Item 3

- Item 3: Introduction of new Planning Commissioner Ivin Rhyne
Planning Commission Bylaws (Number E-2)

- Annually the newly elected Chair shall be recommended by the Commission for appointment to the Sutter County Planning Commission
- In the event the Chair does not wish to serve, the Commission shall elect a member
- Recommendation shall be transmitted to the Council
- Council shall forward recommendation to the Board of Supervisors
Item 5

- Sign Code Update Workshop
- No action will be taken tonight, rather the goal is to solicit feedback and direction
  - City Council workshop in 2011
  - Ad-hoc sign committee was formed
  - Commission considered modifications in 2014
Noteworthy topics

- From Council workshop in 2011:
  - Moving mannequin signs
  - Temporary banners
  - A-frame signs
  - Special events signs
  - Electronic signs
Sign Code Update 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
Sign Code Update

- Sign code is both what we want and often 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
Format

- Underline: Proposed text
- Strikethrough: Existing text to be deleted
- Regular text: Existing text, no proposed changes
Overview

- Design Principles
- Permits required
- Exempt signs
  - Civic Signs
  - Garage Sales (24 hours after the conclusion of the yard sale; not permitted in the public right-of-way)
  - Holiday Decorations
  - Memorial Signs
  - Government Notices
Prohibited Signs

- Animated Signs
- Flashing Signs
- Fence Signs
Fence Signs

Bellflower Road
LANDSCAPING
SUPPLIES

Dura
FENCE MESH

Lightweight Sucs Tough Fence Signage Frames
Prohibited Signs

- Animated Signs
- Flashing Signs
- Fence Signs
- Freestanding and Pole Signs
Pole Signs
Prohibited Signs

- Animated Signs
- Flashing Signs
- Fence Signs
- Freestanding and Pole Signs
- Posters and Snipe Signs
Snipe Signs
Prohibited Signs

- Animated Signs
- Flashing Signs
- Fence Signs
- Freestanding and Pole Signs
- Posters and Snipe Signs
- Roof Signs
Roof Signs
Prohibited Signs

- Animated Signs
- Flashing Signs
- Fence Signs
- Freestanding and Pole Signs
- Posters and Snipe Signs
- Roof Signs
- Vehicle Signs
Vehicle Signs
Proposed Regulations

- Measuring Signs

Sign Area = Height x Width

Framed Sign

Split Letters

Sign Area = Sum of Two Adjacent Sides
Proposed Regulations

- Size and Types
  - Nominal changes are proposed for permanent signs (pages 16-25)
  - Modification to text
  - Added graphics for Awning, Wall, and Projecting Signs
Proposed Regulations

- Electronic Signs
  - All signs on the parcel would need to comply with the code.
    - This may require that they remove existing signs.
  - 4 or less businesses – ½ of the monument sign may be electronic
  - 5 or more businesses – no more than 1/3 of the monument may be electronic
  - Enhanced landscaping
Proposed Regulations

- Agricultural Signs
- Menus for drive-thru’s
- Gas Station Signs
  - Fuel prices may be electronic
- Movie Theatres
  - Wall signs for movies may be electronic
Proposed Regulations

- A-Frame Signs (Sidewalk Signs)
  - One per business
  - Not in front of other businesses
  - Within 50 ft. of the businesses
  - No more than 3 feet in height and max. of 2 feet in width
    - No lighting
A-Frame Sign
Proposed Regulations

- Window Signs
  - 35 percent of the total window
Proposed Regulations

- Special Event
  - Banner, streamers, moving signs, inflatables, flags
  - One per street frontage
  - Plus, two flags per Major Street
  - Max. area is 60 square feet
  - No more than 30 days, 30 days between events
  - 90 total days per calendar year
  - Comparable to existing regulations
Special Event
Proposed Regulations

- Seasonal display
Proposed Regulations

- Temporary Subdivision Signs and Flags
  - Based on subdivision size
  - Generally, four per subdivision
  - Height limit: 16 feet
Subdivision Signs
**Proposed Regulations**

- **Permanent Flags**
  - Maximum flag pole height: 25 feet
  - Residential: 24 square feet
  - Commercial: 32 square feet
Proposed Regulations

- Master Sign Program
  - New Process
  - Makes certain that signs are consistent and we do not have over-signage
Proposed Regulations

- Nonconforming Signs
  - No proposed changes
- Sign Maintenance
  - New standards
- Definitions
Item 6: Resource Efficiency Plan

- State requirements of local governments
  - Numerous State bills to reduce Greenhouse Emissions
  - 1990 levels by 2020
  - 40% below 1990 levels by 2030
  - 80% below 1990 levels by 2050
- City retained ATKINS Consulting to help prepare the plan
Item 6: Resource Efficiency Plan

- City must demonstrate consistency with State goals; compliance with California Environmental Quality Act
- Municipal Measures – City measures
- Community Measures – Activities that the City can encourage
  - Title 24
  - New development will have a menu options; flexibility
Item 7

Item 8: Project Background

- In 2014, applicant approached the City for the ultimate development of the project area
- Project area is located outside of the City’s Sphere of Influence (SOI)
- SOI Expansion does not identify the official jurisdictional boundaries of a city, but rather designates the outermost physical boundary and service area of a city acting as a benchmark for future annexation decisions
- City staff enlarged the proposed project area
Budget

- Agreement with ESA: $695,119
- Applicant will pay $595,671, plus City staff time spent on the applicant’s portion of the project
- City will pay remaining $98,448, plus staff time
  - City will be reimbursed as vacant property in the area is developed. Reimbursement will be dictated by development in the area
  - City portion will be paid via the General Fund Update account which has a balance of approximately $579,000
South Yuba City Annexation

- City has commenced preparation of documents
- City will conduct neighborhood outreach