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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

June 13, 1994

City Council  
Sacramento, California

Honorable Members in Session:

ISSUED FOR  
PUBLICATION  
CONTINUED

6-28-94

- SUBJECT: 1. AN ORDINANCE AMENDING SECTION 8-E-1 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) BY ADDING LANGUAGE TO ALLOW MORE FLEXIBLE SIGN CRITERIA IN PLANNED UNIT DEVELOPMENTS (M94-021)
2. AN ORDINANCE AMENDING CHAPTER 3.12 OF TITLE 3 OF THE CITY CODE OF SACRAMENTO (SIGN ORDINANCE) BY ADDING SECTION 3.12.201 AND SECTION 3.12.202 RELATING TO SIGNS IN PLANNED UNIT DEVELOPMENTS AND IN SPECIAL PLANNING DISTRICTS (M94-021)
3. AN ORDINANCE AMENDING SECTIONS 3.04, 3.05, 3.08, 3.12, 3.13, 3.14, 3.15, 3.16 and 3.18 RELATING TO MINOR MODIFICATIONS TO EXISTING CODE TEXT RELATING TO SIGN REGULATIONS (M94-021)

LOCATION AND DISTRICT: City-wide - All Council Districts

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 28, 1994.

CONTACT PERSON: Joy Patterson, Zoning Administrator (916) 264-5607

FOR COUNCIL MEETING OF: June 21, 1994

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**SUMMARY**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**BACKGROUND INFORMATION**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:  
WILLIAM H. EDGAR  
CITY MANAGER

APPROVED:



DIANNE GUZMAN, AICP  
Director, Planning & Development

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attachment

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 3.12 OF TITLE 3 OF THE CITY CODE OF SACRAMENTO (SIGN ORDINANCE) BY ADDING SECTION 3.12.201 AND SECTION 3.12.202 RELATING TO SIGNS IN PLANNED UNIT DEVELOPMENTS AND IN SPECIAL PLANNING DISTRICTS (M94-021)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

## **SECTION 1.**

Section 3.12.201 of Chapter 3.12 of Title 3 of the City Code (Sign Ordinance) is hereby amended by adding the following:

### **SECTION 3.12.201. PLANNED UNIT DEVELOPMENT SIGNS**

In order to preserve the character of Planned Unit Developments (PUD), the development guidelines adopted for the PUD may specify a sign program that allows for signage that otherwise would be prohibited under this ordinance, including but not limited to signs that would be prohibited by Section 3.14.224; and to prohibit signage that otherwise would be allowed under this ordinance. Where the development guidelines pertaining to signs do not address specific criteria, then the provisions of the Sign Ordinance will prevail. Any sign located within 660 feet of a freeway or of a route for a freeway which has been adopted by the State Highway Commission must comply with requirements of the California Department of Transportation.

## **SECTION 2.**

Section 3.12.202 of Chapter 3.12 of Title 3 of the City Code (Sign Ordinance) is hereby amended by adding the following:

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 8-E-1 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) BY ADDING LANGUAGE TO ALLOW MORE FLEXIBLE SIGN CRITERIA IN PLANNED UNIT DEVELOPMENTS (M94-021)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

Section 8-E-1 of the Comprehensive Zoning Ordinance of the City of Sacramento is hereby amended by adding the following:

- a. In order to preserve the design and character of Planned Unit Developments (PUD), the development guidelines adopted for the PUD may specify a sign program that allows for signage that otherwise would be prohibited under chapter 3.12 of Title 3 of the City Code (Sign Ordinance) or that prohibits signage that otherwise would be allowed under this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

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CITY CLERK

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**SECTION 3.12.202. SPECIAL PLANNING DISTRICT SIGNS**

In order to preserve the character of Special Planning Districts (SPD) the development guidelines adopted for the SPD may specify a sign program that allows for signage that otherwise would be prohibited under this ordinance, or that prohibits signage that otherwise would be allowed under this ordinance. Where the development guidelines pertaining to signs do not address specific criteria, then the provisions of the Sign Ordinance will prevail. Any sign located within 660 feet of a freeway or of a route for a freeway which has been adopted by the State Highway Commission must comply with requirements of the California Department of Transportation.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTIONS 3.04, 3.05, 3.08, 3.12, 3.13, 3.14, 3.15, 3.16 and 3.18 RELATING TO MINOR MODIFICATIONS TO EXISTING CODE TEXT RELATING TO SIGN REGULATIONS (M94-021)**

## **SECTION 1**

Section 3.04.061 (f) of the Sacramento City Code is hereby amended to read as follows:

- (f) All illuminated signs in the residential zones, including bulletin boards, shall be indirectly illuminated. Directly illuminated signs are allowed subject to approval of a Zoning Administrator's Special Permit.

## **SECTION 2**

Section 3.05.087 (a) of the Sacramento City Code is hereby amended to read as follows:

- (a) All illuminated sign in the A and R zones shall be indirectly illuminated. Directly illuminated signs are allowed in the A and R zones subject to approval of a Zoning Administrator's Special Permit.

## **SECTION 3**

Section 3.08.157 of the Sacramento City Code is hereby amended to read as follows:

**3.08.157. Offsite signs.**

Offsite signs are prohibited except: a) as otherwise provided in subsection (c) of Section 3.04.066 and b) subdivision development signs, when approved by the Zoning Administrator as provided in Section 3.12.194.

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DATE ADOPTED: \_\_\_\_\_

(6)

**SECTION 4**

Section 3.12.192 (c) (4) e) of the Sacramento City Code is hereby amended to read as follows:

- e) Review and Approval

Proposed signs shall require a Zoning Administrator's Special Permit pursuant to the Comprehensive Zoning Ordinance of the City of Sacramento Section 15-H.

**SECTION 5**

Section 3.12.193 of the Sacramento City Code is hereby amended to read as follows:

**3.12.193 Neighborhood Identification Signs.**

In any zone, a sign, masonry wall, landscaping and other similar materials or features may be combined to form a display for neighborhood or tract identification provided a Special Permit has been granted by the Zoning Administrator. The legend of such a sign or display shall consist only of the neighborhood or tract name.

**SECTION 6**

Section 3.12.194 of the Sacramento City Code is hereby amended to read as follows:

**3.12.194 Subdivision Development Signs.**

1. Onsite marketing signs in any zone in connection with the marketing of lots or structures in a subdivision require Zoning Administrator review in conjunction with the review of the model home complex/temporary sales office permit (Section 2-E-48 of the Comprehensive Zoning Ordinance of the City of Sacramento). A sign is considered an onsite marketing sign if it is located within the boundaries of the subdivision being marketed. Onsite marketing signs are subject to the following conditions:
  - (a) Such signs are allowed for a period not exceeding two (2) years. The Zoning Administrator may renew the permit for additional one-year periods upon written application at least 30 days prior to expiration.
  - (b) Subdivision identification signs shall be limited to signs which shall not exceed 8 feet in height, 8' X 4' in dimension and 32 square feet in area.

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DATE ADOPTED: \_\_\_\_\_

- (c) Individual unit identification signs shall be limited to one (1) square foot in size and two (2) feet in height.
- (d) Signs may be located within the required setback areas, however, in no case shall signs be located closer than ten (10) feet to any public right-of-ways and driveways.

2. Offsite marketing signs require a Zoning Administrator's Special Permit in any zone in connection with the marketing of lots or structures in a subdivision. A sign is considered an offsite marketing sign if it is located outside the boundaries of the subdivision it is marketing. Offsite marketing signs are subject to the following conditions:

- (a) Individual directional marketing signs shall not exceed 4' X 8' in dimension, 32 square feet in area, eight (8) feet in height, and shall be located outside on any setback imposed under the City Zoning Ordinance of the zoning district in which the property is located.
- (b) The entire offsite signage program for subdivision shall be reviewed and approved on one application. No additional requests may be submitted.
- (c) Multi-faced regional subdivision signs shall be limited to 15 feet in height, shall contain no more than 4 panels, with a maximum of 4' X 8' in size (32 square feet in area) per panel. The overall sign area shall not exceed 8' X 18' (144 square feet). Signs shall be located outside the setback of the zoning district in which it is located.
- (d) Such permits shall be issued for a period of two (2) years. The Zoning Administrator may renew such permits for an additional year upon written application at least 30 days prior to its expiration.

**SECTION 7**

Section 3.12.205 of the Sacramento City Code relating to Design Review Districts is hereby deleted.

**SECTION 8**

Section 3.13.211 of the Sacramento City Code is hereby amended to read as follows:

3.13.211 Liability Insurance Required.

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As a condition to the issuance of a business license as required under Chapter 23 of the Sacramento City Code, all sign hangers performing work described under Section 3.13.210 shall obtain a commercial general liability insurance policy in the minimum amounts of \$100,000 for injury or death to any person in any one accident; \$300,00 for injury or death to two or more persons in any one accident; and \$50,000 for injury or destruction of property in any one accident. Said sign hanger shall furnish the City with a certificate of insurance which shall name the City, its officers, agents, and employees as additional insureds under said policy. Said insurance shall be maintained in full force and effect during the term of the business license and said insurance policy or certificate shall provide that the City shall be notified of any cancellation of said insurance ten (10) days prior to the date of cancellation.

**SECTION 9**

Section 3.14.223 of the Sacramento City Code is hereby amended to read as follows:

**3.14.223 Same--Zoning Administrator.**

The Planning Commission may, by resolution, delegate authority to issue minor Variances to the Zoning Administrator, other than Variances from the regulations of Division 5 of this Article, provided, however, that the applicant may appeal any decision of the Zoning Administrator to the Planning Commission as provided in Section 3.16.240. The Zoning Administrator may, at his/her discretion, schedule for hearing before the Planning Commission any application for a Variance under his/her authority.

**SECTION 10**

Section 3.14.225 of the Sacramento City Code is hereby amended to read as follows:

**3.14.225 Application; Evidence Required to be Shown.**

Applications for a variance shall be written on forms prescribed by the Planning Commission or the Construction Codes Advisory and Appeals board and shall be accompanied by statements, plans and other relevant evidence. The Zoning Administrator when authorized, the Planning Commission, or, in the case of Variances from the provisions of Chapter 3.06 of this title, the Construction Codes Advisory and Appeals Board, may grant a Variance when the following is shown:

**SECTION 11**

Section 3.14.226 of the Sacramento City Code is hereby amended to read as follows:

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DATE ADOPTED: \_\_\_\_\_

**3.14.226 Fee.**

A fee as established in the City's Fee and Charge Report shall be paid upon the filing of each application for a Variance from the provisions of this chapter, except that no fee shall be required for a Variance from the provisions of Chapter 3.06 of this title.

**SECTION 12**

Section 3.14.227 of the Sacramento City Code is hereby amended to read as follows:

**3.14.227 Hearing.**

- (a) A variance application shall be considered at a public hearing by the Zoning Administrator, Planning Commission, or the Construction Codes Advisory and Appeals Board where variances from the provisions of Chapter 3.06 of this title are requested. The Zoning Administrator, Planning Commission or the Construction Codes Advisory and Appeals Board may attach conditions to the granting of any variance when, in its judgment, such conditions are necessary or desirable to accomplish the purpose of this chapter.
- (b) Except to the extent that the terms of this chapter conflict therewith the procedural requirements for any hearing before the Zoning Administrator, Planning Commission and City Council required by the provisions of this chapter shall be governed by the provisions of Section 18 of the Comprehensive Zoning Ordinance of the City of Sacramento.
- (c) Written notice of the hearing shall be given as specified in Section 14-B and 14-C of the Comprehensive Zoning Ordinance of the City of Sacramento.

**SECTION 13**

Section 3.15.231 of the Sacramento City Code is hereby amended to read as follows:

**3.15.231 Delegation to Zoning Administrator.**

The Planning Commission, by resolution, may delegate its authority to issue Special Permits for signs to the Zoning Administrator, provided however, that the applicant may appeal any decision of the Zoning Administrator to the Planning Commission as provided in Section 3.16.240.

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DATE ADOPTED: \_\_\_\_\_

The Zoning Administrator may at his/her discretion, schedule for hearing by the Planning Commission any application for Special Permit under his/her authority.

**SECTION 14**

Section 3.15.233 of the Sacramento City Code is hereby amended to read as follows:

**3.15.233 Fee.**

Whenever a public hearing by the Planning Commission or Zoning Administrator is required for a Special Permit, there shall be a filing fee as established in the City Fee and Charge Report to be paid at the time the application is filed.

**SECTION 15**

Section 3.15.234 of the Sacramento City Code is hereby amended to read as follows:

**3.15.234 Hearing.**

- (a) A special permit application shall be considered at a public hearing by the Zoning Administrator or Planning Commission. The Zoning Administrator or Planning Commission may attach conditions to the granting of any special permit when in its judgment, such conditions are necessary or desirable to accomplish the purpose of this chapter.
- (b) Except to the extent that the terms of this chapter conflict therewith the procedural requirements for any hearing before the Zoning Administrator, Planning Commission and City council required by the provisions of this chapter shall be governed by the provisions of Section 18 of the Comprehensive Zoning Ordinance of the City of Sacramento.
- (c) Written notice of the hearing shall be given as specified in Section 15-C and 15-H of the Comprehensive Zoning Ordinance of the City of Sacramento.

**SECTION 16**

Section 3.16.240 of the Sacramento City Code is hereby amended to read as follows:

**3.16.240 Appeals from Decision of Zoning Administrator**

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- (a) Any person aggrieved or dissatisfied with the action of the Zoning Administrator on a request for a Variance, Special Permit, or other action resulting from the administration of this Article may appeal therefrom the Planning Commission within 10 days after a decision has been made by the Zoning Administrator.
- (b) The appeal shall be taken by filing a written notice of appeal with the Zoning Administrator and payment of a fee as established by the City Fee and Charge Report.
- (c) Upon the filing of a notice of appeal, the Zoning Administrator shall, within ten days, transmit to the Secretary of the Planning Commission all exhibits and other papers and documents on file with the Zoning Administrator. The Planning Commission shall hold a hearing on the appeal and may affirm, modify or reverse the action or decision of the Zoning Administrator Planning Director.

**SECTION 17**

Section 3.16.241 of the Sacramento City Code is hereby amended to read as follows:

**3.16.241 Appeals from Decision of Planning Commission.**

- (a) Any person aggrieved or dissatisfied with any action of the Planning Commission on a Variance, Special Permit or any other Planning Commission action or permit under this Article, may appeal therefrom to the City Council at any time within ten (10) days after rendition of the decision of the Planning Commission; provided that, except as otherwise expressly allowed herein, no appeal of a Planning Commission decision on an appeal of a Zoning Administrator's decision shall be allowed.
- (b) The appeal shall be taken by filing a Notice of Appeal with the Planning Director. Upon the filing of a Notice of Appeal and payment of a filing fee as established by the City Fee and Charge Report, the Planning Director shall, within ten (10) days therefrom transmit to the City Clerk all exhibits and other papers and documents on file with the Planning Commission, together with any findings of the Commission.

The City Council shall hold a hearing on the appeal and may affirm, modify or reverse the action of the Planning Commission.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**SECTION 18**

Section 3.16.243 of the Sacramento City Code relating to Appeals From The Decision Of The Architectural Advisory Committee is hereby deleted.

**SECTION 19**

Section 3.18.251 of the Sacramento City Code relating to the definition of the Architectural Advisory Committee is hereby deleted.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

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MAYOR

ATTEST:

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