

## **ATTACHMENT 1: FINDINGS OF APPROVAL**

### **1.0 CEQA FINDINGS**

The Board of Supervisors finds that the proposed project for on-premise signs is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311. Please see Attachment 3, Notice of Exemption.

### **2.0 ADMINISTRATIVE FINDINGS**

#### **2.1 SIGN CERTIFICATE OF CONFORMANCE**

**Prior to the approval or conditional approval of an application for a Sign Certificate of Conformance, the decision-maker shall first make all of the following findings (as applicable):**

- 1. Requirement for Sign Certificate of Conformance.**
  - a. Except for the signs set out in (b), below, on any parcel of land within the unincorporated area of the County, no sign shall be erected, applied, installed, affixed, altered, relocated or projected as an image and no copy shall be changed without a Certificate of Conformance issued by the Planning Department. No Certificate of Conformance is required to change copy in previously approved changeable copy signs and off-premise signs; nor to repair, maintain or clean any existing sign.**
  - b. The following signs must conform with the regulations of this article but may be erected, installed, affixed, altered or relocated without a Certificate of Conformance from the Planning Department:**
    - i. For sale, lease or rent signs**
    - ii. Farm organization signs**
    - iii. Sale of farm products signs**
    - iv. Combination farm signs**
    - v. Temporary lot identification signs for subdivisions**
- 2. No Certificate of Conformance shall be issued unless the Director of Planning and Development first determines that the property for which the certificate is requested is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, height requirements, setbacks and any other applicable provisions of this chapter, and such zoning violations enforcement fees as established from time to time by the Board of Supervisors have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures.**

The County Board of Supervisors finds that the proposed sign requires approval of a Sign Certificate of Conformance and complies with the applicable sign regulations of Article II. As discussed in the Board Agenda Letter dated December 13, 2022, and in Section 6.4 of the staff report to the Planning Commission, dated May 24, 2022, both

incorporated herein by reference, the proposed project conforms to all laws, rules, and regulations pertaining to zoning uses, subdivisions, height requirements, setbacks, and the other applicable provisions of the Article II Coastal Zoning Ordinance. The signage will be located on an existing, permitted convenience store at an existing gas service station, does not require additional services, and complies with the development standards applicable to signs in the Summerland Community Plan area pursuant to Section 35-138 of Article II. There are also no violations on the parcel, and all processing fees have been paid to date.

## 2.2 DESIGN REVIEW FINDINGS

**A. Findings required for all Design Review applications for sites outside of the Montecito Community Plan area.** In compliance with Section 35-184.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for Design Review for sites outside of the Montecito Community Plan area, the decision-maker shall first make all of the following findings:

- 1. In areas designated as rural on the land use plan maps, the design, height, and scale of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.**

The Board of Supervisors finds that the subject property is located in an Urban area and therefore this finding is not applicable to the proposed project.

- 2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.**

The Board of Supervisors finds that the proposed signs are in conformance with the scale and character of the existing community. As discussed in the Board Agenda Letter dated December 13, 2022, and in Sections 6.3 and 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the signs comply with the sign regulations applicable to the Summerland Community Plan area as well as the Summerland Commercial Design Guidelines. Additionally, the signs are compatible with the scale and character of other signs within the commercial corridor of Summerland.

- 3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other**

**existing or permitted structures on the same site and in the area surrounding the property.**

The Board of Supervisors finds that the signs are in proportion to and in scale with other structures on the site and in the surrounding area. As discussed in the Board Agenda Letter dated December 13, 2022, and in Section 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the signs comply with the size and height requirements for signs in the Summerland Community Plan area and are compatible with other signs in the project vicinity.

**4. Mechanical and electrical and equipment shall be well integrated in the total design concept.**

The Board of Supervisors finds that there is no mechanical or other equipment proposed as part of the project. The proposed signage is externally illuminated with fully hooded goose neck light fixtures in compliance with the lighting requirements for signs in Summerland.

**5. There shall be a harmony of material, color, and composition of all sides of a structure or building.**

The Board of Supervisors finds that, as discussed in the Board Agenda Letter dated December 13, 2022, and in Sections 6.3 and 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the signs comply with the material requirements applicable to signs in the Summerland Community Plan area, pursuant to Section 35-138 of the Article II Coastal Zoning Ordinance. The material and colors of the signs are in harmony with the existing convenience store upon which they are attached.

**6. A limited number of materials will be on the exterior face of the building or structure.**

The Board of Supervisors finds that, as discussed in the Board Agenda Letter dated December 13, 2022, and in Sections 6.3 and 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the signs comply with the material requirements applicable to signs in the Summerland Community Plan area, pursuant to Section 35-138 of the Article II Coastal Zoning Ordinance.

**7. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The Board of Supervisors finds that, as discussed in the Board Agenda Letter dated December 13, 2022, and in Sections 6.3 and 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, there will be a harmonious relationship between the proposed signs and existing and adjoining development. The proposed signs are in conformance with the scale and character of other signs within the commercial corridor of Summerland, where wall signs are commonplace.

- 8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.**

The Board of Supervisors finds that the layout, orientation, and location of the proposed signs are in an appropriate and well-designed relationship to one another and to the qualities, open space of the property. The project includes one wall sign on the front of the building and one wall sign on the rear of the building. Both signs comply with the size requirements for signs in the Summerland Community Plan area set forth in Section 35-138 of the Article II Coastal Zoning Ordinance.

- 9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all plantings.**

The Board of Supervisors finds that the proposed project is limited to two wall signs and no landscaping is proposed nor required.

- 10. Signs, including their lighting, shall be well designed and shall be appropriate in size and location.**

The Board of Supervisors finds that the proposed signs, including their lighting, are well designed and appropriate in size and location. The signs comply with the size and location requirements applicable to signs in the Summerland Community Plan area. Additionally, as discussed in the Board Agenda Letter dated December 13, 2022, and in Section 6.4 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the proposed gooseneck lighting is fully hooded and directed downwards, consistent with the applicable lighting requirements set forth in Article II. The gooseneck design for the lighting is consistent with other light fixtures illuminating signs elsewhere within the commercial corridor of Summerland.

**11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-144A of this Article II.**

The Board of Supervisors finds that, as discussed in the Board Agenda Letter dated December 13, 2022, and in Section 6.3 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the proposed signs are consistent with design standards for the Summerland Community Plan area, as set forth in the Summerland Commercial Design Guidelines.

**B. Additional findings required for Board of Architectural Review applications within the Summerland Community Plan area. In compliance with Section 35-184.6.3 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for Design Review for sites within the Summerland Community Plan area, the decision-maker shall first make all of the following additional findings:**

**1. Plans for new or altered structures will be in compliance with the Summerland Residential Design Guidelines or Summerland Commercial Design Guidelines, as applicable.**

The Board of Supervisors finds that, as discussed in the Board Agenda Letter dated December 13, 2022, and in Section 6.3 of the Planning Commission staff report dated May 24, 2022, both incorporated herein by reference, the proposed signs are consistent with the Summerland Commercial Design Guidelines.

**2. Permitted encroachment of structures, fences, walls, landscaping, and other development, into existing public road rights-of-way is consistent in style with the urban and rural areas and minimizes visual or aesthetic impacts.**

The Board of Supervisors finds that the proposed signs will not encroach into the existing public road rights-of-way.

**3. Landscaping or other elements are used to minimize the visual impact of parking proposed to be located in front setback areas.**

The Board of Supervisors finds that the proposed project is limited to two wall signs and does not involve parking in the front setback.

- 4. If Monterey or Contemporary architectural styles are proposed, the design is well executed within the chosen style, and the style, mass, scale, and materials proposed are compatible with the surrounding neighborhood.**

The Board of Supervisors finds that the project is limited to two wall signs and does not involve Monterey or Contemporary architectural styles.

- 5. If located in the Rural Area:**

- 1) All structures (primary and accessory structures, including residences, garages, guest houses, barns, corrals, sheds, greenhouses, lath houses, artist studios, etc.) and private driveways are located on slopes of 20 percent or less.**
- 2) Special attention is focused on the design of future structures in order to minimize use of large vertical faces. Large understories and exposed retaining walls shall be avoided.**
- 3) All structures, fences, walls, and roofs are constructed using medium to dark earthtone colors and construction materials that are compatible with the natural surroundings.**
- 4) All colors blend in with the surrounding soils, vegetation, and rock outcroppings.**
- 5) Light colors such as white, offwhite, grey, etc., are not used.**
- 6) Night lighting is of low intensity, and is hooded, shielded, and directed away from property boundaries.**
- 7) Any necessary retaining walls shall be constructed in earthtones using materials or construction methods which create a textured effect and, where feasible, native groundcovers are planted to cover retaining walls from view.**
- 8) All cut and fill slopes are planted with native drought-tolerant groundcover immediately after grading is completed.**

**9) All mitigation measures required for minimizing impacts to agricultural resources are applied.**

The Board of Supervisors finds that the project is located within the Urban area of Summerland and therefore these findings do not apply.