

ORDINANCE NO. 1250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING CITY INITIATED SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT Z-S-722 AMENDING THE FREQUENCY OF TEMPORARY COMMERCIAL SIGNS AND EXPANDING THE USE OF MONUMENT SIGNS FOR CENTERS OVER 75,000 SQUARE FEET AND A DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Simi Valley has initiated a citywide amendment to the Municipal Code (Z-S-722) for the purpose of amending Simi Valley Municipal Code (SVMC) Section 9-37.060.B (Table 3-10), Sign Standards for the Commercial and Industrial Zoning Districts, to provide additional monument signage for centers over 75,000 square feet; modifying SVMC Section 9-37.070.G, Temporary Sign Standards, amending the use of temporary commercial signs from four 30-day periods per year to eight 16-day periods per year; and amending SVMC Section 9-37.070.H and I to sunset December 31, 2015; and

WHEREAS, pursuant to the provisions of Section 15311 of the California Environmental Quality Act, the project is exempt and a Notice of Exemption was prepared.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. The findings, for approval, for Municipal Code Text Amendment Z-S-722 contained in the Planning Commission staff report dated July 15, 2015, and incorporated herein by reference, are approved.

SECTION 2. Municipal Code Text Amendment Z-S-722 as specified in Exhibits A and B, attached hereto, is hereby adopted.

SECTION 3. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 4. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 2<sup>nd</sup> day of November 2015.

**Attest:**

/s/  
Ky Spangler, Deputy Director/City Clerk

/s/  
Robert O. Huber, Mayor of the City of Simi Valley, California

**Approved as to Form:**

**Approved as to Content:**

/s/  
Lonnie J. Eldridge, City Attorney

/s/  
Eric J. Levitt, City Manager

/s/  
Peter Lyons, Director  
Department of Environmental Services

**SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT  
FOR TEMPORARY COMMERCIAL SIGNS**

[New text is shown in **bold underline**, removed text in ~~strikeout~~]

**9-37.070 - Temporary Sign Standards**

- G. **Standards for temporary commercial signs requiring a permit.** The following standards shall apply to all temporary commercial signs placed within all applicable zoning districts by permit (refer also to subsection H below).
1. **Maximum size.** The maximum sign area allowed for temporary commercial signs, is not reduced by the signage allowed for permanent signs.
    - a. Freestanding temporary signs shall not exceed 12 square feet on each side in compliance with Section 9-37.060 (Zoning District Sign Standards).
    - b. Temporary signs attached to buildings shall not exceed 50 square feet.
  2. **Duration.**
    - a. A temporary sign shall not be displayed at any location for a period exceeding ~~30~~ **16** days per Sign Permit.
    - b. No more than a total of ~~four~~ **eight** separate Sign Permits shall be allowed in any calendar year for any business, individual, or organization.
  3. **Identification required.** Each temporary sign shall have legibly affixed on the front in the lower right corner of the sign a City sign seal, with identifying number and expiration date issued by the Department.
  4. **Location.** ~~In multi-tenant commercial centers, freestanding temporary commercial signs must be located within 10 feet of the main exterior entrance to the business for which the Temporary Sign Permit is issued.~~ **Freestanding temporary commercial signs may be located anywhere on the parcel of the respective business (or within the commonly managed shopping center with the property owner's or manager's permission); shall be located such that they do not interfere with traffic safety sight areas (TSSA), visibility at driveways, private sidewalk clearances, or disabled access; and shall not be located in, nor overhang, the public right-of-way.**
  5. **Processing of a Temporary Sign Permit application.**
    - a. A Temporary Sign Permit application shall be submitted and approved by the Department of Environmental Services before the placement of any temporary sign.

- b. The permit shall describe the duration, location, number, size, type (e.g., commercial or noncommercial), and design of the sign(s).
- c. The Director shall designate the form to be used for Temporary Sign Permit applications.
- d. The permit shall be issued by the Director within three business days after receipt of the completed application if the requested sign(s) complies with the applicable requirements identified in this Section. If the sign(s) is not disapproved within three business days from receipt of the application, the sign(s) shall be deemed approved.
- e. Only one Sign Permit application shall be required for multiple signs to be erected by a single applicant where the signs have identical graphics, are the same size, and/or are being placed on more than one parcel.
- f. A sign seal, provided by the Department of Environmental Services, shall be placed on each sign.

H. **Number, size, duration, and location of temporary signs.** The following standards shall apply to temporary commercial signs placed within all applicable zoning districts by permit. All other standards for commercial temporary signs not specified herein shall apply.

- 1. **Sunset clause.** This subsection 9-37.070(H) shall automatically expire on ~~February 28~~ **December 31**, 2015 unless extended by the City Council.
- 2. **Quantity.** Temporary commercial signs shall be allowed per tenant business for up to two of the following:
  - a. One on-building temporary sign;
  - b. One freestanding temporary sign;
  - c. Two freestanding temporary feather signs. A temporary commercial feather sign is a ground-mounted freestanding sign that is vertical in nature with total maximum size of 12 square feet, maximum height above adjacent grade of ten feet, and a maximum width at any point of two feet, displayed under the authority of Sections 9-37.070.H or I of this Code.
- 3. **Duration.**
  - a. The Temporary Sign Permit shall not exceed a period of 16 calendar days.
  - b. A maximum of eight separate Temporary Sign Permit periods shall be allowed in any calendar year per tenant business.
- 4. **Location.** Freestanding temporary commercial signs may be located anywhere on the parcel of the respective business (or within the commonly managed shopping center with the property owner's or manager's permission), shall be located such that they do not interfere

with traffic safety sight areas (TSSA), visibility at driveways, private sidewalk clearances, disabled access, and shall not be located in, nor overhang, the public right-of-way.

5. **Drive-through restaurants.** In addition to the temporary commercial signs allowed under subsection (H)(2) above, one additional freestanding or on-building temporary sign, not exceeding six square feet, shall be permitted with a Temporary Sign Permit within the drive-through area of a restaurant provided it is not visible from the public right-of-way.
- I. **Temporary Use Permit signage.** As part of a Temporary Use Permit for limited sidewalk sales or displays and extensive promotional activities per Section 9-52.080, the Temporary Use Permit may include temporary commercial signage as follows:
1. **Sunset clause.** This subsection 9-37.070(I) shall automatically expire on ~~February 28~~ **December 31**, 2015, unless extended by the City Council.
  2. One temporary commercial sign that is either an on-building sign not exceeding 50 square feet, or a freestanding sign.
  3. The one Temporary Use Permit related temporary commercial sign may be located as specified in subsection H.4, above.
  4. The one Temporary Use Permit related temporary commercial sign is in addition to the maximum temporary signs allowed with a Temporary Sign Permit per subsection (H)(2), above, and shall not require a separate Temporary Sign Permit.

**SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT  
FOR TEMPORARY COMMERCIAL SIGNS**

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**9-37.060 - Zoning District Permanent Sign Standards**

The signs and sign area authorized by this Section shall be allowed unless otherwise expressly provided in Section 9-37.030(D) (Signs allowed without a Sign Permit).

**A. Residential zoning districts.**

*[NO CHANGES PROPOSED]*

**B. Commercial, office, and industrial zoning district sign standards.** The types of signs listed in Table 3-10 are allowed within the commercial, office, and industrial zoning districts only, in compliance with the standards in Table 3-10.

**TABLE 3-10 - SIGN STANDARDS FOR THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS [IN PART]**

Sign Type	Max. Sign Size (Area)	Max. Sign Height	Maximum Number of Signs	Location Requirements	Additional Requirements
Monument business center signs	40 square feet	8 feet	1 per street frontage	Shall be placed 1 foot inside property line	NA
Monument individual tenant space signs ( <b><u>centers &lt;75,000 square feet within a single Planned Development Permit</u></b> )	40 square feet	8 feet	1 sign; plus one additional sign for a second street frontage where the parcel has 2 or more street frontages and each street frontage is at least 200 feet.	Shall be placed 1 foot inside property line	Freestanding tenant signs <b><u>are only</u></b> allowed for tenancies with at least 150 feet of street frontage

Sign Type	Max. Sign Size (Area)	Max. Sign Height	Maximum Number of Signs	Location Requirements	Additional Requirements
<p><u>Monument individual tenant space signs</u></p> <p><u>(centers of 75,000 square feet or greater combined building area within a single Planned Development Permit or Conditional Use Permit)</u></p>	<p><u>60 square feet</u></p>	<p><u>10 feet</u></p>	<p><u>Additional monument signs spaced a minimum of 300 feet apart from any other monument sign</u></p>	<p><u>Shall be placed a minimum of 1 foot inside property line</u></p>	<p><u>Separate freestanding building may have one freestanding sign if its parcel has at least 150 feet of street frontage within the center, and it is excluded from the total center size. Signs must be a minimum of 300 feet apart.</u></p>
<p>Gasoline price signs</p>	<p>12 square feet</p>	<p>NA</p>	<p>One price sign allowed</p>	<p>Shall be mounted on the building, canopy, column, or monument sign.</p>	<p>NA</p>
<p>Ancillary signs</p>	<p>2 square feet each</p>	<p>4 feet</p>	<p>1 for each driveway, plus 3 for each drive-through business</p>	<p>NA</p>	<p>NA</p>