



PLANNING COMMISSION MEETING

August 14, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

To view or participate in the meeting online, please use the following link:

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Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

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Phone Conference ID: 253 817 460#

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

[A.](#) Approval of Minutes from June 12, 2025

[B.](#) Approval of the Minutes July 10, 2025

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. PLANNING COMMISSION BUSINESS

- A.** Resolution 25-12: Public Hearing Mariposa Amador Calaveras Tuolumne Alpine (MACT) Health Board addendum to site development permit for MACT's Administration and Native American Museum to consider the mural design for the front of the building at 52 South Main Street, on a 1.98-acre Assessor's Parcel Number 058-015-013, zoned Community Commercial.
- B.** Resolution of Intent 25-13 updating the city's sign code including addressing feather flags and other temporary signs (their location, duration, number allowed); amending the Historical Commercial Zoning District signage requirements to allow the City Planner to approve signs in-house in accordance with adopted sign guidelines with appeals to the Planning Commission, updating provisions related to election signage, and clerical revisions

7. COMMITTEE REPORTS

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.



PLANNING COMMISSION MEETING

June 12, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

To view or participate in the meeting online, please use the following link:

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Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

4. APPROVAL OF MINUTES

A. Approval of Minutes from May 08, 2025

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, and Commissioner Wendt

5. PUBLIC COMMENT

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None

6. PLANNING COMMISSION BUSINESS

- A. Resolution 25-08 for a Site Development Permit for PG&E at 1108 Murphys Grade Road for Improvements to the existing PG&E Angels Camp Service Center including 4.75 Acres of existing asphalt pavement, 0.88 Acres of new asphalt, 0.50 Acres of new concrete, remove, replace and relocate some perimeter fencing, remove and replace existing gates with new ones, proposed exterior lighting to meet PG&E's 1 Foot/Candle requirements and Dark Sky requirements, and stormwater management as needed

Motion made by Vice Chair Gordon, Seconded by Commissioner Whitford.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

- B. Resolution 25-09 Conditional Use Permit New Geneva School Three Month Review

Decision was made not to issue the Conditional Use Permit

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Abstain: Commissioner Wendt

- C. Resolution of Intent 25-10 to amend Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

- D. Resolution of Intent 25-11 to update Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 and renaming it Emergency Management and Response with updates reflecting current emergency response procedures and adopted emergency response documents.

Motion made by Vice Chair Gordon, Seconded by Commissioner Wendt.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

- E. Discuss and make recommendations to the City regarding the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines

This item will be added to the agenda for a Public Hearing on July 10, 2025.

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 7:18 pm by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

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AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



PLANNING COMMISSION MEETING

July 10, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

Deputy City Clerk was present to open and close the meeting.

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

A. Approval of Minutes from June 12, 2025

Move to August meeting

5. PUBLIC COMMENT

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6. PLANNING COMMISSION BUSINESS

- A. Resolution of Intent updating the city's sign code including addressing feather flags and other temporary signs (their location, duration, number allowed); amending the Historical Commercial Zoning District signage requirements to allow the City Planner to approve signs in-house in accordance with adopted sign guidelines with appeals to the Planning Commission, updating provisions related to election signage, and clerical revisions.

Public Hearing was opened and deferred to August 14, 2025 meeting.

Public Hearing was closed 5:01 PM

7. COMMITTEE REPORTS

None

8. ADJOURNMENT

5:02 PM

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.



MEMORANDUM

City of Angels Planning Commission

Date: August 14, 2025

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: RESOLUTION: 25-12: Amending Resolutions 22-12 and 25-02 Site Development Permit for MACT Museum and Administration at 64 South Main Street to approve murals and allowing the City Planning to make minor amendments.

Recommendation:

Adopt Resolution 25-12 with or without changes.

Background:

The Planning Commission approved a site development permit for the project on April 14, 2022. The administration/museum building, bathroom, parking and landscaping have been completed. The roundhouse and ramada are pending. On May 8, 2025, the Planning Commission approved the following amendments to the conditions of project approval:

1. Add an attaching corridor between the roundhouse and museum,
2. Amend the roundhouse materials,
3. Amend outdoor bathroom siding materials, and
4. Authorize the City Engineer to waive the requirement for a Caltrans Encroachment Permit.
5. Allow the City Planner to make minor amendments

A final element of the project includes Native American murals of traditional Native American dancers on the front of the museum, facing SR 49. This amendment includes that element.

Findings made in the original site development permit, as amended, are hereby incorporated by reference, as follows and available on the City's website on the May 8, 2025, Planning Commission agenda at <https://angelscamp-ca.municodemeetings.com/> under Item **6A. PUBLIC HEARING: MACT SITE DEVELOPMENT PERMIT ADDENDUM.**

The following analysis focuses only on the proposed murals as part of the site development permit. Site Development Permits do not involve determining *if* the use can be allowed; but rather is intended to confirm that the proposal conforms with the City of Angels Municipal Code requirements, adopted development standards, and general plan.

Pursuant to AMC 17.74.060, the Planning Commission shall make the following findings prior to approving a Site Development Permit:

- A. The proposed use and design is consistent with the City of Angels Municipal Code; and*

- B. *The proposed use and design is consistent with the City of Angels General Plan; and*
- C. *The proposed use and design are consistent with adopted City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices; and*
- D. *Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.*

The previously analyses, already incorporated by reference, addressed Municipal code, general plan, city design standards, health, safety, and general welfare findings applicable to the proposed project for parking, lot configuration, setbacks, landscaping, the museum building, roundhouse, traffic circulation, and outdoor area. The following addresses these findings relative to the proposed murals only.

Signs/Murals

The existing MACT building currently has two attached signs and one monument sign at the site. Attached signs face east (SR 49) and north. A monument sign is located at the northwest corner of the site with the site’s address. A sign plan for the new development has not been submitted. Pursuant to Chapter 15.12 of the AMC, a sign permit shall be secured from the Community Development Department prior to installing any signs. In addition, Caltrans requires that any off-premises advertising display visible to traffic on state facilities must comply with state regulations (e.g., Outdoor Advertising Act – Business and Professions Code 5200 et. seq. <https://dot.ca.gov/programs/traffic-operations/oda>)

Because the mural is an integral part of the building design, a condition of project approval required review and approval by the Planning Commission of the mural design. Additional signage may be reviewed and approved by the Community Development Department without Planning Commission review unless otherwise determined by the City Planner.

The applicant, since project inception, has proposed murals of Native American dancers in ceremonial dress on the new building behind/flanking the proposed roundhouse. AMC Chapter 15.12 defines mural in the context of the sign ordinance, but does not prohibit or otherwise address them, their size restrictions, or content. Murals generally are considered a type of signage. Pending updates to the sign ordinance are propose re-classifying murals as public art.

PROJECT DESCRIPTION

APPLICANT/
LANDOWNER: M.A.C.T. Health Board, Inc. by John Alexander

LOCATION: 64 South Main

ASSESSOR's
PARCEL
NUMBER: 058-015-013 (formerly 058-015-003, 058-015-004, 058-015-011)

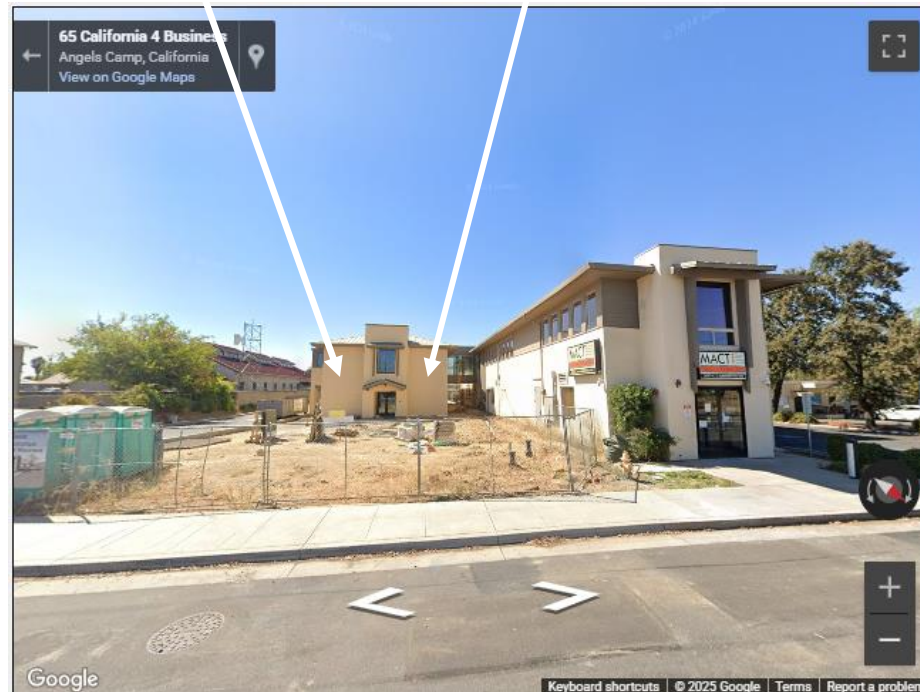
GENERAL

PLAN/
ZONING: Community Commercial

PROJECT: Two murals with traditional Native American dancers in ceremonial dress on the east-facing elevation (fronting SR 49) on either side of the building face directly behind the roundhouse

Figure 1: Location







Analysis:

FINDING A: The proposed use and design is consistent with the City of Angels Municipal Code
FINDING C: The proposed use and design are consistent with City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices.

Angels Municipal Code Chapter 15.12 regulates signs and is currently undergoing a comprehensive update. Murals are identified as signs in the current municipal code. However, the updated code proposes amending the classification of murals that contain no advertisement or that are integral to a building's architecture as public art.

Murals are a permitted use pursuant to Chapter 15.12. However, there are no adopted design guidelines for the Community Commercial zoning district that can be used to evaluate design consistency (draft design guidelines do exist). Chapter 15.12 contains no design guidelines for murals, other than, if classified as signage, the murals would "count" towards the 90 square-foot maximum for signage allowable under the current Chapter 15.12 unless a master sign plan is adopted for the entire center. The size of the murals would exceed this allowable signage and would be inconsistent with the Angels Municipal Code unless a master sign plan is proposed (as is anticipated). However, the City Planner has made a determination that, because the murals depict traditional Native American dancers, are part of a Native American museum, and contain no message; they do not qualify as signage, but rather, as public art and, therefore, **Finding A (Consistency of the proposed use) can be made.** Should the Planning Commission disagree with the determination made by the City Planner, **Finding A cannot be made.**

If the Planning Commission concurs with the City Planner's determination, then the issue of design consistency remains. Judging public art can be very subjective. In assessing the project design, the Planning Commission relied on the compatibility of the proposed design with the adjoining buildings. Because the new building mimics the pre-existing "sister" building, the new museum was found to be compatible. Given the use of the building to house a Native American museum (ground floor) and the future installation of a round house between the museum and SR 49, the inclusion of a depiction of traditional Native American dancers may be found consistent and compatible not only with the building design, but also with its use.

The only design issue remaining becomes whether the most compatible design would be a photograph-like mural as proposed, or a more interpretive traditional painting. Because the municipal code lacks guidelines, either design may be found compatible.

Based on the preceding, Findings A and C can be made with Planning Commission concurrence of the City Planner's determination. Alternatively, Findings A and C cannot be made if the Planning Commission does not concur with the City Planner's determination.

FINDING B: The proposed use and design is consistent with the City of Angels General Plan

The following general plan goals, policies and implementation programs are applicable to the proposed development:

Goal 1C Preserve and enhance the natural, scenic and cultural resources and rural character of Angels Camp.

Policy 1.C.3 Enhance and maintain the unique character of each of the city's commercial regions visible from State Routes 4 and 49 as necessary to avoid the appearance of strip commercial development and maintain and enhance the city's community character.

Goal 1E encourages well-designed commercial development compatible with the rural character of the community that contributes to the City's economic base.

Implementation Program 1.E.2 Requires new commercial development to be designed to minimize the visual impact of parking areas and signs from public transportation routes.

Policy 8.A.2 Foster knowledge, understanding and appreciation of our heritage, thereby creating civic pride and a sense of identity, by documenting, recognizing and utilizing the city's cultural and historical resources.

Policy 8.B.1 Recognize the importance of cultural resources management to the attractiveness, character and livability of Angels Camp.

Policy 8.B.10 Recognize and protect resources associated with, and identified as important to, Native Americans within the Angels Camp Sphere of Influence.

Implementation Program 8.B.z Establish Interpretive Programs
Identify funding sources for and establish programs to identify and promote the city's cultural resources (e.g., installing plaques or similar identifying structures, publishing the city's walking tour of identified resources, and similar programs).

Policy 8.C.2 Develop programs that will educate the community about cultural resources and preservation

Implementation Program 8.C.b Work in Partnership with Other Cultural Resource Organizations to Develop and Enhance Educational Opportunities
Form partnerships with and support the Angels Camp Museum, Calaveras County Historical Society, Schools, and other institutions and organizations to educate and inform residents and citizens about the history and culture of Angels Camp and the surrounding area. Work to develop interpretive materials, including but not limited to plaques, monuments, tours, workshops, publications and lectures. Work with local media to disseminate information regarding cultural resources.

Implementation Program 8.C.c Recognize the Native American Culture of the Area
Consult with Native American representatives when reviewing major developments, consistent with Senate Bill 18. Support the development of interpretive materials and efforts to protect places, features and objects that recognize the Native American heritage and culture of the area. Where feasible, encourage the protection of prehistoric, archaeological, cultural, spiritual and ceremonial places by designating the sites as open space.

Implementation Program 8.C.d, 10.C.d Support and Promote Events Celebrating the City's Culture, History, Recreational Opportunities and Natural Resources.

Continue to support and promote public activities and events celebrating the city's culture, history, industries, recreational opportunities, arts and natural resources. Support and promote events that bring visitors and residents downtown, further the economic development objectives of the city, and are compatible with the city's community character including, but not limited to:

- a. Events recognizing and celebrating the city's historic sites, structures, people, culture and events**

Implementation Program 8.C.e Encourage Public Art that Celebrates and Enhances the City's Cultural Heritage.

Encourage property owners and developers to incorporate art and/or provide opportunities for incorporating art in project design that is reflective of the heritage and character of Angels Camp.

Many of the preceding programs were established to protect existing cultural resources, including Native American resources. However, many of these programs include a component of recognizing, interpreting and providing educational opportunities based on the City's cultural heritage. The proposed project murals do exactly that. In addition to the Native American museum, roundhouse, bark houses, granary, landscaping with Native American cultural plants, cultural park and ramada will recognize the region's Native American culture, the traditional Native American dancers also will enhance the educational opportunities to residents, schools, and visitors.

Based on the preceding, FINDING B can be made subject to the attached conditions, as amended.

Finding D: Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

The proposed murals are set back from SR 49 and will be separated from SR 49 by landscaping and the roundhouse located between the museum entry and SR 49. Because of this setback distance, the murals are not expected to be a distraction to motorists along SR 49. A condition of project approval is included to ensure that any external lighting of the murals does not distract or otherwise interfere with motorists along SR 49. Given the addition of Native American cultural elements to the City, the murals may be considered a contribution to the general welfare of the City.

Based on the preceding, FINDING D can be made subject to the attached conditions, as amended.

ENVIRONMENTAL EVALUATION:

No change to the prior environmental evaluation is proposed.

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is categorically exempt from CEQA pursuant to Section 15332, Class 32, Infill development projects. Specifically, pursuant to 15332:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations as described under Findings A and B.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The site is located within the city limits, the proposed museum site is 0.7 acre and is surrounded by urban uses on all four sides: the City Police Department, the MACT medical offices, Caltrans offices, and, across the street, the former Swendemen's.
- (c) The project site has no value as habitat for endangered, rare or threatened species. A review of the California Natural Diversity Database identified no existing records for special status species on or adjacent to the site. Based on a site visit by a biologist, the project site has no value as habitat for endangered, rare or threatened species. However, consistent with best management practices, conditions of project approval include a preconstruction survey for nesting birds and methods to avoid inadvertently trapping animals during construction

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Based on the traffic study included for this project and the nature and location of the project, significant effects related to traffic, noise, air and water quality are not anticipated. As described under Finding B (noise) and Finding D (traffic, air and water quality) significant effect associated with these effects are not anticipated subject to proper implementation of project conditions.

(e) The site can be adequately served by all required utilities and public services. Public water and public sewer are available to the site. As described under Findings B and D.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(b-f) of the guidelines (i.e., does not contribute cumulatively to a significant impact, will not result in any potentially significant impact, will not impact a scenic highway, does not involve a hazardous waste site, and will not create a substantial adverse change to the significance of a historical resource).

Specifically, SR 49 and SR 4 adjacent to the site are not designated scenic highways.

The site does not have identified hazardous wastes pursuant to state databases reviewed for the project.

The following study is hereby incorporated by reference:

Marvin, Judith. Foothill Resources, Ltd. July, 2020. *Historical Evaluation Report for the Frank and Irene Crespi House 64 South Main Street Angels Camp, Calaveras County, California, APN 058-014-004.*

Based on that evaluation, the pre-existing structures on the site were determined to be ineligible for listing on the California or National Register of Historic Places.

In accordance with standard best management practices, project conditions pertaining to protecting unanticipated cultural resource discoveries and/or human remains are included for this project. As previously noted, a Native American representative from the Calaveras Mi Wuk tribe has asked to monitor the site for potential unanticipated (subsurface) resources. This condition is included in accordance with General Plan Implementation Program 8.C.c Recognize the Native American Culture of the Area through consultations with Native Americans for new developments.

Attachments:

- A. Resolution 25-12 with Amended Conditions

**CITY OF ANGELS
PLANNING COMMISSION**

Resolution 25-12 Amending Resolution No. 22-12 and Resolution 25-02

**RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION
FOR MACT Museum Site Development Permit – 64 South Main Street**

APNS:

058-015-013 (formerly 058-015-003 058-015-004, 058-015-011)

WHEREAS, the City received an application for a Site Development Permit for a museum and administration building to be located at 64 South Main Street;

WHEREAS, the City of Angels Municipal Code requires that such development requires a Site Development Permit; and

WHEREAS, the City of Angels Municipal Code establishes that a Site Development Permit requires review by the City of Angels Planning Commission, and

WHEREAS, upon nearing construction completion, the applicants requested certain amendments to the project design; and

WHEREAS, it has been determined that the project complies with the applicable sections of the City of Angels Municipal Code and is consistent with the City of Angels General Plan subject to the conditions contained herein; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state guidelines for the implementation of CEQA Section 15332, Class 32; and

WHEREAS, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approve the amendments to the site development permit based on the following findings A through D and subject to the attached conditions:

- A. The proposed use and design is consistent with the City of Angels Municipal Code; and
- B. The proposed use and design is consistent with the City of Angels General Plan; and
- C. The proposed use and design are consistent with adopted City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices; and
- D. Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

The foregoing resolution was introduced and moved for adoption August 14, 2025, by

_____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 14^h day of August, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chairman

ATTEST:

Caytlyn Schaner, Deputy City Clerk
City of Angels

AMENDED CONDITIONS OF PROJECT APPROVAL**Resolution 25-12 Amending Resolutions 25-02 and 22-12**

**RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION
FOR MACT Museum Site Development Permit – 64 South Main Street
APN: 058-015-013 (formerly 058-015-003 058-015-004, 058-015-011)**

1. To the fullest extent permitted by law, Applicant shall defend, indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, “City’s Agents”) from any and all liability arising out of a claim, action, or proceeding against City, or City’s Agents, to attack, set aside, void, or annul an approval concerning the project, any applicable Permit, or subsequent City approvals. Applicants’ duty to indemnify and hold harmless shall not extend to any claim, action, or proceeding arising from the gross negligence or willful misconduct of City or City’s Agents.

Upon receiving notice of a claim, action, or proceeding, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys’ fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City’s counsel in defending such an action. City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter. The modification of a proposal by the applicant or the imposition of conditions by the City shall not alter the effectiveness of this indemnity obligation.

2. All construction shall comply with the plans approved April 14, 2022, by the City of Angels Planning Commission and as amended May 8, 2025, for the roundhouse and outdoor bathroom (Attachment B).
3. Pursuant to the AMC Section 1.16.090(B), an administrative code enforcement citation may be issued without prior issuance of a notice and order to abate for non-compliance with conditions contained in this entitlement.

**PRIOR TO SITE DISTURBANCE INCLUDING VEGETATION REMOVAL OR GRADING,
WHICHEVER OCCURS FIRST, THE PROJECT PROPONENT SHALL:**

4. Negotiate an extended lease or purchase with the City of Angels to allow for required parking on the adjacent city owned parcel for the project for a minimum of 25 years unless otherwise agreed to by the City Council. (Note: this item has been completed)
5. Pay all required impact mitigation and capital improvement fees including, but not limited to Fire, Police, Traffic, Long-Range Planning, Water and Sewer capital improvement shall be paid unless an agreement is otherwise approved by the City Council deferring payments to prior to occupancy.
6. Pay all Engineering plan review and inspection fees (if not already paid). These fees are not subject to deferral.
7. Submit a final landscaping plan to the City for final review and approval. The Plan shall, at a minimum:

- a) Provide landscaping for a minimum of 15% of the 0.7± acre site (4,574± square feet minimum). The plan will be consistent with the preliminary landscape plan as approved by the Planning Commission emphasizing plants used by Native Americans from this region and also California natives with a “natural” appearance. Planning staff may approve minor alterations consistent with the overall concept of the landscaping plan.
 - b) Street trees shall be provided along the project frontage and shall be shown on the final landscaping plans.
 - c) Landscaping shall avoid “hedge-like” plantings that may limit law enforcement from easily viewing buildings and the site during patrols.
 - d) Include landscaping along the fenceline facing SR 4 (outside of the Caltrans right-of-way) to screen the parking area from SR 4 on the currently city-owned parcel. The type of tree, shrub, or vine, as may be accommodated by the narrow width of dirt available for planting will be subject to agreement between the City and the applicant and shall be maintained by the applicant throughout the life of the project.
 - e) Ensure that landscaping at the site entrance does not block visibility or interfere with sight distance
 - f) Landscaping shall meet the standards established in the state’s Model Water Efficient Landscape Ordinance (MWELO).
 - g) Include a maintenance plan that minimally addresses maintaining landscaping in a safe and healthy manner throughout the life of the project including preserving sight distance for pedestrians and vehicles at the project’s driveway intersections with SR 49.
8. Submit a Utility Plan detailing proposed water lines, wastewater lines, electrical, telephone and other associated utilities for review and approval by the City Engineer and Fire Marshall.
- infrastructure improvement plan for review and approval by the City Engineer. The project proponent is responsible for:
- A. Upsize/repair/replace the City’s water and/or sewer mains along SR 49 in conjunction with any excavations or work along the project frontage that exposes the City’s water or sewer mains in compliance with the City’s adopted water and sewer capital improvement plans. The City has programmed the replacement of water mains along SR 49 (upsizing and replacement). The applicant may be reimbursed for work identified in the City’s capital improvement plans.
 - A. Where opportunities are present to loop water lines to improve fire flow, lines shall be required to be looped if and as required by the City Engineer and City Fire Marshall.
 - B. Installation of new underground power lines is not currently required by the City. However, to reduce fire hazard, the Project Proponent is strongly encouraged to underground power lines.
 - C. An additional fire hydrant is required to meet CFC Appendix C Fire hydrant location and distribution requirements. The location of additional fire hydrant and fire department

connections for the fire sprinkler system will be in an area approved by the Fire Marshal. For planning purposes, the Fire Marshal recommends locating these near the proposed new restrooms adjacent to the cultural park west.

9. Prepare and submit a Road Improvement Plan for review and approval by the City Engineering and obtain an encroachment permit from Caltrans, unless waived by the City Engineer.
 - A. The road improvement plan shall include a bus entry/exit plan addressing signage, striping and notification requirements for bus entry and exit for review and approval by Caltrans and the City Engineer to ensure that visiting buses are aware of the one-way entry/exit requirements at the. The plan should address anticipated timing of entry/exit of buses to avoid a.m. and p.m. peak hours and striping/keep clear zones to ensure that autos do not stop in a location that would prevent bus entry or exit.
 - B. Applicant shall secure an encroachment permit for any work within the Caltrans ROW, unless waived by the City Engineer.
 - C. Applicant shall secure an encroachment permit from Caltrans for driveways serving the new uses. Driveways shall be constructed to commercial standards. New and existing driveways serving the proposed use will be constructed or upgraded to current Caltrans standards. This item may be waived by the City Engineer.
 - D. Where applicable, any sidewalk, curb, gutter or ramp shall be built or upgraded to current Caltrans standards and in compliance with the Americans with Disabilities Act (<http://www.dot.ca.gov/hq/traffops/developserv/permits/> and the District 10 Encroachment Permits office) unless waived by the City Engineer.
 - E. Emergency apparatus access roads shall meet California Fire Code standards. These require a minimum width of 20 feet, height of 14'6", constructed of asphalt, concrete or other approved all weather construction capable of handling imposed weights of 75,000 pounds with slopes not to exceed 10%. Fire apparatus roads with fire hydrants located along them shall increase width to 26 feet. Fire apparatus access roads with dead ends longer than 150 feet shall provide an approved turnaround.
 - F. Roads will incorporate curbing
10. Prepare and submit a Grading Plan prepared by a licensed civil engineer registered in California for review and approval by the City Engineer and, as applicable, the City's Chief Building Official.
11. Prepare and submit a Drainage Study and Drainage Plan to supplement the parking lot drainage study/plan for the remainder of the site. The plans shall be prepared by a licensed civil engineer registered in California for review and approval by the City Engineer and, as applicable, the City's Chief Building Official. At a minimum, the plan shall:
 - A. Include drainage calculations for peak flows to determine potential runoff and ensure that the drainage detention basin(s) are adequately sized to collect stormwater runoff as necessary to achieve **no net increase in stormwater runoff onto adjacent properties**.

- B. The proponent shall demonstrate that existing State drainage facilities will not be significantly impacted by the project. Drainage from this site flowing into the State Right-of-Way (ROW) may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. The applicant shall calculate runoff peak discharges for 10- , 25- and 100-year storm events for Pre and Post construction at the project site location. Calculations shall identify affected drainage inlets, the amount of flow being intercepted and spread width calculations. Because Caltrans requests that the study demonstrate no impacts to Caltrans facilities, the study should comply with Caltrans Hydraulic Design Criteria.
- C. The Plan shall address ongoing maintenance of all drainage facilities.

12. Dust Control

Throughout project construction, including demolition, site clearing, grading and associated activities, the Project Proponent and Construction Contractor shall be responsible for dust abatement including:

- A. A water truck shall be present on the construction site throughout construction activities and shall be available for use on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. All fugitive dust emissions caused by land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled using application of water.
- B. All material excavated and stockpiled onsite and/or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
- C. All land clearing, grading, earth moving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- D. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance and/or visible dust plumes.
- E. Vehicular traffic speeds on unpaved surfaces shall not exceed 10 miles per hour.

13. Authority to Construct/Operate Permit

Prior to issuance of a grading permit, the applicant shall obtain an authority to Construct Permit or confirmation that one is not required from the Calaveras County Air Pollution Control District. Prior to issuance of a final occupancy permit, the applicant shall obtain a Permit to Operate or confirmation that one is not required from the Calaveras County Air Pollution Control District.

14. Lighting

Submit a lighting plan to the City Planning Department for review and approval. The Police Department also will review the lighting plan to confirm that lighting placement contributes to minimizing crime to the extent feasible without detracting from the project's rural character.

Throughout the life of the project, all exterior lighting will be shielded and aimed downward and shall not shine onto adjoining parcels or into the night sky. Lighting shall not be aimed in a manner that conflicts with safe driving along SR 49.

15. Prior to issuance of a Grading Permit, the applicants shall contact the Calaveras Band of MiWuk and arrange to have a Native American monitor present during initial site grading.

16. **Preconstruction Surveys Birds**

Prior to construction occurring between February 1st and August 30th (e.g., staging, excavation, ground disturbance, or vegetation removal) a preconstruction survey for nesting birds will be conducted by a qualified biologist in accordance with the CDFW guidelines and a no-disturbance buffer will be established, if necessary.

If equipment staging, site preparation, vegetation removal, grading, excavation or other project-related construction activities are scheduled during the avian nesting season (generally February 1 through August 30), a focused survey for active nests would be conducted by a qualified biologist within 15 days prior to the beginning of project-related activities. Surveys shall be conducted in all suitable habitat in the BSA.

If an active nest is found, the bird shall be identified to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300± feet for raptors; or (b) 75± feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete, and the young have fledged. For species protected under the California Fish and Game Code (CFG), if active nests are closer than those distances to the nearest work site and there is the potential for bird disturbance, CDFW will be contacted for approval to work within 300± feet of raptors, or 75± feet of other non-special-status bird species.

THROUGHOUT PROJECT CONSTRUCTION:

17. Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency exists.

18. **Erosion Control Plan/Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)**

A. The Contractor shall prepare an Erosion Control Plan for review and approval by the City Engineer. All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized 48 hours in advance of a rain event. Emergency erosion control measures shall be used as reasonably requested by the City. A likely rain/precipitation event is any weather pattern that is forecasted to have a 30% or greater chance of producing precipitation in the project area. The discharger shall obtain likely precipitation forecast information from the National Weather Service Forecast Office (e.g., by entering the zip code of the project's location at <http://www.srh.noaa.gov/forecast>). A qualifying rain event is one that produces 0.5 inch or more of precipitation within a 48 hour or greater period between rain events.

B. All erosion control standards and measures identified any Geotechnical Engineering reports or surveys shall be implemented in accordance with the recommendations of the findings unless otherwise amended by the City Engineer.

C. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm

Water Permit - California's National Pollution Discharge Elimination System (NPDES) general permit for construction related storm water discharges for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction-related storm water discharge and the State Water Resources Control Board Permitting Unit shall be contacted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre is to be disturbed. Obtain coverage or an exemption from these requirements. [Federal Water Pollution Control Act, Section 401, California Clean Water Act]. The permit may include preparation of a Stormwater Pollution Prevention Plan (SWPPP).

19. Equipment Emissions

Throughout Project construction, the Project Proponent shall be responsible for reducing equipment emissions to the maximum extent feasible including:

- A. Ensuring that all construction equipment and vehicles are properly tuned and maintained and that low-sulfur fuel is used in all construction equipment as provided in California Code of Regulations (CCR) Title 17, Section 93114 (Compliance with Caltrans' Standard Specifications, Section 14-9).
- B. Heavy-duty diesel-powered construction equipment is prohibited from idling for more than five minutes during periods when the equipment is not in use.
- C. Grid (electrical) power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.

20. Unanticipated Cultural Resource Discoveries. If a cultural resource is discovered during construction activities, the construction contractor shall comply with the following provisions:

- A. The person discovering the cultural resource shall notify the project's designated qualified cultural resource professional by telephone within 4 hours of the discovery or the next working day if the department is closed.
- B. When the cultural resource is located outside the area of disturbance, the project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource and construction activities may continue during this process. The area of disturbance is defined to include grading and vegetation removal areas and/or access roads or processing areas plus 100 feet.
- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by site's designated qualified cultural resource professional may continue. The project's designated qualified cultural resource professional shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to be not significant, the project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the project's designated qualified professional.
- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by the project's designated

qualified cultural resource professional or a cultural resource management plan shall be prepared by the project's designated qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the project's designated qualified cultural resource professional. All further activity authorized by this permit shall comply with the cultural resources management plan.

For the purposes of implementing this measure, a "qualified cultural resource professional" is an individual (e.g., historian or archaeologist) meeting the Secretary of the Interior's Qualification Standards.

A "cultural resource" is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Calaveras County, the State of California, or the nation which is 50 years of age or older or has been listed on or is eligible for listing on the National Register of Historic Places, the California Register of Cultural Resources, or any local register. Examples of prehistoric resources may include stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; historic dumps (trash), mine workings 50 years old or older, dark gray or brown deposits with fire broken rock, stone tools, mining tools or other such features as well as human remains. Historic resources may include burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics.

21. Human Remains

If human remains, burial, cremation or other mortuary features are uncovered during construction activities; upon discovery, secure the location, do not touch or remove remains and associated artifacts; do not remove associated spoils or go through them; document the location and keep notes of activity and correspondence. All work within 100 feet of the discovery shall stop until the County Coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to obtain the Most Likely Descendent (MLD) and follow state law (PRC 5097.9 et seq. and Health and Safety Code 7050.5(c)-7054.1 and 8100 et seq.). No further work or disturbance shall occur within 100 feet until all of the preceding actions, as applicable to the discovery, are implemented and completed. Preserve associated spoils without further disturbance, do not touch or remove remains or associated artifacts, document the location and maintain notes of activity and correspondence. Preservation *in situ* is the preferred treatment of human remains and associated burial artifacts. [Public Resources Code Sections 5097.94, 5097.98 and Health and Safety Code Section 7050.5(c) and Section 15064.5 of the California Code of Regulations implementing the California Public Resources Code, Sections 21000-21177]

22. The applicant shall be responsible for maintaining contact with and involving a member of the Calaveras Band of MiWuk, or alternate as approved by the Calaveras Band, to monitor during initial site grading,

23. **Avoid Inadvertent Animal Trapping During Construction**
To avoid inadvertently trapping special status or common animal species during construction, all excavated steep-walled holes or trenches more than two feet deep shall be covered at the end of each working day with plywood, or similar material, or provided with one or more escape ramps constructed of earth fill or wooden planks, or equivalent, at each end of the trench. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. If at any time a trapped animal is discovered, the contractor shall place an escape ramp or other appropriate structure to allow the animal to escape. Alternatively, the contractor shall contact the project biologist or California Department of Fish and Wildlife for assistance. Similarly, stored pipes or other materials providing potential cover for animals will be inspected prior to installation or use to ensure that they are unoccupied.
24. All food and food-related trash will be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site every day to avoid attracting wildlife.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, INSTALLING SIGNAGE, PAINTING MURALS:

25. The project proponent shall submit the proposed bathroom siding material for review and approval by the Planning Department. The use of rhyolite is pre-approved by the Planning Commission. Alternative stone siding may require additional review by the Planning Commission at the discretion of the City Planner. Note: Alternative stone siding was reviewed and approved by the Planning Commission at its May 8, 2025 meeting.
26. ~~The project proponent shall submit the proposed mural design to the Planning Commission for review and approval.~~
27. A sign permit shall be secured from the Community Development Department prior to installation of any new sign. Signs may not encroach into the Caltrans right-of-way.
- Any off-premise advertising display visible to traffic on state facilities must comply with state regulations (e.g., Outdoor Advertising Act – Business and Professions Code 5200 et. seq. <https://dot.ca.gov/programs/traffic-operations/oda>). A master sign plan for the overall development is recommended.
28. Building plans are required for all structures (museum/administration building, restrooms, roundhouse, bark house, acorn granary, ramada etc.)
29. Building Plans shall include/address the following:
- A. An occupancy and exiting plan shall be provided showing maximum occupancy limits for all areas of all structures. Travel distances and exit size shall meet California Fire Code 2019.
 - B. Clarify whether the sky bridge connecting 52 and 64 S. Main will be constructed to maintain two separate buildings, or one single building connected by the sky bridge.
 - C. Use of non-listed building materials/products will require engineering analysis and potential alternate means and materials.
 - D. Provide an allowable area analysis. Maximum impermeable surfacing in the Community Commercial Zoning District is 80%.
 - E. Fire sprinklers are required for the new administration/museum building, unless otherwise approved by the fire marshal. Type 3A construction is proposed for the new administration/museum building. The round house will maintain a B Occupancy. If

roundhouse occupancy is changed, additional measures will be required. The Fire Marshal, Building Official, Applicant and Architect of Record shall determine the maximum number of occupants allowed within the roundhouse without use of an automatic fire sprinkler system in order to preserve the traditional, vernacular construction of the roundhouse while ensuring public safety.

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT:

30. The project shall provide adequate water supply and fire flow per California Fire Code 2019 Appendix B, Table B105.1.(2) or as otherwise required by the fire marshal.
31. An extended lease or purchase shall be executed with the City of Angels to allow for required parking for the project. (This condition has been met).
32. 82 auto parking spaces plus four bus parking spaces (86 total spaces) shall be provided. City staff may reduce the total required parking spaces by up to 8 spaces if necessary to accommodate other site or safety features. Parking areas covered by shelters or otherwise blocked for use by standard sized autos (except for proposed bus parking) shall not be counted as parking spaces.
33. Parking spaces shall comply with AMC Section 17.69.070 using the dimensions and angles required for non-residential uses unless otherwise approved by the City Engineer.

THROUGHOUT THE LIFE OF THE PROJECT:

34. ~~Landscaping:~~
Dead or dying landscaping shall be replaced within thirty days of receiving notification from the Community Development Department unless an alternative timeline is established by the City to address drought or other extraordinary circumstances. The City may request bonding from the property owner or other responsible entity to support re-planting when re-planting must be deferred.
35. Adequate site distance for pedestrians and vehicles on and off-site shall be established and maintained at the project's driveway intersections with SR 49. The maintenance plan shall address maintaining landscaping to preserve site distance at the intersection. Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions.
36. Throughout the life of the project, the Project Proponent is, and individual landowners are, responsible for maintaining vegetation in compliance with the City's fire-safe vegetation management requirements as necessary to reduce wildland fire hazard. Landowners shall be responsible for cutting grasses to below 4" in height, trimming tree branches, removing dead and dying vegetation as necessary to separate ladder fuels, and other measures as deemed necessary by the City Fire Marshall. Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions.
37. The project shall comply with the exterior noise exposure level standards in the category of "Conditionally Acceptable" and based on the allowable land uses within the zoning district of the receiving property as contained in the City of Angels General Plan 2020 Implementation Measure 5.A.a/Figure 5-1 for noise levels as measured at the receiving parcel boundary and as those standards may be amended through adoption of a City Noise Ordinance.
38. The City Planner may make minor modifications to the approved conditions and plans.

39. Murals – Shall be consistent with the design approved August 14, 2025, by the City of Angels Planning Commission. Lighting for the proposed murals shall be aimed directly at the murals and shall not spill into the adjoining roundhouse or create glare or distractions for motorists along SR 49.



Figure 5-1 : Exterior Community Noise Exposure Levels- L_{dn} or CNEL, (in Decibels, dB)							
Decibels	55	60	65	70	75	80	
Land Use Category							
Residential low-density, single-family, duplex, mobile homes	Normally Acceptable						
		Conditionally Acceptable					
				Normally Unacceptable			
					Clearly Unacceptable		
Residential multi-family	Normally Acceptable						
		Conditionally Acceptable					
				Normally Unacceptable			
					Clearly Unacceptable		
Transient lodging, motels, hotels	Normally Acceptable						
		Conditionally Acceptable					
				Normally Unacceptable			
					Clearly Unacceptable		
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable						
		Conditionally Acceptable					
				Normally Unacceptable			
					Clearly Unacceptable		
Auditoriums, concert halls, amphitheaters (during use)	Conditionally Acceptable						
			Clearly Unacceptable				
Sports arena, outdoor spectator sports (during use)	Conditionally Acceptable						
				Clearly Unacceptable			
Playgrounds, neighborhood parks	Normally Acceptable						
				Normally Unacceptable			
					Clearly Unacceptable		
Golf courses, riding stables, water recreation, cemeteries	Normally Acceptable						
				Normally Unacceptable			
					Clearly Unacceptable		
Office buildings, business, commercial and professional	Normally Acceptable						
				Conditionally Acceptable			
Industrial, manufacturing, utilities, agriculture	Normally Acceptable						
				Conditionally Acceptable			
					Normally Unacceptable		

Figure 5-1 Key:

Normally Acceptable:
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development should generally not be undertaken.

I, we , have read and agree to the preceding conditions:



Figure 2: Bathroom Siding (revised)

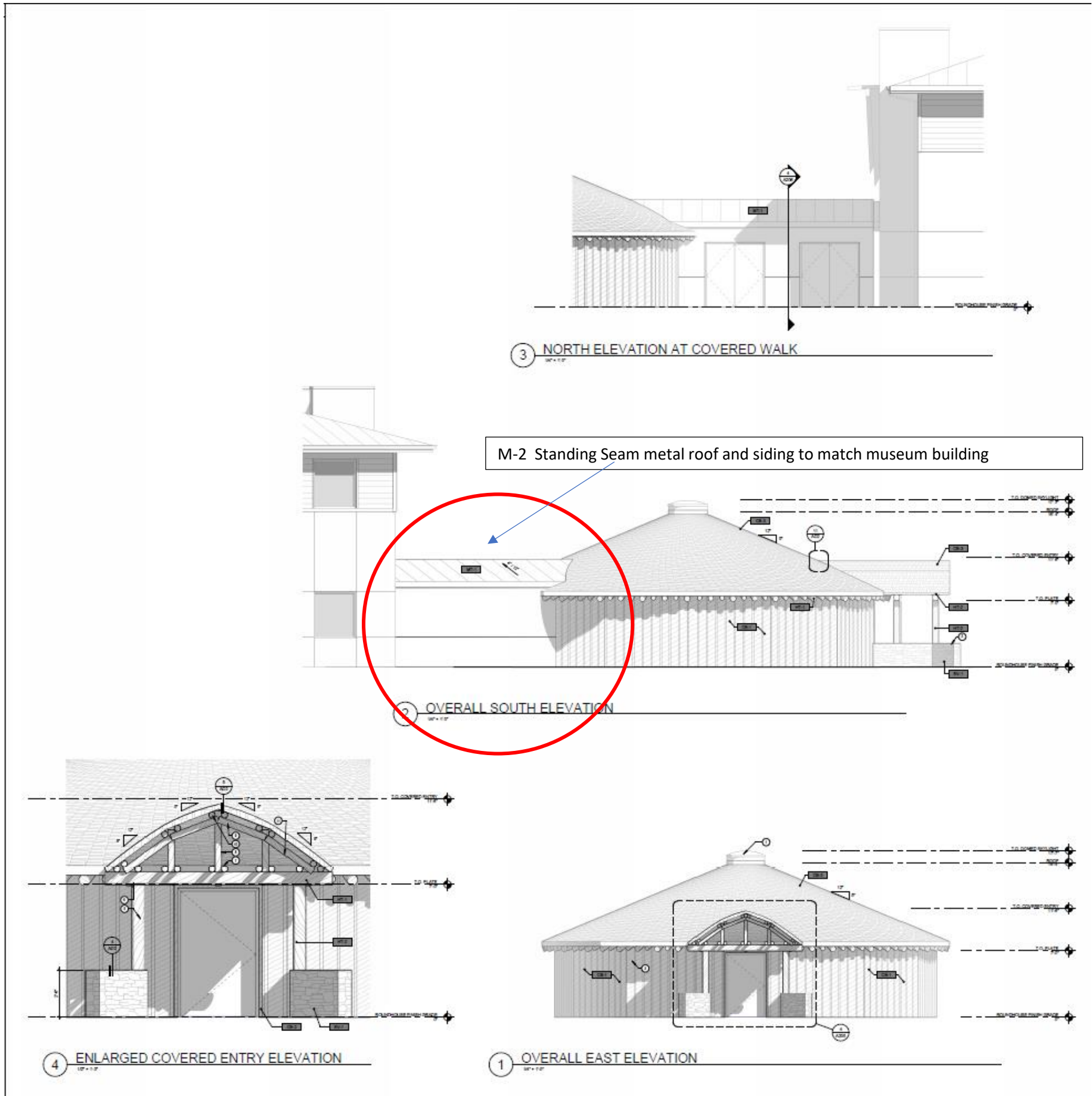


Figure 3: Connector between museum and roundhouse

See Key to Finishes,
next page

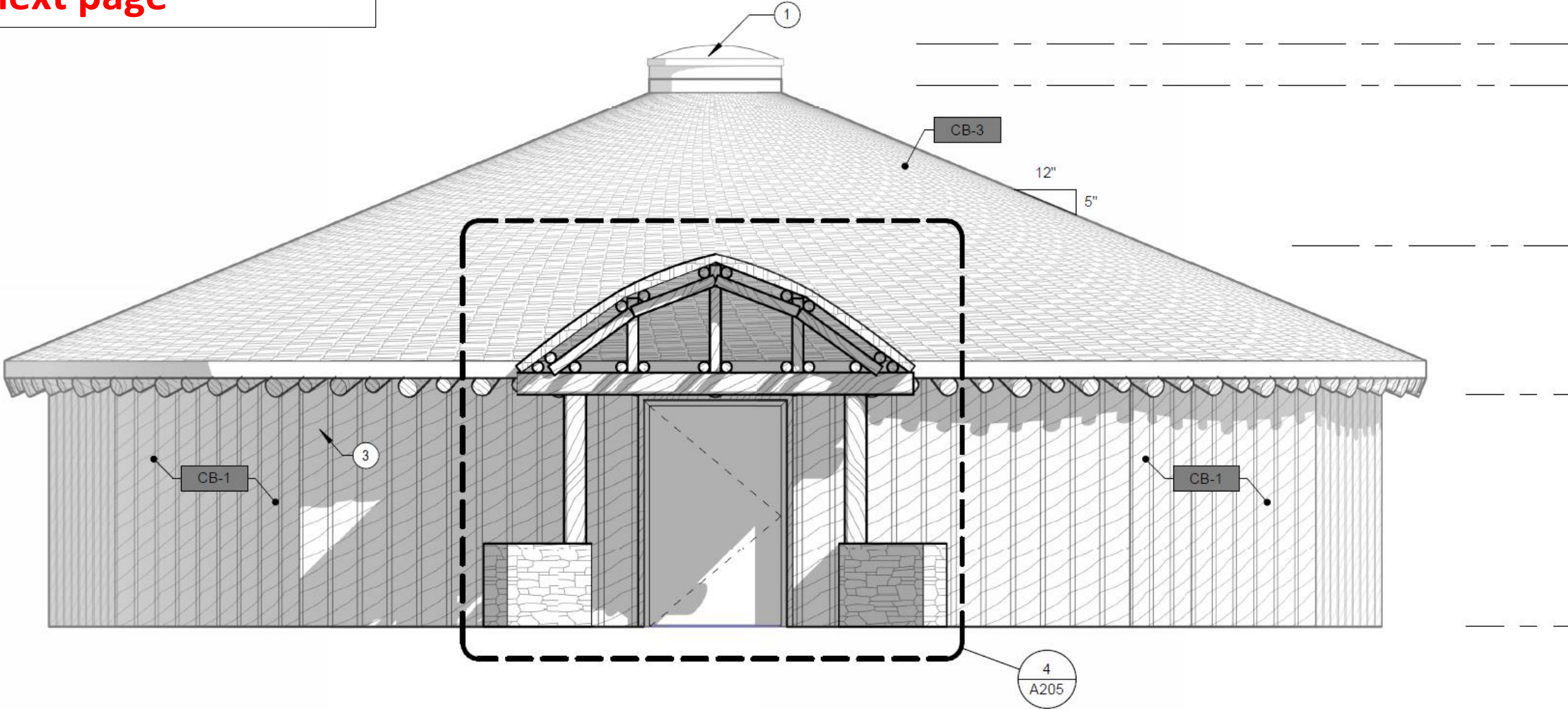


Figure 4: Roundhouse revisions

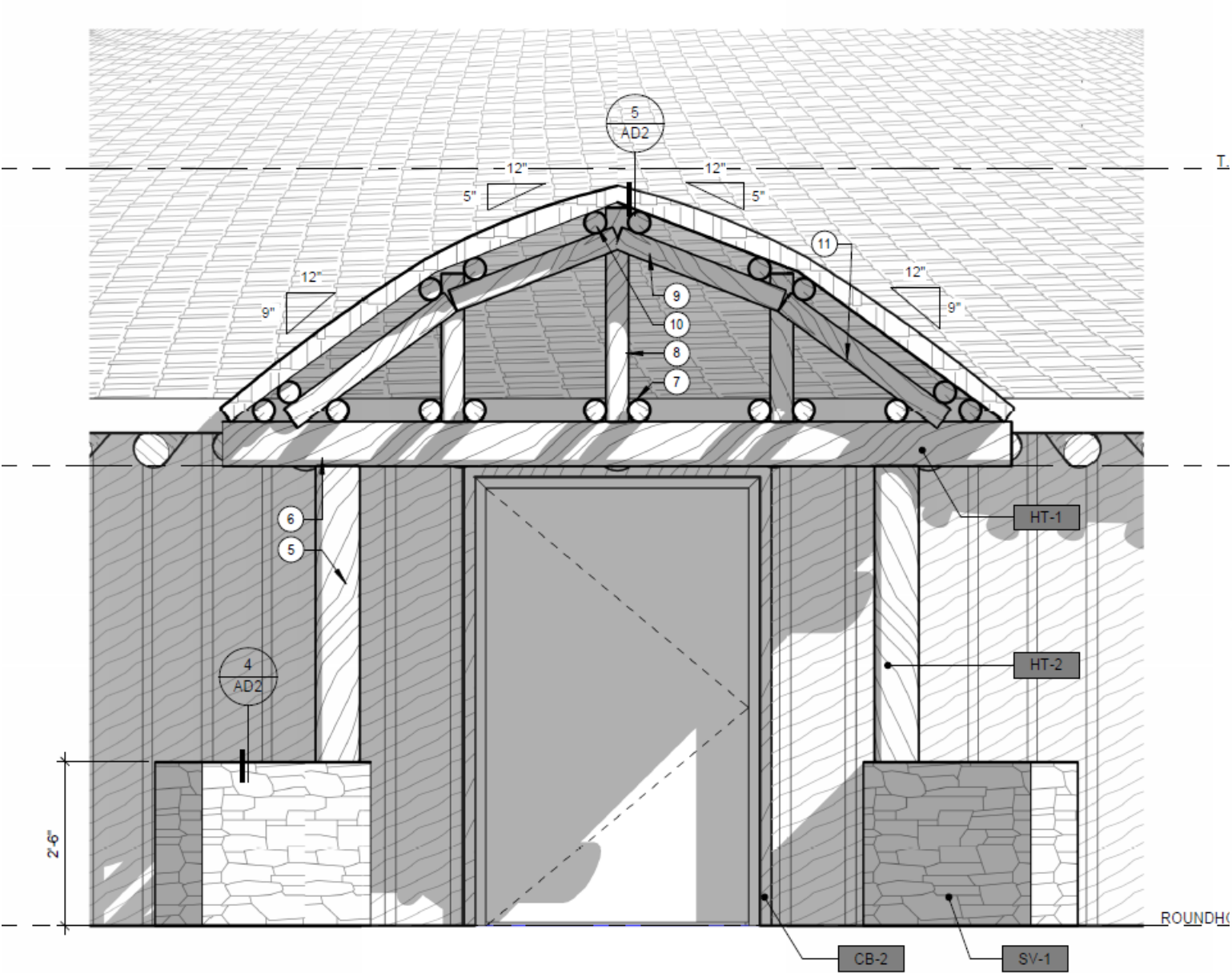


Figure 5: Roundhouse revisions and finishes

FINISH INDEX	
CB-1	ROUGH SAWN 1X12 PRESSURE-TREATED CEDAR BOARDS WITH ROUGH SAWN 1X2 CEDAR BATTEN TRIM WITH THERMEX-FR FIRE RETARDANT TREATMENT
CB-2	ROUGH SAWN CEDAR TRIM
CB-3	CEDAR SHINGLE ROOF ASSEMBLY: CERTI-SPLIT - WESTERN RED CEDAR - NUMBER 1 GRADE - HANDSPLIT & RESAWN SHAKES - 18" LENGTH - CERTI-GUARD CLASS 'A' ASSEMBLY OR APPROVED EQUAL
HT-1	HEAVY TIMBER FRAMING: ROUGH-SAWN DOUGLAS FIR
HT-2	HEAVY TIMBER FRAMING: DEBARKED DOUGLAS FIR BEAMS, POSTS, AND POLES
SV-1	ADHERED LIGHTWEIGHT DRYSTACK LEDGESTONE VENEER: MRM STONE - CUSTOM STONE BLEND & BOZEMAN RUN BLEND
MT-1	STANDING SEAM METAL ROOFING SYSTEM: 'OLD ZINC' MEDIUM GRAY - TO MATCH EXISTING



MEMORANDUM

Section 6, Item B.

City of Angels Planning Commission

Date: August 14, 2025

To: City of Angels Planning Commission

From: Amy Augustine, AICP – City Planner

Re: **RESOLUTION OF INTENT 25-13 RECOMMENDING TO THE CITY COUNCIL UPDATING THE CITY'S SIGN CODE INCLUDING ADDRESSING FEATHER FLAGS AND OTHER TEMPORARY SIGNS (THEIR LOCATION, DURATION, NUMBER ALLOWED); AMENDING HISTORICAL COMMERCIAL ZONING DISTRICT SIGNAGE REQUIREMENTS TO ALLOW THE CITY PLANNER TO APPROVE SIGNS IN-HOUSE IN ACCORDANCE WITH ADOPTED SIGN GUIDELINES WITH APPEALS TO THE PLANNING COMMISSION, UPDATING PROVISIONS RELATED TO ELECTION SIGNAGE, AND CLERICAL REVISIONS**

RECOMMENDATION

Adopt Resolution of Intent 25-13. The Planning Commission may adopt the Resolution as presented, or with changes.

BACKGROUND

In 2015, the U.S. Supreme Court, on a 9-0 vote, found a local sign ordinance to be in violation of the Constitution's first Amendment Freedom of Speech clause (*Reed v. Town of Gilbert*, 576 U.S. 155 (2015)). In response, many local jurisdictions have been updating their sign codes to ensure that none of the provisions of the codes are content based (i.e., sign regulations cannot address the content or message in the sign).

In response, many jurisdictions have opted to regulate signs by "type" and/or location. These sign code amendments are intended to meet the legal requirements established by the U.S. Supreme Court.

In addition to the preceding:

1. The public have asked the City Council to allow temporary signs, including those known as "feather flags." The existing sign code already allows temporary signs, but requires that a sign permit first be obtained before allowing installation. The attached revisions address provisions allowing temporary signs.
2. The City Council requested regulations addressing political signs be clarified. Because "political" sign is content-based, the attached revisions address temporary signage in all zoning districts (residential, non-residential, and historical commercial) in a manner that would allow this and other types of temporary signs. Because Caltrans allows temporary (political) signs to be installed 90 days before an election and remain in place 10 days after an election; code revisions included herein allow for temporary signage for 100 days in a calendar year for ease of implementation, consistency, and to avoid sign regulations that would introduce "content" based regulatory requirements (e.g., regulate signs based on whether they are political/campaign signs, or grand opening signs).

3. Council asked that the City Planner be allowed to issue sign permits within the Historical Commercial district without Planning Commission review.

A summary of sign code changes in the attached revisions includes:

- Clarifying the purposes of sign regulations in the City
- Comprehensive revision to achieve consistency with legal requirements established by the U.S. Supreme Court (i.e., amending the code to avoid content-based regulatory requirements)
- Update definitions to add new sign types (e.g., feather flags)
- As per the General Plan Implementation Program 1Eb, 4Ce and 11Cd: Revisions to remove pole signs, requiring master sign plans for shopping centers; encouraging master sign plans for multiple businesses in a single structure, establishing criteria for announcement signs (e.g., signs with scrolling text or changing copy), and eliminating flashing or glaring signs.
- Addressing temporary signs to allow their limited use in non-residential, residential, and in the Historical Commercial zoning district. As previously noted, the draft includes a 100 day/year provision consistent with Caltrans regulations for political signs.
- Comprehensive update of list of signs that are permitted without a sign permit and those signs that are prohibited.
- Clarify those signs requiring a conditional use permit
- Clarifying sign standards inside and outside of the Historical Commercial Zoning District
- Allowing the City Planner to apply the adopted Historical Commercial Zone Sign Design Guidelines and issue sign permits within the HC district without planning commission review; but retaining the option to refer signs to the Planning Commission sign subcommittee or the full Planning Commission.
- Continuing to require Planning Commission review of signage when signage is part of an overall entitlement (e.g., conditional use permit, site development permit) being reviewed by the Planning Commission.
- Updating requirements for nonconforming signs, abandoned signs, sign removal and enforcement.
- Adding Planning Commission proposed revisions related to “Open” signs.
- Adding Planning Commission proposed revisions related to neon signs.
- Updating provisions to allow for requests for exceptions to sign regulations and removing all former references to variance approval for signage (due to the low likelihood of making findings to approve a variance for signage).
- Clarifying that fees for sign permits are not required when a sign is approved in conjunction with another entitlement.

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments upon the following findings of fact:

- A. The proposed change or amendment is consistent with the city of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the city of Angels general plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Findings A & B – Consistency with the Angels Municipal Code and General Plan

Adopting the proposed code amendment in the Angels Municipal Code will allow for implementation of the following General Plan goals, policies, and implementation programs:

1.E.b, 4.C.e and 11Cd Revise the City's Sign Ordinance

Amend the city's sign ordinance to eliminate inconsistencies, emphasize cohesive design for commercial centers with multiple buildings, and to include design standards reflective of the city's three distinct commercial districts [i.e., Historic Commercial District (HC), Community Commercial District (CC) and Shopping Center Commercial District (SC)... Specific changes include, but are not limited to: eliminating pole signs; requiring master sign plans for shopping centers; requiring master sign plans for multiple businesses in a single structure, establishing criteria for announcement signs (e.g., signs with scrolling text or changing copy), and eliminating flashing or glaring signs.

Adoption of the code amendments brings the Angels Municipal Code into compliance with this General Plan 2020 implementation program. Consistency between the General Plan and the Angels Municipal Code necessarily means the proposal is consistent with the Angels Municipal Code. Therefore, based on the preceding, findings A and B may be made.

Finding C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The proposed code amendments include measures to protect the health and safety of the city against signs that could obstruct the public's ability to safely travel along public roadways.

The proposed code amendments clearly state the intent of the City in adopting the code changes as:

- 1. Ensure that signs are designed, constructed, installed, located and maintained according to minimum standards to safeguard life, health, property and public welfare;*
- 2. To protect and enhance the City's unique character minimizing visual distractions and sign proliferation that can detract from the unique character of the City and its built environment;*
- 3. Provide reasonable sign standards:*
 - a. To encourage their effective and attractive use as a means of identification, rather than for advertising, businesses, services, events, and uses enhancing economic values while minimizing unnecessary sign competition;*
 - b. Attract and direct the public to available activities, goods, and services;*
 - c. For consistency with community goals and policies expressed in the general plan and adopted Specific Plans;*
 - d. Consistent with state and federal laws, including outdoor advertising regulations applicable to state highways;*

4. *Ensure that the designs of signs are architecturally compatible with affected structures and the character of surrounding development in order to maintain the overall quality of a neighborhood or commercial district.*
5. *Protect public safety by ensuring that official traffic regulation devices are easily visible and free from nearby visual obstructions and distractions (e.g., attention-getting signs, excessive numbers of signs, signs resembling official signs);*
6. *Protecting the right of free speech by enacting regulations to regulate the time, place and manner under which signs are permitted, and not the content of signs. Although examples of content may be provided in these regulations, content will not be used as a basis for determining whether or not a proposed sign may be permitted.*

These purposes are consistent with protecting the general welfare of the City. Based on the preceding, Finding C can be made.

FISCAL IMPACT:

The proposed changes update the existing municipal code for compliance with legal and regulatory requirements. Adoption and implementation are not expected to alter the costs to the City of implementing the City's sign code.

ENVIRONMENTAL FINDING:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendments are exempt from further review, because the proposed amendments implement a program or programs identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan. The proposed project is Categorically Exempt from state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 11 (Accessory Structures) which states that signs are exempt from CEQA.

ATTACHMENTS:

- A. Planning Commission Resolution of Intent 25-13 with redlined changes to current code and clean draft of proposed code changes

**CITY OF ANGELS
PLANNING COMMISSION**

RESOLUTION OF INTENT NO. 25-13

**A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL UPDATING THE CITY’S SIGN CODE INCLUDING
ADDRESSING FEATHER FLAGS AND OTHER TEMPORARY SIGNS (THEIR LOCATION, DURATION,
NUMBER ALLOWED); AMENDING HISTORICAL COMMERCIAL ZONING DISTRICT SIGNAGE
REQUIREMENTS TO ALLOW THE CITY PLANNER TO APPROVE SIGNS IN-HOUSE IN
ACCORDANCE WITH ADOPTED SIGN GUIDELINES WITH APPEALS TO THE PLANNING
COMMISSION, UPDATING PROVISIONS RELATED TO ELECTION SIGNAGE, AND CLERICAL
REVISIONS**

WHEREAS, the City of Angels Planning Commission is authorized by Angels Municipal Code Section 17.85.020 to assist and advise the city council and the public regarding planning matters; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 14, 2025, and received public input on the proposed code amendments and associated supporting documents; and

WHEREAS, the proposed code amendments and supporting documents are consistent with the city of Angels general plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the city of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, because the proposed amendments implement a program identified within the scope of the 2020 General Plan and was analyzed in conjunction with the Environmental Impact Report adopted for the 2020 General Plan; and signs are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 153011, Class 11 (Accessory Structures, including Signs) and state and city guidelines for the implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council approval of updating the city’s sign code including addressing feather flags and other temporary signs (their location, duration, number allowed); amending Historical Commercial zoning district signage requirements to allow the city planner to approve signs in-house in accordance with adopted sign guidelines with appeals to the Planning Commission, updating provisions related to election signage, and clerical revisions and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.



The foregoing resolution was introduced and moved for adoption on June 12, 2025, by Commissioner _____ and being duly seconded by Commissioner _____. PASSED AND ADOPTED THIS 14th day of August, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder
Chairman

Michelle Gonzalez
Finance Director



Chapter ~~15.42~~ 17.62
SIGNS ~~AND BILLBOARDS~~

Sections:

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Article I

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17.62.010 Title and Authority.

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17.62.020 Findings and Purposes.

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17.62.030 Definitions.

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17.62.040 Applicability.

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17.62.050 General Rules and Interpretation.

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Article II

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17.62.060 Signs Exempt from a Sign Permit.

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17.62.070 Prohibited Signs.

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17.62.080 Application, Fees, Review Process, Issuance.

Article III

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17.62.090 Temporary Sign Standards.

17.62.100 Sign Standards (Zoning Districts Outside the Historical Commercial District).

17.62.110 Signs Requiring a Conditional Use Permit.

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17.62.120 Sign Standards (Historical Commercial Zoning District).

Article IV

17.62.130 Requests for exceptions.

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17.62.140 Findings for approval of an exception.

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Article V

17.62.150 Sign Maintenance.

17.62.160 Unsafe / Hazardous signs.

17.62.170 Abandoned Signs, Removal.

17.62.180 Nonconforming signs--Permitted when.

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17.62.190 Nonconforming, Abandoned, Illegal signs--Removal.

17.62.200 Enforcement.

15.12.030—Official signs exempted.

Article I

15.12.17.62.010 Title and Authority.

A. Title

This chapter shall be known and cited as the “City of Angels Sign Regulations.”

B. Authority

This chapter is adopted pursuant to the authority vested in the City of Angels and the State of California, including but not limited to: the State Constitution, California Government Code Sections 65850 et seq., 65850(b), 38774, 38775 and 65850, California Business and Professions Code Sections 5200 et seq. and 5490 et seq., and California Civil Code Section 713 and other applicable state laws.

17.62.020 Findings and Purposes.

A. Findings.

The City of Angels hereby finds as follows:

The City character is associated with its rural small-town charm, distinctive architecture, and historic tradition. Signs have a strong visual impact on this character. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and their appearance, size, and placement, help set the tone of the community. Since the City relies on these characteristics to attract commerce, aesthetic considerations assume economic value. It is the intent of the City, through this ordinance, to protect and enhance the City's historic, commercial, small-town and residential character and, therefore, its economic base through the provision of appropriate and visually appealing signage. In addition, it is the intent of the City to standardize sign requirements in order to minimize their distracting effect on drivers and thereby improve traffic safety.

The purpose of this chapter is to provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of the city of Angels by regulating and controlling the size, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures as provided herein, and to provide a reasonable system of control of signs integrated within the general planning program and zoning law; to promote commercial centers and property values for effective communication of the nature of goods and services; to enhance the economic values of the community and avoid wasteful and unsightly competition in signs, as overly ostentatious signs violate the rights of other sign users as well as the public. (Ord. 280 §1, 1986)

The purposes of these sign regulations are to:

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1. Ensure that signs are designed, constructed, installed, located and maintained according to minimum standards to safeguard life, health, property and public welfare;
2. To protect and enhance the City's unique character minimizing visual distractions and sign proliferation that can detract from the unique character of the City and its built environment;
3. Provide reasonable sign standards:
 - a. To encourage their effective and attractive use as a means of identification, rather than for advertisement, of businesses, services, events, and uses enhancing economic values while minimizing unnecessary sign competition;
 - b. Attract and direct the public to available activities, goods, and services;
 - c. For consistency with community goals and policies expressed in the general plan and adopted Specific Plans;
 - d. Consistent with state and federal laws, including outdoor advertising regulations applicable to state highways;
4. Ensure that the designs of signs are architecturally compatible with affected structures and the character of surrounding development in order to maintain the overall quality of a neighborhood or commercial district.
5. Protect public safety by ensuring that official traffic regulation devices are easily visible and free from nearby visual obstructions and distractions (e.g., attention-getting signs, excessive numbers of signs, signs resembling official signs);
6. Protecting the right of free speech by enacting regulations to regulate the time, place and manner under which signs are permitted, and not the content of signs. Although examples of content may be provided in these regulations, content will not be used as a basis for determining whether or not a proposed sign may be permitted.

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15.12.02017.62.030 -Definitions.

For the purpose of this chapter, the following words and phrases have the meanings respectively ascribed to them as follows:

~~4.—~~ "A-frame sign," "portable sign" and "sandwich board sign" shall mean portable signs capable of standing without support or attachment and intended to be placed outside and returned to the inside of a building at the start and end of each business day.- An A-frame sign is a double-sided sign attached at an apex whose legs provide a frame for plywood panels.

~~2.—~~ "Aggregate total glass surface area" shall mean the product of multiplying the length times the width of the storefront glass surface along a single building elevation with the proviso that window panel separations (mullions, grids, etc.) that are less than six inches wide shall be counted within the aggregate total glass surface area available for signage, and window panel separations or building structural elements separating windows that are greater than six inches shall not be included within the aggregate total glass surface area available for signage. In case of stores with more than one building elevation with window glass, the aggregate total glass surface area available for the placement of signage shall be calculated based on the dimensions of each individual elevation. Unused amounts of aggregate total glass surface area from one elevation shall not be applied to any other elevation.

~~3.~~ "Amenity sign" means a wall-mounted or freestanding sign that promotes features and/or services of a commercial business.

~~4.~~ "Animated sign" shall mean a sign with motion, flashing lights, or changes in color or intensity utilizing electricity or other sources of energy. This definition shall not include a sign which tells only time and temperature in alternating sequences.

~~5.~~ Apartment Community. The term "apartment community" shall mean an apartment project which consists of a minimum of eight apartment units located on the same lot, which are for rent only.

~~6.~~ "Area of sign" shall mean in computing maximum permissible sign area or display surface the overall display surface of a sign shall be included, or the largest face of a double sign and not the aggregate of display faces. The area of a sign without a border shall be computed by enclosing the entire sign within sets of parallel lines touching the outer limits of the sign message and computing the area thus enclosed.

~~7.~~ "Awning" shall mean a structure composed of canvas or other non-canvas materials, except for the supporting framework, that extends from the exterior wall of a building.

~~8.~~ "Awning sign" shall mean a sign composed of flexible materials and incorporated into an awning.

~~9.~~ "Balloon" shall mean any inflatable sign or balloon regardless of size that is designed to be used as an advertising device for any business or promotional event.

~~10.~~ "Banner sign" shall mean a temporary sign composed of lightweight, flexible, nonrigid material either enclosed or not enclosed in a rigid frame. "Banner signs" do not blow or move in the wind and are generally attached to a structure at four corners.



~~11.~~ "Barber pole" shall mean a stationary cylindrical pole of red, white, and blue spiral-stripe design and which identifies a barber shop.

~~12.~~ "Bench sign" shall mean a city or county franchised outdoor bench to which an advertising message is applied.

~~13.~~ "Blade sign" shall mean a pedestrian-oriented, non-internally illuminated double-faced sign, comprised of one individual panel, projecting from the building wall on which it is mounted. A blade sign cannot exceed a total of five square feet of signage per side, ~~has at least six inches between the building wall and the edge of the sign nearest the building,~~ and cannot project more than thirty-six inches from the building wall on which it is mounted.



business, it shall be at the discretion of the owner which building face shall be considered the front.

~~16.~~ "Building facade" shall mean that portion of any exterior elevation of a building extending from grade to eaves, parallel to the street and extending the entire width of the building. Any area of the facade made up of false fronts and/or parapets cannot be included in the facade calculation for sign area.

~~17.~~ "Bulletin board sign" shall mean an exterior sign used to display announcements pertaining to an on-site church, school, community center, park, hospital, or institutional building.

~~18.~~ "Business front" shall mean the side of a building that contains the principal entrance. For a shopping center, multiple business fronts may exist.

~~19.~~ "Business sign" shall mean any structure, housing sign, device, figure, painting, display, message placard, or other contrivance, or any part thereof, which has been designed to advertise, or to provide data or information in the nature of advertising, for any of the following purposes:

- a. To designate, identify, or indicate the name or business of the owner or occupant of the premises upon which the business sign is lawfully erected.
- b. To advertise the business conducted, services available or rendered, or goods produced, sold, or available for sale upon the property where the business sign has been lawfully erected.

~~20.~~ "Canopy" shall mean a roof of a building or a fixed overhead shelter used as a roof, which may or may not be attached to a building.

~~21.~~ "Canopy sign" shall mean a sign attached to, written on, or hung from a canopy.

"Changeable Message Board" or "Changeable Message Sign" shall mean a programmable electronic sign temporarily used by the City of Angels, Caltrans, or authorized construction contractors to direct traffic during construction, temporary road closures or detours, emergencies, special events or related public functions or events.



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~~22.~~—"Civic sign" shall mean a sign, other than a commercial sign, posted to advertise a civic event, public agency, school, church, civic-fraternal organization or similar noncommercial organization.

~~23.~~—"Coming soon sign" shall mean a sign placed on the site of work under construction stating that a business will be opening soon and denoting the opening date, architect, engineer, contractor, future business or lending agency.

~~24.~~—"Construction sign" shall mean a temporary sign with the names of the architects, engineers, contractors, subcontractors and financing agencies of buildings and structures being constructed upon the site on which the sign is located.

~~25.~~—"Corner triangle" shall mean the triangular area created by a line connecting points along the front and side lot lines which points are established forty feet in distance from the intersection of the extension of such front and side lot lines within the street right-of-way, and by a line connecting points along the front lot line and driveway apron, which points are established ten feet in distance from the intersection of the extension of such front lot line and driveway apron within the perpendicular to the street right-of-way.

~~26.~~—"Corporate flag" shall mean a flag identifying a business or firm.

~~27.~~—"Directional tract sign" shall mean an off-site temporary sign containing only the name and location of a subdivision and/or a multiple-family residential project and directions for reaching the project.

~~28.~~—"Double-faced sign" shall mean a sign with more than one face located on the same base or support structure and the sign advertising faces are back to back so that both faces cannot be viewed from any point at the same time, and the sign faces are not more than eighteen inches apart.

~~29.~~—"Electronic reader board sign" shall mean a business sign on which the copy is manually or electronically changed and which is intended primarily to promote items for sale or of general interest to the community. This term includes a business bulletin board, a time/temperature sign, or other changeable copy sign. See also Changeable Message Board, Changeable Message Sign.

~~30.~~—"Erect" shall mean to build, construct, attach, hang, place, suspend or affix. Such terms also include the painting of wall signs.

~~31.~~ "Facade" shall mean the portion of any exterior elevation of a building extending from grade to the top of the parapet wall, or eaves, parallel to the street and extending the entire width of the building.

"Feather flag" shall mean a type of temporary sign a pole shaped similar to a feather/flag as pictured.



~~33.~~ "Frontage property" shall mean the longest, single, lineal dimension of a parcel of property abutting on a public street.

~~34.~~ "Garage sale sign" shall mean a sign that is used to advertise the sale of used or secondhand goods or merchandise at dwellings and on residentially zoned property; these sales may also be known as patio sales, yard sales, estate sales, etc.

~~35.~~ "Grand-opening signs" shall mean banners, pennants, flags, balloons, searchlights, and advertising devices when used only for bona fide grand-opening functions.

~~36.~~ "Height" shall mean, in determining maximum or allowed height, the distance shall be measured from base of pole, or point where base of pole would be on level ground, to top of sign.

~~37.~~ "Historic sign" shall mean an existing sign, or refurbishing of an existing sign, or re-creation of a sign that once existed on the subject site at least fifty years ago.

~~38.~~ "Identification sign" shall mean a sign, or device, which serves exclusively to designate the name, or the name and use, of churches, auditoriums, public buildings, or multifamily residential uses, or the use of a lawful parking area, recreation area, or other ~~open~~-use permitted in the district.

~~39.~~ "Illegal sign" shall mean signs and their supporting members which do not meet any of the criteria of this chapter and that is not otherwise a legal nonconforming sign.

~~40.~~ "Illuminated sign" shall mean an internally or externally illuminated business sign which uses a source of light in order to make the message readable.

~~41.~~ "Marquee" shall mean a fixed overhead shelter used as a roof, which may or may not be attached to a building, and which projects into or overhangs a public street or alley right-of-way.

~~42.~~ "Marquee sign" shall mean a sign attached to or hung from a marquee and which is mounted in a vertical plane.

~~43.~~ "Master sign program" or "Master Sign Plan" shall mean a sign program approved by the ~~planning commission for a retail, office or industrial complex, an automobile dealership or a~~

~~building more than two stories high, the City for a Shopping Center or other multi-occupant or mixed use building.~~

~~44.~~ "Mobile sign" shall mean any sign not permanently affixed to a vehicle that is used to advertise a business or service.

~~45.~~ "Monument sign" shall mean an independent, freestanding sign structure supported on the ground by a solid base at least as wide as the sign, as opposed to being supported by poles or open braces.

~~46.~~ "Mural" shall mean a picture or decoration which is painted on, or otherwise applied directly to, an external wall. Murals integral to the architecture of the building shall not count as signage. Murals that do not include advertising, shall be considered public art.

~~47.~~ "Neon" shall mean illumination affected by a light source consisting of a LED or neon or other gas tube which is bent to form letters, symbols or other shapes.

~~48.~~ "Nonconforming sign" shall mean any sign installed prior to the adoption of the ordinance codified in this chapter which does not meet the specifications and requirements of this chapter.

~~49.~~ "Office building master identification sign" shall mean a business sign that serves to identify an office building or any institutional use, and whose copy shall include only the name of the building or institutional use and the street address range of the complex.

~~50.~~ "Official public sign" shall mean signs of a public nature, which shall include public transit service signs, utility information signs, public restroom or telephone signs, trespassing signs, City established monument signs, legal notices erected by a public officer in the performance of a public duty and signs placed by a public agency for the purpose of guiding persons to emergency centers or places, buildings, public parking areas, or locations of regional or historical significance.

~~51.~~ "Off-site advertising sign" shall mean any sign which advertises or informs about a business organization or event, goods, products, services or uses not available on the property upon which the sign is located. Signage for a business within a shopping center under multiple ownership shall not be considered an off-site advertising sign even though it is not located on the same property as the business being advertised. The term "off-site advertising sign" does not include ~~special easement signs~~, community identification signs, off-site residential development directional signs or off-site temporary for sale or lease signs.

~~52.~~ "Off-site residential development directional sign" shall mean a uniformly designed sign which advertises or informs the public about a residential development where five or more dwelling units are undergoing construction.

~~53.~~ "Off-site temporary for sale or lease sign" shall mean any off-site sign used in-lieu of a freestanding sign which advertises property for sale or lease.

~~54.~~ "On-site temporary for sale or lease sign" shall mean any on-site sign used in-lieu of a freestanding sign, which advertises property for sale or lease.

~~55.~~ "Open-house sign" shall mean a portable sign used in connection with the sale of individual residential real properties.

~~56.~~ "Pedestrian/shingle sign" shall mean a suspended sign used to identify and indicate pertinent facts concerning a business or professional services conducted on the premises.

~~57.~~ "Pennant" shall mean any tapering flag used for signaling or identification.

~~58.~~ "Permitting body" shall mean the person or body with the authority to review and approve permits for signs. This may include the ~~planning director~~City Planner, the planning commission, or the city council.

~~59.~~ "Pole sign" shall mean a freestanding sign supported by one or more pillars, poles or posts that is more than eight feet in height but less than twenty feet in height with sign copy or content no lower than eight feet, nor higher than eighteen feet in height.



~~60.~~ "Political sign" shall mean a sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.

~~61.~~ "Projecting building sign" shall mean a wall sign which projects from and is supported by a wall or roof of a building, structure or sign structure and projects beyond the eaves of a building or overhang.

"Real estate sign" means a sign advertising real property for sale, rent, or lease, including an "open house" sign.

~~62.~~ ~~"Real property sign" shall mean a temporary sign placed upon real property to advertise that the property upon which the sign is placed, or any piece or parcel thereof, or any interest therein, is for sale, exchange, lease or rent.~~

~~64.~~ "Service station display structure" shall mean an on-site identification business sign that serves to identify the name and logo of the service station located on the site.

~~65.~~ "Service station price sign" shall mean a business sign indicating gasoline prices and available services.

~~66.~~ "Shopping center" shall mean any complex of separate businesses so designated by the planning commission as a shopping center.

~~67.~~ "Sign" shall mean every sign, billboard, freestanding sign, portable freestanding sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign and street clock, and includes any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote any interest when the same is placed so that it is clearly visible to the general public from an out-of-doors position.

~~68.~~ "Sign structure" shall mean the supports, uprights, braces and framework of a sign.

~~69.~~ "Special easement sign" shall mean a business sign used in lieu of a freestanding sign located off site from, but within the immediate vicinity of, the business the sign has been designed to advertise; where said business is located on a parcel of land without direct access or frontage on an improved public right-of-way; and where the two parcels involved are interconnected by a traversable vehicular roadway which is subject to a nonrevocable, nonexclusive recorded vehicular access easement.

~~71.~~ "Street address sign" shall mean the numerals of a street address for a given use or uses in a given residential or commercial building or buildings.

"Street Tree" shall mean any tree planted within a City, County, or State right-of-way or on public property.

~~72.~~ "Temporary sign" shall mean any sign, banner, pennant, valance, feather flag, political campaign sign or advertising display constructed of cloth, canvas, light fabric, plastic, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a period of not more than ~~thirty~~ 90 calendar days.

~~73.~~ "Tenant directory sign" shall mean a tenant directory or other exclusively informational listing of tenant names attached to the exterior wall at the entrances of a building and used for the purpose of displaying the names and unit identifications of occupants engaged in professions or businesses on the premises.

~~74.~~ "Tenant frontage" shall mean the linear length of a building frontage of suites occupied by a tenant.

~~75.~~ "Vehicular sign" shall mean any sign permanently affixed to an operable or inoperable vehicle currently registered as a motor vehicle, which is used in the normal course of business.

~~76.~~ "Wall sign" shall mean any sign attached to, painted on or erected against the wall, roof or marquee of a building or structure, and not extending more than six inches beyond the point of attachment.

~~77.~~ "Window sign" shall mean a sign maintained in or painted in or painted upon a window, which shall be classified as a wall sign. (Ord. 440, 2009; Ord. 337 §1, 2000; Ord. 324 §§1, 7, 1992; Ord. 280 §2, 1986)

17.62.040 Applicability.

This chapter shall apply to all property and land within the jurisdiction of the city. It is unlawful for any person, firm, or corporation that owns, occupies, or controls property in the city to construct, maintain, display or alter or cause to be constructed, maintained, displayed or altered a sign within the city except in conformance with this chapter.

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17.62.050 General Rules and Interpretation.

A. *Signs Must Comply with this Code.* In all zones, only such signs that are specifically permitted or exempted 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.

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B. *Enforcement Authority.* The City Planner is authorized and directed to enforce and administer the provisions of this chapter.

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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 this chapter and any applicable permits required by the building code.

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D. *Message Neutrality.* It is the city's policy to regulate signs in a way 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 California Constitution.

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E. *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 City shall approve, conditionally approve or disapprove, or refer the sign to the Planning Commission, based on the most similar sign type that is expressly regulated by this chapter.

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F. *Substitution of Messages.* Subject to the property owner's consent, a noncommercial message of any type may be substituted for any commercial message or any noncommercial message; provided, that the sign is otherwise 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. This provision does not create a right to increase the total

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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; and does not allow the substitution of an off-site commercial message in place of an on-site commercial message.

G. **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.

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Article II

17.62.060 Signs exempt from a sign permit.

The city has a compelling interest in permitting the following signs in order to comply with state and local laws and to promote public safety on city property and in the public right-of-way. The following signs may be installed without a sign permit, provided they meet the requirements listed below. Under certain circumstances these signs may require a building permit or encroachment permit. Contact the building department for permitting requirements prior to installing any of the signs listed below. These signs shall not be included in the determination of type, number, or area of signs allowed on a given property.

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A. **Address Signs.** Signs installed in compliance with California Fire Code Section 505.1 or, if updated, the applicable fire code section as determined by the city fire marshal.

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B. **Signs Posted during Construction.** A maximum of four nonilluminated signs located on construction sites not exceeding sixteen square feet in aggregate area, while a valid construction permit is active. For commercial and residential projects on sites three acres or larger, the maximum exempt sign area under this subsection is thirty-two square feet. For construction projects along linear routes (e.g., roads, pipelines), signage shall be as permitted pursuant to the project's encroachment permit.

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C. **Gasoline Price Signs.** Not more than one price sign for each frontage, not to exceed twenty square feet each and subject to height and setback limits established by zoning district. Notwithstanding other provisions of this chapter, signs may include digital readouts or LED technology as necessary to comply with Business and Professions Code for the display of fuel prices.

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D. **Official Signs.** Official federal, state, local government signs and notices issued by any court, person, or officer in performance of a public duty; signs required by federal, state, or

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local law; and signs placed by utility companies as part of the normal operation and maintenance of utility facilities.

E. ~~Directional signs.~~ **15.12.040 Directional and other exempted signs.**

The maximum number of signs shall not apply to signs not exceeding four square feet which express direction, identification or warning by letters, figures or symbols, such as address, name, access, trespass or parking, but apply only to a use on the parcel. (Ord. 280 §3(A)(2), 1986)

B2. Such signs shall not be used for advertising purposes.

C. Directional signs shall not exceed an area of six square feet, nor a height of eight feet. (Ord. 280 §9, 1986)

G. ~~No Trespassing Signs.~~ Trespass warnings that are posted in compliance with applicable federal, state, and local laws.

H. ~~Traffic Safety Signs.~~ Signs warning of construction, excavation, or similar hazards if expressly approved by the City Engineer (for local streets) or Caltrans (for state highways).

J. ~~Vehicle Signs.~~ Painted signs or decals affixed to the body of any vehicle, unless parked or operated for the primary purpose of displaying the sign. See prohibited vehicle signs in Section 17.62.070.

K. ~~Signs within Building Interior.~~ Signs or other visual communicative devices that are located entirely within a legally established building or other enclosed structure and are not intended to be oriented or be made visible from the exterior.

L. ~~Temporary Signs in Residential Zoning Districts~~

- i. A total of 12 square feet of nonilluminated and nonelectronic temporary signage are permitted (e.g., one sign not exceeding 12 square feet, or two temporary signs not exceeding 6 square feet etc.) for up to ninety days per calendar year in addition to other signs that may be installed in accordance with this section. Note: Christmas or holiday decorations are not considered signage for the purposes of this provision.
- ii. Temporary signs shall not include sign types listed in Section 17.62.070 (Prohibited signs).
- iii. Temporary signs may change copy during the 90-day period, but shall not exceed 90 days total for all temporary signs per calendar year.
- iv. Signs in multi-unit apartments, condominiums, or common interest subdivisions with no ground level ownership may have up to two temporary window signs not to exceed twenty percent of the window area in which they are displayed and not exceed 90 days in total duration per calendar year.

Examples of such signs include yard sale signs, campaign signs.

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1. Signs shall be allowed in all zoning districts, except residential, subject to the approval of the planning director, provided that:

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a. Signs shall be located on primary streets providing directions to the business.

b. Signs shall be limited to a maximum height of ten feet and shall not exceed fifty square feet in area, and shall be set back a minimum of ten feet from any city right-of-way or public easement. If the grade at the location of a sign is below the grade of the street right-of-way, the sign height may be increased to a maximum of twelve feet in height upon approval of the planning director.

c. The total number of signs shall not exceed six for each business.

d. A fee shall be collected that is established by resolution of the city council.

e. A minimum horizontal distance of seventy-five feet shall be maintained between a commercial directional sign and any other advertising sign. (Ord. 444, 2010; Ord. 280 §8, 1986)

17.62.070 Prohibited Signs

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The city has a compelling interest to prohibit the following signs to further the findings and purpose (Section 17.62.030) of these sign regulations and to enforce local, state and federal law. All signs below are specifically identified as prohibited with some exceptions, and any other signs not expressly provided for or exempted from this chapter are prohibited. Sign types which, in the determination of the City Planner, are similar to those listed in this section or which are not described in these regulations are also prohibited.

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A. Attention-Getting Devices.

Pennants, streamers, spinners, balloons, inflatable signs, search lights, beacons, flashing lights or messages and other similar attention-getting devices, unless authorized in conjunction with a temporary sign permit or special event permit, and provided the City Engineer and Caltrans, if applicable, determines that such a sign will not create an unsafe distraction for users of public rights-of-way.

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B. Signs placed within the State right-of-way (along SR 4 or SR 49).

The State Outdoor Advertising Act prohibits non-official signs placed within the state right of way.

C. Property owner 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 (Penal Code Section 556.1)¹

¹ It is a misdemeanor for any person to place or maintain or cause to be placed or maintained upon any property in which he has no estate or right of possession any sign, picture, transparency, advertisement, or mechanical

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D. Publicly-owned property.

Non-official signs, are not allowed on publicly owned property. Publicly owned property means any property owned by the City (even if open to the public), including sidewalks, streets, landscape areas/medians, light poles, electric poles, traffic signals, along any public right of way, etc. For signs announcing special events in City-owned parks, a temporary sign permit (which may be issued in conjunction with a special event permit) is required.

E. Pole signs. New pole signs are prohibited. Pole signs in existence on October 1, 2025, which may or may not be legally conforming, shall be deemed legally conforming (See 17.62.180). Any change in copy or structure shall comply with the provisions of this chapter for existing pole signs.

F. Outdoor Advertising Displays and Off-Site Signs. Outdoor advertising displays such as billboards, handheld signs, mascots, and all off-site commercial signs that display advertising for a business, commodity, service, facility, or other such matter that is not located, conducted, sold, or offered upon the premises where the sign is located are prohibited within the city. Any such outdoor advertising displays that are located within the public right-of-way are considered off-site and are prohibited. See Section 17.62.110 for regulations related to off-site signs that are not prohibited, but require a conditional use permit.

G. Highly Reflective and Fluorescent Signs. Signs made wholly or partially of highly reflective material and fluorescent or DayGlo painted signs.

H. Signs on Utility Poles or Traffic Control Devices. Signs attached or placed adjacent to any utility pole, traffic sign, signal, or marking, or any other official traffic-control device, unless in accordance with the California Vehicle Code.²

I. Signs on Street Trees. Any sign posted on a street tree.

J. Signs That Block Ingress or Egress. Any sign, such as a sandwich board sign, placed or maintained so as to interfere with free ingress to or egress from any door, window or fire escape, or parking lot. Prohibited signs include signs that block ingress or egress necessary to comply with the Americans with Disabilities Act (ADA).

device which is used for the purpose of advertising, or which advertises or brings to notice any person, article of merchandise, business or profession, or anything that is to be or has been sold, bartered, or given away, without the consent of the owner, lessee, or person in lawful possession of such property before such sign, picture, transparency, advertisement, or mechanical device is placed upon the property. (Penal Code 556.1)

² Pacific Gas and Electric v. Public Utilities Commission, 475 U.E.1 (1986)

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K. *Signs in the Street Right-of-Way.* Any sign placed in any street right-of-way without a valid encroachment permit or prior approval of the City or, if applicable, Caltrans, for the purpose of safety or traffic control.

L. *Simulated Traffic Signs.* Any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of words, symbols or characters in such a manner as to interfere with, mislead, or confuse pedestrian or vehicular traffic.

M. *Vehicle Signs or Mobile Advertising Displays.*

Mobile billboard advertising displays and advertising signs on motor vehicles parked or left standing upon a public street or right-of-way or in view of a public street or right-of-way, except for advertising signs that are permanently affixed to the body of, an integral part of, or a fixture of a motor vehicle for permanent decoration, identification, or display and that do not extend beyond the overall length, width, or height of the vehicle, advertisement on license plate frames installed in compliance with Vehicle Code Section 5201, and paper advertisements issued by a dealer contained within a license frame installed in compliance with Vehicle Code Section 5201. For purposes of this section, "permanently affixed" means any of the following:

1. Painted directly on the body of a motor vehicle,
2. Applied as a decal on the body of a motor vehicle, or
3. Placed in a location on the body of a motor vehicle that was specifically designed by a vehicle manufacturer as defined in Vehicle Code Section 672 and licensed pursuant to Vehicle Code Section 11701, in compliance with both state and federal law or guidelines, for the express purpose of containing an advertising sign.

The city has determined this prohibition is necessary because mobile advertising as a primary purpose inhibits the safe movement of traffic, contributes to air pollution, and detracts from the overall aesthetics of the city. This prohibition applies citywide irrespective of the content of the message or ideas expressed.

15.12.250 Stationary vehicle signs.

O. *Billboards.* New billboards are prohibited. Billboards in existence on October 1, 2025, which may or may not be legally conforming, shall be deemed legally conforming until such time as the lease for the billboard expires. After that time, they shall be deemed legally nonconforming.

P. *Roof Signs.* ~~15.12.270 Roof signs.~~

17.62.080 Applications, Fees, Processing, Review, Approvals – All Signs

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15.12.130 Permit—A. Application.

An application for a permit for each sign shall be made to the city in such form and include such information as the city shall prescribe. The application shall be accompanied by the permit fee herein provided. The application will be obtainable at the community development department. (Ord. 486 §1(part), 2019; Ord. 280 §4(A)(3), 1986)

15.12.140 Permit—B. Fees.

The permit fee for each application for each sign shall be based on the fees prescribed by resolution of the city council. (Ord. 280 §4(A)(4), 1986)

C. Fee Waivers, Master Sign Plans

1. **Sign Permit Fee waiver if obtained at the same time as other entitlements.** Sign permits should be obtained in conjunction with other entitlements required for a project (e.g., other entitlements include, but are not limited to: site plan review, site development permit, special event permit, conditional use permit). When sign permits are obtained in conjunction with and prior to issuance of another entitlement for the same project, a separate sign permit fee will not be required unless the sign permit requires a conditional use permit. Sign permits obtained after issuance of another entitlement for the same project will require payment of a sign permit fee. Sign permits obtained in conjunction with a business license only require payment of a sign permit fee.

2. Master Sign Plans

- i. Shopping centers shall submit a master sign plan to the planning commission at the time of site plan approval.
- ii. The City Planner may require a business with multiple tenants to submit and obtain approval for a master sign plan to encourage consistent sign design, avoid disputes amongst tenants, and facilitate approval of new signs in the same complex.

D. Processing, Review, and Approval

1. **Planning Commission Review.** Whenever a public hearing is required for the review and approval of a project due to the requirement for an entitlement(s) in addition to a sign permit (e.g., non-administrative site plan review, non-administrative site development permit, non-administrative conditional use permit, tentative subdivision map, variance, sign exception), the sign for that project shall be subject to review and approval by the Planning Commission at the same time as the public hearing for the other entitlement(s) occurs.

2. **City Planner Review.** When the provisions of paragraph 1 do not apply, the City Planner may issue any sign permit that does not otherwise require a conditional use permit or request an exception to the City of Angels Sign Regulations. The decision of the City Planner is appealable to the Planning Commission pursuant to 17.81.020. The City Planner may refer any sign permit to the Planning Commission at his or her discretion. In the Historical Commercial Zoning District, the City Planner may, at his or her discretion, refer the sign permit to the Historic District Sign Review Committee, established pursuant to Section 17.85.105, or to the full Planning Commission.
3. **Public Noticing Not Required.** Signs issued by the City Planner or the Historic District Sign Review Committee (17.85.105) do not require public noticing or a public hearing unless such signs otherwise require a conditional use permit or include a request for an exception to the City of Angels Sign Regulations in which case public noticing and a public hearing are required in accordance with Section 17.85.160.

~~15.12.150 Permit Issuance.~~

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Article III

17.62.090 Temporary Signs Located Outside the Historical Commercial Zoning District

A. Permit and Fees Required.

1. Temporary signs shall require a sign permit issued by the City Planner in accordance with Section 17.62.060 excepting those identified in Paragraph B. Any temporary sign installed without a temporary sign permit and not exempt per Paragraph B, may be removed by the City in accordance with Section 17.62.190.
2. A fee shall be collected as established by resolution of the city council.

B. Exceptions.

Temporary Signs allowed without obtaining a Temporary Sign Permit include those:

1. Approved in conjunction with an approved temporary or intermittent use, or outdoor event permit or special event permit, or other planning entitlement(s) (e.g., site plan review, site development permit, special event permit, conditional use permit); or
2. Approved with a sign permit as a temporary sign pending manufacture and installation of an approved permanent sign for not more than thirty days or within a specified time frame as determined by the City Planner; or

3. Approved by the City over designated rights-of-way (i.e., SR 49) in compliance with the City's Caltrans Encroachment Permit; or

4. Exempt under Section 17.62.060.

C. Temporary Sign Standards for Nonresidential Zoning Districts, Excluding the Historical Commercial Zoning District

Paragraph C excludes temporary signs allowed in the Historical Commercial Zoning District. For temporary signs allowed in the Historical Commercial Zoning District, see Section 17.62.110.

Examples of temporary signs in non-residential districts outside the Historical Commercial Zoning District are campaign signs, real estate signs, notices of special events, and grand openings. Temporary signs shall be posted below the roofline of the building and not obscure architectural features or cover windows and comply with all of the following:

1. A total of 24 square feet of nonilluminated and nonelectronic temporary signage is permitted subject to obtaining a temporary sign permit (e.g., one sign not exceeding 24 square feet, or two temporary signs not exceeding 12 square feet etc.) for up to 100 days per calendar year unless otherwise provided in paragraph 4.
2. Temporary signs shall not include sign types listed in Section 17.62.070 (Prohibited signs).
3. Temporary signs may change copy during the 100-day period, but shall not exceed 100 days total for all temporary signs per calendar year unless otherwise provided in paragraph 4.
4. Removal. Temporary signs must be removed within ten (10) days after the election, sale, rental, lease or conclusion of the event which is the basis for the sign. For signs promoting events without an "end" date; the provisions of Paragraph 1 shall apply.
5. Temporary Political signs in view of a state highway (SR 4, SR 49).

Section 5405.3 of the State Outdoor Advertising Act (Business and Professions Code) exempts the placing of temporary political signs from normal state outdoor advertising display requirements when the sign 1) encourages a particular vote in a scheduled election, 2) is place no sooner than 90 days prior than the scheduled election and removed within 10 days after the election, 3) is no larger than 32 square feet, and 4) the sign proponent has filed a Statement of Responsibility certifying a person who will be responsible for removing the sign and 5) the signs is not placed in the State right-of-way.

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State law directs the Department of Transportation to remove unauthorized temporary political signs and bill the responsible party for their removal.

6. Sunset Clause for Section 17.62.090 December 31, 2028.

The provisions of Section 17.62.090 shall end December 31, 2028, unless the City determines that this Section is consistent with the purposes expressed in Section 17.62.030 and an extension to this Section with or without changes is warranted.

17.62.100 Permanent Sign Standards (Outside the Historical Commercial District):

15.12.060A. Maximum area per building.

The maximum sign area for each building, except that covered under "Shopping centers," Section 15.12.080 and provisions in the historic district, shall not exceed ten percent of the business front, but in no case shall exceed ninety square feet for the business front. The sign area allowed to separate occupancies in multiple-use buildings will be in direct proportion of their part of the total building front including doors and windows. (Ord. 324 §2, 1992; Ord. 280 §3(A)(4), 1986)

15.12.070-B. Types permitted.

There may be permitted for each building a combination of not more than ~~two~~three types of signs: freestanding, wall or projecting, with their aggregate size not exceeding the size limitations under Section 15.12.060. (Ord. 280 §3(A)(5), 1986) paragraph A.

1. Freestanding sign--On-premises.

The following applies to freestanding signs on premises:

- i. Location. An on-premises sign is one that is confined to the owner's property. Such signs are not allowed in residential zones.
- ii. Height. No such sign shall exceed eight feet in height except as provided in Section 15.12.175. The height of freestanding signs shall be measured from the base line.
- iii. Number. There may be one such sign for each building, and in no case shall exceed ninety square feet as defined in paragraph A.

2. A-Frame/Sandwich Board Signs.

- i. Free-standing signs on an A-frame. Subject to the requirement to be located on the parcel of the business being identified; is not in the public right-of-way; does not block the sidewalk or create visibility problems for vehicles or pedestrians; and does not exceed a width of four feet or height of four feet for a total sign area to not exceed sixteen square feet per side of sign area. (Ord. 377 §3, 2000; Ord. 280 §5(A)(1), 1986)
- ii. Sandwich signs located along sidewalks shall not block sidewalks. Signs on or near sidewalks shall maintain a minimum 4-foot travelway to accommodate accessibility.

3. Wall and window signs.

- i. Location. Wall signs shall be located on the business front.
- ii. Height. No part of any sign shall extend above the top level of the wall upon or in front of which it is situated. Any such sign which is suspended or projects over any public walkway or walk area shall have an overhead clearance of at least eight feet.
- iii. Number. There may be any number of wall signs for each business front, but the total sign area shall not exceed ten percent of the building front, and in no case exceed ninety square feet, as defined in paragraph A.
- iv. Thickness or Projection. No sign, including any light box or other structural part, shall project more than twelve inches from the building face. (Ord. 280 §6, 1986)

4 Projecting signs.

- i. Location. Signs may be located on the building front, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public or business sign or traffic signal, do not extend or project over a street right-of-way and do not extend lower than eight feet above the surface below it.
- ii. Height. No such sign shall extend above the top level of the wall upon or in front of which it is situated, or, in the case of buildings having sloping roofs, above the roof ridge.
- iii. Number. There may be one projecting sign for each business front, but total sign area shall not exceed ten percent of the building front, and in no case exceed ninety square feet, as defined in Section 15.12.140. (Ord. 280 §7, 1986)

C. Lighting and Open Signs.

Signs shall have no flashing or blinking lights; lighting shall be arranged so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones. except for the following:

- A. Each business may have one LED or neon "Open" sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The "Open" sign shall be non-blinking with steady light.

Any sign in violation of this subsection shall be removed immediately.

The following signs are prohibited in the Historical Commercial Zoning District and require a Conditional Use Permit in all other Zoning Districts:

A. Electronic Message Centers (EMC Signs) and Digital Display.

Signs using digital displays or other means to present images or messages. These signs typically use light emitting diode (LED), liquid crystal display (LCD), plasma or other

technology to present a series of still images, full motion animation, or other text messages. (Does not apply where preempted by state law for fuel price signage or other applicable codes, does not apply to changeable message signs)

~~15.12.175 Pole signs—On premises.~~

Signs shall advertise only licensed business conducted, services rendered or products from or sold on the parcel. Off-site signs shall require approval of a conditional use permit by the planning commission

C. Special Findings for Conditional Use Permit for Signs

In addition to the findings for a conditional use permit required in Section 17.78.030, the findings for sign exceptions in Section 17.62.140(B) and 17.62.140(C) also are required for issuance of a Conditional Use Permit pursuant to this Section.

~~15.12.335 Use permit—Authority and findings.~~

17.62.120 Sign Standards for the Historical Commercial (HC) Zoning District

A. ~~17.26.090 Signs.~~

A. Sign permits (temporary and permanent) shall be secured prior to installing a new sign in accordance with Section 17.62.080 (D) unless the sign is exempt pursuant to Section 17.62.060

B. Permanent Sign Standards within the HC zoning district:

1. Design Standards. No sign shall be placed, erected, altered or relocated on any property within the historical district unless such sign shall as to its exterior appearance be compatible with the Mother Lode architectural style and the “City of Angels Design Guidelines for Signs” (PC Resolution 2010-02).

2. On-Site. No sign shall be allowed except a sign which identifies or advertises the business conducted on the premises.

3. Location. Each sign shall be affixed to a building, except that where a building is set back from the street to such extent that a sign affixed to the building would not be within reasonable view from the street, then a sign need not be so affixed, but may be located in some other manner as the City Planner shall approve.

4. Projections.

i. No sign shall project more than six feet from the face or vertical surface of the building where applicable. Sign must not constitute a hazard to pedestrians or vehicular traffic.

ii. No sign shall project above the eave or the parapet line of the building.

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- iii. Signs shall not project over the edge of the sidewalk into Caltrans right-of-way or otherwise interfere with parking or ingress/egress of the public from vehicles parking along sidewalks within the Caltrans ROW.

5. Area.

- i. The total aggregate area per any one parcel for attached on-site signs shall not exceed ten percent of the building facade excluding parapets and/or false fronts and in no case shall exceed fifty square feet of the total sign area. If a single business entity having public customer entrances on two or more sides of a building, the building owner may choose which building facade is most beneficial to use as the ten percent of the facade area.
- ii. The area of an irregular sign shall be the area of the smallest rectangle which can wholly contain all the sign text and graphics.

6. Moving/Flashing.

No sign shall contain any flashing, blinking, or moving letters, characters, or other elements, and the sign itself shall not move.

7. Sidewalk clearances.

All hanging signs above walkways shall maintain a minimum 8 foot clearance as measured from the bottom of the sign to the sidewalk surface.

C. Temporary Signs in the Historical Commercial Zoning District

- 1. Require a sign permit and shall be processed in accordance with Section 17.62.080 (D) unless the sign is exempt pursuant to Section 17.62.060.
- 2. Banners only are permitted as a temporary sign in the Historical Commercial Zoning District.
- 3. Banners are limited to one per parcel and shall not exceed 24 square feet in size and may remain up to 100 days per calendar year unless otherwise provided in paragraph 4.
- 4. Removal. Temporary signs must be removed within ten (10) days after the election, sale, rental, lease or conclusion of the event which is the basis for the sign. For signs promoting events without an "end" date; the provisions of Paragraph 3 shall apply.
- 5. Temporary Political signs in view of a state highway (SR 4, SR 49). Section 5405.3 of the State Outdoor Advertising Act (Business and Professions Code) exempts the placing of temporary political signs from normal state outdoor advertising display requirements when the sign 1) encourages a particular vote in a

scheduled election, 2) is place no sooner than 90 days prior than the scheduled election and removed within 10 days after the election, 3) is no larger than 32 square feet, and 4) the sign proponent has filed a Statement of Responsibility certifying a person who will be responsible for removing the sign and 5) the signs is not placed in the State right-of-way. State law directs the Department of Transportation to remove unauthorized temporary political signs and bill the responsible party for their removal.

6. *Sunset Clause for Section 17.62.120(C) December 31, 2028.*
The provisions of Section 17.62.120(C) – Temporary Signs in the Historical Commercial Zoning District shall end December 31, 2028, unless the City determines that this Section is consistent with the purposes expressed in Section17.62.030 and an extension to this Section with or without changes is warranted.

D. Sandwich Board Signs

In addition to the standards included in 17.62.100(B)(2), sandwich board signs or A-frame signs in the Historical Commercial District shall incorporate the following design features:

- 1. The sign shall not be made of plastic;
- 2. The sign must be historical in nature (wood, metal, scroll writing, etc.)

E. Tubing/Neon Signs

- 1. Tubing. No sign shall contain any outline tubing except as provided the following paragraph.
- 2. Neon signs or signs containing any outline tubing which are to be located inside a building and which area is designed to be seen from the outside of the building are prohibited except for the following:.
 - i. Each business may have one LED or neon “Open” sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The “Open” sign shall be non-blinking with steady light.
 - ii. Buildings originally constructed in the Art Deco style using neon (e.g., the Angels Theatre) may continue use of neon where neon originally was used on the building.

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~~**15.12.040 Directional and other exempted signs.**~~

17.62.130 Requests for exceptions.

Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. A sign permit application which includes a request for exceptions to standards established by these regulations is subject to approval by the Planning Commission and shall be based upon the findings in Section 17.62.140. Exceptions require a separate

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application and fees for Planning Commission review, which must be approved before a sign permit is issued.

17.62.140 Findings for approval of an exception.

Exceptions to the sign regulations shall meet all of the following findings:

- A. There are unusual circumstances applying to the property which make strict adherence to the regulations impractical or infeasible, such as building configuration, historic architectural features, architectural style, site layout, intervening obstructions, or other unusual circumstances. Exceptions shall not allow for additional signage in number or size beyond what is necessary to compensate for the unusual circumstances. Unusual circumstances may also include sign designs which are not expressly provided for or exempted in this chapter, but which represent superior or innovative design appropriate for the building and location.
- B. The exception is consistent with the intent and purpose of the sign regulations (see Section 17.62.020) and the exception is not being granted in cases where alternative options of allowed signage in this chapter could provide an adequate alternative for sufficient visibility to the public with equal or superior design.
- C. The sign exception is for superior design and complies with design principles of this chapter, and will not result in: visual clutter; excessively sized signage in comparison to the building or surroundings; signage that is inconsistent with the character of the surroundings; or approval of signs that are prohibited in this chapter.

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Article V

17.62.150 Sign Maintenance.

All signs must be maintained in the same condition as when the sign was installed. Normal wear and tear of aged signs shall be repaired when they detract from the visible quality of the sign, as determined by the City Planner. When signs are repaired, they must be done so in a manner (paint colors shall match, etc.) that is consistent with the approved sign permit. When signs are removed, the wall behind the sign shall be repaired and painted to match the rest of the building wall.

15.12.100 Maintenance.

- A. No sign shall constitute a hazard to pedestrians or vehicular traffic, conceal from view any public sign or traffic signal, nor extend on or project over or into a street right-of-way.
- B. Any sign that, in the opinion of the City Building Inspector or the City Engineer, is unsafe or insecure shall be deemed an unsafe sign and shall be corrected or removed, together with any supporting structure, by the owner of the property on which the sign is located, within seventy-two hours of written notice by the City Building Inspector or his or her designee.

15.12.260 Hazards--Extension over right-of-way.

17.62.170 Abandoned Signs, Removal.

A sign shall be considered abandoned if the use or business associated with the sign has not been conducted for a period of more than one year. An abandoned sign may be removed in compliance with Section 17.62.190. An exception to this provision may be granted for signage in the Historical Commercial Zoning District that is integral to the character and historical integrity of the building including a reference to its historical use (e.g., Angels Theatre, Utica Hotel) or if the removal would otherwise adversely affect the historical integrity of the building.

15.12.217.62.180 Nonconforming signs--Permitted when.

Any sign which is nonconforming with this chapter shall be removed if the sign is altered or modified. "Altered or modified" within this chapter means any change to the sign structure including but not limited to changes to the sign cabinet, supports, structure or copy on the face for a new tenant or user. The normal painting of the sign as part of routine maintenance where no change in tenant occurs is not considered an alteration. Sign may remain until any change in design, structure, location or other alteration is made. A nonconforming sign may not be restored or rebuilt if fifty percent or more of the sign is damaged or destroyed for any reason or damaged to the extent of more than half of its current replacement cost. A nonconforming sign may not be resumed if use is discontinued or if business is not being conducted for any reason for a period of more than one year. Nonconforming signs may be altered if necessary for public safety to the restrictions of this section. Such a nonconforming sign, when altered for public

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safety, shall be subject to securing a sign permit from the city with an explanation for retaining the sign. (Ord. 324 §5, 1992; Ord. 280 §11, 1986)

~~15.12.217.62.1990~~ Nonconforming, Abandoned or Illegal signs--Removal.

Any sign constructed after the effective date of the ordinance codified in this chapter which is nonconforming with the requirements of this chapter may be removed by the eCity of Angels. Any sign determined abandoned in conformance with Section 17.62.170 may be removed by the City of Angels. Any sign determined to be in violation of the City of Angels Sign Regulations may be removed by the City of Angels. The city council or its authorized agents may enter upon private property for the purpose of removal of the sign. These signs shall be stored for a period of at least twenty days, and if not claimed within that time, may be destroyed. The owner shall pay a fee to the city equal to the costs incurred by the removal, storage and handling of the illegal-sign(s). (Ord. 280 §12(A)(1), 1986)

17.62.200 Enforcement

Violations of the provisions of this Chapter shall be in conformance with Chapters 1.16, 1.17, 1.18, 1.19 of the City of Angels Municipal Code and 17.62.190 unless otherwise specified herein.

Chapter 17.62 SIGNS

Sections:

Article I

- 17.62.010 Title and Authority.**
- 17.62.020 Findings and Purposes.**
- 17.62.030 Definitions.**
- 17.62.040 Applicability.**
- 17.62.050 General Rules and Interpretation.**

Article II

- 17.62.060 Signs Exempt from a Sign Permit.**
- 17.62.070 Prohibited Signs.**
- 17.62.080 Application, Fees, Review Process, Issuance.**

Article III

- 17.62.090 Temporary Sign Standards.**
- 17.62.100 Sign Standards (Zoning Districts Outside the Historical Commercial District).**
- 17.62.110 Signs Requiring a Conditional Use Permit.**
- 17.62.120 Sign Standards (Historical Commercial Zoning District).**

Article IV

- 17.62.130 Requests for exceptions.**
- 17.62.140 Findings for approval of an exception.**

Article V

- 17.62.150 Sign Maintenance.**
- 17.62.160 Unsafe / Hazardous signs.**
- 17.62.170 Abandoned Signs, Removal.**
- 17.62.180 Nonconforming signs--Permitted when.**
- 17.62.190 Nonconforming, Abandoned, Illegal signs--Removal.**
- 17.62.200 Enforcement.**

Article I

17.62.010 Title and Authority.

A. Title

This chapter shall be known and cited as the “City of Angels Sign Regulations.”

B. Authority

This chapter is adopted pursuant to the authority vested in the City of Angels and the State of California, including but not limited to: the State Constitution, California Government Code Sections 65850 et seq., 65850(b), [38774](#), [38775](#) and [65850](#), California Business and Professions Code Sections [5200 et seq.](#) and [5490 et seq.](#), and California Civil Code Section [713](#) and other applicable state laws.

17.62.020 Findings and Purposes.

A. Findings.

The City of Angels hereby finds as follows:

The City character is associated with its rural small-town charm, distinctive architecture, and historic tradition. Signs have a strong visual impact on this character. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and their appearance, size, and placement, help set the tone of the community. Since the City relies on these characteristics to attract commerce, aesthetic considerations assume economic value. It is the intent of the City, through this ordinance, to protect and enhance the City's historic, commercial, small-town and residential character and, therefore, its economic base through the provision of appropriate and visually appealing signage. In addition, it is the intent of the City to standardize sign requirements in order to minimize their distracting effect on drivers and thereby improve traffic safety.

B. Purposes.

The purposes of these sign regulations are to:

1. Ensure that signs are designed, constructed, installed, located and maintained according to minimum standards to safeguard life, health, property and public welfare;
2. To protect and enhance the City’s unique character minimizing visual distractions and sign proliferation that can detract from the unique character of the City and its built environment;
3. Provide reasonable sign standards:
 - a. To encourage their effective and attractive use as a means of identification, rather than for advertising, businesses, services, events, and uses enhancing economic values while minimizing unnecessary sign competition;
 - b. Attract and direct the public to available activities, goods, and services;
 - c. For consistency with community goals and policies expressed in the general plan and adopted Specific Plans;

- d. Consistent with state and federal laws, including outdoor advertising regulations applicable to state highways;
- 4. Ensure that the designs of signs are architecturally compatible with affected structures and the character of surrounding development in order to maintain the overall quality of a neighborhood or commercial district.
- 5. Protect public safety by ensuring that official traffic regulation devices are easily visible and free from nearby visual obstructions and distractions (e.g., attention-getting signs, excessive numbers of signs, signs resembling official signs);
- 6. Protecting the right of free speech by enacting regulations to regulate the time, place and manner under which signs are permitted, and not the content of signs. Although examples of content may be provided in these regulations, content will not be used as a basis for determining whether or not a proposed sign may be permitted.

17.62.030 Definitions.

For the purpose of this chapter, the following words and phrases have the meanings respectively ascribed to them as follows:

"A-frame sign," "portable sign" and "sandwich board sign" shall mean portable signs capable of standing without support or attachment and intended to be placed outside and returned to the inside of a building at the start and end of each business day. An A-frame sign is a double-sided sign attached at an apex whose legs provide a frame for plywood panels.

"Aggregate total glass surface area" shall mean the product of multiplying the length times the width of the storefront glass surface along a single building elevation with the proviso that window panel separations (mullions, grids, etc.) that are less than six inches wide shall be counted within the aggregate total glass surface area available for signage, and window panel separations or building structural elements separating windows that are greater than six inches shall not be included within the aggregate total glass surface area available for signage. In case of stores with more than one building elevation with window glass, the aggregate total glass surface area available for the placement of signage shall be calculated based on the dimensions of each individual elevation. Unused amounts of aggregate total glass surface area from one elevation shall not be applied to any other elevation.

"Amenity sign" means a wall-mounted or freestanding sign that promotes features and/or services of a commercial business.

"Animated sign" shall mean a sign with motion, flashing lights, or changes in color or intensity utilizing electricity or other sources of energy. This definition shall not include a sign which tells only time and temperature in alternating sequences.

Apartment Community. The term "apartment community" shall mean an apartment project which consists of a minimum of eight apartment units located on the same lot, which are for rent only.

"Area of sign" shall mean in computing maximum permissible sign area or display surface the overall display surface of a sign shall be included, or the largest face of a double sign and not the aggregate of display faces. The area of a sign without a border shall be computed by

enclosing the entire sign within sets of parallel lines touching the outer limits of the sign message and computing the area thus enclosed.

"Awning" shall mean a structure composed of canvas or other non-canvas materials, except for the supporting framework, which extends from the exterior wall of a building.

"Awning sign" shall mean a sign composed of flexible materials and incorporated into an awning.

"Balloon" shall mean any inflatable sign or balloon regardless of size that is designed to be used as an advertising device for any business or promotional event.

"Banner sign" shall mean a temporary sign composed of lightweight, flexible, nonrigid material either enclosed or not enclosed in a rigid frame. "Banner signs" do not blow or move in the wind and are generally attached to a structure at four corners.



"Billboard" shall mean, in the City of Angels, an outdoor advertising device typically ranging in size from 10' x 36' to 14' x 48' in size. Billboards typically advertise a single entity.

"Blade sign" shall mean a pedestrian-oriented, non-internally illuminated double-faced sign, comprised of one individual panel, projecting from the building wall on which it is mounted. A blade sign cannot exceed a total of five square feet of signage per side, and cannot project more than thirty-six inches from the building wall on which it is mounted.



"Building front" shall mean the wall surface facing the primary street. In case of a corner business, it shall be at the discretion of the owner which building face shall be considered the front.

"Building facade" shall mean that portion of any exterior elevation of a building extending from grade to eaves, parallel to the street and extending the entire width of the building. Any area of the facade made up of false fronts and/or parapets cannot be included in the facade calculation for sign area.

"Bulletin board sign" shall mean an exterior sign used to display announcements pertaining to an on-site church, school, community center, park, hospital, or institutional building.

"Business front" shall mean the side of a building that contains the principal entrance. For a shopping center, multiple business fronts may exist.

"Business sign" shall mean any structure, housing sign, device, figure, painting, display, message placard, or other contrivance, or any part thereof, which has been designed to advertise, or to provide data or information in the nature of advertising, for any of the following purposes:

- a. To designate, identify, or indicate the name or business of the owner or occupant of the premises upon which the business sign is lawfully erected.
- b. To advertise the business conducted, services available or rendered, or goods produced, sold, or available for sale upon the property where the business sign has been lawfully erected.

"Canopy" shall mean a roof of a building or a fixed overhead shelter used as a roof, which may or may not be attached to a building.

"Canopy sign" shall mean a sign attached to, written on, or hung from a canopy.

"Changeable Message Board" or "Changeable Message Sign" shall mean a programmable electronic sign temporarily used by the City of Angels, Caltrans, or authorized construction contractors to direct traffic during construction, temporary road closures or detours, emergencies, special events or related public functions or events.



"Civic sign" shall mean a sign, other than a commercial sign, posted to advertise a civic event, public agency, school, church, civic-fraternal organization or similar non-commercial organization.

"Coming soon sign" shall mean a sign placed on the site of work under construction stating that a business will be opening soon and denoting the opening date, architect, engineer, contractor, future business or lending agency.

"Construction sign" shall mean a temporary sign with the names of the architects, engineers, contractors, subcontractors and financing agencies of buildings and structures being constructed upon the site on which the sign is located.

"Corner triangle" shall mean the triangular area created by a line connecting points along the front and side lot lines which points are established forty feet in distance from the intersection of

the extension of such front and side lot lines within the street right-of-way, and by a line connecting points along the front lot line and driveway apron, which points are established ten feet in distance from the intersection of the extension of such front lot line and driveway apron within the perpendicular to the street right-of-way.

"Corporate flag" shall mean a flag identifying a business or firm.

"Directional tract sign" shall mean an off-site temporary sign containing only the name and location of a subdivision and/or a multiple-family residential project and directions for reaching the project.

"Double-faced sign" shall mean a sign with more than one face located on the same base or support structure and the sign advertising faces are back-to-back so that both faces cannot be viewed from any point at the same time, and the sign faces are not more than eighteen inches apart.

"Electronic reader board sign" shall mean a business sign on which the copy is manually or electronically changed and which is intended primarily to promote items for sale or of general interest to the community. This term includes a business bulletin board, a time/temperature sign, or other changeable copy sign. See also Changeable Message Board, Changeable Message Sign.

"Erect" shall mean to build, construct, attach, hang, place, suspend or affix. Such terms also include the painting of wall signs.

"Facade" shall mean the portion of any exterior elevation of a building extending from grade to the top of the parapet wall, or eaves, parallel to the street and extending the entire width of the building.

"Feather flag" shall mean a type of temporary sign a pole shaped similar to a feather/flag as pictured.



"Flashing sign" shall mean an illuminated sign in which the artificial light is not maintained in a stationary or constant intensity.

"Frontage property" shall mean the longest, single, lineal dimension of a parcel of property abutting on a public street.

"Garage sale sign" shall mean a sign that is used to advertise the sale of used or secondhand goods or merchandise at dwellings and on residentially zoned property; these sales may also be known as patio sales, yard sales, estate sales, etc.

"Grand-opening signs" shall mean banners, pennants, flags, balloons, searchlights, and advertising devices when used only for bona fide grand-opening functions.

"Height" shall mean, in determining maximum or allowed height, the distance shall be measured from base of pole, or point where base of pole would be on level ground, to top of sign.

"Historic sign" shall mean an existing sign, or refurbishing of an existing sign, or re-creation of a sign that once existed on the subject site at least fifty years ago.

"Identification sign" shall mean a sign, or device, which serves exclusively to designate the name, or the name and use, of churches, auditoriums, public buildings, or multifamily residential uses, or the use of a lawful parking area, recreation area, or other use permitted in the district.

"Illegal sign" shall mean signs and their supporting members which do not meet any of the criteria of this chapter and that is not otherwise a legal nonconforming sign

"Illuminated sign" shall mean an internally or externally illuminated business sign which uses a source of light in order to make the message readable.

"Marquee" shall mean a fixed overhead shelter used as a roof, which may or may not be attached to a building, and which projects into or overhangs a public street or alley right-of-way.

"Marquee sign" shall mean a sign attached to or hung from a marquee and which is mounted in a vertical plane.

"Master sign program" or "Master Sign Plan" shall mean a sign program approved by the City for a Shopping Center or other multi-occupant or mixed-use building.

"Mobile sign" shall mean any sign not permanently affixed to a vehicle that is used to advertise a business or service.

"Monument sign" shall mean an independent, freestanding sign structure supported on the ground by a solid base at least as wide as the sign, as opposed to being supported by poles or open braces.

"Mural" shall mean a picture or decoration which is painted on, or otherwise applied directly to, an external wall. Murals integral to the architecture of the building shall not count as signage. Murals that do not include advertising, shall be considered public art.

"Neon" shall mean illumination affected by a light source consisting of a LED or neon or other gas tube which is bent to form letters, symbols or other shapes.

"Nonconforming sign" shall mean any sign installed prior to the adoption of the ordinance codified in this chapter which does not meet the specifications and requirements of this chapter.

"Office building master identification sign" shall mean a business sign that serves to identify an office building or any institutional use, and whose copy shall include only the name of the building or institutional use and the street address range of the complex.

"Official public sign" shall mean signs of a public nature, which shall include public transit service signs, utility information signs, public restroom or telephone signs, trespassing signs, City established monument signs, legal notices erected by a public officer in the performance of a public duty and signs placed by a public agency for the purpose of guiding persons to

emergency centers or places, buildings, public parking areas, or locations of regional or historical significance.

"Off-site advertising sign" shall mean any sign which advertises or informs about a business organization or event, goods, products, services or uses not available on the property upon which the sign is located. Signage for a business within a shopping center under multiple ownership shall not be considered an off-site advertising sign even though it is not located on the same property as the business being advertised. The term "off-site advertising sign" does not include community identification signs, off-site residential development directional signs or off-site temporary for sale or lease signs.

"Off-site residential development directional sign" shall mean a uniformly designed sign which advertises or informs the public about a residential development where five or more dwelling units are undergoing construction.

"Off-site temporary for sale or lease sign" shall mean any off-site sign used in-lieu of a freestanding sign which advertises property for sale or lease.

"On-site temporary for sale or lease sign" shall mean any on-site sign used in-lieu of a freestanding sign, which advertises property for sale or lease.

"Open-house sign" shall mean a portable sign used in connection with the sale of individual residential real properties.

"Pedestrian/shingle sign" shall mean a suspended sign used to identify and indicate pertinent facts concerning a business or professional services conducted on the premises.

"Pennant" shall mean any tapering flag used for signaling or identification.

"Permitting body" shall mean the person or body with the authority to review and approve permits for signs. This may include the City Planner, the planning commission, or the city council.

"Pole sign" shall mean a freestanding sign supported by one or more pillars, poles or posts that is more than eight feet in height but less than twenty feet in height with sign copy or content no lower than eight feet, nor higher than eighteen feet in height.



"Political sign" shall mean a sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.

"Projecting building sign" shall mean a wall sign which projects from and is supported by a wall or roof of a building, structure or sign structure and projects beyond the eaves of a building or overhang.

"Real estate sign" means a sign advertising real property for sale, rent, or lease, including an "open house" sign.

"Roof sign" shall mean any sign erected and constructed wholly on or over the roof of a building, supported by the roof structure, and extending vertically above the roof.

"Service station display structure" shall mean an on-site identification business sign that serves to identify the name and logo of the service station located on the site.

"Service station price sign" shall mean a business sign indicating gasoline prices and available services.

"Shopping center" shall mean any complex of separate businesses so designated by the planning commission as a shopping center.

"Sign" shall mean every sign, billboard, freestanding sign, portable freestanding sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign and street clock, and includes any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote any interest when the same is placed so that it is clearly visible to the general public from an out-of-doors position.

"Sign structure" shall mean the supports, uprights, braces and framework of a sign.

"Streamer" shall mean a long, narrow banner, flag, or pennant.

"Street address sign" shall mean the numerals of a street address for a given use or uses in a given residential or commercial building or buildings.

"Street Tree" shall mean any tree planted within a City, County, or State right-of-way or on public property.

"Temporary sign" shall mean any sign, banner, pennant, valance, feather flag, campaign sign or advertising display constructed of cloth, canvas, light fabric, plastic, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a period of not more than 90 calendar days.

"Tenant directory sign" shall mean a tenant directory or other exclusively informational listing of tenant names attached to the exterior wall at the entrances of a building and used for the purpose of displaying the names and unit identifications of occupants engaged in professions or businesses on the premises.

"Tenant frontage" shall mean the linear length of a building frontage of suites occupied by a tenant.

"Vehicular sign" shall mean any sign permanently affixed to an operable or inoperable vehicle currently registered as a motor vehicle, which is used in the normal course of business.

"Wall sign" shall mean any sign attached to, painted on or erected against the wall, roof or marquee of a building or structure, and not extending more than six inches beyond the point of attachment.

"Window sign" shall mean a sign maintained in or painted in or painted in or painted upon a window, which shall be classified as a wall sign. (Ord. 440, 2009; Ord. 337 §1, 2000; Ord. 324 §§1, 7, 1992; Ord. 280 §2, 1986)

17.62.040 Applicability.

This chapter shall apply to all property and land within the jurisdiction of the city. It is unlawful for any person, firm, or corporation that owns, occupies, or controls property in the city to construct, maintain, display or alter or cause to be constructed, maintained, displayed or altered a sign within the city except in conformance with this chapter.

17.62.050 General Rules and Interpretation.

- A. *Signs Must Comply with this Code.* In all zones, only such signs that are specifically permitted or exempted 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 City Planner 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 this chapter and any applicable permits required by the building code.
- D. *Message Neutrality.* It is the city's policy to regulate signs in a way 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 [California Constitution](#).
- E. *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 City shall approve, conditionally approve or disapprove, or refer the sign to the Planning Commission, based on the most similar sign type that is expressly regulated by this chapter.

- F. *Substitution of Messages.* Subject to the property owner’s consent, a non-commercial message of any type may be substituted for any commercial message or any non-commercial message; provided that the sign is otherwise 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. 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; and does not allow the substitution of an off-site commercial message in place of an on-site commercial message.
- G. *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.

Article II

17.62.060 Signs exempt from a sign permit.

The city has a compelling interest in permitting the following signs in order to comply with state and local laws and to promote public safety on city property and in the public right-of-way. The following signs may be installed without a sign permit, provided they meet the requirements listed below. Under certain circumstances these signs may require a building permit or encroachment permit. Contact the building department for permitting requirements prior to installing any of the signs listed below. These signs shall not be included in the determination of type, number, or area of signs allowed on a given property.

- A. *Address Signs.* Signs installed in compliance with California Fire Code Section 505.1 or, if updated, the applicable fire code section as determined by the city fire marshal.
- B. *Signs Posted during Construction.* A maximum of four nonilluminated signs located on construction sites not exceeding sixteen square feet in aggregate area, while a valid construction permit is active. For commercial and residential projects on sites three acres or larger, the maximum exempt sign area under this subsection is thirty-two square feet. For construction projects along linear routes (e.g., roads, pipelines), signage shall be as permitted pursuant to the project’s encroachment permit.
- C. *Gasoline Price Signs.* Not more than one price sign for each frontage, not to exceed twenty square feet each and subject to height and setback limits established by zoning district.

Notwithstanding other provisions of this chapter, signs may include digital readouts or LED technology as necessary to comply with [Business and Professions Code](#) for the display of fuel prices.

- D. *Official Signs.* Official federal, state, local government signs and notices issued by any court, person, or officer in performance of a public duty; signs required by federal, state, or local law; and signs placed by utility companies as part of the normal operation and maintenance of utility facilities.
- E. *Directional signs.*
 - 1. Directional signs may be erected for the purposes of facilitating or controlling the efficient or safe movement of pedestrians or vehicles (motorized and non-motorized). Directional signs placed within the City or State Highway ROW shall require an encroachment permit from the City or Caltrans, as applicable.
 - 2. Such signs shall not be used for advertising purposes.
- F. *Miscellaneous Small Signs.* Signs with an aggregate area not exceeding four square feet.
- G. *No Trespassing Signs.* Trespass warnings that are posted in compliance with applicable federal, state, and local laws.
- H. *Traffic Safety Signs.* Signs warning of construction, excavation, or similar hazards if expressly approved by the City Engineer (for local streets) or Caltrans (for state highways).
- J. *Vehicle Signs.* Painted signs or decals affixed to the body of any vehicle, unless parked or operated for the primary purpose of displaying the sign. See prohibited vehicle signs in Section [17.62.070](#).
- K. *Signs within Building Interior.* Signs or other visual communicative devices that are located entirely within a legally established building or other enclosed structure and are not intended to be oriented or be made visible from the exterior.
- L. *Temporary Signs in Residential Zoning Districts*
 - 1. A total of 12 square feet of nonilluminated and nonelectronic temporary signage are permitted (e.g., one sign not exceeding 12 square feet, or two temporary signs not exceeding 6 square feet etc.) for up to ninety days per calendar year in addition to other signs that may be installed in accordance with this section. Note: Christmas or holiday decorations are not considered signage for the purposes of this provision.
 - 2. Temporary signs shall not include sign types listed in Section [17.62.070](#) (Prohibited signs).
 - 3. Temporary signs may change copy during the 90-day period, but shall not exceed 90 days total for all temporary signs per calendar year.

4. Signs in multi-unit apartments, condominiums, or common interest subdivisions with no ground level ownership may have up to two temporary window signs not to exceed twenty percent of the window area in which they are displayed and not exceed 90 days in total duration per calendar year.

Examples of such signs include yard sale signs, campaign signs.

17.62.070 Prohibited Signs

The city has a compelling interest to prohibit the following signs to further the findings and purpose (Section [17.62.030](#)) of these sign regulations and to enforce local, state and federal law. All signs below are specifically identified as prohibited with some exceptions, and any other signs not expressly provided for or exempted from this chapter are prohibited. Sign types which, in the determination of the City Planner, are similar to those listed in this section or which are not described in these regulations are also prohibited.

A. *Attention-Getting Devices.*

Pennants, streamers, spinners, balloons, inflatable signs, search lights, beacons, flashing lights or messages and other similar attention-getting devices, unless authorized in conjunction with a temporary sign permit or special event permit, and provided the City Engineer and Caltrans, if applicable, determines that such a sign will not create an unsafe distraction for users of public rights-of-way.

B. *Signs placed within the State right-of-way* (along SR 4 or SR 49).

The State Outdoor Advertising Act prohibits non-official signs placed within the state right of way.

C. *Property owner 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 (Penal Code Section 556.1)¹

D. *Publicly-owned property.*

¹ It is a misdemeanor for any person to place or maintain or cause to be placed or maintained upon any property in which he has no estate or right of possession any sign, picture, transparency, advertisement, or mechanical device which is used for the purpose of advertising, or which advertises or brings to notice any person, article of merchandise, business or profession, or anything that is to be or has been sold, bartered, or given away, without the consent of the owner, lessee, or person in lawful possession of such property before such sign, picture, transparency, advertisement, or mechanical device is placed upon the property. (Penal Code 556.1)

Non-official signs, are not allowed on publicly owned property. Publicly owned property means any property owned by the City (even if open to the public), including sidewalks, streets, landscape areas/medians, light poles, electric poles, traffic signals, along any public right of way, etc. For signs announcing special events in City-owned parks, a temporary sign permit (which may be issued in conjunction with a special event permit) is required.

- E. *Pole signs.* New pole signs are prohibited. Pole signs in existence on October 1, 2025, which may or may not be legally conforming, shall be deemed legally conforming (See 17.62.180). Any change in copy or structure shall comply with the provisions of this chapter for existing pole signs.
- F. *Outdoor Advertising Displays and Off-Site Signs.* Outdoor advertising displays such as billboards, handheld signs, mascots, and all off-site commercial signs that display advertising for a business, commodity, service, facility, or other such matter that is not located, conducted, sold, or offered upon the premises where the sign is located are prohibited within the city. Any such outdoor advertising displays that are located within the public right-of-way are considered off-site and are prohibited. See Section 17.62.110 for regulations related to off-site signs that are not prohibited, but require a conditional use permit.
- G. *Highly Reflective and Fluorescent Signs.* Signs made wholly or partially of highly reflective material and fluorescent or Day-Glo painted signs.
- H. *Signs on Utility Poles or Traffic Control Devices.* Signs attached or placed adjacent to any utility pole, traffic sign, signal, or marking, or any other official traffic-control device, unless in accordance with the [California Vehicle Code](#).²
- I. *Signs on Street Trees.* Any sign posted on a street tree.
- J. *Signs That Block Ingress or Egress.* Any sign, such as a sandwich board sign, placed or maintained so as to interfere with free ingress to or egress from any door, window or fire escape, or parking lot. Prohibited signs include signs that block ingress or egress necessary to comply with the Americans with Disabilities Act (ADA).
- K. *Signs in the Street Right-of-Way.* Any sign placed in any street right-of-way without a valid encroachment permit or prior approval of the City or, if applicable, Caltrans, for the purpose of safety or traffic control.
- L. *Simulated Traffic Signs.* Any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of words, symbols or characters in such a manner as to interfere with, mislead, or confuse pedestrian or vehicular traffic.

² Pacific Gas and Electric v. Public Utilities Commission, 475 U.E.1 (1986)

M. *Vehicle Signs or Mobile Advertising Displays.*

Mobile billboard advertising displays and advertising signs on motor vehicles parked or left standing upon a public street or right-of-way or in view of a public street or right-of-way, except for advertising signs that are permanently affixed to the body of, an integral part of, or a fixture of a motor vehicle for permanent decoration, identification, or display and that do not extend beyond the overall length, width, or height of the vehicle, advertisement on license plate frames installed in compliance with Vehicle Code Section [5201](#), and paper advertisements issued by a dealer contained within a license frame installed in compliance with Vehicle Code Section [5201](#). For purposes of this section, “permanently affixed” means any of the following:

1. Painted directly on the body of a motor vehicle,
2. Applied as a decal on the body of a motor vehicle, or
3. Placed in a location on the body of a motor vehicle that was specifically designed by a vehicle manufacturer as defined in Vehicle Code Section [672](#) and licensed pursuant to Vehicle Code Section [11701](#), in compliance with both state and federal law or guidelines, for the express purpose of containing an advertising sign.

The city has determined this prohibition is necessary because mobile advertising as a primary purpose inhibits the safe movement of traffic, contributes to air pollution, and detracts from the overall aesthetics of the city. This prohibition applies citywide irrespective of the content of the message or ideas expressed.

- N. *Prohibited or Unpermitted Uses.* Any sign displaying a commercial message promoting a business that is not a permitted use pursuant to Title [17](#) (Zoning Regulations).
- O. *Billboards.* New billboards are prohibited. Billboards in existence on October 1, 2025, which may or may not be legally conforming, shall be deemed legally conforming until such time as the lease for the billboard expires. After that time, they shall be deemed legally nonconforming.
- P. *Roof Signs.* New roof signs are prohibited. Roof signs in existence on November 1, 1991, which may or may not be legally conforming, shall be deemed legally conforming. Any change in copy or structure shall comply with the provisions of this chapter for nonconforming signs.

17.62.080 Applications, Fees, Processing, Review, Approvals – All Signs

A. Application.

An application for a permit for each sign shall be made to the city in such form and include such information as the city shall prescribe. The application shall be accompanied by the permit fee herein provided. The application will be obtainable at the community development department.

B. Fees.

The permit fee for each application for each sign shall be based on the fees prescribed by resolution of the city council.

C. Fee Waivers, Master Sign Plans

1. *Sign Permit Fee waiver if obtained at the same time as other entitlements.* Sign permits should be obtained in conjunction with other entitlements required for a project (e.g., other entitlements include, but are not limited to site plan review, site development permit, special event permit, conditional use permit). When sign permits are obtained in conjunction with and prior to issuance of another entitlement for the same project, a separate sign permit fee will not be required unless the sign permit requires a conditional use permit. Sign permits obtained after issuance of another entitlement for the same project will require payment of a sign permit fee. Sign permits obtained in conjunction with a business license only require payment of a sign permit fee.
2. *Master Sign Plans*
 - a. Shopping centers shall submit a master sign plan to the planning commission at the time of site plan approval.
 - b. The City Planner may require a business with multiple tenants to submit and obtain approval for a master sign plan to encourage consistent sign design, avoid disputes amongst tenants, and facilitate approval of new signs in the same complex.

D. Processing, Review, and Approval

1. *Planning Commission Review.* Whenever a public hearing is required for the review and approval of a project due to the requirement for an entitlement(s) in addition to a sign permit (e.g., non-administrative site plan review, non-administrative site development permit, non-administrative conditional use permit, tentative subdivision map, variance, sign exception), the sign for that project shall be subject to review and approval by the Planning Commission at the same time as the public hearing for the other entitlement(s) occurs.

2. *City Planner Review.* When the provisions of paragraph 1 do not apply, the City Planner may issue any sign permit that does not otherwise require a conditional use permit or request an exception to the City of Angels Sign Regulations. The decision of the City Planner is appealable to the Planning Commission pursuant to 17.81.020. The City Planner may refer any sign permit to the Planning Commission at his or her discretion. In the Historical Commercial Zoning District, the City Planner may, at his or her discretion, refer the sign permit to the Historic District Sign Review Committee, established pursuant to Section 17.85.105, or to the full Planning Commission.
3. *Public Noticing.* Signs issued by the City Planner or the Historic District Sign Review Committee (17.85.105) do not require public noticing or a public hearing unless such signs otherwise require a conditional use permit or include a request for an exception to the City of Angels Sign Regulations in which case public noticing and a public hearing are required in accordance with Section 17.85.160.

Article III

17.62.090 Temporary Signs Located Outside the Historical Commercial Zoning District

A. Permit and Fees Required.

1. Temporary signs shall require a sign permit issued by the City Planner in accordance with Section 17.62.060 excepting those identified in Paragraph B. Any temporary sign installed without a temporary sign permit and not exempt per Paragraph B, may be removed by the City in accordance with Section 17.62.190.
2. A fee shall be collected as established by resolution of the city council.

B. Exceptions.

Temporary Signs allowed without obtaining a Temporary Sign Permit include those:

1. Approved in conjunction with an approved temporary or intermittent use, or outdoor event permit or special event permit, or other planning entitlement(s) (e.g., site plan review, site development permit, special event permit, conditional use permit); or
2. Approved with a sign permit as a temporary sign pending manufacture and installation of an approved permanent sign for not more than thirty days or within a specified time frame as determined by the City Planner; or
3. Approved by the City over designated rights-of-way (i.e., SR 49) in compliance with the City's Caltrans Encroachment Permit; or
4. Exempt under Section [17.62.060](#).

C. Temporary Sign Standards for Nonresidential Zoning Districts, Excluding the Historical Commercial Zoning District

Paragraph C excludes temporary signs allowed in the Historical Commercial Zoning District. For temporary signs allowed in the Historical Commercial Zoning District, see Section 17.62.110.

Examples of temporary signs in non-residential districts outside the Historical Commercial Zoning District are campaign signs, real estate signs, notices of special events, and grand openings. Temporary signs shall be posted below the roofline of the building and not obscure architectural features or cover windows and comply with all of the following:

1. A total of 24 square feet of nonilluminated and nonelectronic temporary signage is permitted subject to obtaining a temporary sign permit (e.g., one sign not exceeding 24 square feet, or two temporary signs not exceeding 12 square feet etc.) for up to 100 days per calendar year unless otherwise provided in paragraph 4.
2. Temporary signs shall not include sign types listed in Section [17.62.070](#) (Prohibited signs).
3. Temporary signs may change copy during the 100-day period, but shall not exceed 100 days total for all temporary signs per calendar year unless otherwise provided in paragraph 4.
4. *Removal.* Temporary signs must be removed within ten (10) days after the election, sale, rental, lease or conclusion of the event which is the basis for the sign. For signs promoting events without an “end” date; the provisions of Paragraph 1 shall apply.
5. *Temporary Political signs in view of a state highway (SR 4, SR 49).*
Section 5405.3 of the State Outdoor Advertising Act (Business and Professions Code) exempts the placing of temporary political signs from normal state outdoor advertising display requirements when the sign 1) encourages a particular vote in a scheduled election, 2) is place no sooner than 90 days prior than the scheduled election and removed within 10 days after the election, 3) is no larger than 32 square feet, and 4) the sign proponent has filed a Statement of Responsibility certifying a person who will be responsible for removing the sign and 5) the signs is not placed in the State right-of-way. State law directs the Department of Transportation to remove unauthorized temporary political signs and bill the responsible party for their removal.
6. *Sunset Clause for Section 17.62.090 December 31, 2028.*

The provisions of Section 17.62.090 shall end December 31, 2028, unless the City determines that this Section is consistent with the purposes expressed in Section 17.62.030 and an extension to this Section with or without changes is warranted.

17.62.100 Permanent Sign Standards Outside the Historical Commercial District:

A. Maximum area per building.

The maximum sign area for each building, except that covered under "Shopping centers," Section [15.12.080](#) and provisions in the historic district, shall not exceed ten percent of the business front, but in no case shall exceed ninety square feet for the business front. The sign area allowed to separate occupancies in multiple-use buildings will be in direct proportion of their part of the total building front including doors and windows. (Ord. 324 §2, 1992; Ord. 280 §3(A)(4), 1986)

B. Types permitted.

There may be permitted for each building a combination of not more than three types of signs: freestanding, wall or projecting, with their aggregate size not exceeding the size limitations under paragraph A.

1. Freestanding sign--On-premises.

The following applies to freestanding signs on premises:

- a. Location. An on-premises sign is one that is confined to the owner's property. Such signs are not allowed in residential zones.
- b. Height. No such sign shall exceed eight feet in height except as provided in Section [15.12.175](#). The height of freestanding signs shall be measured from the base line.
- c. Number. There may be one such sign for each building, and in no case shall exceed ninety square feet as defined in paragraph A.

2. A-Frame/Sandwich Board Signs.

- a. Free-standing signs on an A-frame. Subject to the requirement to be located on the parcel of the business being identified; is not in the public right-of-way; does not block the sidewalk or create visibility problems for vehicles or pedestrians; and does not exceed a width of four feet or height of four feet for a total sign area to not exceed sixteen square feet per side of sign area. (Ord. 377 §3, 2000; Ord. 280 §5(A)(1), 1986)
- b. Sandwich signs located along sidewalks shall not block sidewalks. Signs on or near sidewalks shall maintain a minimum 4-foot travel way to accommodate accessibility.

3. Wall and window signs.

- a. Location. Wall signs shall be located on the business front.

- b. Height. No part of any sign shall extend above the top level of the wall upon or in front of which it is situated. Any such sign which is suspended or projects over any public walkway or walk area shall have an overhead clearance of at least eight feet.
- c. Number. There may be any number of wall signs for each business front, but the total sign area shall not exceed ten percent of the building front, and in no case exceed ninety square feet, as defined in paragraph A.
- d. Thickness or Projection. No sign, including any light box or other structural part, shall project more than twelve inches from the building face. (Ord. 280 §6, 1986)

4 Projecting signs.

- a. Location. Signs may be located on the building front, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public or business sign or traffic signal, do not extend or project over a street right-of-way and do not extend lower than eight feet above the surface below it.
- b. Height. No such sign shall extend above the top level of the wall upon or in front of which it is situated, or, in the case of buildings having sloping roofs, above the roof ridge.
- c. Number. There may be one projecting sign for each business front, but total sign area shall not exceed ten percent of the building front, and in no case exceed ninety square feet, as defined in Section [15.12.140](#). (Ord. 280 §7, 1986)

C. Lighting and Open Signs.

Signs shall have no flashing or blinking lights; lighting shall be arranged so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones. except for the following:

Each business may have one LED or neon “Open” sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The “Open” sign shall be non-blinking with steady light.

Any sign in violation of this subsection shall be removed immediately.

17.62.110 Signs requiring a Conditional Use Permit - Special Findings

The following signs are prohibited in the Historical Commercial Zoning District and require a Conditional Use Permit in all other Zoning Districts:

A. Electronic Message Centers (EMC Signs) and Digital Display.

Signs using digital displays or other means to present images or messages. These signs typically use light emitting diode (LED), liquid crystal display (LCD), plasma or other technology to present a series of still images, full motion animation, or other text messages. (Does not apply where preempted by state law for fuel price signage or other applicable codes, does not apply to changeable message signs)

B. Off-site / Off Premises signs.

Signs shall advertise only licensed business conducted, services rendered or products from or sold on the parcel. Off-site signs shall require approval of a conditional use permit by the planning commission

C. Special Findings for Conditional Use Permit for Signs

In addition to the findings for a conditional use permit required in Section 17.78.030, the findings for sign exceptions in Section 17.62.140(B) and 17.62.140(C) also are required for issuance of a Conditional Use Permit pursuant to this Section.

The planning commission may also consider and approve a conditional use permit for other types of signs, such as off-site signs, where provisions of this title specifically provide for such consideration, and approval and findings of Section [17.78.030](#) can be made.

17.62.120 Sign Standards for the Historical Commercial (HC) Zoning District

- A. Sign permits (temporary and permanent) shall be secured prior to installing a new sign in accordance with Section 17.62.080 (D) unless the sign is exempt pursuant to Section 17.62.060
- B. Permanent Sign Standards within the HC zoning district:
 1. *Design Standards.* No sign shall be placed, erected, altered or relocated on any property within the historical district unless such sign shall as to its exterior appearance be compatible with the Mother Lode architectural style and the “City of Angels Design Guidelines for Signs” (PC Resolution 2010-02).
 2. *On-Site.* No sign shall be allowed except a sign which identifies or advertises the business conducted on the premises.
 3. *Location.* Each sign shall be affixed to a building, except that where a building is set back from the street to such extent that a sign affixed to the building would not be within reasonable view from the street, then a sign need not be so affixed, but may be located in some other manner as the City Planner shall approve.
 4. *Projections.*
 - a. No sign shall project more than six feet from the face or vertical surface of the building where applicable. Signs must not constitute a hazard to pedestrians or vehicular traffic.
 - b. No sign shall project above the eave or the parapet line of the building.
 - c. Signs shall not project over the edge of the sidewalk into Caltrans right-of-way or otherwise interfere with parking or ingress/egress of the public from vehicles parking along sidewalks within the Caltrans ROW.

5. *Area.*

- a. The total aggregate area per any one parcel for attached on-site signs shall not exceed ten percent of the building facade excluding parapets and/or false fronts and in no case shall exceed fifty square feet of the total sign area. If a single business entity has public customer entrances on two or more sides of a building, the building owner may choose which building facade is most beneficial to use as the ten percent of the facade area.
- b. The area of an irregular sign shall be the area of the smallest rectangle which can wholly contain all the sign text and graphics.

6. *Moving/Flashing.*

No sign shall contain any flashing, blinking, or moving letters, characters, or other elements, and the sign itself shall not move.

7. *Sidewalk clearances.*

All hanging signs above walkways shall maintain a minimum 8-foot clearance as measured from the bottom of the sign to the sidewalk surface.

C. Temporary Signs in the Historical Commercial Zoning District

1. Require a sign permit and shall be processed in accordance with Section 17.62.080 (D) unless the sign is exempt pursuant to Section 17.62.060.
2. Banners are the only temporary sign type permitted in the Historical Commercial Zoning District.
3. Banners are limited to one per parcel and shall not exceed 24 square feet in size and may remain up to 100 days per calendar year unless otherwise provided in paragraph 4.
4. *Removal.* Temporary signs must be removed within ten (10) days after the election, sale, rental, lease or conclusion of the event which is the basis for the sign. For signs promoting events without an “end” date; the provisions of Paragraph 3 shall apply.
5. *Temporary Political signs in view of a state highway (SR 4, SR 49).*
Section 5405.3 of the State Outdoor Advertising Act (Business and Professions Code) exempts the placing of temporary political signs from normal state outdoor advertising display requirements when the sign 1) encourages a particular vote in a scheduled election, 2) is placed no sooner than 90 days prior than the scheduled election and removed within 10 days after the election, 3) is no larger than 32 square feet, and 4) the sign proponent has filed a Statement of Responsibility certifying a person who will be responsible for removing the sign and 5) the sign is not placed in the State right-of-way. State law directs the Department of Transportation to remove unauthorized temporary political signs and bill the responsible party for their removal.
6. *Sunset Clause for Section 17.62.120(C) December 31, 2028.*

The provisions of Section 17.62.120(C) – Temporary Signs in the Historical Commercial Zoning District shall end December 31, 2028, unless the City determines that this Section is consistent with the purposes expressed in Section 17.62.030 and an extension to this Section with or without changes is warranted.

D. Sandwich Board Signs

In addition to the standards included in 17.62.100(B)(2), sandwich board signs or A-frame signs in the Historical Commercial District shall incorporate the following design features:

- 1. The sign shall not be made of plastic;
- 2. The sign must be historical in nature (wood, metal, scroll writing, etc.)

E. Tubing/Neon Signs

- 1. Tubing. No sign shall contain any outline tubing except as provided in the following paragraph.
- 2. Neon signs or signs containing any outline tubing which are to be located inside a building and which area is designed to be seen from the outside of the building are prohibited except for the following:
 - a. Each business may have one LED or neon “Open” sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The “Open” sign shall be non-blinking with steady light.
 - b. Buildings originally constructed in the Art Deco style using neon (e.g., the Angels Theatre) may continue use of neon where neon originally was used on the building.

Article IV

17.62.130 Requests for exceptions.

Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. A sign permit application which includes a request for exceptions to standards established by these regulations is subject to approval by the Planning Commission and shall be based upon the findings in Section [17.62.140](#). Exceptions require a separate application and fees for Planning Commission review, which must be approved before a sign permit is issued.

17.62.140 Findings for approval of an exception.

Exceptions to the sign regulations shall meet all of the following findings:

- A. There are unusual circumstances applying to the property which make strict adherence to the regulations impractical or infeasible, such as building configuration, historic architectural features, architectural style, site layout, intervening obstructions, or other unusual circumstances. Exceptions shall not allow for additional signage in number or size beyond what is necessary to compensate for the unusual circumstances. Unusual circumstances may also include sign designs which are not expressly provided for or exempted in this chapter, but which represent superior or innovative design appropriate for the building and location.
- B. The exception is consistent with the intent and purpose of the sign regulations (see Section [17.62.020](#)) and the exception is not being granted in cases where alternative options of allowed signage in this chapter could provide an adequate alternative for sufficient visibility to the public with equal or superior design.
- C. The sign exception is for superior design and complies with design principles of this chapter, and will not result in: visual clutter; excessively sized signage in comparison to the building or surroundings; signage that is inconsistent with the character of the surroundings; or approval of signs that are prohibited in this chapter.

Article V

17.62.150 Sign Maintenance.

All signs must be maintained in the same condition as when the sign was installed. Normal wear and tear of aged signs shall be repaired when they detract from the visible quality of the sign, as determined by the City Planner. When signs are repaired, they must be done so in a manner (paint colors shall match, etc.) that is consistent with the approved sign permit. When signs are removed, the wall behind the sign shall be repaired and painted to match the rest of the building wall.

17.62.160 Unsafe / Hazardous signs.

- A. No sign shall constitute a hazard to pedestrians or vehicular traffic, conceal from view any public sign or traffic signal, nor extend on or project over or into a street right-of-way.
- B. Any sign that, in the opinion of the City Building Inspector or the City Engineer, is unsafe or insecure shall be deemed an unsafe sign and shall be corrected or removed, together with any supporting structure, by the owner of the property on which the sign is located, within seventy-two hours of written notice by the City Building Inspector or his or her designee.

17.62.170 Abandoned Signs, Removal.

A sign shall be considered abandoned if the use or business associated with the sign has not been conducted for a period of more than one year. An abandoned sign may be removed in compliance with Section 17.62.190. An exception to this provision may be granted for signage in the Historical Commercial Zoning District that is integral to the character and historical integrity of the building including a reference to its historical use (e.g., Angels Theatre, Utica Hotel) or if the removal would otherwise adversely affect the historical integrity of the building.

17.62.180 Nonconforming signs--Permitted when.

Any sign which is nonconforming with this chapter shall be removed if the sign is altered or modified. "Altered or modified" within this chapter means any change to the sign structure including but not limited to changes to the sign cabinet, supports, structure or copy on the face for a new tenant or user. The normal painting of the sign as part of routine maintenance where no change in tenant occurs is not considered an alteration. Signs may remain until any change in design, structure, location or other alteration is made. A nonconforming sign may not be restored or rebuilt if fifty percent or more of the sign is damaged or destroyed for any reason or damaged to the extent of more than half of its current replacement cost. A nonconforming sign may not be resumed if use is discontinued or if business is not being conducted for any reason for a period of more than one year. Nonconforming signs may be altered if necessary for public safety to the restrictions of this section. Such a nonconforming sign, when altered for public safety, shall be subject to securing a sign permit from the city with an explanation for retaining the sign. (Ord. 324 §5, 1992; Ord. 280 §11, 1986)

17.62.190 Nonconforming, Abandoned or Illegal signs--Removal.

Any sign constructed after the effective date of the ordinance codified in this chapter which is nonconforming with the requirements of this chapter may be removed by the City of Angels. Any sign determined abandoned in conformance with Section 17.62.170 may be removed by the City of Angels. Any sign determined to be in violation of the City of Angels Sign Regulations may be removed by the City of Angels. The city council or its authorized agents may enter upon private property for the purpose of removal of the sign. These signs shall be stored for a period of at least twenty days, and if not claimed within that time, may be destroyed. The owner shall pay a fee to the city equal to the costs incurred by the removal, storage and handling of the sign(s).

17.62.200 Enforcement

Violations of the provisions of this Chapter shall be in conformance with Chapters 1.16, 1.17, 1.18, 1.19 of the City of Angels Municipal Code and 17.62.190 unless otherwise specified herein.