



**PLANNING COMMISSION
STAFF REPORT
MAY 21, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 24PLN-07
Subject: Conditional Use Permit to allow personal service uses within an Office Professional (OP) zoning designation.
Location/ APN: 514 Brunswick Road /035-480-037
Applicant: Andy Cassano at Nevada City Engineering, on behalf of owner representative, Ricki Heck
Zoning/General Plan: Office Professional(OP) / Office Professional (OP)
Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301

RECOMMENDATION:

That the Planning Commission approve the Conditional Use Permit application to allow the specified personal service uses as presented, or as may be modified at the public hearing, which includes the following actions:

1. A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
2. Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and
3. Approve the Conditional Use Permit to allow personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The existing office complex appears to have been constructed in 1977 under a County building permit. The property was annexed into the city in 1999 and was zoned Office Professional at that time. In February of this year, the city received a business license request for a personal service business and declined it until a Use Permit could be issued. Staff then determined that several personal service businesses in the complex had been operating without the requisite Use Permit. Staff advised the property owner, Ricki Heck, to apply for a use permit for the entire complex after Heck indicated that these types of businesses regularly seek tenancy in her complex.

PROJECT DESCRIPTION:

This is a proposed Conditional Use Permit to allow all existing suites within Glenbrook Station office complex to allow the following personal service uses: barber shops, massage studios, tattoo studios, piercing studios, and salon services for hair, nails, and /or waxing. The property is developed with 7,304 square feet within three buildings and 13 suites. The intention is to legalize several existing uses and make it easier to permit similar uses, and for which Heck generally finds herself leasing space.

The site is developed and no changes to the building or property are proposed with this permit application.

ANALYSIS:

Parking: Except for beauty and barber shop businesses, the required parking ratio for shopping centers is the same as for personal service uses at 1 space per 250 sq ft so there is not an issue with most of the proposed uses. However, beauty and barber shop businesses are required to have 2 spaces for each barber or beautician space pursuant to Table 3-3 of the Municipal Code. Based on the 7,304 square footage of the buildings and the 45 total parking spaces that are on the site, in order for the existing parking lot to accommodate beauty and/or barber shop uses, they would need to be limited to one station per 325 square feet of their lease area ($7,304/(45/2)=325$), which has been made a condition of approval.

Incompatible Uses: Staff reviewed the other uses that are permitted as a by-right use within the OP designation for potential incompatible uses. Adult and child day care center use is the only use that is permitted in the OP designation that staff considers to be potentially incompatible, though the municipal code does not indicate an incompatibility except that neither day care use nor personal service use are simultaneously permitted by right in any one zoning designation. Due to the prolonged daily stay during a day care operation, staff believes it to be prudent to include a condition of approval requiring that personal service uses not be located directly adjacent to a day care use unless a report prepared by a registered nurse or medical doctor is submitted indicating there is no impact to a day care tenant's health. Currently, there are no day care facilities located at this complex.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Tentative Map is consistent with Categorical Exemption Class 1, which applies to "existing facilities" that involve "negligible or no expansion of use." In this case there is no physical expansion of the building or use area and the personal services uses being permitted, as conditioned, are similar in intensity to uses that are already allowed within the OP zoning designation such as art and dance studios, antique stores, and medical clinics.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). This designation provides for concentrations of free-standing offices and large offices and supporting activities and land uses. Uses in this designation should be characterized by relatively low traffic volumes and little outdoor advertising, though the zoning ordinance does not include a smaller sign standard as compared to standard commercial uses. If the commission is concerned about signage a condition can be included for a reduced number of signs allowed per tenant as allowed per Table 3-11 of the City Municipal Code (see attachment 4).

Zoning: The Office Professional (OP) zone is applied to areas of the city that are intended to serve the office and institutional needs of the community that cannot be accommodated within the downtown. Other related and office-supporting uses may also be allowed.

FINDINGS:

1. That the Grass Valley Planning Commission reviewed Use Permit application 24PLN-07 at its regular meeting on May 21, 2024;
3. That, the project is exempt from environmental review pursuant to Sections 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
4. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley General Plan;
5. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley Development Code;
6. That, as conditioned, the Use Permit will not adversely affect the health or safety of persons residing or working in the neighborhood or the property and will not be materially detrimental to the public welfare or injurious to property or improvements of the environment in the neighborhood.

CONDITIONS OF APPROVAL:

1. This conditional use permit authorizes the following personal service uses at the Glenbrook Station Office complex located at APN: 035-480-037: barber shops, massage studios, tattoo studios, piercing studios, and salon services for hair, nails, and /or waxing. These uses shall operate in accordance with the application materials as approved by the Grass Valley Planning Commission for Use Permit 24PLN-07. The Community Development Director may approve minor changes as determined appropriate. The Planning Commission must approve all changes deemed major in

nature. The City shall have full discretion to determine the required level of review for any proposed changes.

2. It shall be the property owner's responsibility to provide documentation to the City Planner from a registered nurse or a licensed medical doctor prior to locating a day care center tenant adjacent to a personal service use. The documentation shall evaluate the risk of locating a day care use adjacent to a personal service use, which may only be permitted if the documentation concludes there is no adverse risk.
3. It shall be the property owner's responsibility to ensure that lease agreements for barber and beauty shops not exceed 1 barber or beautician station per 325 sq ft of lease area.
4. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

Attachments:

1. Aerial and Vicinity Map Exhibits
2. Applications
3. Site Exhibit
4. Table 3-11, Sign Standards for Commercial and Industrial Zones

Glenbrook Station Personal Service CUP

Attachment List

1. Vicinity and Aerial Exhibit
2. Applications (Universal and Use Permit)
3. Use Permit Site Exhibit
4. Table 3-11, Signage Standards

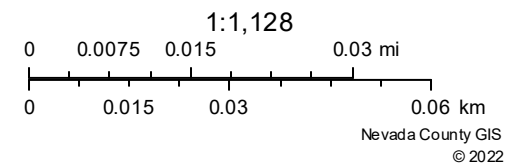
Aerial Brunswick Station



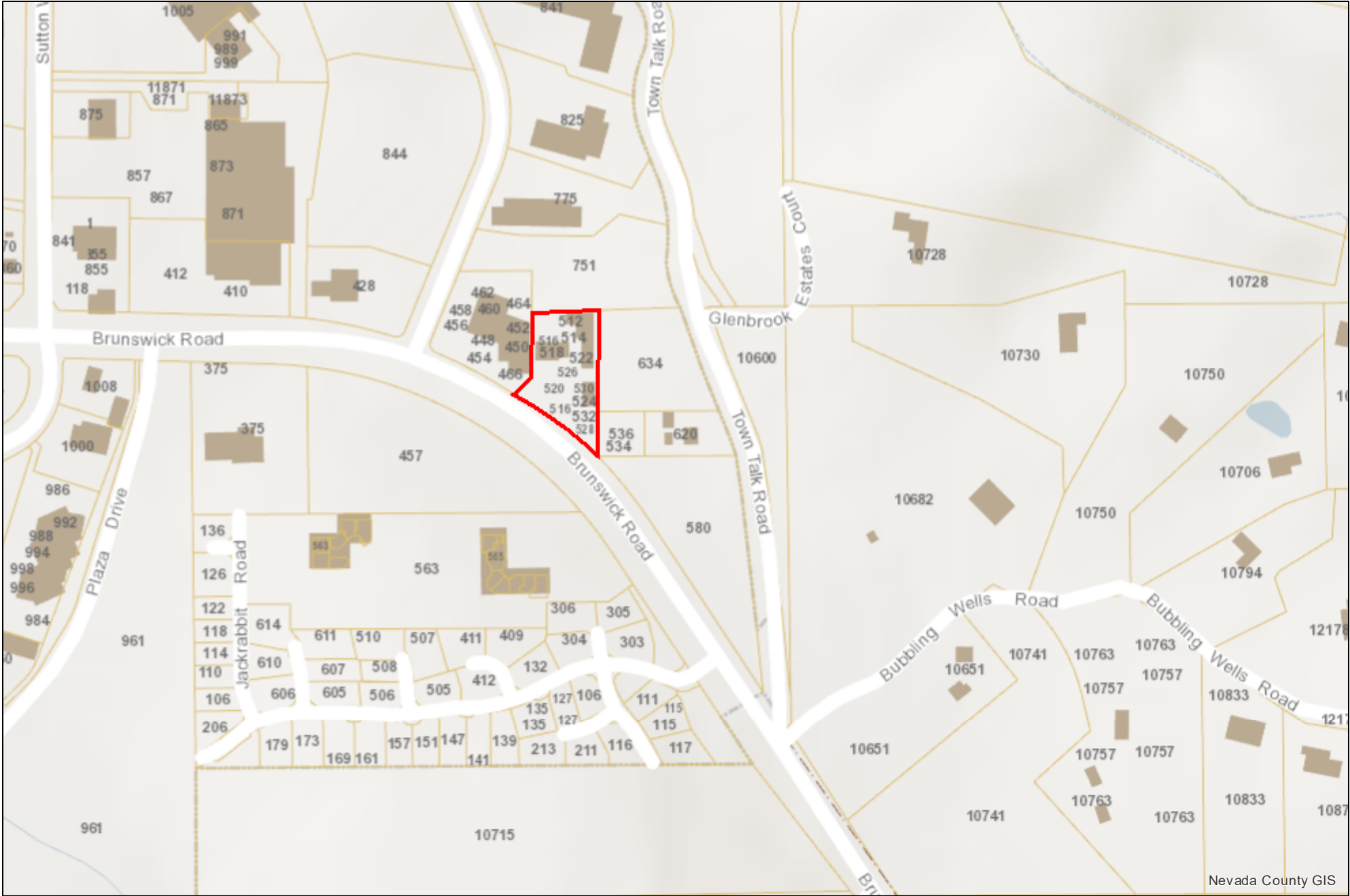
Nevada County GIS

March 7, 2024

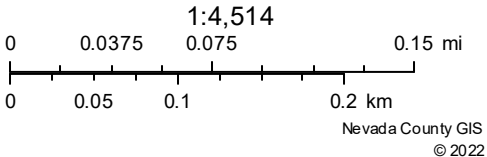
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vicinity Brunswick Station



March 7, 2024
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UNIVERSAL PLANNING APPLICATION

* DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- ☐ Limited Term Permit
\$698.00
- ☐ Zoning Interpretation
\$224.00

Development Review

- ☐ Minor Development Review – 10,000 or less sq. ft.
\$1,813.00
- ☐ Major Development Review – over 10,000 sq. ft.
\$3,293.00
- ☐ Conceptual Review - Minor
\$459.00
- ☐ Conceptual Review – Major
\$782.00
- ☐ Plan Revisions – Staff Review
\$316.00
- ☐ Plan Revisions – DRC / PC Review
\$831.00
- ☐ Extensions of Time – Staff Review
\$282.00
- ☐ Extensions of Time – DRC / PC Review
\$607.00

Entitlements

- ☐ Annexation
\$7,843.00 (deposit)
- ☐ Condominium Conversion
\$4,923.00 (deposit)
- ☐ Development Agreement – New
\$18,463.00 (deposit)
- ☐ Development Agreement – Revision
\$6,903.00
- ☐ General Plan Amendment
\$7,377.00
- ☐ Planned Unit Development
\$8,150.00 (minimum charge) + 100.00 / dwelling
unit and / or \$100 / every 1,000 sq. ft.
commercial floor area
- ☐ Specific Plan Review - New
Actual costs - \$16,966.00 (deposit)
- ☐ Specific Plan Review - Amendments / Revisions
Actual costs - \$6,986.00 (deposit)
- ☐ Zoning Text Amendment
\$3,102.00
- ☐ Zoning Map Amendment
\$5,073.00

Environmental

- ☐ Environmental Review – Initial Study
\$1,713.00
- ☐ Environmental Review – EIR Preparation
\$31,604.00 (deposit)
- ☐ Environmental Review - Notice of Determination
\$149.00 (+ Dept. of Fish and Game Fees)
- ☐ Environmental Review - Notice of Exemption
\$149.00(+ County Filing Fee)

Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs
or other districts having specific design criteria
\$313.00
- ☐ Major – Master Sign Programs
\$1,279.00
- ☐ Exception to Sign Ordinance
\$964.00

Subdivisions

- ☐ Tentative Map (4 or fewer lots)
\$3,493.00
- ☐ Tentative Map (5 to 10 lots)
\$4,857.00
- ☐ Tentative Map (11 to 25 lots)
\$6,503.00
- ☐ Tentative Map (26 to 50 lots)
\$8,915.00
- ☐ Tentative Map (51 lots or more)
\$13,049.00
- ☐ Minor Amendment to Approved Map
(staff) \$1,114.00
- ☐ Major Amendment to Approved Map
(Public Hearing) \$2,436.00
- ☐ Reversion to Acreage
\$765.00
- ☐ Tentative Map Extensions
\$1,047.00
- ☐ Tentative Map - Lot Line Adjustments
\$1,200.00

Use Permits

- ☐ Minor Use Permit - Staff Review
\$480.00
- ☒ Major Use Permit - Planning Commission Review
\$3,035.00

Variances

- ☐ Minor Variance - Staff Review
\$518.00
- ☐ Major Variance - Planning Commission Review
\$2,029.00

<u>Application</u>	<u>Fee</u>
Total:	\$

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimis Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Andy Cassano	Name: SS&G, LLC
Address: Nevada City Engineering, Inc.	Address: Attn: Ricki Heck
505 Coyote St., Suite B, Nevada City, CA 95959	PO Box 1418, Grass Valley, CA 95945
Phone: 530-265-6911	Phone: 530-263-5433
E-mail: andy@nevadacityengineering.com	E-mail: rickirheck@gmail.com

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Glenbrook Station
- b. Project Address 512-532 Brunswick Road
- c. Assessor's Parcel No(s) 035-480-037
(include APN page(s))
- d. Lot Size 0.88 Acres

2. Project Description

The site is fully developed with 3 buildings containing 7,304 SF of commercial office space in 13 units. Some of the units are rented by personal service businesses, prompting the need for this use permit application. There are 45 parking space on-site together with landscaped islands. Personal service categories requested to be allowed throughout the complex with the Use Permit include: barber shops, massage studios, tattoo studios, piercing studios, and salon services for hair, nails, and /or waxing. that such personal service businesses require a conditional use application to operate on the OP-Office and Professional Zone. After discussions with the City and in recognition of the clear market demand for personal service businesses in the center, the owner elected to file a master conditional use permit application that would allow such personal service uses in the center. This would have the effect of making personal service uses an additional permitted use in this center.

There are absolutely no physical changes proposed to the site, making the use permit application exempt from environmental review.

3. General Plan Land Use: OP-Office Professional

4. Zoning District: OP-Office Professional

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y _____ N X _____

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

****Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

USE PERMIT



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: _____

The site is fully developed with 3 buildings containing 7,304 SF of commercial office space in 13 units. Some of the units are rented by personal service businesses, prompting the need for this use permit application. There are 45 parking space on-site together with landscaped islands. Personal service categories requested to be allowed throughout the complex with the Use Permit include: barber shops, massage studios, tattoo studios, piercing studios, and salon services for hair, nails, and /or waxing.

B. Describe surrounding land uses:

North: Vacant-multi-family zoning

South: Brunswick Road and then Office and Retail uses and zoning

East: Existing offices

West: Office complex which appears to be partly vacant

C. Describe existing public or private utilities on the property: _____

PGE Electrical, ATT phone, Comcast, Public Sewer, NID Water, Natural Gas

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): Existing development is in 3 buildings containing 13 suites totaling 7,304 square feet of commercial office space.

E. Proposed building height (measured from average finished grade to highest point): 25-30'

F. Proposed building site plan:

(1)	building coverage	<u>7,304</u>	Sq. Ft.	<u>19</u>	% of site
(2)	surfaced area	<u>23,362</u>	Sq. Ft.	<u>61</u>	% of site
(3)	landscaped area	<u>7,667</u>	Sq. Ft.	<u>20</u>	% of site
(4)	left in open space	<u>all in landscape</u>	Sq. Ft.	<u>n/a</u>	% of site
	Total	<u>38,333</u>	Sq. Ft.		100 %

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. N/A

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____
No changes are proposed to lighting

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. N/A

I. Total number of parking spaces required (per Zoning Code): _____
Required parking at 1 space per 250 SF of building: 29 spaces
Provided on-site: 45 total space which equals 1 space per 163 SF of building area

J. Total number of parking spaces provided: 45

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No appreciable change from current conditions.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: _____
No

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: _____
No

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): No restrictions proposed

B. Total hours of operation per day: _____
Times of operation (e.g., 8 - 5, M - F): _____

C. If fixed seats involved, how many: N/A
If pews or benches, please describe how many and the total length: _____

D. Total number of employees: Not known and will vary over time with new occupancies.

E. Anticipated number of employees on largest shift: Not known

III. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: _____

USE PERMITS SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

A. Submittal Checklist:

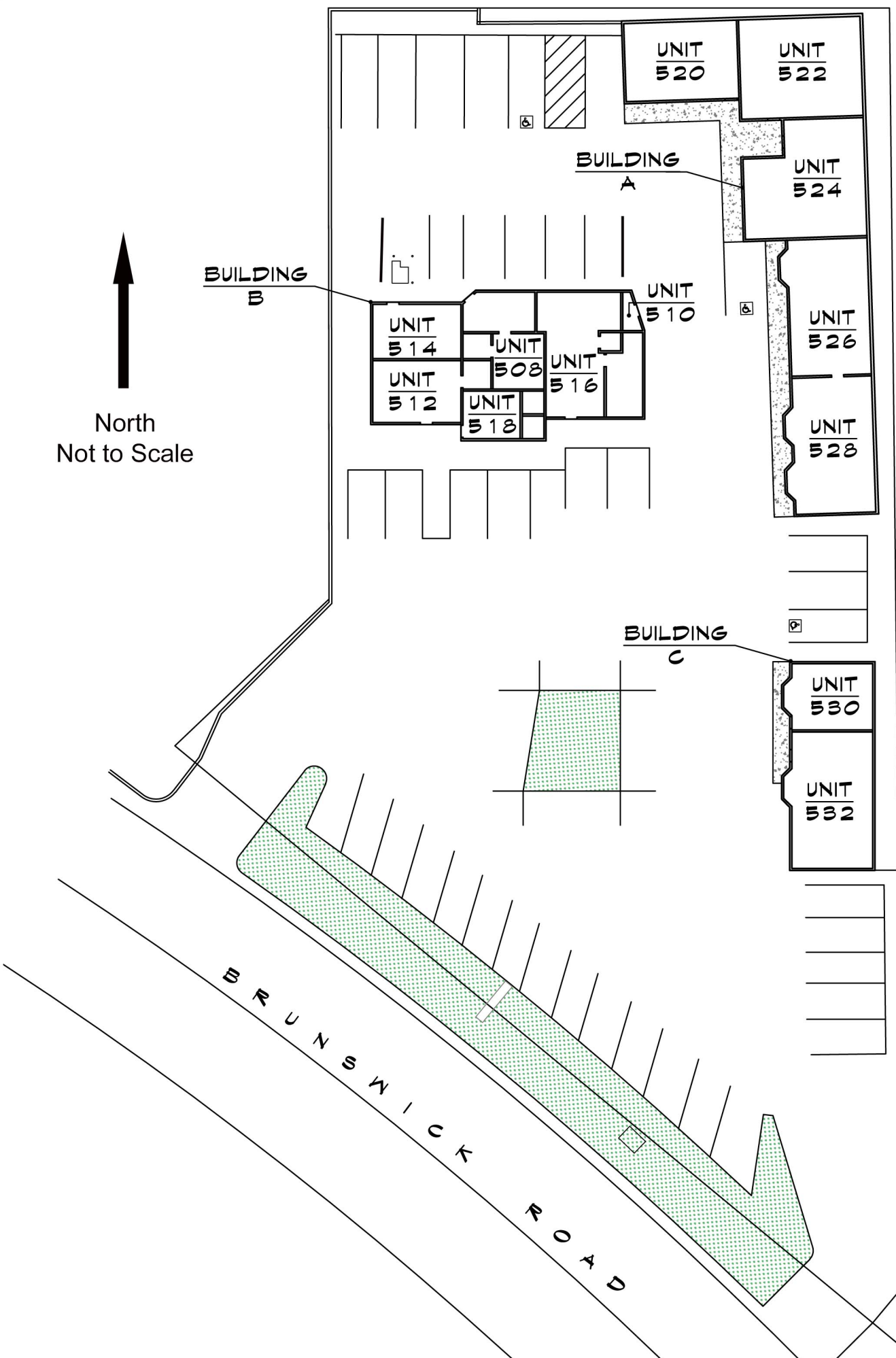
- ☐ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☐ 15 copies of the site plan and all other applicable plans/information.
- ☐ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☐ The appropriate non-refundable filing fee.

B. Site Plan:

- ☐ Site Plan size – one 8-1/2" x 11", 15 larger folded copies (folded to 9" x 12") with one 8.5 by 11 reduced copy and e-mail electronic .pdf file.
- ☐ Graphic scale and north arrow.
- ☐ Show location and dimensions of existing and proposed structures and walls (identify existing as a solid line and proposed as a dashed line).

- ☐ Label the use of all existing and proposed structures or area.
- ☐ Show the distance between structures and to the property lines.
- ☐ Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- ☐ Show size and species of all trees 6 inches and greater in diameter at breast height.
- ☐ Show location and size of all proposed and existing signs, fences and walls.
- ☐ Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.

- ☐ Label the use of all existing and proposed structures or area.
- ☐ Show the distance between structures and to the property lines.
- ☐ Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- ☐ Show size and species of all trees 6 inches and greater in diameter at breast height.
- ☐ Show location and size of all proposed and existing signs, fences and walls.
- ☐ Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.



UNIT	SQUARE FOOTAGE
508	729 S.F.
510	42 S.F.
512	415 S.F.
514	319 S.F.
516	749 S.F.
518	259 S.F.
520	584 S.F.
522	790 S.F.
524	833 S.F.
526	736 S.F.
528	736 S.F.
530	374 S.F.
532	738 S.F.

BUILDING	SQUARE FOOTAGE
A	3,679 S.F.
B	2,513 S.F.
C	1,112 S.F.
TOTAL:	7,304 S.F.

PARKING

MIXED USE CENTER: 1 SPACE PER 250 SF = 30 SPACES REQUIRED
 45 SPACES PROVIDED (1 SPACE PER 164 SF)

USE PERMIT SITE PLAN
 TO ALLOW PERSONAL SERVICES IN OFFICE/PROFESSIONAL
 FOR

SS&G, LLC

APN: 035-480-037
 512-532 BRUNSWICK ROAD, GRASS VALLEY, CA

applicant/property owner:
 SS&G, LLC
 Attn: Ricki Heck
 PO Box 1418
 Grass Valley, CA 95945
 530-263-5433
 rickirheck@gmail.com

planning consultant:
 Andy Cassano
 NEVADA CITY ENGINEERING, INC.
 505 Coyote Street, Suite B
 Nevada City, CA 95959
 530-265-6911
 andy@nevadacityengineering.com

GRAPHICS BY

LAUREN ANDERSON / DESIGN

12940 Mink Court Grass Valley, CA. 95945
 ladesign2.com lauren@ladesign2.com
 Fax 530 273 1924 Office 530 273 2600



TABLE 3-11 SIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Tenant	Maximum Sign Area Allowed per Tenant
Ground-mounted and Ground-floor Signs			
Awning (17.38.080.A)	Below roof(1)	3 of any combination of allowed sign types per primary tenant frontage. 1 of any allowed sign type for a secondary tenant frontage.	Maximum sign area per tenant. The sign area shall comply with the following requirements. 1. 1 sf. for each linear foot of primary tenant frontage. 2. 0.5 additional sf. for each linear foot of secondary tenant frontage. 3. Each site is allowed a total sign area of at least 25 sf. regardless of frontage length. Maximum sign area per tenant frontage. The total area of all signs on a primary frontage shall not exceed 100 sf.; the total area of all signs on a secondary frontage shall not exceed 50 sf.
Freestanding(17.38.080 B 17.38.080.C)	6 ft. (8 ft. average on sloped sites)		
Projecting, Wall (17.38.080.H; 17.38.080.L)	Below roof(1)		
Suspended (17.38.080.H)	Below eave/canopy; at least 8 ft. above a walking surface		

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Tenant	Maximum Sign Area Allowed per Tenant
Shopping centers (17.38.080.I)	20 ft.	Site with 5 or more tenants: Allowed one freestanding identification sign for each frontage, not to exceed 100 sf. in total sign area.	
Temporary	See Section 17.38.080.J		
Window	See Section 17.38.080 M		
Second Floor Signs			
Awning, Projecting, Wall	Below roof (1)	1 per tenant space	12 sf. for each tenant. 1 directory sign not to exceed 12 sf. is also allowed to identify upper floor occupants.
Window	See Section 17.38.080.K		
Indoor Signs, and Outdoor Signs Not Visible from a Street(2)			
Awning, Freestanding, Projecting, Suspended, Wall, indow	Below roof(1)	See Section 17.38.080, as applicable	
Notes: (1) At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang. (2) (The signs are located within an internal portion of the site or center, and are not visible from the public right-of-way.)			