



**Resource Management  
Agency  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One  
PETE VANDER POEL  
District Two  
AMY SHUKLIAN  
District Three  
EDDIE VALERO  
District Four  
DENNIS TOWNSEND  
District Five

**AGENDA DATE:** November 5, 2019

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Celeste Perez    PHONE: 559-624-7000				

**SUBJECT:** Authorize Zone Change Initiation No. PZC 19-011, Haas/Visalia

**REQUEST(S):**  
Request that the Board of Supervisors:

Authorize Zone Change Initiation No. PZC 19-011 (Haas/Visalia) to proceed as a Zone Change from A-1 (Agricultural) to M-1 (Light Manufacturing) on a 2.88-acre parcel, Assessor's Parcel Number (APN) 208-120-041, located on the east side of State Route 65, approximately 650 feet north of Avenue 216, inside the Lindsay Urban Area Boundary.

**SUMMARY:**  
The Zone Change Initiation is not an approval of the proposed project or Zone Change Amendment. The Zone Change Initiation allows the applicant to apply for the Zone Change Amendment only, with no guarantee that the amendment will be adopted. A detailed analysis of the project, and its impacts, will be studied, upon the Board of Supervisors approving this Zone Change Initiation. The applicant submitted a Zone Change application, which will be processed if the Zone Change Initiation is approved.

**Project Description:**  
The Tulare County Resource Management Agency (RMA) has received a request from the property owners' son, William Haas, to initiate a zoning amendment application on a 2.88-acre parcel, APN 208-120-041, changing the zoning designation from A-1 to M-1. The site is vacant. Applicant proposes erecting outdoor advertising display signs (billboards) on the site.

**SUBJECT:** Authorize Zone Change Initiation No. PZC 19-011, Haas/Visalia  
**DATE:** November 5, 2019

The site is located on the east side of State Route 65, approximately 650 feet north of Avenue 216, and 0.65 miles south of the City of Lindsay, inside the Lindsay Urban Area Boundary. Surrounding parcels are zoned A-1 and contain agriculture and scattered rural residences.

### **Project Analysis/Findings**

The project area is located within the Rural Valley Lands Plan (RVLP), Land Use Element of the Tulare County General Plan and the Land Use Designation for the project site is "Valley Agriculture." Valley Agriculture is designed for intensive agricultural use with a minimum 10-acre parcel size. For a project site to be rezoned to a non-agricultural use, the RVLP policies and checklist are used to determine the agricultural viability of the site. The project site is zoned A-1; therefore, the parcel should not be rezoned, unless it meets the criteria of the RVLP checklist.

Under the RVLP, if the lot is under Williamson Act Contracted Lands, it is restricted from zone changes. This parcel is not under Williamson Act Contract. As such, a preliminary RVLP checklist was conducted and concluded that the parcel would receive nine (9) RVLP points (see Attachment 2, RVLP checklist). Policy RVLP-1.4 states, "if the number of points accumulated is 11 or less, the parcel may be considered for non-agricultural zoning." A detailed evaluation of the parcel under the RVLP would be completed if the project proceeds as a zone change. Typically, with a score of nine (9) points, the project site would be allowed to be rezoned under the RVLP of the existing Tulare County General Plan.

Because the subject site is inside the Lindsay Urban Area Boundary, it is subject to the City/County Memorandum of Understanding. The City did not respond to consultation requests regarding the zone change request sent on 11/16/18 for the Project Review Committee Case No. PRC 18-080 or on 7/29/18 for the Zone Change Initiation Project No. PZC 19-011. A consultation request will be sent to the City for Zone Change Project No. PZC 19-012.

The City/County MOU states that development may occur on non-agriculturally zoned lands; however, per Planning Framework Element Policy PF 4.19, as a non-residential project on a parcel greater than two acres, the project may be required to meet City of Lindsay Zoning Code Section 18.14.040.B., particularly regarding Section 18.14.040.B.11 regarding Outdoor Advertising Signs. (See Attachment No. 4)

The requested change of zone has been found to be compatible with established land uses in the surrounding area and is not in conflict with the furtherance of overall County development strategies, plans, and policies.

### **General Plan Consistency:**

Based on factors shown above, it can be concluded that the proposed Change of Zone will be consistent with the Rural Valley Lands Plan and will further the goals, objectives, and policies of the Tulare County General Plan. Accordingly, it is respectfully submitted that the proposed Zone Change Initiation should be approved. However, approval of this Zone Change Initiation in no way guarantees that the

**SUBJECT:** Authorize Zone Change Initiation No. PZC 19-011, Haas/Visalia  
**DATE:** November 5, 2019

ultimate Change of Zone will be approved. Instead, approval of this Zone Change Initiation allows the applicants to submit a Change of Zone application for processing.

**FISCAL IMPACT/FINANCING:**

The applicant cost for a Zone Change Initiation is an initial deposit of \$3,333. If authorized to file a Zone Amendment Application, the applicant will pay an initial deposit of \$6,451 to the Tulare County RMA. Additional fees of \$100 per hour are assessed if the actual cost of processing the Zone Change Initiation application exceeds the deposits. CEQA documentation and compliance for the project is also charged on a full cost recovery basis.


Once the change of zone, staff report, and the environmental documentation are substantially complete, and before submittal to the Planning Commission and Board of Supervisors for action, the Department will bill the applicant for the actual cost of processing plus an additional estimated amount for taking the application through the hearing process and for final filing and recording. Payment will be required prior to setting the public hearing dates. If final actual cost is less than the deposit, because the application is not approved or some other reason, then the difference will be refunded.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**


The County's five-year strategic plan includes the "Economic Well Being Initiative - to encourage growth consistent with the County General Plan". The authorization to initiate the requested zoning amendment application helps fulfill this initiative by:

- Providing effective growth management by allowing the existing parcel to be rezoned and developed with a billboard.

**ADMINISTRATIVE SIGN-OFF:**

  
\_\_\_\_\_  
Aaron R. Bock, MCRP, JD, LEED AP  
Assistant Director

  
\_\_\_\_\_  
Michael Washam  
Associate Director

  
\_\_\_\_\_  
Reed Schenke, P.E.  
Director

cc: County Administrative Office

**SUBJECT:** Authorize Zone Change Initiation No. PZC 19-011, Haas/Visalia  
**DATE:** November 5, 2019

Attachment 1 – Site Maps

Attachment 2 – Preliminary RVLP Checklist

Attachment 3 – Consultation and Comment Letters

Attachment 4 – City of Lindsay Zoning Code Section 18.14.040.B.11



**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF AUTHORIZE ZONE ) Resolution No. \_\_\_\_\_  
CHANGE INITIATION NO. PZC 19-011, )  
HAAS/VISALIA )

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE  
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD NOVEMBER 5, 2019,  
BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

That the Board of Supervisors:

Authorized Zone Change Initiation No. PZC 19-011 (Haas/Visalia) to proceed as a Zone Change from A-1 (Agricultural) to M-1 (Light Manufacturing) on a 2.88-acre parcel, Assessor's Parcel Number (APN) 208-120-041, located on the east side of State Route 65, approximately 650 feet north of Avenue 216, inside the Lindsay Urban Area Boundary.

# Attachment No. 1







# Aerial Photograph for PZC 19-011



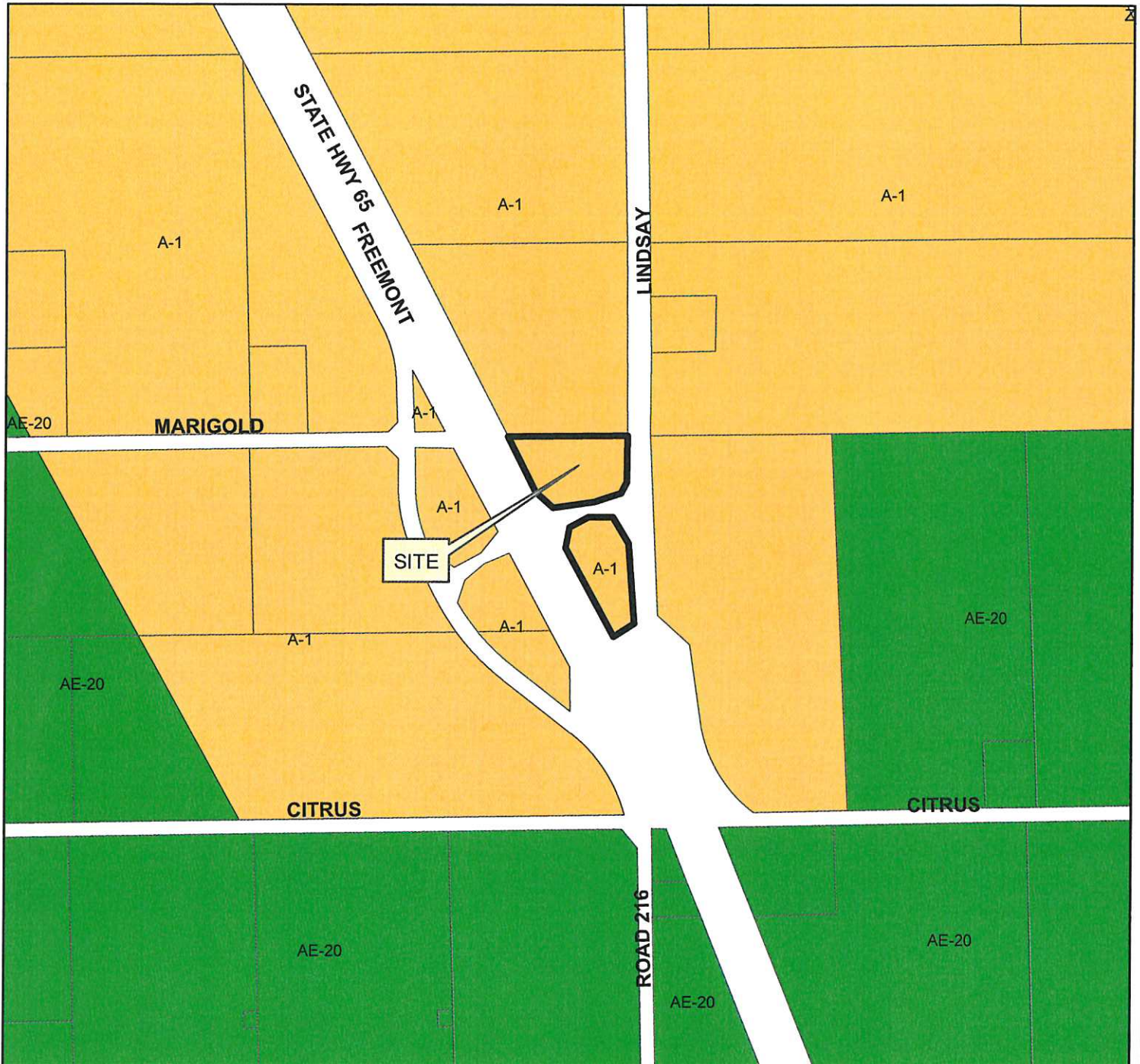
Owner: Alfred Haas  
 Address: 429 W. Citrus  
 City, State, ZIP: Lindsay CA 93247  
 Applicant: William Haas  
 Agent: None  
 Supervisorial District: 5  
 Assessor's Parcel: 208-120-041







# Existing Zoning Map for PZC 19-011



Owner: Alfred Haas  
 Address: 429 W. Citrus  
 City, State, ZIP: Lindsay CA 93247  
 Applicant: William Haas  
 Agent: None  
 Supervisorial District: 5  
 Assessor's Parcel: 208-120-041



## Attachment No. 2





BACK UP STATEMENT FOR  
RURAL VALLEY LANDS PLAN (RVLP)  
EVALUATION CHECKLIST  
FOR

PZC 19-011 - INITIATION – William Haas – Zone Change to M-1 for Billboard

SITE EVALUATED: The 2.88 acre site was evaluated under the RVLP point exception system. The site includes assessor parcel number APN 208-120-041.

A. RESTRICTED TO AGRICULTURAL VALUES

1. Agricultural Preserve Status:

The subject 2.88-acre parcel is not under contract as an Agricultural Preserve. Zero (0) points are allocated.

2. Limitation for Individual Waste Disposal Facilities:

Engineer designed septic tank-leach line system will be required at the development stage. Zero (0) points are allocated.

B. VARIABLE POINT VALUE

1. Land Capability:

The Soil Conservation Service has rated the agricultural capability of the soil type ([soil]) as Exeter Loam, 0-2% slope, Non-Prime Class III if irrigated or Class IV soil if not irrigated. Although the subject site is not currently irrigated, adjacent parcels are, so four (4) points are allocated.

C. FOUR POINT VALUE CATEGORY

1. Existing Parcel Size:

The subject 2.88 acre site under evaluation is smaller than the five acre minimum set by the evaluation criteria for economically feasible agricultural use. This factor receives zero (0) points.

2. Existing Land Use/Suitability for Cultivation:

The subject 2.88 acre site is not developed and does not contain structures or a well. It is a triangular shaped parcel, located between State Route 65 and Road 216 and is bisected by a public road into two 1± acre parcels, smaller than considered viable for agriculture. However, adjacent properties to the north, east, south and west are currently being farmed successfully. This criterion is allocated zero (0) points.

D. THREE POINT VALUE CATEGORY:

1. Surrounding Parcel Size:

Approximately 0.05% of the area within a ¼ mile radius of the site is devoted to parcels that are smaller than 5 acres. The highest suitability is applied when less than 35% is determined. This factor is allocated three (3) points.

2. Surrounding Land Uses:

The purpose of this evaluation is to prevent the close association of agricultural uses and non-agricultural uses which may have the potential to adversely affect one another. Surrounding properties contain agriculture (orchards) with scattered rural residences. Within one-quarter mile of the perimeter of the site, none of the area is devoted to non-agricultural uses, less than the 25% guideline that would allow nonagricultural development in areas where such development has already occurred. This factor receives zero (0) points.

3. Proximity to Inharmonious Uses:

There are no inharmonious uses within 1/2 mile (2,640 feet) of the site. Therefore, this factor receives zero (0) points.

4. Proximity to Lands within Agricultural Preserves:

The site is abutted on one (1) side with an Agricultural Preserve and 34% of lands within ¼ mile are agricultural preserves, which is less than the 64% threshold. Zero (0) points are allocated.

E. TWO POINT VALUE CATEGORY:

1. Level of Groundwater and Soil Permeability:

The soil type on the site is Exeter Loam, which has a moderately slow permeability rating above the duripan and very slow rating in the duripan. The groundwater level is estimated to be at 160 feet per the State Department of Water Resources - Groundwater Information Center website Spring 2018 depth map, deeper than the desirable 20 feet. Zero (0) points are allocated.

**F. ONE POINT VALUE CATEGORY:****1. Proximity to Fire Protection Facilities:**

The subject site is within the 5 mile response distance area of the County Fire Station located in Lindsay. This factor receives zero (0) points.

**2. Access to Paved Roads:**

The site has direct access to a paved public road; therefore, zero (0) points are allocated.

**3. Historical, Archaeological, Wildlife Habitat, and Unique Natural features:**

The subject site is in an agricultural area, between SR 65 and Road 216 and 2.88 acres in size, so not agriculturally viable. Therefore, zero (0) points are allocated.

**4. Flood Prone Areas:**

The entire site is in FEMA Flood Zone X, where flooding is not a problem; therefore, zero (0) points are allocated.

**5. Availability of Community Domestic Water:**

The subject site does not currently have access to a community domestic water system, and is not expected to have access in the near future. Therefore, the site receives an allocation of one (1) point.

**6. Surface Irrigation Water:**

Surface irrigation water is available to neighboring parcels and the site's landowner could apply for water rights; therefore, one (1) point is allocated.

**7. Groundwater Recharge Potential:**

The site is not irrigated by surface water sources, soil permeability is moderately to very slow, but the soil has a restrictive layer that inhibits recharge. The highest recorded groundwater level in the last 25 years was 8.5 feet in 2000, per Groundwater Level Data from the California Department of Water Resources website for Township 20S, Range 27E. Zero (0) points are awarded.

**Total Points = 9**

Since the number of points accumulated is less than the eleven (11) point RVLV threshold, the parcel may be considered for non-agricultural zoning.

## Attachment No. 3

**CASE NO. Zone Change Initiation PZC 19-011**  
**CONSULTING AGENCY LIST**

**TULARE COUNTY AGENCIES**

- R.M.A. - Building Division
- R.M.A. - Code Compliance Division
- R.M.A. - Environmental Coordinator
- R.M.A. - Community Dev./Redevelopment Division
- R.M.A. - Flood/Permits/Subdivisions Division
- R.M.A. - Parks and Recreation Division
- R.M.A. - Building Services Division
- R.M.A. - General Services Division
- R.M.A. - Transportation/Utilities Division
- R.M.A. - Solid Waste Division
- H.H.S.A. - Environmental Health Services Division
- H.H.S.A. - HazMat Division
- Fire Chief (2 copies)
- Sheriff's Department - Visalia Headquarters
  - Traver Substation
  - Oroshi Substation
  - Pixley Substation
  - Porterville Substation
- Agricultural Commissioner
- Education Department
- Airport Land Use Commission
- Supervisor        District
- Assessor
- Supervising Agricultural Standards Inspector – Gas Stations

**LOCAL AGENCIES**

- Levee Dist. No 1\*
- Levee Dist. No 2\*
- \_\_\_\_\_ Irrigation Dist\*
- \_\_\_\_\_ Pub Utility Dist\*
- \_\_\_\_\_ Comm. Service Dist\*
- \_\_\_\_\_ Town Council\*
- \_\_\_\_\_ Elem. School Dist\*
- \_\_\_\_\_ High School Dist\*
- City of Lindsay** \*
- County of \_\_\_\_\_ \*
- Tulare Lake Basin Water Storage Dist\*
- \_\_\_\_\_ Advisory Council\*
- \_\_\_\_\_ Fire District\*
- \_\_\_\_\_ Mosquito Abatement\*
- Kaweah Delta Water Cons. District\*
- SJV Air Pollution Control Dist
- \_\_\_\_\_ \*

**FEDERAL AGENCIES**

- Army Corps of Engineers
- Fish & Wildlife
- Bureau of Land Management
- Natural Resources Conservation Dist.
- Forest Service
- National Park Service
- \_\_\_\_\_

**STATE AGENCIES**

- Dept. of Fish & Wildlife Dist 4
- \_\_\_\_\_, DFG Area Biologist
- Alcoholic Beverage Control
- Housing & Community Development
- Reclamation Board
- Regional Water Quality Control Board - Dist. 5
- Caltrans Dist. 6\***
- Dept. of Water Resources\*
- Water Resources Control Board\*
- Public Utilities Commission
- Dept. of Conservation
- State Clearinghouse (15 copies)
- Office of Historic Preservation
- Dept. of Food & Agriculture
- State Department of Health
- State Lands Commission
- State Treasury Dept. - Office of Permits Assist.
- \_\_\_\_\_

**OTHER AGENCIES**

- U.C. Cooperative Extension
- Audubon Society - Condor Research
- Native American Heritage Commission
- District Archaeologist (Bakersfield)
- TCAG (Tulare Co. Assoc. of Govts)
- LAFCo (Local Agency Formation Comm.)
- Pacific Bell (2 copies)
- GTE (General Telephone) (2 copies)
- P.G. & E. (2 copies)
- Edison International (2 copies)
- The Gas Company (2 copies)
- Tulare County Farm Bureau
- Archaeological Conservancy (Sacramento)



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-7396  
FAX (559) 488-4088  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



*Making Conservation  
a California Way of Life.*

August 7, 2019

06-TUL-65-28.05  
PZC 19011  
BILLBOARD

**SENT VIA EMAIL**

Ms. April Hill, Project Planner  
Tulare County - Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277

Dear Ms. Hill:

Thank you for the opportunity to review Zone Change Initiation (PZC) 19011, proposing to rezone a 2.88-acre parcel from A-1 (Agricultural) to M-1 (Light Industrial) to allow a Billboard Sign. The project site is located on the east side of State Route 65, approximately 650 ft North of Avenue 216.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Advertising signs within the immediate area outside the State right-of-way need to be cleared through the Caltrans Division of Traffic Operations, Office of Outdoor Advertising. The project proponent must construct and maintain the advertising signs without access to the State Routes. Please contact the Outdoor Advertising Program, P.O. Box 942874, MS-36, Sacramento, CA 94274-0001, Phone (916) 654-6473, FAX (916) 651-9359 for additional information or to obtain a sign permit application. Additional information on Caltrans Outdoor Advertising Permit requirements may also be found on the Internet at [www.dot.ca.gov/hq/oda](http://www.dot.ca.gov/hq/oda).
2. The site plan did not provide distance measurements to the property boundaries for the sign location.
3. If construction of the sign requires encroachment into the State's right of way an encroachment permit is required.
4. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications,

at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. **Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058. Please review the permit application checklist at: <https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmId=TR0402&distpath=MAOTO&brapath=PERM>.**

5. According to the Caltrans Transportation Concept Report (TCR), this segment of SR 65 in the vicinity of the proposed project is currently a 4-lane expressway and ultimately planned to be a 4-lane freeway with a median within a total of 170 feet of right-of-way (85 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 65 existing at 155 feet with 77.5 feet from the centerline on the east side of SR 65.
6. Caltrans recommends that the nearest edge of the proposed billboard sign be setback at a minimum of 85 feet from the SR 65 right of way centerline to match the right of way width of 170 feet for the ultimate freeway concept.
7. Caltrans requests that any future development of the site under the M-1 zoning be routed to Caltrans for analysis of impacts to the State Highway System.
8. Future development of the site under the M-1 zoning may require dedication of right of way as mitigation for improvements to SR 65.

If you have any other questions, please call me at (559) 488-7396

Sincerely,



DAVID DEEL  
Associate Transportation Planner  
Transportation Planning – North

# RESOURCE MANAGEMENT AGENCY



## INTEROFFICE MEMORANDUM

---

August 1, 2019

**TO:** April Hill, Project Planner

**FROM:** Craig Anderson, Engineer III

A handwritten signature in black ink, appearing to be "CA", is written over the name "Craig Anderson" in the "FROM:" line.

**SUBJECT:** Case No. PZC 19-011

**OWNER:** William Haas

**APN:** 208-120-041

The subject Case No. PZC 19-011 has been reviewed. The following comments and recommendations are submitted for consideration in processing this matter.

The subject site is not located within any Urban Improvement Area or Urban Development Boundary whichever is applicable.

The subject site is not located within the boundaries of any Specific Plan.

### **Flood Information:**

The following flood zone information is based on our interpretation of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map for Community Number 065066 dated June 16, 2009, Panel No. 1315. The subject site is located within Zone X.

Construction within Zone X requires no specific flood mitigation measures.

### **Right-of-way Information:**

The subject site lies on the west side of Road 216. The existing right of way on Road 216 is 80 feet (40 feet on the west side and 40 feet on the east side). Ultimate right of way on Road 216 is 84 feet.



**Road Information:**

According to the county's maintained mileage maps, Road 216 is a county maintained road.

The subject site is located along State Highway 65 and the California Department of Transportation (Caltrans) may require additional right of way, or driveway improvements.

No conditions are recommended for the subject case. Conditions will be recommended at such time that specific development proposals be presented on the subject parcel.

CA



TULARE COUNTY  
HEALTH & HUMAN SERVICES AGENCY

Timothy W. Lutz, MBA  
Agency Director

Nilsa Gonzalez • Public Health Branch Deputy Director • Environmental Health Director

August 14, 2019

APRIL HILL  
RESOURCE MANAGEMENT AGENCY  
5961 SOUTH MOONEY BLVD  
VISALIA CA 93277

**RE: ZONE CHANGE & ZONE CHANGE INITIATION, PZV 19-011 & 19-012**

Dear Ms. Hill:

This office has reviewed the above referenced matter. Based upon our review, we have no comments for this project, at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Martin".

Ted Martin  
Environmental Health Specialist  
Environmental Health Services Division



# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA 93277

PHONE (559) 624-7000

FAX (559) 730-2653

Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

**Date:** 08/06/2019  
PZC 19-011

Planner: April Hill

- Submit 3 sets of engineered plans and 2 sets of calculations.
  - Indicate abandoned wells, septic systems and excavations on construction plans.
  - Meet state requirements for accessibility for persons with disabilities.
  - Submit 3 sets of plans signed by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
  - Maintain fire-resistive requirements at property lines.
  - Obtain required permit from San Joaquin Valley Air Pollution Board.
  - Calculations of free-standing carport
  - Must comply with state energy requirements.
  - Plans must be approved by the Tulare County Health Department.
  - A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
  - Project is located in the flood zone \_\_ \*Minimum finished floor elevations requires \_\_\_\_.
- \*Flood Zone determination and finished floor elevation are based on the official FEMA NAVD 88 elevation converted to the equivalent NGVD 29 elevation using FEMA's established conversion factor of 2.73.
- All accessible units required to be adaptable for the physically handicapped.
  - Acceptable as submitted  Arrange for an on-site inspection
  - Hazardous materials report  A demolition permit & deposit is required.
  - School Development to be paid at school district office, need proof of payment prior to issuance.

Additional Comments:

1. No active code violations exist on parcel. For all new construction to be done in the future, building plans must be submitted and permits obtained prior to construction.  
Michael Grove 08/06/2019.



## Attachment No. 4

locations which are easily accessible and convenient to park residents.

b. Recreation areas shall be landscaped and maintained, with all landscaped areas to be irrigated by an automatic underground system.

c. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with each other and with common recreation areas. Such pedestrian ways shall be provided where possible at locations away from the interior street system to avoid conflict in pedestrian and vehicle traffic.

d. The calculation of common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas and parking areas.

9. Signs. No more than one identification sign shall be erected displaying the name of the mobile home park. Such signs shall be located near the park entrance drive and shall not exceed thirty-two square feet in total readable surface area, or eight feet in height. Such sign shall be installed within the front yard area of the mobile home park, parallel to the abutting street, with landscaping at its base. Additional directional and identification signs may be installed within the mobile home park subject to the approval of the community development director.

10. Landscaping and Screening. Mobile home parks shall provide permanently maintained landscaped areas and site screening as follows:

a. A landscaped border along the entire street frontage yard area and along the rear yard if such yard is adjacent to a public street.

b. Ornamental screen wall or fencing, seven feet in height, along all interior side property lines, along all rear property lines which do not abut a public street, and along street side yard and street front yard setback lines.

11. Other Requirements.

a. Each mobile home park shall provide: (1) a laundry building equipped for clothes washing and drying; (2) an outdoor clothes drying area screened from view from other areas of the mobile home

park by an ornamental screen fence or wall and landscaped area; and (3) trash enclosures at locations along the interior street system which are convenient to all residents and to municipal refuse trucks, integrated with parking areas.

b. Applications for mobile home parks shall be subject to site plan review under the provisions of Chapter 18.18.

12. Placement and Sale of Mobile Homes.

a. At the time of placement on the site, all mobile homes shall be fitted with appropriate skirts to obscure stands, pads, and under-carriage equipment.

b. Mobile homes may be displayed and sold within a mobile home park similar to the sale of model homes within a residential subdivision; provided, that such mobile homes are not sold for delivery to any location other than within the mobile home park in which sold, and that all mobile homes are placed on mobile home sites and connected to all utility services. No more than four mobile homes shall be offered for sale at any one time, and advertising for sale shall be limited to one nonilluminated sign not exceeding eight square feet in area on the site of each mobile home offered for sale. (Ord. 437 § 1 (part), 1989)

#### 18.14.040 Regulation of signs and outdoor advertising.

A. Purposes and Application. In order to maintain and enhance the attractiveness and orderliness of the city's appearance, and to protect the public safety and general welfare, the location, size, height, illumination and maintenance of signs and outdoor advertising structures are regulated as set forth herein.

B. General Provisions and Exceptions.

1. Application. The provisions set forth in this section shall be applicable to all signs permitted by this Title.

2. Computation of Sign Area or Display Surface. For purposes of this section, measurements for computing the areas of a given sign shall be made as follows:

a. For signs comprised of individual letters attached to the business structure, including module letters and logo graphic symbols, the effective sign area shall mean any area(s) enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains all extremities of each word and/or logo graphic symbol of the sign. Each word and/or logo graphic symbol shall be measured separately in computing total sign area. Shadow box borders and other border trims which are an intrinsic part of the building, either architecturally or structurally, shall not be included in such area computations.

b. Where the sign consists of module letters only, and such letters are separated a minimum distance of one and one-half times the width of the individual module, the space between such letters shall not be included when computing sign area.

c. For single unit signs containing letters or logo graphic symbols on cabinets or panels, the effective sign area shall mean the area enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains the perimeter of the cabinet or panel sign.

d. For projecting signs and freestanding detached signs containing letters and/or logo graphic symbols, the "effective sign area" means the area enclosed by the minimum imaginary rectangle of vertical and horizontal lines which fully contains all extremities of the sign, exclusive of its supports and/or ornamental and decorative trim on cabinets or support columns.

e. For freestanding and projecting signs intended to be read from either side along a single frontage, both sides of the sign shall be counted in computing the total sign area for that frontage.

f. The effective sign area of a ball or sphere shall be seventy-five percent of the surface area of the ball or sphere.

### 3. Projection and Height.

a. No sign shall project more than fourteen inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any free-

standing sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

b. No sign other than a directional sign shall project more than twelve inches into a required rear yard or interior side yard.

c. In an RCO, UR, RA, R, RM or PO district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

4. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted.

### 5. Traffic Hazards.

a. No sign or outdoor advertising structure shall be placed within thirty feet of the intersecting curb lines of a street intersection, unless placed on a single pole with a ground clearance of at least ten feet, or unless placed so that the top of the sign and its supporting structure is a maximum of two and one-half feet above the ground.

b. No red, green or amber lights or illuminated signs or outdoor advertising structures illuminated by or including flashing lights, shall be placed in such position that they reasonably could be expected to interfere with or be confused with any official traffic-control device, traffic signal or official directional guide sign.

6. Movement. A moving sign shall be permitted only in C or I districts; provided, that movement shall be slow (not to exceed ten r.p.m.) and shall not simulate effects obtained by varying the intensity, color, pattern or illumination.

7. Utility Lines and Easements. No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal clearance from communication lines or energized electric power lines as required by laws, rules and regulations of the state and agencies thereof.



8. **Special Signs—Exceptions.** The following types of signs shall be exempt from the provisions of this section:

a. Signs for the posting or display of official notices by a public agency or official, or by a person giving legal notice:

b. Signs erected or maintained by a public agency or official, or signs required by law to be displayed by a public utility for directional, warning or informational purposes:

c. Temporary signs or displays of an emergency, patriotic, religious, or community nature. Such signs shall be removed within seven calendar days after the date of an advertised event.

d. Signs announcing garage or yard sales. Such signs shall be removed immediately after the completion of the sale.

9. **Special Signs—Prohibition.** Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination of the sign, and flashing signs, shall be prohibited in all districts, subject to the following exceptions:

a. A sign changing so as to show time and/or temperature.

b. An on-premises barber pole.

10. **Area Identification Signs.** Area identification signs intended to identify a neighborhood, subdivisions, shopping or industrial district, complex or other area composed of multiple ownerships, shall be limited to a maximum single surface area of twenty-five square feet, and total sign area not exceeding fifty square feet.

11. **Outdoor Advertising Signs.** Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

a. Outdoor advertising signs shall not be permitted in the RCO, UR, R, RM, PO or C districts.

b. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred square feet; the maximum aggregate

area per site of outdoor advertising signs in the I district shall be one thousand square feet. No outdoor advertising signs shall be placed within two hundred feet of another such sign on the same side of a street or highway.

12. **Sign Permit Requirement.**

a. Except as otherwise noted within this chapter, it is unlawful for any person to erect, relocate or alter electrically or structurally, any sign in the city without first obtaining a valid sign permit or building permit, if required.

b. No permit is required for the following signs:

i. Permitted temporary or portable signs;

ii. Address numbers;

iii. Window letters not exceeding twenty-five percent of total window surface area for business identification (name of business, hours of operation, address, phone);

iv. Public safety signs.

c. Sign permit applications shall be made upon forms provided by the city and shall be filed with the community development department. Should the community development department determine that the proposed sign does not comply with provisions of this chapter, the applicant shall be promptly notified. Upon a finding by the community development department that the proposed sign is in total compliance with the provisions of this chapter and all applicable codes, the city shall issue a sign permit.

13. **Murals.** Murals are painted wall signs which have a majority of the sign area comprised of non-commercial content, and which generally have artistic, historic or cultural themes. New murals shall require the prior review and approval of the mural review committee (hereafter "committee") and the city council. The council may approve a new mural if it finds that the proposed mural is consistent with applicable city policies and ordinances, and that the mural would not be detrimental to the public health, safety, or welfare. Commercial content of murals shall be subject to all applicable sign limitations of the underlying zone district. Murals shall be subject to the following standards and review process:

a. Murals may be located on the sides of buildings or walls within any zone district, except residential zoning districts.

b. Prior to painting or installation of a new mural, or the modification of an existing mural, an application must be submitted for the review and approval by the committee. All applications for new or modified murals shall be referred to the committee for review.

c. Approval of a mural design shall occur only after public notice and an opportunity to comment has been provided to any interested party. Interested parties may provide comment on proposed murals in writing or in person to the committee or city council. The city council shall consider any public comments during their review of proposed murals.

d. The committee shall apply the following design criteria in reviewing proposed murals:

i. The subject matter shall be of historical significance regarding the growth and development of the city and its surrounding region. The mural may also contain other subject matter deemed by the committee to be significant and of high quality.

ii. Paints and other materials used for murals shall be appropriate for outdoor use and artistic rendition, and shall be permanent and long-lasting. Super-bright or fluorescent colors shall be discouraged.

iii. Murals shall be designed and painted by professional mural artists who possess demonstrated knowledge and expertise in the design, materials, and execution of murals.

iv. To the extent feasible, the mural shall be vandal and graffiti resistant.

v. To the extent possible, trompe l'oeil shall be the method of choice for mural creation.

e. The city council may, from time to time, by resolution, adopt additional mural design criteria and guidelines.

f. The city council may set, by resolution, a fee for the application and/or mural permit issuance.

14. Quality of sign construction, design, fabrication and installation of signs shall reflect standards of high quality and professional workmanship.

a. Signs that are generally considered consistent with this standard include:

i. Signs constructed of durable, all-weather materials such as metal, glass, Plexiglas, or redwood.

ii. Individual lettered or cabinet signs with machine, laser, or die cut components.

iii. Proportional letter and word sizes and spacing.

iv. Sign placement that is proportional to and centered upon the building surface.

v. Integrated sign borders that define the sign copy area.

vi. Professionally carved or routed redwood signs.

vii. Other professionally prefabricated signs.

b. Signs that are generally not considered to be consistent with this standard include:

i. Signs constructed of nondurable materials such as paper, cardboard or plywood.

ii. Hand-stenciled painted signs with broken line segments.

iii. Handpainted plywood signs.

iv. Mass-manufactured dimensional molded plastic signs.

v. Changeable copy signs, except changeable copy signs for:

(a) Quasi-public announcement and bulletin boards;

(b) Time and temperature devices; or

(c) Theater marquees.

These standards shall be applied by the community development department in the review of any sign permit.

15. Temporary Commercial Signs. Temporary commercial signs are defined as outdoor advertising signs visible from the public right-of-way which are made of nondurable materials, such as

paper, canvas, plastic or cloth. Such signs shall be permitted, subject to the following limitations:

a. A maximum of one temporary commercial sign may be displayed at a time, on developed non-residential properties located in commercial or industrial districts.

b. Temporary commercial signs advertising grand openings of new businesses may be displayed for a maximum of thirty days in any single calendar year.

c. Temporary commercial signs for all other promotions may be displayed a consecutive maximum of thirty days and a cumulative maximum of sixty days in any single calendar year.

d. Temporary commercial signs shall not exceed thirty-two square feet in total sign area.

e. Temporary commercial signs shall be located entirely within the property lines of the subject property, and shall not encroach into the public right-of-way.

f. Temporary commercial signs shall be building mounted, flush against the surface plane of the building wall, and shall not extend above the plane of the building roof. Temporary commercial signs shall not be mounted on freestanding or portable signs, outdoor advertising structures, light poles, utility poles, or landscaping features.

g. Temporary commercial signs shall be maintained and kept in a high quality state of appearance at all times. Temporary commercial signs which are visibly faded, torn, stained, illegible, or damaged shall not be displayed.

16. Political Campaign Signs. Political campaign signs are defined as temporary outdoor advertising signs visible from the public right-of-way, which are intended for political or political campaign purposes.

a. Political campaign signs may be erected after the final campaign filing date for an election, typically eighty-eight days prior to the election, and shall be removed within fifteen days after such election.

b. Political campaign signs may not be attached to trees, fence posts, or utility poles. Political

campaign signs may be ground-mounted or attached to a building.

c. Political campaign signs may not be attached or erected on public property or within the public right-of-way. Political campaign signs may not be located within thirty feet of the intersecting curb lines of a street intersection or obstruct sight line visibility at intersections.

d. In cases where political campaign signs are not removed within fifteen days after an election, the city shall cause to be removed those signs which remain. The expense of sign removal shall be paid by the candidate.

e. Political campaign signs in violation of this section shall be removed immediately upon notice of violation by the city.

17. Temporary Construction Signs. One nonilluminated temporary construction sign shall be permitted on the site of a permitted construction project. Temporary construction signs may have a single surface area of not more than sixteen square feet in the RCO, UR, RA, R, RM and PO districts, and thirty-two square feet in all other districts. Temporary construction signs shall be removed at the owner's expense at the time of project completion.

C. Signs in the RCO, UR, RA, R, RM and PO districts. No sign of any character shall be permitted in the RCO, UR, RA, R, RM or PO districts, except as follows:

1. One nameplate, not directly illuminated, with a maximum of two square feet in area, containing the name or names of occupants of a residence or office.

2. One identification sign, not directly illuminated, located flat against a wall and not projecting above the roof line, with a single surface area of not more than sixteen square feet pertaining to a permitted or conditional use conducted on the site.

3. One nonilluminated sign, with a single surface area of not more than eight square feet, pertaining to the sale, lease, rental or display of a structure or site.



4. Nonilluminated directional signs, with a single surface area of not more than six square feet, pertaining to vehicular or pedestrian traffic directions and located along a driveway or within a parking lot. Arrows painted on pavement are not included in this regulation.

5. One bulletin board, not directly illuminated, with a single surface area of not more than twenty square feet, located on the site of a church, school, auditorium or other similar place of public assembly.

6. One nonilluminated temporary construction sign, with a single surface area of not more than sixteen square feet, on the site of a construction project, which shall be removed at the owner's expense at the time of project completion.

7. One temporary subdivision sales sign, not directly illuminated, with a single surface area of not more than thirty-two square feet, on the site of a residential subdivision.

8. Freestanding Signs. In the PO district only, on improved commercial or office sites, one freestanding sign shall be permitted. Permitted freestanding signs shall not have an area exceeding sixteen square feet per sign face and thirty-two square feet in total sign area and shall not exceed six feet in height. Permitted freestanding signs may be externally illuminated and shall not be internally illuminated.

#### D. Regulation of Signs Within the C Districts.

1. Purposes and Application. The purpose of sign regulation within the C districts is to avoid unsightly, inharmonious, competing, cluttered and hazardous location and appearance of signs, and to encourage the replacement of existing non-conforming signs. Sign regulations of this section shall apply to any permitted or conditional use listed within a C district.

2. Maximum Total Aggregate Area in the CN and CC Districts.

a. Primary Frontage. An allowable minimum sign area of up to fifty square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a

street), regardless of the width of such primary building frontage. A maximum total sign area, not to exceed three hundred fifty square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

b. Secondary Frontage. An allowable minimum sign area of up to thirty-five square feet shall be permitted for each secondary building frontage (portion of building occupied by the business and facing an alley, an adjacent building, parking lot or the like), regardless of the width of such secondary frontage. A maximum total sign area, not to exceed two hundred square feet, shall be permitted for each secondary frontage based on one square foot of secondary building frontage occupied by the business.

3. Maximum Total Aggregate Area in the CS and CH Districts.

a. Primary Frontage. An allowable minimum sign area of up to one hundred square feet shall be permitted for each primary business frontage along a street, regardless of the width of such primary business frontage. A maximum total sign area, not to exceed five hundred square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary business frontage occupied by the business.

b. Secondary Frontage. An allowable minimum sign area of up to fifty square feet shall be permitted for each secondary business frontage, regardless of the width of such secondary frontage occupied by the business. A maximum total sign area, not to exceed two hundred square feet shall be permitted for each secondary business frontage based on two square feet of sign area for each lineal foot of secondary business frontage occupied by the business.

4. Directional Signs. Directional signs for off-street parking and off-street loading facilities shall not exceed six square feet for each sign; parking

lot identification signs shall not exceed six square feet per face of sign.

5. **Sale, Lease and Rental Signs.** Signs pertaining to the sale, lease, rental or display of a structure or land shall not exceed thirty-two square feet per single face of sign.

6. **Projecting Signs.** No sign, other than a directional sign, shall project more than twenty-four inches into a required rear yard or required interior side yard. No sign, other than a sign required by law or a marquee sign, shall project more than fourteen inches into a public right-of-way.

7. **Signs Attached to Buildings.** Signs attached to buildings shall be installed parallel with the building, with no more than a fourteen-inch projection from the wall except where permitted under subsection (D)(8) of this section, and/or attached directly to the vertical or sloped face of the marquee.

8. **Marquee or Canopy Signs.** Signs attached below the marquee or canopy shall not exceed six square feet per face of sign and shall have a minimum ground clearance of seven feet above the sidewalk grade in order not to impede or interfere with pedestrian traffic and safety. Where the marquee or canopy is attached at an angle from a building, signs may be affixed to the sloped portion above the horizontal extension of the marquee or canopy as an integral part of the facade.

9. **Painted Wall Signs.** Within each of the C districts, signs painted upon a wall exterior surface shall be included when computing the allowable sign area.

10. **Freestanding Signs.**

a. New freestanding signs shall have a permanently landscaped area at their bases, and shall be maintained with live plant materials around the base of such signs equal to at least ten percent of the total sign area, and with a minimum landscaped area of ten square feet.

b. Freestanding area identification signs displaying the name and/or logo graphic symbol of a shopping center and/or the names of other groupings of businesses, offices, services or combina-

tions thereof, shall not exceed a total sign area of three hundred fifty square feet.

11. **Temporary Signs.** Temporary commercial signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

12. **Announcement and Bulletin Boards.** Announcement and bulletin boards or structures for any public, philanthropic, civic, religious or charitable organization or agency, nonilluminated or illuminated by indirect lighting only, may not exceed thirty-two square feet in area in any district when appurtenant to the premises on which they are located.

13. **Public Service Signs.** Electronic public service signs displaying such information as time of day, temperature or events of community interest, with the purpose of augmenting on-premises identification shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site.

14. **Portable Signs.** A maximum of one portable sign not exceeding a total height of six feet and total sign area of thirty-two square feet per face, shall be permitted per property. Portable signs shall not be placed in the public right-of-way (e.g. public streets, alleys, curbs, or sidewalks) or within thirty feet of a street intersection. Portable signs shall not encroach upon or obstruct any pedestrian walkway, fire lane, or paved parking space. Portable signs are defined as signs which are not attached to a building or freestanding base with a permanent foundation.

15. **Public Utility Signs.** Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including but not limited to the following: informational signs for public telephone facilities or marking the location of underground facilities, directional signs for public utility services, signs notifying the public of "danger," "emergency," "construction" and similar conditions. No sign or other item shall be attached to private utility company poles and/or light standards or supports without

prior written approval from the utility company to which such poles belong.

16. **Sight Distance at Intersections.** No sign permitted by this section shall be placed within thirty feet of a street intersection (intersecting curb lines) unless placed so that the top of the sign is at a maximum of three feet above the ground or unless the bottom of the sign is a minimum of ten feet above the ground level.

17. **Height of Signs.** The height of signs within the CN and CC districts shall not exceed the height of the structure which houses the business being advertised, and in no case shall such sign exceed the height limitations of the district in which it is located.

18. **Signs Expressly Prohibited.**

a. No red, green or amber light or illuminated sign may be placed in such a position that it could reasonably be expected to interfere with, or be confused with, any official traffic-control device, traffic signal or official directional guide sign.

b. Outdoor advertising structures shall not be permitted.

c. Glaring, flashing and scintillating signs shall not be permitted.

d. Open letter signs which may be viewed from the reverse shall not be permitted.

e. Except in the CS and CH districts, canvas, plastic, cloth, paper or other types of banners or streamers suspended across public or private property, buildings or structures shall not be permitted, except temporary banners announcing civic events such as parades and homecomings which extend over or across a street.

19. **Brand Name Advertising.** Up to thirty percent of the sign area on any frontage may be devoted to advertising or identification of an individual brand or brands of products. This provision shall not apply to the identification of one primary brand name identifying a service station.

20. **Design of Signs.** All signs shall be designed in scale and harmony with the architectural design of the buildings and uses they are intended to relate

to or identify, and shall be consistent with the criteria of subsection (B)(14) of this section.

21. **Alteration and Removal.** Achieving the alteration or removal of dangerous, obsolete and nonconforming signs is a major policy of this section. To this end, certain signs are declared to be dangerous, obsolete or nonconforming, and shall be removed or altered to conform as follows:

a. A dangerous sign is defined as any sign which is an immediate peril or a potential menace to the safety of persons or property. The building inspector shall give a written order for the repair or removal of any unsafe or dangerous sign to the owner of the real property upon which such sign is located. If such owner shall fail to remove or repair such sign or advertising structure, within thirty days of notification by the building inspector, the building inspector may cause the removal of such sign and may enter upon such property for such purpose. Any cost accrued by the city in the removal of such sign shall be charged to the owner of the real property upon which such sign is located and added to the real taxes thereon for the ensuing tax year or be collected in civil action at the option of the city.

b. Any sign hereafter existing which no longer advertises a bona fide business conducted or product sold on the premises where such sign exists shall be removed or made to conform by the owner of the building, structure or property upon which such sign is located within ninety days after written notification by the building inspector, or the building inspector may cause the removal of such sign. Any cost accrued by the city shall be treated in the same manner as provided above, for dangerous or unsafe signs.

c. Signs which are nonconforming because of their lighting, movement or animation shall be made to conform or be removed within one hundred twenty days after written notification by the building inspector.

22. **Appeals Procedure.**

a. If, because of any ambiguity, inadvertent omission or error, the interpretation of the provi-



sions and/or intent of this section by the director of community development is disputed, the applicant or any aggrieved person may appeal, in writing, setting forth his reason for such appeal to the city council. The appeal shall be filed with the director of community development within fifteen days after an adverse decision of the director. The appeal shall be placed on the regular meeting agenda of the city council at the first opportunity.

b. The council shall review the sign proposal and shall approve, approve with conditions, or disapprove it, based on the findings set forth in Section 18.21.060 of this code.

E. Regulation of Signs within the I Districts. No sign, outdoor advertising structure or display of any character shall be permitted in the I districts, except as follows:

1. Outdoor advertising signs in accordance with the district limitations and standards prescribed in subsection (B)(11) of this section.

2. Regulation of Signs Within the I District. The maximum permissible area of all faces of all signs pertaining to a permitted use or conditional use, excluding outdoor advertising signs, directional signs and signs identifying products within a window display area, shall be as follows: one square foot of sign area per lineal foot of property line adjoining a street, or one hundred square feet per acre of site area in use, whichever is greater, to a maximum of six hundred square feet of sign area.

3. Temporary Signs. Temporary signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

4. One nonilluminated sign, not exceeding a single surface area of thirty-two square feet, pertaining to the sale, lease, rental or display of a structure or site.

5. Nonilluminated directional signs along driveways or within parking lots, not exceeding a single surface area of six square feet, pertaining to vehicular and pedestrian traffic direction.

6. One bulletin board not directly illuminated, not exceeding a single surface area of twenty square feet located on the site of a place of public assembly.

7. One nonilluminated temporary construction sign, not exceeding a single surface area of thirty-two square feet, on the site of a construction project, to be removed at the owner's expense at the time of project completion.

F. Nonconforming Signs and Nonconforming Outdoor Advertising Structures. Nonconforming signs and nonconforming outdoor advertising structures shall be subject to the regulations prescribed in Chapter 18.15.

G. Abandoned and Dilapidated Signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him, any sign which has been abandoned or which is physically dilapidated. Any such sign shall be promptly removed by the owner or such other person. Any sign located on property which becomes vacant and unoccupied for a period of six months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or any sign which pertains to a time, event or purpose which no longer is applied, shall be presumed to have been abandoned. A sign shall be considered to be "physically dilapidated" if the sign copy is removed or obscured so that it is substantially illegible from the public right-of-way, or if the sign is in a state of visibly obvious structural disrepair affecting at least twenty-five percent of the sign area.

H. Authority to Modify Sign Regulations. Notwithstanding other provisions of this chapter, the city council has the authority to modify or adjust regulations of this chapter in order to prevent or lessen practical difficulties or unnecessary physical hardships inconsistent with the objectives of the zoning code and the purpose of this section as would result from a strict or literal interpretation and enforcement of certain of the regulations of this chapter.

I. Public Utility Signs. Nonadvertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety and welfare of the general public, including but not limited to the following: the location of underground facilities, directional signs for public utility services, signs notifying the public of "danger," "emergency," "construction" and similar condi-

tions. No signs or other items shall be attached to private utility company poles and/or light standards or supports, without prior written approval from the affected utility company. (Ord. 509 § 1, 2003; Ord. 489 §§ 1 (part), 2 (part), 1998; Ord. 486 §§ 9—16, 1997; Ord. 437 § 1 (part), 1989)

**18.14.050 Regulation of manufactured housing within residential districts.**

A. Application. The provisions of this section shall apply to all single family dwellings and mobile homes on permanent foundations listed as permitted uses within UR, RA, R, RM and PO districts.

B. Developmental/Architectural Standards. All single-family dwellings and mobile homes on permanent foundations shall meet the following developmental/architectural standards:

1. Garages or Carports. A garage or carport shall be provided for every dwelling located on a lot which is not a part of a mobile home subdivision.

2. Minimum Floor Area. The minimum floor area for every dwelling located which is not a part of a mobile home subdivision, shall be eight hundred square feet, excluding the area of the garage or carport.

3. Roof Overhang. All main buildings shall have a pitched roof with a minimum twelve-inch roof overhang on each of the dwelling's perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Material. All main buildings, and all detached garages and carports located on the front half of the lot shall have a roof constituted of either wood shakes, asphalt, composition or wood shingles, clay, tile, concrete or metal tile, slate or built-up asphalted-gravel materials.

5. Siding Material. All main buildings and all detached garages located on the front half of the lot shall have exterior siding material consisting of either wood, masonry, concrete, stucco, Masonite or metal lap. The exterior siding material shall extend to ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All main buildings shall be placed on a permanent foundation which meets applicable building code requirements and/or the provisions of Section 18551 of the California Health and Safety Code, such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Minimum Width. The minimum width of a dwelling located on a lot outside of a mobile home subdivision shall be twenty feet.

8. Surrender of Registration. Subsequent to applying for a building permit, and prior to occupancy of a mobile home on a permanent foundation, the owner shall request a certification of occupancy be issued by the building official pursuant to Section 18557(a)(2) of the California Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certificate of registration issued by a state agency is to be surrendered to the issuing state agency. Any mobile home on a permanent foundation must bear a California insignia or Federal label pursuant to Section 18550(b) of the California Health and Safety Code.

9. Tow Bars, Wheels and Axles. All mobile home tow bars, wheels and axles shall be removed when the dwelling is installed on a residential lot.

10. Deviations. The community development director may approve deviations from one or more of the standards of this section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. The determination of the director may be appealed to the city council in accordance with the provisions of Section 18.16.050 of this code. (Ord. 437 § 1 (part), 1989)

**18.14.060 Second dwelling units.**

A. Applicability. The provisions of this section shall apply to all second dwelling units approved on or after the effective date of the ordinance codified in this section. This section provides standards by which the city shall evaluate building permit applications for permitted second dwelling units in the UR, RA, R, RM, and PO zoning districts.