

Fuel Depot/The Point Market Sign Certificate of Conformance Appeal

Case Nos. 22APL-00000-00022, 21SCC-00000-00006,
22BAR-00000-00062

2285 Lillie Avenue, Summerland

Board of Supervisors
December 13, 2022



County of Santa Barbara
Planning and Development
Steve Conner

Vicinity Map

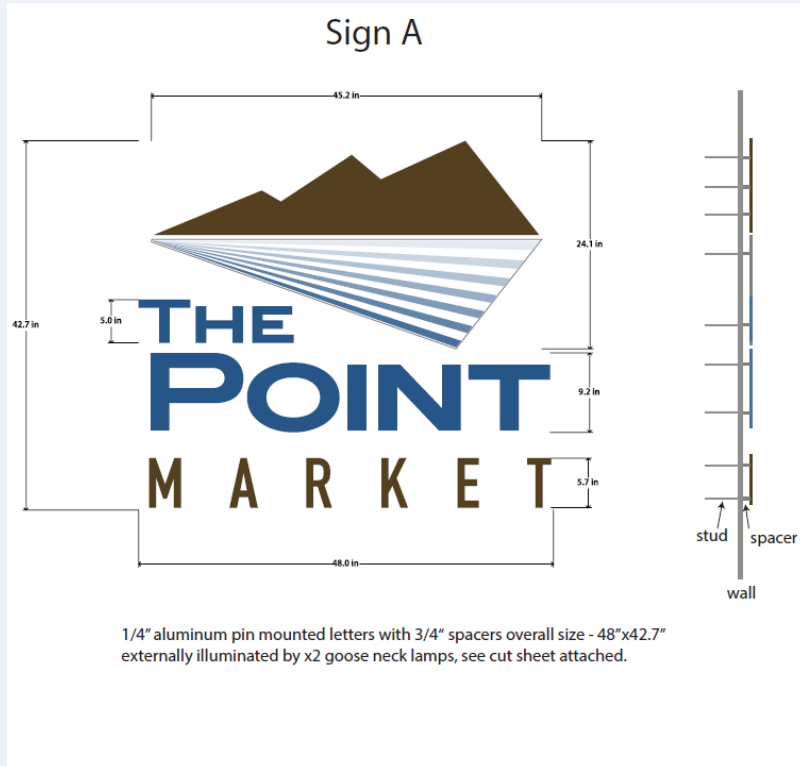


Background

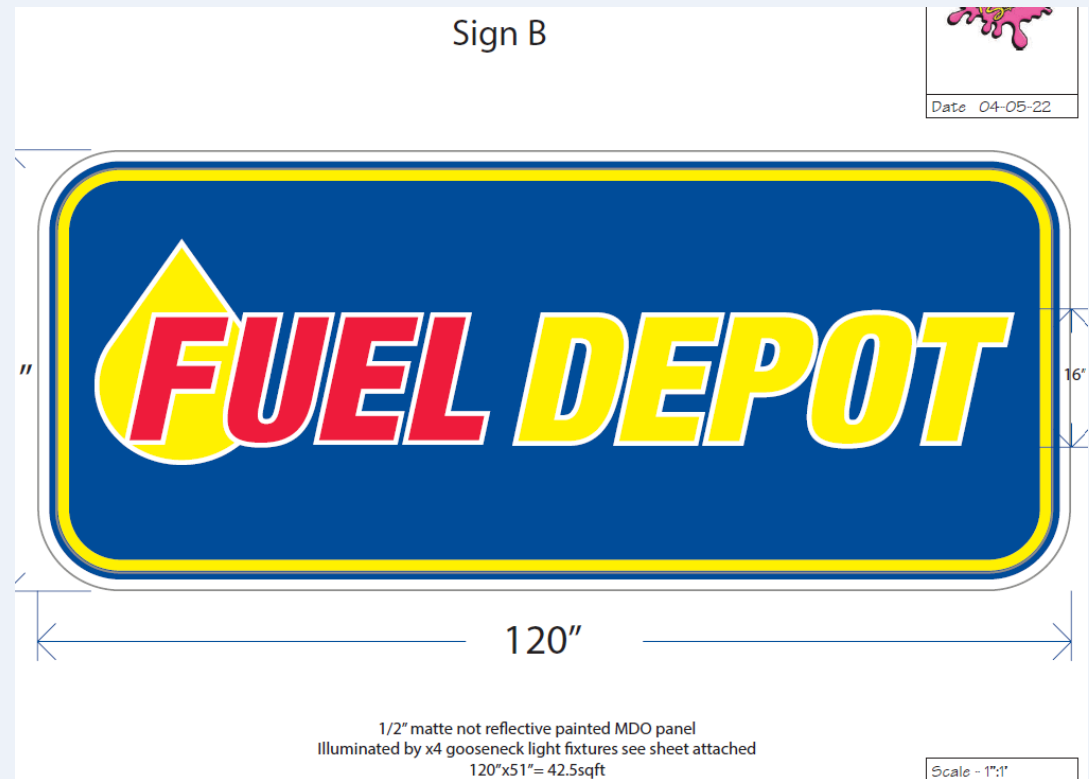
- Gas Station and Convenience Store originally approved in 1963
- Sign Certificate of Conformance – 21SCC-00000-00006
 - SBAR approved 11/5/21, P&D approved 1/3/22
 - Appealed by Summerland resident – 1/11/22
- Revised project denied by SBAR 4/15/22
 - Appealed by Applicant – 4/25/22
- Planning Commission approved SCC and Design Review *de novo* – 6/1/22
 - Appealed by Summerland Citizens Association – 6/14/22

Proposed Project

- Two new wall signs:
 - Sign A – 4' x 3.5' sign, located on front of convenience store



- Sign B – 4' x 10' sign located on rear of convenience store
- Externally lit with 10 W LED gooseneck lamps



Appeal Issues

- Fuel Depot sign location not on street frontage
 - Response:
 - Article I does not prohibit wall signs facing Highway 101
 - Existing signage on nearby properties is visible from Highway 101
- Planning Commission *de novo* findings of approval cannot be met – not in compliance
 - Response:
 - Wall signs facing Highway 101 are not prohibited by Article I or Article II
 - Findings can be made

Appeal Issues

- Property not in compliance – existing unpermitted signage
 - Response:
 - LUDC not applicable because project is in Coastal Zone
 - No evidence of existing unpermitted signs provided
- Fuel Depot sign not in conformance with surrounding properties - Design Review Findings cannot be met
 - Response:
 - Several nearby businesses have wall signs facing Highway 101 (one of which is illuminated)
 - Article II allows for external illumination of wall signs
 - Sign B complies – Article II does not prohibit 24-hour illumination of signage

Ordinance Compliance

- Signs comply with the following ordinance requirements:
 - Type – wall signs
 - Location – street frontages
 - Size – less than 60 sf combined
 - Material – painted wood or non-gloss
 - Lighting – externally lit with downward facing lights



Recommended Actions for Project Approval

1. Deny Appeal
2. Make required findings for approval of the project specified in Attachment 1 of Board Letter, including CEQA findings
3. Determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15311
4. Grant *de novo* approval of the project, Case No. 21SCC-00000-00006, subject to the conditions included as Attachment 2
5. Grant *de novo* Preliminary and Final design review approval of Case No. 22BAR-00000-00062