



Planning Commission Staff Report

DATE: August 14, 2013

SUBJECT: PROPOSED RESOLUTION RECOMMENDING CITY COUNCIL AMEND THE PALM SPRINGS MUNICIPAL CODE TO EXPAND PUBLIC HEARING NOTIFICATION, REQUIRE NOTICING SIGNAGE AND NEIGHBORHOOD MEETINGS (CASE 5.1302 ZTA)

FROM: Margo Wheeler, AICP, Director of Planning Services

SUMMARY

The existing procedure required by code for public hearing notices is proposed to be expanded to provide more methods of noticing to more persons.

RECOMMENDATION:

Adopt resolution recommending approval to City Council.

STAFF ANALYSIS:

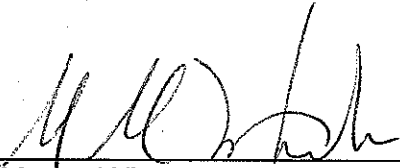
Public Hearing Notification Requirements		
	Current Code	Proposed
Mailing Distance	400'	500'
Signage	Recommended	Required
Neighborhood Meeting	Recommended	Required

Specifically	
Distance	Five hundred feet will match the most stringent requirements of State Law.
Parties	Notification will be required to go to at least four Registered Neighborhood Organizations.

Signs	2' X 3', 6' above grade signs shall be required to be posted on sites for GPA's, R2, CUP (new construction) and PDD projects.
Neighborhood Meetings	A meeting is proposed to be required for all GPA, RZ, and PDD applications. This meeting is to be held by the developer in order to answer questions by concerned citizens. Staff will attend and monitor only.
A handout with specific details on both sign posting and neighborhood meetings will be provided.	
These methods are the most proven to ensure adequate notification of citizenry concerned about specific projects.	

Additionally, the Land Use permit process, which is administrative, has no provision for notification. The proposal is to require notification to the 4 nearest neighborhood organization to that they may comment with issues and concerns and also to be notified of the use in their neighborhood.

The attached resolution reflects proposed changes to the code.



Margo Wheeler, AICP
Director of Planning Services

- Attachments:
- Draft Resolution
 - Exhibit A

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL OF A PROPOSED ZONE TEXT AMENDMENT FOR SECTIONS 8.05,14.20, 93.23, 94.02-08 OF THE PALM SPRINGS MUNICIPAL CODE, RELATING TO PUBLIC HEARING NOTIFICATION AND ESTABLISHING NEIGHBORHOOD MEETINGS (CASE 5.1302 ZTA).

WHEREAS, the proposed amendment is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and the it has been recommended that the proposed amendment be determined to be Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act because the proposed zone text amendment proposes only insignificant changes to the title and provides for increased public notification for development projects.

WHEREAS, a notice of public hearing of the Planning Commission of the City of Palm Springs, California for Case 5.1302 ZTA (Zone Text Amendment) was given in accordance with applicable law; and

WHEREAS, on August 14, 2013 a public hearing of the Planning Commission was held to review said case, and at said hearing the Planning Commission reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

SECTION 1. Pursuant to CEQA, the Planning Commission hereby recommends that the City Council determine that the proposed zone text amendment (Case 5.1302 ZTA) is Categorical Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act because the proposed zone text amendment proposes only insignificant changes to the title and including the establishment of neighborhood meetings and expanded notification for public hearings.

SECTION 2: Pursuant to PSZC Section 94.07.01 (Zoning Ordinance Text Amendment), the Planning Commission finds as follows:

- A. The proposed zoning code amendment is consistent with the intent of the zoning code, because, according to Section 91.00.00, the Zoning Code is adopted "For the purpose of promoting and protecting the public health, safety and welfare of the people of the city of Palm Springs and to provide for the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources..."; and the amendment proposes to modify the existing

procedure for public hearing notification by expanding the radius, requiring

signage on vacant lots and neighborhood meetings for changes of general plan designation and rezoning.

- B. The proposed zoning code amendment is consistent with the intent of the general plan, because, the intent of the General Plan is expressed in "The Palm Springs Vision" and goals contained in the opening pages of the 2007 Palm Springs General Plan:

The Palm Springs Vision

- A world-renowned desert resort community where residents and visitors enjoy safe neighborhoods, an exciting social environment and a relaxing leisure experience.
- We provide responsive, friendly and efficient public services within a government that fosters unity among all our citizens;

Goal AD1: Maintain a contemporary General Plan that serves as a valid foundation for decision making in the future.

Policy ADI.5: Provide the opportunity for adequate public review and comment for development projects that have the potential to impact the community.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends that the City Council determine that the proposed zone text amendment Case 5.1302 ZTA is Categorically Exempt from the provisions of CEQA under Section 15305 (Minor Alterations in Land Use Limitations) of the Guidelines for the California Environmental Quality Act and also recommends adoption of an ordinance to approve a zone text amendment (Case 5.13020 ZTA), as set forth in Exhibit A.

ADOPTED this 14th day of August, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

EXHIBIT A

- Section 1. Section 8.05.140 (a) of the Palm Springs Municipal Code is amended to delete 300' and change to 500'.
- Section 2. Section 14.20.110 of the Palm Springs Municipal Code is amended to delete 94.02.00 B 4 and change to 94.09.00.
- Section 3. 94.07.00.B.4.d of the Palm Springs Zoning Code is amended to delete 400' and change to 500'.
- Section 4. Section 94.07.00B shall be deleted.
- Section 5. 94.07.00.B.6.b is amended to delete 94.07.00(B)(4) and change to 94.09.00
- Section 6. 94.08.00.A.10 is amended to delete 94.07.00 and 94.07.01 and change each to 94.09.00
- Section 7. 94.06.00.E.3 is to be deleted and a new section shall read "The Planning Commission shall provide for a public hearing to be held in the manner provided for in Section 94.09".
- Section 8. 94.02.00.B.4. is to be deleted and a new section shall read "The Planning Commission shall provide for a public hearing to be held in the manner provided for in Section 94.09".
- Section 9. 94.02.00.C.2. is amended to delete 94.02.00(B)(4) to change to 94.09.00.
- Section 10. 94.05.08.C is amended to delete 94.05.06 and change to 94.09.00.
- Section 11. 94.03.00.E is amended to delete "of the Conditional Use Permit as set forth in 94.02.00(B)" and change to "as set forth in 94.09.00".
- Section 12. 94.03.00.G is amended to delete 94.02.00 and change to 94.09.00.
- Section 13. 93.23.15.I. is amended to delete 94.02.00.C and change to 94.09.00.
- Section 14. 94.07.00.B.4 is to be deleted and a new section shall read "The Planning Commission shall provide for a public hearing to be held in the manner provided for in Section 94.09.
- Section 15. 94.06.00.c is to be deleted and a new section shall read "The Planning Commission shall provide for a public hearing to be held in the manner provided for in Section 94.09."
- Section 16. 94.09 to be adopted to read as follows:

94.09.00 PUBLIC HEARING PROCEDURE.

A. Hearing Date.

A hearing date shall be set by the Department of Planning Services for the Planning Commission after an application has been verified as complete.

B. Notice.

Notice of public hearing shall contain the date, time and place of the hearing and the identity of the hearing body and the location and proposed use of the subject property and a general description of the matter that is the subject of the hearing.

C. Publication.

When a provision of this title requires notice of a public hearing to be given, notice shall be published in at least one newspaper of general circulation within the city at least 10 days prior to the hearing.

D. Posting.

The public hearing notice shall also be posted in at least three public locations within the city at least 10 days prior to the hearing.

E. Mailing.

1. Mailing Labels.

- a. The applicant shall submit a list of all owners of property and lessees and sub-lessees of record as shown on the latest equalized assessment roll of the County Assessor. Addresses within 500' of the exterior boundaries of the subject property, together with a map showing the 500' radius drawn accurately with the subject property identified, that further identifies the individual parcel of each property owner shall be submitted.
- b. If any property on this list is owned by the United States Government in trust for the Indian tribe, a subsequent list of the names and addresses of individual Indian owners shall be obtained from the Bureau of Indian Affairs and signed by the Director of Indian Affairs or his authorized representative.
- c. All mailing addresses of owners within a condominium complex must be included.
- d. All mailing addresses of lessees and sub-lessees of record must be included.

- e. All mailing addresses of subject property's owner, project applicant and owner's representative shall be included.
- f. A certified letter from a title company or other qualified source verifying the accuracy of the information must accompany the submittal.
- g. No application shall be accepted for filing without the required mailing list and three (3) sets of gummed and typed mailing labels in the form required by the department of planning.
- h. The Director of Planning or his/her designee shall check the submitted list and map against city records and shall verify the accuracy and completeness of said list as so checked.

2. Notices.

Notices shall be mailed at least 10 days prior to the hearing date to all persons listed in Section 1 herein.

3. Number of owners to whom the notice would be mailed.

If the number of owners to whom the notice would be mailed pursuant to this section is greater than one thousand (1,000) the city may, in lieu of mailed notice, provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city in which the hearing is conducted at least 10 days prior to the hearing.

4. Neighborhood Organization Notification.

Notification shall also be sent via electronic mail to the representatives listed on the City's Neighborhood Organizations Web Page of the four (4) Neighborhood Organization areas closest to the subject site.

5. Request for Notification.

Pursuant to CGC 65092 when a provision of this title requires notice of a public hearing, the notice shall also be mailed at least 10 days before the hearing to any person who has filed a written request for notification with the City Clerk or the Secretary of the Planning Commission and provided stamped self-addressed envelopes or a fee as set by City Council.

6. Additional Notice.

The Director of Planning Services may require additional notice of the hearing by expanding the area of notification or using other means of notification or both.

7. Failure of person to receive notice pursuant to CGC 65093.

The failure of any person or entity to receive notice given pursuant to this title shall not constitute grounds for any court to invalidate the actions of the city.

F. On-Site Posting.

1. Objective.

The purpose of the City of Palm Springs' On-site Posting requirement is to advise neighbors, who do not receive mailed notification, about pending development applications, so that they can become informed about the project and participate in the development process, if they so choose.

2. Applicant Responsibility.

The Project applicant is responsible for placing a "Project under Consideration" sign in a clearly visible location on the property within 10 days prior to the first public meeting.

3. Applicable Projects.

The following projects are required to provide on-site posting:

- a. General Plan Amendments
- b. Conditional Use Permits (New Construction)
- c. Zoning Map Amendments
- d. Planned Development District Applications

4. Sign Posting Criteria.

a. Sign Criteria.

- 1. Sign face shall be $\frac{3}{4}$ or 1-inch exterior grade plywood board.
- 2. Posts shall be 4 x 4 wood (or similar) securely sunk into the ground.
- 3. The signs shall be entirely white, except for sign copy described below.
- 4. Sign and copy sizes are based on project area, as follows:

Project Size	Sign Size	Major Letter Size	Minor Letter Size
1 acre or less	24"Hx36"W	2"	1.5"
1.01 to 9.99 acres	36"Hx48"W	3"	2"
More than 10 acres	48"Hx48"W	4"	3"

5. Sign Copy Criteria.

- A. The sign copy must be black Helvetica Bold letters on a white background.
- B. Major letters shall state: "Project Under Consideration".
- C. Minor letters shall specify:
 - 1) Project case number and type (PDD, Rezoning, Variance, etc.)
 - 2) The property address, if one has been assigned
 - 3) The applicant's name and contact phone number
 - 4) A description of the proposal (e.g. office, residential, etc.)
 - 5) The lot area (number of acres or square feet)
 - 6) The project site zoning
 - 7) The City Planning Department phone number

6. Sign Placement Criteria.

- A. Free-standing signs shall have the lower edge no less than 6 feet and no more than 7 feet above grade.
- B. The sign must be placed no more than 5 feet from the property line or sidewalk.

7. Number of Signs.

- A. One notification sign is required for projects of 5 acres or less.
- B. Projects over 5 acres must have a sign on each street frontage.
- C. The Director may determine that additional signs shall be posted.

8. Timing.

- A. The required number of signs shall be posted on the property at least 10 days prior to the first public meeting of a duly appointed City Commission or Committee.
- B. Required signs shall remain visible and legible from 10 days prior to the first public meeting until final action is taken. The applicant is responsible for ensuring compliance with this paragraph.

9. Verification of Posting.

The project applicant must submit to the city verification of on-site posting. Verification shall be provided by a photograph of the on-site sign, and a signed affidavit stating that the sign has been placed on the subject property on a date specific in conformity with these provisions.

10. Inadequate Notice.

If it is determined that adequate notice has not been provided in accordance with this subsection, the City body, shall table or deny the application.

11. Illegal Removal of Signage.

It is unlawful to intentionally or knowingly remove a notification sign that has been posted in accordance with this subsection or to conceal the sign message.

12. Additional Provisions.

- a. Following final action on the project, all on-site meeting notification signs shall be removed within 14 days unless authorized by the City for other legal posting, such as PM-10 dust control.
- b. Posting on utility poles, light poles, trees or in the public-right-of-way is prohibited.

G. Neighborhood Meetings.

1. Applications for General Plan Map Amendment, Zoning Map Amendment and Planned Development Districts require that the applicant hold a public meeting prior to the matter being heard by the Architectural Advisory Committee and/or Planning Commission.
2. Schedule.
 - a. The meeting place shall be located near the project location.
 - b. The meeting must start between 6 and 7 p.m. on a Monday, Tuesday or Thursday or at a previously scheduled Neighborhood Association meeting.
 - c. The meeting must occur no more than 7 nor less than 2 days prior to the first Architectural Advisory Committee (or Planning Commission if no Architectural Advisory Committee meeting) on the project.
 - d. The place, time and date must be approved by Planning Department staff prior to mailing of the notice.

1. Notice.

- a. The approved notice must be mailed to all property owners; lessees and sub-lessees of record within 500' of the subject property and to the four closest City of Palm Springs registered Neighborhood Organizations.
- b. The notice must be mailed to any person who has filed a written request for notification pursuant to CGC 65092 and PSMC 94.09.00.E.3.h.
- c. The notice must be postmarked at least 10 days prior to the neighborhood meeting date.

Section 17.

A new Section 94.02.01.D.2 shall be inserted to read:

- 94.02.01.D.2.
- a. Notification that the application has been filed will be sent via electronic mail to the representative(s), as listed on the city's Neighborhood Organizations web page, of the 4 nearest Neighborhood Organizations to the subject site.
 - b. Notification shall also be mailed to any person who has filed a written notification request with the City Clerk or Director of Planning and provided a stamped self-addressed envelope.

Subsequent subsections shall be renumbered.



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

GENERAL PLAN AMENDMENT AND REZONING MEETING REQUIREMENTS

APPLICANT'S STEPS TO TAKE FOR ANY NEIGHBORHOOD MEETING:

FAILURE TO NOTICE AND HOLD NEIGHBORHOOD MEETING BY DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE.

SETTING UP

- Meeting must be held at least 2 – 7 days prior to the Architectural Advisory Committee or Planning Commission meeting (whichever comes first).
- Determine a place and time for your meeting, within the following guidelines:

Time: Start between 6:00 p.m. – 7:00 p.m.

Days: Monday, Tuesday, or Thursday only (never on scheduled Planning Commission nights or holidays).

Place: Must be a commercial or public location (not a private residence), as close as possible to the project location, and located within the city.

- Prepare notice (see sample on following page). If the City is conducting the notification, provide information for items b through e, but do not provide a complete notice.

Contents:

- a. Thorough description of proposed project. Include "From . . . To . . .," street address and / or Assessor Parcel Number and Ward Number.
 - b. Date of meeting.
 - c. Time of meeting: Provide a start time, but do not list an end time.
 - d. Place of meeting: Include room number / name and directions.
 - e. Contact name and phone number for night of meeting for directions / questions (contact number must be available up to and during the time of the meeting).
 - f. Tentative date of Planning Commission meeting.
- Fax or E-notice meeting information to the Department of Planning Services 760-323-8245. City staff will assess for suitability of time and location. Approval or corrections to notice will be faxed back within 2 working days. **DO NOT MAIL NOTICE UNTIL CITY APPROVED.**

MAILING

- Approved notices must be mailed to all property owners and Lessees and Sub-Lessees (as recorded with the Riverside County Assessor's office) within five hundred (500') of subject property AND to four (4) City of Palm Springs registered Neighborhood Organizations closest to the subject property.
- Notices must be postmarked at least 10 days prior to the neighborhood meeting date.

MEETING

- Applicant and / or representative(s) are responsible to conduct the meeting, answer questions and open and close the facility. City staff will attend, but only to monitor.
- Applicant must ensure that someone is available to answer the phone number given at least one half (1/2) hour before and after the start time regardless of attendance.
- Applicant must remain on-site at least one half (1/2) hour after the start time regardless of attendance.

FILING

- Applicant must complete the Neighborhood Meeting Affidavit (attached) indicating time and date of meeting and attach the mailing list used along with a copy of the notice. This affidavit must be notarized.
- Affidavit with attached mailing list must be delivered to the department of Planning, at least seventy-two (72) hours prior to the Planning Commission meeting.



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES

SAMPLE
NEIGHBORHOOD MEETING NOTICE

DATE OR MEETING: Month / Day / Year

TIME: Start time must be between 6 – 7 p.m.

LOCATION: Include address, room number, driving directions and / or map.

TOPIC: General Plan Amendment (GPA-____ or relevant case number). An application in the City of Palm Springs that is tentatively scheduled to be placed on the _____, 2013 City of Palm Springs Planning Commission Agenda.

This application (GPA-____ or relevant case number) is a request to (information taken from application). Please include what current use is and what proposed change will be.
(Description of project to include; street address and / or Assessor's Parcel Number.)

With comments or questions, please contact: _____

Please provide contact name / number in case residents are unable to attend meeting and have questions.

Contact name and number for night of meeting: _____
(Contact number must be available up to and during the time of the meeting.)



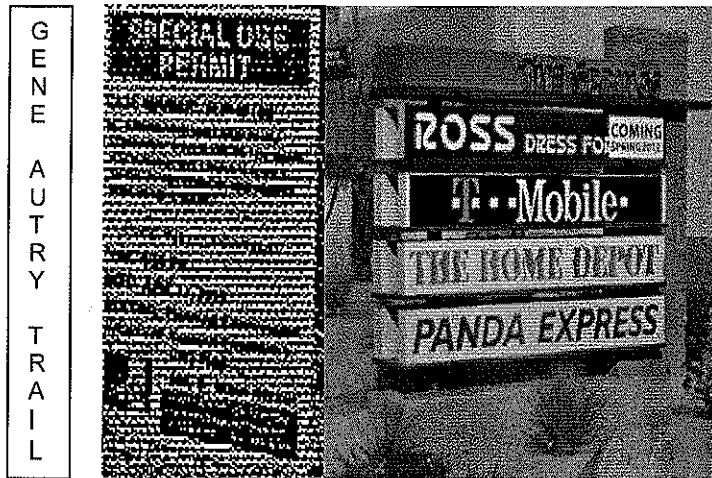
CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES

SAMPLE
SIGN POSTING AFFIDAVIT

CASE NUMBER: _____

MEETING DATE: _____

_____ does hereby certify that a notice as required by the Zoning code was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

Date

This affidavit must be returned to the Department of Planning Services, during regular business hours three (3) business days prior to the subject application being heard by the Architectural Advisory Committee, Planning Commission or City Council.



NOTICE OF NEW DEVELOPMENT FEE
Effective October 2, 2008 (rev 11-19-08) (rev 3-6-12)

Fee Name:

Coachella Valley Multi-Species Habitat Conservation Plan – Local Development Mitigation Fee (MSHCP-LDMF)

Applicability:

The fee applies to all properties within the City Limits of Palm Springs¹.

Purpose:

To purchase land for permanent preservation of local environmentally sensitive habitat.

Amount:

Residential Projects:

0 to 8 units per acre:	\$1,254 per dwelling unit
8.1 to 14 units per acre:	\$521 per dwelling unit
14.1 + units per acre:	\$230 per dwelling unit

Example 1: Single family home on a quarter acre lot: 4du/ac, and pays \$1,254

Example 2: 36-unit townhome project on 3 acre lot: 12du/ac, and pays 12 x \$521 = \$6,252

Example 3: 90-room hotel on 4 acre lot: Considered a commercial project and pays, as described below: 4ac x \$5,600 = \$22,400.

Commercial/Industrial Projects:

All: \$5,600 per acre of project area²

Example 1: Project area is 0.45 acre, fee is 0.45 x 5,600 = \$2,520.

Example 2: Project area is 1.25 acres, fee is 1.25 x 5,600 = \$7,000.

Example 3: Mixed use projects, congregate care homes, and RV parks pay the commercial / industrial fee for the entire project area (no residential fee is assessed).

When is the applicant required to pay this fee?

The fee may be paid at the time of Certificate of Occupancy, Final Inspection, or prior to any use or occupancy. The fee can be paid earlier if desired, but cannot be deferred beyond Final Inspection.

Are there any exceptions?

Any project that has already received a grading or building permit is exempt. Small residential projects (additions, replacements, second units) are also exempt. All other projects are required to pay the mitigation fee. (See attached list of exemptions.)

Other requirements:

Some properties are located within "Conservation Areas", as defined in the MSHCP. These properties require special review procedures. See your project planner for more information.

A "Frequently Asked Questions" sheet is available at the City of Palm Springs Planning Services Department (760 323 8245). More information about the Multi-Species Habitat Conservation Plan (MSHCP) is available on-line at www.cvmshcp.org.

¹ Projects within the boundaries of the Agua Caliente Tribe of Cahuilla Indians Reservation are exempt from MSHCP LDMF fees, however are subject to a Tribal Habitat Conservation Plan fee. Contact the ACBCI Planning Department for further information. (rev 11-19-08)

² "Development Project Area" means the area, measured in acres, from the adjacent road right-of-way line to the limits of the project improvements. Development Project Area includes all project improvements and areas of the site that are disturbed as a result of the project improvements on an owner's property (access roads, staging areas, paved areas, etc).



DEVELOPER OUTREACH TO NEIGHBORHOODS

The City of Palm Springs Planning Department strongly recommends that project applicants notify surrounding property owners and any Neighborhood Organizations located in or near the project to solicit input in the beginning stage of the design and development process.

Here are some of the benefits that can result from early consultation with the neighbors:

- Neighborhood Organizations have testified in support of projects when their input was sought early in the process.
- Neighborhood feedback can strengthen projects and add value to final results.
- Neighborhood feedback may prevent problems at a later stage in the development process, often avoiding expensive delays.
- Neighborhood feedback and involvement may enhance your social and business image, leading to more business opportunities.
- The Planning Commission and the City Council prefer to know that development applicants have contacted Neighborhood Organizations and sought their input.
- Neighborhood Organizations can streamline a developer's contact with property owners, bring together disparate voices, help resolve contentious issues, and assist with positive relationships.

Numerous Neighborhood Organizations* have been officially recognized by the City and together make up a very active Neighborhood Involvement Committee which can help you with your outreach efforts through assistance with meetings, mailing lists, and meeting rooms.

For assistance please contact Lee Husfeldt, Director of Neighborhood and Community Relations, City of Palm Springs, 760-323-8255, or by email at Lee.Husfeldt@palmsprings-ca.gov

The community of Neighborhood Organizations and the City of Palm Springs look forward to working with you and thank you for your cooperation.

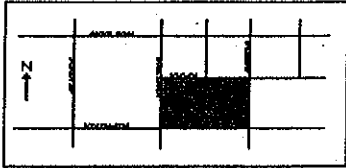
*Palm Springs, by City Ordinance, established the Office of Neighborhood Involvement in April 2005, to enhance citizen involvement in and citizen communication with City government.

For more information see www.palmspringsneighborhoods.com

On-site Posting of Pending Project – Page 2

Sign Copy Criteria (see sample, below):

- The sign copy must be black Helvetica Bold letters on a white background.
- Major letters shall state: "Project Under Consideration"
- Minor letters shall specify:
 - Project case number and type (PDD, rezoning, variance, etc.)
 - The property address, if one has been assigned
 - The applicant's name and contact phone number
 - A description of the proposal (e.g. office, residential, etc.),
 - The proposed traffic access and building height,
 - The lot area (number of acres or square feet)
 - The project site zoning
 - The City Planning Department phone number
- A map showing the project boundaries in relation to adjoining public roads.

PROJECT UNDER CONSIDERATION	
A Planned Development Permit is proposed for this site.	
Case No. 5.xxxx / PD-xxx	
Address: 4567 E. Main Street	
Applicant: ABC Development Co. / 760-555-1234	
The project is a 35 unit residential condominium with common recreational facilities and underground parking. Access will be taken from Main Street and Elm Street. Proposed building height is 28 feet.	
Lot Area: 3.25 acres	
Zone: R-3	
P. S. Planning Tel. No.	
760-323-8245	

Verification of Posting

At the time of the public hearing, the project applicant must have submitted to the City verification of on-site posting. Verification shall be provided by a photograph of the on-site sign, and a signed affidavit stating that the sign have been placed on the subject property in conformity with these provisions.

Additional Provisions

Following final action on the project, all on-site sign shall be removed within 14 days, unless authorized by the City for other legal posting, such as PM-10 dust control.

Posting on utility poles, light poles, trees or in the public-right-of-way is prohibited.