

**DRAFT ZONING TEXT CHANGES
RELOCATION OF NONCONFORMING OFF-SITE SIGNS (“BILLBOARDS”)
(IN ~~STRIKEOUT~~/HIGHLIGHTED FORMAT)**

**AS PROPOSED TO PLANNING COMMISSION
AUGUST 23, 2011**

CHAPTER 16.68

NONCONFORMING SIGNS

16.68.080 Off-Site Signs

A. Each non-conforming off-site sign shall be removed or altered to conform to the provisions of this chapter and Chapters 16.20 through 16.64 not later than August 16, 1978 or three years after such sign becomes non-conforming, whichever date is later. (Ord. 1059 C.S. § 4, 1986; prior Ord. 822 C.S. § 2 (part), 1975; prior code § 10,202.5(c).

B. The provisions of A above shall not apply to any sign made non-conforming that is not permitted to be removed under local regulations or laws without the payment of just compensation as required under the provisions of the California Outdoor Advertising Act which validly preempt the City's police power and other authority which has been granted to it by the State Constitution and/or general law; provided, however, that any off-site sign not permitted to be removed without the payment of compensation under such provisions of the Act shall be removed in the manner required by law, upon the adoption of a Resolution by the City Council authorizing the payment of such compensation, as may be required by law, for its removal. (Ord. 1059 C.S. § 4, 1986).

C Off-site signs existing pursuant to the provisions of (B) above on or after the removal date set forth in subsection (A) above, may be approved by the City to be relocated in accordance with the provisions of this subsection. An application to relocate an existing sign may only be approved if all of the following criteria are met:

- 1. Signs may only be relocated to be within the Heavy Industrial (HI) district;*
- 2. There must be a minimum distance of two (2) miles between electronic non-accessory signs and 1,000 feet between non-electronic, non-accessory signs;*
- 3. The relocated sign may not significantly impact any biological resources;*

4. *The applicant for a relocated sign must provide a geotechnical study and incorporate the recommended measures; and*
5. *All relocated signs shall be subject to a relocation agreement.*

CHAPTER 22.18

INDUSTRIAL DISTRICTS

22.18.060 Conditional Uses

The following conditional uses shall be permitted upon the granting of a conditional use permit, in accord with the provisions of Chapter 22.40 of this Title:

- A. Pumping stations, power stations, drainage ways and structures, storage tanks and transmission lines found by the City Planning Commission to be necessary for the public health, safety or welfare;
- B. Accessory structures and uses located on the same site with and necessary for or incidental to the operation of a conditional use;
- C. Outdoor advertising structures; *in accordance with Section 16.68.080.C.*
- D. In the LI Light Industrial District, the following conditional uses shall be permitted:

Any of the uses listed in Section 22.18.040 and Subsection E of this section, provided that, on the basis of the use permit application and the evidence submitted, the City Planning Commission makes the following findings, in addition to the findings prescribed in Section 22.40.070 of this Title that:

1. Consideration of all of the determinable characteristics of the particular use which is the subject of the application indicates that the use has the same basic characteristics on the permitted uses prescribed in Section 22.18.030 of this Chapter,
 2. The use will not create more vehicular or rail traffic than the volumes normally created by the permitted uses prescribed in Section 22.18.030 of this Chapter.
 3. The separation between HI uses allowed in the LI district by a use permit and property in an R or PA district shall not be less than the required front, side and rear yard setbacks in an HI district (Sections 22.18.110B, 22.18.120E through G, and 22.18.130C through F respectively). LI uses shall be permitted within these areas, subject to the setback requirements of the LI district;
- E. In the HI Heavy Industrial District, the following conditional uses shall be

permitted:

Airports and heliports.
Cement, lime, gypsum and plaster of paris manufacture
Charcoal, lampblack and fuel briquettes manufacture
Chemical products manufacture including acetylene, aniline, dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yard and carbolic, hydrochloric, picric and sulphuric acids
Coal, coke and tar products manufacture
Drop forges
Dumps and slag piles
Explosives manufacture and storage
Fertilizer manufacture and storage, other than chemical
Film manufacture
Fireworks manufacture and storage
Fish products processing and packaging
Garbage dumps
Gas manufacture
Gas and oil wells
Gelatin, glue and size manufacture from animal or fish refuse
Incineration or reduction of garbage, offal and dead animals
Junkyards
Lard manufacture
Linoleum and oil cloth manufacture
Magnesium foundries
Manure, peat and topsoil processing and storage
Metal and metal ores refining, smelting, and alloying
Motor vehicle wrecking yards
Paint manufacture including enamel, lacquer, shellac, turpentine and varnish
Paper mills
Rifle ranges
Rolling mills
Rubber manufacture or processing including natural or synthetic rubber and gutta-percha
Soap manufacturing including fat rendering
Stockyards and slaughterhouses
Stone quarries, gravel pits, mines and stone mills
Storage of used building materials
Tallow manufacture
Tanneries and curing and storage of rawhides
Wood and bone distillation
Wood pulp and fiber reduction and processing;

F. In the CI Controlled Industrial District, the following conditional uses shall be permitted:

- Administrative offices
 - Bookbinding, printing and lithography
 - Cartography
 - Editorial and designing activities
 - Electrical products and instrument manufacturing
 - Employees' cafeterias and auditoriums
 - Finished paper products manufacturing
 - Furniture manufacture and repair, or cabinet or millwork shops
 - Garment manufacturing
 - Household pottery manufacturing
 - Laundry and dry cleaning plants
 - Manufacture of clothing, novelties, toys and small appliances
 - Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 22.36 of this Title
 - Photographic printing, finishing and processing
 - Plastic fabrication
 - Processing, packaging and distribution operations, including pharmaceuticals, drugs and cosmetics
 - Research laboratories and institutes
 - Residences for watchmen or custodians
 - Storage warehouses, excluding flammable fluids and explosives
- G. Dog fanciers' permit, on sites of 20,000 square feet or larger.
- H. Private non-commercial clubs. (Ord. 1118 C.S. § II, 1988; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,104.2.)
- I. Lunch wagons, provided that on the basis of the use permit application and the evidence submitted, the Planning Commission makes the following findings:
1. The use will not be detrimental to other businesses in the area.
 2. The use will not create a safety hazard.
 3. The use will meet the Design Review Criteria and Standards, Chapter 22.34.045.
 4. The use will not be a nuisance to neighboring properties especially residences. (Ord. 1245 C.S. § 1, 1997.)

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