

ORDINANCE NO. 1254

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING A SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT TO MODIFY THE MINIMUM BUILDING FRONTAGE REQUIRED TO PERMIT THREE ON-BUILDING SIGNS PER TENANT (Z-S-724) AND A DETERMINATION THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the applicant, Milan Management Company, has requested approval of a Municipal Code Text Amendment to modify the minimum building frontage required to permit three on-building signs per tenant (Z-S-724);

WHEREAS, pursuant to the provisions of Section 15311 of the California Environmental Quality Act, the project qualifies as Categorically Exempt and a Notice of Exemption was prepared; and,

WHEREAS, on December 9, 2015, the Planning Commission considered Municipal Code Text Amendment Z-S-724 and recommended the City Council introduce an ordinance for first reading approving Z-S-724.

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-724 containing in the Planning Commission staff report dated December 9, 2015, and incorporated herein by reference, are approved.

SECTION 2. Municipal Code Text Amendment Z-S-724 as specified in Exhibit A attached hereto, or as amended by the City Council, is hereby approved.

SECTION 3. Severability. If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, adjudicated to a final determination, the City Council finds that said voided part is severable, that the City Council would have adopted the remainder of this Ordinance without the severed and voided part, and that the remainder of this Ordinance shall remain in full force and effect.

SECTION 4. 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 5. 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 22nd day of February 2016.

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

EXHIBIT A

**SIMI VALLEY MUNICIPAL CODE TEXT AMENDMENT (Z-S-724)
(new text underlined)**

Amend SVMC Section 9-37.060(B)/Table 3-10 as follows:

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

Sign Type	Maximum Sign Size/Area	Maximum Sign Height	Maximum Number of Signs	Location Requirements	Additional Requirements
Building-mounted signs					
Street frontage signs	1.5 square feet for each linear foot of tenant space frontage, when building setback from property line is 150 feet or less; 2 square feet for each linear foot of tenant space frontage, when building setback is more than 150 feet; Plus 1 additional square feet for each linear foot of tenant space frontage in excess of the first 75 feet; no sign shall exceed 300 square feet.	Roof line of building	Not more than 2 per building face, per tenant space frontage. For buildings with 250 feet or more of tenant space frontage, not more than 3 signs for that frontage. <u>For centers in Commercial Zoning Districts of 75,000 square feet or greater combined building area within a single Planned Development Permit, buildings with 200 feet or more of tenant space frontage, not more than 3 signs for that frontage.</u> The sign area of all signs must not exceed the maximum allowable sign size/area.	May be mounted flat on wall, or may be projecting signs, in compliance with the requirements for projecting signs below.	Maximum building-mounted sign area shall be reduced by one-half when site also has one or more freestanding signs. Sign area shall be directly proportional to the individual tenant space frontage.