March 23, 2016

Planning Commission
Agenda

- **Item 3**: Continuation of the Sign Code Update (Article 63) from the March 23, 2016 meeting
- **Item 4**: Sierra Central Credit Union Drive Through
- **Item 5**: Planning Commission bylaws and representation on the Sutter County Planning Commission
Item 3: Signs

- Follow-up to the Planning Commission meetings on February 24, 2016 and March 23, 2016
Text Format

- **Regular text:** Existing text, no proposed changes
- **Underline:** Proposed text
- **Strikethrough:** Existing text to be deleted
- **Red font:** Modifications to the text since the February 24, 2016 workshop
- **Green font:** Modifications to text since the March 23, 2016 meeting
Changes

- Clarified:
  - Commemorative signs
  - Fence Signs - noncommercial purposes
  - Missing person/lost pet
  - Open Closed Sign
  - Removed “TBD”
  - Electronic Message Board: Added language for emergencies
  - Cabinet Sign definition
Sign Code Goals

- At a minimum:
  - Logical organization and user-friendly format
  - Ensure that standards are clear, consistent and illustrated
  - Raise the Bar for Development Quality
  - Reduce the need for negotiated approvals
  - Employ graphics rather than words
  - Consolidate Standards
  - Under regulation vs. over regulation
Sign Code Goals

- Sign code is often what we want and what we don’t want
- Community may perceive that the City is proposing more stringent regulations, whereas we may simply be enforcing what we currently have
Changes

- Size and Types
  - Nominal changes are proposed for permanent signs
  - Added graphics for Monument, Awning, Wall, and Projecting Signs
  - Clarified Temporary Sign Section
- Added “Additional Regulations” to the sign table
Proposal

- Wall Signs
  - For multi-story buildings, no internally lit signs
  - *New* cabinet signs shall not exceed 20% of the sign area
Monument Signs

Not preferred

Preferred
Since the Workshop

- Awning Signs – Material & Lighting

Not preferred

Preferred
Proposal

- Monument Signs
  - Added “Base” requirements
  - Design criteria (enhanced architectural features)
  - Added an illustration
Monument Signs

Not preferred

Preferred
Proposal

- Electronic Message Boards
  - Use Permit (Commission review)
  - Along State Route 20 and 99
  - Min. 5 acre parcel size with a min. of 300 foot frontage
  - Message duration: Static message every 10 seconds
  - Dimming technology
Since the Workshop

- Electronic Message Boards
  - Signs shall be full color displays
  - No monochrome displays
  - High quality pixel pitch resolution
  - Default displays in case of a malfunction
  - 4 or less businesses: ½ of the monument sign
  - 5 or more: 1/3 of the monument sign area
Electronic Signs

Monochrome – not preferred

Full color - preferred
Proposal

- Electronic Message Boards in R Districts
  - Staff is suggesting to delete language that would limit them to parcels that abut State Routes 20 and 99 for schools and/or religious institutions,
Proposal

- A-Frame Signs
- Added material language
  - No plastic signs
  - Chalkboard is appropriate
  - No rough-cut plywood
- Create shapes are encouraged (no standards)
- One per business
- 50 feet from business
Monument Signs

Plastic – not preferred
Wood, chalkboard - preferred
Proposal

- Subdivision Signs
- Added location criteria
- Included design criteria
  - City logo
  - Architecturally enhanced
  - Finished material
  - No rough-cut plywood
Subdivision Signs

Not preferred

Preferred
Sign Types

- Window Signs – no change
Sign Types

- Temporary signs (limited)
Sign Types

- Seasonal Display
Proposal

- Political Signs
- Criteria:
  - 32 square feet
  - 10 feet in height
  - 90 days before an election
Prohibited Signs

- Fence Signs (Some exceptions)
- Pole Signs
- Posters and Snipe Signs
- Roof Signs
- Vehicle Signs
Sign Types

- Fence Signs – not permitted
Sign Types

- Pole Signs – not permitted
Sign Types

- Snipe Signs – not permitted
Sign Types

- Roof Signs – not permitted
Sign Types

- Vehicle Signs – not permitted
Recommendation

- Recommend that the City Council adopt the attached Draft Yuba City Sign Regulations amending the City’s Sign Code as shown in Attachment 2 in your report, including modifications to Electronic Signs in Residential Districts for schools and/or religious facilities.

- As an alternative, the Planning Commission may request that staff provide additional research or continue the meeting to a date certain.
Item 4

- Sierra Central Credit Union
  - General Plan Amendment
  - Harter Specific Plan Amendment
  - Rezone
  - Use Permit
  - Environmental Assessment
Purpose?

- Sierra Central Credit Union would like to install two drive-through ATMs
- The existing C-M zone district does not permit drive-throughs
- Applicant is proposing to reclassify the site to the C-O zone district which does
- The C-O is more restrictive (less intense) in comparison to the C-M
Recommendation

- Recommend to the Council approval of:
  - *Mitigated Negative Declaration*, inclusive of mitigated measure
  - Public Disclosure Document
  - Requires that government agency actions which may result in a change to the physical environment have a thorough analysis of what potential impacts may occur, and to attempt to prevent or reduce adverse impacts to the environment
  - Staff determined that a Mitigated Negative Declaration is appropriate
Recommendation

- Recommend to the Council approval of:
  - General Plan Amendment, as proposed
  - Harter Specific Plan Amendment, as proposed
  - Rezone, as proposed
  - Use Permit, per the findings outlined in the staff report
Item 5

- Planning Commission by-laws and the City’s representation on the County’s Planning Commission