



**City of Angels
Planning Department**

200 B Monte Verda Street
Angels Camp, CA 95222

(209) 736-1346 (phone) ♦ (209) 736-9048 (fax)

**VARIANCE TO CHAPTER 15.12 SIGNS AND BILLBOARDS
INSTRUCTIONS FOR APPLICANTS**

Variance

A Variance pursuant to Section 15.12.310 of the Municipal Code is a deviation from the requirements of Chapter 15.12 Signs and Billboards. Variances may be permitted only under unique circumstances to avoid unnecessary hardships, practical difficulties, or results which are inconsistent with the purposes and intents of Title 15 of the Municipal Code, the City of Angels' Signs and Billboards Ordinance. It may apply to such limitations as maximum permissible sign area (15.12.060), designation of one or more building "front(s)," designation of one or more business "front(s)," and/or number of types of signs permitted (15.12.070). A variance may not be granted to allow a signage installation or activity not otherwise allowed under the provisions of the Municipal Code. A variance applies only to a specific location; it may be transferred to another owner, but not to another site. If a property owner desires a variance, he/she must obtain approval as described in Chapter 17.75, "Variances," of the City of Angels Municipal Code.

Required Findings

Applications shall be submitted to the City of Angels Planning Department. Following submittal, the application material will first be reviewed for completeness; it will then be circulated to applicable advisory agencies for comments. Adjoining property owners will also be notified and given an opportunity to comment.

After conducting an investigation of the proposal, the Planning Commission, at a public hearing, may grant a variance, pursuant to Section 17.75.030 of the City of Angels Municipal Code, if all of the following findings apply:

- A. Special characteristics are applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of Title 15 deprives such property of privileges enjoyed to other property in the vicinity and under an identical zoning classification; and
- B. The variance is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

- C. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. (Ord. 323§47 (part), 1992)

If the applicant or any aggrieved party is dissatisfied with the decision of the Planning Commission, he/she may within fifteen (15) days appeal to the City Council. Any City Council member may also file with the City Clerk a request that the Variance be referred to the City Council for their review of the Planning Commission's action on the permit.

Expiration of Approval

If the project for which a Variance is granted is not begun within one year of the date of final approval, the Variance approval shall become null and void (Municipal Code Section 17.87.010). Two one-year extensions may be granted by the Planning Commission upon written request showing good cause, provided the Commission can make one of the following findings:

- A. That the extension is necessary to secure the needed approvals from other agencies;
- B. That the extension is necessary to comply with the conditions of the original approval of this title and other ordinances; or
- C. That the applicant has demonstrated a good faith attempt to start the use within the prescribed time. The Planning Commission, when reviewing the extension of time, may establish additional conditions as deemed necessary to carry out the intent of this title, other ordinances, and the general plan existing at the time of the extension. (Ord. 323 §51, 1992: Ord. 270 (part), 1984)

For more information on planning and development, including the City of Angels Zoning Ordinance, go to www.angelscamp.gov, or call (209)736-1346.

VARIANCE TO CHAPTER 15.12 SIGNS AND BILLBOARDS

REQUIRED SUBMITTALS

1. **City of Angels Land Development Application**
2. **Fee** in the amount of: \$1,135.00 Deposit if no Municipal Code violation exists
\$1,650.00 Deposit if due to Municipal Code violation
3. **Statement in support of application:** Describe the project and address the facts and circumstances that would enable the Planning Commission to make all of the three findings necessary to grant the Variance. (See Page 1)
4. **Vicinity Map:** Show the nearest intersection and any landmarks; may be drawn at a small scale on the site plan.
5. **Sign Plan:** Provide two color copies of the sign elevation(s) on 8-1/2" by 11" or on 11" by 17" paper. Include the following:
 - a) accurate dimensions of sign(s),
 - b) size of lettering,
 - c) colors of background and lettering,
 - d) location(s) on building,
 - e) location and type of external lighting, and
 - f) height above finish grade.
6. For **Pole Sign(s) and Freestanding Signs**, submit a Site Plan, drawn at 1/8" = 1 foot or 1" = 10 feet, showing location of the building, property lines, sidewalks, streets and driveways, and the location of the proposed sign.