

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: November 9, 2016
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
RE: Planning Division File No ZC 15-02 / TA 15-02

AGENDA ITEM NO. 3
Continued from October 12, 2016 Meeting

Planning Commission will consider a recommendation to the City Council regarding amendment to Zoning Ordinance *Chapter 17.108 Sign Regulations*. The proposed amendment is a comprehensive update to the City's sign regulations, and if adopted, would replace and supersede *Chapter 17.108*, and would be effective Citywide. A negative declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to:

- Recommend that the City Council adopt the negative declaration, and direct staff to file a Notice of Determination (NOD); and
- Recommend that the City Council adopt the draft Ordinance approving the proposed amendment to *Chapter 17.108, Sign Regulations*, of the Zoning Ordinance.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040). The Planning Commission may also recommend approval of the draft Ordinance with modifications.

Planning Commission Action

1. Receive public input;
2. Review the draft language for Zoning Ordinance *Chapter 17.108, Sign Regulations*; and

3. Adopt Planning Commission Resolution No. 845(16) recommending that the City Council adopt the negative declaration and adopt ZC 15-02 amending *Chapter 17.108, Sign Regulations*, as written or as modified by the Planning Commission (Attachment No. 1).

Discussion

Staff and the Consultant have addressed the changes proposed at the October 12th hearing as shown in the attached red-line version of the Draft Sign Ordinance. The main direction provided at the meeting included:

- Mural standards added
- Awning/canopy valance standards added
- Standards for Flags in residential zones added
- Residential sign standards applied in the MU Zone when a parcel contains only residential uses
- Graphics and text revised for clarity and per Commission and Staff direction

The Commission review at the October meeting ended with Permanent Signs and changes were made as directed. The discussion this evening should consider if the changes made met the Commission's intent and direction and then review should continue starting at *Section 17.108.070 Temporary Signs*.

The Commission had indicated a preference to move the Definitions to the start of the document and staff has not yet done that. Some reasons for not making this change that we would like the Commission to consider include:

- If the Definitions are moved to the beginning of the Section, the entire Section will need to be re-numbered;
- Ultimately, the Definitions will be incorporated into the overall Zoning Ordinance Definitions and the Section would have to be re-numbered again;
- Generally, Definitions are located at the end of a document.

Environmental Determination

An initial study was completed for the proposed Sign Code Update (Attachment No. 2). The initial study did not identify any significant environmental impacts that would occur as a result of approval and implementation of the Amendment. Pursuant to the provisions of the California Environmental Quality Act (CEQA), a negative declaration has been prepared and is attached for Commission review and recommendation to the Council. A Notice of Determination (NOD) will be filed following Council action.

Attachments

- 1) [Planning Commission Resolution No. 845\(16\)](#)
- 2) [Initial Study/Negative Declaration](#)
- 3) [Draft Sign Ordinance](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Manager	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 845 (16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING CODE TEXT AMENDMENT AMENDING CHAPTER 17.108 SIGN REGULATIONS (PLANNING DIVISION FILE NO. TA 15-02)

WHEREAS, the Planning Commission has considered a Text Amendment to amend Zoning Ordinance *Chapter 17.108 – Sign Regulations* as shown in the attached draft ordinance; and

WHEREAS, the Planning Commission held workshops on October 27, 2015 and April 27, 2016 to accept public input and hold discussion regarding community vision; and

WHEREAS, the Public Review Draft Sign Regulation was available for public review from August 3, through September 2, 2016; and

WHEREAS, the draft ordinance was considered by the Planning Commission at a duly-noticed public meeting on October 12, 2016 and continued to the meeting of November 9, 2016; and

WHEREAS, at the meeting of November 9, 2016, _____ was present to answer any Planning Commissioners' questions or concerns; and

WHEREAS, at the meeting of November 9, 2016, _____ spoke in favor of and _____ spoke in opposition to the proposed Text Amendment; and

WHEREAS, an Initial Study / Negative Declaration was prepared for the Text Amendment, pursuant to the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed Text Amendment (TA 15-02) recommended by this Resolution is in accordance with the provisions of the General Plan and any applicable Specific Plans of the City of Lompoc;

SECTION 2: The proposed modifications are required for the public necessity, convenience and general welfare;

SECTION 3: Pursuant to Public Resources Code Section 21080(c) and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposed Text Amendment show that there is no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found, in the

Planning Commission's independent judgment and analysis, that: the proposed Text Amendment will not result in an adverse impact on the environment;

SECTION 4: The Planning Commission resolves that this Resolution shall be forwarded to the City Council, pursuant to Section 17.132.040 of the Lompoc City Code, with the Commission's recommendation that the Council certify the Negative Declaration and adopt the attached draft Ordinance approving TA 15-02.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of November 9, 2016 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Exhibit A – [Draft Ordinance No. XXXX \(16\)](#)

ORDINANCE NO. XXXX(16)

An Ordinance of the Council of the City of Lompoc, County of Santa Barbara, State of California, Amending Lompoc Municipal Code Section 17.108 Sign Regulations

WHEREAS, the City of Lompoc, pursuant to its police power, has the authority to take appropriate action to address concerns regarding traffic safety and aesthetics, as they relate to signs. *Metromedia Inc. v. City of San Diego*, 453 U.S. 490 (1981);

WHEREAS, the City Council of the City of Lompoc recognizes that signs constitute speech protected by the First Amendment of the United States Constitution, and by Art. 1, Sec. 2, of the Constitution of the State of California, and that its regulation of signs must be consistent with these protections;

WHEREAS, the City Council finds that an uncontrolled proliferation of signs within the city is harmful to the public's health, safety and welfare, in that such signs are aesthetically displeasing and constitute a traffic hazard, as drivers will be distracted by attempting to read an excessive number of signs that are placed in a haphazard manner;

WHEREAS, the City has a substantial interest in regulating signs in the manner set forth in this ordinance and the regulations modified and adopted hereby further the City's substantial interests in traffic safety and aesthetics, in particular. *National Advertising Co. v. City of Orange*, 861 F.2d 246, 248 (9th Cir. 1988); *Foti v. City of Menlo Park*, 146 F.3d 629 (9th Cir. 1998);

WHEREAS, the City Council recognizes that businesses have an interest in having signage that effectively advertises goods or services, and that is visible to potential customers;

WHEREAS, the City Council finds that the citizens of Lompoc and members of the public have an interest in identifying businesses, and the goods and services they provide;

WHEREAS, the City Council finds that the citizens of Lompoc and visitors to the City have a substantial interest in visiting, living and working in an aesthetically pleasing city;

WHEREAS, the City Council finds that the citizens of Lompoc and all those who travel in and through the City have a substantial interest in traffic safety within the City;

WHEREAS, the City Council finds that the city can balance its interests in aesthetics and traffic safety with the interests of businesses and consumers by prohibiting all off-premises commercial signs, and by limiting the time, place, and manner of placement of commercial signs on commercial lots;

WHEREAS, commercial speech can be regulated more stringently than noncommercial speech; however, the City Council does recognize the need of businesses in the City to reasonably advertise their goods and services visibly and effectively;

WHEREAS, this ordinance relating to the regulation of signs includes a statement of purpose regarding the City's substantial interest sought to be implemented by the regulations. *Desert Outdoor Advertising, Inc. v. City of Moreno Valley*, 103 F.3d 814, 819 n.2 (9th Cir. 1996), cert. denied, 522 U.S. 912 (1997); *Central Hudson Gas & Electric Corp. v. Public Service Commission of New York*, 447 U.S. 557 (1980);

WHEREAS, the City intends, by adoption of these regulations, to eliminate any exemptions and/or regulations of signs based on content, in order that its sign regulations are content-neutral and entitled to the least restrictive constitutional analysis. *Reed v. Town of Gilbert, AZ*, 135 S. Ct. 2218 (2015); see, e.g., *National Advertising Co. v. City of Orange*, 861 F.2d 246 (1987) (content based exemptions rendered the entire ordinance content based because the content of the sign's message determines whether or not a particular sign is prohibited or permitted); *Simon & Schuster, Inc. v. Members of N.Y. State Crime Victims Bd.*, 502 U.S. 105 (1991); *Police Department of the City of Chicago v. Mosley*, 408 U.S. 92 (1972);

WHEREAS, the City Council intends, by adoption of these regulations, to clarify current law, and not to restrict or alter sign display area available to businesses;

WHEREAS, these regulations allow on-site commercial signage while prohibiting off-site advertising signs, the City Council having found that onsite commercial speech is more valuable than offsite commercial speech, as permitted in *Outdoor Systems, Inc. v. City of Mesa*, 997 F.2d 604, 611 (9th Cir. 1993) and *Metromedia Inc. v. City of San Diego*, 453 U.S. 490 (1981);

WHEREAS, the City Council finds that including the business name and street address in English on all main signs, as defined in this ordinance, is necessary to further the city's compelling interest in ensuring that fire and rescue crews can quickly and effectively locate businesses in the event of an emergency. See, *Asian American Business Group v. City of Pomona*, 716 F. Supp. 1328 (C.D. Cal. 1989);

WHEREAS, the City Council finds that, consistent with the requirements of Section 5490 et seq. of the California Business & Professions Code, a reasonable amortization period for on-premises signs is 15 years from the date this ordinance becomes effective and that there is a need to require the amortization of legal, non-conforming signs in order to provide for the orderly termination of signs that do not meet appropriate design criteria for signs, as set forth in this ordinance, thereby furthering the aesthetic and traffic safety improvement of the use of signs within the city;

WHEREAS, the City Council finds that noncommercial murals constitute a public benefit by providing daily access to artistic works. The placement of murals without a regulatory framework, however, is likely to result in aesthetic harm to the City. The

regulation of murals is a complex subject matter including issues relating to First Amendment protections such as time, place, and manner regulations as well as the appropriate and most beneficial locations and contexts for the placement of murals within the City. The City desires to aid artists, property owners, and others in understanding issues surrounding the creation of a mural and to apprise parties involved in mural projects;

WHEREAS, the City Council finds that, because signs are speech protected by the United States and the California Constitutions, specific procedures are necessary to ensure that permits are issued or denied based on objective criteria and expeditiously with the due process of law;

WHEREAS, a message substitution provision is included in the City's sign regulations, allowing any sign regulated by the new provisions of this Ordinance to display a noncommercial message, so that the City's regulations satisfy the constitutional mandate that it not restrict noncommercial signage to a greater degree than commercial signage. *See Clear Channel Outdoor, Inc. v. City of Los Angeles*, 340 F.3d 810 (9th Cir. 2003); *Outdoor Systems, Inc. v. City of Mesa*, 997 F.2d 604 (9th Cir. 1993);

WHEREAS, the City Council finds that temporary signs in the public right-of-way can be detrimental to the aesthetic quality of the streets and sidewalks, can interfere with traffic safety, pedestrian access to public sidewalks and streets, and can obstruct the entrance to businesses and residences;

WHEREAS, the City Council finds that people signs constitute a traffic hazard by their conduct, and these signs divert the attention of drivers away from the road and to a business or service;

WHEREAS, the City Council finds that prohibiting commercial conduct, such as people signs, that is intended to, or that does in fact, attract the attention of drivers, furthers the city's substantial interest in traffic safety. *See, e.g., Sanctity of Life Network v. California Highway Patrol*, 105 Cal. App. 4th 858, 862 (2003) (holding that protected First Amendment speech can be restricted if it interferes with traffic);

WHEREAS, the City Council finds that the sign code is consistent with the City of Lompoc's 2030 General Plan, to wit:

(a) The sign code is consistent with Goal 2 of the Urban Design Element, i.e., "[p]rotect and enhance the 'small town' character of the Old Town," by preventing a proliferation of signs that are poorly constructed and inconsistent with the City's character;

(b) The sign code is consistent with Goal 4 of the Urban Design Element, i.e., "[p]rotect and enhance the visual qualities of Lompoc's urban streetscapes and public places," by ensuring that signs will be erected in a manner that avoids visual clutter;

(c) The sign code is consistent with Goal 5 of the Urban Design Element, i.e., “[e]nsure high-quality design and development,” by requiring that signs be consistent in sign and numbers and by requiring a sign program for multi-tenant properties, to avoid clutter and shoddy sign manufacturing.

WHEREAS, the City Council finds that the publication of the entire text of this ordinance in a newspaper of general circulation would cost significantly more than the cost of publishing other ordinances and it is infeasible to prepare a fair and accurate summary of the ordinance;

WHEREAS, pursuant to subdivision (c) of Section 36933 of the California Government Code, the City Council may publish a summary of this ordinance in lieu of the entire text;

WHEREAS, the City Council previously ordered that a display advertisement of at least one-quarter of a page be published in a newspaper of general circulation in the City, and that such publication occurred at least five days prior to the City Council meeting at which the ordinance was adopted.

THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.108 Sign Regulations, of the Lompoc Municipal Code is hereby amended to read, in its entirety, as follows:

INSERT TEXT

Section 2. The Planning Commission has reviewed and recommends City Council adoption of an Initial Study and Negative Declaration for the Text Amendment, pursuant to the CEQA (California Environmental Quality Act) and directs that staff file a Notice of Determination (NOD)..

Section 3. If any provision or clause of these chapters or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any other provision or application of these chapters which can be given effect without the invalid provision or application, and to this end the provisions of these chapters are declared to be severable.

Section 4. Any provision of the Lompoc Municipal Code inconsistent with the provisions of the Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 5. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published and/or posted in a manner required by law. The Ordinance will become effective 30-days from its adoption.

This Ordinance was introduced on _____, 2016, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on _____, 2016, by the following electronic vote:

PASSED AND ADOPTED this ____ day of _____ 2016, by the following electronic vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

Bob Lingl, Mayor
City of Lompoc

Attest:

Stacey Haddon, City Clerk
City of Lompoc



CITY OF LOMPOC

CITY OF LOMPOC NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the California Environmental Quality Act, as amended to date, a Negative Declaration is hereby made on the following project:

Title: Text Amendment – TA 15-02

Location: Citywide

Description: Consideration of a Text Amendment to the City's Zoning Ordinance to comprehensively update Chapter 17.108 – Sign Regulations. If adopted, the Ordinance will be effective Citywide.

The Planning Division of the City of Lompoc has determined that:

- There are no significant adverse environmental impacts created by this project.
- There are no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met.

August 2, 2010
Date

Lucille T. Breese, AICP, Planning Manager
for Planning Division

CITY OF LOMPOC ENVIRONMENTAL CHECKLIST FORM

A. PROJECT INFORMATION:

Project Title: Text Amendment	Project No: TA 15-02																		
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436	Contact Person and Phone Number: Lucille T. Breese, AICP Planning Manager (805) 875-8273																		
PROJECT DESCRIPTION / LOCATION: The City Council will consider an update to <i>Section 17.108 Sign Regulations</i> of the Lompoc Municipal Code. <i>Sign Regulations</i> If adopted the Ordinance would be effective Citywide.																			
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc Planning Division																			
Project Applicant, Name and Address: City of Lompoc	Project Consultant: Lisa Wise Consulting																		
General Plan Designations: Citywide	City Zoning Designations: Citywide																		
Surrounding Land Use Designations: Various																			
Surrounding Land Uses/Zoning: Various																			
Environmental Setting: Existing urbanized area.																			
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.																			
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B. ENVIRONMENTAL IMPACTS:

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. AESTHETICS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Comments:

- a) The proposed Text Amendment applies to an existing urbanized area and will have no impact on scenic resources.
- b) The Text Amendment will not substantially damage scenic resources as no development is proposed.
- c) Planning Commission review of the proposed Text Amendment will assure guidelines for the community.
- d) Since no development is proposed, there will be no substantial light and/or glare to adversely affect day or nighttime views in the area.

II. AGRICULTURAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

- a-c) The proposed Text Amendment applies to an existing urbanized area and will have no impact on agricultural lands and resources; no development is proposed

III. AIR QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-e) The proposed Text Amendment will not obstruct the implementation of any applicable air quality plan; violate any air quality standard; will not result in a cumulatively considerable net increase in any criteria pollutant for which the City is in non-attainment; will not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. There is no new development proposed at this time.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

a-f) The proposed Text Amendment will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, nor will it affect federally protected wetlands, nor will it affect migratory wildlife corridors, nor will it affect biological resources, nor will it conflict with local policies or ordinances protecting biological resources, nor will it conflict with an approved local, regional or state habitat conservation plan because no development is proposed.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-d) The proposed Text Amendment will not cause a substantial adverse change in the significance of a historical or archaeological resource as identified in the City of Lompoc Cultural Resource Study and “Archeological Sensitivity Zones” Map located in the City of Lompoc General Plan adopted October 1997; no new development is proposed.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a-e) The proposed Text Amendment will not expose people or structures to potential substantial adverse effects. No development is proposed.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a-f) There is no development proposed by the Text Amendment and therefore, no creation of a significant hazard to the public or the environment.

g) The proposed Text Amendment will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) The proposed Text Amendment will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands as no development is currently proposed.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

a-e) The Text Amendment will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

f) The proposed Text Amendment will not violate any water quality standards or waste discharge requirements, nor place a greater demand on water supply or quality than the existing residential land use designations.

g) No development is proposed.

h) The proposed Text Amendment will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

i-j) The proposed Text Amendment will not create a threat of inundation by seiche, tsunami, or mudflow. No development is proposed.

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

- a) The proposed Text Amendment will not physically divide an established community; no development is proposed.
- b) The proposed Text Amendment will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; no development is proposed.
- c) No development is proposed; therefore, there will be no conflict with such a plan.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

- a-b) The proposed Text Amendment will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as no development is proposed.

XI. NOISE Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a-f) No development is proposed in conjunction with the Text Amendment and therefore will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, and it will not expose persons to excessive ground borne noise levels or result in a substantial permanent increase in ambient noise levels.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments:

a-c) The proposed Text Amendment will not induce population growth as there is no development proposed. The proposed project will not displace any housing or people, or require any replacement

housing. Furthermore, the Text Amendment will meet the implementation measures of the adopted Housing Element and conform with State law in permitting Emergency Shelters.

XIII. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a-f) The proposed Text Amendment will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services; no development is proposed.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Comments:

a) The Text Amendment does not include any development and would not increase the use of existing neighborhood and regional parks, nor cause substantial physical deterioration to existing neighborhoods.

b) The text Amendment does not include recreational facilities or require construction or expansion of regional parks and other recreational facilities.

XV. TRANSPORTATION/CIRCULATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments:

a-b) The proposed Text Amendment would not increase traffic because no development is proposed.

c) The proposed Text Amendment will not result in a change in air traffic patterns.

d-g) The proposed Text Amendment will have no effect on the safe design of future specific projects; adequate emergency access; on-site parking capacity; and support of alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a-e) The proposed Text Amendment would not have an impact on water, wastewater, or storm water facilities and would not have an impact on water supplies; no development is proposed.


f-g) The proposed Text Amendment would not have an impact on the landfill; no development is proposed..

XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Comments:

a-c) The proposed Text Amendment would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or eliminate the range of a rare or endangered plant or animal; or create impacts that cumulatively considerable; or cause substantial adverse effects on human beings directly or indirectly since no development is proposed.

DETERMINATION: On the basis of this initial evaluation:	
X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION , pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Lucille T. Breese, AICP
Planning Manager

August 1, 2016
Date

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Chapter 17.108: Sign Regulations

Sections:

- 17.108.010 Purpose
- 17.108.020 Applicability
- 17.108.030 Sign Permit and Sign Program Requirements
- 17.108.040 Prohibited Signs and General Restrictions for All Signs
- 17.108.050 General Requirements for All Signs
- 17.108.060 Permanent Signs
- 17.108.070 Temporary Signs
- 17.108.080 Supplemental Sign Standards for the Old Town Commercial Zone
- 17.108.090 Landmark Signs
- 17.108.100 Murals
- 17.108.110 Nonconforming Signs
- 17.108.120 Enforcement
- 17.108.130 Severability
- 17.108.140 Definitions

17.108.010 Purpose

The purpose of this Chapter is to promote the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements to:

- A. Promote and accomplish the goals, policies, and measures of the General Plan, including enhancing visual qualities of the urban streetscape (Urban Design Element Policy 4.3) and removing inappropriate obstacles to the formation and expansion of local businesses (Economic Development Policy 3.5);
- B. Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;
- C. Improve pedestrian, bicycle, and traffic safety by promoting the free flow of traffic and the protection of pedestrians, bicyclists, and motorists from injury ~~or~~ and property damage caused by, or which may be fully or partially attributed to cluttered or distracting signage;
- D. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained;
- E. Protect and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape;
- F. Allow signs to serve as an effective channel of communication through flexible standards applicable in certain circumstances;
- G. Provide for the preservation of landmark signs that contribute to the unique character and history of Lompoc; ~~and~~
- H. Provide clear and unambiguous sign standards that enable fair and consistent enforcement; and
- ~~H.I. Strengthen the identity of Lompoc as a year-round tourist destination.~~

17.108.020 Applicability

A. Applicability.

1. This Chapter applies to all signs within the City unless specifically exempted.
2. Nothing in this Chapter shall be construed to prohibit a person from holding a sign while picketing or protesting on ~~public property that has been determined to be a traditional or designated public forum~~ City property that is open to the public, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or

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on trails, or violate any other reasonable time, place, and manner restrictions adopted by the City.

3. The provisions of this Chapter shall not require alteration of the display of any registered mark, or any trademark, service mark, trade name, or corporate name that may be associated with or incorporated into a registered mark, where such alteration would require the registered mark to be displayed in a manner differing from the mark as exhibited in the certificate of registration issued by the United States Patent and Trademark Office. It is the responsibility of the applicant to establish that a proposed sign includes a registered mark.

B. Interpretations.

1. This Chapter is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this Chapter shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different non-commercial message, without the need for any approval or permit, provided that the size of the sign is not altered. To the extent any provision of this Chapter is ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message.
2. Where a particular type of sign is proposed in a permit application, and the type is not expressly allowed, restricted, or prohibited by this Chapter, the ~~Director or the Commission~~ review authority shall approve, conditionally approve, or deny the application based on the most similar sign type that is expressly regulated by this Chapter.

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C. Exemptions. The provisions of this Chapter do not apply to the following signs:

1. Signs or displays that are not visible (i.e., capable of being seen, whether or not capable of being read) by the general public from any public right-of-way or any public area.
2. Any ~~non-internally illuminated (unless required by law)~~ sign, posting, notice or similar signs placed, installed or required by law by the City, County, or a Federal or State governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, including but not limited to, the following:
 - a. Emergency and warning signs necessary for public safety or civil defense;
 - b. Traffic and parking signs erected and maintained by an authorized public agency or approved by an authorized public agency;
 - ~~c. Signs required to be displayed by law;~~
 - ~~d. e.~~ Numerals and lettering identifying the address from the street to facilitate emergency response and compliant with City requirements;

~~e.d.~~ Signs directing the public to points of interest (e.g., wayfinding signs only erected by the City); and

~~f.e.~~ Signs showing the location of public facilities.

3. Business information signs. Non-illuminated signs which provide business information including, but not limited to credit card acceptance, business hours, open/closed, or menus provided signs do not exceed an aggregate six square feet in sign area ~~and do not violate provisions in this Section.~~
4. Community information bulletin boards approved by the City and signs posted on such boards in compliance with any applicable City posting protocol.
5. Signs neatly and permanently affixed to a vehicle. Refer also to Subsection 17.108.040.A.3. Such signage shall not be a banner, board, paper, or any temporary sign and shall not substantially project or deviate above or from the vehicle profile.
6. Signs that constitute an integral part of a permitted vending machine or similar facilities located outside of a business.

~~7. Murals maintained by the Lompoc Mural Society.~~

~~8.7.~~ Barber poles of no more than 2.5 feet in height.

17.108.030 Sign Permit and Sign Program Requirements

A. Applicability.

1. **Sign Permits.** A permit is required to erect, move, alter, replace, suspend, display, or attach a sign, whether permanent or temporary, unless otherwise specified in this Chapter. Each sign and change of copy requires a separate Sign Permit except that changes to or between non-commercial message do not require a Sign Permit consistent with 17.108.020.B.1. A change of copy means changing of the face or letters on a sign. The following sign activities are allowed without a Sign Permit; however, any required building permit shall be obtained prior to the modification of a sign:
 - a. The normal maintenance of a sign, including cleaning, repainting, or repairing, except when prohibited for a nonconforming sign (Section 17.108.050: General Requirements for All Signs);
 - b. Changes to the face or copy of a sign with changeable copy; and
 - c. Signs that have completed a courtesy review by the Department and are installed in compliance with an approved Sign Program.

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2. Sign Program.

- a. A Sign Program approved by the Commission is required for any parcel with four or more businesses or tenant spaces, regardless of whether the tenant spaces are occupied. Once a Sign Program is approved, Sign Permits are not required for individual business signs that are installed in compliance with the Sign Program. A Sign Program may be requested by an applicant for a parcel with fewer than four businesses or tenant spaces, but is not required.
- b. As part of a Sign Program approval, exceptions may be granted to the standards of this Chapter if the findings established in Subsection 17.108.030.B.4.b.ii are made.

B. Procedures.

- 1. **Application requirements.** An application for a Sign Permit or Sign Program shall be filed on the form(s) provided by the Department, together with all required fees and all other information and materials specified by the application requirements list provided by the Department. It is the applicant’s responsibility to provide evidence in support of the findings required by Subsection 17.108.030.B.4.
- 2. **Other permits required.** In addition to the requirements of this Chapter, all signs shall be in conformance with applicable requirements of the California Building Code. Where required, the applicant shall also obtain a building permit and/or electrical permit from the City. ~~Signs located within 660 feet of a State right of way may require a permit from the Outdoor Advertising Division of Caltrans.~~
- 3. **Review authority.** Table 17.108.030.A identifies the responsible review authority for each type of sign approval. The review authority shall adhere to the processing timelines required by the California Government Code [§ 65920 et seq.](#) and California Environmental Quality Act ([Public Resources Code § 21000 et seq.](#) and [Title 14 of the California Code of Regulations § 15000 et seq.](#)).

Permit Type	Director ¹	Commission	City Council
Sign Permit – commercial or industrial signs facing residentially-zoned property	Recommendation	Decision	Appeal
Sign Program	Recommendation	Decision	Appeal
Sign Permit – all others	Decision	Appeal	Appeal

Table 17.108.030.A: Sign Review Authority

Permit Type	Director ¹	Commission	City Council
¹ The Director may refer any application to the Commission for review and decision. Referral is warranted when unique or special circumstances exist as determined by the Director (e.g., unusual building configuration, unique topography, new sign materials or technologies, etc.).			

4. **Findings and decision.** After a Sign Permit or Sign Program application is deemed complete, the review authority shall approve, conditionally approve, or deny the application.

- a. The review authority ~~may~~ will approve a Sign Permit application, with or without conditions, only after the following findings are made:
 - i) The sign complies with the standards of Chapter 17.108 (Sign Regulations), any applicable specific plan or precise development plan, and any applicable sign program;
 - ii) The sign is in substantial compliance with any applicable design guidelines; ~~and~~
 - iii) The sign will not impair pedestrian and vehicular safety; and
 - iiii) The sign's design or proposed construction will not threaten the public health, safety, or welfare.
- b. The review authority ~~may~~ will approve a Sign Program application, with or without conditions, only after the following findings are made:
 - i) The Sign Program complies with the standards of Chapter 17.108 (Sign Regulations), and any applicable specific plan or precise development plan requirements; or
 - ii) If the Sign Program does not comply with the standards of Chapter 17.108 (Sign Regulations), the following findings shall be made:
 - a) The Sign Program complies with the purpose and intent of Chapter 17.108;
 - b) There are special circumstances applicable to the property including size, shape, topography, location, surroundings, building placement, or architectural style that warrant modified standards to afford the property privileges enjoyed by other properties in the vicinity and in the same zone;

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- c) The modified standards do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone; and
- d) The Sign Program does not allow any sign that is prohibited (Section 17.108.040); and
- iii) The Sign Program is in substantial compliance with any applicable design guidelines;
- iv) The Sign Program standards will result in signs that are visually related or complementary to each other and to the ~~structure buildings~~ and/or developments they identify through the integration of predominant architectural materials, elements, or details of such buildings or developments; and
- v) The Sign Program will not result in signs that would impair pedestrian and vehicular safety; and
- ~~v)~~vi) The sign's design or proposed construction will not threaten the public health, safety, or welfare.

5. Sign Permit or Sign Program conditions. Any condition imposed on a Sign Permit or Sign Program will be limited to protecting the health, safety, and welfare, and will not affect sign message and or have the intent or effect of reducing allowable signage on a property.

5-6. Post-approval procedures. A final decision of a review authority may be appealed in compliance with Chapter 17.006 (Appeal Procedures); however, the appeal hearing shall be set no later than 30 days after the appeal is filed. When an appeal is acted on by the Commission or Council, the time for a challenge to the decision in a court of law is governed by California Code of Civil Procedures Section 1094.8. Notice of the decision shall include citation to California Code of Civil Procedure Section 1094.8.

6-7. Sign Permit implementation, time limits, and extensions.

- a. A Sign Permit expires 12 months after the date of approval unless the sign has been installed or a different expiration date is stipulated in the approval.
- b. A Sign Permit expires when the activity, product, business, service, or other use which is being advertised or identified has ceased for a period of not less than 90 days or has moved from the location where the sign was allowed.
- c. A Sign Permit expires when a sign is removed from the approved location for more than 90 days or a new permit is approved for a replacement sign.
- d. Upon written request by the applicant, the Director may extend a Sign Permit up to an additional 12 months from the original date of expiration based on parcel specific conditions justifying the original approval and whether or not those conditions have

changed (e.g., physical site changes such as a new building or effects of a natural disaster, change in applicable sign regulations, etc.). The Director may make the extension subject to new conditions of approval should parcel-specific conditions warrant revised or new conditions to meet the required findings in this Chapter.

- e. Notwithstanding any expiration date that may be applicable to a Sign Permit, the expiration date of that Sign Permit shall be the same as the latest expiration date of the Building Permit or other applicable permits for the project for which the Sign Permit was issued.
- f. A Sign Program has no expiration date.

7.8. Modifications to Sign Permits or Sign Programs. An approved Sign Permit or Sign Program may be modified or amended through the same procedure for original approval. However, minor amendments to a Sign Permit or Sign Program may be approved by the Director if it is determined the intent of the original approval, required findings, and any conditions attached thereto, are not affected.

C. Minor modifications. The following minor modifications or exceptions to sign standards are allowed subject to the approval of a Sign Permit by the applicable review authority (Table 17.108.030.A.); a minor modification does not trigger a different level of review than would otherwise be required for the Sign Permit.

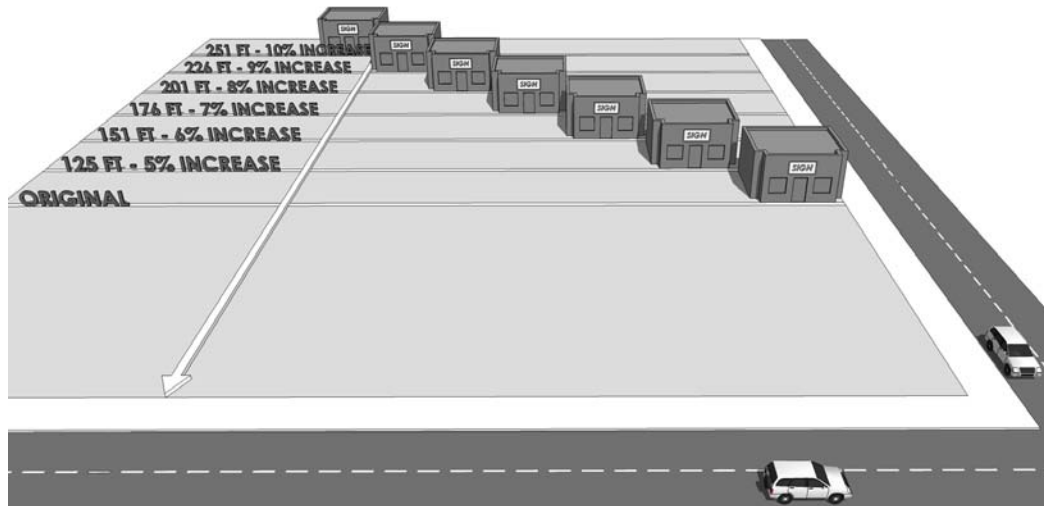
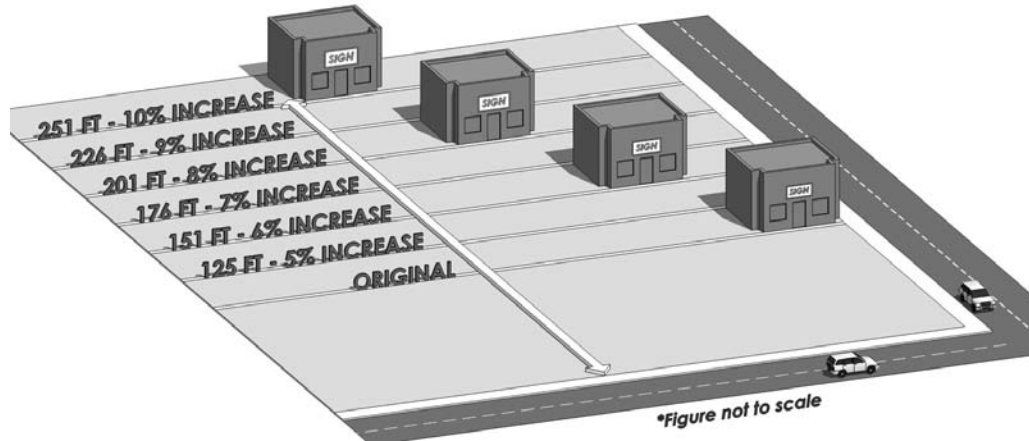
- 1. **Sign area.** Allowable sign area may be increased incrementally by up to 10% if a sign and business frontage identified by the sign are located at certain distances or more from the edge of street right-of-way which they face; provided however, that the incremental increase shall only be applied to the sign located at the given distance or more from the edge of street right-of-way the sign faces. Table 17.108.030.B identifies the incremental increases allowed (also illustrated by Figure 17.108.030.1).

Distance From Street Right-of-Way the Sign Faces	Sign Area Increase
125 - 150 ft	5%
151 - 175 ft	6%
176 - 200 ft	7%
201 - 225 ft	8%
226 - 250 ft	9%
251 ft +	10%

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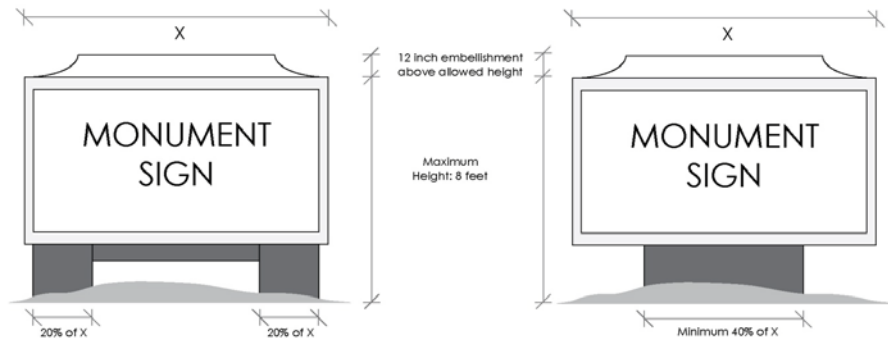
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Figure 17.108.030.1



2. **Sign dimensions.** Architectural features or embellishments may exceed the maximum allowable sign height or dimensions by 10% or 12 inches, whichever is greater (Figure 17.108.030.2).

Figure 17.108.030.2



3. **Monument sign base width.** The required monument sign base width may be reduced by 10% when warranted by unique parcel conditions or when an improvement in overall sign design is achieved as determined by the review authority (Figure 17.108.030.2). For example, a sign base required to be four feet wide could be reduced to 3.6 feet.
4. **Corporate sign standards.** Adopted corporate sign standards that require signs to be a certain size or dimensions may be allowed if the dimensions deviate no more than 10% from the applicable standards established in this Chapter. If the deviation exceeds 10%, Sign Program approval would be required. It is the responsibility of the applicant to establish that a proposed sign is compliant with corporate sign standards.

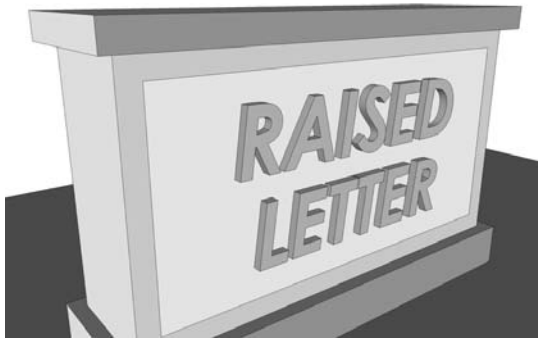
D. Sign Design Performance Standards

1. **Sign Design Elements.** Increases in the allowable area and/or height of permanent monument and building mounted signs in non-residential zones may be approved to encourage preferred sign design features that are identified in this Subsection. The preferred design features detailed below are in addition to the base maximum area and height limitations described in Table 17.108.060.B and in addition to minor modifications allowed by Subsection 17.108.030.C. The increases allowed in this Subsection will be allowed as a minor modification consistent with Subsection 17.108.030.C. Nothing in this Subsection allows deviations from standards for signs subject to an approved Sign Program unless the Sign Program allows for such deviation. This Subsection is not applicable to temporary signs.
 - a. **Raised Letter Signs.** This standard encourages the use of individual lettered business and logo design, or where appropriate, signs containing copy, logo, and/or decorative embellishments in relief on the face of the sign (Figure 17.108.030.3). The improved sign design enhances the readability of sign copy. A sign area and/or height increase as established in Table 17.108.030.C may be approved for sign designs that display either:

Table 17.108.030.C: Percentage Increases for Design Elements Used

- i) Pan channel letters without raceways or internally illuminated channel letters on an unlit or otherwise indistinguishable background on a monument sign or building wall (halo lighting, where the light source is concealed behind three-dimensional opaque letters, is encouraged); or
- ii) Where appropriate, carved signs with a three-dimensional textured surface that is integral to its design, such as extensively carved, routed and/or sandblasted signs containing the business name and/or logo.

Figure 17.108.030.3



- b. **Sign Structure Materials.** This standard encourages the use of native or natural materials in the construction of sign structures, resulting in improved and innovative sign design and an improved image of the business or development to which it refers. A sign area and/or height increase as established in Table 17.108.030.C may be approved for the sign designs in which a minimum of 75% of the sign structure and face are constructed of native or natural materials, such as flagstone, river rock, redwood, cedar, treated pine, used brick, and/or unpainted or unfinished non-reflective metals ([not including dilapidated materials such as rusted iron or corroded alloys](#)).
- c. **Monument Signs of Reduced Height.** This standard encourages the reduction of the overall height of monument signs as otherwise established in Table 17.108.060.B, while maintaining sign and site compatibility and improving the image of the business or development. See Table 17.108.030.C for percentage increases allowed.

2. Cumulative Adjustments. Where more than

Design Feature	Monument Sign		Building Mounted Sign	
	Area Increase	Height Increase	Area Increase	Height Increase
Raised Letter ¹	5%	5%	5%	N/A
Sign Structure Materials	10%	10%	10%	N/A
Reduced Height	5%	N/A	5%	N/A

¹ Increases allowed by raised lettering do not apply to the Old Town Commercial Zone.

When one feature listed in Subsection D.1 is proposed, the adjustment allowed for each individual feature is cumulative. Such sign area and/or height adjustment is measured and based upon the base maximum sign area and height for the applicable site as determined in Table 17.108.060.B. The cumulative maximum sign area and/or sign height increase allowed for permanent monument and building mounted signs is 20% for sign area and 15% for sign height.

E. Permit Denial or Revocation.

1. A Sign Permit or Sign Program may be denied or revoked on the following grounds:

- a. One or more of the required findings to grant a Sign Permit or Sign Program cannot be made; or
- b. Any condition of the Sign Permit or Sign Program has not been complied with.

2. A Sign Permit or Sign Program denial or revocation may be appealed pursuant to the provisions of Chapter 17.006.

17.108.040 Prohibited Signs and General Restrictions for All Signs

A. Location Restrictions. Signs may not be placed in the following locations except where specifically authorized:

1. Signs placed in City right-of-way, except for governmental signs and signs specifically allowed by this Chapter (e.g., bus bench sign, portable signs, etc.);
2. Signs tacked, painted, burned, cut, pasted, or otherwise affixed to trees, light and utility poles, posts, fences, ladders, or similar supports that are visible from the public right-of-way;
3. No person engaging in the business of automobile repair or selling, renting or parking vehicles shall park or stand any such vehicle on any street or City public parking lot for display, advertising or storage purposes;

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4. Signs constructed or placed in such a manner as to prevent or interfere with free ingress to or egress from any door, window, or any exit way required by the Building Code or Fire Department standards;
5. Signs that obstruct the view of any authorized traffic sign, signal, or other traffic control device; and
6. Signs constructed or placed in such a way as to be confused with any authorized traffic signal or device.

B. Prohibited Signs. The following signs are prohibited except where specifically authorized:

1. Abandoned signs;
2. Illegal signs;
3. Inflatable or tethered signs or devices, including air-activated graphics;
4. Pole signs;
5. Feather signs;
6. Roof signs;
7. People signs; and
8. Off-premises signs.

C. Display Restrictions. Signs with the following display features are prohibited:

1. Lighting devices with intermittent, flashing, blinking, or varying intensity or light or color, including animation or motion picture, or any lighting effects creating the illusion of motion, as well as laser or hologram lights unless explicitly allowed by this Chapter (e.g., electronic messages).
2. Sound, odor, or smoke.
3. Rotating or moving sign body or any other portions of the sign whether mechanically or by other means unless explicitly allowed by this Chapter.

D. Parking of Mobile Billboards Prohibited. No person shall park or convey any mobile billboard advertising display as defined herein, either standing alone or attached to a motor vehicle, upon any public street or public lands in the City.

1. **Removal of Mobile Billboard Advertising Displays Authorized.** Pursuant to Section 22651 (v) and (w) of the California Vehicle Code, a peace officer, or any regularly employed and salaried employee of the City, who is authorized to engage and is engaged in directing traffic or enforcing parking laws and regulations may

remove, or cause to be removed, the mobile billboard, or anything that the mobile billboard is attached to including a motor vehicle, located within the territorial limits of the City when the mobile billboard is found upon any public street or any public lands, if all of the following requirements are satisfied:

- a. When a mobile billboard either standing alone or attached to a motor vehicle, is parked or left standing in violation of the Code, and the registered owner of the vehicle or display was previously issued a warning notice or citation for the same offense;
 - b. A warning notice or citation was issued to a first-time offender at least 24 hours prior to the removal of the vehicle or display. The City is not required pursuant to Section 22651(v)(2) and Section 22651(w)(2) of the Vehicle Code to provide further notice for a subsequent violation prior to enforcement; and
 - c. The warning notice or citation advised the registered owner of the vehicle or display that he or she may be subject to penalties upon a subsequent violation of the ordinance that may include removal of the vehicle or display.
2. **Permanent Advertising Signs Excepted.** Pursuant to Section 21100(p)(2) and (p)(3) of the California Vehicle Code, this section does not apply to advertising signs that are permanently affixed in a manner that is painted directly upon the body of a motor vehicle, applied as a decal on the body of a motor vehicle, or placed in a location on the body of a motor vehicle that was specifically designed by a vehicle manufacturer for the express purpose of containing an advertising sign, such that they are an integral part of, or 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.
3. **Post Storage Impound Hearing.** Section 22852 of the California Vehicle Code applies to this Section with respect to the removal of any mobile billboard advertising display vehicle. Section 22852 is incorporated by reference as if set forth in full herein and provides, in summary, that whenever an authorized employee of the City directs the storage of a vehicle, the City shall direct the storage operator to provide the vehicle's registered and legal owner(s) of record, or their agent(s), with the opportunity for a post-storage hearing to determine the validity of the storage. Notice of the storage shall be mailed or personally delivered to the registered and legal owner(s) within 48 hours, excluding weekends, as specifically provided for under Section 22852 of the California Vehicle Code. To receive a post-storage hearing, the owner(s) of record, or their agent(s), must request a hearing in person, in writing, or by telephone within ten days of the date appearing on the notice. The City may authorize its own officer or employee to conduct the hearing as long as the hearing officer is not the same person who directed the storage of the vehicle.
4. **Violation - Penalties.** A violation of this Section is a misdemeanor, punishable upon conviction by a fine of not less than Two Hundred Fifty Dollars (\$250), nor more than One Thousand Dollars (\$1,000), or by imprisonment in the county jail for not more than six months, or by both fine and imprisonment. At the discretion of any

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person duly authorized by the Chief of Police to issue a citation for any violation of this section, or the Lompoc City Attorney's Office, a violation of this section may be an infraction enforced through the parking penalty process set forth in Section 40200 et seq. of the California Vehicle Code.

17.108.050 General Requirements for All Signs

A. Sign Message.

1. Any allowed sign may contain, in lieu of any other message or copy, any lawful non-commercial message, provided that the sign complies with the size, height, area, location, and other requirements of this Chapter.
2. A sign's message should be clearly legible for the intended audience (e.g., vehicular traffic, pedestrians, etc.).

B. Sign Measurement Criteria. The measurement of sign area and height to determine compliance with the limitations of this Chapter shall be regulated as follows:

1. **Surface area.** The surface area of a sign is calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight (8) lines. See Figures 17.108.050.1 and 17.108.050.2.

Figure 17.108.050.1

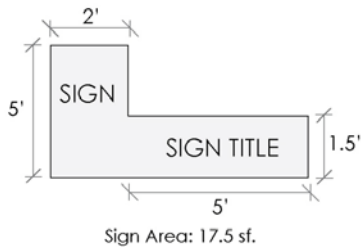


Figure 17.108.050.2



2. **Sign structure.** Supporting sign frame and support structures that are clearly incidental to the display itself is not computed as sign area, except for portable signs.
3. **Double-sided signs.** The area of a double-sided sign that has no more than 24 inches separating the outer surfaces of the sign's two parallel planes is computed by multiplying the total height by the total length of only one side of the sign area.
4. **Three-dimensional objects.** Where a sign consists of one or more three dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area is measured at their maximum projection upon a vertical plane.
5. **Multiple objects.** When signs are composed of individual elements, the area of all sign elements, which together convey a single complete message, are considered a single sign. See Figure 17.108.050.3.

Figure 17.108.050.3



6. **Height.** Sign height is measured as the vertical distance from the highest elevation of the finished grade below or surrounding the base of the sign to the top of the highest element of the sign. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with properties in the immediate vicinity, and shall not be artificially raised to gain additional sign height. If highest finished grade surrounding the sign is lower than the grade of an adjacent road, the height of the sign shall be measured from the top of curb elevation nearest to the sign. See Figure 17.108.050.4.

Figure 17.108.050.4

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C. **Sign Illumination.** Sign illumination shall be designed to minimize light and glare on surrounding rights-of-way and properties, according to the following standards:

1. **General.**

- a. LED / neon lighting is encouraged for energy conservation purposes and to allow for creatively designed and attractive signs.
- b. Sign illumination shall be limited to avoid light projection or reflection into residential zones.
- c. Sign illuminations shall not blink, flash, flutter, or change light intensity, brightness, or color unless consistent with the standards for electronic message signs (Subsection 17.108.050.C.2). Illuminated window signs that are no greater than 2.5 square feet in area are exempt from this standard.
- d. Neither the direct nor reflected light from primary light sources may create hazards for pedestrians or operators of motor vehicles.

2. **Electronic message signs.**

- a. Electronic message signs are only allowed in the ~~Public Facilities F-Zone, and Old Town Commercial Zone~~ TC, C-2, CC, CO, and PCD zones, on sign types that allow for internal illumination in compliance with this Chapter (see Table 17.108.060.B).
- b. Electronic message signs shall not flash, blink, flutter, include intermittent or chasing lights, or display video messages (i.e., any illumination or message that is in motion or appears to be in motion). Electronic message signs may display changing messages provided that each message is displayed for no less than four seconds.
- c. One electronic message sign may be allowed per parcel.
- d. Night-time brightness.

- i) Night-time brightness shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the electronic message off, and again with the electronic message displaying a white image for a full color-capable electronic message or a solid message for a single-color electronic message.
- ii) All measurements shall be taken perpendicular to the face of the electronic message at the following distance:
$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$
- iii) The difference between the off and solid message measurements shall not exceed 0.3 footcandles at night.
- e. Electronic message signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions (e.g., photocell technology), or that can be adjusted to comply with the 0.3 footcandle requirement.
- f. Electronic message signs shall be turned off daily at the close of business or 10 p.m., whichever occurs first.

D. Sign Design and Materials. All signs shall be designed and constructed in compliance with the following standards:

1. Design and construction.

- a. All signs shall comply with the applicable provisions of the uniform codes of the City, any other applicable City ordinance, resolutions, or standards, and this Chapter.
- b. The size of the structural members (e.g., columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.
- c. All permanent signs shall be designed by professionals (e.g., architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs) who are capable of producing professional results.
- d. All permanent signs shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability so as to reduce maintenance costs and to prevent dilapidation.

2. Materials.

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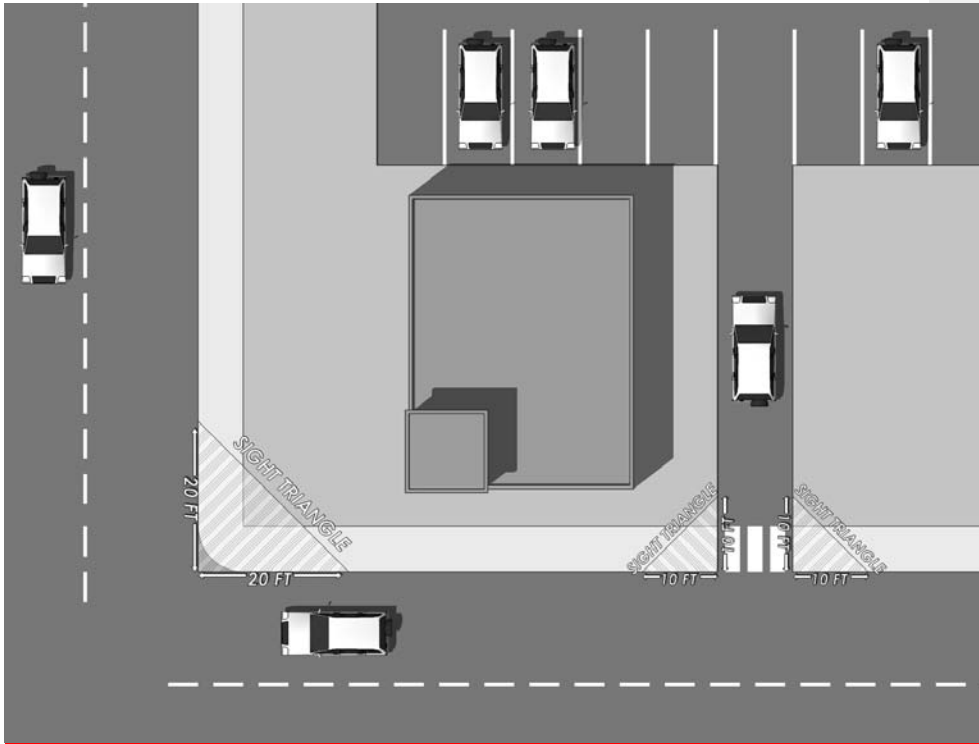
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- a. Sign materials (including framing and supports) shall be characteristic of or compatible with the type and scale of materials used on the parcel of the sign.
- b. Reflective materials shall not be included on signs.
- c. Sign materials shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

E. Sign Placement at Intersection.

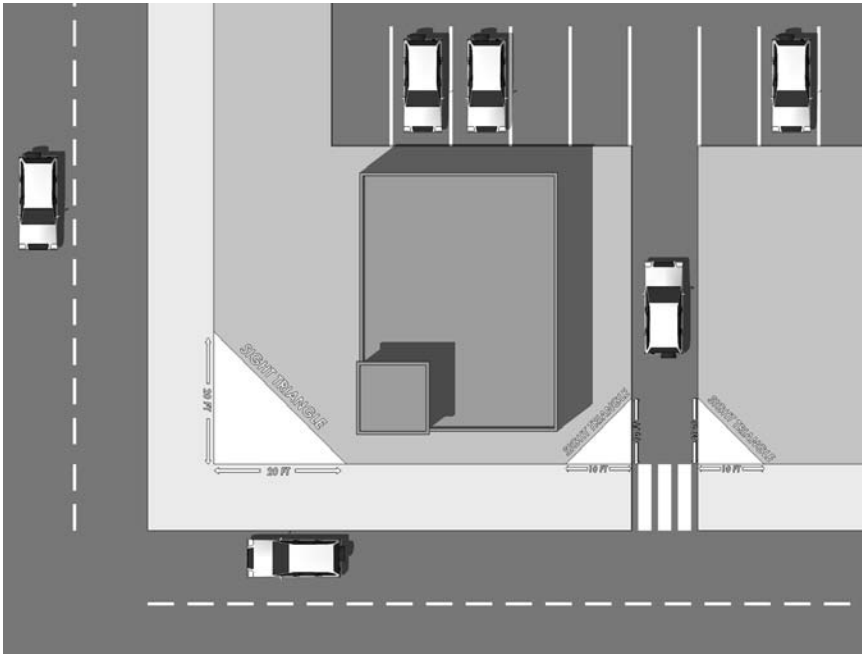
No sign located within the traffic safety visibility area may exceed 2.5 feet in height unless approved by the City Engineer. The traffic safety visibility area is a triangle extending 20 feet from the intersection of two streets' and/or alley rights-of-way along both streets and connecting the lines across the property (see Figure 17.108.050.5). Where a driveway intersects with a street or alley, the traffic safety visibility area extends 10 feet along the street or alley right-of-way and driveway.

Figure 17.108.050.5



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F. **Sign Maintenance.** All signs, both temporary and permanent, shall be continuously maintained in compliance with the following standards:

1. Each sign and supporting hardware shall be maintained in good repair so that it is able to function properly at all times. This includes the replacement of burned out or broken light bulbs and repair or replacement of faded, peeled, cracked, or otherwise damaged parts of a sign.
2. Signs that have structural or electrical components that may be compromised by weather should be inspected as necessary by a competent engineer or qualified building inspector, ~~or~~ contractor, or sign professional.
3. Any repair to a sign shall be of materials and design of equal or better quality as the original sign.
4. Signs that have been physically damaged by weather or physical impact shall be reviewed by a competent engineer or qualified building inspector, contractor, or sign professional within 24 hours after the damage occurs.
5. Signs that are not properly maintained and are dilapidated will be deemed a public nuisance, and shall be abated in compliance with Section 17.108.1240 (Enforcement).

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6. When an existing sign is replaced, all brackets, poles, and other supports that are no longer required shall be removed.
7. Property owners are responsible for the structural and electrical integrity of signs located on their property and for obtaining all necessary permits in compliance with Subsection 17.108.030.B.2.
8. Landscaping required by this Chapter shall be maintained in a neat, clean and healthy condition, which includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

17.108.060 Permanent Signs

Permanent signs shall comply with the standards provided in this Section. This Section is organized into three subsections: A.) signs allowed in residential zones; B.) signs allowed in non-residential zones; and C.) standards by sign type. Key standards are identified in the tables located in Subsections A and B (e.g., maximum sign number, sign area, sign height, permit requirements, etc.) which allows for a comparison across sign types. Subsection C identifies standards for each sign type regardless of zone and repeats certain standards listed in the tables located in Subsections A and B. Cross references provide linkages between related standards.

A. Signs Allowed in Residential Zones

Table 17.108.060.A: Permanent Sign Standards for All Residential Zones^{1,2}

Sign Type	Maximum Number ^{3,2}	Maximum Area	Maximum Height	Lighting Allowed?	Permit Required?	Additional Requirements
Flag	1 per parcel	35 sf	limited to the zone's allowable building height	external	yes	no
Monument Sign	1 per street frontage ^{4,5}	24 sf	5 feet	Limited, external, down-directed	yes	17.108.060.C.4
	1 per parcel ^{5,4}	4 sf	3 feet		no	
Wall Sign	1 per street frontage ^{4,3}	24 sf	Not displayed above the second story	Limited, external, down-directed	yes	17.108.060.C.9
	1 per parcel ^{5,4}	4 sf			no	

¹ Not allowed in the R-1 or R-2 zones unless approved with a precise development plan.

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² [Parcels in the MU Zone that contain only residential uses shall be subject to the standards in this Table.](#)

³ Additional signs may be allowed if approved with a Sign Program.

^{4a} Allowed for signs identifying a multi-family building or complex by name and/or address. Only one 24 square foot sign is allowed per street frontage, which may be either a wall or monument sign.

^{4a} Allowed for signs identifying or providing direction to the manager's office of a multi-family building or complex or similar directional signs.

Permanent signs in residential zones are allowed in compliance with the standards established in Table 17.108.060.A. The signs listed in Table 17.108.060.A are allowed in any number or combination, unless otherwise noted in this Section.

B. Signs Allowed in Non-Residential Zones

Permanent signs in non-residential zones are allowed in compliance with the standards established in Table 17.108.060.B. The signs provided in Table 17.108.060.B are allowed in any combination, unless otherwise noted in this Section, provided the following is complied with:

1. Total square footage of signage shall not exceed two square feet per one lineal foot of street frontage ~~or business frontage for multi-tenant buildings~~, with a maximum of 300 square feet ~~per business~~; however, each business is allowed a total sign area of at least 40 square feet regardless of the street frontage ~~or business frontage~~; and
2. Three total signs are allowed per business; however, four signs are allowed for businesses with three or more street frontages.

Table 17.108.060.B: Permanent Sign Standards for All Non-Residential Zones¹

Sign Type	Maximum Number	Maximum Area	Maximum Height	Lighting Allowed?	Included in maximum number and area of signs?	Sign Permit Required?	Additional Requirements
Awning or Canopy Sign	n/a <u>1 per awning or canopy; 1 per valance</u>	1 sf per 1 lineal foot of awning or canopy width; <u>75% maximum coverage of valance</u>	<u>Not displayed above the second story</u> limited to ground level businesses only	<u>internal or external</u>	yes	yes	17.108.060.C.1
Directory Sign	Ground mounted - 1 per parcel On-building structure mounted - 1 per bldg. entrance	20 sf	6 ft 12 ft above finished grade below	internal or external	no ²	yes	17.108.060.C.2
Flag	1 per business	35 sf	limited to the zone's allowable	external	yes	no	17.108.060.C.3

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Table 17.108.060.B: Permanent Sign Standards for All Non-Residential Zones¹							
Sign Type	Maximum Number	Maximum Area	Maximum Height	Lighting Allowed?	Included in maximum number and area of signs?	Sign Permit Required?	Additional Requirements
			building height				
Monument Sign ²³	1 per street frontage	60 sf	8 ft	internal or external	yes	yes	17.108.060.C.4
Parking Lot Sign	2 per parcel	4 sf	3 ft	internal or external	no	yes	17.108.060.C.5
Projecting Sign ²⁴	1 per bldg business entrance	12 sf	14 ft above finished grade below	external	yes	yes	17.108.060.C.6
Suspended Sign	1 per bldg business entrance	8 sf	limited to ground level businesses only	external	yes	yes	17.108.060.C.7
Wall Sign	1 per bldg. façade area or business frontage area	max 10% of building façade or business frontage	Not displayed above the second story	internal or external	yes	yes	17.108.060.C.8
	1 per bldg.	4 sf		external	no	no	
Window Sign	n/a	30% of window area ⁴⁵	n/a	internal	no	yes	17.108.060.C.9
<p>¹ Parcels in the MU Zone that contain only residential uses shall be subject to the standards in Table 17.108.060.A.</p> <p>² Only if not visible from the public right-of-way. If the sign is visible from the public right-of-way, it shall be considered a monument or wall sign and will be included in the limitations for maximum number of signs and sign area.</p> <p>²³ Prohibited in the Old Town CommercialTC Zone.</p> <p>²⁴ Standards in Subsection 17.108.080.D.2 apply to projecting signs in the Old Town CommercialTC Zone.</p>							

Table 17.108.060.B: Permanent Sign Standards for All Non-Residential Zones¹

Sign Type	Maximum Number	Maximum Area	Maximum Height	Lighting Allowed?	Included in maximum number and area of signs?	Sign Permit Required?	Additional Requirements
¹ Only 25% of window area allowed for signage in the Old Town Commercial Zone (see Section 17.108.080).							

C. Standards by Sign Type

As listed in, and in addition to the standards in Table 17.108.060.B, signs shall comply with the following standards applicable to the specific sign type. Each sign type listed in this subsection shall be included in the calculation of the total sign area and/or number of signs allowed on a parcel by Subsection 17.108.060.B (Signs allowed in Non-Residential Zones), unless this Subsection explicitly provides otherwise. Each sign shall also comply with the requirements of Section 17.108.050 (General Requirements for All Signs), and all other applicable provisions of this Chapter.

1. Awning or canopy signs.

An awning or canopy sign is any sign that is painted or applied to the face, valance, or side panel of a projecting structure consisting of a frame and a material covering, attached to and wholly supported by a building wall and installed over and partially in front of doors, windows, or other openings in a building (as defined in Section 17.108.1420.B.3).

Figure 17.108.060.1



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The following standards apply to awning or canopy signs (see Figure 17.108.060.1).

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- a. **Maximum Number.** ~~Not applicable. One sign per awning or canopy, and one per valance.~~
- b. **Maximum Area.** One square foot per one lineal foot of awning or canopy width, and 75% maximum coverage per valance.
- c. **Maximum Height.** ~~Sign is not to be displayed above the second story. Limited to ground level businesses only.~~
- d. **Illumination.** May be internally or externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit is required.
- f. **Additional Requirements:**
 - i) **Vertical clearance.** Minimum eight feet from bottom of the awning, including valance, or canopy to finished grade.
 - ii) **Setback and projection into public right-of-way.** A minimum of two feet between the edge of the awning or canopy and outer curb face shall be maintained. Any encroachment into City right-of-way is subject to City Engineer approval and requires a City Encroachment Permit. Signs and awnings or canopies may not encroach into State right-of-way unless authorized by the State.
 - iii) **Sign width.** Sign copy on an awning or canopy shall not exceed 60% of awning or canopy width.

iv) ~~Signs on awnings or canopies are limited to ground level businesses only.~~

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~~Figure 17.108.060.1~~



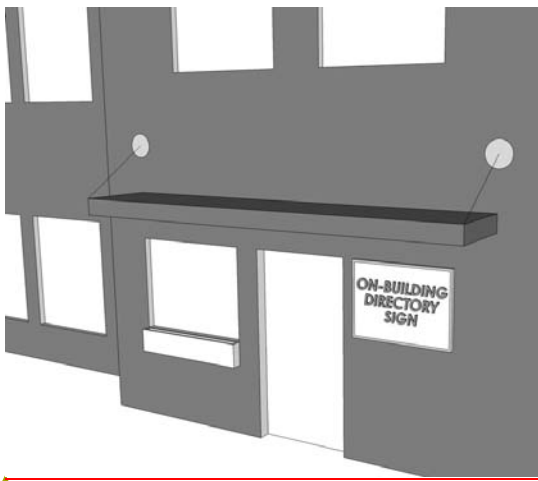
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2. Directory signs.

A directory sign is a pedestrian oriented sign used to provide a directory of tenant locations within a multi-tenant building(s) (as defined in Section 17.108.1420.B.9).

Figure 17.108.060.2



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Figure 17.108.060.3

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The following standards apply to directory signs (see Figures 17.108.060.2 and 17.108.060.3).

- a. **Maximum Number.** Ground mounted: 1 per parcel; ~~On-buildingStructure mounted~~: 1 per building entrance.
- b. **Maximum Area.** 20 square feet.
- c. **Maximum Height.** Ground mounted: Six feet; ~~On-buildingStructure mounted~~: 12 feet above finished grade below.
- d. **Illumination.** May be internally or externally illuminated consistent with Section 17.108.050.C.

e. **Permit Required.** A Sign Permit is required.

e. **Additional Requirements:**

- ~~i) Ground mounted directory signs shall not exceed 6 feet.~~
- ~~ii) On-buildingStructure mounted directory signs shall be no more than 12 feet above finished grade below.~~
- ~~iii) Ground mounted directory signs shall comply with the standards for monument signs in Subsection 17.108.060.C.4.~~
- ~~iv)~~
- ~~v) Figure 17.108.060.2~~
- ~~vi)~~
- f.

Figure 17.108.060.3

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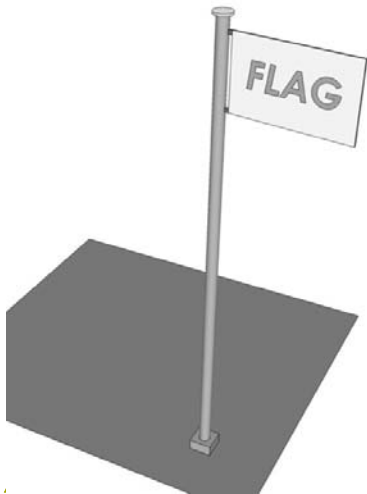


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3. **Flags.**

A flag is a fabric sheet of square, rectangular, or triangular shape that is mounted on a pole. This sign type includes official flags of national, state, or local governments. This sign type does not include feather signs (as defined in Section 17.108.1420.B.13).

[Figure 17.108.060.4](#)



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The following standards apply to flags (see Figure 17.108.060.4).

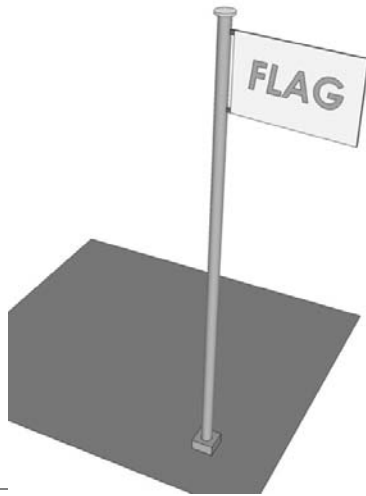
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- a. **Maximum Number.** One per business.
- b. **Maximum Area.** 35 square feet.
- c. **Maximum Height.** The height of a flag is limited to the zone's allowable building height.
- d. **Illumination.** May be externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** No.
- f. **Additional Requirements:**
 - i) **Attached to flag pole.** A flag shall be securely attached to a flag pole.

ii) **Vertical clearance.** Minimum eight feet from bottom of the flag to finished grade.

~~Figure 17.108.060.4~~



iii)ii) _____

4. **Monument signs.**

A monument sign is an independent, freestanding sign supported on the ground having a solid base (as defined in Section 17.108.1420.B.20).

Figure 17.108.060.5

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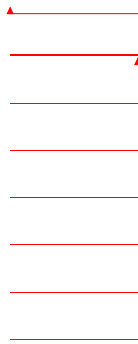
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The following standards apply to monument signs (see Figure 17.108.060.5).

- a. **Maximum Number.** Residential: see Table 17.108.060.A; Non-Residential: one per street frontage.
- b. **Maximum Area.** Residential: see Table 17.108.060.A; Non-Residential: 60 square feet.
- c. **Maximum Height.** Residential: see Table 17.108.060.A; Non-Residential: eight feet.
- d. **Illumination.** Residential: limited, external, and must be directed downwards; Non-Residential: may be internally or externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** Residential: see Table 17.108.060.A; Non-Residential: a Sign Permit is required.
- f. **Additional Requirements:**
 - i) **Setback.** Minimum one foot from a property line in non-residential zones, and a minimum of five feet from a property line in residential zones.
 - ii) **Landscaping.** Monument signs shall be located within a minimum 70 square foot landscape area.
 - iii) **Base width.** Monument signs larger than four square feet or taller than three feet shall include a sign base with an aggregate width of at least 40% of the width of the sign face. See Figure 17.108.030.1.
 - iv) **Separation.** Multiple monument signs should be separated by a minimum of 60 feet to ensure adequate visibility for all signs. The Director may modify this requirement where the locations of existing signs on adjacent properties would make the 60-foot separation impractical.

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~~v)~~ Monument signs are prohibited in the OTC Zone.



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~~Figure 17.108.060.5~~



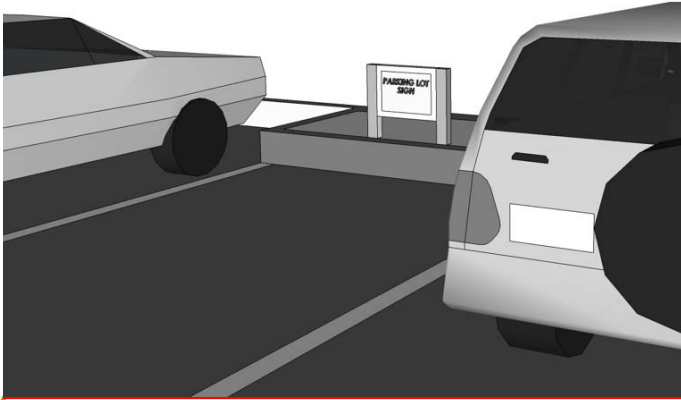
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~~v)~~ _____

5. Parking lot signs.

A parking lot sign is a sign placed or displayed in parking lots to supply information to people using such lots, including information with respect to liability as well as entry, exit and directional information, handicapped parking requirements, and other information to facilitate the safe movement of vehicles served by the parking area (as defined in Section 17.108.1420.B.25).

Figure 17.108.060.6



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The following standards apply to parking lot signs (see Figure 17.108.060.6).

- a. **Maximum Number.** Two per parcel.
- b. **Maximum Area.** Four square feet.
- c. **Maximum Height.** Three feet.
- d. **Illumination.** May be internally or externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit is required.

f. Additional Requirement:

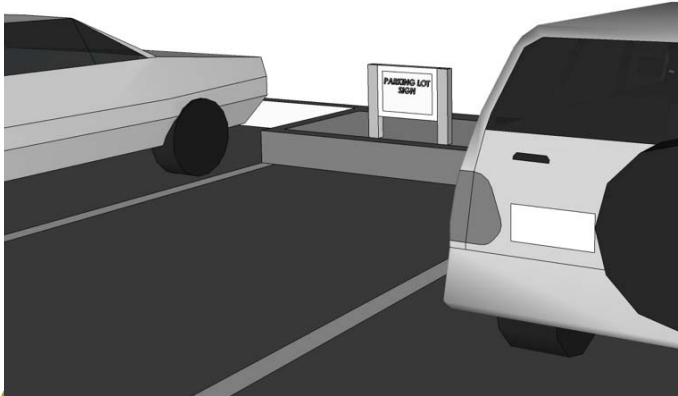
- f.** A maximum of one parking lot sign at each driveway.

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Figure 17.108.060.6

Sign Regulations



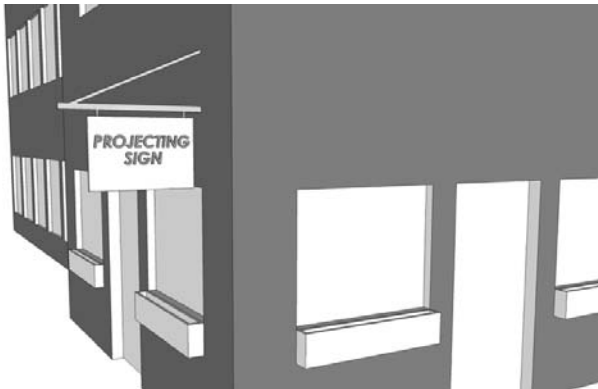
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6. Projecting signs.

A projecting sign is a sign projecting ~~six inches or more~~ from a ~~wall or building that is~~nd supported by a wall or building with the display surface of the sign perpendicular to the ~~wall or building wall~~ (as defined in Section 17.108.1420.B.30).

Figure 17.108.060.7



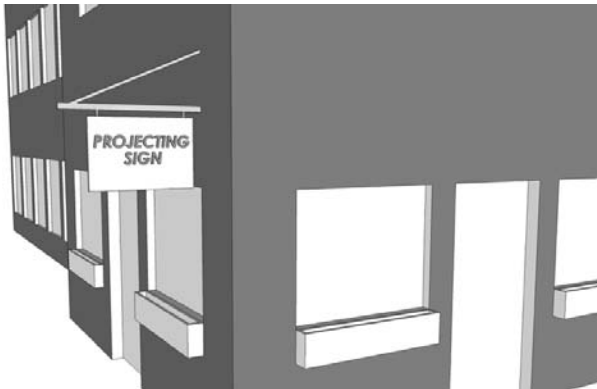
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The following standards apply to projecting signs (see Figure 17.108.060.7).

- a. **Maximum Number.** One per ~~building-business~~ entrance.
- b. **Maximum Area.** 12 square feet.
- c. **Maximum Height.** 14 feet above finished grade ~~below~~.

- d. **Illumination.** May be externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit is required.
- f. **Additional Requirements:**
 - i) **Vertical clearance.** Minimum eight feet from bottom of the sign to finished grade below.
 - ii) **Projecting into public right-of-way.** May encroach into the City right-of-way a maximum of three feet if approval is obtained from the City engineer and a City Encroachment Permit is issued. Signs may not encroach into State right-of-way unless authorized by the State.
 - iii) ~~Maximum sign height. Top of sign maximum 14 feet above finished grade below.~~
 - iv) Projecting signs shall not extend more than five feet from a structure wall.
 - v) Projecting signs shall be double-sided.
 - vi) Projecting signs in the OTC Zone are subject to the supplemental standards in 17.108.080.D.2.

Figure 17.108.060.7



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7. **Suspended signs.**

A suspended sign is a sign that is suspended from the underside of an eave, canopy, awning, arcade, or other covered walkway (as defined in Section 17.108.1420.B.32).

Figure 17.108.060.8

Sign Regulations



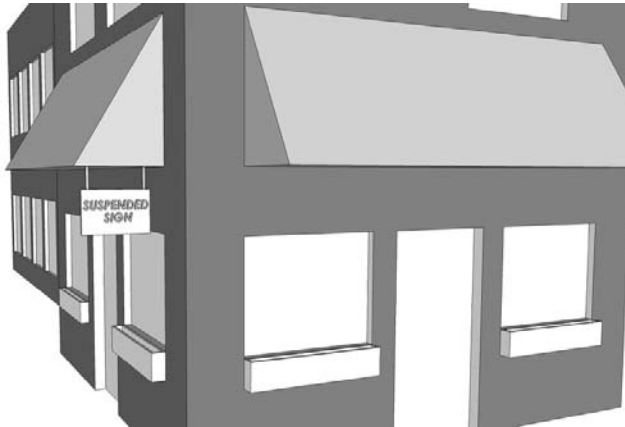
The following standards apply to suspended signs (see Figure 17.108.060.8).

- a. **Maximum Number.** One per building-business entrance.
- b. **Maximum Area.** Eight square feet.
- c. **Maximum Height.** Sign height is limited to ground level businesses only.
- d. **Illumination.** May be externally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit is required.
- f. **Additional Requirements:**
 - i) **Vertical clearance.** Minimum eight feet from bottom of the sign to finished grade below.
 - ii) Limited to ground level businesses only.

~~Figure 17.108.060.8~~

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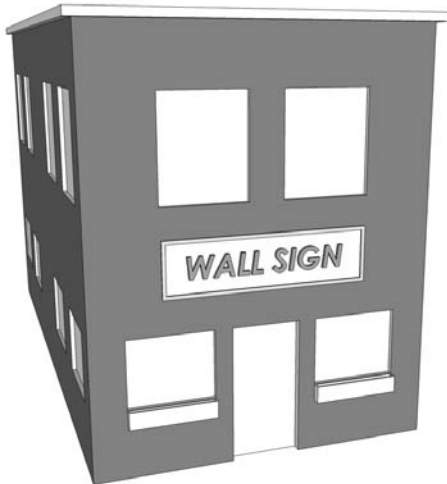
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8. Wall signs.

A wall sign is a sign attached to or painted on the exterior wall of a building or structure with the display surface of the sign approximately parallel to the building or structure wall (as defined in Section 17.108.1420.B.34).

Figure 17.108.060.9



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The following standards apply to wall signs (see Figure 17.108.060.9).

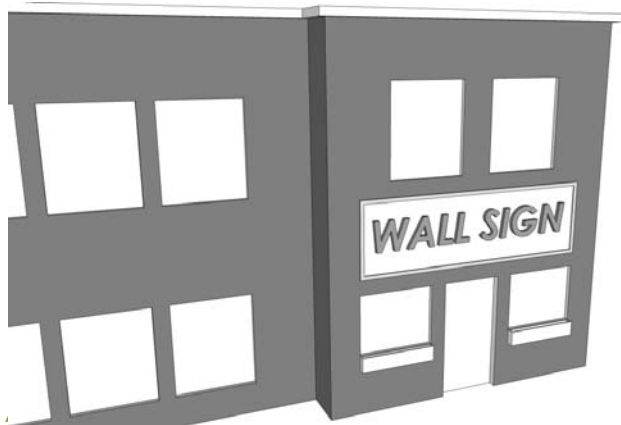
- a. **Maximum Number.** Residential: one per street frontage or one per parcel; Non-Residential: one per building façade or business frontage, or one per building.

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- b. **Maximum Area.** Residential: 24 square feet or four square feet; Non-Residential: 10% of building façade [area](#) or business frontage [area](#), or four square feet.
- c. **Maximum Height.** Sign is not to be displayed above the second story.
- d. **Illumination.** Residential: limited, external, and directed downwards; Non-Residential: may be internally or externally illuminated and must be consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit may or may not be required (see Tables 17.108.060.A and 17.108.060.B).
- f. **Additional Requirements:**
 - i) **Maximum sign height.** Top of sign maximum 25 feet above ground level.
 - ii) **Projection.** A wall sign shall not project more than eight inches from the surface to which it is attached.
 - iii) **Sign width.** Maximum 60% width of [structure-building](#) façade or business frontage.

Figure 17.108.060.9



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9. **Window signs, permanent.**

A permanent window sign is a sign placed on or behind a window facing a public way. Window signs do not include common wall windows on the inside of a building not visible by the general public from any public right-of-way or any public area (as defined in Section 17.108.1420.B.36).

Figure 17.108.060.10



The following standards apply to permanent window signs (see Figure 17.108.060.10).

- a. **Maximum Number.** Not applicable.
- b. **Maximum Area.** 30% of window area in all non-residential zones and 25% in the OTC Zone (see Section 17.108.080.D.3).
- c. **Maximum Height.** Not applicable.
- d. **Illumination.** May be internally illuminated consistent with Section 17.108.050.C.
- e. **Permit Required.** A Sign Permit is required.

~~f.~~ **Additional Requirement:**

~~f.~~ Transparent window signs may be excluded from window sign size calculations subject to review and approval by ~~the Police Chief, Fire Chief, and~~ the Director.

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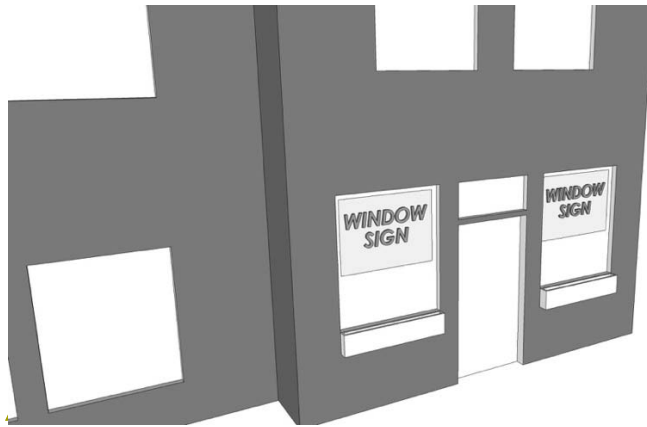
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Figure 17.108.060.10

Sign Regulations



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17.108.070 Temporary Signs

- A. Purpose.** In addition to the Purpose of this Chapter (Section 17.108.010), the Council finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and litter that threatens the public's health, safety, and welfare. The purpose of these regulations is to ensure that temporary signs do not create a distraction to the traveling public by eliminating the aesthetic blight and litter caused by portable signs.
- B. General to All Temporary Signs.** Temporary signs are allowed only in compliance with the provisions of this Section.
1. Temporary sign types not listed in Table 17.108.070.A are not allowed (see Applicability - Interpretations).
 2. Temporary signs shall be well-maintained consistent with Subsection 17.108.050.D (General Requirements for All Signs - Sign Design and Materials).
 3. Temporary signs shall not include attachments, including, but not limited to, balloons, pennant flags, ribbons, loudspeakers, etc.
 4. Temporary signs are not counted toward total (permanent) allowable sign area or number, except for window signs. (See Subsection 17.108.060.C.10).
- C. Temporary Sign Standards for Non-Residential Zones.** Temporary signs in Non-Residential Zones are allowed as provided in Table 17.108.070.A. The signs in Table 17.108.070.A are allowed in any combination unless otherwise noted in this Section; however, businesses shall not display more than three temporary signs (excluding window signs) at any one time.

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Table 17.108.070.A: Temporary Sign Standards for Non-Residential Zones

Sign Type	Maximum Number	Maximum Area	Maximum Height	Lighting Allowed?	Sign Permit Required?	Additional Requirements
Banner Sign	1 per business frontage	30sf or 10% of business frontage on which banner is placed, whichever is greater ¹	n/a	no	yes	17.108.070.D.1
Bus Bench Sign	1 sign per bus bench	8sf and not to extend beyond the exterior limits of the bench backrest, whichever is smaller	n/a	no	yes	17.108.070.D.2
Portable Sign	1 per business	6sf	3ft	no	no	17.108.070.D.3
Window Sign	n/a	50% of window area ²	n/a	no	no	17.108.070.D.4
Yard Sign	1 per business frontage	12sf (lots < -1 acre) 32sf (lots ≥ 1 acre)	6ft (lots < 1 acre) 8ft (lots ≥ 1 acre)	no	no (signs < 12sf) yes (signs ≥ 12sf)	17.108.070.D.5
¹ For the purposes of calculating allowed banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions. ² In no event shall more than 50% of the total window area be covered by signage, including permanent and temporary window signs.						

D. Standards by Sign Type. As listed in, and in addition to the standards in Table 17.108.070.A, signs shall comply with the following standards applicable to the specific sign type. Each sign shall also comply with all other applicable provisions of this Chapter.

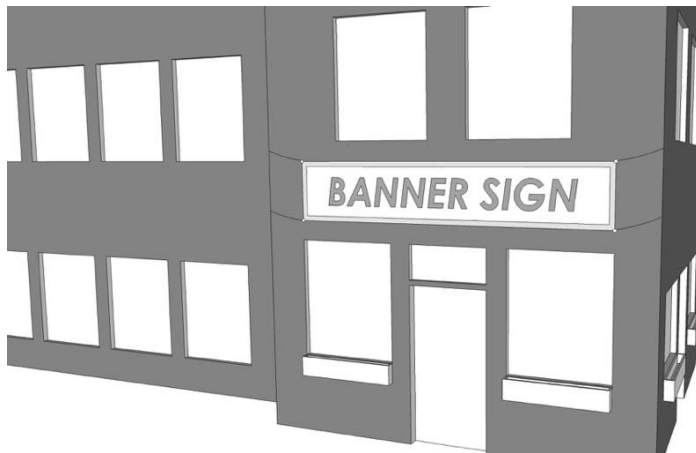
1. **Banner signs.**

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A banner sign is a temporary sign composed of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or a similar method (as defined in Section 17.108.1420.B.4).

Figure 17.108.070.1



The following standards apply to banner signs (see Figure 17.108.070.1).

- a. **Maximum Number.** One per business frontage.
- b. **Maximum Area.** 30 square feet or 10% of business frontage on which the banner is placed, whichever is greater.
- c. **Maximum Height.** Not applicable.
- d. **Illumination.** Not allowed.
- e. **Permit Required.** A Sign Permit is required.
- f. **Additional Requirements:**
 - i) Banners shall be affixed to a permanent structure (i.e., cannot be freestanding, such as mounted on temporary posts).
 - ii) A banner may be displayed for no longer than 30 consecutive days, and then shall be removed for 30 consecutive days, up to a maximum of six display periods within a calendar year. A new business is allowed to have one banner for up to 90 consecutive days to allow [time](#) for a permanent sign to be installed.
 - iii) Banners shall not project above the edge of the roof of a structure.

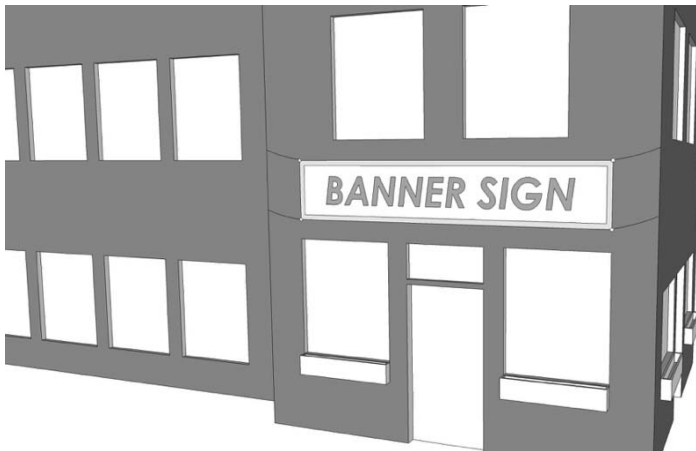
iv) Banners shall be well-maintained (not torn, bent, faded, or dirty) and securely affixed at all corners.

~~v)~~ Banners shall be professionally crafted.

~~vi)~~

~~vii)v)~~

~~Figure 17.108.070.1~~



2. **Bus bench signs.**

A bus bench sign is a temporary message located on the backrest of a City bus bench (as defined in Section 17.108.1420.B.6).

Figure 17.108.070.2

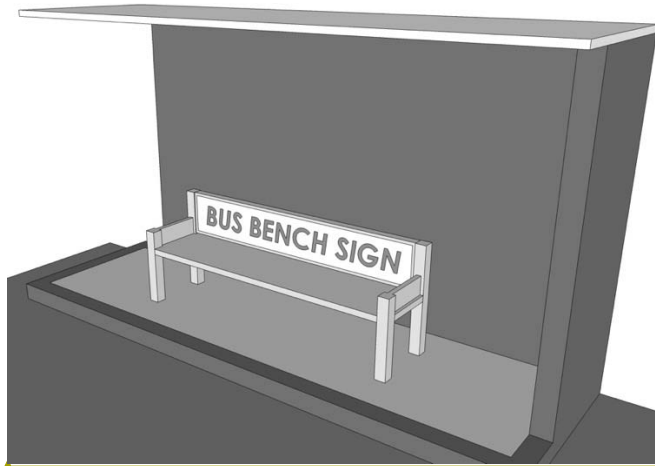
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The following standards apply to bus bench signs (see Figure 17.108.070.2).

- a. **Maximum Number.** One sign per bus bench.
- b. **Maximum Area.** Eight square feet and not to extend beyond the exterior limits of the bench backrest, whichever is smaller.
- c. **Maximum Height.** Not applicable.
- d. **Illumination.** Not allowed.
- e. **Permit Required.** A Sign Permit is required.

f. Additional Requirement:

- ~~i)~~ Bus bench signs may be allowed within City right-of-way with the approval of an Encroachment, Sign Permit, and any indemnification required by the City Attorney. Bus bench signs may also be allowed within State right-of-way, subject to State review and approval to City Sign Permit issuance.

~~Figure 17.108.070.2~~

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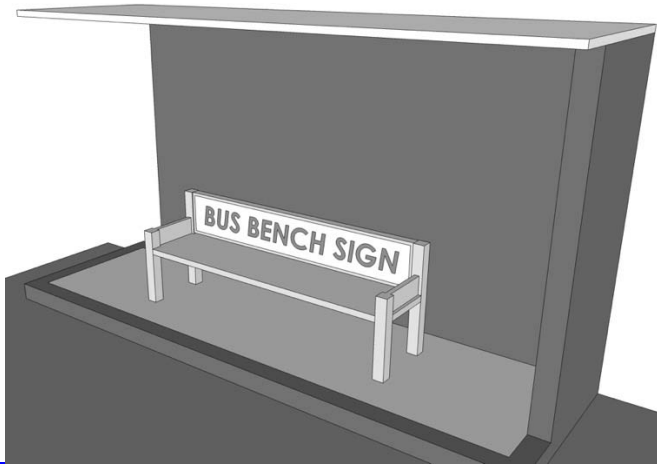
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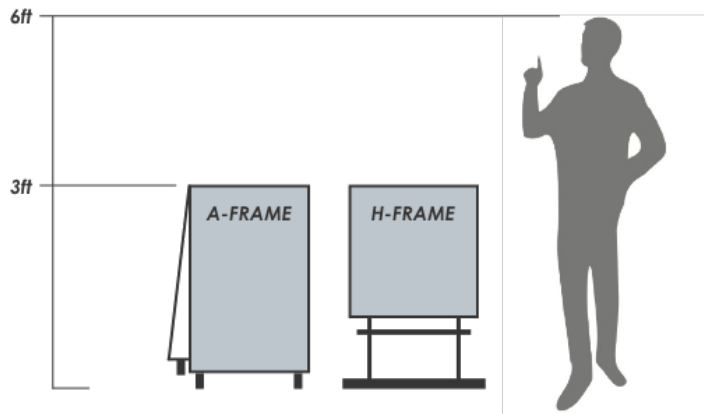
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f.

3. Portable signs.

A portable sign is a sign that rests on the ground and is not designed to be permanently attached to a building or permanently anchored to the ground, including but not limited to A-frame and H-frame signs. Portable signs do not include pole or wooden post signs (as defined in Section 17.108.1420.B.29).

Figure 17.108.070.3



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The following standards apply to portable signs (see Figure 17.108.070.3).

- a. **Maximum Number.** One per business.
- b. **Maximum Area.** Six square feet.

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- c. **Maximum Height.** Three feet.
- d. **Illumination.** Not allowed.
- e. **Permit Required.** No.
- f. **Additional Requirements:**
 - i) In non-residential zones, a portable sign shall be located a maximum of 10 feet from the primary business entrance.
 - ii) Portable signs shall be removed at the close of business.
 - iii) Portable signs shall be professionally crafted and constructed of durable,
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mental standards

Figure 1

vii)

4. **Window signs, temporary.**

A temporary window sign is a sign placed on or behind or behind a window facing a public way. Window signs do not include common wall windows on the inside of a building not visible by the general public from any public right-of-way or any public area (as defined in Section 17.108.1420.B.36). [See Figure 17.108.060.10.](#)

The following standards apply to temporary window signs.

- a. **Maximum Number.** Not applicable.
- b. **Maximum Area.** 50% of the window area. In no event shall more than 50% of the total window area be covered by signage, permanent or temporary.
- c. **Maximum Height.** Not applicable.
- d. **Illumination.** Not allowed.
- e. **Permit Required.** No.

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f. **Additional Requirements:**

- i) Temporary window signs may be displayed for no longer than 60 days.
- ii) Transparent window signs may be excluded from window sign size calculations subject to review and approval by ~~the Police Chief, Fire Chief,~~ and the Director.

5. **Yard signs.**

A yard sign is any temporary sign placed in the ground or attached to a supporting structure, posts, or poles, that is not attached to any building, not including banners (as defined in Section 17.108.1420.B.37).

Figure 17.108.070.4



Figure 17.108.070.5



Figure 17.108.070.6

Sign Regulations



The following standards apply to yard signs (see Figures 17.108.070.4, 17.108.070.5, and 17.108.070.6).

- a. **Maximum Number.** One per business frontage.
- b. **Maximum Area.** If lot size is less than one acre: 12 square feet; if lot size is greater than or equal to one acre: 32 square feet.
- c. **Maximum Height.** If lot size is less than one acre: six feet; if lot size is greater than or equal to one acre: eight feet.
- d. **Illumination.** Not allowed.
- e. **Permit Required.** If sign is less than 12 square feet: no; if sign is greater than or equal to 12 square feet: yes.
- f. **Additional Requirements:**
 - i) Yard signs shall maintain a minimum one-foot setback from property lines.
 - ii) Yard signs shall be installed securely in the ground.

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Figure 17.108.070.4



Figure 17.108.070.5



Figure 17.108.070.6



17.108.080 Supplemental Sign Standards for the Old Town Commercial Zone

A. Purpose.

17.108-50

Lompoc Zoning Code

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The additional sign standards provided in this Section for the Old Town Commercial (OTC) Zone are intended to recognize, preserve and promote the inherent and unique qualities of Lompoc’s historic Old Town area, which is an integral part of the City’s economic stability and growth. The area designated as the OTC Zone is characterized by [narrow streets](#), smaller lots, and lot frontages, and structures representative of the early development of the City.

B. Applicability.

1. These standards apply to the OTC Zone.
2. The standards provided in this Section shall be applied in addition to the standards and requirements otherwise established in this Chapter. If conflicts occur between this Section and other Sections of this Chapter, this Section (17.108.080) shall control.

C. Additional Findings.

In addition to the findings required in Subsection 17.108.030.B.4 (Procedures – Findings and decision), signs proposed in the OTC Zone shall be reviewed and approved based on consistency with the following findings:

1. Signs should be representative of or complementary to the character of the surrounding district and adjacent architecture, as well as of the structure on which they appear, when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
2. Signs should be in proper scale to the business frontage on which they are displayed and shall clearly identify the business;
3. Signs elements [on suspended signs, wall signs, and projecting signs not made of flexible material](#) shall have some sort of relief or three dimensional form; and
4. Signs shall be made of high quality and durable materials appropriate for an urban setting.

D. Supplemental Sign Standards.

1. Portable signs.

The following standards apply to portable signs (Figure 17.108.070.3), in addition to the standards in Table 17.108.070.A and Subsection 17.108.070.D.3.

- a. Portable signs are allowed in the City right-of-way in the OTC Zone with an Encroachment Permit, provided the sign does not interfere with vehicular or pedestrian movement or wheelchair access to, through, and around the parcel on which the sign is located, or create traffic hazards. A minimum access width of six feet shall be maintained along all sidewalks and building entrances accessible to the public.

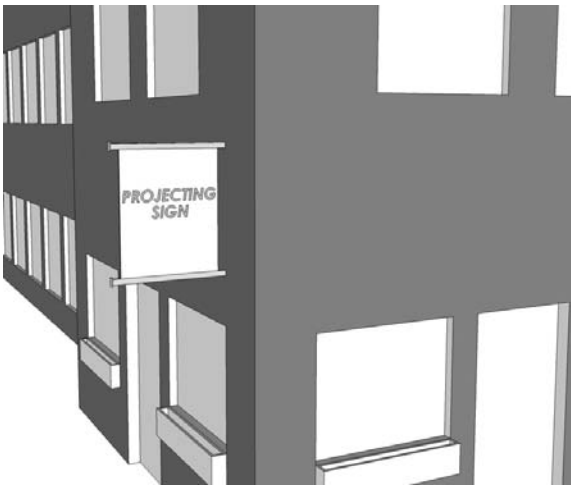
- b. The placement of a portable sign in the City right-of-way requires the business, person, or entity responsible for placing the sign to indemnify and hold harmless the City from any action or expense that may occur as a result of a portable sign being located on any sidewalk or City right-of-way, satisfactory to the City Attorney. The Encroachment Permit shall not be issued until the City Attorney has determined that this requirement has been complied with. Portable signs for any business that fails to indemnify the City shall be deemed illegal, nonconforming, and shall be removed.

2. **Projecting signs.**

The following standards apply to projecting signs (Figure 17.108.080.1), in addition to the standards in Table 17.108.060.B and Subsection 17.108.060.C.7. If conflicts occur between requirements of this Paragraph and other standards in this Chapter, this Paragraph shall control.

- a. Projecting signs may be made of a flexible lightweight material permanently mounted on a building.
- b. Projecting signs shall not extend more than five feet from the building or one third the width of a public sidewalk, whichever is less.
- c. Projecting signs shall not be used in lieu of permanent signage.

Figure 17.108.080.1



- 3. **Window signs.** Window signs in the OTC Zone shall not exceed 25% of the total area of the window in which they are displayed.

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E. Prohibited Sign Types.

In addition to prohibited signs listed in Section 17.108.040, monument signs are prohibited in the OTC Zone.

17.108.090 Landmark Signs

A. Purpose and Intent

The Landmark Sign standards are intended to provide for the preservation of the City's unique character, history, and identity as reflected in its historic and iconic signs.

B. Landmark Sign Designation Criteria.

Signs which may be unusual, significant, or meaningful to the City streetscape and the City's history may be worthy of special recognition and may be designated as a Landmark Sign in compliance with the provisions of this Section if they meet all of the following criteria:

1. The sign has been in continuous existence at its present location for at least 50 years;
2. The sign is associated with historic figures, events, or locations within the City and is recognized as a popular focal point in the community;
3. The sign reflects the history of the building or the history of the City. A sign may be the only indicator of the building's historic use;
4. The sign is of exemplary technology, craftsmanship, or design for the period in which it was constructed; uses historic sign materials or means of illumination; or is unique in that it demonstrates extraordinary aesthetic quality, creativity, or innovation;
5. The sign is structurally safe or is capable of being made so without substantially altering its historical character or significance; and
6. If the sign has been altered, it shall be restorable to its historic function and appearance.

C. Landmark Sign Modifications.

Any modifications to a Landmark Sign shall comply with the maintenance program approved by the Commission. Text changes shall not result in changes to character defining text and shall match or be compatible with existing text in material(s), letter size, font/typography, and color.

D. Process for Designation of a Landmark Sign.

1. **Initiation of designation.** The Council, Commission, or an owner of affected real property may initiate designation. If the property is under more than one ownership, all applicants or their authorized agents shall consent to filing the application. Property owner consent is required for designation of a Landmark Sign.
2. **Application filing.** An application for designation of a Landmark Sign shall be filed with the Planning Division on the form(s) provided by the Planning Division, together with all required fees or deposits and all information and materials specified by the application submittal list, including but not limited to the following:
 - a. A description of the characteristics of the sign which justifies its designation;
 - b. A description of the particular features of the sign that are proposed to be preserved;
 - c. The location of the sign;
 - d. The condition of the sign, including current photographs; and
 - e. A proposed maintenance program that addresses general maintenance, repair, restoration, and other potential future modifications (e.g., text changes).
3. **Director's review.** Upon receipt of a complete application, the Director's recommendation shall be transmitted to the Commission in the form of a staff report. A copy of the staff report shall be made available to the public and any applicant prior to the Commission's public hearing. The staff report shall include a recommendation on whether the proposed Landmark Sign designation should be granted, granted with conditions, or denied based on conformance with the required findings (Subsection 17.108.030.B.4).
4. **Notice and hearings.**
 - a. **Public hearings required.** The Commission shall conduct one or more public hearings regarding a requested Landmark Sign designation.
 - b. **Scheduling of hearing.** After an application is deemed complete and a Department staff report has been prepared, the application for designation of a Landmark Sign shall be scheduled on a Commission agenda reserved for public hearings, but no sooner than any minimum time period established by state law.
 - c. **Notice of hearing.** Notice of the public hearing shall be provided in compliance with Government Code Sections 65090 et seq. In the event of any conflict between the requirements of this Section and state law, the more extensive noticing requirements shall apply.
 - i) A public hearing notice shall include, at minimum, the following information:

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- (a) The date, time, and place of the hearing and the name of the hearing body; and
 - (b) A general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of the real property that is the subject of the hearing.
- ii) Failure of applicants to receive notice of a hearing shall in no way affect the validity of action taken, as stipulated in Government Code Section 65093.
- d. **Hearing procedure.**
- i) **Time and place of hearing.** A hearing shall be held at the date, time, and place for which notice was given.
 - ii) **Continued hearing.** Any hearing may be continued from time to time without further notice; provided, the chair of the hearing body announces the date, time, and place to which the hearing will be continued before the adjournment or recess of the hearing.

5. Commission decision.

- a. Following the conclusion of the public hearing the Commission shall adopt a resolution to approve, approve in modified form, or deny the Landmark Sign designation based on the findings contained in Subsection 17.108.030.B.4.
- b. The Commission may announce and record its decision on the Landmark Sign designation at the conclusion of a scheduled hearing, or defer action and continue the matter to a later meeting agenda in compliance with Subsection D.4; however, the Commission shall act on the application within 21-30 days following the closing of the public hearing.
- c. The Commission's decision shall include any conditions of approval and any requirements deemed necessary to ensure compliance with the required findings and protect the public health, safety, and welfare of the City.
- d. The decision of the Commission may be appealed as allowed by Chapter 17.006.

E. Findings and Decision.

The following findings shall be made to approve a Landmark Sign designation:

- 1. The proposed Landmark Sign designation is consistent with the General Plan and any applicable specific plans; and
- 2. The proposed Landmark Sign designation is consistent with the criteria established in this Section.

F. Post-Approval Procedures.

1. When a sign has been designated a Landmark Sign, the City shall have a notice thereof recorded in the office of the County recorder.
2. All signs designated as Landmark Signs shall be listed in the City's Landmark Sign Registry.

G. Resubmission - Reconsideration.

If a request for Landmark Sign designation has been denied by the Commission, subsequent application that is the same or substantially the same may not be submitted or reconsidered for at least one year from the effective date of final action on the original proposal unless substantial additional data becomes available, in which case the Director may accept a resubmitted application after six months.

H. Effect of Designation.

When a sign is designated as a Landmark Sign and all conditions of approvals (e.g., restored to its historic function and appearance) have been deemed completed or satisfied by the Director, the sign shall not be subject to the provisions of Chapter 17.108 (Sign Regulations). All permits issued for a Landmark Sign shall be consistent with the maintenance program approved by Commission and any conditions of approval.

17.108.100 Murals

A. Applicability. The provisions relating to murals shall not be interpreted to violate the federal Visual Artists Rights Act, codified as 17 U.S.C. §106A, or the California Art Preservation Act, codified as Civil Code §987 et seq.

B. General Requirements.

1. The general requirements for signs articulated in Section 17.108.050 do not apply to murals.
2. The placement if a mural on commercial premises will not be applied to the sign area allotment for those premises.
3. The property owner is responsible for compliance with these provisions.
4. Murals may be painted on, tiled, or affixed to a building.
5. Murals may not depict obscene or defamatory content.
6. Murals may not contain commercial messages; this prohibition shall include, but not be limited to, advertising for goods or services, corporate logos, sponsorship logos, the name and/or symbol of a recognizable entity, copyright, or trademark information related to a business or commercial enterprise of any kind, as well as artistic depictions of the business, goods, or services being provided on the premises.

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7. Murals must comply with the following construction and placement requirements:
 - a. The colors, construction materials and mediums to be used for the mural should be compatible with the architectural style of adjacent buildings and structures. This requirement is not intended to limit or dictate the content and/or message of the mural.
 - b. Murals must be permanently affixed to the structure or building, and must be constructed of a permanent material or medium to be durable against graffiti, vandalism, fading and weather. To this end, the material or medium to be used for construction of the mural shall be approved, prior to commencement of the mural, by the Director as constituting such permanent and durable nature.
8. Murals must be maintained in a safe, neat, and orderly manner.
9. The mural shall be designed and/or executed by persons experienced in the production of murals to ensure both that the mural is installed safely and professionally, as well as to ensure durability and ease of maintenance.
10. Except as provided herein, the Director will not deny or conditionally grant a permit application for a mural on the basis of the content or design of the mural.
11. No mural may consist of, or contain, electrical or mechanical components, or changing images; provided that, static illumination turned off and back on not more than once every 24 hours is permitted.
12. Murals may not contain fluorescent colors (i.e., colors that are strikingly bright, vivid, or glowing).
13. Murals may not be constructed from mechanically-produced or computer-generated prints or images, including but not limited to digitally printed vinyl.
14. No part of a mural shall exceed the height of the structure on which it is placed.
15. No part of a mural shall extend more than six inches from the plane of the wall upon which it is placed.
16. No mural shall be placed so as to interfere with ingress or egress from any structure, or in any way obstruct doors, windows, doors, vents or any other similar building element that would threaten the public health, safety, or welfare.
17. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three footcandles above ambient lighting, as measured at the property line of the nearest residentially zoned property. Illumination must be directed so that it only illuminated the mural and does not spill over into residential properties.

18. Murals on properties in specific plans and overlay districts shall, in addition to the requirements of this Chapter, meet any specific design requirements for murals set forth in the ordinance(s) establishing the specific plan or overlay district.

19. Murals that would result in a property becoming out of compliance with the provisions of the Code, codified as Title 17 of the Municipal Code, or any land use conditions of approval for the property on which a mural is to be located, are prohibited.

17.108.1100 Nonconforming Signs

- A. Applicability.** This Section applies to any permanent or temporary sign, including its physical structure and supporting elements, which was lawfully erected and maintained in compliance with all applicable laws in effect at the time of original installation, but which does not now comply with the provisions of this Chapter.
- B. Allowed modifications to nonconforming signs.** The following modifications to nonconforming signs are allowed:
1. A nonconforming sign may be continued and shall be maintained in good condition as required by this Chapter, unless provided otherwise in this Section.
 2. Sign copy and face changes, non-structural modifications, and non-structural maintenance (e.g., painting and rust removal) are allowed so long as there is no alteration to the physical structure or support elements of the sign. Changes to sign copy and the sign face require a Sign Permit.
 3. A nonconforming sign may be restored to its original condition if 50% or less of the sign is damaged, provided that the restoration is started within 90 days of the damage occurring and is diligently pursued to completion. A nonconforming sign is deemed to be more than 50% damaged if the estimated cost of reconstruction or repair exceeds 50% of the replacement cost as determined by the Director. Destruction may be voluntary or as required by law.
- C. Prohibited modifications to nonconforming signs.** A nonconforming sign shall not be:
1. Changed to another nonconforming sign;
 2. Structurally altered to extend its useful life;
 3. Altered unless required by law or unless the alteration results in the elimination of the nonconformity;
 4. Enlarged;
 5. Moved or replaced; [or](#)

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6. Re-established after damage or destruction to 50% or more of the sign (i.e., if the estimated cost of reconstruction or repair exceeds 50% of the replacement cost as determined by the Director), ~~or~~

~~7. Re-installed after façade improvements that required the removal of the sign during construction.~~

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D. A nonconforming sign shall be removed or modified to comply with this Chapter if the following occurs:

1. Any modifications prohibited by Subsection 17.108.1~~90~~.C are made to the sign;
2. The sign is temporary;
3. The sign is or may become a danger to the public or is unsafe; or
4. The sign constitutes a traffic hazard not created by the relocation of streets or by acts of the City.

E. **Exceptions.** The following are exceptions to the requirements of this Section:

1. The review authority may grant an exception to the requirements of this Section only after finding that the new proposed sign or alteration to the existing nonconforming sign is significantly more conforming to the provisions of this Chapter than the existing nonconforming sign.
2. The City shall not require the removal of any nonconforming sign on the basis of its height or size by requiring conformance with this Chapter if special topographic circumstances would result in a material impairment of visibility of the sign or the applicant's or user's ability to adequately and effectively continue to communicate with the public through the use of the sign. Special topographic circumstances include but are not limited to terrain, contours, off-site structures, streets, and other off-site impediments as determined by the Director. In compliance with these circumstances, the applicant or user may maintain the sign, including change of copy, at the business premises and at a location necessary for continued public visibility at the height or size at which the sign was previously erected consistent with Business and Professions Code Section 5499.
3. Landmark Signs are not subject to the requirements of this Section.

F. **Amortization of nonconforming signs and inventory.** All nonconforming signs shall have a useful and legal life of 15 years, after which they may be removed in compliance with the requirements of the California Business and Professions Code. As often as may be desirable, but no less frequently than required by State law, the Director shall authorize an identification and inventory of all illegal and abandoned signs within the City in compliance with the requirements of State law.

17.108.1210 Enforcement

- A. It shall be unlawful to erect, construct, enlarge, alter, repair, display, or use a sign within the City contrary to, or in violation of, any provision of this Chapter. The requirements of this Chapter shall be enforced in compliance with the applicable provisions of Chapter 1.24 (General Penalty and Enforcement), Chapter 1.36 (Administrative Penalties and Citations), Chapter 17.140 (Property Nuisances), and Chapter 17.152 (Legal Procedures).
- B. The City may not require the removal of the structure of an abandoned sign provided that the structure conforms to the applicable requirements of this Chapter, [but the sign copy shall be removed](#). The City maintains this discretion due to the cost associated with replacement of a sign structure by a future business or property owner.

17.108.1320 Severability

Section 1.04.050 of the Lompoc Municipal Code shall apply to this Chapter.

17.108.1430 Definitions

A. Terms

1. **Building façade:** Any exterior elevation of a building.
2. **Business frontage:** The width of a building occupied by a single business tenant that fronts on a public way where customer access to the building is available. Width is measured as the widest point on an architectural elevation.
3. **Changeable copy:** Sign copy designed to be used with removable graphics or letters which will allow changing of copy.
4. **City:** The City of Lompoc.
5. **Commission:** The Planning Commission of the City of Lompoc.
6. **Corporate sign standards:** Standards for logo or sign design approved by a corporation.
7. **Council:** The City Council of the City of Lompoc.
8. **Department:** The Economic Development Department of the City of Lompoc.
9. **Dilapidated:** In a state of disrepair or ruin as a result of age or neglect.
10. **Director:** The Economic Development Department Director of the City of Lompoc, or designee of the Director.

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11. **Displayed:** See “Placed”.
12. **Electronic message:** A fixed or changing display composed of a series of lights that are electronically changed to display different messages.
13. **Height:** The measurement between a sign’s highest element and the finished surface below the sign as described in Subsection 17.108.050.B.6.
14. **Illuminated:** Signs or individual letters in which an artificial source of light is used to make the message readable and includes both internally and externally lit signs.
15. **Landmark Sign Registry:** A list of all designated Landmark Signs that is maintained by the City Clerk.
16. **Neon lighting:** Any sign illuminated by or utilizing in any way tubes filled with neon and/or related inert gases, or products that produce the same or similar effect as neon, such as flexible light-emitting diode (LED) neon-like tubing.
17. **Pennant:** A triangular or irregular piece of fabric or other material, whether or not containing a message of any kind, commonly attached by strings or strands, or supported on small poles, intended to flap in the wind.
18. **Placed:** Erected, constructed, posted, painted, printed, tacked, glued, carved, or otherwise fastened, affixed or made visible in any manner.
19. **Professionally crafted:** Designed or manufactured by a professional sign designer or manufacturer or equivalent as determined by the Director.
20. **Public area:** An area that is accessible to any member of the public.
21. **Public way:** A street or faces a plaza, courtyard, pedestrian corridor or walkway, parking lot, or alley.
22. **Review authority:** The individual or official City body (e.g., Economic and Community Development Department Director, Planning Commission, City Council) identified by this Chapter as having the responsibility and authority to review, and approve or deny a permit application.
23. **Sign:** A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, provide information in the nature of advertising, provide historical, cultural, archeological, or social information, or direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.
24. **Sign copy:** All portions of a sign displaying a message, including text and symbols, not including the supporting structure or base of a sign.

25. **Sign Program:** A coordinated design plan of one or more signs for an individual business, a multi-tenant business center, or other site that specifies the number, size, description, and location of all signs located or to be located on the parcel or business site.
26. **Street frontage:** The portion of the building or property which faces or abuts a street(s).
27. **Support structure:** The structural portion of a sign securing the sign to the ground, a building, or to another structure.
28. **Traffic safety visibility area:** A triangle area measured from the intersection of two streets or a street and a driveway where development restrictions apply for pedestrian, bicyclist, and traffic safety.
29. **Width:** The measurement of a sign or base of a sign at its full extent from side to side.
30. **Window area:** The area within the perimeter window frames, ~~mullions~~, and glass doors located on a business frontage or street frontage.

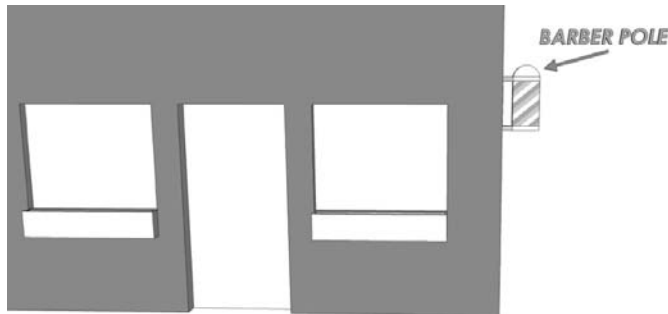
B. Sign Types

1. **Abandoned sign:** Any lawfully erected sign that, for a period of 90 days or more, no longer advertises or identifies an ongoing business, activity, product, service, or other use available on the premise where the sign is located.
2. **A-frame sign:** A freestanding portable sign ordinarily in the shape of an "A" or some variation thereof, which is readily moveable and not permanently attached to the ground or any structure; also, a sandwich board sign.
3. **Awning or canopy sign:** Any sign that is painted or applied to the face, valance, or side panel of a projecting structure consisting of a frame and a material covering, attached to and wholly supported by a building wall and installed over and partially in front of doors, windows, or other openings in a building.
4. **Banner sign:** A temporary sign composed of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or a similar method.
5. **Barber pole:** A rotating or stationary cylindrical pole of the traditional red, white, and blue spiral striped design, identifying the premises as a barber shop. See Figure 17.108.1~~4~~30.1.

Figure 17.108.1~~4~~30.1

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Sign Regulations



6. **Bus bench sign:** A temporary message located on the backrest of a City bus bench.
7. **Business information sign:** Signs which provide business information including, but not limiting to credit card acceptance, business hours, open/closed, or menus.
8. **Community information bulletin board:** A board or similar posting area installed and maintained by the City for the posting of community information.
9. **Directory sign:** A pedestrian oriented sign used to provide a directory of tenant locations within a multi-tenant building(s).
10. **Double-sided sign:** A sign constructed to display its message on the outer surfaces of two parallel planes.
11. **Externally illuminated sign:** A sign that is lit by a light source located on the exterior of the sign or nearby so the light shines on to the face of the sign.
12. **Feather sign:** A temporary sign constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure.
13. **Flag:** A fabric sheet of square, rectangular, or triangular shape that is mounted on a pole. This sign type includes official flags of national, state, or local governments. This sign type does not include feather signs (see Feather sign).
14. **H-frame sign:** A freestanding portable sign ordinarily in the shape of a sideways "H" or some variation thereof, which is readily moveable and not permanently attached to the ground or any structure.
15. **Illegal sign:** Any sign erected without complying with all ordinances and regulations in effect at the time of its construction and erection or use.
16. **Inflatable sign:** A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure and

equipped with a portable blower motor that provides a constant flow of air into the device.

17. **Internally illuminated sign:** A sign with a light source located in the interior of the sign so the light shines through the face of the sign, or with a light source which is attached to the face of the sign and is perceived as a design element of the sign.
18. **Landmark sign:** An individual sign designated due to its historic or cultural significance and worthy of special recognition and consideration because it may be unusual, significant, or meaningful to Lompoc's streetscape or history.
19. **Mobile billboard:** An advertising display that is attached to a vehicle or any other mobile, non-motorized device, conveyance or bicycle that carries, pulls, or transports a sign or billboard and is for the primary purpose of advertising.
20. **Monument sign:** An independent, freestanding sign supported on the ground having a solid base.
21. **Mural:** An original work of visual art which is composed, created or produced firsthand, and that is painted directly upon, tiled, or affixed directly to an exterior wall of a structure with the permission of the property owner. Murals do not include any commercial messages. Murals may not be constructed from mechanically-produced or computer-generated prints or images, including but not limited to digitally printed vinyl, and shall not have any electrical or mechanical components. A mural is distinguishable from graffiti (see Chapter 9.16) based on the property owner's permission to paint or affix the mural onto the property, and compliance with the permit provisions herein. ~~A picture or decoration that is applied directly to a wall and does not contain a commercial message (e.g., business logo).~~
22. **Nonconforming sign:** Any permanent or temporary sign, including its physical structure and supporting elements, which was lawfully erected and maintained in compliance with all applicable laws in effect at the time of original installation, but which does not now comply with the provisions of Chapter 17.108 (Sign Regulations).
23. **Off-premises sign:** A sign identifying a business activity, property, services, or product at some location other than where the sign is displayed, including people signs and hand held commercial signs.
24. **On-premise sign:** A sign identifying a business activity, property, services, or product provided at the location where the sign is located. All non-commercial signs are considered on-premise signs.
25. **Parking lot sign:** A sign placed or displayed in parking lots to supply information to people using such lots, including information with respect to liability as well as entry, exit and directional information, handicapped parking

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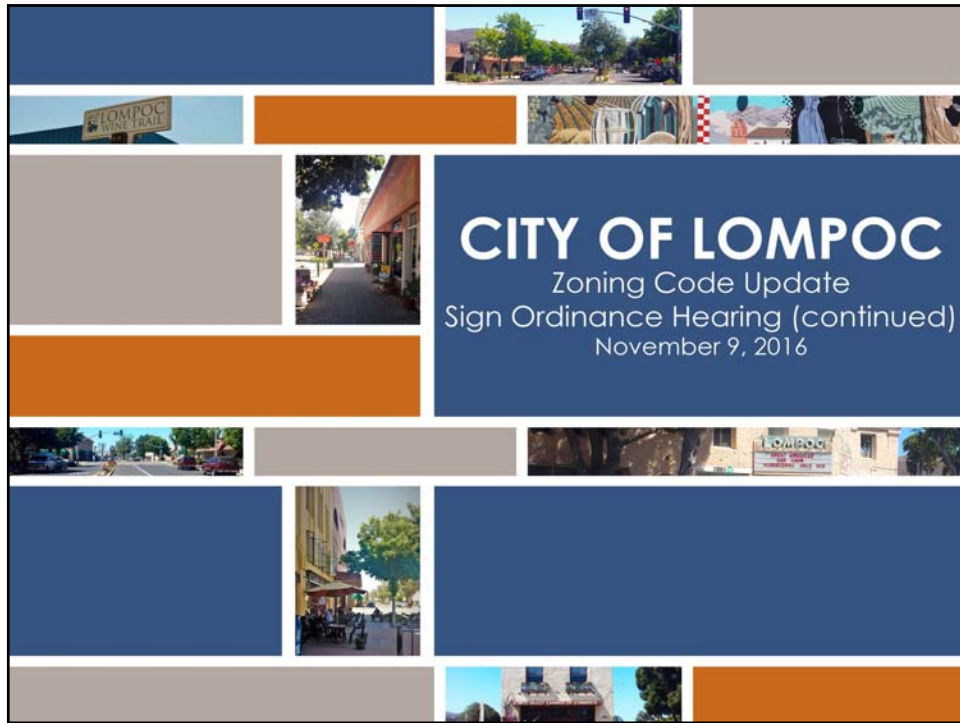
Sign Regulations

- requirements, and other information to facilitate the safe movement of vehicles served by the parking area.
26. **People sign:** A person, live or simulated, who is attired or decorated with insignia, images, costumes, masks, or other symbols that display commercial messages with the purpose of drawing attention to or advertising for an on-premise activity. Such person may or may not be holding a sign. Also known as human mascots, sign spinner, or walking signs.
 27. **Permanent sign:** A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.
 28. **Pole sign:** An elevated freestanding sign, typically supported by one or two poles or columns that do not meet the base width requirements for a monument sign.
 29. **Portable sign:** A sign that rests on the ground and is not designed to be permanently attached to a building or permanently anchored to the ground, including but not limited to A-frame and H-frame signs. Portable signs do not include pole or wooden post signs (see Yard sign).
 30. **Projecting sign:** A sign projecting from and supported by a wall or building with the display surface of the sign perpendicular to the wall or building.
 31. **Roof sign:** A sign constructed upon or over a roof or placed so that any portion of the sign extends above the edge of the roof.
 32. **Suspended sign:** A sign that is suspended from the underside of an eave, canopy, awning, arcade, or other covered walkway.
 33. **Temporary sign:** A sign constructed of paper, cloth, or similar expendable material, which is intended for a definite and limited period of display and which is not permanently affixed to a structure, sign area, or window.
 34. **Wall sign:** A sign attached to or painted on the exterior wall of a building or structure with the display surface of the sign approximately parallel to the building or structure wall.
 35. **Wayfinding sign:** An off-premises sign along the path of travel directing potential patrons to an area in which three or more businesses of the same type are located and to businesses within that area. See Figure 17.108.1430.2.

Figure 17.108.1430.2



- 36. **Window sign:** A temporary or permanent sign placed on or behind a window facing a public way. Window signs do not include common wall windows on the inside of a building not visible by the general public from any public right-of-way or any public area.
- 37. **Yard sign:** Any temporary sign placed in the ground or attached to a supporting structure, posts, or poles, that is not attached to any building, not including banners.



AGENDA

- 1 Background
- 2 Discussion

City of Lompoc Zoning Code Update

Background

City of Lompoc Zoning Code Update

Sign Code Update Objectives



- Prioritized by Council
- Implement General Plan
 - Aesthetics & business friendly
- Comply with legal requirements
- Clear and enforceable regulations
- User-friendly
- Address stakeholder & community input

City of Lompoc Zoning Code Update

Sign Code Update Outreach



- Stakeholder interviews
 - September 2015
- 2 public workshops
 - January 27, 2016
 - April 27, 2016
- 30-day public review period
 - August 3 – September 2, 2016
- 10/12 Sign Ordinance Hearing with PC
- 11/9 Continued Sign Ordinance Hearing

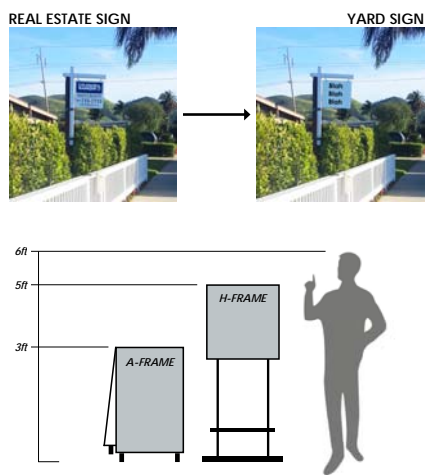
City of Lompoc Zoning Code Update

Discussion

City of Lompoc Zoning Code Update

Major Changes Proposed

- Reorganized for clarity/ease of use
- *Reed v. Town of Gilbert* content-neutral compliance
- Overly restrictive requirements removed
- Added flexibility
- Portable, A-frame signs allowed Citywide
- Banners require sign permit
- Landmark signs added



City of Lompoc Zoning Code Update

Key Revisions from 1st Hearing

- Mural standards added
- Awning/canopy valance standards added
- Flags for residential zones added
- Residential sign standards applied in the MU Zone when a parcel contains only residential uses
- Graphics and text revised for clarity and per Commission and Staff direction

PUBLIC HEARING DRAFT	
Sign Regulations	
17.108.010 Purpose	<p>The purpose of this Chapter is to promote the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements for:</p> <ul style="list-style-type: none"> A. Promote and accomplish the goals, policies, and purposes of the General Plan, including enhancing visual quality of the urban environment (Urban Design Element Policy 4.3) and removing inappropriate obstacles to the formation and expansion of local business (Economic Development Policy 2.5); B. Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages; C. Improve pedestrian, bicycle, and traffic safety by ensuring that the location, size, and placement of outdoor signs, awnings, and canopies does not obstruct visibility, create glare, or otherwise be fully or partially obstructed to distract or discourage signage; D. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained; E. Protect and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape; F. Allow signs to serve as an effective channel of communication through flexible standards applicable in certain circumstances; G. Provide for the preservation of landmark signs that contribute to the unique character and history of Lompoc. <p><u>Provide clear and unambiguous sign standards that enable fair and consistent enforcement.</u></p> <p><u>Strengthen the identity of Lompoc as a world-class tourist destination.</u></p>
17.108.020 Applicability	<p>A. Applicability</p> <ol style="list-style-type: none"> 1. This Chapter applies to all signs within the City unless specifically exempted. 2. Nothing in this Chapter shall be construed to prohibit a person from holding a sign while picking up or providing on <u>any property that is open to the public</u>, by being on the premises holding the sign, such as their signs and signs from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails, or violate any other transportation, time, place, and manner restrictions adopted by the City. <p><u>Define more precisely the language currently in the code that is unclear.</u></p>

City of Lompoc Zoning Code Update

Architectural Embellishments Examples

Proposed 10% or 1-foot height increase for architectural features or embellishments



City of Lompoc Zoning Code Update

Incremental Sign Area Increase



City of Lompoc Zoning Code Update

Incremental Sign Area Increase

- Proposed Max: 10% increase when >250ft from ROW
- Mammoth Lakes (*adjusted for equivalence*): 20% increase when 120ft from ROW

Table 17.108.030.B: Incremental Sign Area Increase

Distance From Street Right-of-Way the Sign Faces	Sign Area Increase
125 - 150 ft	5%
151 - 175 ft	6%
176 - 200 ft	7%
201 - 225 ft	8%
226 - 250 ft	9%
251 ft +	10%

City of Lompoc Zoning Code Update

Incremental Sign Area Increase



Area of sign – 315 square feet; Height of sign – 5 feet

Incremental Sign Area Increase



Area of sign – 155.73 square feet; Height of sign – 4 feet

Incremental Sign Area Increase



Area of sign – 48 square feet; Height of sign – 4 feet

Window Coverage



H Street

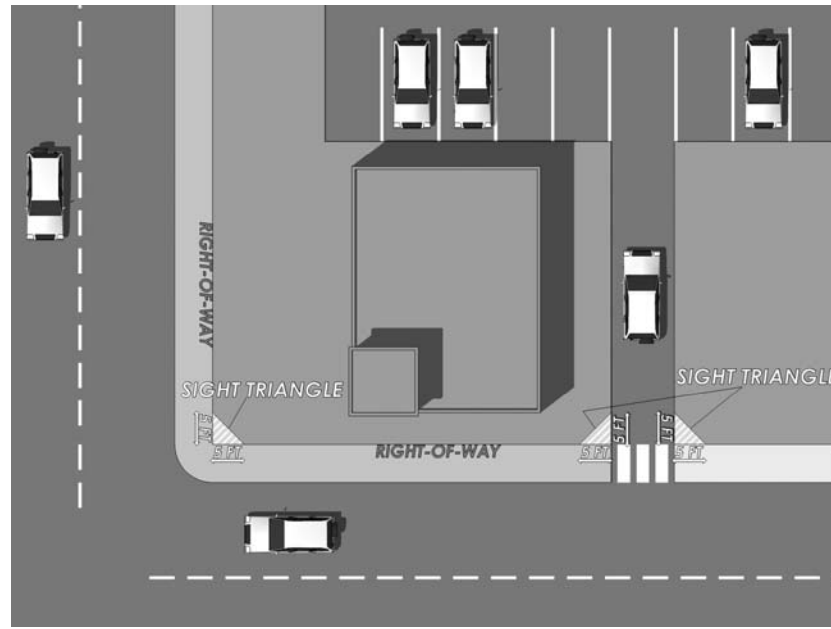
Window Coverage

College Ave

Window Coverage



Sight Triangle



Questions + Comments



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