development shall review and make recommendations on the site plan application pertaining to signage only.

iii. In reviewing the proposed sign theme, the city planning commission may consider, but is not restricted to, the following criteria:

1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?

2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; does the location of the sign interfere or confuse the readability of traffic control devices (signals)?

3. Supportive units to signs shall present an uncluttered appearance.

4. Any decision rendered by the city planning commission may be appealed to the city council. Such appeal must be submitted in writing to the city clerk no later than ten calendar days after the decision was rendered. The city clerk shall set the matter for hearing, as prescribed by Section 11.50.040, Appeals, by the city council on the earliest convenient date and notify the appellant in writing of said date.

5. The applicant or his authorized representative should appear in person at the city council hearing. If no such appearance is made by the appellant or his authorized representative, and no continuance of said hearing has been requested, the appeal may be denied.

4. For existing, nonconforming signs requesting approval under a planned sign design refer to Section 11.36.120.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.120 Nonconforming signs.

1. Nonconforming Signs. Any sign constructed or erected prior to the effective date of the ordinance codified in this chapter, which was lawful at the time of enactment of this chapter, shall either be removed or brought into conformity with the provisions of this chapter within the period of time prescribed in this section. All signs brought into conformity must obtain a sign permit and tag.

2. All illegal signs shall be removed or made to conform to this chapter within thirty days, unless otherwise provided for in this section.

3. These following restrictions shall be applicable to all existing signs unless otherwise approved by the planning commission through the planned sign design review process herein described. A nonconforming sign may not be:

a. Changed or altered to another nonconforming sign, except that a change or alteration of the sign copy of one nonconforming pole sign shall not be deemed to be the change or alteration to another nonconforming sign and such a change or alteration of the sign copy of a nonconforming pole sign shall not be deemed to permit or constitute an extension of an amortization period for the sign, if same shall otherwise exist;

b. Structurally altered so as to extend their useful life;

c. Expanded;

d. Reestablished after discontinuance for sixty days or more; or

e. Repaired or reconstructed if damaged when the repair or reconstruction exceeds fifty percent of the reasonable replacement value of the existing sign or support structure unless they shall be made to conform to the requirements of this section. A legal nonconforming sign may be repaired or reconstructed if damaged when the repair is less than fifty percent of the reasonable replacement value of the existing sign or support structure.

Any changes to any sign or sign structure in terms of location, size or height, or the sale of a business which necessitate a change of copy will require that the sign be brought into immediate conformance with the provisions of sign ordinance to reflect a new desired message of one preexisting, nonconforming pole sign for each legally identifiable parcel shall not be deemed to require that the sign be brought into immediate conformance with the provisions of these regulations.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.130 Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such decision shall not affect the validity of the remaining portions thereof. The city council hereby declares that it would have passed this chapter and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases hereof be declared invalid or unconstitutional.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.140 Penalty.

Any person who causes, permits, allows, maintains, or suffers a violation of any provision of this chapter, or who fails to comply with any requirements of this chapter, is guilty of a misdemeanor offense.

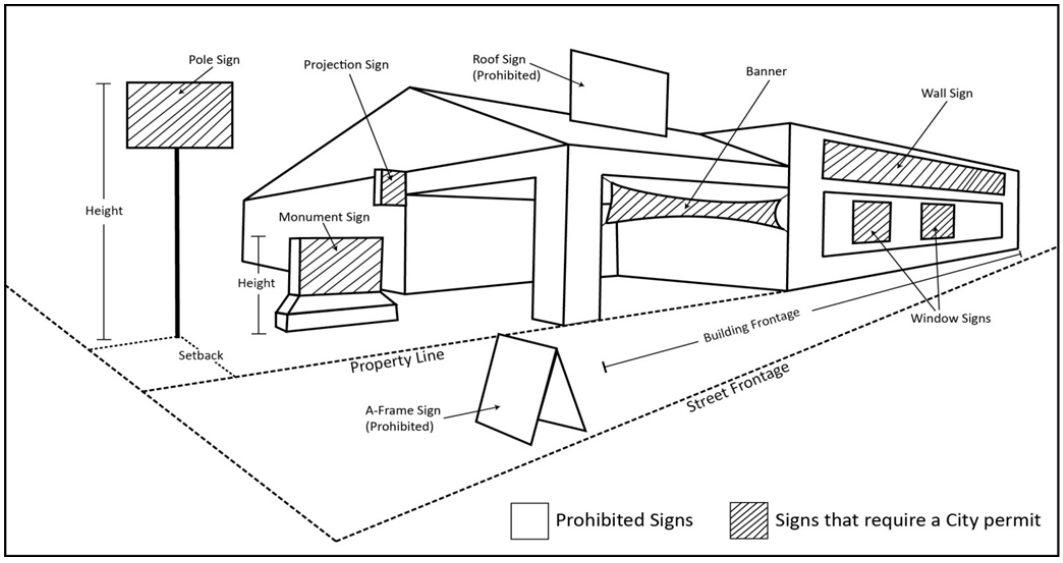
(Ord. 2353 § 7 (part), 7-10-18)

City of South Gate
8650 California Avenue
South Gate, Ca 90280
Phone: (323) 563-9526

Community Development Department
Planning Division

QUICK GUIDE TO SIGN REGULATIONS

(S.G.M.C. Section 11.36)



WALL SIGNS

- Permitted Zones: Commercial and Manufacturing
- Sign area shall not exceed 2 sq. ft. of area per linear foot of street building frontage
- Sign shall not exceed forty percent of the building frontage
- Design Criteria:
  - Illuminated and non-illuminated signs permitted
  - Shall not exceed the height of the building roofline
  - May only project 18 inches from the building face
  - Murals and painted wall signs are subject to the review of the Planning Commission

FREESTANDING MONUMENT SIGNS

- Permitted Zones: Commercial and Manufacturing
- General Requirements:
  - Minimum of 150 sq. ft. of street frontage required
  - Building setback of 10 ft. from street right of way
  - Shall not be located less than 5 ft. inside of property line
  - May be directly or indirectly illuminated
  - One freestanding monument sign per parcel
- Commercial Zones:
  - Sign area shall have a maximum of 25 sq. ft. per side
  - Maximum sign height shall not exceed 6 ft. above finished grade
- Manufacturing Zones:
  - Sign area shall not exceed 1 sq. ft. for each lineal foot of building frontage
  - Maximum allowance of 150 sq. ft.
  - Maximum sign height of 8ft.

PROJECTION SIGNS

- Permitted Zones: Commercial and Manufacturing
- Maximum Area: 16 in. high by 24 in. wide
- Height: Shall be located at least 8 ft. above finished grade
- Projection varies depending on size of sign

POLE SIGNS

- Permitted Zones: M2 & M3
  - Commercial zone with restrictions
- General Requirements:
  - Minimum street frontage of 150 ft.
  - Maximum Area: 1 sq. ft. of sign area per foot of street frontage
  - Sign shall not exceed height of the building roofline
  - Setback: 5 ft. from property line
  - One pole sign per parcel
  - Sign may only be internally illuminated

MARQUEE (AWNING & CANOPY)

- Permitted Zones: Commercial and Manufacturing
- Maximum Size: Shall not exceed 16 in. by 2 ft.
- Height: Shall be at least 8 ft. above finished grade
- Limited to business address, name or product

PERMANENT WINDOW SIGNS

- Permitted Zones: Commercial and Manufacturing
- Maximum Area: 25% of window area
- Height: Bottom of sign must be located 42 in. above sidewalk
- Any window covering that is not transparent is considered a sign

TEMPORARY SIGNS

- Banners
  - Maximum Area: 2 sq. ft. for every linear foot of street building frontage
  - Time Limitations: Banners may be displayed for a maximum of 90 calendar days

PROHIBITED SIGNS

- Portable, folding, A-frame, feather flags or similar type signs
  - Including signs located on the public right of way and private walkways of commercial or manufacturing sites
- Roof Signs

Print Form

City of South Gate

ATTACHMENT C

Community Development Department
Planning Division

8650 California Avenue
South Gate, Ca 90280
Phone: (323) 563-9526

SIGN PERMIT APPLICATION

PROJECT INFORMATION					
Project Address:					
Business Name:					
Please list all **Existing** and **Proposed (New)** signs for this business. Use the Table below.					
Existing	Proposed	Type of Sign (Ex. wall, monument, pole, etc.)	Size	Square Feet	Height
(Ex. 10x4 = 40 s.f) Total Square Footage of Signage:					
Project Valuation:					

PROPERTY OWNER INFORMATION			
Business Owner:			
Mailing Address:			
City, State, Zip:			
Telephone:		Email:	

I declare under the penalty of perjury that the information provided on this application is true and correct; and that the attached diagrams are complete and are an accurate depiction of the sign(s) to be used on the above premises. Further, I understand that no additional sign(s) will be permitted unless approved by the Department of Community Development.

Property Owner's Signature: _____ Date: _____

APPLICANT INFORMATION			
Property Owner:			
Mailing Address:			
City, State, Zip:			
Telephone:		Email:	

I declare under the penalty of perjury that the information provided on this application is true and correct; and that the attached diagrams are complete and are an accurate depiction of the sign(s) to be used on the above premises. Further, I understand that no additional sign(s) will be permitted unless approved by the Department of Community Development.

Applicant's Signature: _____ Date: _____

For Office Use Only

Date Received: _____ **Approved By:** _____ **Case No.** _____

Notes: