

and sidewalk improvements, installation of a consistent landscaping palette, lighting, and installation of monument signage.

In March 2012, the City Council held a Study Session to review freestanding sign concepts. The City Council directed staff to design a freestanding sign program similar to the Disneyland Resort and incorporate Garden Grove identifiable design characteristics.

As of March 2014, staff has received verbal confirmation that the Resort Hotels support the proposed Sign Ordinance and intend to install signs in accordance with the proposed Ordinance.

On March 20, 2014, the Planning Commission held a Public Hearing and considered Amendment No. A-006-2014. One email was received and four members of the public came forward to speak in opposition to the proposed Amendment. Each of the speakers expressed general concerns that the replacement of existing taller signs with signs conforming to the proposed new Sign Standards would result in less visibility and loss of sales for certain businesses. Additional concerns expressed by the speakers included the lack of an exception for signs of historical significance, potential vandalism, and higher maintenance costs.

Following the Public Hearing, the Planning Commission directed staff to bring back a revised Planning Commission Resolution recommending that the City Council approve Amendment No. A-006-2014 and adopt the proposed Ordinance, subject to a recommendation that the City Council consider revising the Ordinance to include a process through which property owners may request relief from strict application of the Sign Standards where an existing sign made nonconforming by the Ordinance has significant historical significance, and/or where replacement of an existing sign made nonconforming by the Ordinance with a sign conforming to the Sign Standards would result in the sign being significantly less visible from the public right of way. At its meeting of April 3, 2014, the Planning Commission adopted Resolution No. 5811-14, which contained the recommendation described above.

DISCUSSION

Design Standards

The proposed Ordinance is designed to create comprehensive and consistent freestanding sign design standards for the Resort District and facilitate continuation of the visual theme from the Disneyland Resort down Harbor Boulevard, creating a resort connection. The proposed new Sign Standards are described in detail in the Harbor Boulevard Sign Overlay Program Guide ("Program Guide"), which is attached as "Exhibit 1" to the Ordinance. Under the Ordinance, (a) all *new* freestanding signs and (b) all *existing* nonconforming signs required by the City to be replaced under the Ordinance, or pursuant to other provisions of the City's Municipal Code, would be required to comply with the new design standards. The Ordinance also requires each such sign to conform to Sign Type "A" (see Program Guide – Pages 3 and 4), which is a monument sign of horizontal design. If, in the determination of the Community Development Director, construction of such a sign would result in conflict with an existing building, violate setback requirements, or substantially impact on-site parking, on-site traffic circulation, or utilities, a sign conforming to the design standards of Sign

Type "B" (see Program Guide – Pages 3 and 4), which is a monument sign of vertical design, could be installed. If any of these impacts are still present after applying the Sign Type B standards, then the property owner would be entitled to seek approval of a minor deviation land use permit to the extent necessary to avoid the impacts. Properties subject to the Ordinance that are within 300 feet of the Garden Grove Freeway may, in addition to a freestanding monument sign complying with the Ordinance, have a freeway-oriented pole or pylon sign that otherwise complies with the Garden Grove Municipal Code.

Replacement of Nonconforming Signs and Cost Thereof

State Sign Law permits cities to cause the removal of nonconforming signs and cause them to be replaced with conforming signs, provided that cities pay specified compensation to the owners. The compensation required to be paid consists of (a) the actual cost of removal of the existing nonconforming sign, (b) the actual cost to repair any damage caused to the real property or improvements thereon as a result of the removal of the existing nonconforming sign, and (c) the greater of (i) the actual cost to duplicate the existing nonconforming sign required to be removed, or (ii) the actual cost to manufacture and install the new conforming sign.

The proposed Ordinance provides that any signs, which are more than 15 years old and do not conform to the Ordinance's design standards, may be required by the City to be replaced with a sign that does conform provided the City pays the owner compensation in accordance with the State Sign Law. Signs that are encroaching in the public right of way or that are otherwise illegal may not be eligible for replacement compensation.

While the proposed Ordinance subjects any nonconforming sign to replacement that has been in place for 15 years or more, such replacement is not required until the City has provided 90 days written notice to the property owner and to any existing business on the property that the sign is to be replaced. This will permit the City to proceed with the replacement of signs based on priority and as funding becomes available. There are potentially 64 signs that are subject to replacement.

Many of the properties located within the area encompassed by the proposed Ordinance have signs that are 35 years old or more, do not conform to existing design standards, and, to varying degrees, detract from the aesthetics of the Resort District. The replacement of these signs with new signs conforming to the new Sign Standards will enhance the overall aesthetics of the Resort District and, as a result, increase the opportunities for all businesses in the area to take advantage of their proximity to major tourist destinations that generate demands for lodging, retail, dining, entertainment, and other services. The purpose of the proposed Ordinance and Sign Standards is to create a uniform visual theme in the Resort District consistent with that of the adjacent resort district in Anaheim resulting in an inviting aesthetic ambiance for the entire area.

Allowing a process for exceptions to the sign replacement requirement, such as those recommended by the Planning Commission, would defeat the intended purposes of the Ordinance, resulting in a continuation of the existing patchwork of mismatched signs in the Resort District, and render the Ordinance an ineffective tool in helping to meet the

goal to brand, promote, and enhance the aesthetics of the Resort District as a tourist destination.

FINANCIAL IMPACT

Adoption of the proposed Ordinance would result in a financial impact to the City of an average of approximately \$26,000 per each sign required by the City to be replaced.

RECOMMENDATION

It is recommended that the City Council take the following actions:

- Conduct a Public Hearing;
- Determine that the Ordinance is categorically exempt from the California Environmental Quality Act pursuant Title 14, California Code of Regulations, Section 15302, Section 15303(e), Section 15311(a), and Section 15061;;
- Reject the modifications to the proposed Ordinance recommended by the Planning Commission; and
- Introduce and conduct the first reading of the attached Ordinance approving Amendment No. A-006-2014 establishing overlay design standards for freestanding signs generally within the International West Mixed Use Area and the Harbor Corridor Specific Plan area and providing for the replacement of nonconforming signs.



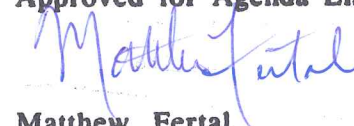
SUSAN EMERY, Director
Community Development Department



By: Paul Guerrero
Senior Program Specialist

- Attachment 1: Planning Commission Staff Report dated March 20, 2014
Attachment 2: Planning Commission Minute Excerpt of March 20, 2014
Attachment 3: Planning Commission Staff Report dated April 3, 2014
Attachment 4: Planning Commission Resolution No. 5811-14
Attachment 5: Planning Commission Draft Minute Excerpt of April 3, 2014
Attachment 6: Proposed Ordinance (which includes "Exhibit 1" the Harbor Boulevard Sign Overlay Program Guide)

Approved for Agenda Listing



Matthew Fertal
City Manager

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Harbor Boulevard Corridor
HEARING DATE: March 20, 2014	GENERAL PLAN: International West Mixed Use
CASE NO.: Amendment No. A-006-2014 Sign Standards for Harbor Corridor	ZONE: HCSP-DC (Harbor Corridor Specific Plan – District Commercial)
APPLICANTS: City of Garden Grove	CEQA DETERMINATION: Exempt
PROPERTY OWNERS: N/A	APN: See attached list.

REQUEST:

The City of Garden Grove requests an amendment to the sign standards in Title 9 of the Garden Grove Municipal Code. The request is to implement specific sign design standards for an area generally encompassed by what the General Plan designates as the International West Mixed Use Area and the Harbor Corridor Specific Plan area and to cause the replacement of old nonconforming signs as funds become available.

BACKGROUND:

Ordinance No. XXXX (Attachment 1) would add a new section to the City's sign regulations providing for specific design standards to an area that is generally encompassed by the Harbor Corridor Specific Plan and International West Mixed Use Area of the General Plan. The primary intent of the design standards is to enhance the aesthetics of the area so as to increase the opportunities for businesses to take advantage of their proximity to major tourist destinations that generate demands for lodging, restaurants, and other service oriented businesses. Many of the properties located within the area encompassed by this Ordinance have signs which are 35 years old, do not conform to existing design standards and to varying degrees, detract from the aesthetics of the area. The intent of the Ordinance is consistent with the Harbor Corridor Specific Plan and International West Mixed Use Area in the General Plan, the purpose of which is to provide opportunities for businesses, approve gradual improvement of older properties, contribute to the visual and functional attributes of the area to stimulate business activity and establish a consistency of development standards within the area. The Ordinance would require any new or replacement freestanding signs to comply with the design standards. The proposed design standards are depicted in the Ordinance and in the color illustrations provided as part of this report.

Pursuant to State Law and in particular Business and Professions Code section 5490 et seq. (hereafter, "State Sign Law"), the City may require that signs which become

CASE NO. Amendment No. A-006-2014 Sign Standards for Harbor Corridor

nonconforming be removed and replaced with signs that are conforming after a reasonable amortization period, which is defined as 15 years. However, prior to doing so, with some limited exceptions that, at this point, do not appear applicable to any of the signs affected by this Ordinance, the City is required to pay "fair and just compensation", which is defined by State Sign Law as the payment of the actual replacement cost to the owner for removal of the nonconforming sign and construction of a sign which conforms to the Ordinance's design standards.

DISCUSSION:

Design Standards

The Ordinance would create comprehensive and consistent design standards for the area, which is generally contiguous with, but somewhat larger than, the Harbor Corridor Specific Plan area. The properties that would be subject to the proposed design standards are depicted on the map attached to Ordinance XXXX. The City retained Coast Sign Incorporated to develop a design for monument signs for the area, which designs are reflected in the attached illustrations. Under the Ordinance, all new freestanding signs and all nonconforming signs required to be replaced under the Ordinance, or pursuant to other provisions of the City's Municipal Code, would be required to comply with the new design standards. The Ordinance requires the sign to conform to Sign Type "A" (Attachment 2 – Page 3 and 4), which is of a horizontal design. If construction of such a sign would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (Attachment 2 – Page 3 and 4), which is of vertical design, would be recommended for review for the Community Development Director. If these impacts were still present, then the property owner could seek a variance from the design standards with the Community Development Director to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible. Based on preliminary measurements made by staff, some of the properties will be impacted in the manner described above and will likely require variances to construct a replacement sign generally conforming to the new sign standards.

Replacement of Nonconforming Signs

The Ordinance provides that any signs, which are more than 15 years old and do not conform to the Ordinance's design standards, may be required by the City to be replaced with a sign which does conform. Prior to 1983, cities were able to require, without compensation, property owners to replace nonconforming signs with new conforming signs after the nonconforming signs had been amortized over a certain period, typically 10 years or more. However, in 1983 the State Sign Law was adopted by the Legislature and while still permitting the cities to amortize nonconforming signs and cause them to be replaced with conforming signs, cities must, except in limited situations, now pay the cost of replacement.

Existing Sign Amortization Ordinance

Sign amortization ordinances enacted prior to 1983 are exempt from the payment of fair and just compensation. While the City does have such an ordinance (Section 9.36.100A.2) it applies only to signs that became nonconforming due to the adoption of new sign regulations on May 27, 1971 and provided for a 10-year amortization (May 27, 1981). Although extensive research was done, it is not clear as to whether any signs were actually replaced upon the expiration of the amortization period and it does not appear that any of the existing signs in the area covered by this Ordinance were made nonconforming due to the adoption of new sign regulations in 1971. Many of the existing pole signs became nonconforming when the City Council adopted Ordinance 1947 in 1986, but no amortization period for signs made nonconforming by Ordinance 1947 was adopted in conjunction therewith. Since the City's existing sign amortization ordinance has outlived its relevance, it is proposed that it be deleted as part of this Ordinance.

Exempt from the compensation requirement are signs which are abandoned (the business being advertised has not operated for 90 days) or illegal (constructed in a manner not in compliance with the sign regulations in effect at the time, such as signs that intruded into required setbacks or the public right of way at the time constructed). There are signs on properties covered by this Ordinance which intrude into street setbacks and the public right of way, but after conducting research, staff could not uncover sufficient evidence to determine whether these intrusions existed when the sign was constructed or whether were caused by subsequent street widening. Attached to this staff report is a list of all signs subject to the Ordinance, along with information that staff was able to garner about each sign (Attachment 2 – Page 11 and 12). The State Sign Law requires the City to identify and inventory all signs which are illegal or abandoned. There appear to be none, based on the information gathered at this time.

Removal of Nonconforming Signs and Cost Thereof

While the Ordinance subjects any nonconforming sign to replacement which has been in place for 15 years or more, such replacement is not required until the City has provided 90 days written notice to the property owner and to any existing business on the property that the sign is to be replaced. This permits the City to proceed with the replacement of signs based on priority and as funding becomes available. It is estimated that the average replacement cost for a sign meeting the proposed design standards is \$26,000. There are potentially 69 signs that are subject to replacement. The Ordinance permits properties within 300 feet of the Garden Grove Freeway to also have a freeway-oriented pole or pylon sign that otherwise complies with the Garden Grove Municipal Code.

CASE NO. Amendment No. A-006-2014 Sign Standards for Harbor Corridor

Public Participation

In December 2013, City staff mailed a notice of a neighborhood meeting to property owners, who possess a sign structure on their property that will be subject to the proposed Ordinance for Harbor Boulevard from the City's north border down to the north side of the State Route 22 Garden Grove Freeway. At the neighborhood meeting, staff gave a presentation on the proposed Ordinance, which included the design, sign details, cost, and tentative timeline. The concerns and/or comments from the attending property owners were the following;

1. The cost of the sign;
2. Who will pay for the sign;
3. The sign design;
4. The location of the sign;
5. The low height of the sign;
6. The reason for the sign, and
7. The timing of the sign ordinance.

CEQA Documentation

The environmental determination for this project is exempt pursuant to California Environmental Quality Act sections:

1. Section No. 15302: Replacement or Reconstruction of existing commercial structures;
2. Section No. 15303: Replacement of accessory structures;
3. Section No. 15311: Accessory Structures (Construction of on-premise signs); and
4. Section No. 15061: Activities for which there is no reasonable possibility of a significant environmental effect.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Recommend to the City Council adoption of Amendment No. A-006-2014.

Karl Hill for S.E.

SUSAN EMERY, Director
Community Development Department

By: *Paul Guerrero*
Senior Program Specialist

Attachment 1: Ordinance No. XXXX
Attachment 2: Harbor Boulevard Sign Overlay Program Guide

RESOLUTION NO. 5811-14

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENT NO. A-006-2014 AND ADOPTION OF THE ATTACHED ORDINANCE ESTABLISHING OVERLAY DESIGN STANDARDS FOR SIGNS GENERALLY WITHIN THE INTERNATIONAL WEST MIXED USE AREA AND PROVIDING FOR REPLACEMENT OF NONCONFORMING SIGNS AND A FINDING THAT APPROVAL OF THE ORDINANCE IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove in regular session assembled on March 20, 2014, conducted a duly noticed public hearing and considered a proposed ordinance to establish overlay design standards for signs generally within the International West Mixed Use Area and providing for replacement of nonconforming signs (hereafter, "Ordinance") and the proposed finding under the California Environmental Quality Act ("CEQA") that the Ordinance was exempt under CEQA pursuant to 14 California Code of Regulations ("CCR") Section 15061 in that there is no possibility that the Ordinance may have a significant effect on the environment and the Ordinance was categorically exempt from CEQA pursuant to Title 14, CCR Sections 15302, 15303 and 15311. The proposed Ordinance is attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that the Planning Commission has considered the Ordinance and finds that it is consistent with and furthers the General Plan and the Harbor Corridor Specific Plan and purposes for the area covered by the Ordinance.

BE IT FURTHER RESOLVED that in the matter of Amendment No. A-006-2014 and with respect to the Ordinance the Planning Commission reports to the City Council as follows:

1. The Ordinance was initiated by the City of Garden Grove.
2. The Ordinance proposes to establish new design guidelines for signs within an area generally contiguous to the International West Mixed Use Area (hereafter, "International West Area").
3. The International West Area was created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards.
4. The International West Area and the Ordinance are designed to increase the opportunities for businesses in the area to take advantage of the proximity of the

area to major tourist destination resorts and to provide lodging, eating and other service type amenities for visitors to the area.

5. Many of the properties located within the area covered by this Ordinance have signs which are over 35 years old and their appearance is not in keeping with the policies and purposes set forth in the City's General Plan for the International West Area.

6. The replacement of aging signs within and near to the International West Area with signs meeting the requirements of this Ordinance will improve the overall aesthetics of the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to the area.

7. Providing that funds are available, the Ordinance may expedite the replacement of old nonconforming signs with signs that meet the new design standards and more readily enable the City to fulfill the purposes for which the International West Area was created.

8. The Planning Commission recommends that on the basis of the whole record before it, including comments received at the public hearing, that the City Council finds that there is no possibility that the Ordinance will have a significant effect on the environment and thus, is exempt from CEQA pursuant to Title 14, CCR, Section 15061(b)(3) and is categorically exempt pursuant to Title 14, CCR, Sections 15302, 15303 and 15311. The Ordinance does not have any potential for causing a significant effect on the environment, but rather provides design guidelines for the replacement of existing signs if and when a determination is made that a nonconforming on-premises sign is to be replaced or is required to be replaced as provided in the City's Municipal Code. The Ordinance sets forth a process under which the City can require the replacement of a nonconforming sign, which creates the potential that nonconforming on-premises signs could be replaced in a shorter time frame than may currently exist. However, even if this is the case, the properties to which this Ordinance applies are already developed and have on-premises signs, some of which are tall and in some cases, inadequately maintained pole signs. This Ordinance provides generally for lower profile signs than those which currently exist and will not increase the number of signs or significantly alter the location of the existing signs if and when such signs are replaced. The vast majority of the signs covered by the Ordinance are currently nonconforming and if abandoned, significantly altered or replaced would be required to be replaced with conforming signs even in the absence of this Ordinance. The replacement of existing on premises signs is itself categorically exempt from CEQA pursuant to Title 14, California Code of Regulations, Section 15311. Two other categorical exemptions would also apply, Title 14, California Code of Regulations, Section 15302, which exempts replacement of a commercial structure with a new structure of substantially the same size, purposes and capacity; and Title 14, California Code of Regulations, Section 15303, which

exempts construction and location of accessory structures. There are no unusual circumstances which exist that result in a reasonable possibility that the Ordinance will have a significant effect on the environment.

9. The Planning Commission conducted a duly noticed public hearing on March 20, 2014, and considered the City staff report, comments from interested persons who decided to be heard and any other documents submitted during the public hearing.

10. The Planning Commission gave due and careful consideration to the matter at its meeting on March 20, 2014.

FINDINGS AND REASONS:

1. The Ordinance is internally consistent with the goals, objectives and elements of the City's General Plan and the Harbor Corridor Specific Plan and promotes the public interest, health, safety and welfare.

The General Plan identifies the International West Area as an area of critical importance to the City for revitalization and economic stimulus and an area which is ideally suited to capitalize and expand tourist based and entertainment related uses. The Ordinance would provide for a process in which nonconforming signs, many of which are old, not well maintained and intrude into required setbacks and public right of way, could be replaced with signs which conform to the design standards and other provisions of the City's sign code which will improve the aesthetics in the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to that area. The Harbor Corridor Specific Plan and the International West Area were created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards. The Ordinance furthers these purposes.

INCORPORATION OF FACTS AND FINDINGS IN STAFF REPORT:

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission concludes:

1. Pursuant to Business and Professions Code Section 5491.1, the City has conducted an identification and inventory of signs which are illegal or abandoned and those that are nonconforming and/or will be made nonconforming by this

Ordinance and submitted such identification and inventory to the Planning Commission.

2. The Planning Commission finds that there is a need for this Ordinance to effectuate the purpose for which the International West Area was established and to further the purposes in the City's General Plan.

3. The Planning Commission recommends that the City Council find that the Ordinance is exempt from CEQA pursuant to 14 California Code of Regulations ("CCR") Section 15061 in that there is no possibility that the Ordinance may have a significant effect on the environment and categorically exempt from CEQA pursuant to Title 14, CCR Sections 15302, 15303 and 15311.

4. The Planning Commission recommends that the City Council approve Amendment No. A-006-2014 and adopt the Ordinance attached hereto as Exhibit "A".

EXHIBIT "A"

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ESTABLISHING OVERLAY DESIGN STANDARDS FOR SIGNS GENERALLY WITHIN THE INTERNATIONAL WEST MIXED USE AREA AND PROVIDING FOR REPLACEMENT OF NONCONFORMING SIGNS.

CITY ATTORNEY SUMMARY

This Ordinance implements an overlay for sign design standards for an area generally consisting of the area covered by what is referred to as the International West Mixed Use Area in the General Plan and to provide for replacement of older signs which do not conform with the new design standards. This Ordinance confirms the City has completed the required identification and inventory of signs that were illegal or abandoned prior to the adoption of this Ordinance or will be made nonconforming by this Ordinance and subject to replacement and will pay fair and just compensation when required for the replacement of signs.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the General Plan's International West Mixed Use Area (hereafter, "International West Area") was created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the Area, and to establish a sense of place and continuity and consistency of development standards; and

WHEREAS, the General Plan and this Ordinance, which implements sign design standards for an area generally contiguous with the International West Area, are designed to increase the opportunities for businesses in the area to take advantage of the proximity of the area to major tourist destination resorts and to provide lodging, eating, and other service type amenities for visitors to the area; and

WHEREAS, many of the properties located within area covered by this Ordinance have signs which are over 35 years old and their appearance is not in keeping with the policies and purposes set forth in the City's General Plan; and

WHEREAS, the replacement of aging signs within and near to the International West Area with signs meeting the requirements of this Ordinance will improve the overall aesthetics of the area and contribute to the opportunities for businesses therein to provide services to, and be benefitted by, tourists and other visitors that are drawn to the area.

WHEREAS, the area covered by this Ordinance lies entirely within a Redevelopment Project Area and is shown on the map attached hereto as Exhibit 1; and

WHEREAS, in accordance with Business and Professions Code Section 5491.1(c)(1), the City Council held a public hearing and determined there is a need for this Ordinance to take effect.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

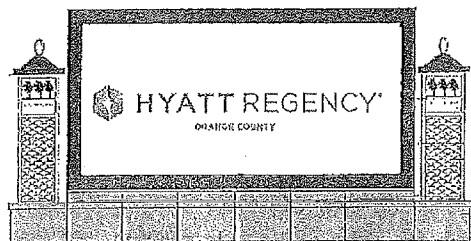
Section 1: A new Section 9.20.045 shall be added to the Garden Grove Municipal Code to provide as follows:

"SECTION 9.20.045: Signs: Overlay Design Standards For the International West Resort Area.

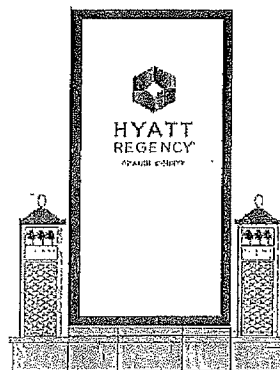
The following specific standards shall apply to the placement and design of freestanding signs ("Sign Standards") for properties within the area covered by this Section, as well as to the replacement, when required, of existing freestanding signs, which are currently nonconforming, and those that are made nonconforming by enactment of this Section. A map showing the properties subject to these Sign Standards is on file with the Community Development Department and was attached as an exhibit to the ordinance enacting this Section. The properties subject to this Section are generally those properties located along Harbor Boulevard from Wilken Way (City Border) to the north side of the Garden Grove Freeway (State Route 22); those properties located on the north side of Garden Grove Boulevard from approximately one thousand (1000) feet west of Harbor Boulevard to approximately 850 feet east of Harbor Boulevard; and those properties located on the south side of Garden Grove Boulevard from approximately four hundred fifty (450) feet west of Harbor Boulevard to approximately twelve hundred feet (1200) feet east of Harbor Boulevard.

A. Any newly constructed freestanding sign or nonconforming freestanding sign, which pursuant to any provision in this Code is required to be replaced with a sign conforming to the Sign Standards; shall conform to the Sign Standards depicted in Sign Type "A" below. If in the determination of the Community Development Director installation of a sign conforming to the Sign Standards in Sign Type "A" would intrude on required setbacks, significantly interfere with the use of or require modification to existing buildings, cause loss of parking so as to render the property nonconforming to parking standards or would substantially interfere with traffic circulation or utilities on the property, a property owner may install a sign conforming to the Sign Standards depicted in Sign Type "B" below. If the installation of a sign conforming to the Sign Standards in Sign Type "B" would still result in an impact noted in this subsection, the property owner or lessee of the property, as the case may be, may apply for a minor deviation with the City Manager or designee as provided in Section 9.32.030 of this Code; provided that in

granting any such minor deviation the City Manager or his designee shall provide relief from the Sign Standards only to the extent necessary to avoid the impacts described in this subsection and shall otherwise apply the Sign Standards to the fullest extent possible to maintain continuity and consistency with signs conforming to the Sign Standards.



Sign Type "A" (Required)



Sign Type "B" (Per Approval)

B. Properties subject to this Section which are within three hundred feet of the Garden Grove Freeway right-of-way may, in addition to a freestanding sign complying with this Section, have a pole or pylon sign oriented toward the Garden Grove Freeway, which pole or pylon sign shall otherwise comply with applicable provisions of this Code, including, but not limited to, Section 9.20.040A.1. The three hundred-foot distance shall be measured in accordance with Section 9.20.040A.1 of this Code.

C. Within the past three years the City has, pursuant to Business and Professions Code Section 5491.1, conducted an identification and inventory of signs which are illegal or abandoned prior to the date this Section was adopted and those that will be made nonconforming by adoption of this Section. Any nonconforming sign which has been in place for 15 years or more prior to the [Insert Effective Date of Ordinance], shall be subject to removal six months after [Insert Effective Date of Ordinance]; provided that no such sign shall be required to be removed until the City has provided 90 days written notice that the sign is subject to removal pursuant to the provisions of this Section. Notice of removal shall be provided to the property owner at the address shown on the latest tax assessment roll and to any existing business advertised on the sign as of the date of such notice.

D. Prior to requiring removal of any sign made nonconforming by this Section, to the extent required by state law, the City shall pay fair and just compensation as provided in Chapter 2.5 of the California Business and Professions Code, Sections 5490 et seq.

Section 2. Subsection 9.20.030.J is deleted in its entirety and replaced with the following:

"J. Abandoned Signs. Nonconforming signs advertising businesses that have not operated for ninety days or more on the premises shall be considered abandoned, including their structural members. The property owner shall remove such signs, including their structural members. If the sign is not removed, or if a permit to reface is not on file with the City, the sign shall be subject to removal by the City after notice and hearing to the property owner. The planning commission may grant only one extension of up ninety days, but in no case shall the grant of such an extension result in permitting the sign to remain more than three hundred sixty days from the date it was deemed abandoned under this subsection.

Section 3. A new subsection 9.20.040A.1.c.2 is added to the Garden Grove Municipal Code to provide as follows:

"2. The three hundred-foot distance shall be measured, as applicable, from the northern edge (for properties north of the Garden Grove Freeway) or from the southern edge (for properties south of the Garden Grove Freeway) of the Garden Grove Freeway right of way, excluding from such measurement any Garden Grove Freeway on or off-ramps, to the property line which is nearest the Garden Grove Freeway."

Section 4. Subsection 9.36.100A.2 is deleted in its entirety.

Section 5. This Ordinance is categorically exempt from the California Environmental Quality Act pursuant to a number of categorical exemptions including Title 14, California Code of Regulations, Section 15302, which exempts the replacement of existing commercial structures of substantially the same size, purpose, and capacity; Section 15303(e), replacement of accessory structures; Section 15311(a) construction or placement of minor structures including on-premise signs; and Section 15061, which provides that if there is no reasonable possibility that the activity will have a significant effect on the environment then it is not subject to CEQA.

Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each other section, subsection, subdivision, sentence, clause, phrase, word or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 7. Effective Date. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ___ day of _____.

Attest:

Bruce Broadwater, Mayor


Kathleen Bailor, City Clerk

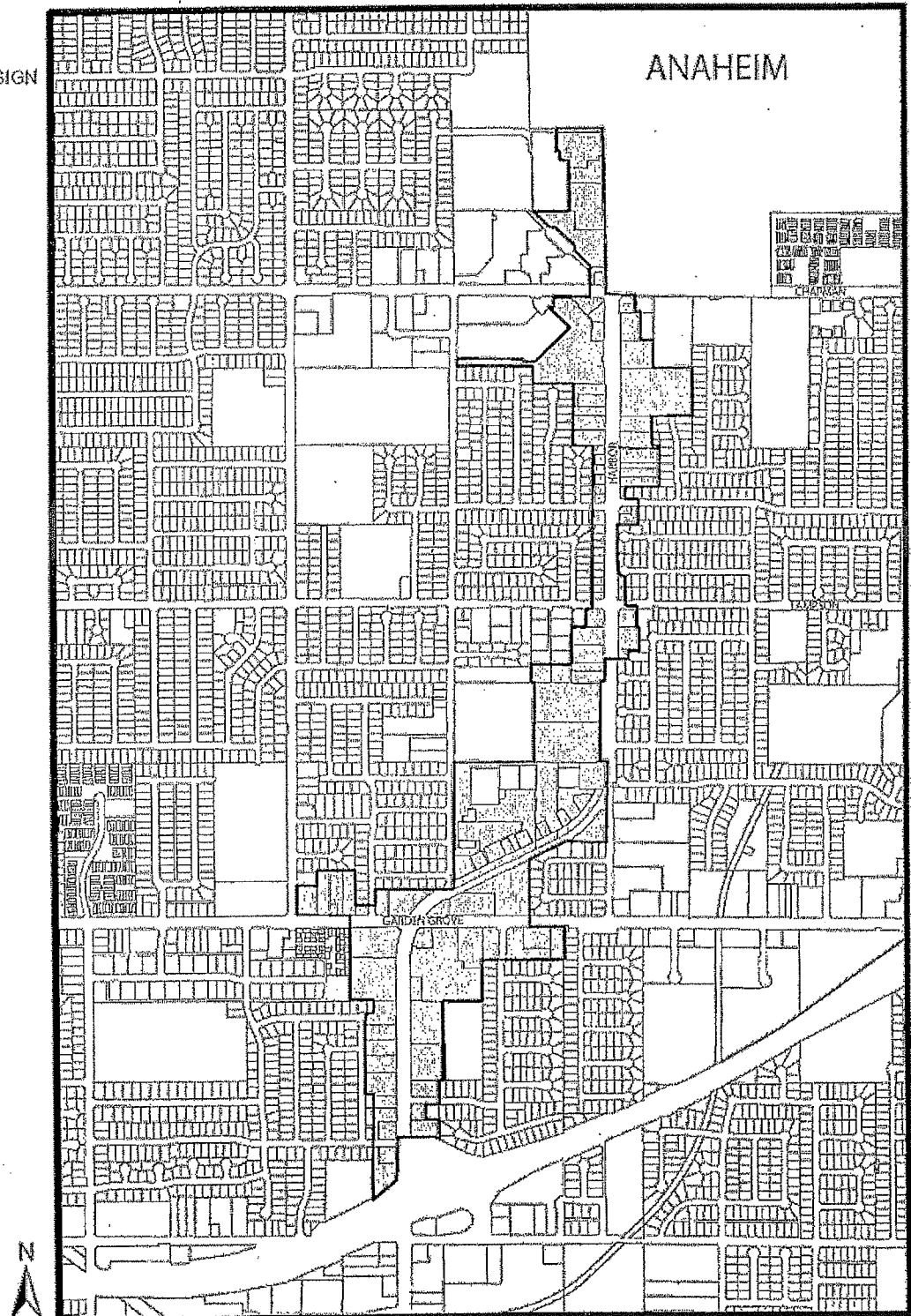
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed on second reading on _____ with a vote as follows:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

City of Garden Grove Grove District Sign Overlay

 GROVE DISTRICT SIGN
OVERLAY

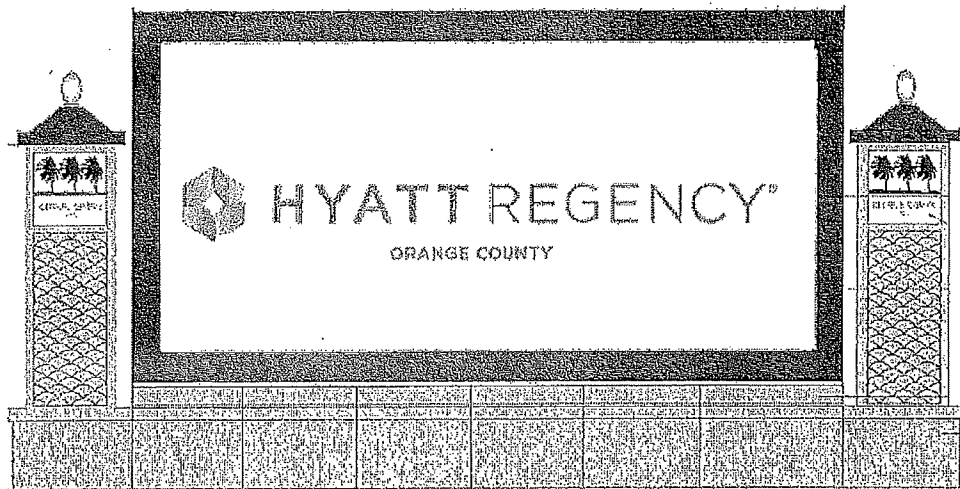


DRAFT

CITY OF GARDEN GROVE

**HARBOR BOULEVARD SIGN OVERLAY
PROGRAM GUIDE**

**ORDINANCE No. XXXX
APPROVED 2014**



HARBOR BOULEVARD SIGN OVERLAY PROGRAM GUIDE

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HARBOR BOULEVARD SIGN OVERLAY PROGRAM

INTRODUCTION

The City of Garden Grove's International West Mixed Use Area and the Harbor Corridor Specific Plan area (hereafter, "Grove District"), is Southern California's ultimate resort destination. The Grove District location provides easy access to the most popular Southern California attractions by way of the OC Trolley, shuttle services, and public transportation systems to Disneyland, Universal Studios, Knott's Berry Farm, Sea World, and miles of sun-filled Orange County Beaches.

The Grove District is home to national brand restaurants and hotels that offer a variety of rooms sizes and rates to meet every tourist and business traveler's need, the Grove District is the place to start, and the place to stay for one's next visit to Southern California and Orange County.

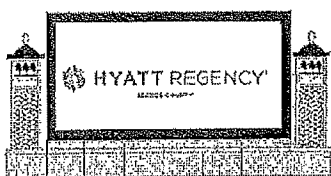
PURPOSE

The purpose of the Harbor Boulevard Sign Design Standard Overlay Program (Sign Overlay) is to create a consistent visual theme in the Grove District to promote its brand as a premier, urban, resort destination. This is achieved through the establishment of a consistent visual identity program for public and private areas throughout the Grove District. The main components of unifying the visual component will be: landscape, hardscape, street furniture, banners, and signage. The Sign Overlay Program will be implemented in the Grove District, located north of the Garden Grove State Route 22 Freeway along Harbor Boulevard ending at the northern City boundary (see attached list of properties/apn's and map).

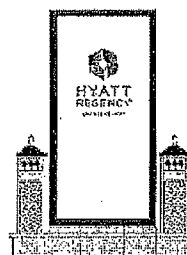
SIGN TYPE

Private properties will be eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type "A" (see below). If construction of Sign Type "A" would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (see below), which is vertical design, would be recommended for review for the Community Development Director. If these impacts were still present, then the property owner could seek a variance from the design standards with the Community Development Director to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see "Hybrid" Sign).

Both sign designs have an identical cabinet dimension of 5'-0" X 10'-0" with a 5" retainer perimeter. The actual usable copy face is 4'-2" X 9'-2". The maximum image area is approximately 38.64 square feet (available sign area). The cabinet will be installed onto the pre-designed base and column structure and be internally illuminated. The material and method of fabrication will be the same for all monument signs to ensure a consistent quality and appearance. The pre-cast fiber reinforced color concrete column mold will display the embossed fan pattern with a recess 12" X 12" area for the pre-designed imagery tile.







Sign Type "A" (Required)



Sign Type "B" (Requires Approval)

SIGN COLORS

The following table provides the selected colors for the free standing monument sign.

COLOR LEGEND	
	TOP DECORATIVE: GOLD PMS TBD
	CABINET BORDER & COLUMN CAP: PAINT TO MATCH FRENCH REVIERA
	MONUMENT BASES AND COLUMN: PAINT TO MATCH LIGHT TAN PMS TBD
	WHITE ACRYLIC

SIGN TYPE DETERMINATION

The non-conforming private properties will be allowed to replace its current number of sign(s) with Sign Type "A" freestanding monument sign.

For the allowable number of signs for new private properties, respective sites will follow the Development Standards, Article VII, Signs, Section 9.16.340, Specific Design Standards.

Private Property - Corner Lot/Parcel

A corner lot/parcel may have a monument street sign for each street frontage.

Private Property - Street Frontage Lot/Parcel

A street frontage lot/parcel may have a monument street sign for each street frontage.

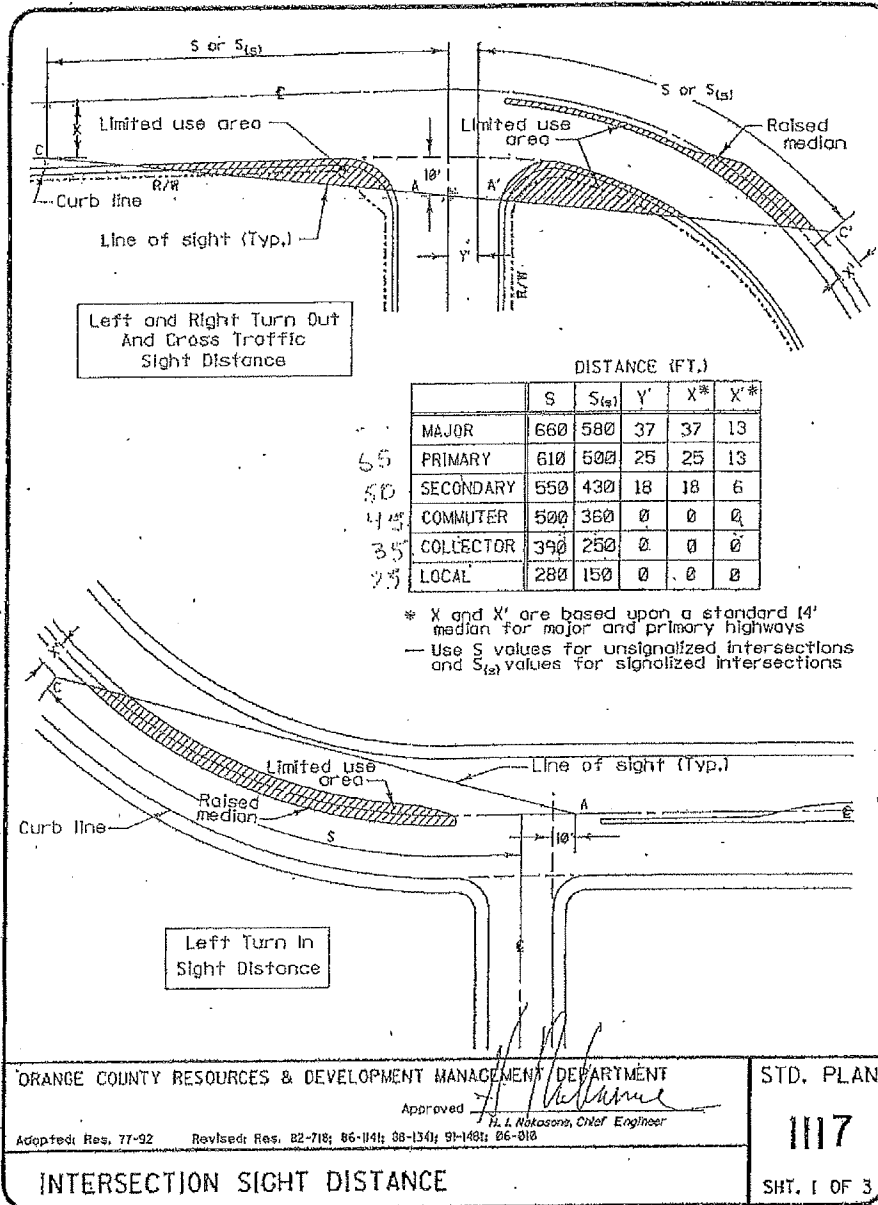
SIGN PLACEMENT

The following Sign Placement Chart lists the placement of the freestanding monument sign(s) on the private properties - respective sites:

Front Set-Back (Harbor Blvd)	Side Set- Back	Intersection Sight Clearance	Corner Lot - Sign Orientation to Street	Street Frontage Lot - Sign Orientation to Street
1'-6" from Property Line	15'-0"	See Intersection Sight Distance Section	Angle or Perpendicular	Perpendicular

INTERSECTION SIGHT DISTANCE

The following Intersection Sight Distance illustrations assist on the placement of the freestanding monument sign(s) on the private properties - respective sites:



ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved *H. L. Nakasono*
 H. L. Nakasono, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-114; 88-134; 91-148; 06-018

STD. PLAN

1117

INTERSECTION SIGHT DISTANCE

SHT. 1 OF 3

NOTES:

1. The distance S represents the Intersection sight distance measured along the centerline of the road. The Intersection sight distance is the distance required to allow 7/2 seconds for the driver on the cross road (or left turn pocket) to safely cross the main roadway or turn left while the approach vehicle travels at the assumed design speed of the main roadway.
2. The distance S should be increased by 20% from the amount shown on the table on sustained downgrades steeper than 3% and longer than one mile.
3. Points A and A' are the locations of a driver's line of sight (3.5 foot eye height) to oncoming vehicles (4.25 foot object height) located at Points C and C' while in a vehicle at an intersection 10 feet back from the projection of the curb line. In no case shall Points A or A' be less than fifteen feet from the edge of the traveled way.
4. The distance Y' is the distance measured from the centerline of the main road to the far right through travel lane. The distance Y' is equal to zero for T-intersections. The distance X is the distance measure from the centerline of the main road to the center of the far right through travel lane. The distance X' is the distance measured from the centerline of the main road to the center of the travel lane nearest the centerline of the road.
5. The Limited Use Area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
6. The Line of Sight line shall be shown at intersections on all landscaping plans, grading plans and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile of the line of sight may be required.
7. Obstructions such as bus shelters, walls or landscaping within the Limited Use Area which could restrict the line of sight shall not be permitted.
 - a. Plants and shrubs within the Limited Use Area shall be of the type that will grow no higher than 12 inches above the ground and shall be maintained at a maximum height of 12 inches above the ground. Maintenance at a lower height may be required on crest vertical curves per Note 6 above.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved: *[Signature]*
R. L. Nakosone, Chief Engineer

Adopted: Res. 77-52 Revised: Res. 82-718; 86-114; 88-134; 91-140; 95-218

STD. PLAN

1117

INTERSECTION SIGHT DISTANCE

SHT. 2 OF 3

- b. A profile of the line of sight may be required to verify 12' minimum vertical clearance above variable height obstructions such as slope landscaping, plants and shrubs.
- c. The toe of slope may encroach into the Limited Use Area provided that the requirements of (b) above are satisfied.
- d. In lieu of providing a profile of the line of sight, the toe of slope shall not encroach into the Limited Use Area, and the Limited Use Area shall slope at 2% maximum to the roadway.
8. Trees shall not be permitted within any portion of the Limited Use Area.
9. Median areas less than six (6) feet in width shall be paved with concrete per Standard Plan 1114.
10. Residential driveways serving four or more units and commercial driveways shall be treated as a local street intersection.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved: *[Signature]*
R. L. Nakosone, Chief Engineer

Adopted: Res. 77-52 Revised: Res. 82-718; 86-114; 88-134; 91-140; 95-218

STD. PLAN

1117

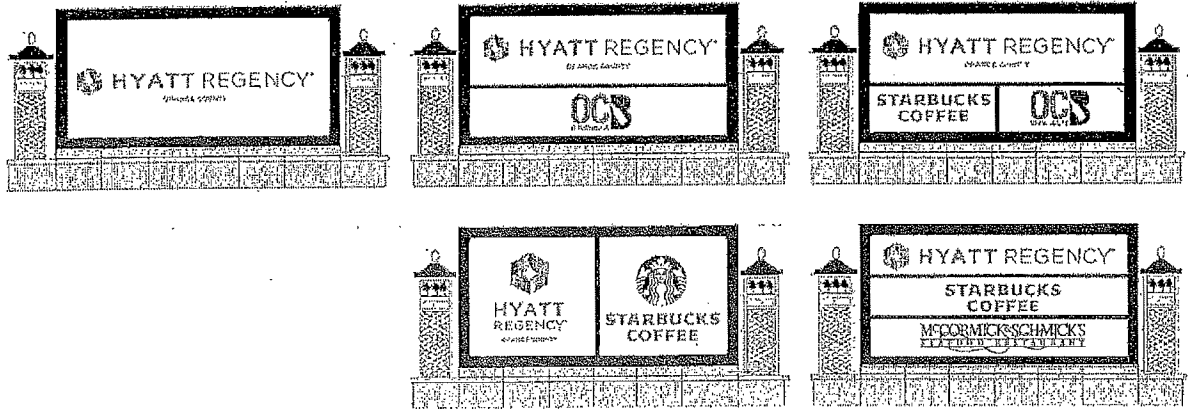
INTERSECTION SIGHT DISTANCE

SHT. 3 OF 3

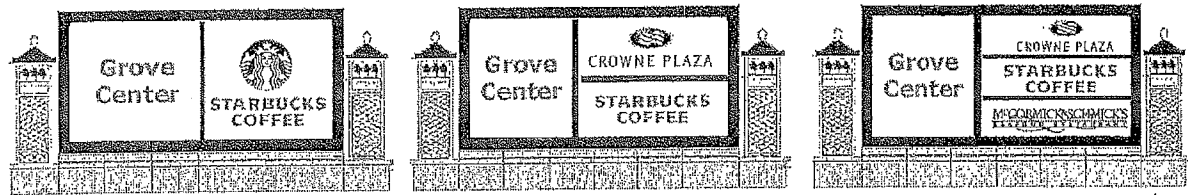
CABINET COPY FACE

Sign Type "A" - Required Sign

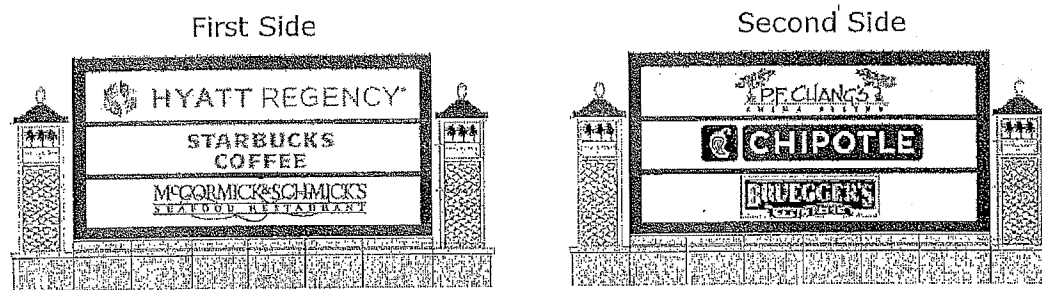
Examples of copy face layouts, one (1) to three (3) establishments, maximum five (5).



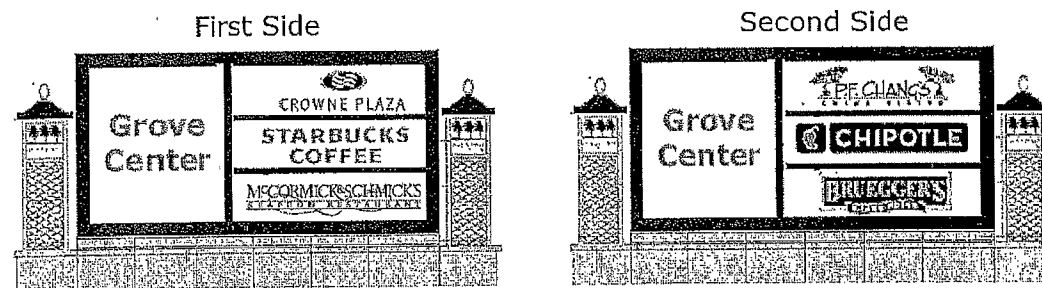
Examples of copy face layouts with Center/Plaza name.



Example of copy face layout with six (6) listed establishments, three (3) on each side.

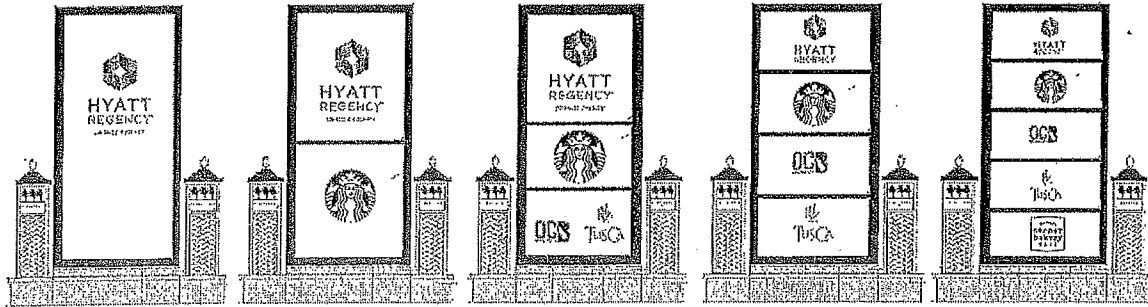


Example of copy face layout with Center/Plaza name six (6) listed establishments.

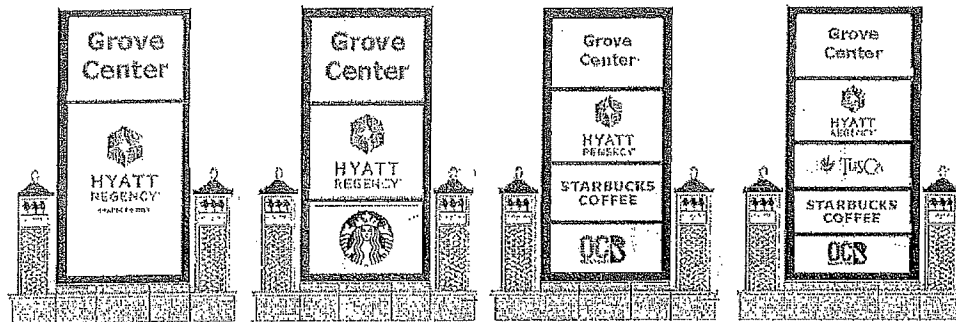


Sign Type "B" – (Requires Approval)

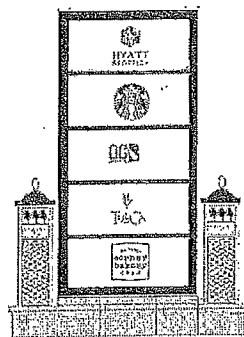
Examples of copy face layouts, one (1) to a maximum of five (5) establishments.



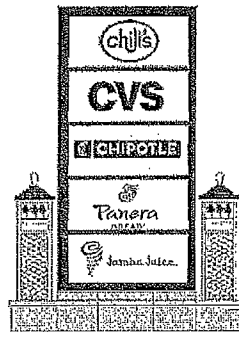
Examples of copy face layouts with Center/Plaza name.



Example of maximum copy face layout with ten (10) establishments, five (5) on each side.

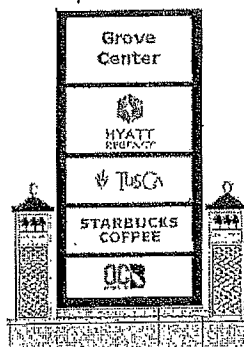


First Side

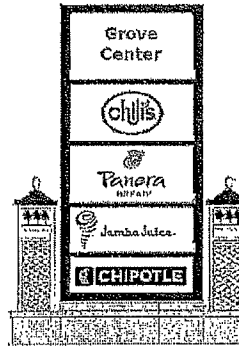


Second Side

Example of maximum copy face layout with Center/Plaza name, eight (8) establishments.



First Side

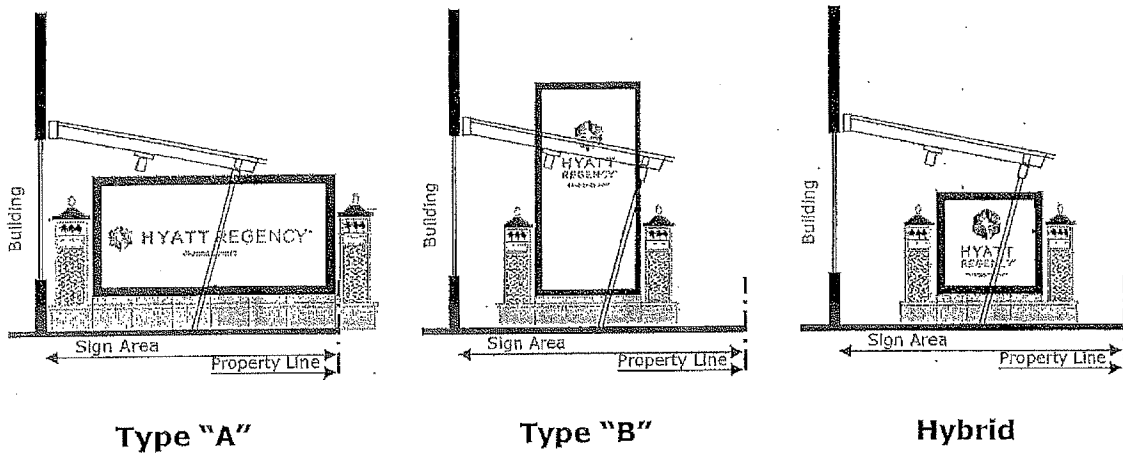


Second Side

HYBRID SIGN (Variance Approval)

For private properties - lots/parcels eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type "A" (see below). However, if construction of Sign Type "A" would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (see below), which is vertical design, would be recommended for review for the Community Development Director.

If these impacts were still present, then the property owner could seek a variance from the design standards with the Community Development Director to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see below).



RESORT HOTELS

For private properties - lots/parcels proposing resort hotels on five (5) acres or larger, property owners may request a sign modification allowance review with the Community Development Director. The Community Development Director has the discretion to approve or deny the sign modification request.

MODIFICATION REQUEST

Any property owner can request for a sign modification with the Community Development Director. The Community Development Director has the discretion to approve or deny the sign modification challenge.


LIST OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

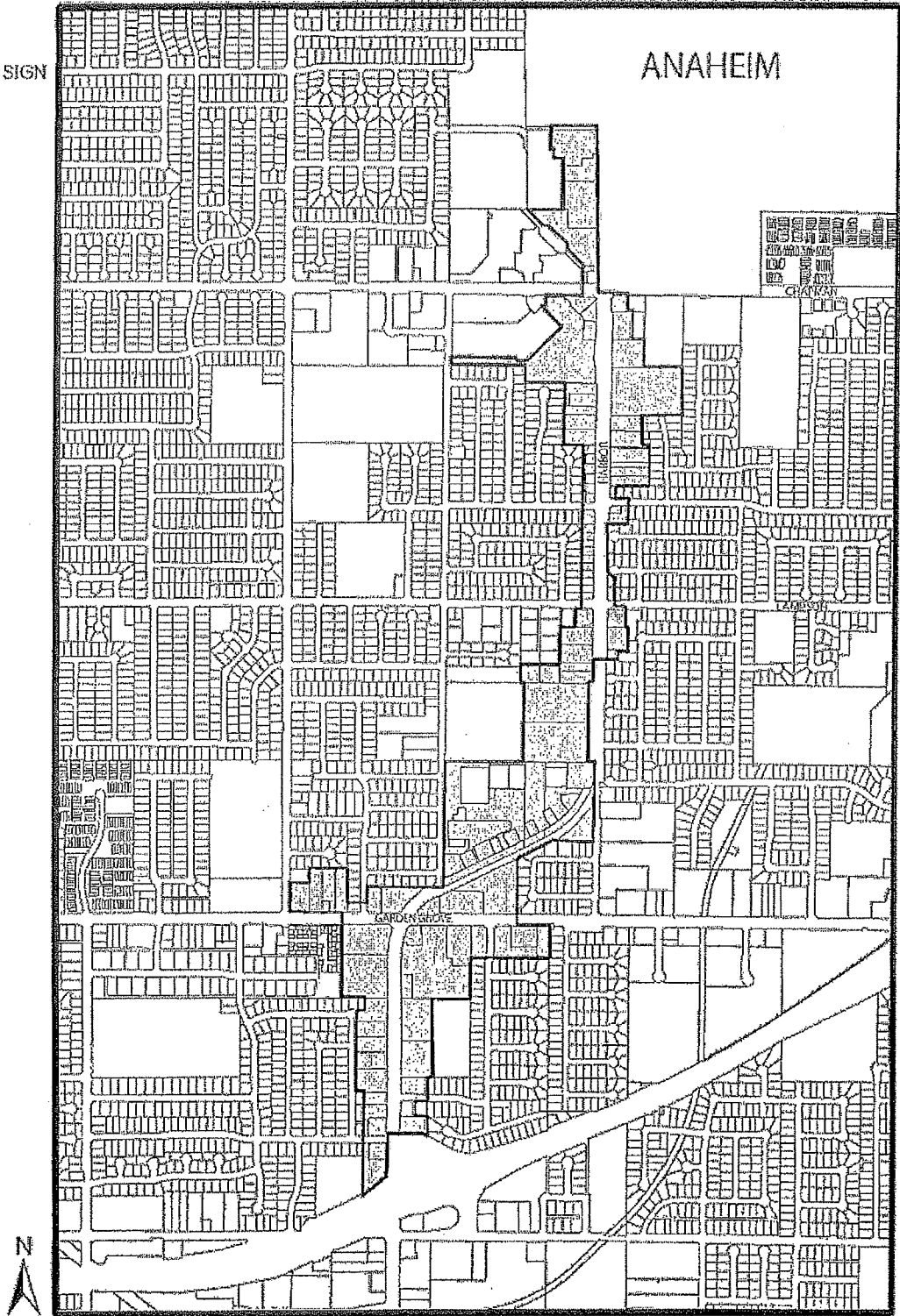
No.	Street Number	Street Name	City	APN
1	11777 - 11851	Harbor	Garden Grove	233-182-05,06,07
2	11931	Harbor	Garden Grove	233-171-30
3,4,	100 11891	Plaza Alicante Harbor	Garden Grove Garden Grove	233-171-17 233-171-29
5	12002	Harbor	Garden Grove	231-491-03
6	12032	Harbor	Garden Grove	231-491-04
7	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
8	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
9	12241 - 12171	Harbor	Garden Grove	231-471- 01,02,03,04,05
10	12522 12342	Twintree Lane Harbor	Garden Grove	231-525-01
11	12341	Harbor	Garden Grove	231-472-01
12	12401	Harbor	Garden Grove	231-451-38
13	12461	Harbor	Garden Grove	231-451-33
14	12471	Harbor	Garden Grove	231-451-32
15	12494	Harbor	Garden Grove	231-531-16
16	12521	Harbor	Garden Grove	231-441-36
17	12502	Harbor	Garden Grove	231-541-01
18	12531	Harbor	Garden Grove	231-441-37
19	12542	Harbor	Garden Grove	231-541-27
20	12569	Harbor	Garden Grove	231-441-38
21	12571	Harbor	Garden Grove	231-441-38
22	12751 - 12766	Harbor	Garden Grove	231-421-01
23	12851	Harbor	Garden Grove	231-421-07
24	12831	Palm	Garden Grove	231-422-01
25	12861	Harbor	Garden Grove	231-421-08
26	12831	Palm	Garden Grove	231-422-01
27	12871	Harbor	Garden Grove	231-421-11
28	12879	Harbor	Garden Grove	231-411-13
29	12901	Harbor	Garden Grove	231-411-13
30	12905	Harbor	Garden Grove	231-411-12
31	12936	Harbor	Garden Grove	231-412-01
32	12909	Harbor	Garden Grove	231-561-11
33	12936	Harbor	Garden Grove	231-412-01
34	12952	Harbor	Garden Grove	231-561-11
35	12251	Garden Grove	Garden Grove	231-412-02
36	12161	Garden Grove	Garden Grove	231-404-12
37	13011	Harbor	Garden Grove	100-501-27
38	13000	Harbor	Garden Grove	101-621-16
39	13100	Harbor	Garden Grove	101-621-13
40	13141	Harbor	Garden Grove	100-335-25
41	13171	Harbor	Garden Grove	100-335-30
42	13171	Harbor	Garden Grove	100-335-30
43	13211 - 13233	Harbor	Garden Grove	100-335-34
43	13220	Harbor	Garden Grove	101-621-20
44	13225	Harbor	Garden Grove	100-345-23
45	13231	Harbor	Garden Grove	100-345-23
46	13242	Harbor	Garden Grove	101-631-12

47	13281, 13271, 13287	Harbor	Garden Grove	100-345-21
48	13282	Harbor	Garden Grove	101-633-25
49	13291	Harbor	Garden Grove	100-345-18
50	13302	Harbor	Garden Grove	101-633-27
51	13321	Harbor	Garden Grove	100-345-19
52	13361	Harbor	Garden Grove	100-347-15
53	12302	Garden Grove	Garden Grove	101-612-01
54	12332	Garden Grove	Garden Grove	101-611-78
55	12372	Garden Grove	Garden Grove	101-611-02
56	12382	Garden Grove	Garden Grove	101-611-01
57	12141	Garden Grove	Garden Grove	261-404-13
58	12051	Garden Grove	Garden Grove	231-392-26
59	12051	Garden Grove	Garden Grove	231-392-26
60	12041	Garden Grove	Garden Grove	231-392-24
61	12041	Garden Grove	Garden Grove	231-392-24
62	12011	Garden Grove	Garden Grove	231-392-28
63	12011	Garden Grove	Garden Grove	231-392-28
64	12011	Garden Grove	Garden Grove	231-392-28

REFERENCE MAP OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

City of Garden Grove Grove District Sign Overlay

 GROVE DISTRICT SIGN
OVERLAY



MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING – AMENDMENT NO. A-006-2014 (HARBOR SIGN PROGRAM). For all properties located along Harbor Boulevard from Wilken Way (City border) to north side of State Route 22 Garden Grove Freeway; all properties located on the north side of Garden Grove Boulevard from approximately one thousand (1000) feet west of Harbor Boulevard to approximately 850 feet east of Harbor Boulevard; and those properties located on the south side of Garden Grove Boulevard from approximately four hundred fifty (450) feet west of Harbor Boulevard to approximately twelve hundred feet (1200) feet east of Harbor Boulevard. See addresses list below.

Date: March 20, 2014

Request: To amend Title 9 of the City of Garden Grove Municipal Code sign design standards in order to implement specific sign design standards for an area generally contiguous to the Harbor Corridor Specific Plan area. The proposed amendment will establish an overlay design standard that will cause the replacement of old nonconforming signs as funds become available. The project is in the HCSP-DC (Harbor Corridor Specific Plan – District Commercial) zone and is exempt pursuant to CEQA Section 15302 – Replacement or Reconstruction, Section 15303 – New Construction or Conversion of Small Structures, and Section 15311 – Accessory Structures.

	APN#233-171-04	12322 THACKERY DR.	APN#231-471-12
	APN#233-171-13	12312 THACKERY DR.	APN#231-471-13
	APN#233-171-16	12292 THACKERY DR.	APN#231-471-14
100 PLAZA ALICANTE	APN#233-171-17	12282 THACKERY DR.	APN#231-471-15
12261 CHAPMAN AVE.	APN#233-181-01	12262 THACKERY DR.	APN#231-471-16
	APN#233-182-08	12252 THACKERY DR.	APN#231-471-17
12005 HARBOR BLVD.	APN#231-481-07	12246 THACKERY DR.	APN#231-471-18
11777 HARBOR BLVD.	APN#233-182-05,	12251 THACKERY DR.	APN#231-471-19
	06,	12261 THACKERY DR.	APN#231-471-20
	07	12281 THACKERY DR.	APN#231-471-21
11757 HARBOR BLVD.	APN#233-182-04	12291 THACKERY DR.	APN#231-471-22
11747 HARBOR BLVD.	APN#233-182-03	12311 THACKERY DR.	APN#231-471-23
11767 HARBOR BLVD.	APN#233-182-02	12321 THACKERY DR.	APN#231-471-24
	APN#231-481-20	12322 TAMERLANE DR.	APN#231-471-25
	APN#231-481-25	12312 TAMERLANE DR.	APN#231-471-26
	APN#231-481-21	12292 TAMERLANE DR.	APN#231-471-27
	APN#231-481-30	12272 TAMERLANE DR.	APN#231-471-28
12011 HARBOR BLVD.	APN#231-481-28	12262 TAMERLANE DR.	APN#231-471-29
	APN#231-481-27	12242 TAMERLANE DR.	APN#231-471-30
	APN#231-481-23	12222 TAMERLANE DR.	APN#231-471-31
12021 HARBOR BLVD.	APN#231-481-24	12212 TAMERLANE DR.	APN#231-471-32
	APN#231-481-19	12202 TAMERLANE DR.	APN#231-471-33
12361 CHAPMAN AVE.	APN#233-171-23	12182 TAMERLANE DR.	APN#231-471-34
	APN#233-171-26	12172 TAMERLANE DR.	APN#231-471-35
11891 HARBOR BLVD.	APN#233-171-29	12162 TAMERLANE DR.	APN#231-471-36
300 PLAZA ALICANTE	APN#233-171-28	12142 TAMERLANE DR.	APN#231-471-37
	APN#231-481-01	12132 TAMERLANE DR.	APN#231-471-38

12015 HARBOR BLVD.	APN#231-481-17	12131 TAMERLANE DR.	APN#231-471-39
12007 HARBOR BLVD.	APN#231-481-29	12141 TAMERLANE DR.	APN#231-471-40
11931 HARBOR BLVD.	APN#233-171-30	12161 TAMERLANE DR.	APN#231-471-41
	APN#233-171-21	12171 TAMERLANE DR.	APN#231-471-42
	APN#233-171-25	12181 TAMERLANE DR.	APN#231-471-43
	APN#233-171-27	12201 TAMERLANE DR.	APN#231-471-44
	APN#233-171-24	12211 TAMERLANE DR.	APN#231-471-45
	APN#233-171-03	12231 TAMERLANE DR.	APN#231-471-46
12891 HARBOR BLVD.	APN#231-411-06	12241 TAMERLANE DR.	APN#231-471-47
12205 GARDEN GROVE BLVD.	APN#231-405-01	12261 TAMERLANE DR.	APN#231-471-48
1282- HARBOR BLVD.	APN#231-411-02	12271 TAMERLANE DR.	APN#231-471-49
12825 HARBOR BLVD.	APN#231-411-03	12291 TAMERLANE DR.	APN#231-471-50
12829 HARBOR BLVD.	APN#231-411-04	12311 TAMERLANE DR.	APN#231-471-51
12835 HARBOR BLVD.	APN#231-411-05	12321 TAMERLANE DR.	APN#231-471-52
12893 HARBOR BLVD.	APN#231-411-07	12341 HARBOR BLVD.	APN#231-472-01
12895 HARBOR BLVD.	APN#231-411-08	12442 TWINTREE AVE.	APN#231-472-02
12901 HARBOR BLVD.	APN#231-411-09	12432 TWINTREE AVE.	APN#231-472-03
12913 HARBOR BLVD.	APN#231-411-10	12422 TWINTREE AVE.	APN#231-472-04
12909 HARBOR BLVD.	APN#231-411-11	12442 LAMPSON AVE.	APN#231-441-35
12905 HARBOR BLVD.	APN#231-411-12	12521 HARBOR BLVD.	APN#231-441-36
12879 HARBOR BLVD.	APN#231-411-13	13141 HARBOR BLVD.	APN#100-335-25
	APN#231-411-14	13139 HARBOR BLVD.	APN#100-335-27
12936 HARBOR BLVD.	APN#231-412-01	13171 HARBOR BLVD.	APN#100-335-30
12251 GARDEN GROVE BLVD.	APN#231-412-02	13211 HARBOR BLVD.	APN#100-335-34
12751 HARBOR BLVD.	APN#231-421-01	13173 HARBOR BLVD.	APN#100-335-37
	APN#231-421-04	13291 HARBOR BLVD.	APN#100-345-18
12761 HARBOR BLVD.	APN#231-421-05	13321 HARBOR BLVD.	APN#100-345-19
	APN#231-421-06	13287 HARBOR BLVD.	APN#100-345-21
12851 HARBOR BLVD.	APN#231-421-07	13225 HARBOR BLVD.	APN#100-345-23
12861 HARBOR BLVD.	APN#231-421-08	13361 HARBOR BLVD.	APN#100-347-15
	APN#231-421-09	13401 HARBOR BLVD.	APN#100-352-20
	APN#231-421-12	13125 HARBOR BLVD.	APN#100-501-28
12771 HARBOR BLVD.	APN#231-421-10	12382 GARDEN GROVE BLVD.	APN#101-611-01
12871 HARBOR BLVD.	APN#231-421-11	12372 GARDEN GROVE BLVD.	APN#101-611-02
12891 PALM ST.	APN#231-422-01	13100 HARBOR BLVD.	APN#101-621-13
12441 LAMPSON AVE.	APN#231-451-31	12332 GARDEN GROVE BLVD.	APN#101-611-78
12732 BUARO ST.	APN#231-431-01	12302 GARDEN GROVE BLVD.	APN#101-612-01
	APN#231-431-02	13018 HARBOR BLVD.	APN#101-621-15
12721 HARBOR BLVD.	APN#231-431-03	13000 HARBOR BLVD.	APN#101-621-16
12601 LEDA LN.	APN#231-441-27	13092 HARBOR BLVD.	APN#101-621-17
	APN#231-441-28	13302 HARBOR BLVD.	APN#101-633-27
12602 LEDA LN.	APN#231-441-29	13242 HARBOR BLVD.	APN#101-631-12
	APN#231-441-34	13220 HARBOR BLVD.	APN#101-621-20
12531 HARBOR BLVD.	APN#231-441-37	13200 HARBOR BLVD.	APN#101-621-19
12571 HARBOR BLVD.	APN#231-441-38	13011 HARBOR BLVD.	APN#100-501-27
12581 HARBOR BLVD.	APN#231-441-39	13282 HARBOR BLVD.	APN#101-633-25
12591 HARBOR BLVD.	APN#231-441-40	12042 FLAGSTONE AVE.	APN#101-633-26
12422 DARNELL ST.	APN#231-451-27	12100 HARBOR BLVD.	APN#231-491-01,
12421 BECK AVE.	APN#231-451-21		07
12431 BECK AVE.	APN#231-451-22	12542 CHAPMAN AVE.	APN#231-491-02
12382 DARNELL ST.	APN#231-451-23	12002 HARBOR BLVD.	APN#231-491-03
12392 DARNELL ST.	APN#231-451-24	12032 HARBOR BLVD.	APN#231-491-04,
12402 DARNELL ST.	APN#231-451-25		05
12412 DARNELL ST.	APN#231-451-26	12112 HARBOR BLVD.	APN#231-491-06
12432 DARNELL ST.	APN#231-451-28		APN#231-491-20
12452 DARNELL ST.	APN#231-451-29		APN#231-491-21
12462 DARNELL ST.	APN#231-451-30	12252 HARBOR BLVD.	APN#231-521-01
12471 HARBOR BLVD.	APN#231-451-32		APN#231-521-02
12461 HARBOR BLVD.	APN#231-451-33		APN#231-521-03

12451 HARBOR BLVD.	APN#231-451-34	12272 HARBOR BLVD.	APN#231-521-04
12431 HARBOR BLVD.	APN#231-451-35	12292 HARBOR BLVD.	APN#231-521-05
	APN#231-451-36	12302 HARBOR BLVD.	APN#231-521-06
	APN#231-451-37	12511 TWINTREE LN.	APN#231-521-07
12401 HARBOR BLVD.	APN#231-451-38	12522 TWINTREE LN.	APN#231-525-01
12381 HARBOR BLVD.	APN#231-451-39	12344 HARBOR BLVD.	APN#231-525-02
12371 HARBOR BLVD.	APN#231-451-40	12550 LAMPSON AVE.	APN#231-541-02
12361 HARBOR BLVD.	APN#231-451-41	12542 HARBOR BLVD.	APN#231-541-27
12141 HARBOR BLVD.	APN#231-471-01		APN#231-541-30
12151 HARBOR BLVD.	APN#231-471-02	12572 HARBOR BLVD.	APN#231-541-31
12171 HARBOR BLVD.	APN#231-471-03	12502 HARBOR BLVD.	APN#231-541-01
12185 HARBOR BLVD.	APN#231-471-04	12531 TWINTREE LN.	APN#231-521-08
12221 HARBOR BLVD.	APN#231-471-05	12932 WEST ST.	APN#231-392-29
12241 HARBOR BLVD.	APN#231-471-06	12011 GARDEN GROVE BLVD.	APN#231-392-28
12261 HARBOR BLVD.	APN#231-471-07	12041 GARDEN GROVE BLVD.	APN#231-392-24
12271 HARBOR BLVD.	APN#231-471-08	12051 GARDEN GROVE BLVD.	APN#231-392-26
12291 HARBOR BLVD.	APN#231-471-09	12061 GARDEN GROVE BLVD.	APN#231-392-25
12311 HARBOR BLVD.	APN#231-471-10	12081 GARDEN GROVE BLVD.	APN#231-392-27
12321 HARBOR BLVD.	APN#231-471-11	12111 GARDEN GROVE BLVD.	APN#231-406-11
12322 THACKERY DR.	APN#231-471-12	12141 GARDEN GROVE BLVD.	APN#231-404-13
12312 THACKERY DR.	APN#231-471-13	12161 GARDEN GROVE BLVD.	APN#231-404-12

Action: Public Hearing held. Speakers: One email letter of concern from Ms. Patti Widdicombe, also present. Also, Mr. Michael Shonafelt, Ms. Jennifer Devaney, and Mr. Jack Pakravan.

Action: Resolution No. 5811-14 adopted with amendments. Revised Resolution to be brought back to April 3rd Planning Commission Meeting under Item for Consideration.

Motion: Brietgam Second: Margolin

Ayes: (4) Brietgam, Lazenby, Margolin, Zamora
Noes: (1) Silva
Abstain: (1) Nguyen
Absent: (1) Alejandro

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING STAFF REPORT**

AGENDA ITEM NO.: D.1.	SITE LOCATION: Harbor Boulevard Corridor
HEARING DATE: April 3, 2014	GENERAL PLAN: International West Mixed Use
CASE NO.: Amendment No. A-006-2014 Sign Standards for Harbor Corridor	ZONE: HCSP-DC (Harbor Corridor Specific Plan – District Commercial)
APPLICANTS: City of Garden Grove	CEQA DETERMINATION: Exempt
PROPERTY OWNERS: N/A	APN: See attached list.

REQUEST:

The City of Garden Grove requests an amendment to the sign standards in Title 9 of the Garden Grove Municipal Code. The request is to implement specific sign design standards for an area generally encompassed by what the General Plan designates as the International West Mixed Use Area and the Harbor Corridor Specific Plan area and to cause the replacement of old nonconforming signs as funds become available.

BACKGROUND:

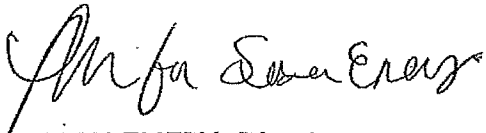
On March 20, 2014, the Planning Commission approved a resolution recommending approval to City Council of Amendment No. A-006-2014 regarding Sign Standards for Harbor Corridor. As part of the Planning Commission recommendation, a modification was suggested that City Council consider revising the Ordinance to include a process through which property owners may request relief from strict application of the Sign Standards where an existing sign made nonconforming by the Ordinance has significant historical significance and/or where replacement of an existing sign made nonconforming by the Ordinance with a sign conforming to the Sign Standards will request in the sign being significantly less visible from the public right-of-way.

RECOMMENDATION:

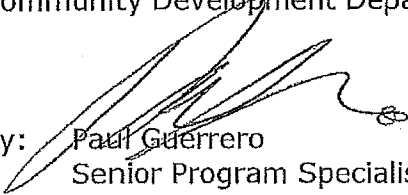
Staff recommends that the Planning Commission:

- Consider the proposed Resolution recommending City Council approval of Amendment No. A-006-2014 pursuant to Planning Commission action of March 20, 2014.

CASE NO. Amendment No. A-006-2014 Sign Standards for Harbor Corridor



SUSAN EMERY, Director
Community Development Department



By: Paul Guerrero
Senior Program Specialist


LIST OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

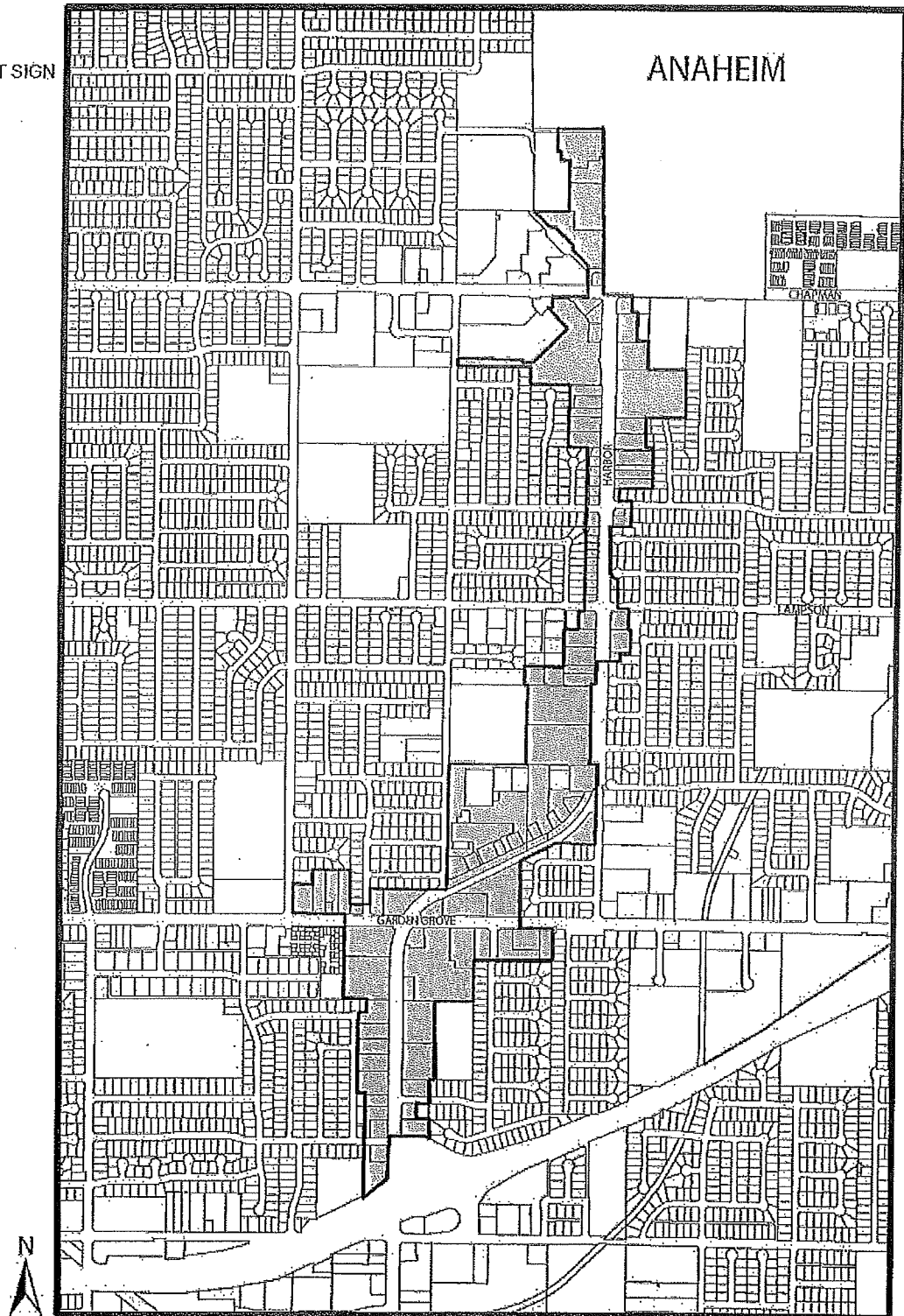
No.	Street Number	Street Name	City	APN
1	11777 - 11851	Harbor	Garden Grove	233-182-05,06,07
2	11931	Harbor	Garden Grove	233-171-30
3,4,	100 11891	Plaza Alicante Harbor	Garden Grove Garden Grove	233-171-17 233-171-29
5	12002	Harbor	Garden Grove	231-491-03
6	12032	Harbor	Garden Grove	231-491-04
7	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
8	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
9	12241 - 12171	Harbor	Garden Grove	231-471- 01,02,03,04,05
10	12522 12342	Twintree Lane Harbor	Garden Grove	231-525-01
11	12341	Harbor	Garden Grove	231-472-01
12	12401	Harbor	Garden Grove	231-451-38
13	12461	Harbor	Garden Grove	231-451-33
14	12471	Harbor	Garden Grove	231-451-32
15	12494	Harbor	Garden Grove	231-531-16
16	12521	Harbor	Garden Grove	231-441-36
17	12502	Harbor	Garden Grove	231-541-01
18	12531	Harbor	Garden Grove	231-441-37
19	12542	Harbor	Garden Grove	231-541-27
20	12569	Harbor	Garden Grove	231-441-38
21	12571	Harbor	Garden Grove	231-441-38
22	12751 - 12766	Harbor	Garden Grove	231-421-01
23	12851	Harbor	Garden Grove	231-421-07
24	12831	Palm	Garden Grove	231-422-01
25	12861	Harbor	Garden Grove	231-421-08
26	12831	Palm	Garden Grove	231-422-01
27	12871	Harbor	Garden Grove	231-421-11
28	12879	Harbor	Garden Grove	231-411-13
29	12901	Harbor	Garden Grove	231-411-13
30	12905	Harbor	Garden Grove	231-411-12
31	12936	Harbor	Garden Grove	231-412-01
32	12909	Harbor	Garden Grove	231-561-11
33	12936	Harbor	Garden Grove	231-412-01
34	12952	Harbor	Garden Grove	231-561-11
35	12251	Garden Grove	Garden Grove	231-412-02
36	12161	Garden Grove	Garden Grove	231-404-12
37	13011	Harbor	Garden Grove	100-501-27
38	13000	Harbor	Garden Grove	101-621-16
39	13100	Harbor	Garden Grove	101-621-13
40	13141	Harbor	Garden Grove	100-335-25
41	13171	Harbor	Garden Grove	100-335-30
42	13171	Harbor	Garden Grove	100-335-30
43	13211 - 13233	Harbor	Garden Grove	100-335-34
43	13220	Harbor	Garden Grove	101-621-20
44	13225	Harbor	Garden Grove	100-345-23
45	13231	Harbor	Garden Grove	100-345-23
46	13242	Harbor	Garden Grove	101-631-12

47	13281, 13271, 13287	Harbor	Garden Grove	100-345-21
48	13282	Harbor	Garden Grove	101-633-25
49	13291	Harbor	Garden Grove	100-345-18
50	13302	Harbor	Garden Grove	101-633-27
51	13321	Harbor	Garden Grove	100-345-19
52	13361	Harbor	Garden Grove	100-347-15
53	12302	Garden Grove	Garden Grove	101-612-01
54	12332	Garden Grove	Garden Grove	101-611-78
55	12372	Garden Grove	Garden Grove	101-611-02
56	12382	Garden Grove	Garden Grove	101-611-01
57	12141	Garden Grove	Garden Grove	261-404-13
58	12051	Garden Grove	Garden Grove	231-392-26
59	12051	Garden Grove	Garden Grove	231-392-26
60	12041	Garden Grove	Garden Grove	231-392-24
61	12041	Garden Grove	Garden Grove	231-392-24
62	12011	Garden Grove	Garden Grove	231-392-28
63	12011	Garden Grove	Garden Grove	231-392-28
64	12011	Garden Grove	Garden Grove	231-392-28

REFERENCE MAP OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

City of Garden Grove Grove District Sign Overlay

 GROVE DISTRICT SIGN OVERLAY



RESOLUTION NO. 5811-14

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENT NO. A-006-2014 AND ADOPTION OF THE ATTACHED ORDINANCE ESTABLISHING OVERLAY DESIGN STANDARDS FOR SIGNS GENERALLY WITHIN THE INTERNATIONAL WEST MIXED USE AREA AND PROVIDING FOR REPLACEMENT OF NONCONFORMING SIGNS AND A FINDING THAT APPROVAL OF THE ORDINANCE IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove in regular session assembled on March 20, 2014, conducted a duly noticed public hearing and considered a proposed ordinance to establish overlay design standards for signs generally within the International West Mixed Use Area and providing for replacement of nonconforming signs (hereafter, "Ordinance") and the proposed finding under the California Environmental Quality Act ("CEQA") that the Ordinance was exempt under CEQA pursuant to 14 California Code of Regulations ("CCR") Section 15061 in that there is no possibility that the Ordinance may have a significant effect on the environment and the Ordinance was categorically exempt from CEQA pursuant to Title 14, CCR Sections 15302, 15303 and 15311. The proposed Ordinance is attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that the Planning Commission has considered the Ordinance and finds that it is consistent with and furthers the General Plan and the Harbor Corridor Specific Plan and purposes for the area covered by the Ordinance.

BE IT FURTHER RESOLVED that in the matter of Amendment No. A-006-2014 and with respect to the Ordinance the Planning Commission reports to the City Council as follows:

1. The Ordinance was initiated by the City of Garden Grove.
2. The Ordinance proposes to establish new design guidelines for signs within an area generally contiguous to the International West Mixed Use Area (hereafter, "International West Area").
3. The International West Area was created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards.
4. The International West Area and the Ordinance are designed to increase the opportunities for businesses in the area to take advantage of the proximity of the

area to major tourist destination resorts and to provide lodging, eating and other service type amenities for visitors to the area.

5. Many of the properties located within the area covered by this Ordinance have signs which are over 35 years old and their appearance is not in keeping with the policies and purposes set forth in the City's General Plan for the International West Area.

6. The replacement of aging signs within and near to the International West Area with signs meeting the requirements of this Ordinance will improve the overall aesthetics of the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to the area.

7. Providing that funds are available, the Ordinance may expedite the replacement of old nonconforming signs with signs that meet the new design standards and more readily enable the City to fulfill the purposes for which the International West Area was created.

8. The Planning Commission recommends that on the basis of the whole record before it, including comments received at the public hearing, that the City Council finds that there is no possibility that the Ordinance will have a significant effect on the environment and thus, is exempt from CEQA pursuant to Title 14, CCR, Section 15061(b)(3) and is categorically exempt pursuant to Title 14, CCR, Sections 15302, 15303 and 15311. The Ordinance does not have any potential for causing a significant effect on the environment, but rather provides design guidelines for the replacement of existing signs if and when a determination is made that a nonconforming on-premises sign is to be replaced or is required to be replaced as provided in the City's Municipal Code. The Ordinance sets forth a process under which the City can require the replacement of a nonconforming sign, which creates the potential that nonconforming on-premises signs could be replaced in a shorter time frame than may currently exist. However, even if this is the case, the properties to which this Ordinance applies are already developed and have on-premises signs, some of which are tall and in some cases, inadequately maintained pole signs. This Ordinance provides generally for lower profile signs than those which currently exist and will not increase the number of signs or significantly alter the location of the existing signs if and when such signs are replaced. The vast majority of the signs covered by the Ordinance are currently nonconforming and if abandoned, significantly altered or replaced would be required to be replaced with conforming signs even in the absence of this Ordinance. The replacement of existing on premises signs is itself categorically exempt from CEQA pursuant to Title 14, California Code of Regulations, Section 15311. Two other categorical exemptions would also apply, Title 14, California Code of Regulations, Section 15302, which exempts replacement of a commercial structure with a new structure of substantially the same size, purposes and capacity; and Title 14, California Code of Regulations, Section 15303, which

exempts construction and location of accessory structures. There are no unusual circumstances which exist that result in a reasonable possibility that the Ordinance will have a significant effect on the environment.

9. The Planning Commission conducted a duly noticed public hearing on March 20, 2014, and considered the City staff report, comments from interested persons who decided to be heard and any other documents submitted during the public hearing.

10. The Planning Commission gave due and careful consideration to the matter at its meeting on March 20, 2014.

FINDINGS AND REASONS:

1. The Ordinance is internally consistent with the goals, objectives and elements of the City's General Plan and the Harbor Corridor Specific Plan and promotes the public interest, health, safety and welfare.

The General Plan identifies the International West Area as an area of critical importance to the City for revitalization and economic stimulus and an area which is ideally suited to capitalize and expand tourist based and entertainment related uses. The Ordinance would provide for a process in which nonconforming signs, many of which are old, not well maintained and intrude into required setbacks and public right of way, could be replaced with signs which conform to the design standards and other provisions of the City's sign code which will improve the aesthetics in the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to that area. The Harbor Corridor Specific Plan and the International West Area were created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards. The Ordinance furthers these purposes.

INCORPORATION OF FACTS AND FINDINGS IN STAFF REPORT:

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission concludes:

1. Pursuant to Business and Professions Code Section 5491.1, the City has conducted an identification and inventory of signs which are illegal or abandoned and those that are nonconforming and/or will be made nonconforming by this

Ordinance and submitted such identification and inventory to the Planning Commission.

2. The Planning Commission finds that there is a need for this Ordinance to effectuate the purpose for which the International West Area was established and to further the purposes in the City's General Plan.

3. The Planning Commission recommends that the City Council find that the Ordinance is exempt from CEQA pursuant to 14 California Code of Regulations ("CCR") Section 15061 in that there is no possibility that the Ordinance may have a significant effect on the environment and categorically exempt from CEQA pursuant to Title 14, CCR Sections 15302, 15303 and 15311.

4. The Planning Commission recommends that the City Council approve Amendment No. A-006-2014 and adopt the Ordinance attached hereto as Exhibit "A", subject to a recommendation that the City Council consider revising the Ordinance to include a process through which property owners may request relief from strict application of the Sign Standards where an existing sign made nonconforming by the Ordinance has significant historical significance and/or where replacement of an existing sign made nonconforming by the Ordinance with a sign conforming to the Sign Standards will result in the sign being significantly less visible from the public right of way.

Adopted this 3rd day of April, 2014

ATTEST:

/s/ GARY LAZENBY
CHAIR

/s/ JUDITH MOORE
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on April 3, 2014, by the following vote:

AYES:	COMMISSIONERS:	(4)	BRIETIGAM, LAZENBY, MARGOLIN, NGUYEN
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(3)	ALEJANDRO, SILVA, ZAMORA

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 24, 2014.

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

ITEM FOR CONSIDERATION - CONSIDERATION OF PROPOSED RESOLUTION RECOMMENDING APPROVAL OF AMENDMENT NO. A-006-2014 PURSUANT TO PLANNING COMMISSION ACTION OF MARCH 20, 2014

Applicant: City of Garden Grove

Date: April 3, 2014

Staff read the added language, Page 4, Item 4, to the revised proposed resolution in regard to the Harbor Boulevard Sign Program Overlay:

"4. The Planning Commission recommends that the City Council approve Amendment No. A-006-2014 and adopt the Ordinance attached hereto as Exhibit "A", subject to a recommendation that the City Council consider revising the Ordinance to include a process through which property owners may request relief from strict application of the Sign Standards where an existing sign made nonconforming by the Ordinance has significant historical significance and/or where replacement of an existing sign made nonconforming by the Ordinance with a sign conforming to the Sign Standards will result in the sign being significantly less visible from the public right of way."

Action: Resolution No. 5811-14 adopted as amended.

Motion: Brietigam Second: Margolin

Ayes: (4) Brietigam, Lazenby, Margolin, Nguyen

Noes: (0) None

Absent: (3) Alejandro, Silva, Zamora

EXHIBIT "A"

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-006-2014 ESTABLISHING OVERLAY DESIGN STANDARDS FOR SIGNS GENERALLY WITHIN THE INTERNATIONAL WEST MIXED USE AREA AND PROVIDING FOR REPLACEMENT OF NONCONFORMING SIGNS

CITY ATTORNEY SUMMARY

This Ordinance implements an overlay for sign design standards for an area generally consisting of the area covered by what is referred to as the International West Mixed Use Area in the General Plan and to provide for replacement of older signs which do not conform with the new design standards. This Ordinance confirms the City has completed the required identification and inventory of signs that were illegal or abandoned prior to the adoption of this Ordinance or will be made nonconforming by this Ordinance and subject to replacement and will pay fair and just compensation when required for the replacement of signs.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the proposed Ordinance (Amendment No. A-006-2014) was initiated by the City of Garden Grove;

WHEREAS, the General Plan's International West Mixed Use Area (hereafter, "International West Area") was created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the Area, and to establish a sense of place and continuity and consistency of development standards;

WHEREAS, the General Plan and this Ordinance, which implements sign design standards for an area generally contiguous with the International West Area, are designed to increase the opportunities for businesses in the area to take advantage of the proximity of the area to major tourist destination resorts and to provide lodging, eating, and other service type amenities for visitors to the area;

WHEREAS, many of the properties located within the area covered by this Ordinance have signs which are over thirty-five (35) years old and their appearance is not in keeping with the policies and purposes set forth in the City's General Plan;

WHEREAS, the replacement of aging signs within and near to the International West Area with signs meeting the requirements of this Ordinance will improve the overall aesthetics of the area and contribute to the opportunities for

businesses therein to provide services to, and be benefitted by, tourists and other visitors that are drawn to the area;

WHEREAS, the area covered by this Ordinance lies entirely within a Redevelopment Project Area and is shown on the map attached hereto as Exhibit 1;

WHEREAS, following a Public Hearing held on March 20, 2014, the Planning Commission adopted Resolution No. 5811-14 recommending approval of Amendment No. A-006-2014;

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the proposed adoption of this Ordinance was held by the City Council on April 22, 2014, and all interested persons were given an opportunity to be heard;

WHEREAS, in accordance with Business and Professions Code Section 5491.1(c)(1), the City Council held a Public Hearing and determined there is a need for this Ordinance to take effect; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-006-2014:

A. The Ordinance is internally consistent with the goals, objectives and elements of the City's General Plan and the Harbor Corridor Specific Plan and promotes the public interest, health, safety and welfare. The General Plan identifies the International West Area as an area of critical importance to the City for revitalization and economic stimulus and an area which is ideally suited to capitalize and expand tourist based and entertainment related uses. The Ordinance would provide for a process in which nonconforming signs, many of which are old, not well maintained and intrude into required setbacks and public right of way, could be replaced with signs which conform to the design standards and other provisions of the City's sign code which will improve the aesthetics in the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to that area. The Harbor Corridor Specific Plan and the International West Area were created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards. The Ordinance furthers these purposes.

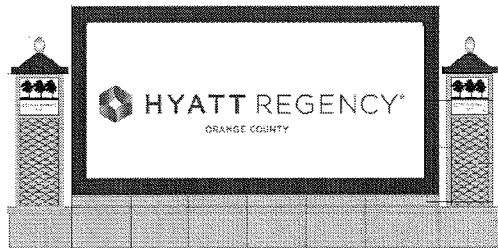
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: A new Section 9.20.045 shall be added to the Garden Grove Municipal Code to provide as follows:

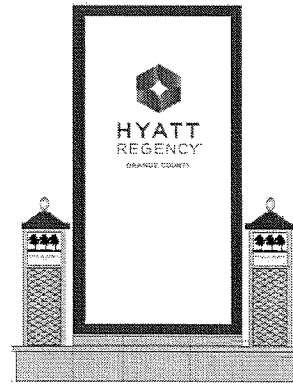
"SECTION 9.20.045: Signs: Overlay Design Standards for the International West Resort Area.

The Harbor Boulevard Sign Overlay Program Guide, which was attached as Exhibit 1 to and deemed to be a part of the Ordinance adopting this Section and is on file with the Community Development Department, shall apply to the placement and design of freestanding signs ("Sign Standards") for properties within the area covered by this Section, as well as to the replacement, when required, of existing freestanding signs, which are currently nonconforming, and those that are made nonconforming by enactment of this Section. A map showing the properties subject to these Sign Standards was included in the Harbor Boulevard Sign Overlay Program Guide attached as Exhibit 1 and deemed to be a part of the Ordinance adopting this section and is on file with the Community Development Department. The properties subject to this Section are generally those properties located along Harbor Boulevard from Wilken Way (city border) to the north side of the Garden Grove Freeway (State Route 22); those properties located on the north side of Garden Grove Boulevard from approximately one thousand (1000) feet west of Harbor Boulevard to approximately Eight hundred fifty (850) feet east of Harbor Boulevard; and those properties located on the south side of Garden Grove Boulevard from approximately four hundred fifty (450) feet west of Harbor Boulevard to approximately twelve hundred feet (1200) feet east of Harbor Boulevard.

A. Any newly constructed freestanding sign or nonconforming freestanding sign, which pursuant to any provision in this Code is required to be replaced with a sign conforming to the Sign Standards, shall conform to the Sign Standards as generally depicted in Sign Type "A" below. If in the determination of the Community Development Director installation of a sign conforming to the Sign Standards in Sign Type "A" would intrude on required setbacks, significantly interfere with the use of or require modification to existing buildings, cause loss of parking so as to render the property nonconforming to parking standards or would substantially interfere with traffic circulation or utilities on the property, a property owner may install a sign conforming to the Sign Standards as generally depicted in Sign Type "B" below. If the installation of a sign conforming to the Sign Standards in Sign Type "B" would still result in an impact noted in this Subsection, the property owner or lessee of the property, as the case may be, may apply for a minor deviation with the City Manager or designee as provided in Section 9.32.030 of this Code; provided that in granting any such minor deviation the City Manager or his designee shall provide relief from the Sign Standards only to the extent necessary to avoid the impacts described in this Subsection and shall otherwise apply the Sign Standards to the fullest extent possible to maintain continuity and consistency with signs conforming to the Sign Standards.



Sign Type "A" (Required)



Sign Type "B" (Per Approval)

B. Properties subject to this Section which are within three hundred (300) feet of the Garden Grove Freeway right-of-way may, in addition to a freestanding sign complying with this Section, have a pole or pylon sign oriented toward the Garden Grove Freeway, which pole or pylon sign shall otherwise comply with applicable provisions of this Code, including, but not limited to, Section 9.20.040A.1. The three hundred (300) foot distance shall be measured in accordance with Section 9.20.040A.1 of this Code.

C. Within the past three (3) years the City has, pursuant to Business and Professions Code Section 5491.1, conducted an identification and inventory of signs which are illegal or abandoned prior to the date this Section was adopted and those that will be made nonconforming by adoption of this Section. Any nonconforming sign which has been in place for fifteen (15) years or more prior to the *[Insert Effective Date of Ordinance]*, shall be subject to removal six months after *[Insert Effective Date of Ordinance]*; provided that no such sign shall be required to be removed until the City has provided ninety (90) days written notice that the sign is subject to removal pursuant to the provisions of this Section. Notice of removal shall be provided to the property owner at the address shown on the latest tax assessment roll and to any existing business advertised on the sign as of the date of such notice.

D. Prior to requiring removal of any sign made nonconforming by this Section, to the extent required by state law, the City shall pay fair and just compensation as provided in Chapter 2.5 of the California Business and Professions Code, Sections 5490 et seq.

Section 2. Subsection 9.20.030.J is deleted in its entirety and replaced with the following:

"J. Abandoned Signs. Nonconforming signs advertising businesses that have not operated for ninety days or more on the premises shall be considered abandoned, including their structural members. The property owner shall remove

such signs, including their structural members. If the sign is not removed, or if a permit to reface is not on file with the City within the above-referenced ninety (90) day period, the sign shall be subject to removal by the City after notice and hearing to the property owner. The planning commission may grant only one extension of up to ninety (90) days, but in no case shall the grant of such an extension result in permitting the sign to remain more than three hundred sixty (360) days from the date it was deemed abandoned under this subsection.

Section 3. A new Subsection 9.20.040A.1.c.2 is added to the Garden Grove Municipal Code to provide as follows:

"2. The three hundred (300) foot distance shall be measured, as applicable, from the northern edge (for properties north of the Garden Grove Freeway) or from the southern edge (for properties south of the Garden Grove Freeway) of the Garden Grove Freeway right of way, excluding from such measurement any Garden Grove Freeway on or off-ramps, to the property line which is nearest the Garden Grove Freeway."

Section 4. Subsection 9.36.100A.2 is deleted in its entirety.

Section 5. This Ordinance is categorically exempt from the California Environmental Quality Act pursuant to a number of categorical exemptions including Title 14, California Code of Regulations, Section 15302, which exempts the replacement of existing commercial structures of substantially the same size, purpose, and capacity; Section 15303(e), replacement of accessory structures; Section 15311(a) construction or placement of minor structures including on-premise signs; and Section 15061, which provides that if there is no reasonable possibility that the activity will have a significant effect on the environment then it is not subject to CEQA.

Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each other section, subsection, subdivision, sentence, clause, phrase, word or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

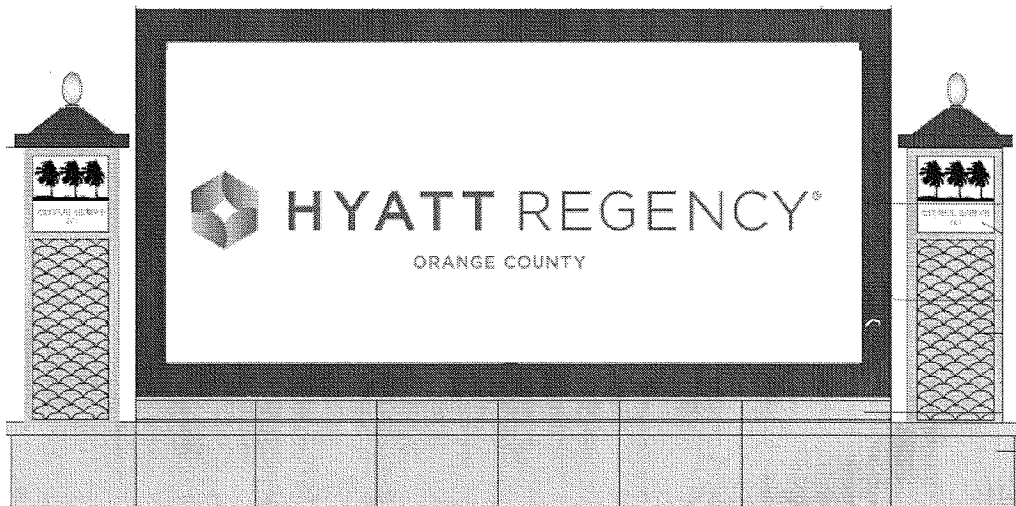
Section 7. Effective Date. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

DRAFT

CITY OF GARDEN GROVE

**HARBOR BOULEVARD SIGN OVERLAY
PROGRAM GUIDE**

**ORDINANCE No. XXXX
APPROVED 2014**



HARBOR BOULEVARD SIGN OVERLAY PROGRAM GUIDE

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HARBOR BOULEVARD SIGN OVERLAY PROGRAM

INTRODUCTION

The City of Garden Grove’s International West Mixed Use Area and the Harbor Corridor Specific Plan area (hereafter, “Grove District”), is Southern California’s ultimate resort destination. The Grove District location provides easy access to the most popular Southern California attractions by way of the OC Trolley, shuttle services, and public transportation systems to Disneyland, Universal Studios, Knott’s Berry Farm, Sea World, and miles of sun-filled Orange County Beaches.

The Grove District is home to national brand restaurants and hotels that offer a variety of rooms sizes and rates to meet every tourist and business traveler’s need, the Grove District is the place to start, and the place to stay for one’s next visit to Southern California and Orange County.

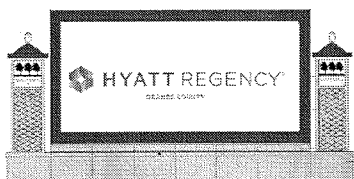
PURPOSE

The purpose of the Harbor Boulevard Sign Design Standard Overlay Program (Sign Overlay) is to create a consistent visual theme in the Grove District to promote its brand as a premier, urban, resort destination. This is achieved through the establishment of a consistent visual identity program for public and private areas throughout the Grove District. The main components of unifying the visual component will be: landscape, hardscape, street furniture, banners, and signage. The Sign Overlay Program will be implemented in the Grove District, located north of the Garden Grove State Route 22 Freeway along Harbor Boulevard ending at the northern City boundary (see attached list of properties/apn’s and map).

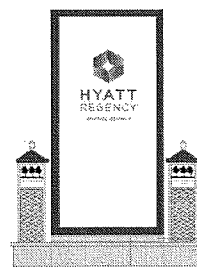
SIGN TYPE

Private properties will be eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type “A” (see below). If in the determination of the Community Development Director construction of Sign Type “A” would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type “B” (see below), which is vertical design shall apply. If these impacts were still present, then the property owner could seek a minor deviation from the design standards with the City Manager or his designee to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see “Hybrid” Sign).

Both sign designs have a cabinet dimension of 5’-0” X 10’-0” with a 5” retainer perimeter. The actual usable copy face is 4’-2” X 9’-2”. The maximum image area is approximately 38.64 square feet (available sign area). The cabinet will be installed onto the pre-designed base and column structure and be internally illuminated. The material and method of fabrication will be the same for all monument signs to ensure a consistent quality and appearance. The pre-cast fiber reinforced color concrete column mold will display the embossed fan pattern with a recess 12” X 12” area for the pre-designed imagery tile.



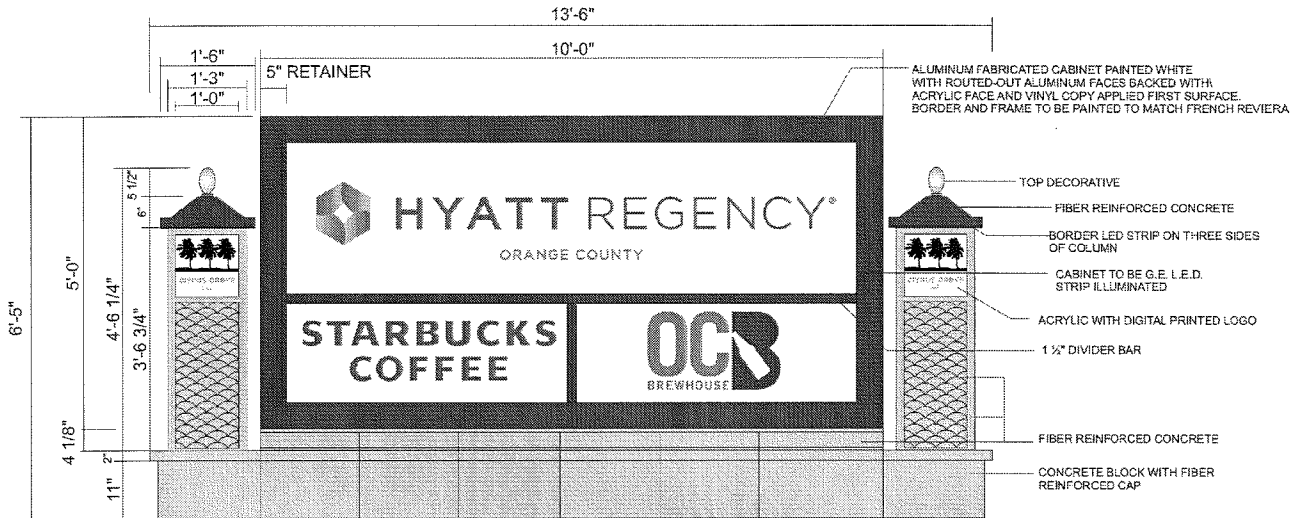
Sign Type “A” (Required)



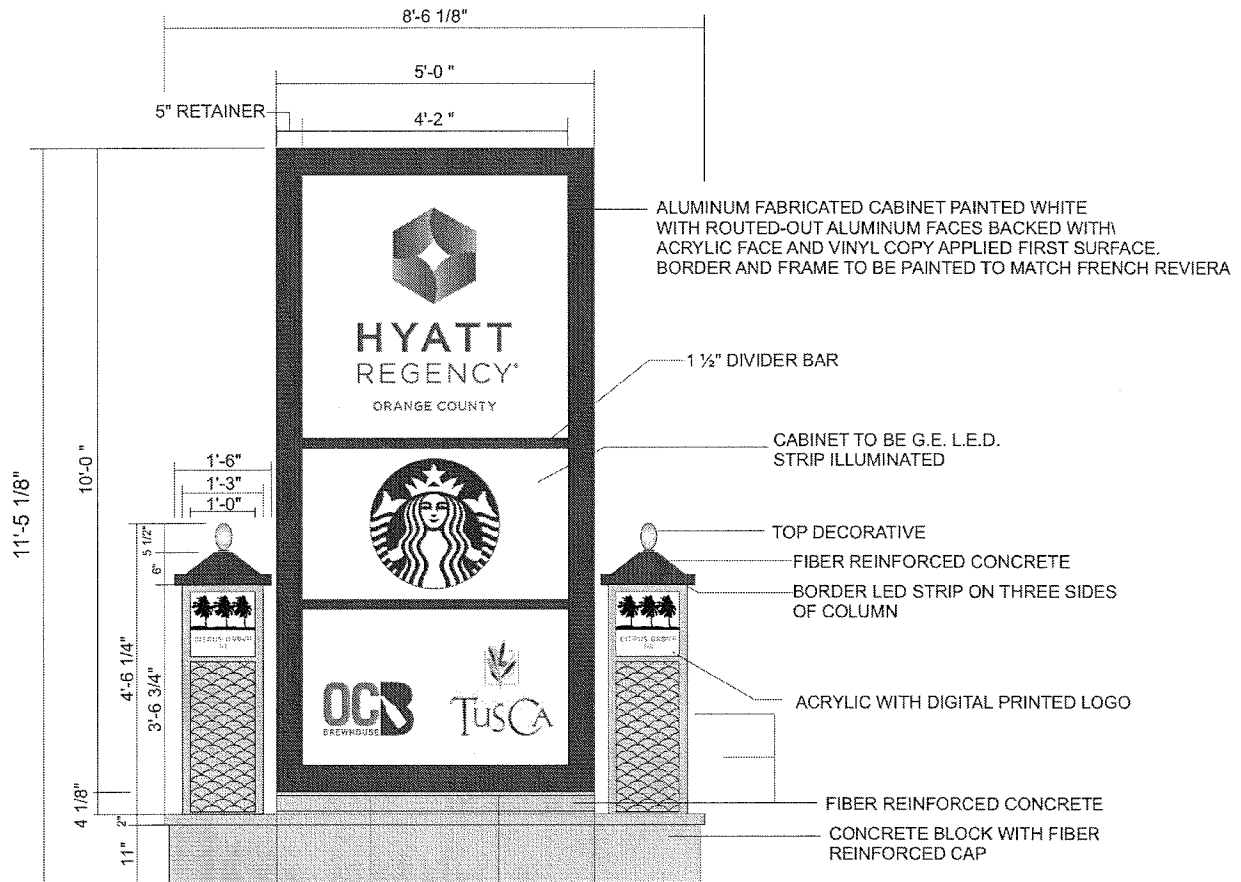
Sign Type “B” (Requires Approval)

SIGN SPECIFICATIONS

Sign Type "A" (Required)







Type "B" (Requires Approval)



SIGN COLORS

The following table provides the selected colors for the free standing monument sign.

COLOR LEGEND	
	TOP DECORATIVE: GOLD PMS TBD
	CABINET BORDER & COLUMN CAP: PAINT TO MATCH FRENCH REVIERA
	MONUMENT BASES AND COLUMN: PAINT TO MATCH LIGHT TAN PMS TBD
	WHITE ACRYLIC

SIGN TYPE DETERMINATION

The non-conforming private properties will be allowed to replace its current number of sign(s) with Sign Type "A" freestanding monument sign.

For the allowable number of signs for new private properties, respective sites will follow the Development Standards, Article VII, Signs, Section 9.16.340, Specific Design Standards.

Private Property - Corner Lot/Parcel

A corner lot/parcel may have a monument street sign for each street frontage.

Private Property - Street Frontage Lot/Parcel

A street frontage lot/parcel may have a monument street sign for each street frontage.

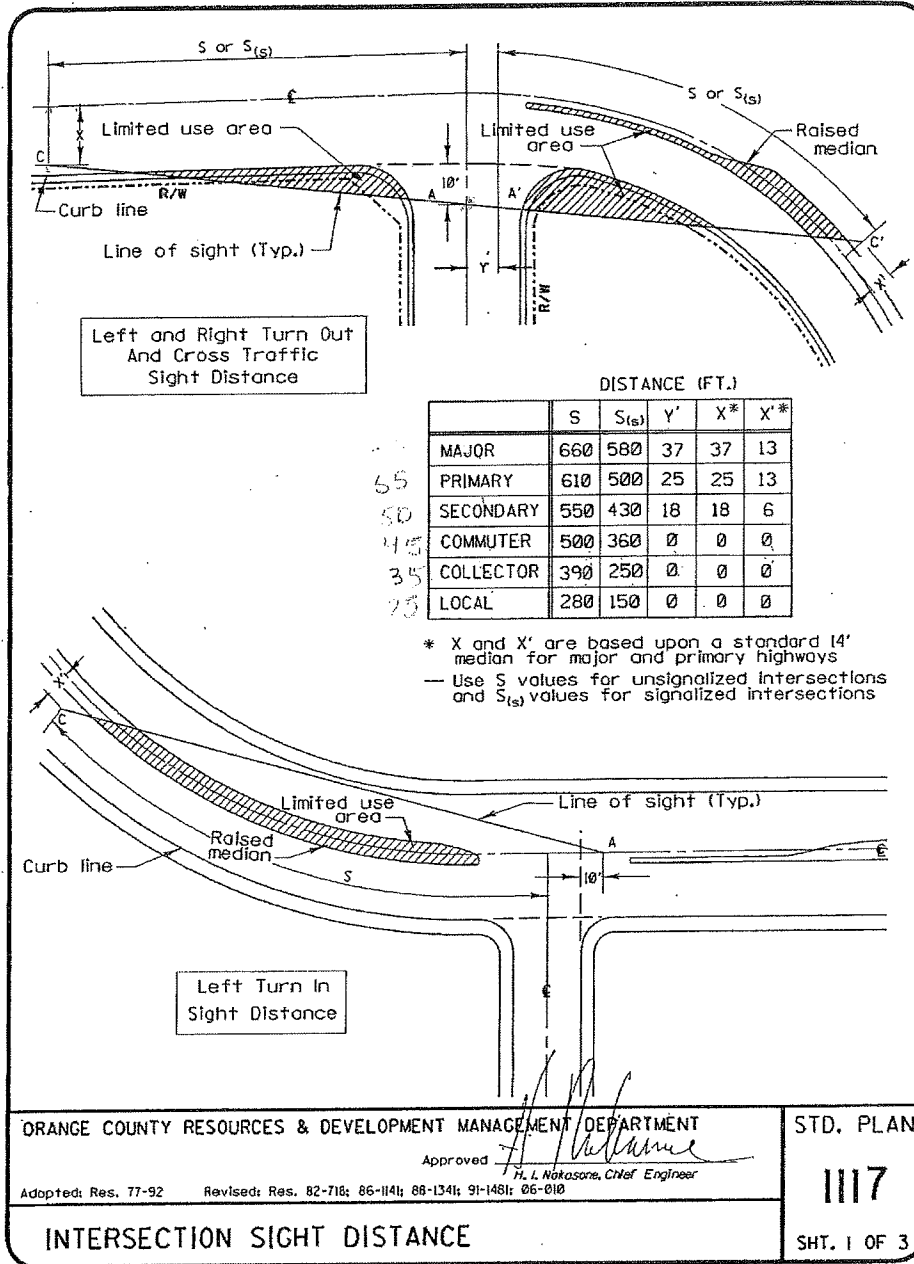
SIGN PLACEMENT

The following Sign Placement Chart lists the placement of the freestanding monument sign(s) on the private properties - respective sites:

Front Set-Back (Harbor Blvd)	Side Set-Back	Intersection Sight Clearance	Corner Lot - Sign Orientation to Street	Street Frontage Lot - Sign Orientation to Street
1'-6" from Property Line	15'-0"	See Intersection Sight Distance Section	Angle or Perpendicular	Perpendicular

INTERSECTION SIGHT DISTANCE

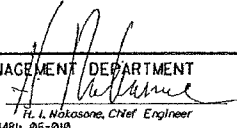
The following Intersection Sight Distance illustrations assist on the placement of the freestanding monument sign(s) on the private properties - respective sites:



NOTES:

1. The distance S represents the intersection sight distance measured along the centerline of the road. The intersection sight distance is the distance required to allow 7/2 seconds for the driver on the cross road (or left turn pocket) to safely cross the main roadway or turn left while the approach vehicle travels at the assumed design speed of the main roadway.
2. The distance S should be increased by 20% from the amount shown on the table on sustained downgrades steeper than 3% and longer than one mile.
3. Points A and A' are the locations of a driver's line of sight (3.5 foot eye height) to oncoming vehicles (4.25 foot object height) located at Points C and C' while in a vehicle at an intersection 10 feet back from the projection of the curb line. In no case shall Points A or A' be less than fifteen feet from the edge of the traveled way.
4. The distance Y' is the distance measured from the centerline of the main road to the far right through travel lane. The distance Y' is equal to zero for T-intersections. The distance X is the distance measure from the centerline of the main road to the center of the far right through travel lane. The distance X' is the distance measured from the centerline of the main road to the center of the travel lane nearest the centerline of the road.
5. The Limited Use Area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
6. The Line of Sight line shall be shown at intersections on all landscaping plans, grading plans and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile at the line of sight may be required.
7. Obstructions such as bus shelters, walls or landscaping within the Limited Use Area which could restrict the line of sight shall not be permitted.
 - a. Plants and shrubs within the Limited Use Area shall be of the type that will grow no higher than 12 inches above the ground and shall be maintained at a maximum height of 12 inches above the ground. Maintenance at a lower height may be required on crest vertical curves per Note 6 above.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved 
H. I. Nakasone, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-114; 88-134; 91-148; 96-010

STD. PLAN


1117

INTERSECTION SIGHT DISTANCE

SHT. 2 OF 3

- b. A profile of the line of sight may be required to verify 12" minimum vertical clearance above variable height obstructions such as slope landscaping, plants and shrubs.
- c. The toe of slope may encroach into the Limited Use Area provided that the requirements of (b) above are satisfied.
- d. In lieu of providing a profile of the line of sight, the toe of slope shall not encroach into the Limited Use Area, and the Limited Use Area shall slope at 2% maximum to the roadway.
8. Trees shall not be permitted within any portion of the Limited Use Area.
9. Median areas less than six (6) feet in width shall be paved with concrete per Standard Plan 1114.
10. Residential driveways serving four or more units and commercial driveways shall be treated as a local street intersection.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved 
H. I. Nakasone, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-114; 88-134; 91-148; 96-010

STD. PLAN

1117

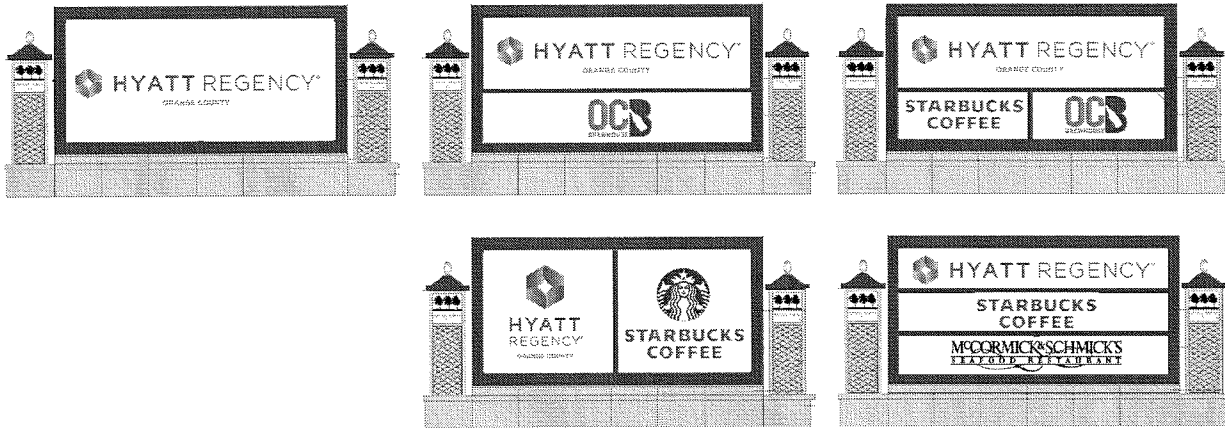
INTERSECTION SIGHT DISTANCE

SHT. 3 OF 3

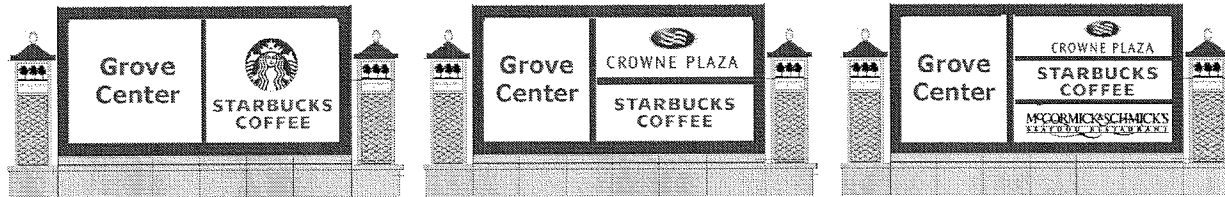
CABINET COPY FACE

Sign Type "A" - Required Sign

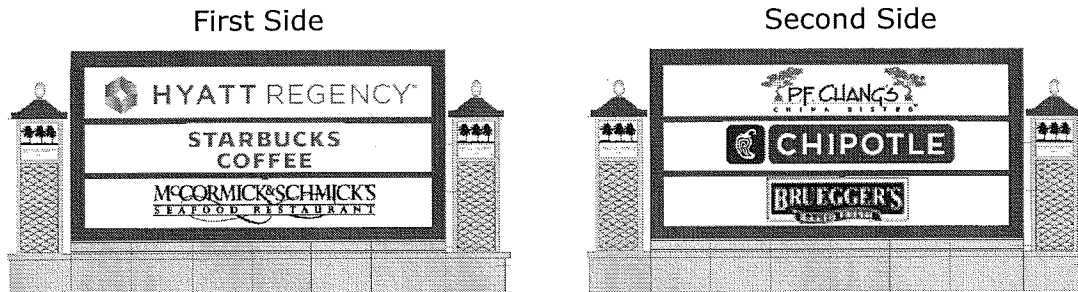
Examples of copy face layouts, one (1) to three (3) establishments, maximum five (5).



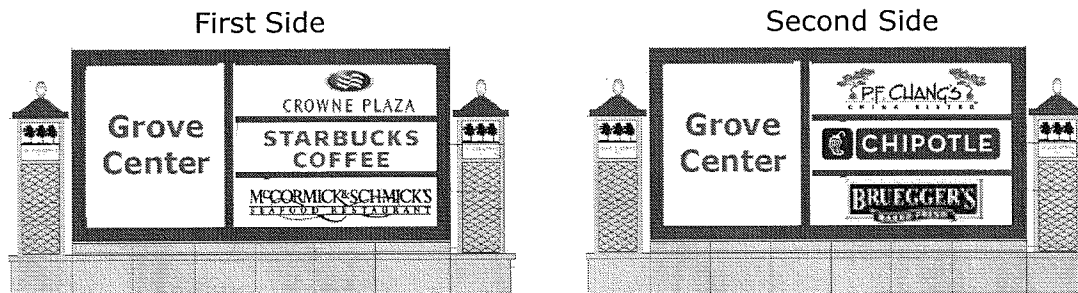
Examples of copy face layouts with Center/Plaza name.



Example of copy face layout with six (6) listed establishments, three (3) on each side.

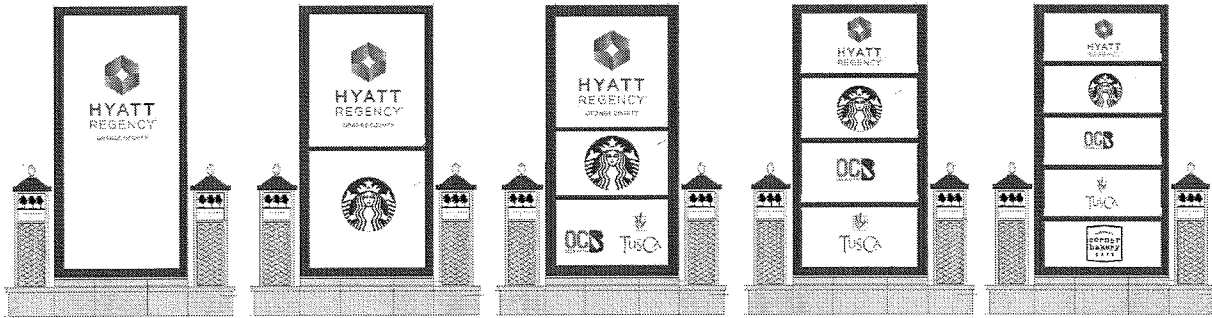


Example of copy face layout with Center/Plaza name six (6) listed establishments.



Sign Type "B" – (Requires Approval)

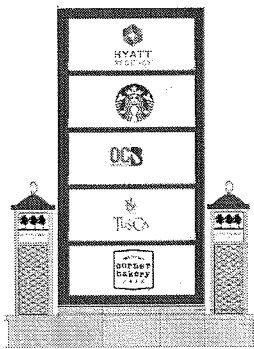
Examples of copy face layouts, one (1) to a maximum of five (5) establishments.



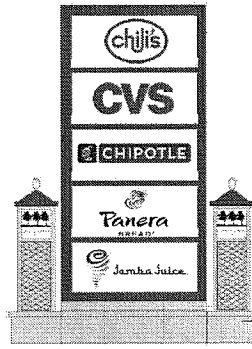
Examples of copy face layouts with Center/Plaza name.



Example of maximum copy face layout with ten (10) establishments, five (5) on each side.

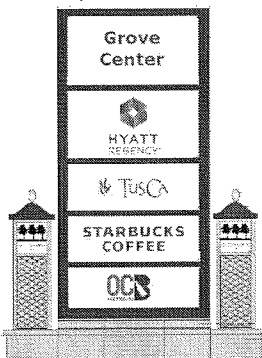


First Side

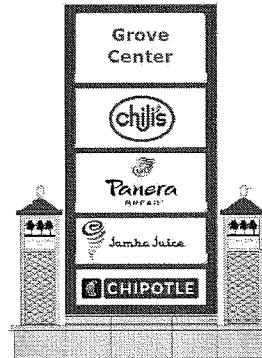


Second Side

Example of maximum copy face layout with Center/Plaza name, eight (8) establishments.



First Side

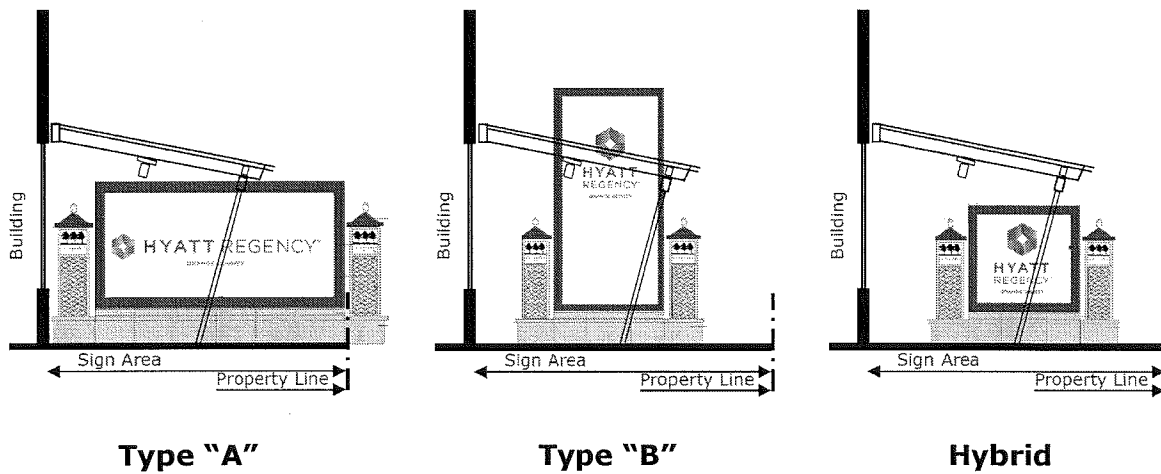


Second Side

HYBRID SIGN (Minor Deviation Approval)

For private properties - lots/parcels eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type "A" (see below). However, if in the determination of the Community Development Director construction of Sign Type "A" would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (see below), which is vertical design, shall apply.

If these impacts were still present, then the property owner could seek a minor deviation from the design standards with the City Manager or his designee to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see below).



RESORT HOTELS

For private properties - lots/parcels proposing resort hotels on five (5) acres or larger, property owners may request a sign modification allowance review with the City Manager or his designee, who shall have the discretion to approve or deny the sign modification request.

MODIFICATION REQUEST

Any property owner can request for a sign modification with the City Manager or his designee, who shall have modification request.


LIST OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

No.	Street Number	Street Name	City	APN
1	11777 - 11851	Harbor	Garden Grove	233-182-05,06,07
2	11931	Harbor	Garden Grove	233-171-30
3,4,	100 11891	Plaza Alicante Harbor	Garden Grove Garden Grove	233-171-17 233-171-29
5	12002	Harbor	Garden Grove	231-491-03
6	12032	Harbor	Garden Grove	231-491-04
7	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
8	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
9	12241 - 12171	Harbor	Garden Grove	231-471- 01,02,03,04,05
10	12522 12342	Twintree Lane Harbor	Garden Grove	231-525-01
11	12341	Harbor	Garden Grove	231-472-01
12	12401	Harbor	Garden Grove	231-451-38
13	12461	Harbor	Garden Grove	231-451-33
14	12471	Harbor	Garden Grove	231-451-32
15	12494	Harbor	Garden Grove	231-531-16
16	12521	Harbor	Garden Grove	231-441-36
17	12502	Harbor	Garden Grove	231-541-01
18	12531	Harbor	Garden Grove	231-441-37
19	12542	Harbor	Garden Grove	231-541-27
20	12569	Harbor	Garden Grove	231-441-38
21	12571	Harbor	Garden Grove	231-441-38
22	12751 - 12766	Harbor	Garden Grove	231-421-01
23	12851	Harbor	Garden Grove	231-421-07
24	12831	Palm	Garden Grove	231-422-01
25	12861	Harbor	Garden Grove	231-421-08
26	12831	Palm	Garden Grove	231-422-01
27	12871	Harbor	Garden Grove	231-421-11
28	12879	Harbor	Garden Grove	231-411-13
29	12901	Harbor	Garden Grove	231-411-13
30	12905	Harbor	Garden Grove	231-411-12
31	12936	Harbor	Garden Grove	231-412-01
32	12909	Harbor	Garden Grove	231-561-11
33	12936	Harbor	Garden Grove	231-412-01
34	12952	Harbor	Garden Grove	231-561-11
35	12251	Garden Grove	Garden Grove	231-412-02
36	12161	Garden Grove	Garden Grove	231-404-12
37	13011	Harbor	Garden Grove	100-501-27
38	13000	Harbor	Garden Grove	101-621-16
39	13100	Harbor	Garden Grove	101-621-13
40	13141	Harbor	Garden Grove	100-335-25
41	13171	Harbor	Garden Grove	100-335-30
42	13171	Harbor	Garden Grove	100-335-30
43	13211 - 13233	Harbor	Garden Grove	100-335-34
43	13220	Harbor	Garden Grove	101-621-20
44	13225	Harbor	Garden Grove	100-345-23
45	13231	Harbor	Garden Grove	100-345-23
46	13242	Harbor	Garden Grove	101-631-12

47	13281, 13271, 13287	Harbor	Garden Grove	100-345-21
48	13282	Harbor	Garden Grove	101-633-25
49	13291	Harbor	Garden Grove	100-345-18
50	13302	Harbor	Garden Grove	101-633-27
51	13321	Harbor	Garden Grove	100-345-19
52	13361	Harbor	Garden Grove	100-347-15
53	12302	Garden Grove	Garden Grove	101-612-01
54	12332	Garden Grove	Garden Grove	101-611-78
55	12372	Garden Grove	Garden Grove	101-611-02
56	12382	Garden Grove	Garden Grove	101-611-01
57	12141	Garden Grove	Garden Grove	261-404-13
58	12051	Garden Grove	Garden Grove	231-392-26
59	12051	Garden Grove	Garden Grove	231-392-26
60	12041	Garden Grove	Garden Grove	231-392-24
61	12041	Garden Grove	Garden Grove	231-392-24
62	12011	Garden Grove	Garden Grove	231-392-28
63	12011	Garden Grove	Garden Grove	231-392-28
64	12011	Garden Grove	Garden Grove	231-392-28

REFERENCE MAP OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

City of Garden Grove Grove District Sign Overlay

 GROVE DISTRICT SIGN OVERLAY

