



CITY OF DEL REY OAKS

650 CANYON DEL REY RD. • DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 • FAX (831) 394-6421

February 2, 2012

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 8, 2012 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL, CITY HALL

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. CONSENT AGENDA:
 - A. Planning Commission Meeting Minutes, January 2012
4. PUBLIC COMMENTS:

Anyone wishing to address the Commission on matters not appearing on the Agenda may do so now. The public may comment on any other matter listed on the Agenda at the time the matter is being considered by the Commission. *There will be a time limit of not more than three minutes for each speaker. No action will be taken by the Commission on matters brought up under this item and all comments will be referred to staff.*
5. REPORTS:
 - A. Building Activity Report, January 2012
6. NEW BUSINESS:
 - A. Applicant's Name: Aaron Tollefson
Owner's Name: Kevin Raskoff and Kim Shirley
File Number: ARC#12-02
Site Location: 4 Baxter Place
Planning Area: APN# 012-501-017
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 408 square foot single story addition to an existing 1,152 square foot single family dwelling.

B. Applicant's Name: Tom and Sean Hillesheim
File Number: ARC #12-03
Site Location: 100 Calle Del Oaks
Planning Area: APN #012-601-002
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to install several new lighted signs for new Monterey Garage Towing and Storage business at 100 Calle Del Oaks.

7. **SIGN ORDINANCE:** *Discussion item only*
8. **ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS**
9. **NEXT MEETING:** Wednesday, March 14, 2012 at 6:00 P.M.
10. **ADJOURNMENT**

All enclosures and materials regarding this agenda are available for public review at Del Rey Oaks City Hall. Information distributed to the Planning Commission at the meeting becomes part of the public Record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

**REGULAR MONTHLY MEETING DEL REY OAKS PLANNING
COMMISSION WEDNESDAY, JANUARY 11, 2012 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL**

Present: Commissioner Larson, Thayer, Lucido, Hayworth, Weir, Ventimiglia,
and Chairman Jaksha

Absent: None

Also Present: City Manager Dawson and Deputy City Clerk Minami

PLEDGE OF ALLEGIANCE: Lead by Chairman Jaksha

CONSENT AGENDA:

The Commission considered **ITEM 4.A.**, Planning Commission Meeting Minutes,
December, 2011.

*Motion by Commissioner Hayworth to approve, seconded by Commissioner
Ventimiglia.*

There were no comments received

Motion passed 7-0

PUBLIC COMMENT:

None

REPORTS:

The Commission considered **ITEM 5.A.** Building Activity Report,
December 2011

Report was accepted.

Commissioner Lucido: Asked for follow up on the Liberty Tax Service signs
that are not permitted.

Deputy City Clerk Minami: Spoke with the owners and they are to come in to
City Hall with a plan of what they want to have approved as a temporary sign
permit.

Commissioner Ventimiglia: It all seems very vague.

City Manager Dawson: Staff will follow up. A discussion item will be put on
the next Planning Commission meeting about the possibility of revising the
City's Sign Ordinance.

NEW BUSINESS:

The Commission considered **ITEM 6.A.**,

Project Name: Gisela Moreno (Owner: Lazaro Espinola)
File Number: ARC #11-13
Site Location: 826 Portola Drive
Planning Area: APN #012-471-005
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to construct new one story 2,173 sq. ft. single family dwelling and to add 97 sq. ft. to existing 608 sq. ft. garage.

The existing single family dwelling is not habitable and must be demolished.

Materials and colors to coincide with the Del Rey Oaks Municipal Code. This item was on the December agenda and could not be heard, it wasn't flagged.

Patricia Coyt, Designer: Presents the design board for the project, with materials and colors.

Commissioner Ventimiglia: Will the driveway be concrete or pavers?

Lazaro Espinola, Owner: Keeping the driveway concrete.

Commissioner Weir: Why does the house have to be torn down?

City Manager Dawson: Past owners actions made the house a safety hazard. It was red tagged and the City is making it mandatory that it is torn down, mostly due to the under cutting of the foundation.

Commissioner Weir: There is a storm water plan on the plans and wonders what all of that entails.

Commissioner Thayer: Has to be on all new residential plans.

Commissioner Ventimiglia: Nothing in the plans about water usage?

Deputy City Clerk Minami: All of this will be discovered during the plan check phase.

Commissioner Hayworth: Still considered a one story, if it is on top of the garage?

City Manager Dawson: Yes.

Commissioner Hayworth: Will the concrete wall stay the same; there is dirt between the house and the wall?

Lazaro Espinola, Owner: Yes.

Public Comment:

Mary Trucksis, 833 & 843 Portola Drive: Asking these questions for herself and several neighbors. Not another house on Portola Drive with such a high roof line. Doesn't like it, it's too high.

The garage is huge and doesn't think it should have a bathroom in it. If there is a limit to how many vehicles can be at a single family dwelling? Doesn't want to see the vehicles and issues from the past.

Public Comment Closed.

Commissioner Larson: Agrees with Mary's comments. Wonders how will a big garage with a half bath will be used in the future.

Commissioner Thayer: The roof line for the tile roof has to have a high pitch. A twenty nine foot garage isn't huge, with the size of trucks and SUV's today. Can't do anything about the half bath, is was already there and approved.

Commissioner Lucido: Should they have applied for a variance because of the roof line? Height requirement, from ground level or street level?

City Manager Dawson: Its twenty six feet.

Commissioner Ventimiglia: Seems to remember its twenty five feet from street level. Reads from zoning code regarding height requirement.

Deputy City Clerk Minami: The Building Requirement hand out is an approve addendum to the zoning code. The height limit is thirty feet in the Building Requirement hand out.

City Manager Dawson: Lack of consistency and specifics is a problem. Thirty feet from street level, ground level or what?

Commissioner Hayworth: You can drive down any street and see the parking problems in the city. Is the height of the netting accurate?

Lazaro Espinola, Owner: Yes.

Commissioner Weir: Project is within our guidelines. Can't monitor what the garage will be used for, could be an illegal rental. Will be very nice to see a new home built.

Commissioner Ventimiglia: As long as it meets the building requirements.

Public Comment Re-Opened:

Mary Trucksis, Resident: Represents a number of her neighbors and all are in agreement that they want a nice home in the neighborhood, for a lot of reasons but mostly property values. But everyone is concerned about the massive garage and what it will be used for. Why is this home allowed to have a garage under the home and the other homes along Portola have the garages next to the dwelling?

Public Comment Closed.

Chairman Jaksha: That's the way the original house was designed. Each house that comes to the commission is judged individually. One stake is at the property line and wonders what the other stake five feet away is for?

Lazaro Espinola, Owner: Doesn't know.

Commissioner Lucido: It is most likely a control point, part of the process during the site survey.

Chairman Jaksha: Wants to put a condition on this project, that no commercial vehicles can be parked on the property. Lots of problems with tractors and back hoes being parked there for years. Doesn't want that to happen again.

City Manager Dawson: Must be very careful with that kind of condition. Outside the scope of the Commissions responsibilities.

Commissioner Thayer: Can't dictate what is parked on private property. It's a municipal code issue.

Commissioner Weir: Isn't it the same as R.V.'s?

Commissioner Ventimiglia: An R.V. is a licensed vehicle, so the City treats it differently.

Chairman Jaksha: Withdraws the condition, just worried about what it will look like in the future.

Commissioner Ventimiglia: The height is listed as twenty five feet in the zoning code, under 17.08.031, R-1.

City Manager Dawson: Needs to be clarified, if it from street level or not. We will put it on next month's Planning Commission Agenda. For the purpose of this application, it is well within the height requirements.

Motion by Commissioner Thayer to approve item #6.A: Lazaro Espinola, ARC #11-13, 826 Portola Drive, APN #012-471-005, Environmental Status is Categorically Exempt, to construct new one story 2,173 sq. ft. single family dwelling and to add 97 sq. ft. to existing 608 sq. ft. garage. , *seconded by Commissioner Weir.*

Motion passed 6-1 (Commissioner Lucido)

The Commission considered **ITEM 6.B.**,

Project Name: Tom and Sean Hillesheim

File Number: ARC #12-01& CUP #12-01

Site Location: 100 Calle Del Oaks

Planning Area: APN #012-601-002

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review, Conditional Use Permit and Signage Permit for tenant improvements to include the addition of an 8' high retaining wall to the rear of business, relocation of a portion of existing 7' high fence and placement of new signs on the northwest and southwest corners of the building which will be in accordance with the City's Sign Ordinance. New fence materials to be consistent with existing fence. Retaining wall to be block.

Commissioner Hayworth steps down from dais; he has sold auto parts to the applicant in the past.

Sean Hillesheim, Applicant: The signs will be on the north east corner of the building. Shows an example of what the signage they presently use at the location in Monterey. Lights will be added to the sign and the sign will be bigger.

Commissioner Ventimiglia: The signage wasn't flagged.

Sean Hillesheim: Didn't get up on a ladder to flag the area, but brought picture of what where it will be.

Peter Baird, Real Estate Representative for applicant: Gives picture of building that has the old CED business signs blanked out, to Commission.

Tom Hillesheim, Applicant: Good lighting is necessary, 24 hour business and there will be a number of people coming and going. The office is there and we want it to be secure.

Commissioner Weir: Will the lights be on all the time, or are they motion sensitive?

Sean Hillesheim: The lighted sign will be on at night.

Commissioner Thayer: The proposed fencing and wall is taking over 3 parking spaces, how will that be dealt with?

Tom Hillesheim: Only 2 or 3 people in the office at one time, so the parking spaces won't be missed. There are 6 or 7 other spots available.

(Deputy City Clerk Minami hands City Manager Dawson the Municipal Code regarding commercial parking requirements)

City Manager Dawson: The code requires 1 parking space per ever 500 sq. ft. of commercial building. How big is the building and that is how many spaces that should have in the parking lot.

Tom Hillesheim: 1480 square feet.

City Manager Dawson: That would be 9 spaces.

Commissioner Thayer: If the gate is open there are more spaces.

Tom Hillesheim: The gate won't be open because of the contracts in place with several police departments.

Commissioner Larson: They aren't in compliance if they only have 7 and need 10 spaces. Not making the rules, just trying to follow them. Rounding up, and it would be 10 spaces.

City Manager Dawson: Right, its 10 spaces.

Commissioner Ventimiglia: Needs clarification on the drawing from applicant: arrow is pointing to fence and wall, but it's not clear about if the materials will change.

Current material on Del Rey Gardens is cyclone fencing. But the drawing isn't clear.

Sean Hillesheim: It's going to be the same. Doesn't understand the question.

Commissioner Ventimiglia: Is it going to be block or cyclone fencing? The applicants' drawing is hard to figure out.

(Tom Hillesheim, must go up to the dais and point out to Commissioner Ventimiglia the block wall and the cyclone fencing.)

Tom Hillesheim: It will be an addition to the already cyclone fencing, with barbed wire on top. It will be a 6' fence, with 1' of barbed wire on top.

Commissioner Ventimiglia: Safety issue with barbed wire. With kids.

City Manager Dawson: Not that high and in a commercial area.

Commissioner Ventimiglia: Will the motion lighting interfere with other businesses.

Sean Hillesheim: The lighting is going to shine on the vehicles.

Public Comment:

Peter Baird, Mahoney and Associates: Will need to get clarification if it is 10 spaces behind the fence or in front of the fence. Can the roll up door count as 2 spaces? The parking space needs to be re-stripped any way and sure that there will be a way to have the required 10 spaces.

We are in a really bad market. Not that this is part of the commission decision, but believes that the City will be well served with this owner occupied business. The building wasn't for sell originally, it was for lease. Because of the Hillsheim's needs it was a good match, Mr. Adams (the owner) decided to take their offer and sell it to them.

Commissioner Larson: Have to meet our requirements, with the signage and restriping the parking lot plan. In favor of owner occupy businesses but need to consider if the building is used for something else, someday.

Commissioner Thayer: Thanks Peter. Owner occupy is great, the parking shouldn't be an issue. Too bad it's not a better drawing to show the commission and the signage wasn't flagged.

Commissioner Lucido: Good plan, just needs some fine tuning. Likes the idea of owner occupy.

Commissioner Weir: Can this be approved conditional so they don't have to come back?

Commissioner Ventimiglia: Supports the project, it will be a good improvement.

Chairman Jaksha: When the business is open, there are plenty of spaces. The other businesses in the area don't have parking areas. If the project is approved tonight, can they put up a temporary sign until the commission sees it next month. Will the lighting be a concern with aircraft. Question to staff, do they have to flag and come back?

Commissioner Thayer: Peter just showed us a picture of where the signs will be and an example of what they will look, isn't that enough?

Tom Hillesheim: No the signage is facing the street; they are required to do a specific sign because AAA pays a portion of it. The lighting won't be facing the sky.

Deputy City Clerk Minami: They will have to flag it, so the neighboring businesses can have the opportunity to see it as well as the commission.

City Manager Dawson: For all practical purposes, the temporary banner could be used as the "flagging", for 30 days.

Deputy City Clerk Minami: While the other work is being completed, applicant can come back for signage approval. Well provide the applicant with a copy of the sign ordinance.

Public Comment:

Peter Baird: The time frame for the escrow is about the same time frame as the next planning commission meeting.

Motion by Commissioner Weir to approve item #6.B: Tom and Sean Hillesheim, ARC #12-01 and CUP #12-01, 100 Calle Del Oaks, APN #012-601-002, Environmental Status is Categorically Exempt, to add an 8' high retaining wall to the rear of the business, to relocated and extend the 7' high cyclone fence, with the condition that the signage is flagged and parking reconfigured and must be heard at next months meeting, *seconded by Commissioner Ventimiglia.*

Motion passed 6-0

Commissioner Hayworth returns to the dais.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Chairman Jaksha: Thanked the staff for all of the work during the meeting.

Commissioner Lucido: Wants consistency when it comes to the roof line question, is it from roof line?

Commissioner Ventimiglia: Needs to be clarified.

NEXT MEETING: Wednesday, February 8, 2012 at 6:00 p.m.

7:20 p.m. Meeting Adjourned

Approved: _____

CITY OF DEL REY OAKS
 BUILDING ACTIVITY REPORT
 JANUARY
 2012

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-11-33	11/04/11	65 Work Ave	Jones/Owner-Builder	Addition	R-1	Current	11/29/2011
B-11-35	11/17/11	983 Portola	Phillips/Lepage Const.	Sunroom Addition	R-1	Current	11/30/2011
B-11-38	12/27/11	820 Rosita Rd.	Peck/Reliable Roofing	Re-Roof	R-1	Current	12/27/2011
B-12-01	01/04/12	1054 Portola	Spadaro/Ross Roofing	Re-Roof	R-1	Current	1/4/2012
B-12-02	01/09/12	988 Portola	Bettiga/Wolfy's Roofing	Re-Roof	R-1	Current	1/9/2012
B-12-03	01/12/12	830 Altura	Canright/Winkleback	Addition	R-1	Current	1/12/2012
B-12-04	01/19/12	811 Altura	Frye/RealGood Solar	Solar Panels	R-1	Current	1/19/2012

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: February 8, 2012
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 4 Baxter Place

Project Name: Kevin Raskoff and Kim Shirley
File Number: ARC#12-02
Site Location: 4 Baxter Place
Planning Area: APN# 012-501-017
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 408 square foot single story addition to an existing 1,152 square foot single family dwelling.

Recommended Action: Analyze provided material, make appropriate findings and give direction to staff.



RECEIVED
JAN 19 2012
CITY OF DEL REY OAKS
CITY CLERK

CITY OF DEL REY OAKS

APPLICATION FOR:

USE PERMIT VARIANCE ARCHITECTURAL REVIEW
 Conditional Residential
 Aux. Housing Commercial
 Signage
 H.O.U.P.
 Minor

APPLICANT'S NAME AARON TOLLEFEAN
 OWNER'S NAME Mr. + Mrs. Kevin Raskoff
 PROJECT ADDRESS 4 Baker Place
 TELEPHONE# 831-578-5450 APN # 012-501-017
 LOT# _____ BLOCK # _____ SUBDIVISION _____

INSTRUCTIONS:

- Briefly, using as much detail as possible, describe the nature of your permit request.
- For variance request, also include in writing A, B & C of section 17.44.020., along with a detailed plot plan.

(N) 408 s.f. single-story addition to an existing 1,152 s.f. single family dwelling

Siding, windows & roofing to match existing

Colors to match existing

Check here if additional materials are attached.

Applicant's Signature

I HAVE RECEIVED A COPY OF THE CITY'S FLAGGING/NETTING POLICY AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-02 DATE 1/19/12
 FEE \$ 100.00 CASH/CHECK # 3177 RECEIVED BY K. Mirami
 DATE SCHEDULED FOR CONSIDERATION Weds 2/8/12 @ 6:00
 APPROVED _____ DENIED _____

DATE: February 8, 2012
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.B.- 100 Calle Del Oaks

Project Name: Tom and Sean Hillesheim
File Number: ARC#12-03
Site Location: 100 Calle Del Oaks
Planning Area: APN# 012-601-002
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to install several new lighted signs for new Monterey Garage Towing and Storage business at 100 Calle Del Oaks.

Recommended Action: Analyze provided material, make appropriate findings and give direction to staff.



RECEIVED
JAN 25 2012
CITY OF DEL REY OAKS
CITY CLERK

CITY OF DEL REY OAKS

APPLICATION FOR:

USE PERMIT VARIANCE ARCHITECTURAL REVIEW

Conditional
 Aux. Housing
 Signage
 H.O.U.P.
 Minor

Residential
 Commercial

APPLICANT'S NAME Tom Hillesheim + Sean Hillesheim

OWNER'S NAME Tom Hillesheim

PROJECT ADDRESS 100 Calle Del Oaks

TELEPHONE# 831-333-1285 APN# _____

LOT# _____ BLOCK # _____ SUBDIVISION _____

INSTRUCTIONS:

- Briefly, using as much detail as possible, describe the nature of your permit request.
- For variance request, also include in writing A, B & C of section 17.44.020., along with a detailed plot plan.

See Attached

Check here if additional materials are attached.

Applicant's Signature

I HAVE RECEIVED A COPY OF THE CITY'S FLAGGING/NETTING POLICY AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET SH

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-03

DATE 1/25/12

FEE \$ N/A CASH/CHECK # N/A

RECEIVED BY mmanni

DATE SCHEDULED FOR CONSIDERATION 2/8/12 @ 6:00

APPROVED _____ DENIED _____

100 Calle Del Oaks

Del Rey Oaks

Signage Plan-

On the Northeast corner of the building we would like to put up a lighted sign 6 feet by 8 feet that is yellow and blue that says "Monterey Garage Towing and Storage" and would also have a large AAA emblem and next to the emblem it will say "Independent Contractor." The lighted sign would be lit by low voltage bulbs that go out and then point down at the sign. We would also like to put a sign up on the east side of the building that would be identical. On the Northeast corner of the property we would like to have a lighted sign 2 feet by 4 feet that is yellow and blue that says "Monterey Garage Towing and Storage 831-375-4175." This lighted sign would come from within the sign so that it doesn't shine up, down or any side.

96 in

MONTEREY GARAGE

48 in

TOWING & STORAGE

INDEPENDENT CONTRACTOR



555 Broadway Avenue
Seaside, CA 93955
Phone: 831.632.0490
Email: sales@montereysigns.com
www.montereysigns.com

Customer Name:

Company: MONTEREY GARAGE TOWING & STORAGE

Street: City: State: Zip:

Phone: Fax: E-mail address: montereygarage.recon@gmail.com

APPROVED BY:

DATE

Chapter 17.59

SIGNS

Sections:

- 17.59.010 Purpose and intent.
- 17.59.020 Application.
- 17.59.030 Responsibility.
- 17.59.040 Planning Commission approval required.
- 17.59.050 Sign permit required.
- 17.59.060 Enforcement.
- 17.59.070 Remedies.
- 17.59.080 Exemptions.
- 17.59.090 Nonconforming signs.
- 17.59.100 Maintenance and construction provisions.
- 17.59.110 Safety provisions.
- 17.59.120 Abandoned signs and abatement thereof.
- 17.59.130 Illumination of signs.
- 17.59.140 Abatement of signs on public property and signs presenting health or safety hazards.
- 17.59.150 Definitions.
- 17.59.160 Prohibited signs.
- 17.59.170 Permitted signs.
- 17.59.180 Sign regulations for commercial and industrial districts.
- 17.59.190 Sign regulations for residential districts.
- 17.59.200 Sign regulations for districts other than commercial, industrial and residential.
- 17.59.210 Real estate signs.
- 17.59.220 Signs not otherwise regulated
- 17.59.230 Neighborhood signs.
- 17.59.240 Service stations.
- 17.59.250 Highway signs.
- 17.59.260 Signs for advertising purposes.
- 17.59.270 Historic Signs.
- 17.59.280 Severability.
- 17.59.290 Repeal provisions.

17.59.010 Purpose and intent. It is the purpose and intent of this Chapter to provide the City of Del Rey Oaks with a viable and practical set of sign regulations that will: promote the orderly growth of the community; facilitate the continual upgrading of the community; preserve the natural beauty of Del Rey Oaks while simultaneously protecting the rights of property and business owners to display signs and the right of individuals to live, work and visit a city that is free from the usual blight that would result from under or non-regulation of signs.

These sign regulations, pursuant to the provisions of the Del Rey Oaks General Plan, set forth the minimum acceptable standards necessary to protect and safeguard the life, peace, health, safety, property and general welfare of the public by regulating among other things the location, placement, size, number, area, type, illumination and maintenance of signs and sign structures.

In addition to the standards specified above, it is hereby set forth that a primary goal of these regulations shall be to insure that signs and sign structures are considered in light of the architectural and landscape design of the buildings and properties along with individual setting or location of the buildings and properties; and to avoid visual clutter and out of scale impacts. Signs should, where possible, encourage and enhance a village-like atmosphere with the emphasis being on the use of wood signs, as appropriate.

17.59.020 Application. No sign shall be placed, displayed, painted, posted, printed, tacked, fastened, erected, relocated, constructed or otherwise except as provided in this Chapter.

17.59.030 Responsibility. It shall be the sole responsibility of the person making application to place, construct, erect, alter, relocate, tack, fasten, paint, post or display any sign in the City of Del Rey Oaks to obtain the necessary authorization from the owner or lessee of the property.

17.59.040 Planning Commission approval required. Planning Commission approval shall be required of all signs unless otherwise specified in this Chapter. A fee shall be collected by the City Clerk prior to consideration of any sign by the Planning Commission. The fee shall be established from time to time by Resolution of the City Council.

In order to facilitate the Planning Commission approval process, any person seeking to obtain Planning Commission approval shall submit accurate plans, scale drawings, color boards, examples of materials or any such other information specified by the City Manager showing the size, shape, location, color, materials and physical relationship to the site of the sign and sign structure. Any decision of the Planning Commission may be appealed, in writing, to the City Council within twenty (20) days of the decision.

During the course of review and approval, the Planning Commission or the City Council on appeal may approve, disapprove, conditionally approve or modify the plans as submitted in order to insure compliance with the spirit and intent of this Chapter.

17.59.050 Sign permit required. In order to insure that the Planning Commission is provided with an opportunity to review the placement, construction, erection, relocation or alteration of any and all signs in the City of Del Rey Oaks, it is required, unless otherwise specified herein, that a sign permit shall be obtained from the City Clerk prior to the placement, construction, relocation, alteration or otherwise erection of the sign.

Any person seeking to obtain a sign permit shall provide the City Clerk with any and all necessary detailed plans, scale drawings or other materials and samples or information required by the City Clerk along with written evidence that Planning Commission approval has been obtained for the sign. Following a review of the materials and design submitted, the City Clerk may issue the sign

permit or, if appropriate shall, require that a Building Permit be obtained pursuant to the provisions of the Uniform Building Code (UBC) in lieu of a sign permit. A fee shall be collected by the City Clerk prior to the issuance of any sign or building permit. The fee shall be the same as for a minor use permit and shall be established from time to time by Resolution of the City Council. The fee for a building permit shall be as specified in the UBC.

17.59.060 Enforcement. The regulations contained in this Chapter shall be enforced as are other zoning, building and safety regulations as set forth in the Del Rey Oaks Municipal Code.

17.59.070 Remedies. Notwithstanding, the procedures for enforcement set forth in the Del Rey Oaks Municipal Code, the City of Del Rey Oaks is hereby authorized to proceed in any other fashion, way or procedure permitted by law.

17.59.080 Exemptions. The provisions and regulations of this Chapter shall not apply to the following signs provided, however, that the following signs shall be subject to all safety provisions contained in this Chapter:

- A. Official signs and notices, public utility signs, public directional signs;
- B. Professional nameplates not exceeding three square feet in area;
- C. Temporary (30 day) signs of a directional nature approved by the City Manager;
- D. Emergency, public service or other temporary (30 day) non-advertising signs as approved by the City Council;
- E. Memorial signs on tablets, names and dates of buildings when cut into any masonry surface or when flush mounted and constructed of bronze or other noncombustible materials;
- F. Freestanding mailboxes designating the name and address of the person serviced by the mailbox;
- G. Signs placed by the City of Del Rey Oaks.

17.59.090 Nonconforming signs. Any permanent sign lawfully existing prior to the adoption of this Chapter and not conforming to the provisions contained in this Chapter is declared to be a lawfully non-conforming sign and may remain as such.

No such nonconforming sign shall in any way be altered, relocated, replaced or reworded unless the sign can be made to conform to all provisions of this Chapter. Nothing in this section shall be construed to prohibit the normal maintenance and repair of lawfully non-conforming signs.

17.59.100 Maintenance and construction provisions. The appropriate sections of the Uniform Building Code (UBC), the Uniform Electric Code (UEC) or any amendment thereto adopted by the City of Del Rey Oaks shall apply to the construction, placement or display of signs in the City of Del Rey Oaks. All signs having internal or built-in illumination shall be constructed wholly of noncombustible materials or other such fire resistive materials as approved by the Planning Commission. Guide wires or exposed strut-like sign structures shall not be utilized. Signs and sign structures shall at all times be maintained in a state of good repair including all braces, bolts, structural parts, supporting frames and fastenings. No permit shall be required for repainting, cleaning or other normal maintenance and repair of a sign unless the structure, design, size, color location or character is altered.

17.59.110 Safety provisions. In addition to all other maintenance and construction provisions contained in this Chapter, all signs within the City of Del Rey Oaks shall comply with the following provisions:

A. Obstructions to doors, windows or fire escapes - no sign shall be erected, relocated, altered, maintained or otherwise so as to prevent ingress to or egress from any door, window or fire escape or in violation of the Uniform Fire Code. No sign shall be attached to a standpipe, gutter, drain or fire escape, except signs referring specifically to the standpipe, gutter, drain or fire escape to which it is attached.

B. Signs not to obstruct traffic signals - no sign regulated by this Chapter shall be erected at any location where, by reason of its position, it will obstruct or confuse the view of any authorized traffic sign, signal or device.

C. Exterior of signs - on all signs which are erected within five (5) feet of a public street or sidewalk, no nails, tacks or wires shall be permitted to protrude therefrom. All structural trim maintained in conjunction with, attached to, or superimposed upon any sign shall be safely and securely built or attached to the sign structure.

D. Signs shall not extend into the runway protection zone in such a manner as to interfere with the purposes of that zone.

17.59.120 Abandoned signs and abatement thereof.

A. No person shall maintain or permit to be maintained on any premises owned or controlled by said person any sign which has been abandoned. Any such sign shall be promptly abated. Any sign which is located on property which becomes vacant for a period of six (6) months or more and any sign which was erected for an occupant or business unrelated to the present occupant or his business and any sign which pertains to a time, event or purpose which no longer pertains, shall be presumed to have been abandoned.

B. Unless some other form of abatement is approved by the City Manager in writing, abatement of abandoned signs shall be accomplished in the following manner:

1. Signs painted on buildings, walls, fences or structures shall be abated by removal of the paint constituting the sign or by painting over the sign in such a way that the sign shall not thereafter become visible.

2. Other types of signs may be abated by removal of the sign including its dependent structures and supports, unless the sign conforms to the provisions contained in this Chapter in which case all faces of the sign shall be screened from view in a manner satisfactory to the City Manager.

17.59.130 Illumination of signs. All illuminated signs in the City of Del Rey Oaks shall comply with the following standards:

A. The use of high intensity, unshielded or undiffused lights shall not be permitted.

B. Lights or illumination shall be shielded, oriented or diffused so as to eliminate undue glare onto adjacent properties.

C. Lights shall be shielded or diffused in such a manner as to eliminate the possibility of conflict with safe traffic movement.

D. The Planning Commission and City Council, on appeal, shall retain the right to require reduction in the intensity of illumination after the installation of any illuminated sign if said illumination creates any undue glare, annoyance or hazard.

17.59.140 Abatement of signs on public property and signs presenting health or safety hazards.

A. Signs on public property. No sign may be placed in or upon any public right-of-way, the exterior of any public building, any public grounds or property thereon, any public utility pole or appurtenance thereof, wherever located, or any tree on public property. Any such sign may be summarily removed and impounded by the Police Chief or City Manager or their respective delegates.

B. Signs on private property presenting health or safety hazards. No sign may be placed upon any property in a manner which creates a public health or safety hazard. Any sign placed on, above or adjacent to any street, sidewalk or right-of-way which creates a health or safety hazard through obstructing vision or use of such street, sidewalk or right-of-way may be summarily removed by the Police Chief or City Manager or their respective delegates. Any sign so removed shall be returned to the owner upon payment of the costs of removal and storage. Any sign placed on or about private property which creates a health or safety hazard, including obstructing vision in the public right-of-way, may be removed by the

Police Chief or City Manager or their respective delegates to a position on the private property where it does not create a health or safety hazard.

C. Impounded signs. Any sign impounded under the provisions of subsections A or B above shall be stored for a period of not less than thirty (30) days at which time the signs may be salvaged, sold or destroyed in order to defray the costs of removal and storage. The person responsible for the placement of such sign shall be liable for the cost incurred in the removal and storage of the sign and the Police Department and City Clerk are authorized to effect the collection of said cost.

D. Noticing sign owners. If the person who owns a sign which has been removed pursuant to this section can be identified, the City official who has removed said sign shall notify that person of the reasons the sign has been removed, the location of the sign and the procedures for the return of the sign.

17.59.150 Definitions.

A. Sign. Any letters, figures, design, symbol, trademark or illuminating device intended to attract attention to any person, partnership, corporation or unincorporated association, or any place, subject, public performance, article, machine or merchandise, whatsoever, and painted, printed, constructed, erected or displayed in any manner whatsoever.

B. Sign area. That area enclosed by a square, rectangle, triangle or other shape which connects the extreme points or edges of the sign, excluding the supporting structure which does not form part of the sign proper. Sign area shall include only one (1) face of any double-faced sign and shall include all faces of any multi-faced sign containing more than two (2) faces. For the purpose of this definition, the faces of a double-faced sign shall be parallel.

C. Sign area allotment. The maximum area of signs that may be displayed on any site, premises, business, building, parcel, lot or otherwise not including signs specifically exempted in this Chapter.

D. Primary business frontage. That frontage of a building containing the primary or most important entrance to the occupancy thereon. In such cases where there are multiple entrances, the Planning Commission shall determine which frontage is the primary frontage. In no case shall more than one (1) primary business frontage be permitted.

E. Secondary business frontage. That frontage of a building containing any entrance other than a primary business frontage. In no case shall more than two (2) secondary business frontages be permitted.

F. Uniform Building Code, Uniform Electrical Code, Uniform Mechanical Code. Those codes which are currently in full force and effect as adopted by the City Council including any amendments or additions thereto adopted from time to time by the City Council.

G. Shopping Center. Commercial and retail buildings and associated facilities which have been designed and developed as an integrated unit containing more than four (4) separately owned and operated businesses which function as an integral unit and which utilize common off-street parking.

H. Service Station. A business which is primarily in the business of providing service to vehicles such as gasoline, oil, tire, mechanical assistance, parts, etc., and not including convenience markets that sell gasoline, diesel fuel or oil.

I. Official signs and notices. Signs and notices placed by public officers or public agencies within their territorial or zoning jurisdiction and pursuant to and in accordance with direction or authorization contained in federal, state or local law for the purposes of carrying out an official duty or responsibility. Historical markers authorized by state law and placed by state or local governmental agencies or nonprofit historical societies shall be considered as official signs.

J. Public utility signs. Warning signs, informational signs, notices or markers which are customarily placed by public or private utilities, as essential to their operations.

K. Public directional signs. Signs containing directional information about public places owned or operated by federal, state or local governments or their agencies; publicly owned natural phenomena, historic, cultural, scientific and educational sites; and publicly owned or operated areas of natural scenic beauty or naturally suited for outdoor recreation, deemed to be in the interest of the traveling public.

L. Temporary Signs. Temporary signs of any type, including but not limited to banners, which are not be displayed for a period longer than 30 days.

17.59.160 Prohibited signs. The following signs shall be prohibited in the City of Del Rey Oaks. Descriptions of these signs are included in this section. Additional definitions pertaining to this Chapter are contained in Sections 17.59.150 and 17.59.170.

A. Portable signs. Signs capable of standing without support or attachment to a structure or the ground; except A-frame signs approved under section 17.59.170.

B. Animated signs. Signs that involve animation, rotation, flashing, projections, scintillation, or any type of movement not including barber pole signs or time, date and temperature signs.

C. Billboard signs and Banners. Off-site advertising signs that are designed to direct attention to a business, commodity, service or entertainment, sold or offered elsewhere than on the premises or property on which the sign is located. Exceptions: not including temporary (30 day) signs or banners that are approved by the Planning Commission and which are to be used for the purpose of advertising an event of general civic interest or that are to be used as temporary (30 day) off-site directional signs, including such as one-time only grand opening signs etc.

D. Roof signs. Signs that are attached to, supported by, mounted on or project above a roof or other architectural feature including, but not limited to mansards, parapets and the like.

E. Projecting signs. Signs that are suspended from or that are supported by a wall, building or structure and project more than three (3) feet outward therefrom or signs that project into the public right-of-way. No provision contained herein shall be construed to prohibit the display or construction of freestanding signs.

F. Characterization signs. Signs characterizing a person, object, place, etc.

17.59.170 Permitted signs. The following signs shall be permitted in the City of Del Rey Oaks subject to the provisions contained in this Section and this Chapter. Definitions of permitted signs are included in this Section. Additional definitions pertaining to this Chapter are contained in Sections 17.59.150 and 17.59.160.

A. Accessory signs. A sign of a secondary nature, e.g., savings stamp signs, credit card signs not exceeding one (1) square foot.

1. Such signs are not included in the maximum sign area allotment. Planning Commission is not required. A sign permit is not required.

B. Barber pole signs. A striped pole characteristic of barbershops.

1. Such signs may rotate. One (1) such sign may be permitted per business in addition to any other signs permitted by this Chapter. Planning Commission approval is required. A sign permit is required.

C. Directional and public service signs. Public service signs, approved by the Planning Commission, including time and temperature devices and signs indicating the location or direction of a place or area on the premises upon which the sign is located.

1. Such signs are not included in the maximum sign area allotment if they are deemed necessary and appropriate by the City Manager. Planning Commission approval is not required. A sign permit is not required.

D. Freestanding signs. Freestanding signs of a permanent nature not attached to any portion of a building and not projecting over or through a roof, eaves of a building or any public right-of-way.

1. Such signs may be placed within required yard or setback areas. Planning Commission approval is required. A sign permit is required.

E. Awning signs. A sign attached to the face of or supported by an awning. (Awning: a roof-like cover, usually of canvas extending over or before a place).

1. Such signs must be parallel to the face to which attached and must not hang lower or project above the face to which attached. Site and architectural Planning Commission approval is required. A sign permit is required.

F. Marquee or canopy signs. A sign attached to or supported by a marquee or canopy.

1. Such signs must be parallel to the face to which they are attached and may not be made of cloth, canvas or other material of a similar nature nor shall such signs hang lower or project above the face to which attached. Planning Commission approval is required. A sign permit is required.

G. Nameplates. Professional nameplates and occupation signs exceeding three (3) square feet in area.

1. Planning Commission approval is required. A sign permit is required.

H. Reader board signs. A sign with detachable or interchangeable letters.

1. Planning Commission approval is required. A sign permit is required.

I. Under canopy signs. Such signs that do not exceed four (4) square feet will not be included in the maximum sign area allotment. Any such sign exceeding four (4) square feet shall be included in the maximum sign area allotment. Such signs shall have a minimum clearance of seven feet six inches above the sidewalk. Planning Commission approval is required. A sign permit is required.

J. Wall signs. A sign of either solid face construction or individual letters placed against the exterior wall of any building or structure.

1. Such signs shall not extend more than one (1) foot beyond the wall. Planning Commission approval is required. A sign permit is required.

K. Window signs (temporary - 30 day). Signs that are painted, placed, taped, displayed or otherwise suspended within three (3) feet of any window that are visible from outside the place of business and that are designed to be displayed for a maximum of thirty (30) days.

1. Such signs are permitted to cover no more than fifty (50) percent of the area of the window. Such signs may not be displayed more than thirty (30) days. Such signs are not included in the maximum sign area allotment. Planning Commission approval is not required. A sign permit is not required.

L. Window signs (permanent). Signs that are painted, placed, taped, displayed or otherwise suspended within three (3) feet of any window that are visible from outside the place of business and that are designed to be displayed for more than thirty (30) days.

1. Such signs are permitted to cover no more than ten (10) percent of the area of the window. Such signs are not included in the maximum sign area allotment. Planning Commission approval is not required. A sign permit is not required.

M. Monument sign. A low profile free-standing sign incorporating the design and building materials and accenting the architectural theme of buildings within the same development.

1. Such signs shall be considered the same as a free-standing sign.

N. Real estate signs. Real estate signs shall be permitted as specified in Section 17.59.210 of this Chapter.

O. Portable A-frame signs. A portable sign constructed of two faces which are connected by hinges at the top, forming the shape of an A when viewed at right angles to the face.

1. Each business may be allowed one such sign. The sign shall be placed at ground level with a maximum height of 4 feet and be no larger than 3 feet by 4 feet and shall be placed at least 4 feet vehicle entrances and exits and not in the public right of way. Planning Commission approval is required. A sign permit is required.

P. Signs in general. Any sign which is not listed under permitted or prohibited signs (Section 17.59.160 and this section, respectively) shall be considered individually by the Planning Commission who shall determine whether the sign falls in the permitted or prohibited category. If the Planning Commission determines that such sign falls in the permitted category, permission to display such sign, signs or signing program shall be granted subject to any and all conditions the Planning Commission may find necessary to achieve the spirit, purpose and intent of this Chapter. The conditions of approval may include but not be limited to requiring Planning Commission approval and a sign permit.

Q. Flags. Flags of any government entity are permitted. A sign permit is not required. Flags announcing commercial or business identity must receive Planning Commission approval and a sign permit.

17.59.180 Sign regulations for commercial and industrial districts. C-1, C-2, P-C, L-M and M Districts.

A. Sign area. One and one-half (1.5) square feet are permitted for every foot of primary business frontage to a maximum of one hundred (100) square feet per business. One-half (.5) square foot is permitted for every foot of secondary business frontage to a maximum of twenty-five (25) square feet for each secondary business frontage.

B. Number of signs. No more than two (2) signs may be permitted per business, unless otherwise approved by the Planning Commission. Under canopy signs are not counted for the purposes of this Section.

C. Type of signs. Any sign specified under Section 17.59.170, may be displayed in accordance with the provisions of this Chapter.

D. General Provisions. All signs and signing programs specified below shall be subject to review and approval by the Planning Commission and shall require a sign permit.

1. Shopping centers may be permitted to erect a free-standing identification sign which may also indicate the principal tenant and other services available on the site. Said sign shall be located adjacent to the principal street frontage and shall not exceed one hundred (100) square feet in area or twenty-five (25) feet in height. If the shopping center has more than one (1) principal street frontage, two (2) such signs may be permitted. The sign area and sign height specified in this Section are the maximum limits and the Planning Commission reserves the right to approve lesser sign area or height.

2. Industrial parks containing more than four (4) buildings designed to be architecturally compatible, whether or not on the same parcel of land, shall be permitted to place monument signs along, at, or adjacent to principal entrances to the park. Such signs shall not exceed two hundred (200) square feet or ten (10) feet in height. The actual size, height and number of signs shall be specified by the Planning Commission.

3. Real estate signs shall be permitted subject to the provisions of Section 17.59.210.

E. Master signing program approval required. Any and all commercial, office or industrial developments designed to contain more than four (4) occupancies, businesses or buildings are required to obtain approval of a master signing program from the Planning Commission. Said master signing program plans must be prepared,

reviewed and approved by the Planning Commission prior to the issuance of any occupancy permit in the development. Plans for the master signing program shall include specifications, descriptions and locations of all signs to be displayed on the site including but not limited to advertising, identification, directional and public service signs. The Planning Commission may approve, conditionally approve or modify said plans in order to insure that the master signing program is in accordance with the purpose, spirit and intent of this Chapter. Any decision of the Planning Commission on a master signing program may be appealed to the City Council. Appeals shall be in writing and shall be filed with the City Council within twenty (20) days of the decision.

Approved master signing programs may be modified from time to time by the Planning Commission or by the City Council through the appeal process.

17.59.190 Sign regulations for residential districts. R-1, R-2 Districts.

A. Single family dwellings, duplexes, triplexes, and fourplexes. One (1) nameplate not exceeding three (3) square feet per dwelling. Planning Commission approval is not required. A sign permit is not required.

B. Multiple family dwellings. Dwellings containing more than four (4) dwelling units may be permitted a maximum of two (2) signs, each containing a maximum of thirty (30) square feet. Planning Commission approval is required. A sign permit is required.

C. Church signs. Same as Section B above.

D. Public, quasi-public, halls, organizations, clubs, lodges and all similar uses. Same as Section B above.

E. Nonresidential uses not otherwise specified herein including but not limited to hotels, motels, professional offices and other non-residential uses that may be permitted in residential zoning districts. Signs for such uses shall be regulated by Section 17.59.180.

F. Real estate signs. Real estate signs shall be permitted subject to the provisions of Section 17.59.210.

G. All signs not permitted by subsections A through F above or regulated by section 17.59.220 are prohibited.

17.59.200 Sign regulations for districts other than commercial, industrial and residential.

A. All signs, other than real estate signs which are regulated in Section 17.59.210 and those regulated by section 17.59.220, shall require approval by the Planning Commission or the City Council through the appeal process. Appeals may be made of any

decision of the Planning Commission as specified in Section 17.59.040. No sign shall be approved unless and until a finding is made that the proposed sign is consistent with the purpose, spirit and intent of this Chapter.

17.59.210 Real estate signs. The following regulations shall apply to real estate signs in the City of Del Rey Oaks.

A. Sale, rental or lease signs. Except as provided in Section 17.59.210 D any property being advertised for sale, rent or lease may have one (1) temporary (30 day) sign on the property. Such sign shall not exceed twelve (12) square feet in area. Planning Commission approval is not required. A sign permit is not required.

B. Subdivision signs. In the subdivision of land, the land being subdivided may have no more than two (2) signs posted upon it advertising the subdivision. Each sign shall not exceed thirty-two (32) square feet in area. Planning Commission approval is not required. A sign permit is required.

C. Under construction signs. Under construction signs shall not exceed twenty (20) square feet in area. No more than one (1) such sign shall be permitted. Planning Commission approval is not required. A sign permit is required. Such signs may only be in place during actual construction.

D. Portable, temporary (30 day) signs displayed on private property. In advertising a property for sale, rental or lease, a portable sign, not exceeding six (6) square feet in area may be placed off the site on private property for the purpose of advertising that the subject property is open for inspection. One (1) additional such sign may be displayed on the premises that is open for inspection. Such signs shall only be displayed when the premises are open for inspection and Planning Commission approval is not required. A sign permit is not required.

E. Model home signs. Signs identifying model homes may be displayed on the property upon which the model homes are located. Such signs shall be located adjacent to the entrance of the model home. Such signs shall not exceed eight (8) square feet in area nor three (3) feet in height. Planning Commission approval is not required. A sign permit is not required.

F. General provision. Any signs not specifically permitted under the provisions of Section 17.59.210 are prohibited unless and until a sign permit is secured from the City Clerk.

17.59.220 Signs not otherwise regulated.

A. General Provisions. The following provisions apply to all signs not otherwise regulated by this chapter, including but not limited to those expressing a political, religious, or sociological viewpoint, including election signs:

1. No such sign shall be located upon any public street, alley, sidewalk, right-of-way, easement, or other governmental property.

2. All such signs shall be erected, altered and maintained in accordance with the Uniform Building Code and the safety provisions set forth in §17.59.110 of this chapter.

3. All such signs must be stationary and unlighted.

4. Such signs shall be freestanding, except in the R-1 District said signs may be either attached to the outside of a window or wall of a building. Any freestanding sign shall be located at least five feet from any property line and may not encroach upon required parking or driveways.

5. The posting of any sign regulated by this section shall not in any way affect a property owner's right to erect signs permitted by other provisions of this chapter.

6. Planning Commission approval is not required. A sign permit is not required.

7. Consent of Owner or Occupant. No sign regulated by this section may be posted without the consent of the owner or legal occupant of the premises on which the sign is posted.

8. Area of Signs. No sign regulated by this section shall exceed thirty-two square feet of sign area.

9. Signs in the R-1 District. The total area of all signs regulated by this section on any one property in the R-1, single-family residential district shall not exceed eight square feet. However, in this district, the number of such signs on any one property is not limited, provided the total area of all signs does not exceed eight square feet.

10. Signs in All Districts Other Than the R-1 District. In all zoning districts except the R-1 district, signs regulated by this section shall be placed only upon those vacant portions of a property which are not covered by structures, landscaping, parking areas or driveways, with the signs on any one property which includes at least four thousand square feet of said vacant area to be limited to not more than one square foot of sign area for each one hundred twenty-five square feet of said vacant area. For properties which include less than four thousand square feet of vacant area, each such property shall still be allowed up to thirty-two square feet of sign area without the need to satisfy the previous sentence's restriction that signs be allowed only upon vacant areas and with no limitation upon the number of signs composing the thirty-two square feet.

11. Time Limitations. Signs regulated by this section may be posted not more than sixty days prior to an event to which they pertain. All such signs must be removed within five days after the event to which they pertain or within 65 days of their initial posting whichever occurs first.

12. Responsibility for Removal. It shall be the property owner's responsibility to remove all signs regulated by this section within the time limitations specified above, whether or not the owner has consented to the posting or construction of such signs.

B. Greater Sign Area and Time limitations Allowable Pursuant to Use Permit and Planning Commission Approval.

1. Upon application to the Planning Commission for a use permit, a sign area greater than otherwise allowed by this section may be allowed so long as the Planning Commission finds that:

a. The sign will not materially conflict with the character of the neighborhood in which it will be displayed; and

b. The value of property in the zone will not be significantly decreased by the erection or maintenance of the sign.

2. Use permits for such signs shall be granted for a period of not more than one year.

17.59.230 Neighborhood signs. Signs identifying a neighborhood or development not exceeding fifty (50) square feet in area, may be permitted. Planning Commission approval is required. A sign permit is required.

17.59.240 Service stations. In addition to the signing permitted under Section 17.59.180, service stations may be permitted to display two (2) additional signs each of which shall not exceed sixteen (16) square feet. Such signs shall be permanently affixed to the ground or a structure. Planning Commission approval is required. A sign permit is required.

17.59.250 Highway signs. Commercially zoned properties having frontage on Highway 218 and Highway 68 are hereby declared to be sites of special significance and any and all signs and signing programs shall be approved by the Planning Commission or the City Council on appeal. In considering a sign or signing program for a site of special significance, the following items shall be considered: the signing needs of the proposed use; the location of the site in relation to highway access; the responsibility of the City to protect and preserve the natural beauty of Highway 218 and Highway 68 while balancing the City's need for a healthy highway-oriented visitor-serving industry. Any decision of the Planning Commission concerning a site of special significance may be appealed, in writing, within twenty (20) days of the decision of the Planning Commission.

17.59.260 Signs for advertising purposes. Unless otherwise provided in this Chapter, no permanent sign shall be erected, constructed, placed, tacked, fastened, displayed, painted, posted, printed or otherwise where more than twenty-five (25) percent of the area of such sign is used for advertising purposes. Seventy-five (75) percent of the area of such signs shall be used solely for naming, designating or identifying the enterprise or calling.

17.59.270 Historic signs. Signs in historic areas and on historic buildings shall be minimized and shall be appropriate to an historic setting.

17.59.280 Severability. If any section, subsection, sentence, clause, phrase or portion of this Chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion is a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereof.

17.59.290 Repeal provision. Any and all other sign regulations contained in Title 17, Zoning, of the City of Del Rey Oaks Municipal Code in conflict with this Chapter are hereby repealed.