



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

May 16, 2025

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RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1092RG25
Related File No.: PR-2025-001768 (Zoning Code Update)
APN: Citywide

Dear Ms. Montojo,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Zoning Code Update (PR-2025-001768), a proposal to amend Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VII (Site Planning and General Development Provisions) and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments implement policy direction from the City Council Land Use Committee related to general sign provisions and are intended to: Promote high-quality signs through enhanced standards for materials and construction; Reduce sign clutter and over concentration of wall signage; Establish development standards for blade signs; Require nonconforming signs to be addressed upon change of use or occupancy; Establish a Creative Sign Permit process to allow for the flexible application of development standards for creative and high-quality designs; Clarify and establish standards for window signage and transparency; and Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, improve useability, correct errors, or remove redundancies.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

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Chapter 19.590 PERFORMANCE STANDARDS

19.590.010 Purpose.

- A. This chapter describes certain characteristics associated with the design and operation of development that have the potential to create negative impacts on surrounding uses. Provisions herein identify the potential nuisance, establish thresholds for compliance, and explain the intent of development and operational standards to reduce potential impacts.
- B. Performance standards are provided to:
 - 1. Establish standards by which potential development related nuisances can be assessed, measured, and otherwise dealt with factually and objectively.
 - 2. Ensure that all such nuisances are controlled in the design and engineering phases of new development projects.
 - 3. Provide a framework by which potential impacts can be assessed and appropriate conditions applied in granting special use and conditional use permits.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.020 Applicability.

- A. These performance standards shall apply to all uses in all zones, except for legal nonconforming uses, as determined by the Community & Economic Development Director or his/her designee.
- B. Compliance may be waived by the City Council if a building condition created under prior ordinances physically precludes the reasonable application of the standards. Additional categorical exceptions from compliance with the performance standards are as follows:
 - 1. Temporary activities, such as festivals and other special events with approved temporary use permits or other required permits, where such activities otherwise comply with other applicable provisions of the Zoning Code.
 - 2. Emergency activities subject to approval of an appropriate City Authority.
 - 3. Construction activities, where such activity is temporary in nature and explicitly regulated by other sections of the Municipal Code.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.030 Hazardous and toxic materials.

- A. The intent of this section is to protect local health, safety and general welfare by ensuring that the design and operational characteristics of a property or use does not adversely impact neighboring property owners, neighboring property users or the general public through the accidental or intentional release or use of hazardous materials.

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- B. The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations (California Administrative Code, Title 22, Division (4). The U.S. Environmental Protection Agency (EPA) and the California Department of Health Services (DHS) identify hazardous materials and prescribe handling, use and disposal practices. The use, storage, manufacture and disposal of hazardous materials shall be regulated and monitored according to the standards established by these agencies and any delegated government agencies.
 - C. The use, handling, storage, and transportation of combustibles and explosives shall comply with the provisions of the Uniform Fire Code. No gasoline or other inflammables or explosives shall be stored unless the location, plans, and construction conform to the laws and regulations of the State of California and have the approval of the City of Riverside.
 - D. Toxic gases or matter shall not be emitted that can cause any damage to health, to animals or vegetation, or other forms of property, or that can cause any excessive soiling beyond the lot lines of the use.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.050 Radioactivity.

No use shall be permitted that emits radioactivity in dangerous amounts. The use, handling, storage, and transportation of radioactive materials shall comply with the provisions of the California Radiation Control Regulations (California Administrative Code, Title 17).

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.060 Electric and electromagnetic disturbances and hazards.

No use shall be permitted where electric or electromagnetic interference results and adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.070 Light and glare.

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings, and within parking areas.
- B. Except for stadium and playing field lighting, lighting support structures shall not exceed the maximum permitted building height of the zone where such lights are located. Furthermore, the height of any lighting shall be the minimum required to accomplish the purpose of the light. Freestanding pole lights shall not exceed a maximum height of 14 feet within 50 feet of a residentially zoned property or residential use.
- C. The candle-power of all lights shall be the minimum required to accomplish the purpose of the light.
- D. Flickering, flashing or strobe lights shall not be permitted. All lights shall be constant and shall not change intensity or color more often than once every 30 minutes.
- E. Aircraft search lights normally used to draw attention to a business from off-site are prohibited.
- F. Lighting where required for parking lots shall be provided at a level no less than one foot candle throughout the lot and access areas, and such lighting shall be certified as to its coverage, intensity and adherence to Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting) by a qualified lighting engineer.

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- G. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision.
 - H. Lighting for advertising signs shall not cause light or glare on surrounding properties.
 - I. Lighting shall not be directed skyward or in a manner that interferes with the safe operation of aircraft.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.080 Odor.

- A. This section establishes regulations intended to prevent the exposure of persons to offensive odors. Odors from gases or other odorous matter shall not be of such intensity beyond the lot line of the use so as to be offensive to a reasonable person of normal sensitivity.
- B. Any process that creates or emits any odors, dust, smoke, gases, or other odorous matter shall comply with applicable standards set by the South Coast Air Quality Management District (SCAQMD).

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.090 Noise.

- A. These regulations aim to prohibit unnecessary, excessive and annoying noises from all sources, as certain noise levels are detrimental to the health and welfare of individuals. The standards apply to all land uses in all zones unless otherwise specified in the Zoning Code or other applicable law. In addition to the requirements of this chapter, any use or activity within the City shall comply with the noise regulations of Title 7 (Noise Control) of the Riverside Municipal Code.
- B. No person shall create nor allow the creation of noise that causes the noise level when measured on any property to exceed the noise standards set forth in Title 7 (Noise Control) of the Riverside Municipal Code.
- C. Utilization of compressors or other equipment, including but not limited to vents, ducts, and conduits, but excluding window or wall-mounted air-conditioners, that are located outside of the exterior walls of any building, shall be enclosed within a permanent, noncombustible, view-obscuring enclosure to ensure that the equipment will not emit noise in excess of the American National Standards Institute specifications for sound level meter ANSI S1.4-1971 or the latest approved revision thereof.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.100 Heat.

Heat from any source shall not be produced beyond the lot lines of the use so as to be offensive to a reasonable person of normal sensitivity.

(Ord. 7331 §95, 2016; Ord. 6966 §1, 2007)

19.590.110 Retail storefront window transparency

- A. Intent. These regulations aim to enhance retail storefront design and encourage safe, attractive and dynamic commercial areas.

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- B. At least 75% of the window surface area shall be transparent. Fully opaque treatments or coverings including any allowable window signs, exceeding 25% of the window surface area are prohibited.
- C. Window signs as defined in Chapter 19.910 shall not be applied to more than 25% of the window area.
1. Storefronts with all windows completely opaque or “blacked-out” with no transparency is prohibited.
 2. Vacant storefronts with no business occupying the tenant space may temporarily apply window signs up to 100% of the window area, until the tenant space is occupied.
 - a. Window signs for vacant storefronts may promote leasing contacts for the property subject to the permit requirements of 19.620.090 Temporary Signs.
- D. Window signs shall comply with the requirements of Chapter 19.620.
- E. Exceptions. Areas for storage or mechanical and/or utility equipment shall not be subject the provisions of this section.

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VIII - SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS
Chapter 19.620 GENERAL SIGN PROVISIONS

Chapter 19.620 GENERAL SIGN PROVISIONS

19.620.010 Authority.

This chapter is adopted pursuant to the authority vested in the City of Riverside and the State of California, including but not limited to: the State Constitution Article XI, Section 5, California Government Code Sections 65000 et seq., 38774, 38775, 65850(b), California Business and Professions Code Section 5230, and Penal Code 556.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.020 Findings and purpose.

The City Council finds that unregulated and uncontrolled construction, erection, and lack of maintenance of signage in the City will result in excessive and inappropriate signage that has an adverse impact on the overall visual appearance of the City, which will adversely affect economic values. Unregulated and inappropriate signage can also increase risks to traffic and pedestrians by creating hazards and unreasonable distractions. It is, therefore, necessary to enact sign regulations to safeguard and preserve the health, property and public welfare of Riverside residents through control of the design, construction, location and maintenance of signs as an information system, which preserves and enhances the aesthetic character and environmental values of the City of Riverside, its residential neighborhoods and commercial/industrial districts consistent with the goals, policies, and strategies of the General Plan while providing an effective means for members of the public to express themselves through the display of signs. Regulations within this chapter will minimize visual clutter, enhance safety through design and placement of signs, and preserve the aesthetics and character of the community. By adopting this chapter, the City Council intends to balance the needs of the City's residents, businesses, institutions, and visitors for adequate identification, communication, and advertising with the objectives of protecting public safety and welfare and preserving and enhancing the aesthetic character and environmental values of the community, by:

- A. Encouraging communications that aid orientation and promote economic vitality while preventing visual clutter that will detract from the aesthetic character of the City;
- B. Applying basic principles of good design and sensitivity to community appearance to signage to avoid the creation of nuisances and privacy violations that will degrade the value of surrounding properties;
- C. Enhancing safety by ensuring that signs are designed, constructed, installed, and maintained in compliance with minimum standards necessary to provide adequate visibility and to avoid the creation of hazards or unreasonable distractions for pedestrians or drivers; and
- D. Ensuring that the constitutionally-guaranteed right of free speech is protected.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.030 Applicability and scope.

This chapter regulates signs, as defined herein, that are located or mounted on private property within the corporate limits of the City of Riverside, as well as signs located or mounted on public property that is owned or controlled by public entities other than the City of Riverside, and over which the City has land use or zoning

authority. However, property owned by public entities other than the City, in which the City holds the present right of possession, or for which management rights have been delegated to the City, are not within the scope of this chapter. Policies for private party signs on City-owned property, on the public right-of-way, and publicly owned properties in which the City holds the present right of possession or for which management rights have been delegated to the City, are stated in Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way). The provisions set forth in this chapter shall apply in all zoning districts of the City, except where expressly stated otherwise. No sign within the regulatory scope of this chapter shall be erected or maintained anywhere in the City except in conformity with this chapter. This chapter applies prospectively only.

For the regulatory purposes of this title, the following are not within the definition of "sign":

- A. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts);
- B. Symbols embedded in architecture: Symbols of non-commercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building that is otherwise legal; also includes foundation stones, corner stones and similar devices;
- C. Personal appearance: Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes (but not including commercial mascots);
- D. Manufacturers' marks: Marks on tangible products, that identify the maker, seller, provider or product, and that customarily remain attached to the product even after sale;
- E. Fireworks and lighting displays: The legal use of fireworks, candles and artificial lighting not otherwise regulated by the title;
- F. Certain insignia on vehicles and vessels: on street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, non-commercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool (not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;
- G. Grave stones, grave markers and similar devices, when used with a cemetery to indicate deceased persons buried within proximity to the marker;
- H. Newsracks and newsstands;
- I. Door mats, floor mats, welcoming mats and similar devices;
- J. Legally placed vending machines displaying only onsite commercial or non-commercial graphics, and drive-up or walk up service facilities such as gas pumps and automated teller machines.
- K. Shopping carts identifying the establishment to which they belong; and
- L. Murals as defined by Section 19.620.160 of this chapter subject to compliance with Chapter 19.710, Design Review, of the Zoning Ordinance.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.040 Exempt signs.

- A. *Signs exempt from permitting and standards.* In addition to specific provisions elsewhere in this chapter that exempt certain signs from a permit requirement, the following signs do not require a permit and are not subject to standards:
 - 1. Signs of public service and utility companies indicating danger and aides to service and public safety;

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2. Signs or other visual communicative devices that are located entirely within a legally established building or other enclosed structure and are not visible from the exterior thereof;
 3. Railroad crossing signs;
 4. Traffic or municipal signs posted by government agencies;
 5. Legal notices posted pursuant to law or court order; and
 6. Address signs that are required by and conform with the Building Code; and
 7. Public service and civic identification signs promoting City-sponsored activities or community events as authorized by the City Council.
- B. *Signs exempt from permit requirements.* The following signs do not require permits pursuant to Section 19.620.110, Procedures for Sign Approval, of this chapter when they comply with the applicable standards of this chapter:
1. *Directional signs.* On properties containing public parking areas in any zone, monument directional signs, not exceeding six square feet in area per display face and four feet in overall height, located at each public entrance to or exit from the public parking area. Building mounted directional signs shall also be allowed as necessary to direct persons to specific functions of a business with separate exterior entrances. Such signs shall not exceed six square feet in area and shall be situated directly above or to the side of the entrance being identified.
 2. *Information signs not displaying general advertising for hire.*
 - a. Building or window signs less than four square feet in area indicating the hours of operation of an establishment and whether such establishment is presently open to the public;
 - b. Freestanding signs not exceeding one square foot in area and four feet in height providing information for the safety and convenience of the public, such as identifying rest rooms or telephones or areas where parking is not permitted;
 3. *Hazard signs.* Signs warning persons of hazards pertaining to the property provided that individual signs do not exceed one square foot in size and six feet in height and are erected at least 75 feet apart from each other.
 4. *Flags.* Flags not used as general advertising for hire if they comply with the following standards:
 - a. *Complexes of commercial, office and industrial uses.* Each complex of commercial, office or industrial uses, consisting of three or more uses on a single parcel or contiguous parcels with common off-street parking and access, may display not more than three flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than three maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed 20 feet. Any illumination shall be oriented and shielded not to glare into adjacent properties. Bunting shall be securely attached to at least two ends of a rigid frame attached to a pole or projecting from a building in compliance with standards for projecting signs.
 - b. *All other nonresidential uses.* Each occupied parcel containing a nonresidential use, other than described in sub-section a. may display not more than three flags, subject to: maximum area of 60 square feet (area includes one side only) on not more than three maximum 35 foot high poles. If separate poles are used, the distance from one pole to another may not exceed ten feet.
 - c. *Residential subdivisions and condominiums.* Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25 square foot on a pole not higher than 20 feet, per model home in a model home complex. Such poles must be situated not closer than ten feet from the public right-of-way and within 20 feet of the model

complex or sales office. If separate poles are used, the distance from one pole to another may not exceed ten feet. A residential subdivision or condominium is considered to be all lots under a parent tract number including all phases.

- d. *Apartments and mobile homes.* Complexes of four or more apartments or mobile homes sharing common private access and/or parking may display not more than three flags, subject to: maximum area of 25 square feet (area includes one side only) on not more than three maximum 20 foot high poles. If separate poles are used, the distance from one to another may not exceed ten feet.
- e. *All other residential uses.* Each occupied parcel containing a residential use other than described in sub-sections c. and d. may display one flag, subject to a maximum area of 25 square feet (area includes one side only) on one maximum 20-foot high pole.
- 5. Non-illuminated identification signs up to four square feet in area on residential multi-unit buildings and complexes;
- 6. *Construction site signs.* In all zones, unlighted freestanding or wall signs may be displayed on the lot or parcel on which the construction is occurring. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy. Such signs shall not exceed 32 square feet in area (area includes one side only).
- C. *Nonconforming signs.* Signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued even though they do not comply with the standards and requirements of this chapter as provided for in Section 19.620.130. No such sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement conforms to the applicable requirements of this chapter and will result in the elimination or substantial reduction of the sign's nonconforming features.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

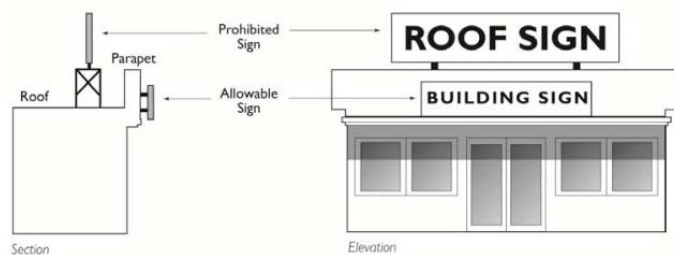
19.620.050 Prohibited signs.

Unless otherwise permitted by a specific provision of this chapter, the following sign types are prohibited in all zones:

- A. *Advertising statuary.* Unless approved subject to a conditional use permit and Design Review pursuant to Chapters 19.760 and 19.710 of the Zoning Ordinance, all forms of advertising statuary are prohibited in all zones. A three-dimensional sign that is affixed to a building and complies with all the applicable requirements of this chapter shall not be considered advertising statuary.
- B. *Animated and moving signs.* Signs that blink, flash, shimmer, glitter, rotate, oscillate, are projected, or move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, oscillating or moving except for signs with changeable digital displays (e.g. light emitting diodes) that are expressly allowed by another provision of this chapter or a specific plan or other policy approved by the City Council.
- C. *Banners, balloons, streamers, and pennants.* Banners, balloons, streamers, and pennants that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except as temporary signs that comply with the requirements of Section 19.620.090, Temporary Signs, flags that comply with Section 19.620.040.B.4, Exempt Signs, or a specific plan or other policy approved by the City Council. Feather banners as defined in Section 19.620.150 are prohibited in all zones as either temporary or permanent signs.
- D. *Bench signs.* All forms of bench signs or bus stop commercial advertising are prohibited in all zones except where State law expressly grants to a public transportation agency rights to such signage.

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- E. *Commercial mascots.* All commercial signs held, posted or attended by commercial mascots as defined in Section 19.620.150 are prohibited in all zones.
- F. *Mobile signs.* Any sign carried or conveyed by a vehicle that is used as a device for general advertising for hire, excluding signs on taxis and public buses.
- G. *Permanent signs displaying off-premises general advertising for hire (billboards).* This chapter does not allow or authorize a permanent structure signs displaying general advertising for hire for a business, commodity, service, facility or other such matter not located, conducted, sold or offered upon the premises where the sign is located. Such signs are prohibited in all zones unless authorized by separate Chapter of the Municipal Code.
- H. *Pole signs.* Unless expressly allowed by another provision of this chapter or a specific plan or policy approved by the City Council, pole signs are prohibited in all zones.
- I. *Portable signs.* Unless expressly allowed by another provision of this chapter or by separate Chapter of the Municipal Code, portable signs are prohibited in all zones.
- J. *Paper signs and placards.* Paper signs and placards that direct, promote, attract, service or that are otherwise designed to attract attention are prohibited in all zones except for temporary signs that comply with the applicable requirements of Section 19.620.090, Temporary Signs.
- K. *Roof signs.* Unless expressly allowed by another provision of this chapter, roof signs as defined in Section 19.620.150 of this chapter are prohibited in all zones. A mansard sign that does not extend above the deck-line or principal roofline of a mansard roof and complies with all other applicable provisions of this chapter shall not be considered to be a roof sign.



- L. *Signs creating traffic hazards.*
1. Signs located in such a manner as to constitute a traffic hazard or obstruct the view of traffic, or any authorized traffic sign or signal device, as determined by the Community & Economic Development Director or his/her designee;
 2. Signs that may create confusion with any authorized traffic sign, signal, or device because their color, location or wording, or use of any phrase, symbol, or character interferes with, misleads, or confuses vehicular drivers in their use of roads or conflicts with any traffic control sign or device;
 3. Signs within five feet of a fire hydrant, street sign, or traffic signal.
- M. *Signs that produce emissions or noise.* Signs that produce visible smoke, vapor, particles, bubbles or free-floating particles of matter, odor, noise or sounds that can be heard at the property line, excluding voice units at menu boards and devices for servicing customers from their vehicles, such as drive-up windows at banks, when such units are used only for the purpose of two-way communication and sufficiently shielded to prevent impacts to adjacent residential properties.

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- N. *Signs for prohibited or unpermitted uses.* A sign displaying a commercial message promoting a business that is a prohibited use as established in Chapter 19.150 (Base Zones Permitted land uses) and which has not been established as a legal non-conforming use or a business that is permitted but has not obtained required approvals pursuant to the requirements of this Code.
- O. *Signs on public property.* Except as otherwise provided for in Chapter 19.625, Private Party Signs on City-Owned Property and the Public Right-of-Way, no inanimate sign, or supporting sign structure, may be erected in the public right-of-way, including portable A-frame signs. This provision does not prohibit signs that are mounted on private property but project into or over public property or the public right-of-way, when such sign is authorized by an encroachment permit.

P. *Cabinet or panel signs.*

1. *New cabinet or panel signage as defined in section 19.620.150, including blade or projecting signs, are prohibited except in the case of unusually shaped or elaborate logos that would be onerous to render in channel letter form.*
2. *Existing cabinet signs may continue to be used and maintained, subject to Section 19.620.130 Nonconforming Signs.*

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 7184 §1, 2012; Ord. 6966 §1, 2007)

19.620.060 ~~Design principles~~ Minimum criteria for sign design.

- A. *Architectural compatibility.* A sign (including its supporting structure, if any) shall be designed as an integral design element of a building's architecture and shall be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and shall not be permitted.
- B. *Consistency with area character.* A sign shall be consistent with distinct area or district characteristics and incorporate common design elements, such as sign materials or themes. Where a sign is located in close proximity to a residential area, the sign shall be designed and located so it has little or no impact on adjacent residential neighborhoods.
- C. *Legibility.* The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, shall be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics shall have sufficient contrast with the sign background in order to be easily read during both day and night.
- D. *Readability.* A sign message shall be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.
- E. *Visibility.* A sign shall be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.070 General provisions for all sign types.

The following regulations apply to all signs in any zone:

- A. *Signs must comply with this Code.* In all zones, only such signs as are specifically permitted in this chapter may be placed, erected, maintained, displayed or used, and the placement, erection,

maintenance, display or use of signs shall be subject to all restrictions, limitations and regulations contained in this chapter. The placement, erection, maintenance, display or use of all other signs is prohibited.

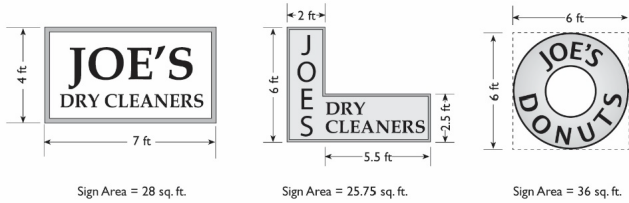
- B. *Enforcement authority.* The Community & Economic Development Director or his/her designee is authorized and directed to enforce and administer the provisions of this chapter.
- C. *Permit requirement.* Unless expressly exempted by a provision of this chapter, or by other applicable law, signs within the regulatory scope of this chapter may be displayed only pursuant to a permit issued by the City pursuant to Section 19.620.100 of this chapter and any applicable permit required by the Building Code.
- D. *Design review required for nonresidential uses.* Unless exempt from the requirements of this chapter, the design and placement of any permanent sign erected for a nonresidential use is subject to review under the Citywide Sign and Design Guidelines.
- E. *Message neutrality.* It is the City's policy to regulate signs in a constitutional manner that does not favor commercial speech over noncommercial speech and is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.
- F. *Regulatory interpretations.* All regulatory interpretations of this chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this chapter, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the Community & Economic Development Director or his/her designee shall approve, conditionally approve or disapprove the application based on the most similar sign type that is expressly regulated by this chapter.
- G. *Changes to copy of approved signs.* Changes to the copy of approved signs that were legally established and have not been modified so as to become illegal are exempt from permitting pursuant to this chapter. Changes to copy do not include changes to the type or level of illumination of an approved sign.
- H. *Substitution of messages.* Subject to the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message.
- I. *Rules for non-communicative aspects of signs.* All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.
- J. *Situs of non-commercial message signs.* The onsite/offsite distinction applies only to commercial messages on signs.
- K. *Mixed Use Zones.* In any zone where both residential and nonresidential uses are allowed, the sign-related rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located where that type of use would be allowed as a

matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.

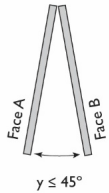
- L. *Property owner's consent.* No sign may be displayed without the consent of the legal owner(s) of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.
- M. *Legal nature of signage rights and duties.* As to all signs attached to property, real or personal, the signage rights, duties and obligations arising from this chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this chapter), or the ownership of sign structures.
- N. *Variances.*
 - 1. When a variance from the rules stated in this chapter is sought, such variance may be permitted only upon the approval of the Approving Authority as designated in Table 19.650.020 and pursuant to the procedures set forth in Chapter 19.720 (Variances).
 - 2. In considering requests for such variances, the Approving Authority shall not consider the message of the sign display face.
 - 3. No variance that would allow a permanent structure sign to be used for the display of off-site commercial messages or general advertising for hire may be approved.
- O. *Severance.* If any section, sentence, clause, phrase, word, portion or provision of this chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid portion. In adopting this chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion, which may be held invalid or unenforceable.
- P. *Riverside Municipal Airport.* Except for signs oriented so as to be primarily viewed from any public street other than Airport Drive, signs within Riverside Municipal Airport and which serve lessees of the Riverside Municipal Airport shall be governed by the Riverside Municipal Airport Sign Criteria adopted by resolution of the City Council and shall not be restricted by this chapter except for those provisions regarding maintenance and safety. Signs at the Municipal Airport are also subject to permits under the City Building Code.

RQ. Calculation of sign area. The area of an individual sign, as defined in Section 19.620.150 of this chapter, shall be calculated according to the following provisions. Sign area does not include supporting structures such as sign bases and columns provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of signs is illustrated in Figures 19.620.070.R-1, 2, and 3.

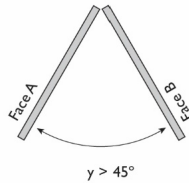
- 1. Single-faced signs.** Where only one face of the sign includes written copy, logos, emblems, symbols, ornaments, illustrations, or other sign media, the sign area shall include the entire area within a single continuous perimeter composed of one or two rectangles that enclose the extreme limits of all sign elements on the face of the sign.



2. Double-faced signs. Where two faces of a double-faced sign have an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign have an interior angle of more than 45 degrees from one another, both sign faces will be counted toward sign area.

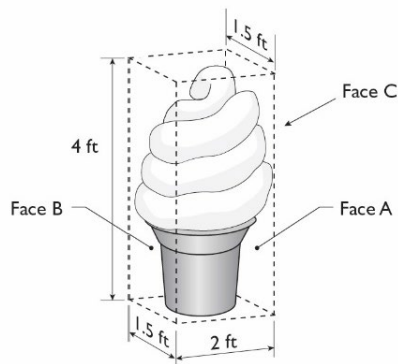


Sign Area = Area of Face A or Face B,
whichever is bigger



Sign Area = Area of Face A + Area of Face B

3. Multi-faced signs. Signs with three or more faces, where at least one interior angle is 45 degrees or more the calculation shall include the total area of each face that includes written copy, emblems, symbols, ornament, illustrations, or other sign media regardless of the dimension of each face.
4. Three dimensional signs. Signs that consist of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area that is the sum of the areas of the three visible vertical faces of the smallest cube or rectangular volume that will encompass the sign.

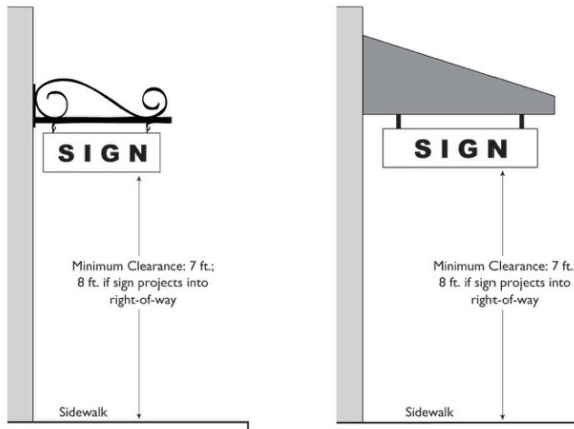


$$\begin{aligned}\text{Sign Area} &= \text{Area of Face A} + \text{Area of Face B} + \text{Area of Face C} \\ &= 20 \text{ sq. ft.}\end{aligned}$$

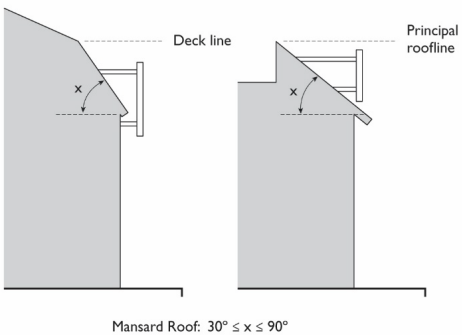
19.620.075 Development standards for all sign types.

QA. Permitted sign locations.

1. **Building signs.** All building signs, with the exception of blade signs as set forth herein, must be located on and directly parallel to a building wall, canopy fascia or mansard roof directly abutting the use or occupancy being identified and directly facing a parking lot, mall, street, driveway, alley or freeway.
2. **Window signs.** Except for signs painted directly on the exterior surface of the window, all window signs must be located on or within 24 inches of the inner surface of a window directly used by the use or occupancy being identified and be directly facing a parking lot, mall, street, driveway, alley or freeway.
3. **Under canopy and shingle signs.** All under canopy and shingle signs shall be suspended from the underside of a pedestrian canopy or awning directly adjacent to the business identified on the sign or a support attached to and projecting from the building wall. Such signs shall be oriented perpendicular to the adjacent wall of the business being identified and shall be attached with rigid supports of a type and in a manner acceptable to the Building and Safety Division. A minimum clearance of seven feet shall be maintained between the grade level below the sign and the lowermost portion of the sign except when the sign is projecting over a public right-of-way, in that case the minimum clearance shall be eight feet.



4. *Pylon and monument signs.* All pylon and monument signs shall be oriented toward a parking lot, mall, street, driveway or alley. Such signs shall be situated on the lot or parcel on which the use or occupancy identified is located, except in a commercial, office or industrial complex where such a sign may be located on any lot or parcel in the complex where the use or occupancy identified is located.
5. ~~Sign projection from a building face~~*Other projecting signs.* Building signs shall not project more than 12 inches from the face of the building on which they are placed with the following exceptions:
 - a. Signs placed on a mansard roof may project such a distance from the face of the roof as necessary for the sign face to be perpendicular to the floor of the building.



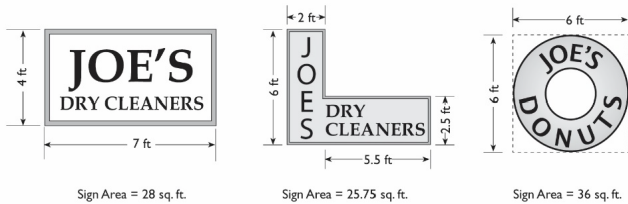
- b. In any Neighborhood Commercial Overlay Zone, a maximum four square foot, double-faced sign, oriented perpendicular to the building wall is permitted in lieu of an under canopy sign. Such perpendicular sign shall not project more than 30 inches from the face of the building wall on which it is placed, shall be attached with rigid supports in a manner

acceptable to the Building and Safety Division and shall maintain a minimum clearance of eight feet between the grade level below the sign and the lowermost portion of the sign.

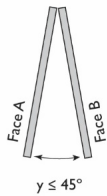
- c. A three-dimensional sign that complies with the applicable requirements of this chapter.
6. *Projection of permanent signs over public rights-of-way.* All signs that project over or into the public right-of-way require approval of an encroachment permit by the Public Works Department under Sections 10.16.040 and Section 13.08.015 of the Riverside Municipal Code.
7. *Historic area ~~perpendicular-blade~~ signs.* For buildings registered in the National Historic Register; designated a State Historical landmark, a City of Riverside landmark or structure of merit; or located in a City of Riverside historic preservation district or neighborhood conservation area, and that contain a nonresidential use, double-faced signs, oriented perpendicular to the building wall are permitted subject to standards in Section 19.620.120.C.

~~R. *Calculation of sign area.* The area of an individual sign, as defined in Section 19.620.150 of this chapter, shall be calculated according to the following provisions. Sign area does not include supporting structures such as sign bases and columns provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of signs is illustrated in Figures 19.620.070.R-1, 2, and 3.~~

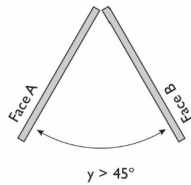
- ~~1. *Single faced signs.* Where only one face of the sign includes written copy, logos, emblems, symbols, ornaments, illustrations, or other sign media, the sign area shall include the entire area within a single continuous perimeter composed of one or two rectangles that enclose the extreme limits of all sign elements on the face of the sign.~~



- ~~2. *Double faced signs.* Where two faces of a double faced sign have an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double faced sign have an interior angle of more than 45 degrees from one another, both sign faces will be counted toward sign area.~~



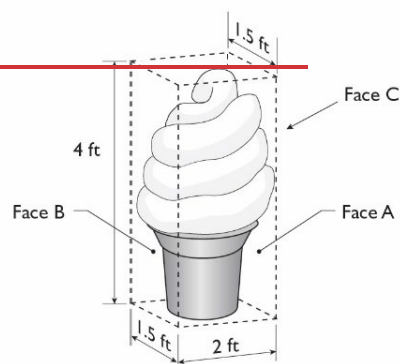
Sign Area = Area of Face A or Face B,
whichever is bigger



Sign Area = Area of Face A + Area of Face B

3. ~~Multi-faced signs.~~ Signs with three or more faces, where at least one interior angle is 45-degrees or more the calculation shall include the total area of each face that includes written copy, emblems, symbols, ornament, illustrations, or other sign media regardless of the dimension of each face.

4. ~~Three dimensional signs.~~ Signs that consist of one or more three dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area that is the sum of the areas of the three visible vertical faces of the smallest cube or rectangular volume that will encompass the sign.



$$\text{Sign Area} = \text{Area of Face A} + \text{Area of Face B} + \text{Area of Face C} \\ = 20 \text{ sq. ft.}$$

S.B. Materials.

1. Permanent signs may not be made of plywood, pressed board, non-exterior grade wood products or any material, such as paper or cardboard, that is subject to rapid deterioration and not weather-resistant.

2. ~~Materials used for temporary signs shall comply with applicable requirements of Section 19.620.090, Temporary Signs.~~

2. Fabric signs shall be restricted to Public Service and Civic Identity Banners, Awning Signs, and Temporary Signs permitted pursuant to Section 19.620.090.

IC. Illumination. Unless specifically restricted by this chapter, signs may be illuminated or non-illuminated. The illumination of signs, from either an internal or external source, shall be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

1. Sign lighting shall not be of an intensity or brightness, or generate glare, that will create a nuisance for residential buildings in a direct line of sight to the sign;
2. External light sources shall be directed, shielded, and filtered to limit direct illumination of any object other than the sign;
3. Exposed incandescent lamps that exceed 40 watts or contain either internal or external metal reflectors are not permitted.

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4. Refer to Section 19.620.080.~~D.4C.5~~ for additional illumination requirements for electronic message center signs.

5. Electrical raceways, conduits, and similar devices shall be placed so that they are not within public view.

- a. Where this is physically impractical or potentially damaging to significant architectural features or materials of the structure upon which the sign is mounted, raceways, conduits, and similar devices shall be as minimal as possible and painted to match surrounding material.

6. Neon signs and architectural lighting. The use of neon tubes for signs or architectural elements shall be allowed in commercial and mixed-use zoning districts subject to the requirements of Section 19.620.050.B.

DD. Maintenance and safety.

1. *Maintenance.* All signs, together with all their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted. The Community & Economic Development Director or his/her designee may order the removal of any sign that is not maintained in accordance with the provisions of this chapter and all other applicable laws.
2. *Interference with safety passages.* No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. No sign shall obstruct any window to such an extent that any light, ventilation or access is reduced to a point below that required by any law or ordinance.
3. *Proximity to electrical facilities.* No sign or structure shall be erected in such a manner that any portion of its surface or supports shall be within six feet of overhead electric conductors, which are energized in excess of 750 volts, nor within three feet of conductors energized at 0 to 750 volts.
4. *Electrical signs.* Electrical signs shall bear the label of an approved testing laboratory. Said label shall not exceed four square inches. Said label shall be placed as directed by the Community & Economic Development Director or his/her designee. Electrical signs and appurtenant equipment shall be installed in accordance with the Electrical Code.
5. *Engineering design and materials.* Signs designed and constructed as building elements or structures shall be in accordance with the provisions of the Building Code.
6. *Inspections.* It shall be the duty of every person who may erect any sign designated under this chapter to afford ample means and accommodation for the purpose of inspection whenever, in the judgment of the Community & Economic Development Director or his/her designee or the Building Official, such inspection is necessary. The inspectors for the Public Utilities Department and the Fire Department of the City shall also have the right and authority to inspect any such signs during reasonable hours.
7. *Liability of owners.* This chapter shall not be construed to relieve from or lessen the responsibility of any person owning, maintaining, operating, constructing or installing any sign or other device mentioned in this chapter for damages to life or property caused by any defect therein.
8. *City responsibility for sign compliance.* Neither the City nor any agent thereof may be held as assuming any liability by reason of the inspection required by this chapter. Nothing in this chapter waives or diminishes any defenses the City may have in any action alleging that the City is responsible, in whole or in part, for damage, loss or injury caused by any sign. By enacting this

chapter the City does not waive its immunities under California statutory law, including but not limited to the governmental immunities.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.080 Standards for specific sign types by district and use type.

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.

Table 19.620.080.A: Building Signs in Nonresidential and Mixed-Use Districts

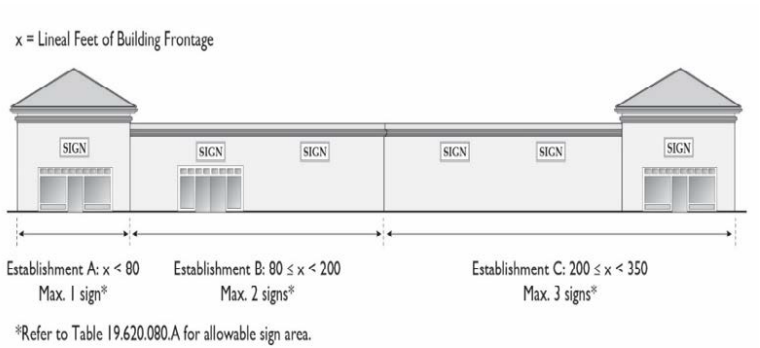
		Wall Signs					Window Signs	Under Canopy Shingle
Tenant/Occupant Building Frontage in lineal feet (LF)		Less than 80 LF	80 LF or more & less than 200 LF	200 LF or more & less than 350 LF	350 LF or more & less than 500 LF	500 LF or more		
Commercial Zones	CR, CG & CRC	<ul style="list-style-type: none"> For the purposes of business identification only. Secondary signs identifying special features, services, trade, or products of the business shall not exceed more than 10% of the total sign area 					<p>Allowed</p> <p>Maximum of 25% of the window area.</p> <p>See section 19.590.110 for exceptions for vacant storefronts.</p>	<p>1 under canopy shingle sign per use or occupancy 9 square feet</p>
		1 wall sign per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	2 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage	3 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 200 square feet	4 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 400 square feet	5 wall signs per occupant building frontage 1 square foot of sign area per lineal foot of occupant building frontage up to a maximum of 500 square feet.		
	O (Office)	1 wall sign per building frontage 1 square-foot of sign area per	For each occupant building frontage 80 lineal feet in length or more:				Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
			2 wall signs per occupant building frontage 1 square-foot of sign area per lineal foot of occupant building frontage or 200 square feet for the entire building frontage, whichever is less.					

		lineal foot of occupant building frontage.						
Mixed Use Zones—MU-N, MU-V & MU-U		Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Industrial Zones—BMIP, I, AI & AIR within an Industrial Complex		1 wall sign per occupant or building on each building frontage 1 square-foot of sign area per lineal foot of occupant building frontage 1 square-foot of sign area per lineal foot of occupant building frontage	For each occupant building frontage 80 lineal feet in length or more: 2 wall signs on each occupant building frontage oriented toward a parking lot, mall street, driveway, alley or freeway. 1 square-foot of sign area per lineal foot of occupant building frontage not to exceed 200 square feet of total sign area.				Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Other Zones Public Facilities Zone, Schools and All other Non-Commercial/Industrial & Nonresidential Uses		1 on-premises wall sign for each street frontage 1 square-foot of sign area per lineal foot of occupant building frontage not to exceed 24 square feet of total sign area					Same as for CR, CG & CRC Zones	Same as for CR, CG & CRC Zones
Wall Signs - Multiple Story Buildings Greater than 3 Stories in Zones where Buildings Greater than 3 Stories are Allowed - For multiple story buildings greater than 3 stories, wall signs are allowed only on the first floor and on the top floor of a building. The maximum area of wall signs on the first floor shall not exceed the total allowable wall sign area specified in the wall sign standards above. See specific standards below for maximum area of top floor signs allowed in addition to allowable area for first floor signage. For multiple story buildings 3 stories or less, wall signs are allowed on any floor but the total sign area for the entire building frontage inclusive of all floors								

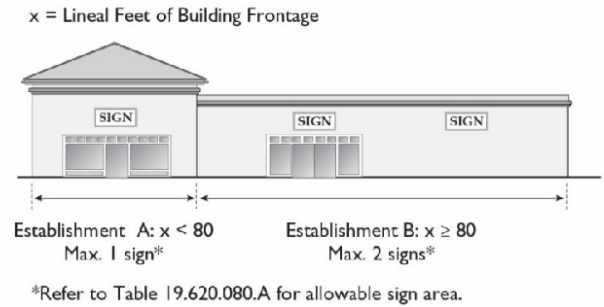
shall not exceed the maximum allowable sign area as indicated in the standards above. Wall signs shall be for the purposes of business identification only.

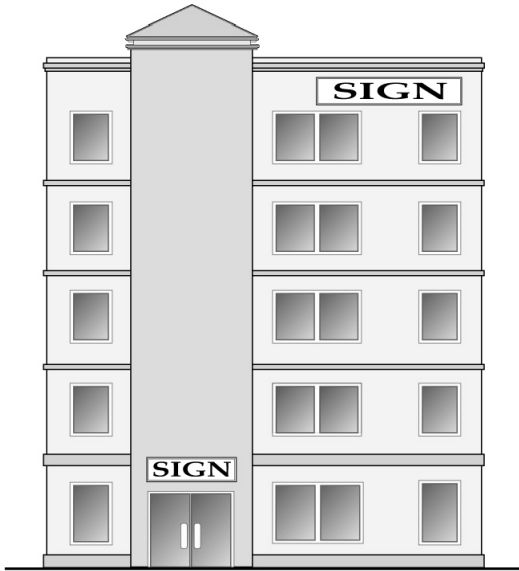
	4 Stories	5 to 6 Stories	7 to 10 Stories	Over 10 Stories
Building frontage less than 150 lineal feet	1 sign per building frontage located at the top floor 100 square feet	1 sign per building frontage located at the top floor 150 square feet	1 sign per building frontage located at the top floor 200 square feet	1 sign per building frontage located at the top floor 250 square feet
Building frontage 150 lineal feet or more	2 signs per building frontage located at the top floor 100 square feet per sign up to a total maximum of 150 square feet for the building frontage	2 signs per building frontage located at the top floor 150 square feet per sign up to a total maximum of 225 square feet for the building frontage	2 signs per building frontage located at the top floor 200 square feet per sign up to a total maximum of 300 square feet for the building frontage	2 signs per building frontage located at the top floor 250 square feet per sign up to a total maximum of 375 square feet for the building frontage
Notes: 1) In general, each establishment/occupant is allowed at least 1 wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, 4 window signs <u>up to 25% of the window area per building entrance</u> , and 1 under canopy shingle sign per building frontage subject to the standards provided below. 2) See Section 19.620.110 for Sign Program requirements and increase in allowable sign area with a sign program. <u>3) Storefront window transparency is regulated under Chapter 19.590.</u>				

COMMERCIAL AND MIXED USE ZONES



OFFICE AND INDUSTRIAL ZONES





On buildings over three stories, wall signs may be located on the 1st and top floor only. Additional area is allowed for top floor wall signs; see Table 19.620.080.B.

Table 19.620.080.B: Freestanding Signs in Nonresidential and Mixed-Use Zones

Zones, Type of Development & Site Size			Freestanding Sign Standards		
			Monument Signs	Pylon Signs	Freeway Oriented Signs ¹
Commercial & Mixed Use Zones	Commercial Complexes in Commercial and Mixed Use Zones	Sites under 1 acre	Max. 1 on premises sign Max. Area: 30 square feet Max. Height: six feet	Not Allowed	Not Allowed
		Sites 1 or more acres but less than two acres	Total Maximum of 3 monument signs for site as follows: Max. 1 on premises sign per street frontage Max. Area: 40 square feet per sign.	Not Allowed	Not Allowed

			Max. Height: eight feet		
		<i>Sites 2 or more acres but less than 6 acres</i>	Total Maximum of 3 monument signs for site as follows: Major Street Frontage: Max. 1 on premises sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: eight feet Secondary Street Frontage: Max. 1 on premises sign Max. Area: 40 square feet Max. Height: six feet	Not Allowed	Not Allowed
		<i>Sites 6 or more acres but less than 10 acres</i>	Total Maximum of 4 monument signs for site: Major Street Frontage: Max. 1 on premises sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage: Max. 1 on premises sign Max. Area: 40 square feet Max. Height: six feet	Not Allowed	Not allowed for sites less than 9 acres. For sites 9 gross acres or more and less than 25 acres: Max. 1 Freeway Oriented Pylon Sign Max. Area: 225 sq. ft. Max. Height: 40 feet ² See Section 19.620.080.B.7 for additional standards for freeway oriented signs
		<i>Sites 10 or more acres but less than 25 acres</i>	Total Maximum of 5 monument signs for site: Major Street Frontage Max. 1 on premises	1 Pylon Sign on Major Street frontage only	

			sign/200 lineal feet of street frontage Max. Area: 50 square feet Max. Height: 10 feet Secondary Street Frontage Max. 1 on premises sign Max. Area: 40 square feet Max. Height: six feet	Max. Area: 110 sq. ft. Max. Height: 25 feet	
<i>Commercial & Mixed Use Zones</i>	<i>Commercial Complexes in Commercial and Mixed Use Zones</i>	<i>Sites 25 or more acres</i>	Same as above requirements for sites 10 or more acres but less than 25 acres	2 Pylon Signs on Major Street frontage only with minimum 600 feet of frontage Max. Area: 110 sq. ft. Max. Height: 25 feet	Max. 1 Freeway Oriented Pylon Sign Max. Area: 500 sq. ft. Max. Height: 60 feet ² See Section 19.620.080.B.7 for additional standards for freeway oriented signs
	<i>Commercial and Mixed Use Zones - Uses not within a Commercial Complex</i>		Max. 1 on premises monument sign Max. Area: 25 square feet Max. Height: six feet	Not Allowed	Not Allowed
	<i>Uses in the O Zone not within an Office Complex</i>		Max. 1 on premises monument sign Max. Area: 25 square feet Max. Height: six feet	Not Allowed	Not Allowed
	<i>Industrial Zones</i>	<i>BMP, I, AI & AIR Zones within an Industrial Complex</i>	Max. 1 on premises monument sign Max. Area: 50 square feet Max. Height: eight feet	Not Allowed	Not Allowed

		For each additional 300 feet beyond the first 300 feet of street frontage, one additional monument sign shall be allowed, up to a maximum of 3 signs		
	<i>BMP, I, AI & AIR Zones not within an Industrial Complex</i>	Max. 1 on premises monument sign Max. Area: 50 square feet Max. Height: eight feet	Not Allowed	Not Allowed
<i>Other Zones Public Facilities Zone, Schools and All Other Non-Commercial/Industrial & Nonresidential Uses</i>	<i>Sites Less than 1 Acre</i>	Max. 1 on premises monument sign Max. Area: 15 square feet Max. Height: six feet	Not Allowed	Not Allowed
	<i>Sites 1 or More Acres</i>	Max. 1 on premises monument sign Max. Area: 25 square feet Max. Height: six feet	Not Allowed	Not Allowed

¹ See Section 19.620.080.B.7 for additional Freeway Oriented Sign Standards

² Height measured from adjacent freeway elevation. See Figure 19.620.080.B.7 - Standards for Freeway Oriented Signs

- B. *Signs in nonresidential and mixed use districts.* Signs erected on a site may be any combination of permitted sign types, subject to the limitations for individual sign types listed in Tables 19.620.080 A, B, and C, the following requirements, and any other applicable provisions of this chapter.
1. *Design review required.* Unless exempt from the requirements of this chapter, the design and placement of any permanent sign erected in a nonresidential or mixed-use district is subject to review under the Citywide Sign and Design Guidelines.
 2. *Only on-premises signs permitted.* Only on-premises signs are permitted pursuant to the requirements of this chapter.
 3. *Sign program required.* All new office and commercial complexes shall require approval of a sign program in compliance with the requirements of Section 19.620.110 prior to issuance of any sign permits.
 4. *Determining street frontage.* Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage or in cases of dispute as to which street frontage is the major street frontage, the Community & Economic Development Director or his/her designee shall designate the major street frontage in conjunction with the review of proposed signs.

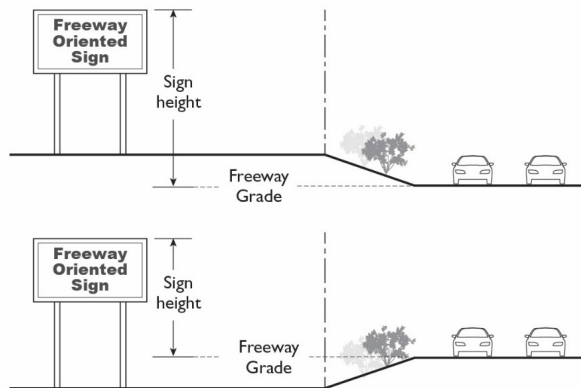
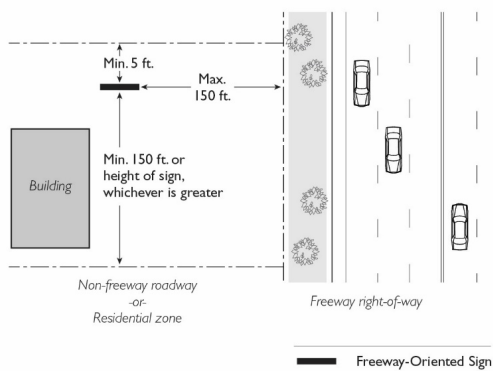
5. *Mixed use zones.* In any zone where both residential and nonresidential uses are allowed, residential uses shall be treated as if they were located in any district where that development type and use would be allowed by right and nonresidential uses shall be treated as if they were located in any district where that development type and use would be allowed either by right or subject to a conditional use permit or comparable discretionary zoning approval.
6. *Signage allowed for each establishment.* Each establishment in a nonresidential or mixed-use zone may have at least one wall sign for each frontage, ~~one~~ window or door signs up to 25% of the window area for each entrance, one shingle or under canopy sign, and one monument sign subject to compliance with the requirements of this chapter.



7. *Freeway-oriented signs.* Unless exempt from the requirements of this chapter, all freeway-oriented signs, except for freestanding Special Use Signs that comply with the applicable standards in Table 19.620.080.C, shall require approval of a Minor Conditional Use Permit by the Planning Commission provided that the Commission can make the following findings in addition to those specified in Section 19.730.040 of this chapter and if the sign complies with the additional requirements of this section.
 - a. Findings:
 - i. A freeway-oriented sign is necessary because signage that conforms to the area and height standards otherwise applicable to the site would not be visible to the travelling public for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises; or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.
 - ii. The freeway-oriented sign will not interfere with the driving public's view of a significant feature of the natural or built environment.
 - b. The freeway-oriented sign shall not be located within 500 feet of a municipal boundary;
 - c. A freeway-oriented sign must be located no farther than 150 feet from a freeway right-of-way, and only on a property that is immediately adjacent to and abutting a freeway right-of-way or separated from a freeway right-of-way by only a public frontage road, a railroad right-of-way, a public flood control channel, or public utility easements.
 - d. Such sign shall be setback at least 150 feet from any lot line adjoining a street or roadway other than a freeway, public frontage road, or similar feature per sub-section c. Such sign shall be

setback from a residential zone a distance that is equal to or exceeds the height of the sign, whichever is greater, and setback at least five feet from any other interior lot line;

- e. The sign shall be no closer than 1,000 feet to another freeway-oriented sign on the same or a different lot or parcel;
- f. All other freestanding and/or roof business signs must be oriented toward the street or highway frontages from which their permitted areas are calculated;
- g. Freeway oriented signs may not be used for general advertising for hire.



See Table 19.620.080.B for allowed sign height and area.

8. Blade Signs. Blade signs are permitted for businesses in Commercial and Mixed-Use Zones with a minimum of 50 lineal feet of building frontage subject to the following requirements:

a. Number. A business may display one (1) blade sign per street frontage or parking lot frontage on an adjacent property.

b. Area. The maximum area of a blade sign shall not exceed one (1) square foot per linear foot of building frontage from which the sign projects.

i. For double-sided signs, sign area shall be taken from one (1) side of the sign only

a. Height.

i. No projecting sign shall extend above the adjacent eaves of a sloped roof or above the parapet line of a flat roof.

ii. All blade signs shall be a minimum of eight (8) feet above the grade of the adjoining pedestrian right of way.

b. Placement. All blade signs shall be attached to a building, not a pole or other structure.

c. Projection.

i. On the first or second story, no blade sign shall project more than four feet.

ii. Above the third story, no blade sign shall project more than six feet from the face of the building wall upon which the sign is mounted.

iii. If any blade sign projects into or over the public right-of-way, an encroachment permit must be obtained from the Department of Public Works.

iv. No sign may project over a public alley.

d. Design and Development. All blade signs shall comply with section 19.620.060 Minimum criteria for sign design and 19.620.075 Development Standards for all sign types.

C. *Signs in residential districts.* Signs erected on properties in residential districts may be any combination of permitted sign types, subject to the limitations for individual sign types listed in this section and any other provisions of this chapter

1. *Design review required for nonresidential uses.* Unless exempt from the requirements of this chapter, the design and placement of any permanent sign erected for a nonresidential use is subject to review under the Citywide Sign and Design Guidelines.

2. *Residential uses.* The following regulations shall apply to residential uses in all residential zones, where applicable:

a. *One- and two-family dwellings.* One building mounted or freestanding on-premises sign not exceeding three square feet in area or three feet in height is allowed for each separate dwelling unit. On parcels with more than one such dwelling, on-premises signs shall not be combined. Such sign may not be used for the display of commercial messages other than real estate signs subject to compliance with the requirements of Section 19.620.090, Temporary Signs.

b. *Planned residential developments, multiple-family dwellings and mobile home parks.* For planned residential developments, multiple-family dwellings and mobile home parks, one on-premises building or monument sign, not exceeding 25 square feet in area per display face, is allowed for each public street frontage. Monument signs may not exceed six feet in overall height. In lieu of a freestanding sign, two single-sided, wall mounted-signs not exceeding 25 square feet per display face is allowed for each public street frontage when located at a project entry point.

c. *Individual units in multiple unit developments.* In all multiple unit developments, individual residential units may display window signs not exceeding 15 percent of the total surface area of

each window or 15 percent of the surface area of all windows visible from a public or private right-of-way.

3. *Residential Agricultural (RA-5) Zone.* Notwithstanding the previous sub-sections, one unlighted on-premises monument sign not exceeding 12 square feet in area and six feet in overall height is allowed subject to applicable permits.

Table 19.620.080.C: Special Use Signs

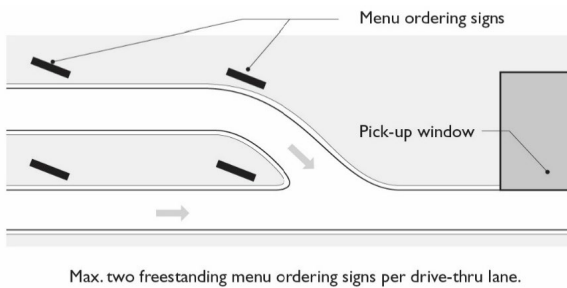
Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs - Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs allowed for parking lots and garages above	4 square feet	n/a

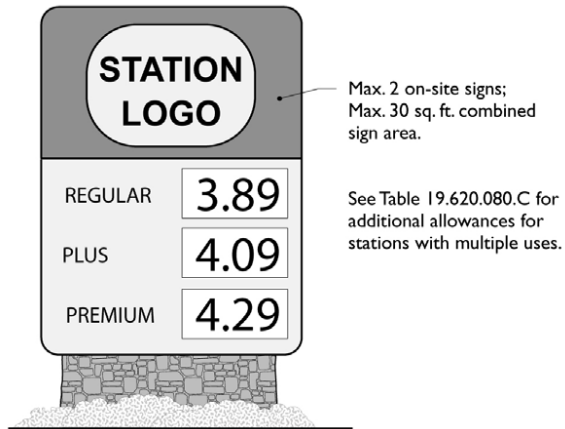
Vehicle Fuel Station Signs	Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet
	Price/Monument Sign	1 sign along major street frontage ¹	50 square feet Price portion of sign may not exceed 30 square feet	8 feet
	Secondary Price Sign ²	1 sign, along a secondary street frontage ³	15 square feet	6 feet high
	Wall Signs, Primary Use	Sign allowances shall be consistent with Table 19.620.080.A based on the building frontage in lineal feet	1 square foot of sign area per lineal foot of occupant building frontage	n/a
	Wall Signs, Secondary Uses	1 additional sign allowed for each use up to a maximum of 5 signs total.	10 square feet each	
	Gas Canopy Signs	2 signs per canopy.	15 square feet each	
	Pump Island Signs	2 signs per pump.	4 square feet per sign	n/a

¹ For on-site price signs, a major street frontage is considered to be an arterial street as designated by the Circulation Element of the General Plan.

² No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

³ For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.





- D. *Other sign types.* In addition to the requirements in Table 19.620.080.C, the following regulations apply in all zones where the associated use has been established subject to the requirements of the Zoning Ordinance.
1. Way-finding signs in commercial complexes six or more acres in size. In addition to directional signs allowed by Section 19.620.040.B.1, commercial complexes six or more acres in size that provide public parking are permitted additional directional/way-finding signs to aid traffic circulation within the complex and direct persons to parking areas and specific business functions subject to the following requirements:
 - a. Signs shall be subject to the approval of a sign program pursuant to Section 19.620.110;
 - b. Signs shall be set back at least 75 feet from any public right-of-way;
 - c. Signs shall not exceed 15 square feet in area or seven feet in height;
 - d. The maximum number and location of directional signs shall be as determined by the approved sign program.
 2. *Portable signs on private property.* Retail sales establishments on private property in pedestrian-oriented areas as identified and established through an approved sign program, may have one portable "A-frame" or similar type of pedestrian-oriented sign for ongoing display subject to the approval of a sign program that identifies and establishes a designated pedestrian oriented display area for portable signs (refer to Chapter 19.625 for portable sign requirements in the Pedestrian Mall, as defined by Article 10, Definitions, of the Zoning Ordinance). Portable signs shall meet the following requirements:
 - a. A portable sign may be up to 12 square feet in area and four feet in height and may not exceed a width of four feet.
 - b. The sign shall be located on private property and within 15 feet of the front door of the place of business.
 - c. The sign shall only be displayed during hours when the establishment is open and must be removed and placed indoors each day at the close of business.
 - d. Such signs must be made of durable materials designed to withstand exterior conditions such as smooth particle board, medium density fiberboard or plywood, which are sturdy and designed for paint. All visible surfaces of the sign shall be finished in a uniform or complimentary manner.

Borders, artistic enhancements, and graphics reflecting the nature of the related business are encouraged.

- e. Portable signs shall be weighted to resist displacement by wind or other disturbances. Portable signs shall not be illuminated, animated, or electrically or mechanically powered in any manner.
 - f. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic or where they are likely to attract the attention of passing motorists.
 - g. A portable sign shall be located in front of the business and shall not extend into the public right-of-way, or closer than 35 feet from the curb face of any cross-street open to vehicular traffic.
 - h. A portable sign shall not be located in a landscape planter, permanent seating area, or any location where it may create an impediment to pedestrian, disabled, or emergency access.
 - i. Balloons, banners, flags, lights, pinwheels, umbrellas, or other similar items, shall not be attached to, or made a part of a portable sign.
 - j. The Community & Economic Development Director or his/her designee may refer the design of a pedestrian mall sidewalk sign to either the Cultural Heritage Board or the City Planning Commission for resolution of design related issues.
 - k. Maintenance of the sign and any damage or injury caused by the sign is the responsibility of the business owner who shall be required to maintain liability insurance subject to applicable City requirements.
 - l. Portable signs may be installed as temporary signage subject to requirements of Section 19.620.090.
3. *Changeable copy signs.* Signs using manually or electronically changeable copy are permitted subject to compliance with the following requirements.
- a. The copy of electronically displayed messages may change no more frequently than once every eight seconds except for signs located in a residential district or readily visible from a residential property, which shall not be changed more than twice during any 24 hour period and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
 - b. All electronic message displays shall be equipped with automatic controls to allow for adjustment of brightness based on ambient lighting conditions.
 - c. *Theaters.* Theaters offering live performances or motion pictures and having permanent seating may display one on-premises building sign with maximum 1½ square feet of sign area for each front foot of building frontage and one changeable copy building-mounted sign using either manually or electronically changeable copy that comply with the following requirements:
 - i. *Live performance theaters less than 100 permanent seats.* One changeable copy marquee up to 50 square feet in area.
 - ii. *Live performance theaters with 100 or more permanent seats.* One changeable copy marquee up to 150 square feet in area.
 - iii. *All motion picture theaters.* One changeable copy marquee up to 60 square feet in area.
 - d. *Elementary, middle and high schools.* Elementary, middle and high schools shall be permitted one freestanding or building mounted combination on-premises sign per use as described below:

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- i. *Sites less than 15 acres.* One maximum 40 square foot, six foot high static or changeable copy on-premises, monument sign or 40 square foot static or building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - ii. *Sites 15 acres or more.* One maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign, or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - e. *Colleges and universities on sites 15 acres or more.* Subject to the approval of a sign program pursuant to Section 19.620.110, one maximum 65 square foot, 15 foot high static or changeable copy on-premises pylon sign or 65 square foot static or changeable copy building sign. Changeable copy signs may have either manually or electronically changeable copy.
 - f. *Other assemblies of people—non-entertainment.* Other public assemblies that are not engaged in commercial entertainment shall be permitted one freestanding or building mounted changeable copy sign as described below:
 - i. *Sites one acre in size or less.* The changeable copy monument sign shall be a maximum of 15 square feet in area and six feet in height. The changeable copy building sign shall be a maximum of 24 square feet in area.
 - ii. *Sites greater than one acre and less than 15 acres.* The changeable copy monument sign shall be a maximum of 40 square feet in area and six feet in high. The changeable copy building sign shall be a maximum of 40 square feet in area.
 - iii. *Sites 15 acres or more.* The changeable copy sign pylon sign shall be a maximum of 65 square foot in area and 15 feet in height. The changeable copy building sign shall be a maximum of 65 square feet in area.
 - iv. Changeable copy signs may be manually or electronically changeable.
 - g. *Other assemblies of people—non-entertainment located in a nonresidential complex.* Other public assemblies located within an existing office, commercial or industrial complex shall be allowed one changeable copy sign serving that particular use in lieu of the permitted monument sign for the existing multi-tenant office, commercial or industrial complex permitted under 19.620.080 A.
 - h. *Other assemblies of people—entertainment.* Assemblies of people—entertainment uses shall be permitted one freestanding or building mounted changeable copy sign, selected from the following options:
 - i. *Sites less than 15 acres.* One maximum 40 square foot, six foot high combination changeable copy on-premises monument sign using either manually or electronically changeable copy, or one building-mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.
 - ii. *Sites 15 or more acres.* One maximum 65 square foot, 15 foot high combination changeable copy on premises pylon sign using either manually or electronically changeable copy, or one building mounted sign shall be permitted, located on the frontage occupied by the use, maximum 1½ square feet of sign area for each front foot of the occupancy frontage, not to exceed 100 square feet. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign. The message shall consist of static copy changed no

more frequently than twice during any 24-hour period. A changeable copy sign shall be in lieu of a permitted freestanding or building mounted on-premises sign.

- iii. *Amusement parks over 24 acres within 100 feet of a freeway.* In lieu of the freestanding sign allowed above, one changeable copy pylon sign up to 750 square feet in area and 66 feet in height that is oriented toward the adjacent freeway shall be permitted. Copy may be either manually or electronically changeable with letters no more than 30 inches high. Static copy may be changed no more frequently than twice during any 24-hour period. The changeable copy portion of the sign shall not exceed the lesser of 218 square feet or 75 percent of the overall sign size. The sign shall comply with all applicable Caltrans standards for signs adjacent to freeways.
 - iv. *Entertainment venues as defined in Chapter 5.80 (Entertainment permit).* Signs for establishments requiring an entertainment permit pursuant to Chapter 5.80 shall be governed by the allowable signage type(s) for the primary permitted use of the establishment.
 - i. *Drive-thru menu boards.* Menu boards may contain electronically displayed messages that are static, change no more than three times during any 24-hour period, and are not readily visible from residential properties or the public right-of-way. Such signage shall only be illuminated when the establishment is open for business.
4. *Electronic message center sign.* Electronic message center signs (EMC) are permitted in commercial complexes ten acres or larger and on parcels with assemblies of people—entertainment uses 15 acres or larger subject to the approval of a conditional use permit and compliance with the following requirements:
- a. EMC are only permitted on parcels with frontage on an Arterial Street designated in the circulation and community element of the General Plan and which do not abut or face a residential district.
 - b. The copy of electronically displayed messages may change no more frequently than once every eight seconds. A minimum of 0.3 second of time with no message displayed shall be provided between each message displayed on the sign.
 - c. Displays shall contain static messages only, and shall not have movement, or the appearance of optical illusion or movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity.
 - d. All electronic message displays shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions or can be adjusted to comply with the following illumination requirements in subsection b of this section.
 - e. *EMC illumination requirements.* Between dusk and dawn the illumination of an EMC shall conform to the following requirements:
 - i. The luminance of an EMC shall not exceed 0.3 foot-candles more than ambient lighting conditions when measured at the recommended distance in Table TBD based on the area of the EMC.
 - ii. The luminance of an EMC shall be measured with a luminance meter set to measure foot-candles accurate to at least two decimals. Luminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face

of the EMC at the distance specified in Table 19.620.080.D based on the total square footage of the area of the EMC.

Table 19.620.080.D: Sign Area and Measurement
Distance for Electronic Message Center Signs

<i>Area of Sign (square feet)</i>	<i>Measurement Distance (feet)</i>
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

*For signs with an area in square feet other than those specifically listed in the table (i.e. 12 sq. ft., 400 sq. ft. etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign in sq. ft.} \times 100}$

(Ord. 7660, § 14(Exh. B), 2024; Ord. 7505 § 1(Exh. A), 2020; Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.090 Temporary signs.

Temporary signs may be displayed subject to the requirements of this section.

A. *General requirements in Nonresidential and Mixed Use Districts.*

1. *Temporary sign permit required.* Unless specifically exempted from permit requirements pursuant to this chapter, temporary signs in nonresidential and mixed-use districts require the issuance of a ministerial permit based on the applicant's statement of compliance with the applicable requirements of this chapter.
 - a. Sign owners or their representatives must apply for a temporary sign permit by completing a form approved by the Community & Economic Development Director that specifies the standards and requirements for temporary signs.
 - b. The application shall include a site plan and building elevations showing the locations, number, and size of signs, a description of the sign materials and the dates that the sign or signs will be placed and removed;
 - c. Upon acceptance of a complete application with the required fee, the Community & Economic Development Director or his/her designee shall issue an identification label with a number that shall be affixed to the temporary sign or signs being erected.
2. *Number.* The maximum number of temporary signs that may be displayed by any establishment at the same time is subject to compliance with the applicable requirements of this section. The number and area of temporary signs shall not be included in the calculation of aggregate permanent sign area.
3. *Sign area and dimensions.* The following types of temporary signage are permitted if they comply with the following standards and requirements:
 - a. *Banners.* One banner not exceeding 25 percent of the area of a building wall or window of the establishment that is stretched and secured flat against the building wall, window, and does not extend higher than the building eave or parapet wall. No more than one banner is permitted per street frontage for each individual establishment. All such signs shall be securely fastened at each corner to resist displacement by wind or similar disturbances and shall have wind cuts as necessary to reduce sign billowing or sailing.
 - b. *Portable signs.* Establishments may have one portable "A-frame" or similar type up to six square feet in area and 36 inches in height. Portable signs shall be weighted to resist displacement by wind or similar disturbances and shall only be displayed during hours when the establishment is open. Portable signs may not be placed in the public right-of-way or in any location where they will impede or interfere with pedestrian or vehicular visibility or traffic.
 - c. *Balloons and balloon arches.* Individual balloons and balloon arches shall be allowed if they are securely fastened to permanent structures and set back from all driveways and from the public right-of-way a distance equal to the tether of the balloon. Individual balloons shall not exceed 24 inches in diameter. Balloons and balloon arches or clusters shall be tethered at a height that does not exceed the height of the building containing the subject

establishment. Any balloon that exceeds 24 inches in diameter shall be considered an inflatable structure and is prohibited.

- d. *Window signs.* ~~Allowed—Storefront windows shall be subject to the transparency standards under Chapter 19.590.110~~

4. *Material.* Temporary exterior signs shall be made of a durable weather-resistant material.
5. *Duration.* Unless otherwise specified by these regulations temporary signs may be displayed for a maximum of 30 consecutive days except for that period beginning one week before Thanksgiving and ending one week after New Year's Day. Signs for promotional events and sales shall be removed within seven days of the conclusion of the event and shall be limited to a maximum of 60 total days per year per individual establishment. The total number of days during which all temporary signage including holiday promotions may be displayed shall not exceed 60 days per year.
6. *Illumination.* Temporary signs shall not be illuminated.

B. *Standards for specific temporary sign types.*

1. *Real estate signs.* For real estate offered for sale, rent or lease (not including transient occupancy). On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, may be displayed without permits in any district if they comply with the regulations and conditions of this subsection. Signs allowed under this section shall be removed within seven days following the closing of the proposed transaction or the withdrawal of the offer or solicitation. The provisions of this subsection do not apply to signs for transient occupancy.
- a. *Residential properties.* Signs may be displayed on a property with a residential principal use subject to the following regulations and conditions:
- i. One freestanding real estate sign may be displayed on each frontage;
 - ii. Signs shall not exceed four square feet in area or six feet in overall height.
- b. *All nonresidential properties.* On nonresidential properties, and properties containing both legal residential and nonresidential uses, real estate signs may be displayed, using either of the following options:
- i. *Freestanding signs.* One maximum 24 square foot, eight foot high, double-faced, freestanding for sale, rental or lease sign per street frontage is permitted.
 - a. On sites with more than one frontage or on interior lots at least two and one-half acres in size, an option of placing the sign faces at a 45-degree angle to each other is permitted.
 - b. Signs shall be located at least two feet from public sidewalks and 12 feet from the curbline or from the pavement where curbs are lacking. In no case shall signs be placed in the public right-of-way.
 - c. If a building sign is installed as permitted in sub-section ii below, the freestanding sign herein described shall not be permitted.
 - ii. *Building signs.* In lieu of a permitted freestanding sign, one real estate sign per frontage, a maximum 24 square feet in area shall be permitted for buildings or occupancies within 63 feet from the back of the curb or from the edge of the paved portion of the public right-of-way where curbs are lacking. In the event a

freestanding sign or signs are installed as permitted in subsection b, such a building sign shall not be permitted.

2. *Directional signs for open houses.* Notwithstanding any other provision in this chapter, up to three off-site signs directing the public to "open house" events for the viewing of lots, premises, dwellings or structures that are for sale, lease, or rent, are permitted subject to the approval of the property owner provided they comply with the following standards:
 - a. No sign or signs shall exceed four square feet in area, or three feet in height from finished grade.
 - b. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
3. *Subdivision signs.* In all zones, a maximum of three unlighted double-faced temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs shall be located within the subdivision and shall be a minimum distance of 300 feet apart from each other. All signs shall be removed at the close of escrow of the model complex houses.
4. *Construction site signs.* Unlighted freestanding or wall signs not exceeding 32 square feet in area and ten feet in height are allowed in all zones. All such signs shall be displayed only on the lot or parcel on which the construction is occurring and only during the construction period. Such signs and support structures and fasteners shall be totally removed prior to release for occupancy.
5. *Protected non-commercial political and free speech signs on residential uses.* Non-illuminated temporary signs displaying protected non-commercial messages, maximum four feet in height, totaling no more than six square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy.
6. *Protected non-commercial political and free speech signs on commercial, business, industrial and manufacturing uses.* On commercial, business, industrial, and manufacturing uses, non-illuminated temporary signs displaying protected non-commercial messages, maximum six feet in height, totaling no more than 25 square feet in area; may be displayed at any time. However, during the period of time beginning 60 days before a general, special, primary, or runoff election, and ending 15 days after such election, the amount of display area may be doubled. Flags do not count toward the signage allowed under this provision. This display area allowance is in addition to that allowed under the message substitution policy.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 7184 §2, 2012; Ord. 6966 §1, 2007)

19.620.100 Procedures for sign review and approval.

- A. *Permits generally required.* Unless a particular type of sign is specifically exempted from the permit requirement, by a provision of this chapter or other applicable law, no person shall erect, change or replace any sign allowed by the provisions of this chapter without first having obtained the necessary permits.
 1. A permit is required whenever there is a proposed change to the lighting, supports, structure or mounting device of a sign that requires approval of a permit under the California Building Code.

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2. When a sign requires design review pursuant to Section 19.710.020 of the Zoning Ordinance or a Certificate of Appropriateness under Chapter 20.25 of the Municipal Code, those approvals must be obtained before a sign permit application will be issued.
- B. *Sign permit process.* The application for a sign permit shall be made in writing on a form provided by the Community & Economic Development Director or his/her designee and shall be accompanied by any fee established by City Council resolution. The Director of Community & Economic Development or his/her designee shall create a standard form to be used as an application for a sign permit; when approved, the application shall constitute the permit. A single application may be used for multiple signs proposed for the same lot, parcel or use; however, decisions and conditions may pertain to individual signs. Sign application requirements shall be established by the Community & Economic Development Director or his/her designee as necessary to review sign proposals for compliance with the provisions of this chapter. Sign permit applications shall include plans, drawings, and other documentation as specified on a form approved by the Director of Community & Economic Development or his/her designee.
- C. *Community & Economic Development Director, Planning Commission or Cultural Heritage Board Approval.* When approval of a sign permit or a Certificate of Appropriateness is required, the Community & Economic Development Director or his/her designee, Planning Commission and the Cultural Heritage Board shall base their decisions upon the standards and requirements of this chapter and Title 20 respectively as applied to the structural and locational aspects of the signs. The decision-making authority shall also review signs for consistency with the Citywide Sign Design Guidelines.
1. The Guidelines are intended to provide examples of techniques and approaches that applicants can use to meet the City's expectations for signs for nonresidential uses but are not intended to illustrate all approaches that may be appropriate on a specific site. Where any inconsistency between the requirements of this chapter or the Zoning Ordinance is perceived, the requirements of this chapter and the Zoning Ordinance shall prevail.
 2. The Community & Economic Development Director or his/her designee, Planning Commission, or Cultural Heritage Board may approve a deviation from the sign area and height standards of this chapter so long as the total sign area or total height for any individual type of sign does not exceed the sign area and height standards by more than ten percent.
 - a. The request for modification shall be reviewed and decided in the same manner and at the same time as the approval of the associated sign permit, sign program or Certificate of Appropriateness.
 - b. In order to approve a modification as provided for in this section, the Approval Authority must make the following finding in addition to any other findings that this chapter requires for the association application:
 - i. The proposed modification is consistent with the purposes of this chapter;
 - ii. There are unique physical circumstances related to the shape, dimensions, or topography of the property on which the sign is located that make the modification necessary in order to ensure that the sign is visible from the adjacent right-of-way;
 - iii. The proposed modification will not be detrimental to the health, safety, and general welfare of the public or injurious to the environment or to the property or improvements in the surrounding area;
 - iv. The proposed modification is consistent with the design principles in Section 19.620.060.
- D. *Conditions of approval.* A sign permit application may be approved subject to any of the following conditions, as applicable:

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1. Compliance with other legal requirements, including encroachment, building, electrical, plumbing, demolition, mechanical, etc. When such other approvals are necessary, they must be obtained before the sign permit application will be granted.
 2. Remedy for outstanding zoning violations: if the sign is proposed to be located on a property on which there is a zoning violation, then the sign permit may be issued upon condition that the violation is remedied before the sign is constructed, or simultaneously therewith.
- E. *Processing of permit applications.* All sign permits applications shall be initially reviewed by the Community & Economic Development Director or his/her designee. When a permit application complies with this chapter and all other applicable standards and requirements, the application shall be granted. An application may be approved subject to such conditions as are necessary for full compliance with this chapter and all other applicable laws, rules and regulations.
1. *Reference to Cultural Heritage Board.* When a sign is proposed to be located in a historic district or on a property designated for historic preservation, the Community & Economic Development Director or his/her designee shall refer the permit application to the Cultural Heritage Board for review and action pursuant to Section TBD of this chapter.
 2. *Notice of incompleteness.* The Community & Economic Development Director or his/her designee shall initially review a sign permit application for completeness. If the application is not complete, the Community & Economic Development Director or his/her designee shall give written notice of the deficiencies within 15 business days following submission of the application; if no notice of incompleteness is given within such time, then the application shall be deemed complete as of the last day on which notice of completeness could have been given. If a notice of incompleteness is given, the applicant shall have 15 business days thereafter to file a corrected and complete application, without payment of additional fee.
- F. *Time for decision.* Unless the applicant submits a written request for a time waiver, or consents to a time waiver, the Community & Economic Development Director or his/her designee shall issue a written decision on a sign permit application within 45 business days of when the application is deemed complete. Failure to issue such a decision in a timely manner shall be deemed a denial of the application, and create an immediate right of appeal to the Planning Commission. In cases where the Community & Economic Development Director or his/her designee refers the permit application to the Cultural Heritage Board, then the time for decision shall be according to the time limits prescribed for hearings and approvals in Title 20 of the RMC.
- G. *Permits issued in error.* In the event that a sign permit is issued, and the issuance is found to be in error at any time before substantial physical work on actual construction has been accomplished, then the permit may be summarily revoked by the City simply by giving notice to the permittee; such notice shall specify the grounds for revocation. In such event, the applicant may reapply within 30 calendar days for a new permit, without paying a new application fee.
- H. *Fees for signs constructed without a permit.* Where work for which a permit is required by this chapter is performed prior to obtaining such permit, the following late permit fees shall apply. The permit fees shall be computed based upon the date on which application is made for a sign permit, design review approval or Certificate of Appropriateness, or a variance, whichever process is first necessary to obtain a sign permit:
1. When application is made within 30 days after first notice has been given of the violation, the permit fee shall be two times the established permit fee.
 2. When application is made between 31 and 45 days after first notice has been given of the violation, the permit fee shall be four times the established permit fee.
 3. When application is made over 45 days after first notice has been given of the violation, the permit fee shall be ten times the established permit fee.

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4. After an application submittal for a sign permit, design review approval or Certificate of Appropriateness, or variance, additional time limits may be established for the securing of permits and completion of any additional sign work that may be required. If such time limits are not adhered to, the amount of time by which the deadline(s) is (are) missed shall be added to the time periods noted above for the purpose of establishing the final permit fee.
 5. In no case shall a late permit fee be assessed in excess of \$1,000.00.
- I. *Site approval cards.* A site approval card will be issued for each sign for which a sign permit is issued. Each sticker is applicable to only one sign and for only the location specified in the permit. The sticker is not transferable from one sign to another; however, the sticker is transferable to a new owner or lessee. Stickers must be maintained in a legible state.
- J. *Sign contractors.*
1. *Responsibility for securing permits.* It shall be the duty of the contractor or person, who erects, installs, paints, constructs or alters a sign to secure all necessary permits for such work. It shall be the responsibility of the property owner and/or lessee to assure that the contractor is properly licensed and bonded, and that the contractor secures all necessary permits. No sign contractor shall install a sign for which a permit is required unless such permit has been duly issued before construction work begins. A sign permit shall not be issued unless the sign contractor's name and contact information appears on the permit application.
 2. *Identification label.* All signs installed by sign contractors have attached to them an identification label, not exceeding four square inches in size, listing the following information: name of sign contractor, City permit number, electrical current, month and year erected.
 3. *Violations by sign contractors.* Wherever a sign violation has occurred, it shall be the duty of the Community & Economic Development Director or his/her designee to determine which sign contractor, if any, performed the sign work. The following procedure shall be followed in pursuing sign contractors installing signs for which a valid permit has not first been secured, or in violation of permit terms and conditions:
 - a. *First violation.* A letter shall be sent by certified mail to the sign contractor setting forth the City's requirements for sign permits and indicating that future violations will result in a complaint being filed with the Contractors' State License Board and/or legal action being taken against said contractor.
 - b. *Second violation.* A complaint shall be filed with the Contractors' State License Board and a copy of such complaint shall be sent to the sign contractor with a letter indicating that legal action may be taken if further violations occur. All correspondence shall be by certified mail.
 - c. *Third and subsequent violations.* Legal action may be taken against the contractor, using any method authorized by law.

K. *Creative Sign Permit.*

1. *Purpose. This section establishes standards and procedures for the review and approval of Creative Sign Permits. The purposes of a Creative Sign Permit are to:*
 - a. *Encourage signs of unique design that exhibit a high degree of imagination, inventiveness, creativity and thoughtfulness; and*
 - b. *Provide a process for the flexible application of sign regulations in ways that will allow creatively designed signs.*

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2. Applicability. An applicant may request approval of a Creative Sign Permit for signs in Commercial, Mixed-Use, and Industrial Zones in order to allow a design approach that differs from the provisions of this Chapter but comply with the purpose and findings of this Section.
 3. Application Requirements. A Creative Sign Permit application and fee shall be submitted in accordance with Chapter 19.660 General Application Processing Procedures
 4. Approval Authority. An application for a Creative Sign Permit shall be subject to review and approval by the Community & Economic Development Department Director or designee pursuant Chapter 19.650 – Approving and Appeal Authority.
 5. Findings. In approving an application for a Creative Sign Permit, the Community and Economic Development Director or designee shall ensure that the proposed sign meets the following design criteria:
 - a. Design Quality. The sign shall:
 - i. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - ii. Be of unique design, and exhibit a high degree of imagination, inventiveness, spirit, and thoughtfulness; and
 - iii. Provide strong graphic character through the imaginative use of color, graphics, proportion, quality materials, scale, and texture.
 - iv. Utilize creative illumination and dimensional lettering techniques. Examples include but are not limited to combinations of lighting and lettering techniques such as exposed neon, halo lighting, external decorative lighting, reverse pan channel letters, pin mounted letters, built up letters, and routed out letters.
 - b. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
 - i. Classic historic design style compatible with the historic character of the building or site;
 - ii. Creative design reflecting current or historic character of the sign’s surroundings; or
 - iii. Inventive representation of the logo, name, or use of the building or site.
 - c. Architectural Criteria. The sign shall:
 - i. Utilize or enhance the architectural elements of the building or site; and
 - ii. Be placed in a logical location in relation to the overall composition of the building’s façade or site design.
 - d. Impacts on surrounding uses. The sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.110 Sign programs.

- A. *Purpose.* The purpose of a sign program is to provide a unified record of signs and to promote coordinated signage for all development subject to discretionary review. The sign program shall demonstrate how it:
1. Improves the safety and welfare of the general public by minimizing distractions, hazards, and obstructions from sign design or placement;
 2. Provides for sign design or placement appropriate for the area;
 3. Incorporates sign design and placement related to architectural and landscape features on site;
 4. Incorporates sign design, scale, and placement oriented to pedestrian traffic; and,
 5. Incorporates sign design, scale, and placement oriented to vehicular traffic.
 6. Contributes to and maintains a consistent visual theme for the development.
- B. *Applicability.*
- Sign program required.* A sign program is required for multi-occupancy nonresidential or mixed-use developments with three or more separate lease spaces or establishments for which an application for a sign program was not deemed complete on the effective date of the adoption of this section. A sign program may be required for any existing nonresidential or mixed-use development with three or more separate lease spaces or establishments for which an application for renovation has been submitted after the effective date of this chapter. The Community & Economic Development Department Director, or his/her designee, may require that a renovation project be subject to sign program to ensure that signage is designed to maintain a consistent visual theme coordinated with the design of the development.
- C. *General requirements.*
1. The lot or lots involved must be contiguous and constitute a single cohesive development, and all signs to which the program applies shall be contained within the development.
 2. All signs must be designed to conform to the Design Principles in Section 19.620.060 of this chapter and the Citywide Design Guidelines for Signs.
 3. All signs shall comply with the requirements of this chapter regarding the maximum number of signs based on road frontage, maximum sign area, illumination, and materials. Deviations from sign design standards shall only be permitted pursuant to Section 19.620.100.B.3 of this chapter.
- D. *Required submittals.* Applications for a sign program shall include all plans, drawings and other documentation specified in requirements issued by the Director of Community & Economic Development or his/her designee. Sign programs shall be processed pursuant to Section 19.620.100.
- E. *Findings.* The Community & Economic Development Department Director, or his/her designee, or the Planning Commission as required by this chapter will only approve a sign program if the following findings are made:
1. That the proposed signs are in harmony and visually related to:
 - a. *Other signs included in the sign program.* This shall be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape.

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- b. *The buildings they identify.* This may be accomplished by utilizing materials, colors or design motifs included in the building being identified.
 - c. *The surrounding development.* Approval of a planned sign program shall not adversely affect surrounding land uses or obscure adjacent conforming signs.
- 2. That the sign program provides adequate guidance to business owners and sign contractors to ensure conformance with the Design Principles in Section 19.620.060 of this chapter and the Citywide Design Guidelines for Signs
 - 3. That the sign program ensures that future signs will comply with all provision of this chapter, including development standards, such as but not limited to, number of signs, location of signs and sign size, as well as any approvals granting deviating from the sign standards.
- F. *Phased developments.* Application for a sign program for a phased development must be submitted prior to issuance of any building permits for a first phase of development and approved prior to building occupancy for the first phase of development. Where the initial sign program for a first phase of development does not address future phases of development, an application for amendments to the initial sign program must be submitted prior to issuance of any building permits for subsequent phases and approved prior to building occupancy of each phase for which the sign program is amended.
- G. *Addition, removal, replacement or modification of signs within a previously approved sign program.* On a development site subject to Section 19.620.100 B, the following shall apply:
- 1. Whenever the total number of signs to be added, removed, modified or replaced totals less than 25 percent of the number of permitted signs presently on the site, the signs shall be reviewed pursuant to the existing sign program. If the site does not have an approved sign program, then each individual sign shall be reviewed pursuant to the standards of this chapter.
 - 2. When the total number of signs to be added, removed, modified or replaced totals 25 percent or more of the number of permitted signs presently on the site, a standard sign program application shall be required and all signs shall comply with the development standards of this chapter.
 - 3. Sign designs may be approved without a Planning Division sign application or further Planning Division design review if the Community & Economic Development Director or his/her designee determines that the design complies in all respects with an approved sign program. This authorization shall not relieve applicants from obtaining other necessary permits or approvals, including but not limited to temporary sign permits, building permits and encroachment permits.
- H. *Sign program standards.* Sign programs provide a comprehensive approach to design that considers a site's unique shape, topography, surrounding conditions and building architecture. As a comprehensive document, adjustments in sign standards may be appropriate to facilitate coherent messaging while not impacting the community. In recognition of the benefits of a cohesive, well thought out sign program, the following modifications of this chapter's development standards may be granted as part of a new sign program:
- 1. Signage on building facades by establishments that do not have frontage on that building façade.
 - 2. Increase in allowable sign area for an individual sign(s) by up to 15 percent. Where there are circumstances for a sign modification, and where findings to support a sign modification can be made pursuant to the Section 19.620.100. Procedures for sign review and approval an additional ten percent increase (25 percent total) may be granted by the Community & Economic Development Director or his/her designee.
 - 3. Allows the transfer of sign area limits from underutilized sign areas to areas that are more practical, through the use of a "sign budget". The sign budget would equal the total allowable sign area of all signs in the development that are of a similar type (building, monument, pilaster, directional, freeway, etc.), as defined by Chapter 19.910.

(Ord. 7552 §22, 2021; Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 7184 §3, 2012; Ord. 6966 §1, 2007)

19.620.120 Historic signs.

- A. *Purpose and intent.* These regulations are intended to further the City's historic preservation efforts by providing for the preservation and restoration of historic and iconic signs and establishment of new signs that reflect the architectural and historic character and identity of designated historic buildings and historic districts in a manner that is consistent with the purposes of this chapter.
1. In adopting the provisions in this section, the City Council intends to allow the construction and installation of signs that, while not in compliance with sign regulations elsewhere in this chapter, would be in character with the building on which or district within which it is proposed to be located.
 2. While encouraging the maintenance and restoration of historic signage, it is not the intent of these regulations to require all signs on a designated historic building to be exact replicas of the signs that would have been on the building when it was new.
- B. *Responsibilities.* All decisions regarding appropriate sign types and applications shall be made in accordance with Title 20 of the Municipal Code. Any appeal of the decision shall be in accordance with Title 20 of the Municipal Code.
- C. *Signs for designated historic resources (structures of merit or landmarks) and contributors to designated historic districts.*
1. *Projecting signs, vehicle oriented.* In lieu of a permitted building sign, a double faced projecting sign may be installed, provided such sign does not exceed the size allowance for the building sign it replaces, such sign does not project more than 48 inches from the building face, is attached with rigid supports in a manner acceptable to the Building and Safety Division, and the lowermost portion of the sign is located no less than eight feet or more than ten feet above grade level below the sign.
 2. *Projecting signs, pedestrian oriented.* In lieu of a permitted under canopy sign, a maximum four square foot projecting sign may be installed. Such sign shall project no more than 30 inches from the building face, be attached with rigid supports in a manner acceptable to the Building and Safety Division, and the lowermost portion of the sign shall be no less than eight feet or more than ten feet above grade level below the sign.
 3. *Roof signs.* In lieu of permitted freestanding signs pursuant to Section 19.620.080 or vehicle oriented projecting signs allowed by sub-section 1, the Board may approve a roof sign where documented evidence can be established for the presence of a roof sign within the period of significance of a building that is a designated structure of merit or landmark or a building that is a contributor to a designated historic district. Such roof sign may be replicated in its original historic size, shape, like-appearing materials, and placement to identify a current use in the building.
- D. *Certificate of Appropriateness.* Any sign governed by this section shall:
1. Be designed to have the appearance of a historic sign appropriate to the building and/or period of significance of the Historic District.
 2. Comply with current structural and electrical regulations.
 3. Be subject to review and approval per the standards, criteria, and procedures of Title 20 of the Municipal Code.
- E. *Sign lighting.* Lighting shall be in accordance with historically appropriate lighting types. This includes but is not limited to neon, individual incandescent bulbs, and overhead goose-neck lighting, subject to compliance with current electrical codes.

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- F. *Encroachments into the public right-of-way.* Any sign that would encroach into the public right-of-way shall first obtain an encroachment permit from the Public Works Department. See RMC Section 10.16.040 regarding unauthorized signs in the right-of-way.
- G. *Procedures.* In considering the matter, the Historic Preservation Officer or Qualified Designee (HPO) or the Cultural Heritage Board may not approve any sign for the display of off-site commercial messages, and may not consider the message content of any non-commercial message. As to on-site commercial messages, the HPO or Board may not consider the message itself, but may consider whether the manner of presentation is visually consistent with the historical time and theme of the location. Whether the sign is proposed to be used for on-site commercial or noncommercial messages, the HPO or Board may consider the architectural and structural aspects for consistency and harmony with the historical theme and time of the proposed location. Unless time is waived by the applicant, the HPO or Board shall decide the issue within the time frames specified in Title 20 of the Municipal Code.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.130 Nonconforming signs.

Any sign lawfully erected and maintained prior to the effective date of this ordinance, but which does not conform to the provisions of this chapter, or because of a zone change after the effective date of this chapter affecting the property upon which the sign is located ceases to comply with the applicable zone district regulations, is a nonconforming sign. The purpose of the regulations in this section is to limit the number and extent of nonconforming signage by prohibiting alteration or enlargement of such signage so as to increase the discrepancy between their condition and the standards and requirements of this chapter.

- A. *Continuance and maintenance.* Nonconforming signs that were legal when first installed, and which have not been modified so as to become illegal, may be continued, except as otherwise provided in this section.
1. Reasonable and routine maintenance and repairs may be performed on signs that are nonconforming provided there is no expansion of any nonconformity with the current requirements of this chapter.
 2. A sign that did not conform to law existing at the time of its erection shall be deemed an illegal sign and shall not be a nonconforming sign. The passage of time does not cure illegality from the outset. Pursuant to the applicable requirements of State law, the City may require that an illegal sign be removed or be replaced by a conforming sign.
 3. A sign is subject to the standard procedures for abatement of nuisance if it is found to be unsafe because the structure creates an immediate hazard to persons or property.
- B. *Alterations and additions to nonconforming signs.* No nonconforming sign shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement will result in the elimination or substantial reduction of the sign's nonconforming features.

C. *Amortization.*

1. *Abandonment of nonconforming sign.* Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 90 days, the nonconforming sign shall be removed as provided for in State law and Section 19.620.140, Enforcement, of this chapter.
2. *Damage to or destruction of nonconforming sign.* Whenever a non-conforming sign is damaged by any cause other than intentional vandalism and repair of the damage would not exceed 50 percent of the replacement cost based on an independent professional appraisal, the sign may

be restored and the non-conforming use of the sign may be resumed, provided that restoration is started within one year and diligently pursued to completion.

- a. Whenever a nonconforming sign is destroyed by any cause other than intentional vandalism and repair of the damage would exceed 50 percent of the reproduction cost based on an independent appraisal, such sign may be only be restored, reconstructed, altered or repaired in conformance with the provisions of this chapter.
- b. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the sign to its condition prior to such damage or partial destruction, to the estimated cost of duplicating the entire sign, as it existed prior to the damage or destruction.
- c. Estimates for this purpose shall be made or shall be reviewed and approved by the Community and Economic Director or his/her designee.

3. *Change in use or occupancy.* Whenever there is a change in use or occupancy in a tenant space or property on which there is a nonconforming sign(s), the nonconforming sign(s) shall be removed or brought into compliance with the provisions of this chapter prior to the start of operations.

4. *Historic signs.* Signs identified as character-defining features of designated or eligible cultural resources, as defined by Title 20, and/or deemed individually significant in their own right pursuant to Section 20.50.01, shall be exempt from this section.

~~C. *Abandonment of nonconforming sign.* Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 90 days, the nonconforming sign shall be removed as provided for in State law and Section 19.620.140, Enforcement, of this chapter.~~

~~D. *Damage to or destruction of nonconforming sign.* Whenever a non-conforming sign is damaged by any cause other than intentional vandalism and repair of the damage would not exceed 50 percent of the replacement cost based on an independent professional appraisal, the sign may be restored and the non-conforming use of the sign may be resumed, provided that restoration is started within one year and diligently pursued to completion.~~

- ~~1. Whenever a nonconforming sign is destroyed by any cause other than intentional vandalism and repair of the damage would exceed 50 percent of the reproduction cost based on an independent appraisal, such sign may be only be restored, reconstructed, altered or repaired in conformance with the provisions of this chapter.~~
- ~~2. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the sign to its condition prior to such damage or partial destruction, to the estimated cost of duplicating the entire sign, as it existed prior to the damage or destruction.~~
- ~~3. Estimates for this purpose shall be made or shall be reviewed and approved by the Community and Economic Director or his/her designee.~~

E.D. *Signs rendered nonconforming by annexation.* Any sign that becomes non-conforming subsequent to the effective date of this section by reason of annexation to the City of the site upon which the sign is located, shall be subject to the provisions of this section.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.140 Enforcement.

The Community & Economic Development Director or his/her designee may enforce the provisions of this chapter by appropriate permit decisions, orders and directives. Such decisions, orders and directives may include, but are not limited to, orders to get a permit or to comply with permit conditions, orders to remove, repair, upgrade, repaint, replace or relocate any sign. All such decision, orders and directives are subject to appeal as provided in this chapter. Any failure to follow a valid order or directive issued by the Community & Economic Development Director or his/her designee shall be deemed a violation of this chapter and may be remedied in the same manner as any violation of Title 19 (Zoning) of the Riverside City Municipal Code. Notice of all decisions, orders and directives shall be deemed given when mailed to the last known address of the responsible party or parties.

- A. *Responsible parties.* Sign related rights, duties and responsibilities are joint and several as to the owner of the property, the owner of any business or other establishment located on the property, and the owner of the sign. Any repair, painting, alteration, or removal will be at the expense of the property owner or business owner as applicable.
- B. *Abandoned signs.* Any on-site commercial sign associated with a business that has ceased operations for 90 days may be deemed an abandoned sign, and may be ordered removed within ten business days. The removal duty falls jointly and severally upon the party which used the sign as part of the business and the owner of the land on which the sign is mounted or displayed.
- C. *Unremedied violations as public nuisance.* When the Community & Economic Development Director or his/her designee has given a notice of decision, order or directive regarding a sign or sign permit, and any noticed deficiency remains uncured 30 calendar days after the notice has been mailed, the City may enforce any violation and seek any remedy authorized by law, including but not limited to those methods available for any violation of the City's zoning laws, general laws, state or federal law, whether by administrative proceedings, a criminal action, and/or a civil lawsuit for abatement of nuisance (which may include requests for declaratory and injunctive relief), or abatement or removal by the City at the cost of the responsible parties, reimbursement for which may be secured by a lien recorded against the property. In any civil court action the prevailing party shall be entitled to an award of costs and reasonable attorneys' fees.
- D. *Removal by City: Public hearing.* In the event that the Community & Economic Development Director or his/her designee seeks a cure or remedy by removal of the subject sign by the City, then the responsible parties shall be given 30 calendar day notice of a public hearing before the City Council to determine if the subject sign is a public nuisance and if the City should remove it if the responsible parties fail to do so with 30 calendar days after the City Council decision, or any other corrective action the Council may consider. All responsible parties shall be given notice of such hearing by certified mail, prepaid postage, addressed to their last known address. At such hearing, all responsible parties shall be given an opportunity to be heard, to present evidence and argument, to challenge the Community & Economic Development Director or his/her designee's decision, and to be represented by counsel.
- E. *Removal by City: Actual removal, redemption.* If, following the public hearing, the Council authorizes removal of the subject sign by the City; said removal may take place at any time five or more calendar days following the hearing and decision. The City may remove the subject sign by its own force, or by a contracted agent. Any removed sign shall be stored by the City for at least 30 calendar days, during which time the City shall take all reasonable efforts to notify the sign owner that the sign is in the City's possession and may be redeemed by reimbursing the City for the cost of removal. If the sign owner fails to redeem the sign within 30 calendar days of the notice, then the City may dispose of the sign by any means it deems appropriate. If the sign is sold, then the net proceeds of such sale shall reduce the reimbursement owed to the City by the responsible parties.

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- F. *Remedy by City.* In the event that a valid directive or order of the Community & Economic Development Director or his/her designee is not followed, and is not timely appealed, then the Community & Economic Development Director or his/her designee may give 30 calendar day written notice and opportunity to cure, to the responsible parties that the City shall take corrective action and assess the cost of doing so as a lien against the property, using such procedures as are required by state or local law. The Community & Economic Development Director or his/her designee may grant a reasonable extension of time, not to exceed 120 calendar days to effect the required correction, if the owner or occupant of the premises has made proper application for a new sign which would accomplish the same result.
- G. *Removal—Scope.* If the option of removing a sign or signs is exercised, whether by private parties or by the City, said sign(s) shall be completely removed, including all poles, structures, electrical equipment, cabinets and sign faces. Building walls, grounds or other items on which such signs have been placed shall be restored to good repair and appearance.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.620.150 Definitions.

The following words and phrases shall have the following meanings when used in this chapter. In the event of a conflict between the definitions in this section and in Article X, Definitions, of the Zoning Ordinance, the terms in this section shall apply.

A-frame sign means a portable upright, rigid, self-supporting frame sign in the form of a triangle or letter "A". Other variations of such signage may also be in the shape of the letter T (inverted) or the letter H.



Abandoned sign means a sign remaining in place or not maintained for 90 days that does not provide direction for, advertise or identify a legally established and actually operating establishment, business, product, or service available on the establishment premises where the sign is located.

Advertising statuary means a statue or other three dimensional structure with a minimum dimension of at least six inches in the form of an object that identifies, advertises, or otherwise directs attention to a product or business but not including a three-dimensional sign that is affixed to a building.

Area of signs (sign area) means the area within the perimeter of one or two contiguous or overlapping rectangles of a size sufficient to enclose the outer limits of any writing, representation, emblem, logo, figure or character. Sign area does not include supporting structures such as sign bases and columns that contain no lettering or graphics except for addresses or required tags. (See Section 19.620.070.R, Calculation of Sign Area, for specific rules for measuring the area of different sign types.)

Area identification sign means a permanent sign that identifies a residential area, shopping district, industrial district, or any area identifiable area.

Awning sign means a sign affixed permanently to the outside surface of an awning.

Balloon. (See "inflatable sign").

Banner sign or banner means a sign made of fabric or any non-rigid material with no enclosing framework on which a message or image is painted or otherwise affixed.

Bench sign means a sign painted on or affixed to a bench or similar structure located in or near a public right-of-way, public transportation terminal, park, or other public property.

Blade sign means a double-sided sign oriented perpendicular to the building wall on which it is mounted. (See "projecting sign")

Billboard means a sign used for the purpose of general advertising for hire when some or all of the display area is used to display the messages of advertisers or sponsors other than the owner or an occupant of the property on whose property where the sign is located. Such signs are sometimes called outdoor advertising.

Building frontage. As used in this chapter, the linear measurement of exterior walls enclosing interior spaces which are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways.

Building identification sign means a sign that contains the name and/or trademark and/or address of the building to which it is affixed or of the occupant located therein but does not include general advertising for hire.

Building sign means a sign with a single face of copy that is painted or otherwise marked on or attached to the face of a building wall, mansard roof or canopy fascia. Signs placed on a mansard roof are building signs if they do not extend above the roofline or top of the parapet of the main building wall to which the mansard roof is attached.

Bunting. (See "pennant")

Business sign means a sign that directs attention to the principal establishment, business, profession, activity or industry located on the premises where the sign is displayed, to type of products sold, manufactured or assembled, or to services or entertainment offered on such premises.

Cabinet sign means an internally illuminated sign consisting of frame and face(s), with a continuous translucent message panel; also referred to as a panel sign.

Can sign (box sign) means a sign on the outside face of a metal box with or without internal illumination. Includes devices with a slide-in panel which displays the image.

Canopy sign means a sign attached to a fixed overhead shelter used as a roof, which may or may not be attached to a building.

Changeable copy sign means a sign displaying a message that is changed by means of moveable letters, slats, lights, light emitting diodes, or moveable background material. "Digital signs," "dynamic signs," and CEVMS (changeable electronic variable message signs) are all within this definition.

Channel letters means three-dimensional individual letters or figures typically made of formed metal, usually with an acrylic face, with an open back or front, illuminated or non-illuminated, that are affixed to a building or to a freestanding sign structure by sliding the letters into channels.

Channel letter sign means a sign with multiple components, each built in the shape of an individual dimensional letter or symbol, each of which may be independently illuminated, with a separate translucent panel over the letter source for each element.

City means the City of Riverside California.

Civic organization sign means a sign which contains the names of, or any other information regarding civic, fraternal, eleemosynary or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.

Commercial complex means Section 19.910 of the Zoning Ordinance.

Commercial mascot means a person or animal costumed or decorated to function as a commercial advertising device. Includes "sign twirlers", "sign clowns", "human sandwich boards", and persons or animals holding or supporting any sign or advertising device displaying commercial speech or conveying a commercial message. The definition also applies to robotic devices intended to simulate a live person and/or animal.

Commercial speech or commercial message means an image on a sign that concerns primarily the economic interests of the message sponsor or the viewing audience, or both, or that proposes a commercial transaction.

Consistent means free from variation or contradiction.

Construction sign means a temporary sign that describes a planned future development project on a property in words and/or drawings.

Copy means the visually communicative elements mounted on a sign. Also called sign copy.

Digital display means a display method utilizing LED (light emitting diode), LCD (liquid crystal display), plasma display, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change the image, either in a "slide show" manner (series of still images), or full motion animation, or any combination of them.

Directional sign means an exterior on-site sign that directs or guides pedestrian or vehicular traffic and which does not include general advertising for hire but may direct persons to specific parts of the establishment that have separate exterior entrances. Examples include handicapped parking, one-way, exit, entrance, rest rooms, emergency room, garage, and such similar functions.

Directory sign means a freestanding or wall sign that identifies all businesses and other establishments located within a commercial or industrial complex or an institutional establishment.

Electronic message center sign (electronic message display) means a sign that uses digital display to present variable message displays by projecting an electronically controlled pattern and which can be programmed to periodically change the message display. See "digital display."



Establishment means any legal use of land, other than long-term residential, which involves the use of structures subject to the Building Code. By way of example and not limitation, this definition includes businesses, factories, farms, schools, hospitals, hotels and motels, offices and libraries, but does not include single-family homes, mobile homes, residential apartments, residential care facilities, or residential condominiums. Multi-unit housing developments are considered establishments during the time of construction; individual units are not within the meaning of establishment once a certificate of occupancy has been issued or once a full-time residency begins.

Externally illuminated sign means any sign that is lit by a light source that is external to the sign directed towards and shining on the face of the sign.

Feather banner means a type of vertical banner made of flexible materials, (e.g., cloth, paper, or plastic), the longer dimension of which is typically attached to a pole or rod that is driven into the ground or supported by an individual stand. Also called a "swooper" or "teardrop" banner. Also known as quill signs or quill banners.



Flag means a piece of fabric or other flexible material, usually rectangular, of distinctive design, used as a symbol, which is capable of movement, or fluttering in moving air or wind.

Flashing or scintillating sign means a sign which, by method or manner of construction or illumination, flashes on or off, winks or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off. This definition does not include changeable copy signs with displays that change less frequently pursuant to the requirements of this chapter. See "changeable copy sign."

Freestanding sign means a sign supported by structures or supports that are placed on, or anchored in, the ground and which are structurally independent from any building including "monument signs", "pole signs", "pylon signs" and "ground signs."

Freeway-oriented sign means a freestanding sign that orients primarily to the traveling public using a freeway or expressway, and installed for the purpose of identifying major business locations within certain commercial zoning districts in close proximity to a freeway or expressway.

Fuel pricing sign means a sign that indicates, and limited to, the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by county ordinance or state law, such as California Business and Professions Code section 13530 *et seq.*

General advertising for hire means the enterprise of advertising or promoting other businesses, establishments or causes using methods of advertising, typically for a fee or other consideration, in contrast to self-promotion or on-site advertising.

Ground sign means a sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. These may include freestanding pole signs and movement signs. See freestanding sign.

Hanging sign. See "shingle sign."

Illuminated sign means a sign that is illuminated with an artificial source of light incorporated internally or externally.

Industrial complex. See Section 19.910 of the Zoning Ordinance.

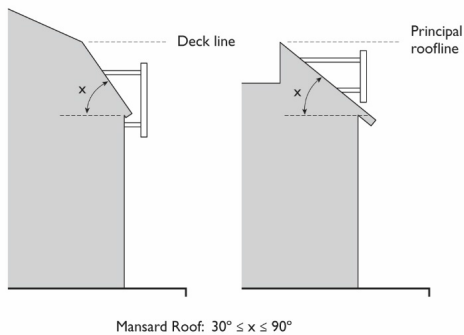
Inflatable sign means a balloon or other inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background.

Interpretive historic sign means a sign located within a historic district or a designated historic street right-of-way as approved by the Cultural Heritage Board in accordance with adopted design guidelines for this type of sign. Also known as "historic sign".

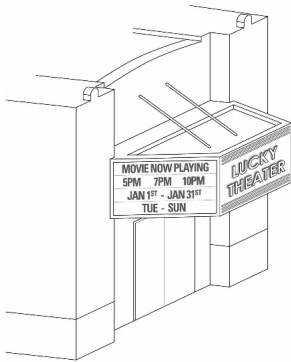
Lighted sign means a sign that is illuminated by any artificial light source, whether internal, external or indirect.

Major street frontage means the major street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. See building frontage and secondary frontage.

Mansard sign means a sign attached below the deck line or principal roofline of a mansard roof or similar roof-like façade.



Marquee sign means a sign that advertises an event, performance, service, seminar, conference, or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the façade of a building.



Mobile sign means any sign carried or conveyed by a vehicle.

Monument sign means a low-profile freestanding sign erected upon or supported solely by a planter, pedestal base, or similar ground structure approximately the same width as the sign and which is designed to incorporate the architectural theme and building material of the building on the premises. Internal supports, poles or pylons, if any, are enclosed by decorative covers or otherwise not exposed to view.

Moving image sign (animated sign) means a sign or any portion thereof on which the communicative image rotates, moves, or appears to move in some manner, whether by mechanical, electrical, natural, air activation or other means.

Mural means a work of graphic art on an exterior building wall that may or may not contain a commercial logo or trademark but does not serve to advertise or promote any business, product, activity, service, interest, or entertainment and is not general advertising for hire.

Neon sign means a sign comprised partially or entirely of exposed small diameter tubing that is internally illuminated by neon, argon or other fluorescing gas.

Non-commercial message means a message or image on a sign that directs public attention to or advocates an idea or issue of public interest or concern but is not advertising for hire and or does not promote any business, product, activity, service, interest, or entertainment.

Off-site sign means a sign that advertises commercial products, accommodations, services or activities not provided in or on the property or premises upon which it is located. The on-site/off-site distinction does not apply to non-commercial messages.

On-site sign (also: on-premises sign) means a sign that advertises the commercial business, establishment, accommodation, services or activities provided on the premises on which the sign is located, or is expected to be provided in the near future [i.e., "coming soon" movie posters]. All establishments within a shopping center are on-site as to any sign(s) also located within that shopping center. Where such center is subject to master sign program, all establishments subject to the program are considered on-site whenever located within any location subject to the program. As to construction site signs, "on-site" includes all parties involved in the specific construction project.

Pedestrian Mall. See Section 19.910 of the Zoning Ordinance.

Pennant means a device made of flexible materials, (e.g., cloth, paper, or plastic) that is typically triangular or swallow-tail in shape, may or may not contain copy, and which is installed for the purpose of attracting attention. Does not include pennants used for watercraft signaling purposes. For the purposes of this chapter, bunting a form of banner or pennant that is typically presented and displayed in a folded or gathered fashion or combination is considered a pennant.

Permanent sign means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. Contrast: temporary sign.

Placard means a poster or similar sign for public display.

Pole sign means a freestanding sign that is supported by one or more exposed poles that are permanently attached directly into or upon the ground.

Political sign means a sign that advertises a political candidate, a political party, or a political issue including but not limited to a local, state or national election. See "non-commercial message."

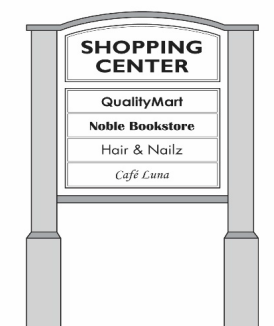
Portable sign means a freestanding sign that is not permanently affixed, anchored or secured to either the ground or a structure on the property it occupies.

Projecting sign means a building wall sign, the surface of which is not parallel to the face of the supporting wall and which is supported wholly by the wall. See "blade sign."

Projected sign means a visible image, intended to be communicative, that is created by projecting light onto a solid surface, whether by means of drones or search light or other light projecting device.

Public transportation sign means a sign that is placed on a structure, such as a bench or shelter, located on a public alley, road, street, parkway or highway, for the purpose of facilitating the use of public transportation and promote the safety, comfort and convenience of public transit patrons. Includes signs on bus shelters and bus benches.

Pylon sign means a freestanding sign that is supported and in direct contact with the ground or one or more solid, monumental structures or pylons and which typically has a sign face with a vertical dimension that is greater than its horizontal dimension.



Real estate sign means a temporary sign that advertises the sale, lease or rental of the property but not including signs on establishments offering transient occupancy such as hotels, motels, and inns.

Revolving sign means a sign or any portion thereof, which rotates, moves or appears to move in some manner by mechanical, electrical, natural or other means. Includes "tri-vision" signs with rotating triangular prisms.

Roof sign means any sign supported by or attached to or projecting through the roof of a building or structure, or projecting above the eave line or parapet wall of the building or structure. Roof sign shall not include a sign attached to a mansard roof pursuant to the definitions of building sign and mansard roof or a vertical sign as defined in this section.

Secondary street frontage means any street frontage other than a major street frontage.

Shingle sign means a sign that hangs from a canopy or awning or from the roof of an arcade or passageway.

Sign face means an exterior display surface of a sign including non-structural trim exclusive of the supporting structure. The area of a sign that is available for mounting and public display of the visually communicative image.

Sign spandrel means a sign or group of signs located between or extending from the supporting columns of a canopy structure.

Subdivision entry sign means a temporary sign which provides necessary travel directions to and within a subdivision offered for initial sale or lease, but which contains no other advertising matter.

Temporary sign means a sign or advertising display constructed of fabric, cardboard, plywood or other light material, with or without a frame that is designed or intended to be displayed for a short period of time. Temporary signs do not include permitted portable signs such as A-frame signs that are required to be removed when an establishment is not open.

Tenant sign means a sign that identifies a tenant, occupant, or establishment whether residential or commercial and provides no other advertisements or product identification-

Traffic sign means a sign for traffic direction, warning, and roadway identification. Includes signs displaying traffic rules, such as "one way" and "speed limit".

Under-canopy or under-marquee sign. See "shingle sign."

Vehicle display sign means a sign mounted, attached, affixed or painted on a vehicle, trailer or similar conveyance parked on public or private property that serves to promote any business, product, activity, service, interest or entertainment for the purpose of general advertising for hire on the property where the vehicle is located.

Wall sign (or wall-mounted sign) means a sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building and is not projecting more than 18 inches from the building face or from a permanent roofed structure projecting there from.

Way-finding sign means a sign that is designed and located to provide orientation and direction to a destination or destinations within a specific geographic area or commercial or institutional complex.

Window sign means a sign with a single face of copy that is painted or installed on a glass window or door or located within 24 inches from inside the window in a manner that it can be viewed from the exterior of a structure.

(Ord. 7331 §96, 2016; Ord. 7300 §2, 2015; Ord. 6966 §1, 2007)

19.650.020 Designated approving authority.

A. *General provisions.*

1. The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code.
2. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application.
3. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).

B. *Appeals.* An action of the Approving or Appeal Authority may be appealed pursuant to procedures set forth in Chapter 19.680 (Appeals).

C. *Approval authority on referral.*

1. Referral by the Community & Economic Development Department Director, or his/her designee, or the Development Review Committee.
 - a. The Community & Economic Development Department Director, or his/her designee, or the Development Review Committee, instead of taking any action, may refer the matter to the Planning Commission.
 - b. The action of the Planning Commission, following referral, may be appealed to the City Council.
 - c. Action taken by the City Council is not subject to an appeal.
2. Community & Economic Development Department Director, or his/her designee, decisions.
 - a. All administrative and discretionary decisions of the Community & Economic Development Department Director, or his/her designee, shall be transmitted to the City Council.
 - b. The Mayor or any member of the City Council may refer the decision for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Community & Economic Development Department Director, or his/her designee, is final.
3. Development Review Committee decisions.
 - a. All decisions of the Development Review Committee shall be transmitted to the City Council.
 - b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
 - c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of transmittal, the action of the Development Review Committee is final.
4. Planning Commission Administrative and Discretionary Items.
 - a. All decisions of the Planning Commission on administrative and discretionary items shall be transmitted to the City Council the next business day following Planning Commission action.

- b. The Mayor or any member of the City Council may refer the matter for consideration by the City Council at a public hearing by notifying the Community & Economic Development Department Director, or his/her designee.
- c. If not referred by the Mayor or any member of the City Council, or otherwise appealed, within ten days of Planning Commission action, the action of the City Planning Commission is final. (See Section 19.690.020(A) - Effective Date of Permits and Actions).

(Ord. 7552 §23, 2021; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §101, 2016; Ord. 7091 §5, 2010; Ord. 6997 §7, 2008; Ord. 6966 §1, 2007)

Table 19.650.020
Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Department Director	Development Review Committee (DRC)	City Planning Commission ^(9,11)	City Council ^(1,11)
<i>Administrative</i>				
Design Review		F ⁽³⁾	A/AR ⁽³⁾	A ⁽³⁾ /F
Fair Housing and Reasonable Accommodation		F	AR	A ⁽⁴⁾ /F
Minor Conditional Use Permit		F	A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Administrative Planned Residential Development Permit	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
<u>Creative Sign Permit</u>	<u>F</u>		<u>AR</u>	
Nonconforming Determination	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Recycling Center Permit	F			AR/A/F
Room Rental Permit	F		AR	A/F
Street, Alley, & Walkway Vacations (Summary)				F

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Temporary Use Permit	F ⁽⁵⁾			
Time Extensions	F		A/AR	A/F
Transportation Demand Management Regulations	F			A/F
Variance	F		A ⁽⁴⁾ /AR	A ⁽⁴⁾ /F
Zoning Code Interpretation	F		A/AR	A/F
<i>Public Hearing</i>				
Accessibility Appeals (Building Official decisions relating to access)			F	A/F
Airport Land Use Commission Appeals				A ^(10, 12) /F
Annexation or Detachment			R ⁽⁶⁾	A/F
Conditional Use Permit			F ^(6, 9)	A/F
Condominium Conversion Permit			R ⁽⁶⁾	A/F
Development Agreement and Amendment ⁽⁸⁾			R ⁽⁶⁾	A/F
Design Review			F ⁽³⁾	A/F ⁽³⁾
Floodplain Approval; Floodplain Variance			F	A/F
General Plan Text/Map Amendment			R ^(6, 9)	A/F
Planned Residential Development Permit			F ^(6, 9, 13)	A/F
Minor Planned Residential Development Permit			F ^(6, 9)	A/F

Small Lot Planned Residential Development Permit			F ^(6, 9)	A/F
Site Plan Review Permit			F ⁽⁶⁾	A/F
Specific Plan and Amendments			R ^(6, 9)	A/F
Street, Alley, & Walkway Vacations			R ⁽⁶⁾	A/F ⁽⁷⁾
Street Name Change			R ⁽⁶⁾	A/F
Traffic Pattern Modification Measures			R ⁽⁶⁾	A/F ⁽⁷⁾
Zoning Code Text/Map Amendment			R ^(6, 9)	A/F

;sz=8q; Notes:

1. Decisions of the City Council are final and cannot be appealed.
2. Reserved.
3. Planning Commission primary design review responsibility is limited to concurrent review with another case for which the Planning Commission has approval authority (Refer to Section 19.710.035 - Review Responsibilities of Planning Commission or Community & Economic Development Department Director). Appeal of Planning Commission action on design review is by the full City Council.
4. See Section 19.650.020 C - Designated Approving Authority.
5. Appeal of an action on a Temporary Use Permit shall be to the City Manager. The City Manager's decision is final.
6. If denied by the Planning Commission, the action is final unless appealed to the City Council (See Section 19.680.020 B - Appeal Authority) with the exception of City-initiated General Plan Text/Map Amendments, Zoning Code Text/Map Amendments and Specific Plan Amendments where the Planning Commission is a Recommending Authority only.
7. Street vacations and traffic pattern modification measures require two actions at the City Council: adoption of a resolution of intent to hold a public hearing and a public hearing.
8. See Government Code Section 65864 for more information on Development Agreements.
9. All decisions by the Planning Commission to approve or deny a permit or action are by simple majority of the members present and voting, with the following exceptions:
 - a. Conditional Use Permits, including revocations, and Planned Residential Development Permits require approval by a 2/3 majority of the Planning Commissioners present and voting; and
 - b. Zoning Code Text/Map Amendments, General Plan Text/Map Amendments, and Specific Plan Amendments require a majority vote of not less than four Planning Commissioners present and voting.
10. All decisions of the City Council to approve or deny a permit or action are by a majority vote of those present and voting except that a 2/3 vote of the total membership (five votes minimum) is required to approve an appeal of a decision of the Airport Land Use Commission (ALUC).

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11. All tied votes of the Planning Commission mean that an application failed to be approved and will be treated as a denial. When a tie vote exists before the City Council, the Mayor shall have the voting right as any member of the City Council and may cast a vote for or against an item to break a tie. In the Mayor's absence, in the event of a tie vote, the Mayor Pro Tempore shall not have the right to cast a tie-breaking vote; in this instance the City Council vote shall be treated as a denial (Riverside City Charter - Article IV, Section 405).
 12. Refer to Section 19.680.030 (E) for details regarding the ALUC appeal process
 13. The final decision-making authority for PRD's in the RC Zone shall be the City Council.

(Ord. 7683, § 14(Exh. H), 2024; Ord. 7552 §24(Exh. E), 2021; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7487 § 2(Exh. A), 11-5-2019; Ord. 7331 §101, 2016; Ord. 7222 §5, 2013; Ord. 7163 §2, 2012; Ord. 7091 §6, 2010; Ord. 6966 §1, 2007)



**PLANNING COMMISSION HEARING DATE: FEBRUARY 27, 2025
AGENDA ITEM NO.:**

SUMMARY

Case Number	PR-2025-001768 (Zoning Text Amendment)
Request	<p><u>PLANNING CASE PR-2025-001768 (AMD):</u> Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions). The proposed amendments implement policy direction from the City Council Land Use Committee related to general sign provisions and are intended to:</p> <ol style="list-style-type: none">1. Clarify and establish standards for window signage and transparency;2. Promote high-quality signs through enhanced standards for materials and construction;3. Reduce sign clutter and over concentration of wall signage;4. Establish development standards for blade signs;5. Establish a Creative Sign Permit process to allow for the flexible application of development standards for creative and high-quality designs; and6. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, improve useability, correct errors, or remove redundancies.
Applicant	City of Riverside Community and Economic Development Department
Project Location	Citywide
Ward	Citywide
Staff Planner	Paige Montojo, Senior Planner 951-826-5773 pmontojo@riversideca.gov

RECOMMENDATIONS

That the Planning Commission:

1. **Recommend** that the City Council determine that Planning Case PR-2025-001768 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and
2. **Recommend Approval** of the Planning Case PR-2025-001768 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report.

BACKGROUND

On August 25, 2015, the City Council adopted a comprehensive update to Chapter 19.620 – General Sign Provisions of the Riverside Municipal Code (RMC). The amendments involved:

- Re-organization and consolidation of existing Code provisions;
- Creation of new sections to address design principles, prohibited signs, and exempt signs;
- New or modified development standards related to building mounted signs, freestanding signs, special use signs and temporary signs;
- New or modified procedures for reviewing temporary signs, sign permits, and sign programs;
- Creation of a procedure to allow applicants to request minor deviations from the sign requirements; and
- Revisions to the sign definitions (clarifying, adding, and removing).

The comprehensive update resulted in today's existing sign code. The requirements of the zoning code are meant to work in tandem with the Citywide Design and Sign Guidelines, adopted in 2007 as part of the General Plan 2025 (Exhibit 1). The purpose statement lists several goals, including:

- Promote a quality visual environment by allowing signs that are compatible with their surrounding and which effectively communicate their message;
- Promote economic vitality;
- Ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve primarily as general advertising for a business; and
- Assist property owners and business owners in understanding City expectations.

It is important to note that a major limitation of guidelines of any kind is that compliance is not obligatory. The Citywide Sign Design Guidelines are meant to be applied with flexibility and within the context of the project, with the overall objective that the intent

and spirit of the Design Guidelines are captured and followed to the extent feasible – a threshold that is inherently subjective.

On September 9, 2024, staff conducted a workshop with the City Council Land Use Committee to examine the current sign code and any opportunities for streamlining, improvements, or general feedback (Exhibit 2). The Committee expressed interest in revisiting and refreshing the sign code and explore ways to incorporate some of the existing Sign Design Guidelines into codified requirements. Staff was directed to return to the Committee to discuss potential Code amendments.

On December 9, 2024, staff returned to the City Council Land Use Committee with a cross jurisdictional analysis of best practices for zoning code sign regulations (Exhibit 3). Specifically, staff presented options for window signs, blade signs, electronic message center signs, codified design requirements, processes for flexibility in development standards, and potential technical assistance options for the public. The Committee directed staff to prepare the following amendments for Planning Commission consideration: clarification of window sign standards and storefront transparency, including vacant storefronts; standards for blade signs; and codification of certain provisions of the Sign Design Guidelines.

PROPOSAL

Proposed amendments to Chapter 19.620 - General Sign Provisions capture the changes summarized in this staff report (Exhibit 4). Other chapters are proposed to be amended to ensure consistency within the proposed amendments (Exhibit 5). The following is a summary of each of the proposed changes.

AMENDMENT 1 – DEVELOPMENT STANDARDS FOR ALL SIGN TYPES

I. Goal

- Increase the clarity and useability of the code to support the application and enforcement of existing standards; and
- Promote high-quality sign construction and design.

II. Current Code

RMC Section 19.620.070 – General Provisions For All Sign Types includes 21 separate regulations that apply to all signs. Half of these provisions can be characterized as general rules for the sign process such as enforcement authority, property owner's consent, and legal nature of signage rights and duties. The other half can be characterized as development standards that specify objective physical requirements of signs including sign locations, prohibited materials, illumination requirements, and maintenance and safety.

This extensive list of regulations conflated under the same section has resulted in less useable Code and can create complications or delays when processing sign applications.

III. **Proposed Change**

A new subsection 19.620.075 – Development Standards For All Signs is proposed to keep all provisions related to sign development under one section. The development standards under this section and any proposed changes are as follows:

- **Sign Locations:** No substantial changes to the current sign location standards are proposed. Language is updated to clarify the different sign types listed therein.
- **Prohibited Materials:** No substantial changes are proposed and plywood, pressed board, non-exterior grade wood products or materials will remain prohibited, in alignment with the Sign Design Guidelines. Formatting is updated to distinguish each provision for legibility purposes.
- **Illumination:** New illumination standards are proposed in addition to the existing requirements:
 - Required concealment of all electrical raceways, conduits, or similar devices: Although not stated in the Zoning Code, the Citywide Sign Design Guidelines encourage the concealment of raceways, conduits, and all other electrical equipment. The equipment shall be placed behind the fascia so as not to be within public view. Where physically impractical or potentially damaging to the integrity of the building, the electrical equipment shall be minimized by design and camouflaged with the surrounding materials.
 - Permitted use of neon lighting: Clarifies that neon tubing is permitted as a lighting and design technique, subject to the requirements of Section 19.620.050 (no flashing, moving or blinking allowed).
- **Maintenance and Safety:** No changes proposed for the existing provisions.

AMENDMENT 2 – WINDOW SIGN AND TRANSPARENCY STANDARDS

I. **Goal**

- Promote transparent and interactive retail storefronts; and
- Establish and clarify window sign standards and storefront transparency standards,.

II. **Current Code**

The RMC currently permits one window sign per public entrance and a maximum of 25% of each window area, however this provision is only found in exhibits or

footnotes throughout the chapter. Any sign or decal on a window is required to follow this provision.

III. Proposed Changes

Window sign provisions are added to Table 19.620.080.A where all other development standards for signs in non-residential and mixed-use zones are found. The provision is streamlined to be “25% of the window area”, allowing for flexibility in window sign placement. The limitation that window signs are only permitted where there is a public entrance is deleted.

Intended to protect the transparency and interactive nature of commercial storefronts, transparency standards are added to Chapter 19.590 – Performance Standards, permitting window signs on storefronts up to 50% of the window area. The new standards prohibit storefronts where all windows are completely opaque or “black-out”. Vacant storefronts with no occupant of the tenant space may temporarily apply window signs up to 100% of the window area, until the tenant space is occupied, and may display information about leasing or availability.

AMENDMENT 3 – BUSINESS IDENTIFICATION AND PRODUCT LISTINGS

I. Goal

Reduce sign clutter and over-concentration of building signs.

II. Current Code

The Citywide Sign Design Guidelines encourage brevity and succinct messaging whenever possible to increase sign legibility and attractiveness. Building mounted wall signs which list or generally advertise products or services beyond tenant or business identification may result in unnecessary sign clutter and can impact the architectural character of a building. Currently, the RMC regulates the maximum number and the maximum size (area) of wall signs but does not include any provisions to address potential sign clutter or over-concentration of signage that can occur within the provisions.

III. Proposed Changes

A new provision for wall signs is added to RMC Table 19.620.080.A that specifies the primary purpose for wall signs is tenant identification. Signs that list products or services apart from tenant identification shall be limited to 10% of the maximum allowable sign area.

AMENDMENT 4 – PROHIBITING CABINET SIGNS

I. **Goal**

Promote high-quality sign construction and design.

II. **Current Code**

The RMC defines cabinet signs as “an internally illuminated sign consisting of frame and face(s), with continuous translucent message panel; also referred to as a panel sign.” While these sign types are permitted by the Code and are often most cost-effective, they are discouraged by the Citywide Sign Design Guidelines due to their lack of design quality and visual appeal. Additionally, cabinet signs can present maintenance and longevity challenges depending on the construction and illumination methods.

III. **Proposed Changes**

Cabinet signs are proposed to be included under Section 19.620.050 – Prohibited Signs. While new cabinet signs are not permitted, existing cabinet signs are allowed to continue subject Section 19.620.130 – Nonconforming Signs. While existing cabinet sign panels may be updated or changed without a building permit, if the existing cabinet sign needs to be moved, enlarged, or structurally changed, the nonconforming sign shall be replaced with either channel letters, route-out push-through cabinet signs, or another sign type permitted by the code.

AMENDMENT 5 – BLADE SIGN STANDARDS

I. **Goal**

Establish development standards to permit blade signs as a commercial sign type.

II. **Current Code**

Blade signs are defined in the code as “a double-sided sign oriented perpendicular to the building wall on which it is mounted.” Blade signs are encouraged by the Citywide Plan Sign Design Guidelines as a commercial sign type but are only permitted by the Code in historic districts. Even then, the code lacks explicit development standards that regulate the number, size, and placement of blade signs.

III. **Proposed Changes**

Section 19.620.080 – Standards For All Sign Types By District And Use is proposed to include a new subsection for the following blade sign development standards:

- Applicability: Blade signs are permitted for businesses in Commercial or Mixed-use Zones with a minimum of 50 lineal feet of building frontage.
- Number: A business may display one blade sign per street or parking lot frontage.

- Height: Blade signs shall not project above the eaves of a sloped roof or the parapet height of a flat roof and must maintain a minimum of 8 feet of clearance from the pedestrian right of way.
- Placement: Blade signs must be mounted to a building, and cannot be mounted to a pole or other structure.
- Projection: Blade signs may project up to four feet from the building face. Blade signs above the third story may project up to six feet. Blade signs projecting over the public right of way require an encroachment permit with the Public Works Department. No blade signs may project over and alley.
- Design and development: Blade signs shall follow the same general development standards for sign area, materials, illumination, maintenance and safety.

AMENDMENT 6 – CREATIVE SIGN PERMIT

I. **Goal**

Allow for the flexible application of development standards and encourage creative signs with high-quality design.

II. **Current Code**

The RMC currently offers the following avenues for deviations from the development standards for signs:

- **Sign Programs:** Sign programs are required for multitenant buildings or sites to promote coordinated signage. With an approved sign program, there may be an increase in allowable sign area for individual sign(s) up to 15%. Sign programs also allow the transfer of sign area limits from underutilized locations to areas that are more practical, through use of a “sign budget.”
- **Administrative Adjustment:** Any application that may require minor, administrative adjustments may request an administrative adjustment from the Community and Economic Development Director for an increase of up to 10% of the total sign area.

While both options allow for some degree of flexibility, neither call for superior sign design. Additionally, the sign development standards can inhibit creative, iconic, or innovative sign proposals that would otherwise meet the intent of the Citywide Sign Design Guidelines be desirable additions to a site.

III. **Proposed Changes**

A new procedure for Creative Sign Permits is proposed under RMC Section 19.620.100. The purpose of the Creative Sign Permit is to encourage signs of unique design that exhibit a high degree of imagination, inventiveness, creativity and thoughtfulness; and to provide a process for the flexible application of sign regulations that will allow for creatively designed signs.

A Creative Sign Permit may be approved only if it meets the proposed findings:

- Design quality: The proposed sign must constitute a substantial aesthetic improvement to the site, be of unique design, and provide strong graphic character.
- Contextual Criteria: The proposed sign must reflect and complement historic or contemporary character of the building or site on which it is located.
- Architectural Criteria: The proposed sign must utilize or enhance the architectural elements of building or site and be placed in a logical location in relation to the overall composition of the development.

The Creative Sign Permit would be reviewed and approved by the Community and Economic Development Director, whose decision would be appealable to the Planning Commission. Additionally, a Creative Sign Permit may be referred by the Director to the Planning Commission for consideration and approval.

PUBLIC OUTREACH AND COMMENT

Notice was published in the Press Enterprise on January 31, 2025. At the time of writing this report, Staff has not received public comments regarding this project. Exhibit 1 contains summaries of the various public outreach and stakeholder engagement efforts previously undertaken as part of this effort.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from additional California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the CEQA guidelines, as it can be seen with certainty that the proposed text amendments will not have an effect on the environment.

FINDINGS

Zoning Code Amendment Findings pursuant to Chapter 19.810.040:

- 1) The proposed Zoning Code Text Amendments are generally consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed Zoning Code Text Amendments will not adversely affect surrounding properties; and
- 3) The proposed Zoning Code Text Amendments will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

ENVISION RIVERSIDE 2025 STRATEGIC PLAN ALIGNMENT

The proposed amendments align with Strategic Priority No. 5 – High Performing Government by demonstrating adaptivity as an organization, and more specifically with

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, building public trust, and encourage shared decision making. In addition, the project aligns with the five Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed amendments are a proactive measure to respond to the changing needs of the community through a transparent public process.
2. **Equity** – The proposed amendments promote reasonable and equitable regulation of signs throughout the City.
3. **Fiscal Responsibility** – The proposed amendments do not incur costs to the City.
4. **Innovation** – The proposed amendments promote high quality, creative and innovative signs throughout the City
5. **Sustainability & Resiliency** – The amendments as proposed reduce environmental, visual, and aesthetic impacts on surrounding communities.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Citywide Design Guidelines
2. September 9, 2023 Land Use Committee Staff Report
3. December 9, 2023 Land Use Committee Staff Report and Cross Jurisdictional Matrix
4. Chapter 19.620 – General Sign Provision Proposed Amendments
5. Other Chapters – Proposed Amendments
 - a. Chapter 19.590 – Performance Standards
 - b. Chapter 19.650 – Approving and Appeal Authority
6. Presentation

Prepared by:	Paige Montojo, Senior Planner
Reviewed by:	Matthew Taylor, Principal Planner
Approved by:	Maribeth Tinio, City Planner



**PLANNING COMMISSION HEARING DATE: MAY 8, 2025
AGENDA ITEM NO.:**

SUMMARY

Case Number	PR-2025-001768 (Zoning Text Amendment)
Request	<p>PLANNING CASE PR-2025-001768 (AMD): Continued from February 27, 2025 - Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions). The proposed amendments implement policy direction from the City Council Land Use Committee related to general sign provisions and are intended to:</p> <ol style="list-style-type: none">1. Promote high-quality signs through enhanced standards for materials and construction;2. Reduce sign clutter and over concentration of wall signage;3. Establish development standards for blade signs;4. Establish a Creative Sign Permit process to allow for the flexible application of development standards for creative and high-quality designs;5. Clarify and establish standards for window signage and transparency;6. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, improve useability, correct errors, or remove redundancies.
Applicant	City of Riverside Community and Economic Development Department
Project Location	Citywide
Ward	Citywide

RECOMMENDATIONS

That the Planning Commission:

1. **Recommend** that the City Council determine that Planning Case PR-2025-001768 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and
2. **Recommend** One, some, or none of the options for amortization and window transparency for City Council consideration and/or approval; and
3. **Recommend approval** of all other amendments under Planning Case PR-2025-001768 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report.

BACKGROUND

On February 27, 2025, at the direction of the City Council Land Use Committee, staff presented proposed amendments to Chapters 19.620 – General Sign Provisions, 19.590 – Performance Standards, and 19.650 – Approving and Appeal Authority to the Planning Commission for consideration (Exhibit 1). Most of the proposed amendments are clarifications of existing standards or codifications of existing Sign Design Guidelines and were generally supported by the Planning Commission. After discussion, the Planning Commission motioned for staff to return with additional information on amortization of nonconforming signs and further clarification of the proposed storefront transparency standards.

PROPOSAL

At the direction of the Planning Commission, staff has compiled a series of options for the for consideration and recommendation regarding storefront transparency and amortization. The Planning Commission may recommend one or more option for each category as is or modified, for the City Council's consideration.

NONCONFORMING SIGN AMORTIZATION OPTIONS

The proposed amendments include a provision prohibiting new cabinet signs (Exhibit 2). Should this provision be adopted, all existing cabinet signs would become "existing nonconforming" along with all other existing nonconforming signs such as existing pole signs and roof signs. The code currently has provisions that address nonconforming signs,

however there are options to address the amortization of these sign types in a more immediate way.

Option 1 – Maintain the nonconforming sign procedures under RMC Section 19.620.130

The RMC includes provisions for existing nonconforming signs (Exhibit 2). Nonconforming signs that were legally permitted when installed may continue indefinitely with reasonable and routine maintenance and repairs. Nonconforming signs are required to be replaced with signs conforming to today's standards under the following circumstances:

1. Alterations and additions: Nonconforming signs shall not be moved, altered or enlarged unless required by law. If a nonconforming sign is proposed to be relocated, expanded, or added to it must be brought to full conformity under the General Sign Provisions.
2. Abandonment: Whenever a sign or the use of the property has been discontinued for a continuous period of 90 days, the nonconforming sign shall be removed as provided for in State law and RMC Section 19.420.140- Enforcement. Any replacement signs shall conform with the requirements of the General Signs Provisions.
3. Damage or destruction: Whenever a nonconforming sign is destroyed or damaged, and repair would cost more than 50% of the sign value, the replacement sign must conform with the requirements of the General Sign Provisions.

Maintaining the nonconforming provisions would allow businesses to keep their nonconforming signs until they are ready to upgrade their signage voluntarily. It would also allow new businesses to maintain nonconforming signs on the property they are locating to. This option does not require any further amendments to the zoning code, as these provisions are already existing.

Option 2 – Adopt amortization procedures with change of use, occupancy, or tenant improvement

Exhibit 3 contains proposed amendments to the nonconforming provisions which would require nonconforming signs be replaced upon change of use or occupancy. With the proposed language, new businesses applying for tenant improvement building permits, façade improvements, or entitlements such as a Conditional Use Permit would be required to bring any nonconforming signs on their property or tenant space into compliance with the General Sign Provisions.

This option also includes exceptions for historically or culturally significant signs, allowing their continuation, maintenance, and repair even as use or occupancy of the property changes. While this provides flexibility and allows for preservation of historic signs, it does necessitate additional administrative procedure. For example, if there is a

nonconforming sign proposed to continue with a new tenant or business which may have historic significance but no formal designation as a cultural or historical resource, the applicant will be required to submit the sign and justification to the Historic Preservation Officer (HPO) to determine eligibility. If the sign is determined to be eligible for historic or cultural resource designation by the HPO, it may be exempt from the proposed amortization requirements. If the sign is determined to not be eligible for historic or cultural resource designation, then the sign shall be brought into compliance upon change of use or occupancy.

It should be noted that this is a reactive approach and would require new businesses to come to the City with requests for changes to their use or property. There are instances where turnover in tenants would not necessitate any building permits or entitlements. For example, an existing retail space with nonconforming signs may be leased by a new retail tenant. The new tenant may not need to make any improvements to the space that require building or planning approvals, and the continuation of their nonconforming sign would not be captured or noticed by the City.

This provision would bring more nonconforming signs into compliance at a faster rate than our existing provisions but would not capture every single nonconforming sign that exists today. Because this option meets direction to address nonconforming signs beyond what the RMC currently requires, while remaining business friendly and allowing for notice and partnership to address nonconforming signs, staff recommends Option 2.

Option 3 – Adopt a formal amortization program

The Commission may recommend a more proactive amortization process to capture and address all existing nonconforming signs and set a date for compliance or termination of the nonconforming signs. This option would require input and coordination from the Planning Division, Building & Safety Division, Code Enforcement Division, and the City Attorney's Office. A proactive amortization program for nonconforming signs requires significant administration including but not limited to:

- An inventory of all nonconforming signs within the City (including building signs and freestanding stands).
- Public outreach and noticing to property owners with existing nonconforming signs on their properties.
- Consensus on an appropriate amortization period for compliance or termination.
- Administrative procedures and penalties for noncompliance with the amortization program.
- An amortization ordinance formally adopted by the City Council.

As the more aggressive amortization option, this type of program may financially impact Riverside's business community the most and may result in community opposition. An effort such as this requires significant outreach and engagement and should take place

before an amortization ordinance is adopted. Considering the requirements for a lawful amortization program, this option would take the longest to implement and could incur costs and demands on staff resources. Should the Commission wish to adopt such a program, staff recommends moving forward all other sign code amendments under PR-2025-001768 and initiate this option as a separate item.

STOREFRONT TRANSPARENCY CLARIFICATION

In tandem with the window sign provisions, transparency standards for retail storefronts are proposed with the intent to enhance retail storefront design and encourage safe, attractive and dynamic commercial areas.

The RMC currently does not include any transparency standards at all. Without transparency standards, window areas can be covered and completely opaque, negatively impacting the aesthetic character of our street frontages and creating public safety concerns. This gap in the standards has also created space for using window areas for commercial messaging beyond what is permitted by the sign code, leading to difficulties with code interpretation and enforcement.

At the request of the Planning Commission, staff has provided further clarification of the proposed amendments (Exhibit 4). The proposed transparency standards require at least 75% of the window surface area to be transparent. Semi-transparent treatments such as glass frosting, etching, staining, reflective glazing, or tinting are commonly applied to window storefronts for various reasons such as temperature regulation, establishing a sense of privacy (particularly for client-oriented uses such as gyms, salons, or medical uses), or aesthetic enhancement. These window treatments may be considered a part of the 75% minimum so long as some level of transparency is maintained. The remaining 25% of the window area may be covered with material at any level of opacity including fully opaque window signs, window graphics or wraps. Opaque coverings or wraps beyond 25% of the window area would be prohibited.

The proposed amendment has been clarified with an exception for areas of the interior used for storage or occupied by mechanical, kitchen or utility equipment. This clarification allows for businesses that have more than one street frontage or have windows in areas that are considered "back of house" to cover as necessary. While this specific circumstance is exempt from transparency requirements, limitations on window signs still apply to these areas. Apart from flexibility, the clarification minimizes visual impacts along the street frontage and promotes safety by concealing these operational areas.

Other Considerations for Storefront Transparency

The Commission may consider alternative approaches to storefront transparency including, but not limited to:

- *Increasing allowable opaque material to 50% of the window area:* As the provision

is proposed today, opaque material (e.g. advertising signs, window graphics, window wraps) is permitted up to 25% of the window surface area. The Commission may consider increasing the maximum allowable size to 50%. While this option increases flexibility for business owners and provides an objective standard to enforce, it may result in sign clutter, reduced visibility, and negative impacts to aesthetic quality and public safety. In staff's research for the proposed amendments, six out of 10 jurisdictions surveyed allow window signage up to 25% of the window area. Two of the 10 jurisdictions have more restrictive standards, while just one allowed signage up to 50% of the window area.

- *Prohibition of specific materials:* The Commission may consider prohibiting specific kinds of window treatments or coverings found to have an impact to aesthetics or public safety, in addition to the transparency standards as proposed.

PUBLIC OUTREACH AND COMMENT

Notice was published in the Press Enterprise on April 11, 2025. Staff conducted Temporary Sign Public Information Sessions at the Main Library on March 20, 2025 and at the Riverside Downtown Partnership Land Use Committee Meeting on April 17, 2025, where feedback was received regarding storefront transparency and window signs. Feedback received included greater allowance for window sign coverage, differentiation on primary versus secondary storefronts, clarification on existing sign provisions, and the need for a sign handbook to assist businesses. Additional sessions are scheduled to take place at other locations within the City to reach specific groups within the business community. At the time of writing this report, Staff has not received public comments regarding this project.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from additional California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the CEQA guidelines, as it can be seen with certainty that the proposed text amendments will not have an effect on the environment.

FINDINGS

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EXHIBITS LIST

1. February 27, 2025, Planning Commission Staff Report
2. Proposed Amendments to Chapter 19.620 – General Sign Provisions
3. Amortization Option 2: Proposed Amendments to Section 19.620.130 – Nonconforming Signs.
4. Proposed Amendments to Chapters 19.590 – Performance Standards and 19.650 – Approving and Appeal Authority.

Prepared by:	Paige Montojo, Senior Planner
Reviewed by:	Matthew Taylor, Principal Planner
Approved by:	Maribeth Tinio, City Planner