



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Rosemary Medel, Associate Planner *RM*
DATE: February 24, 2015

SUBJECT: ZONING TEXT AMENDMENT NO. 15-001 (AMENDING CHAPTER 233 – SIGNS OF THE HBZSO)

APPLICANT: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

LOCATION: Citywide

STATEMENT OF ISSUE:

- ◆ Zoning Text Amendment (ZTA) No. 15-001 request:
 - To amend Chapter 233 Signs of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to define non-commercial signs, add provisions for permitting non-commercial signs on private property and within public rights-of-way and delete references to political signs pursuant to Chapter 247 of the HBZSO. ZTA No. 15-001 was initiated by the City Attorney's office to ensure that the City's sign code conforms to recent State and federal court cases related to the posting of signs on private property.

- ◆ Staff Recommendation:
Approve Zoning Text Amendment No. 15-001 based upon the following:
 - Consistent with the General Plan goals and policies by ensuring consistent citywide application of the City's sign code for all types of non-commercial signs within public rights-of-way and on private property
 - Does not alter zoning or change the uses allowed on any property
 - Conforms to recent State and federal court cases related to the posting of signs on private property

RECOMMENDATION:

Motion to:

“Approve Zoning Text Amendment No. 15-001 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Zoning Text Amendment No. 15-001 with findings for denial.”
- B. “Continue Zoning Text Amendment No. 15-001 and direct staff accordingly.”

PROJECT PROPOSAL:

Zoning Text Amendment No. 15-001 represents a request to amend Chapter 233 Signs of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to define non-commercial signs, add provisions for permitting non-commercial signs on private property and within public rights-of-way and delete references to political signs pursuant to Chapter 247 of the HBZSO. ZTA No. 15-001 was initiated by the City Attorney's office to ensure that the City's sign code conforms to recent State and federal court cases related to the posting of signs on private property.

The following sections of Chapter 233 are proposed to be amended (Attachments. 2 & 3):

- Section 233.08 Exempt Signs – deletes references to examples of exempt temporary signs; clarifies regulations pertaining to sign type, location, size, number and other standards for non-commercial signs on private property and within public rights-of-way
- Section 233.10 Prohibited Signs – expressly exempts temporary signs within public rights-of-way pursuant to the provisions of Section 233.08 Exempt Signs
- Section 233.28 Definitions – defines “non-commercial sign” and “public right-of-way” and deletes the definition of “political sign”
- Section 233.30 Message Substitution – new section to ensure that commercial sign copy is not inadvertently favored over non-commercial sign copy.

Background:

The proposed Zoning Text Amendment was initiated by the City Attorney's office as a result of a pending lawsuit to ensure conformance of the City's sign code to recent State and federal court cases related to the posting of signs on private property.

Study Session:

The Planning Commission held a study session on ZTA No. 15-001 on February 10, 2015. The Planning Commissioners had general questions regarding the differences between proposed criteria for signs within the public right-of-way versus private property; the legality of tying time limitations for posting of non-commercial signs within public rights-of-way to election dates; allowable locations for posting signs (e.g. – utility poles, tract walls); and the enforcement process for failing to remove signs within public rights-of-way. Planning and City Attorney staff responded to the questions and the City Attorney staff provided additional general background on the recent court cases that were the catalyst for the proposed Zoning Text Amendment. No members of the public spoke at the study session.

ISSUES:

General Plan Conformance:

The proposed Zoning Text Amendment is consistent with the goals, policies, and objectives of the City's General Plan as follows:

Urban Design Element

Policy UD 1.2.3: Coordinate the design of public and private signs and graphics on a citywide basis.

ZTA No. 15-001 would ensure the consistent application of regulations for all types of non-commercial signs on private property as well as within public rights-of-way citywide.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed project is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act.

Coastal Status:

This project would be considered a minor amendment to the City's Local Coastal Program and will be forwarded to the California Coastal Commission with other minor amendments for certification.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The City Attorney's Office recommends changing Chapter 233 so that it will conform to recent cases in the state and federal courts that focus on content neutrality and time restrictions for the posting of signs on private property.

Public Notification:

Legal notice was published in the Huntington Beach Wave on February 12, 2015, and notices were sent to individuals/organizations requesting notification (Planning Division's Notification Matrix). As of February 17, 2015, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

January 15, 2015

MANDATORY PROCESSING DATE(S):

Legislative Action - Not Applicable

ANALYSIS:

The intent of the proposed Zoning Text Amendment is to ensure the consistent application of regulations for all types of non-commercial signs on private property and within public rights-of-way. As such, specific references to political signs are proposed to be deleted. In addition, a new classification of non-commercial signs, which would include political signs, is proposed to conform to recent cases in the State and federal courts that focus on content neutrality and time restrictions for the posting of signs on private property.

The proposed amendments to Chapter 233 also provide a better distinction of provisions applicable to the posting of non-commercial signs on private property and within public rights-of-way. The standards related to the posting of non-commercial signs within public rights-of-way are limited to duration only and are not proposed to further restrict these signs beyond what the current sign code allows. No new regulations are proposed.

For non-commercial signs posted on private property, ZTA No. 15-001 proposes to add criteria to address sign size and height. These provisions are recommended in part by the National Sign Code and are also based on current HBZSO provisions for allowing other types of structures on private property within the front yard setback. Language has also been added to reference Section 230.88 of the HBZSO to ensure that these signs are not located within visibility clearance areas at driveways and street intersections. No limitation on the number of signs or duration of posting is proposed to be established.

A survey of other Orange County cities regulating political signs was conducted for the cities of Fountain Valley, Irvine, Tustin, Westminster, Costa Mesa and Anaheim. Attachment No. 4 provides a matrix comparing the City's proposed changes to the current HBZSO provisions as well as the aforementioned cities. Although there is a lot of variation in sign codes amongst the individual cities, the matrix shows that the proposed amendments to Chapter 233 would be within the range of regulations for non-commercial signs on private property and within public rights-of-way adopted by the surrounding cities. In addition, the proposed amendments would not change the zoning or permitted uses for any property within the City. The proposed amendments would also remove ambiguity for regulations applicable to non-commercial signage on private property versus within public rights-of-way and ensure that the City's code would not distinguish political sign messages from other non-commercial sign copy.

Staff recommends that the Planning Commission approve Zoning Text Amendment No. 15-001 and forward to the City Council for adoption because the changes are consistent with the General Plan and would bring the City's zoning code into conformance with recent court cases related to the posting of signs on private property.

ATTACHMENTS:

1. Findings for Approval – Zoning Text Amendment No. 15-001
2. Draft Ordinance No. _____ HBZSO Chapter 233, Section 233.08 (Exempt Signs)
3. Legislative Draft – Huntington Beach Zoning and Subdivision Ordinance Chapter 233 Signs
4. Survey: Political Sign Regulations of Other Cities with Sign Ordinances

SH:JV:RM:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR APPROVAL

ZONING TEXT AMENDMENT NO. 15-001 **(Non-Commercial Signs)**

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 15-001:

1. Zoning Text Amendment No. 15-001 amends Chapter 233 Signs of the Huntington Beach Zoning and Subdivision Ordinance to define non-commercial signs, add provisions for permitting non-commercial signs on private property and within public rights-of-way, deletes references to political signs and ensures that the City's sign code conforms to recent State and federal court cases related to the posting of signs on private property. ZTA No. 15-001 is consistent with the goals, policies and objectives specified in the General Plan and would ensure the consistent application of regulations for all types of non-commercial signs on private property as well as within public rights-of-way
2. In the case of the general land use provisions, the amendments proposed are compatible with the uses authorized in, and the standards prescribed for the Zoning districts for which they are proposed. The changes do not affect zoning of any property by altering allowed land use or the development standards thereof.
3. A community need is demonstrated for the proposed amendment to ensure that the City's sign code conforms to recent cases in the State and federal courts that focus on content neutrality and time restrictions for the posting of signs on private property.
4. Adoption of ZTA No. 15-001 will be in conformity with public convenience, general welfare and good zoning practice because the amendments will conform to the General Plan Urban Design Element, State and federal court cases and provide clear standards for implementing provisions for allowing non-commercial signs on private property and within public rights-of-way.

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING ZONING TEXT AMENDMENT NO. 15-001 AND AMENDING CHAPTER 233
OF THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE RELATED
TO SIGNS

WHEREAS, Pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 15-001, which amends Chapter 233 of the Huntington Beach Zoning and Subdivision Ordinance related to signs; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined that the aforesaid amendment is proper and consistent with the General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does ordain as follows:

SECTION 1. That Zoning Text Amendment No. 15-001, amending Chapter 233 of the Huntington Beach Zoning and Subdivision Ordinance related to signs as more fully set forth herein, is hereby adopted and approved.

SECTION 2. That Section 233.08 of the Huntington Beach Zoning and Subdivision Ordinance, entitled "Exempt Signs" is hereby amended to read as follows:

233.08 Exempt Signs

The following signs are exempt from the sign permit requirements of Section 233.04. These signs shall not be restricted by content and no fee, permit or application is required:

- A. Cornerstones (including names of buildings and dates of erection), and citations that are made an integral part of the structure.
- B. Signs not exceeding 0.5 square feet each posted by commercial establishments.
- C. Flags posted by any governmental agency.
- D. Signs posted by neighborhood safety organizations.
- E. Notices posted by a utility or other quasi-public agent in the performance of a public duty.
- F. Signs or notices posted by any court, public body or officer.
- G. Signs posted by property owners on private property, as required by law (including no trespass and legal notices).
- H. One sign, not over six square feet in area, may be posted at each door, loading dock, or other entrance facing a public street.
- I. One double-faced sign per each commercial parking entrance, not exceeding two square feet in area and four feet in height.

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J. Signs erected by a public agency.

K. Signs manufactured as a standard, integral part of a mass-produced product accessory or display structure including telephone booths, vending machines, automated teller machines, and gasoline pumps.

L. Signs within a building not visible from a public street and window signs not exceeding 20% of the visible area of a window (50% during December). No window sign shall be displayed above the second story.

M. Signs required by the Americans with Disabilities Act (ADA).

N. Two signs (including, but not limited to, street numerals and "no solicitation" notices), not exceeding two square feet each, placed on any part of a building facing a public street.

O. Temporary Signs. Temporary signs are permitted on private property where the property owner has granted permission for its display. Temporary signs are permitted in public rights-of-way, but not permitted in street medians or dividers, or affixed to trees, shrubs or other landscape materials. This signage shall not be restricted by content and shall be permitted as follows:

SITE CRITERIA	TYPE	MAX. NUMBER	MAX. SIGN AREA	MAX. SIGN HEIGHT	OTHER STANDARDS
Non-commercial signs on private property in all zones	F/S or Wall; no roof signs	N/A	8 sq. ft.	In all zones, 42 inches within front setback areas; 6 ft. in other areas	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards; cannot encroach in the visibility triangular areas described in Section 230.88. 2. In Residential Zones, F/S non-commercial signs are allowed only in landscaped areas. 3. In Commercial and Industrial Zones, F/S non-commercial signs are allowed only in landscaped areas and landscaped planters.
Non-commercial signs in public rights of way	F/S or Wall	N/A	N/A	N/A	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards. 2. Non-commercial signs in public rights-of-way may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following the Election

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					Day. Non-commercial signs in public rights-of-way may be removed by anyone beginning the Friday after Election Day.
Real Estate Signs					
<i>Residential</i>	F/S or Wall	One per site	8 sq. ft.	6 ft.	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards. 2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement. 3. No sign may be attached to the perimeter walls of residential communities.
<i>Commercial Office District</i>	F/S or Wall	1 per site	20 sq. ft.	10 ft. 12 ft.	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards. 2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.
<i>Commercial Industrial</i>	F/S or Wall	1 per site	30 sq. ft.	12 ft.	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards. 2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of

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					the property which is defined as the close of escrow or execution of lease or rental agreement.
<i>All Other Districts</i>	F/S or Wall	1 per site	20 sq. ft.	10 ft.	1. Cannot create traffic or safety hazards.
					2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.
					3. Signs shall not be attached to the perimeter walls of residential communities.
Construction Signs	F/S or Wall	1 per site	32 sq. ft.	None	Is erected no earlier than the date a building permit is issued for the property, and is removed prior to issuance of a certificate of occupancy or final inspection, whichever comes first.
Open House Signs					
	F/S or Wall	1 per site	6 sq. ft.	4 ft.	1. Sign must be displayed adjacent to the entrance of a property or in the case of a residential subdivision at the immediate points of access to the property from an arterial, and is removed by sunset on any day it is erected. 2. Placement shall not be in street medians, dividers, on street signs, traffic control devices and shall not obstruct the public right-of-way.

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	Flags	3 per site	2.5 sq. ft.	6 ft.	Must be displayed at the immediate points of access to a property or, in the case of a residential subdivision, from the immediate point of access from an arterial.
Pennants			30 sq. ft.		1. Must be placed on light standards located on private property.
					2. Must have an 8-foot clearance from the ground.
					3. Must be removed within 5 business days of the completion of the City-sponsored event or theme.

(3334-6/97, 3360-12/97, 3826-4/09, 3872-3/10, 3881-8/10, 3927-1/12)

SECTION 3. That Section 233.10 of the Huntington Beach Zoning and Subdivision Ordinance, entitled "Prohibited Signs" is hereby amended to read as follows:

233.10 Prohibited Signs

- A. Canvas signs, banners, pennants, streamers, balloons or other temporary signs except as provided in Sections 233.08 (Exempt Signs), 233.16 (Subdivision Directional Signs) or 233.18 (Promotional Activity Signs).
- B. Mobile, A-frame, and portable signs and those of a similar nature which are not permanently attached to the ground or building except as provided in Section 233.18 or 233.20.
- C. Roof signs except those permitted under Section 233.18(D).
- D. Signs which resemble any official marker erected by the City, state, or any governmental agency, or which, by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic.
- E. Signs which produce odor, sound, smoke, fire or other such emissions.
- F. Flashing, moving, pulsating, or intermittently lighted signs, mechanical movement signs, including searchlights, except electronic readerboards and public service signs such as those for time and temperature.
- G. Animals or human beings, live or simulated, utilized as signs.
- H. Projecting signs, except canopy or awning signs and under-canopy signs, subject to subsections 233.06(A) and 233.06(E).
- I. Signs which constitute a nuisance or hazard due to their intensity of light.

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J. Signs visible from and within 100 feet of an R district which are illuminated between the hours of 10:00 p.m. and 7:00 a.m. unless they identify an establishment open for business during those hours.

K. Off-premises signs, including billboards or advertising structures installed for the purpose of advertising a project, subject or business unrelated to the premises upon which the sign is located, except as permitted pursuant to Sections 233.14 (Readerboard Signs—Multiple Users) and 233.16 (Subdivision Directional Signs).

L. Abandoned signs and signs which no longer identify a bona fide business conducted on the premises. Such signs shall be removed by the property owner within 60 days of the business's closing date. The sign panel may be turned over (blank side out) if the sign complies with code.

M. Signs located on public property, including signs affixed to utility poles, trees or projecting onto the public right-of-way, except otherwise exempt temporary signs pursuant to Section 233.08(O) and those required by law. This section shall not prohibit the placement of advertising panels on public service items including, but not limited to, trash receptacles, bicycle racks, bus benches, transit shelters, and telephone booths, within public rights-of-way or in publicly-operated beaches or parks provided such items are placed in accord with an agreement granted by the City Council, and for such signs proposed in the coastal zone, subject to approval of a coastal development permit unless otherwise exempt.

N. Vehicle signs, signs affixed to automobiles, trucks, trailers or other vehicles on public or private property for the purpose of advertising, identifying or providing direction to a use or activity not related to the lawful use of the vehicle for delivering merchandise or rendering service. Any such vehicle signs which have as their primary purpose to serve as a non-moving or moving display are prohibited.

O. Within the coastal zone, signs that limit or prohibit public access to public coastal areas, public accessways and/or to public parks except, subject to approval of a coastal development permit, when necessary for public safety, no other feasible alternative exists, the signs are consistent with all other applicable local coastal program requirements, and are subject to a requirement that the signs shall be removed as soon as the public safety issue is resolved.

P. Within the coastal zone, signs that adversely affect scenic and visual qualities of coastal areas and public parks shall be prohibited except, subject to approval of a coastal development permit, when necessary for public safety, no other feasible alternative exists, the signs are consistent with all other applicable local coastal program requirements, and are subject to a requirement that the signs shall be removed as soon as the safety issue is resolved. (3334-6/97, 3360-12/97, 3826-4/09, 3881-8/10, 3981-8/13)

SECTION 4. That Section 233.28 of the Huntington Beach Zoning and Subdivision Ordinance, entitled "Definitions" is hereby amended to read as follows:

233.28 Definitions

The following definitions shall apply to the provisions in this chapter. General definitions are contained in Chapter 203.

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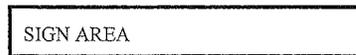
Abandoned Sign. A sign which no longer directs, advertises or identifies a legal business establishment, product or activity on the premises where such sign is displayed.

Alteration. Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Animated Sign. Any sign which is designed to give a message through a sequence of progressive changes of parts or lights or degree of lighting.

Area of Sign.

1. The area included within the outer dimensions of a sign (excluding structural supports).
2. For freestanding signs, sign area shall be calculated on one face of the sign, provided a sign face on a double-sided sign is not separated from the opposite side of the sign by more than 12 inches at any point.
3. For illuminated awning or canopy signs, sign area shall be calculated around the sign copy only.
4. For signs without a border or frame (channel or skeleton letters), the area shall be within a rectangle or eight continuous straight lines (with right angles) formed around the extreme outer limits of the sign message, including all figures and any background or color which is an integral part of the sign.



Awning. A shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

Awning Sign. A sign painted on, printed on, or attached flat against the surface of an awning.

Banner Sign. A temporary sign composed of fabric or flexible material with no enclosing frame.

Bonus Sign. An internally illuminated freestanding sign designed with opaque sign faces/panels, and illumination for items of information only.

Building Frontage. The linear extent of a building or business which has frontage on either a street or parking area. Only one side of the building facing the street or parking area shall be used to determine the maximum sign area.

Business Identification Sign. A sign which serves to identify only the name and address of the premises, business, building or portion of building upon which it is located and includes no other advertising such as product lists, phone numbers and hours of operation. Logos may also be permitted.

Canopy. A permanent roof-like structure which extends along and projects beyond the wall of a building, or is freestanding as common in service stations, and is generally designed and constructed to provide protection from the weather.

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Changeable Copy Sign. A sign or portion thereof with characters, letters or illustrations that can be changed manually or electrically without altering the face or surface of the sign.

Channel Letters. Individual letters or figures, illuminated or non-illuminated, affixed to a building or freestanding sign structure.

Construction Sign. A temporary sign identifying the persons, firms or businesses directly connected with a construction or development project and may include the name of the future site occupant.

Directional Sign. An on-premises incidental sign designed to guide or direct pedestrian or vehicular traffic.

Electronic Readerboard. A changeable message sign consisting of a matrix of lamps which are computer controlled.

Exposed Neon. Neon tubing used for lighting in signs and other building identification such as raceways and accent lighting.

Exposed Raceway. Visible tube or box behind a wall sign used to house electrical wiring for the wall sign.

Flashing Sign. An illuminated sign which contains an intermittent or sequential flashing light source or any other such means to attract attention. This definition is not intended to include "changeable copy signs" or "animated signs."

Freestanding Sign. A sign permanently attached to the ground and which does not have a building as its primary structural support. This includes ground signs, pole signs and monument signs.

Grand Opening. A promotional activity not exceeding 90 calendar days used by newly established businesses to inform the public of their location and services.

Ground Sign. See Freestanding Sign.

Illegal Sign. A sign which was erected without obtaining a permit as required by this chapter, that does not meet the requirements of the ordinance codified in this title, or has not received legal nonconforming status.

Incidental Sign. A small sign pertaining to goods, products, services or facilities which are available on the premises where the sign occurs and intended primarily for the convenience of the public.

Indirect Illumination. A light cast on the surface of a sign from an exterior source.

Industrial Center. Any site containing three or more industrial activities.

Integrated Development. A development or site comprised of one or more parcels served by common accessways, driveways, parking and landscaping.

Interior Illumination. Any sign face which is artificially lit from the inside.

Item of Information. Each word, design, symbol, or figure.

Limited Sign Permit. A permit approved by the director that permits a temporary sign used to advertise a short-term special activity or sale, i.e., grand opening, under new ownership, fall sale, etc., and maintenance or modification to the face or copy of a nonconforming sign to extend a use of the sign for a time period deemed appropriate by the director, but not to exceed two years.

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Logo. A trademark or company name symbol.

Mansard. A sloped roof or roof-like facade.

Marquee. See Canopy.

Monument Sign. A freestanding sign with a solid base.

Moving Sign. Any sign or device which has any visible moving part, visible revolving part, or visible mechanical movement.

Name Plate Sign. An attached sign which designates the names and/or address of a business, and/or the words "entrance" or "exit."

Non-commercial Sign. A sign that does not have a message that is commercial in nature, such as, but not limited to, signs that are political in nature, social issues, religious messages, beliefs, candidates, or other non-commercial content. Non-commercial signs do not include:

- a. Signs that promote the sale, lease or exchange of goods, services, or property.
- b. Signs that identify or attract attention to any place which sells, leases, or exchanges goods, services or property.
- c. Signs that identify or attract attention to any club, nonprofit facility, governmental office or facility, or other such place where a person, group of persons, or organization is engaged in any activity involving interaction with the general public or a significant portion thereof, whether for income purposes or not.

"Non-commercial Sign" does not include Directional Signs or Construction Signs as defined in this Section. **Nonconforming Sign.** A sign which was erected legally but does not comply with provisions of the current sign ordinance.

Off-Site Sign. Any sign which advertises goods, products, services or facilities not sold, produced, manufactured or furnished on the premises on which the sign is located. These signs are also known as outdoor advertising, billboards, and poster panels.

On-Site Sign. A sign which pertains to the use(s) of the site on which it is located.

Open House Sign. A sign which identifies a building for sale or lease which is open and available for inspection.

Planned Sign Program. A required component for certain sign permits that incorporates coordinated and quality sign design elements and is reviewed and approved by the director.

Point of Purchase Display. Advertising of a retail item accompanying its display, e.g., an advertisement on a product dispenser.

Pole Sign. See Freestanding Sign.

Portable Sign. Any sign not permanently attached to the ground or a building.

Projecting Sign. A sign which is attached to and projects from the wall of the building more than 18 inches and which has its display surface perpendicular to such wall, to the structure to which it is attached.

Promotional Activity Sign. A temporary sign used to advertise a short-term special activity or sale, i.e., grand opening, under new ownership, fall sale, etc.

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Public Access Signage. Signage that directs the general public to the coast or sea and/or public amenities available for general public use.

Public right-of-way shall mean the area across, along, beneath, in, on, over, under, upon, and within the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, streets, and ways within the City, as they now exist or hereafter will exist.

Public Service Information Sign. Any sign intended primarily to promote items of general interest to the community such as time, temperature, date, atmospheric conditions, news or traffic control, etc.

Real Estate Sign. Any temporary sign indicating that the premises on which the sign is located is for sale, lease or rent.

Roof Sign. An attached sign constructed upon or over a roof, or placed so as to extend above the visible roofline; or a freestanding sign which is greater in height than the building it serves to identify.

Rotating Sign. Any sign or portion thereof which physically revolves about an axis.

Sign. Any medium for visual communication, including its structure and component parts, which is used or intended to be used to attract attention.

Sign Code Exception. A deviation to some of the specifications set forth in this chapter that is approved by the director.

Sign Copy. Any words, letters, numbers, figures, designs or other symbolic representation incorporated into a sign for the purpose of attracting attention.

Sign Height. Measurement from the adjacent sidewalk or curb to the highest portion of the sign, including architectural elements.

Site. One or more parcels of land identified by the assessor's records where an integrated building development has been approved or proposed. The site shall include all parcels of land contained within or a part of the development application.

Site Frontage. The length of a lot or parcel of land along or fronting a street.

Special Events Sign. A temporary sign advertising or pertaining to any civic, patriotic, or special event of a general public interest taking place within the City.

Subdivision Directional Sign. A sign providing direction to a land development project pursuant to this chapter.

Supergraphic. A painted design which covers an area greater than 10% of a wall, building facade, or other structure.

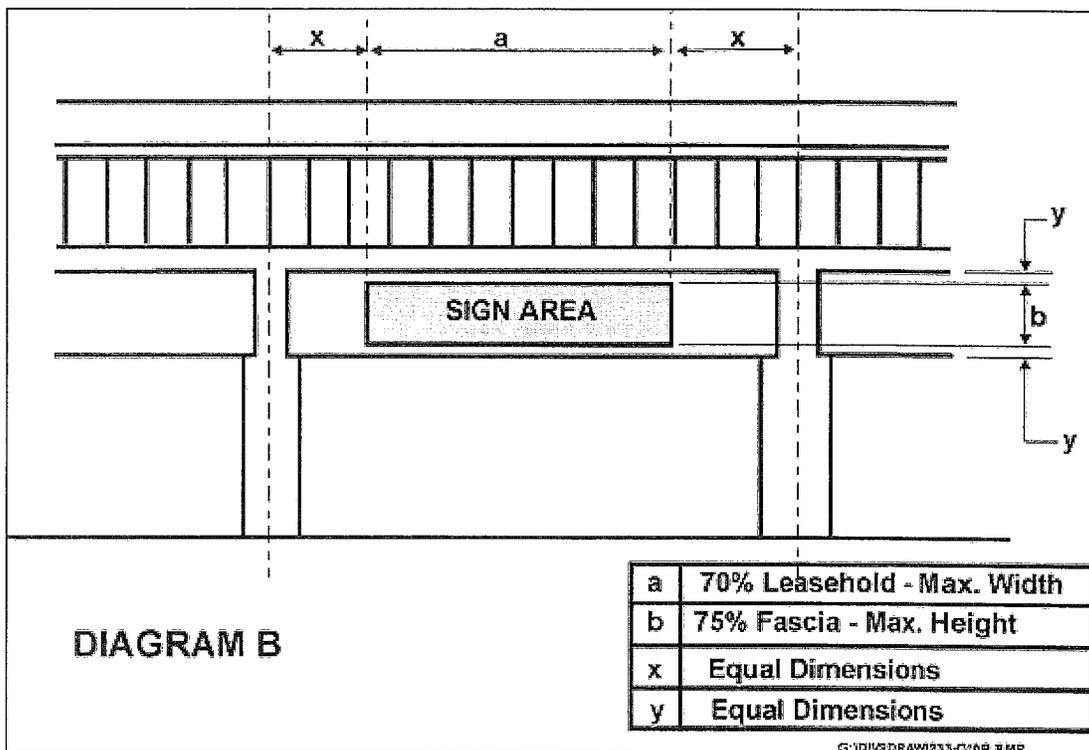
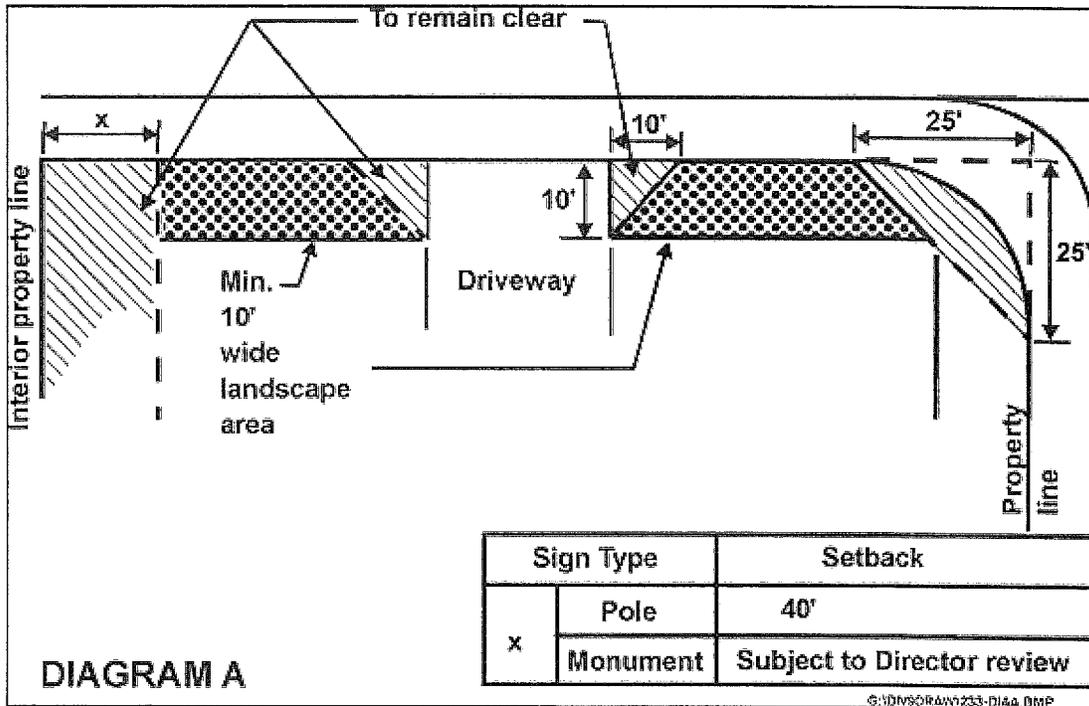
Temporary Sign. A sign which is installed for a limited time and is not constructed or intended for long-term use.

Temporary Window Sign. A sign painted or constructed of paper or other lightweight material and affixed to the interior or exterior side of a window or glass area on a building for a limited time.

Wall Sign. Any sign which is attached or erected on the exterior, posted, or painted or suspended from or otherwise affixed to a wall of a building including the parapet, with the display surface of the sign parallel to the building wall, and which does not project more than 18 inches from the building, or project above the height of the wall or parapet.

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Window Sign. A sign in which the name, address, phone number, or hours of operation are applied directly to the window of a business, or a sign visible through the window from the street.



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(3334-6/97, 3360-12/97, 3826-4/09)

SECTION 5. That Chapter 233 of the Huntington Beach Zoning and Subdivision Ordinance is hereby amended by adding new Section 233.30 entitled "Message Substitution" to read as follows:

233.30 Message Substitution

The owner of any sign which is otherwise allowed by this Chapter may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring any particular non-commercial message over any other non-commercial message.

PLANNING COMMISSION DRAFT

SECTION 6. This ordinance shall become effective thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2015.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Director of Planning and Building

LEGISLATIVE DRAFT

233.08 Exempt Signs

The following signs are exempt from the sign permit requirements of Section 233.04. These signs shall not be restricted by content and no fee, permit or application is required:

- A. Cornerstones (including names of buildings and dates of erection), and citations that are made an integral part of the structure.
- B. Signs not exceeding 0.5 square feet each posted by commercial establishments.
- C. Flags posted by any governmental agency.
- D. Signs posted by neighborhood safety organizations.
- E. Notices posted by a utility or other quasi-public agent in the performance of a public duty.
- F. Signs or notices posted by any court, public body or officer.
- G. Signs posted by property owners on private property, as required by law (including no trespass and legal notices).
- H. One sign, not over six square feet in area, may be posted at each door, loading dock, or other entrance facing a public street.
- I. One double-faced sign per each commercial parking entrance, not exceeding two square feet in area and four feet in height.
- J. Signs erected by a public agency.
- K. Signs manufactured as a standard, integral part of a mass-produced product accessory or display structure including telephone booths, vending machines, automated teller machines, and gasoline pumps.
- L. Signs within a building not visible from a public street and window signs not exceeding 20% of the visible area of a window (50% during December). No window sign shall be displayed above the second story.
- M. Signs required by the Americans with Disabilities Act (ADA).
- N. Two signs (including, but not limited to, street numerals and "no solicitation" notices), not exceeding two square feet each, placed on any part of a building facing a public street.
- O. **Temporary Signs.** Temporary signs are permitted on private property where the property owner has granted permission for its display. Temporary signs are permitted in public rights-of-way, but not permitted in street medians or dividers, or affixed to trees, shrubs or other landscape materials. This signage shall not be restricted by content and, ~~but is usually and customarily used to advertise real estate sales, political or ideological positions, garage sales, and home construction or remodeling, etc.~~ In addition, signage shall be permitted as follows:

SITE CRITERIA	TYPE	MAX. NUMBER	MAX. SIGN AREA	MAX. SIGN HEIGHT	OTHER STANDARDS
<u>Non-commercial Election signs or political signs on private property in all zones</u>	<u>F/S or Wall; no roof signs</u>	<u>N/A</u>	<u>N/A</u> <u>8 sq. ft.</u>	<u>N/A</u> <u>In all zones, 42 inches within front setback areas; 6 ft. in other areas</u>	<ol style="list-style-type: none"> 1. <u>Cannot create traffic or safety hazards; cannot encroach into the visibility triangular areas described in Section 230.88.</u> 2. <u>In Residential Zones, F/S non-commercial signs are allowed only in landscaped areas.</u> 3. <u>In Commercial and Industrial Zones, F/S non-commercial signs are allowed only in landscaped areas and landscaped planters.</u>
					<ol style="list-style-type: none"> 2. <u>Political signs may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following the Election Day. Signs on public property may be removed by anyone beginning the Friday after Election Day.</u>
<u>Non-commercial signs in public rights of way</u>	<u>F/S or Wall</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<ol style="list-style-type: none"> 1. <u>Cannot create traffic or safety hazards.</u> 2. <u>Non-commercial signs in public rights-of-way may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following the Election Day. Non-commercial signs in public rights-of-way may be removed by anyone beginning the Friday after Election Day.</u>
Real Estate Signs					
<i>Residential</i>	F/S or Wall	One per site	8 sq. ft.	6 ft.	<ol style="list-style-type: none"> 1. Cannot create traffic or safety hazards. 2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.

					3. No sign may be attached to the perimeter walls of residential communities.
<i>Commercial Office District</i>	F/S or Wall	1 per site	20 sq. ft.	10 ft. 12 ft.	1. Cannot create traffic or safety hazards.
					2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.
<i>Commercial Industrial</i>	F/S or Wall	1 per site	30 sq. ft.	12 ft.	1. Cannot create traffic or safety hazards.
					2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.
<i>All Other Districts</i>	F/S or Wall	1 per site	20 sq. ft.	10 ft.	1. Cannot create traffic or safety hazards.
					2. May be erected no earlier than the date the property is placed on the market for sale, lease or rental, and is removed immediately after the sale, lease, or rental of the property which is defined as the close of escrow or execution of lease or rental agreement.
					3. Signs shall not be attached to the perimeter walls of residential communities.
Construction Signs	F/S or Wall	1 per site	32 sq. ft.	None	Is erected no earlier than the date a building permit is issued for the property, and is removed prior to issuance of a certificate of occupancy or final inspection, whichever comes first.
Open House Signs					
	F/S or Wall	1 per site	6 sq. ft.	4 ft.	1. Sign must be displayed adjacent to the entrance of a property or in the case of a residential subdivision at the immediate points of access to

					the property from an arterial, and is removed by sunset on any day it is erected.
					2. Placement shall not be in street medians, dividers, on street signs, traffic control devices and shall not obstruct the public right-of-way.
	Flags	3 per site	2.5 sq. ft.	6 ft.	Must be displayed at the immediate points of access to a property or, in the case of a residential subdivision, from the immediate point of access from an arterial.
Pennants			30 sq. ft.		1. Must be placed on light standards located on private property.
					2. Must have an 8-foot clearance from the ground.
					3. Must be removed within 5 business days of the completion of the City-sponsored event or theme.

(3334-6/97, 3360-12/97, 3826-4/09, 3872-3/10, 3881-8/10, 3927-1/12)

233.10 Prohibited Signs

- A. Canvas signs, banners, pennants, streamers, balloons or other temporary signs except as provided in Sections 233.08 (Exempt Signs), 233.16 (Subdivision Directional Signs) or 233.18 (Promotional Activity Signs).
- B. Mobile, A-frame, and portable signs and those of a similar nature which are not permanently attached to the ground or building except as provided in Section 233.18 or 233.20.
- C. Roof signs except those permitted under Section 233.18(D).
- D. Signs which resemble any official marker erected by the City, state, or any governmental agency, or which, by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic.
- E. Signs which produce odor, sound, smoke, fire or other such emissions.
- F. Flashing, moving, pulsating, or intermittently lighted signs, mechanical movement signs, including searchlights, except electronic readerboards and public service signs such as those for time and temperature.
- G. Animals or human beings, live or simulated, utilized as signs.
- H. Projecting signs, except canopy or awning signs and under-canopy signs, subject to subsections 233.06(A) and 233.06(E).
- I. Signs which constitute a nuisance or hazard due to their intensity of light.
- J. Signs visible from and within 100 feet of an R district which are illuminated between the hours of 10:00 p.m. and 7:00 a.m. unless they identify an establishment open for business during those hours.

K. Off-premises signs, including billboards or advertising structures installed for the purpose of advertising a project, subject or business unrelated to the premises upon which the sign is located, except as permitted pursuant to Sections 233.14 (Readerboard Signs—Multiple Users) and 233.16 (Subdivision Directional Signs).

L. Abandoned signs and signs which no longer identify a bona fide business conducted on the premises. Such signs shall be removed by the property owner within 60 days of the business's closing date. The sign panel may be turned over (blank side out) if the sign complies with code.

M. Signs located on public property, including signs affixed to utility poles, trees or projecting onto the public right-of-way, except otherwise exempt temporary signs pursuant to Section 233.08(O) ~~political signs~~ and those required by law. This section shall not prohibit the placement of advertising panels on public service items including, but not limited to, trash receptacles, bicycle racks, bus benches, transit shelters, and telephone booths, within public rights-of-way or in publicly-operated beaches or parks provided such items are placed in accord with an agreement granted by the City Council, and for such signs proposed in the coastal zone, subject to approval of a coastal development permit unless otherwise exempt.

N. Vehicle signs, signs affixed to automobiles, trucks, trailers or other vehicles on public or private property for the purpose of advertising, identifying or providing direction to a use or activity not related to the lawful use of the vehicle for delivering merchandise or rendering service. Any such vehicle signs which have as their primary purpose to serve as a non-moving or moving display are prohibited.

O. Within the coastal zone, signs that limit or prohibit public access to public coastal areas, public accessways and/or to public parks except, subject to approval of a coastal development permit, when necessary for public safety, no other feasible alternative exists, the signs are consistent with all other applicable local coastal program requirements, and are subject to a requirement that the signs shall be removed as soon as the public safety issue is resolved.

P. Within the coastal zone, signs that adversely affect scenic and visual qualities of coastal areas and public parks shall be prohibited except, subject to approval of a coastal development permit, when necessary for public safety, no other feasible alternative exists, the signs are consistent with all other applicable local coastal program requirements, and are subject to a requirement that the signs shall be removed as soon as the safety issue is resolved. (3334-6/97, 3360-12/97, 3826-4/09, 3881-8/10, 3981-8/13)

233.28 Definitions

The following definitions shall apply to the provisions in this chapter. General definitions are contained in Chapter 203.

Abandoned Sign. A sign which no longer directs, advertises or identifies a legal business establishment, product or activity on the premises where such sign is displayed.

Alteration. Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Animated Sign. Any sign which is designed to give a message through a sequence of progressive changes of parts or lights or degree of lighting.

Area of Sign.

1. The area included within the outer dimensions of a sign (excluding structural supports).

2. For freestanding signs, sign area shall be calculated on one face of the sign, provided a sign face on a double-sided sign is not separated from the opposite side of the sign by more than 12 inches at any point.
3. For illuminated awning or canopy signs, sign area shall be calculated around the sign copy only.
4. For signs without a border or frame (channel or skeleton letters), the area shall be within a rectangle or eight continuous straight lines (with right angles) formed around the extreme outer limits of the sign message, including all figures and any background or color which is an integral part of the sign.



Awning. A shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

Awning Sign. A sign painted on, printed on, or attached flat against the surface of an awning.

Banner Sign. A temporary sign composed of fabric or flexible material with no enclosing frame.

Bonus Sign. An internally illuminated freestanding sign designed with opaque sign faces/panels, and illumination for items of information only.

Building Frontage. The linear extent of a building or business which has frontage on either a street or parking area. Only one side of the building facing the street or parking area shall be used to determine the maximum sign area.

Business Identification Sign. A sign which serves to identify only the name and address of the premises, business, building or portion of building upon which it is located and includes no other advertising such as product lists, phone numbers and hours of operation. Logos may also be permitted.

Canopy. A permanent roof-like structure which extends along and projects beyond the wall of a building, or is freestanding as common in service stations, and is generally designed and constructed to provide protection from the weather.

Changeable Copy Sign. A sign or portion thereof with characters, letters or illustrations that can be changed manually or electrically without altering the face or surface of the sign.

Channel Letters. Individual letters or figures, illuminated or non-illuminated, affixed to a building or freestanding sign structure.

Construction Sign. A temporary sign identifying the persons, firms or businesses directly connected with a construction or development project and may include the name of the future site occupant.

Directional Sign. An on-premises incidental sign designed to guide or direct pedestrian or vehicular traffic.

Electronic Readerboard. A changeable message sign consisting of a matrix of lamps which are computer controlled.

Exposed Neon. Neon tubing used for lighting in signs and other building identification such as raceways and accent lighting.

Exposed Raceway. Visible tube or box behind a wall sign used to house electrical wiring for the wall sign.

Flashing Sign. An illuminated sign which contains an intermittent or sequential flashing light source or any other such means to attract attention. This definition is not intended to include "changeable copy signs" or "animated signs."

Freestanding Sign. A sign permanently attached to the ground and which does not have a building as its primary structural support. This includes ground signs, pole signs and monument signs.

Grand Opening. A promotional activity not exceeding 90 calendar days used by newly established businesses to inform the public of their location and services.

Ground Sign. See Freestanding Sign.

Illegal Sign. A sign which was erected without obtaining a permit as required by this chapter, that does not meet the requirements of the ordinance codified in this title, or has not received legal nonconforming status.

Incidental Sign. A small sign pertaining to goods, products, services or facilities which are available on the premises where the sign occurs and intended primarily for the convenience of the public.

Indirect Illumination. A light cast on the surface of a sign from an exterior source.

Industrial Center. Any site containing three or more industrial activities.

Integrated Development. A development or site comprised of one or more parcels served by common accessways, driveways, parking and landscaping.

Interior Illumination. Any sign face which is artificially lit from the inside.

Item of Information. Each word, design, symbol, or figure.

Limited Sign Permit. A permit approved by the director that permits a temporary sign used to advertise a short-term special activity or sale, i.e., grand opening, under new ownership, fall sale, etc., and maintenance or modification to the face or copy of a nonconforming sign to extend a use of the sign for a time period deemed appropriate by the director, but not to exceed two years.

Logo. A trademark or company name symbol.

Mansard. A sloped roof or roof-like facade.

Marquee. See Canopy.

Monument Sign. A freestanding sign with a solid base.

Moving Sign. Any sign or device which has any visible moving part, visible revolving part, or visible mechanical movement.

Name Plate Sign. An attached sign which designates the names and/or address of a business, and/or the words "entrance" or "exit."

Non-commercial Sign. A sign that does not have a message that is commercial in nature, such as, but not limited to, signs that are political in nature, social issues, religious messages, beliefs, candidates, or other non-commercial content. Non-commercial signs do not include:

- a. Signs that promote the sale, lease or exchange of goods, services, or property.
- b. Signs that identify or attract attention to any place which sells, leases, or exchanges goods, services or property.
- c. Signs that identify or attract attention to any club, nonprofit facility, governmental office or facility, or other such place where a person, group of persons, or organization is engaged in any activity involving interaction with the general public or a significant portion thereof, whether for income purposes or not.

"Non-commercial Sign" does not include Directional Signs or Construction Signs as defined in this Section.

Nonconforming Sign. A sign which was erected legally but does not comply with provisions of the current sign ordinance.

Off-Site Sign. Any sign which advertises goods, products, services or facilities not sold, produced, manufactured or furnished on the premises on which the sign is located. These signs are also known as outdoor advertising, billboards, and poster panels.

On-Site Sign. A sign which pertains to the use(s) of the site on which it is located.

Open House Sign. A sign which identifies a building for sale or lease which is open and available for inspection.

Planned Sign Program. A required component for certain sign permits that incorporates coordinated and quality sign design elements and is reviewed and approved by the director.

Point of Purchase Display. Advertising of a retail item accompanying its display, e.g., an advertisement on a product dispenser.

Pole Sign. See Freestanding Sign.

~~**Political Sign.** A sign identifying either a candidate for public office or an issue relating to a forthcoming election.~~

Portable Sign. Any sign not permanently attached to the ground or a building.

Projecting Sign. A sign which is attached to and projects from the wall of the building more than 18 inches and which has its display surface perpendicular to such wall, to the structure to which it is attached.

Promotional Activity Sign. A temporary sign used to advertise a short-term special activity or sale, i.e., grand opening, under new ownership, fall sale, etc.

Public Access Signage. Signage that directs the general public to the coast or sea and/or public amenities available for general public use.

“Public right-of-way” shall mean the area across, along, beneath, in, on, over, under, upon, and within the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, streets, and ways within the City, as they now exist or hereafter will exist.

Public Service Information Sign. Any sign intended primarily to promote items of general interest to the community such as time, temperature, date, atmospheric conditions, news or traffic control, etc.

Real Estate Sign. Any temporary sign indicating that the premises on which the sign is located is for sale, lease or rent.

Roof Sign. An attached sign constructed upon or over a roof, or placed so as to extend above the visible roofline; or a freestanding sign which is greater in height than the building it serves to identify.

Rotating Sign. Any sign or portion thereof which physically revolves about an axis.

Sign. Any medium for visual communication, including its structure and component parts, which is used or intended to be used to attract attention.

Sign Code Exception. A deviation to some of the specifications set forth in this chapter that is approved by the director.

Sign Copy. Any words, letters, numbers, figures, designs or other symbolic representation incorporated into a sign for the purpose of attracting attention.

Sign Height. Measurement from the adjacent sidewalk or curb to the highest portion of the sign, including architectural elements.

Site. One or more parcels of land identified by the assessor's records where an integrated building development has been approved or proposed. The site shall include all parcels of land contained within or a part of the development application.

Site Frontage. The length of a lot or parcel of land along or fronting a street.

Special Events Sign. A temporary sign advertising or pertaining to any civic, patriotic, or special event of a general public interest taking place within the City.

Subdivision Directional Sign. A sign providing direction to a land development project pursuant to this chapter.

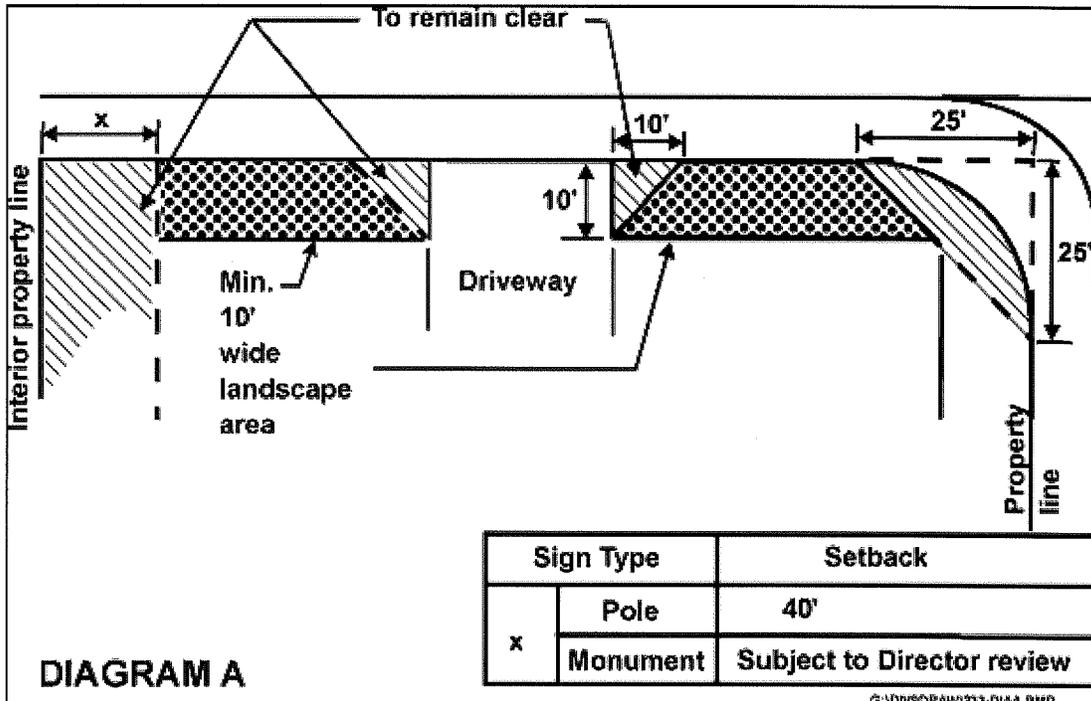
Supergraphic. A painted design which covers an area greater than 10% of a wall, building facade, or other structure.

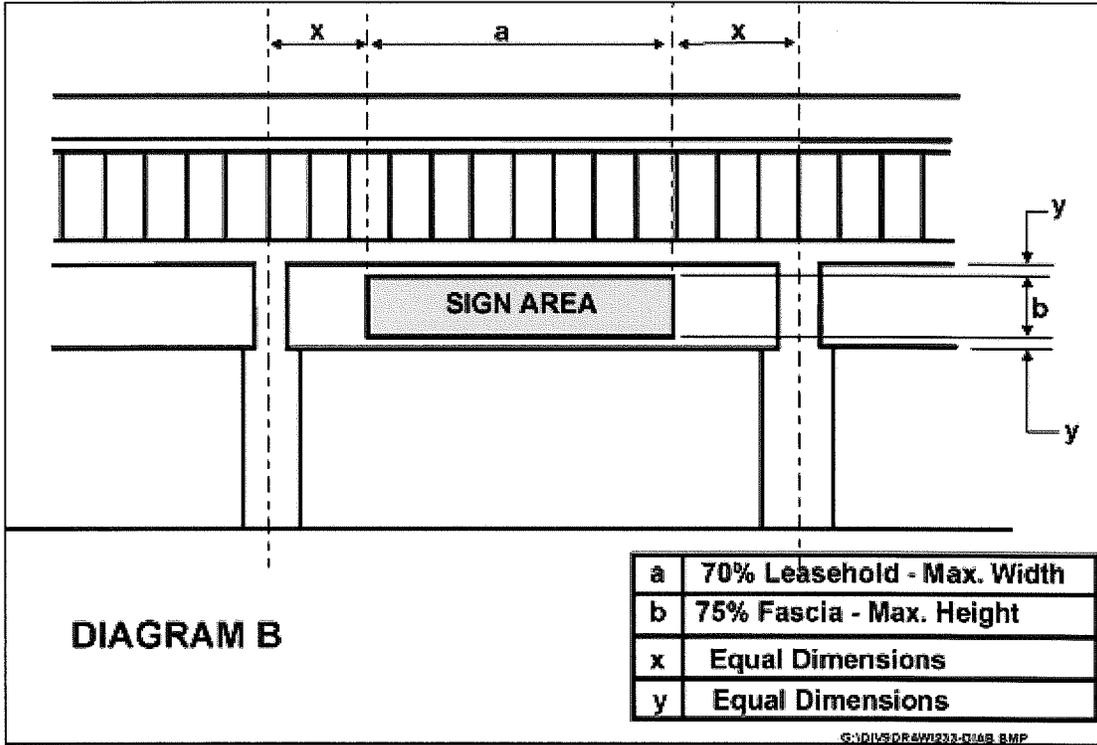
Temporary Sign. A sign which is installed for a limited time and is not constructed or intended for long-term use.

Temporary Window Sign. A sign painted or constructed of paper or other lightweight material and affixed to the interior or exterior side of a window or glass area on a building for a limited time.

Wall Sign. Any sign which is attached or erected on the exterior, posted, or painted or suspended from or otherwise affixed to a wall of a building including the parapet, with the display surface of the sign parallel to the building wall, and which does not project more than 18 inches from the building, or project above the height of the wall or parapet.

Window Sign. A sign in which the name, address, phone number, or hours of operation are applied directly to the window of a business, or a sign visible through the window from the street.





(3334-6/97, 3360-12/97, 3826-4/09)

233.30 Message Substitution

The owner of any sign which is otherwise allowed by this Chapter may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring any particular non-commercial message over any other non-commercial message.

ZTA No. 15-001: Non-Commercial Signs –Other Cities Survey Table

PRIVATE PROPERTY:	Current Huntington Beach Regulations	Proposed Huntington Beach Regulations	Fountain Valley	Irvine	Tustin	Westminster	Costa Mesa	Anaheim
1. <i>*Maximum Duration of Sign Posting (prior to election)</i>	Political signs may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following and Election Day. Signs on public property may be removed by anyone beginning on the Friday after Election Day.	No Restriction	No Restriction	90 days	45 days	No Restriction	No Restriction	120 Days
2. <i>Max Number of Days to Remove</i>	Political signs may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following and Election Day. Signs on public property may be removed by anyone beginning on the Friday after Election Day.	No Restriction	10 Days Signs not removed shall be removed by City at expense of candidate or issue advocate on sign	10 Days Signs not removed shall be removed by City at expense of candidate or issue advocate on sign	5 calendar days. Signs posted more than 6 calendar days after election shall be deemed abandoned.	30 days after election	10 days Following the date of any election.	120 days of its erection or placement or within thirty (30) days after election to which the sign relates
3. <i>Max Number of Signs Permitted</i>	N/A	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction if not more than 5 sq ft.	No Restriction
4. <i>Maximum Size/Square Footage Limitation</i>	N/A	Maximum 8 sq ft	9 sq ft	3 sq ft 12 sq ft	32 sq ft.	40 sq ft max Greater than 3 ft x3 ft can be mounted to light weight frame	5 sq ft	32 sq ft
5. <i>Maximum Sign Height</i>	N/A	Maximum 42" within front setback 6 feet in other areas	6 ft tall maximum	No Size Restriction	10 ft Maximum	Greater than 3 ft x 3 ft shall be mounted to frame	3 ft	Not to exceed size of 32 sq ft total
6. <i>Sign Location on Private Property</i>	Other Standards: Cannot create traffic or safety hazards.	1. Cannot create traffic or safety hazards; cannot encroach into visibility triangle areas described in Section 230.88. 2. In Residential Zones/F/S non-commercial signs are allowed only in landscaped planters. 3. In Commercial and Industrial Zones, F/S non-commercial signs are allowed only in landscaped areas and landscaped planters.	No Restriction	No Restriction	No Restriction	5 ft setback from any public r-o-w	No Restriction	Minimum 25 ft sight distance requirement

Note: Type: F/S or Wall Signs: Add- No Roof Signs in private property *With permission of property owner

PUBLIC RIGHT OF WAY (R-O-W)	Current Huntington Beach Regulations	Proposed Huntington Beach Regulations	Fountain Valley	Irvine	Tustin	Westminster	Costa Mesa	Anaheim
7. <i>Maximum Duration of Sign Posting (Prior to Election)</i>	Political signs may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following and Election Day. Signs on public property may be removed by anyone beginning on the Friday after Election Day.	Defines non-commercial signs. No change in criteria	Not Applicable	90 days	45 days	Not Applicable	No Restriction	Not Applicable
8. <i>Maximum Number of Days to Removed</i>	Political signs may be posted no sooner than 50 days before an Election Day and must be taken down no later than 10 days following and Election Day. Signs on public property may be removed by anyone beginning on the Friday after Election Day.	Defines non-commercial signs. No change in criteria	Not Applicable	10 Days Signs not removed by shall be removed by City at expense of candidate or issue advocate on sign	5 calendar days. Signs posted more than 6 calendar days after election shall be deemed abandoned.	Not Applicable	10 Days following the date of any election	Not Applicable
9. <i>Maximum Signs Permitted</i>	No Limitation	No Change	Not Applicable	No Restriction	No more than three (3) identical political signs shall be permitted in public r-o-w abutting any one(1) parcel	Not Applicable	10 Signs	Not Applicable
10. <i>Maximum Size/Square Footage Limitation</i>	No Limitation	No Change	Not Applicable	3 sq ft 12 sq ft	6 sq ft	Not Applicable	5 sq ft	Not Applicable
11. <i>Maximum Sign Height</i>	No Limitation	No Change	Not Applicable	No size Limitation	4 ft	Not Applicable	3 ft above grade	Not Applicable
12. <i>Location : Traffic Signal, Utility Pole, Traffic Control Device</i>	Other Standards: Cannot create traffic or safety hazards.	No Change	Prohibited	Prohibited	Limited to 3 signs in Public Parkway only	Prohibited	Parkway Only Not adjacent to residential or industrial zones 15 ft from hydrants and edge of driveways	Prohibited