

SUMMERLAND CITIZENS ASSOCIATION

“Organized for the public purposes of preservation, protection, beautification and improvement of the community of Summerland and its surrounding environs.”

Articles of Incorporation

KEY ISSUES

Sign Visibility from 101 – Eyesore and Precedent

A. County and Summerland Sign and all other Ordinances Allow Wall Signs Only on Street Frontage with Public Access

** There's no public access from Highway 101, only from Lillie Ave.

** Wall Sign only allowed on North wall

** Wall Sign not allowed on South wall

B. New Sign and Lights Are Prohibited in Setback

Other Issues **Not** Before the Board – TBD

** Future SBAR Review and Permitting of Unpermitted lights

** Compliance – Excessive illumination

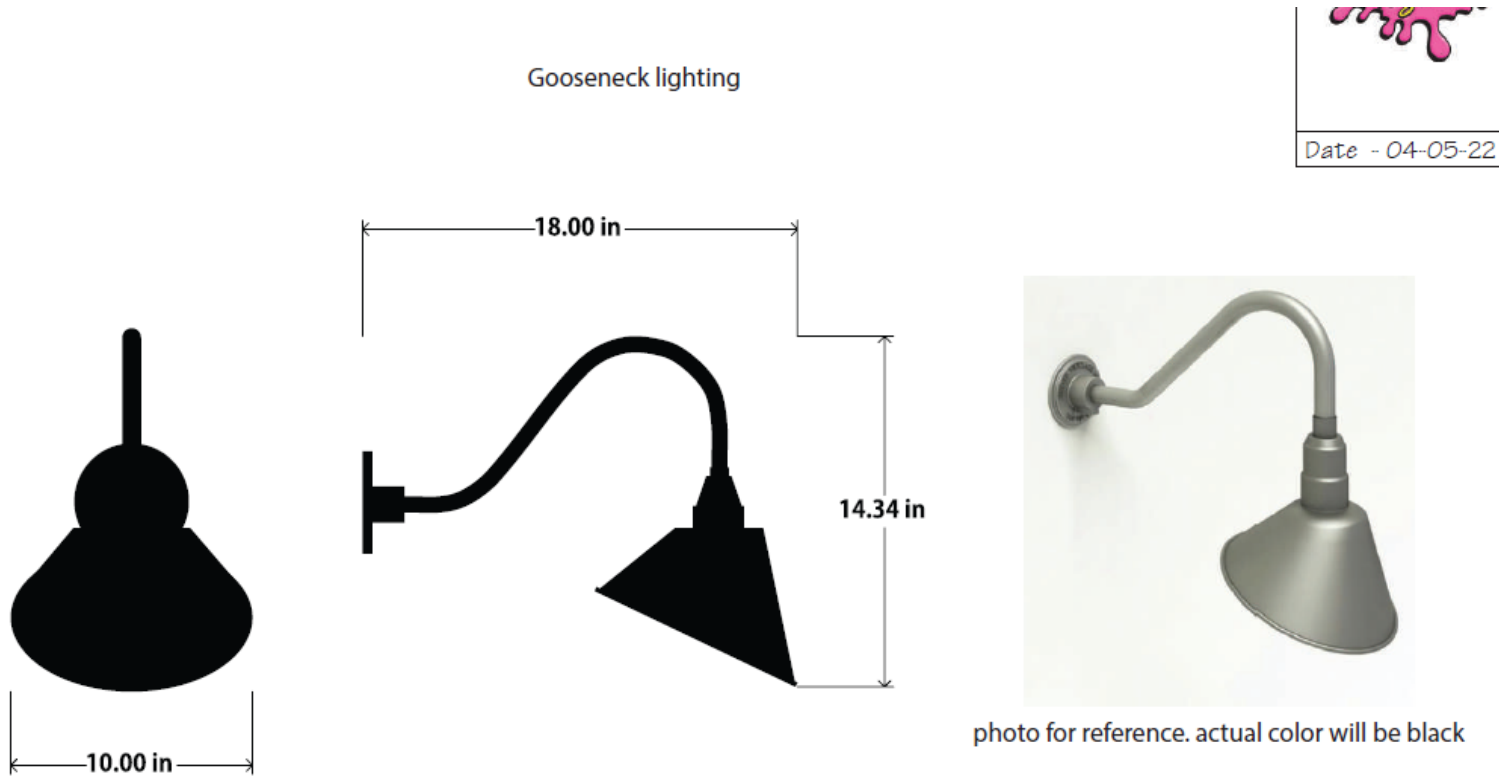
PROPOSED REAR WALL SIGN



1/2" matte not reflective painted MDO panel
Illuminated by x4 gooseneck light fixtures see sheet attached
120"x51"= 42.5sqft

Scale: 1"=1'

PROPOSED LIGHTS OVER WALL SIGN



Aluminum gooseneck fixtures, powder coated black
DARK SKIES COMPLIANT FIXTURES (FULLY SHIELDED, NO BRIGHTER THAN NECESSARY,
ONLY LIGHTS THE AREA TO BE ILLUMINATED, MINIMAL LIGHT LEAKAGE)
LED 10W Bulb equivalent to 100W incandecent bulb max per fixture
x2 fixtures per sign A
x4 fixtures per sign B

REAR WALL – FACING HIGHWAY 101



ALLOWABLE WALLS SIGN – ONLY ON STREET FRONTAGE

Wall signs are permitted “on each street frontage” Sec. 35-43.2.a (Sign Ordinance) & 35-138A.2 (CZO, incorporating Article I by reference)

Sec 35-3: Sign Ordinance Definition “Street Frontage”

Street Frontage. The footage of the property that abuts an improved street or streets open to public use to which the property has access.

Thus, Street Frontage must meet these requirements:

1. Abuts an improved street
2. That the public can use
3. That provides access to the Parcel

SGS WANTS ARTICLE II DEFINITIONS

Section 35-138. Signs and Advertising Structures.

Except as provided below, signs and advertising structures are regulated by Article 1 of this Chapter 35 of the Code of Santa Barbara County and any amendments thereto. (Amended by Ord. 4887, 06/09/2016)

A. Special Sign Standards for Summerland.

*1. Applicability. Signs within the Commercial, Industrial, and Public Utility zones located within the Summerland Community Plan area shall comply with the regulations of the other Sections of this Chapter, as well as the regulations of this Section. If there is a conflict, the regulations of this **Section** shall apply.*

QUESTION 1: Which “Section” does this refer to?

SCA contends this refers to Section 35-138, which incorporates Article 1 by reference.

Article I definitions of Street Frontage controls.

SGS contends the term “Section” actually means this Subsection (35-138.A.1) applies in a conflict, than Article II definitions apply.

SGS argument requires Board to interpret term “Section” to mean “Subsection” in order to avoid Article I definition of Street Frontage

ARTICLE II DEFINITION INCLUDES PUBLIC ACCESS REQUIREMENT

Sec. 35-38 (Article II) definitions in order listed in Article II:

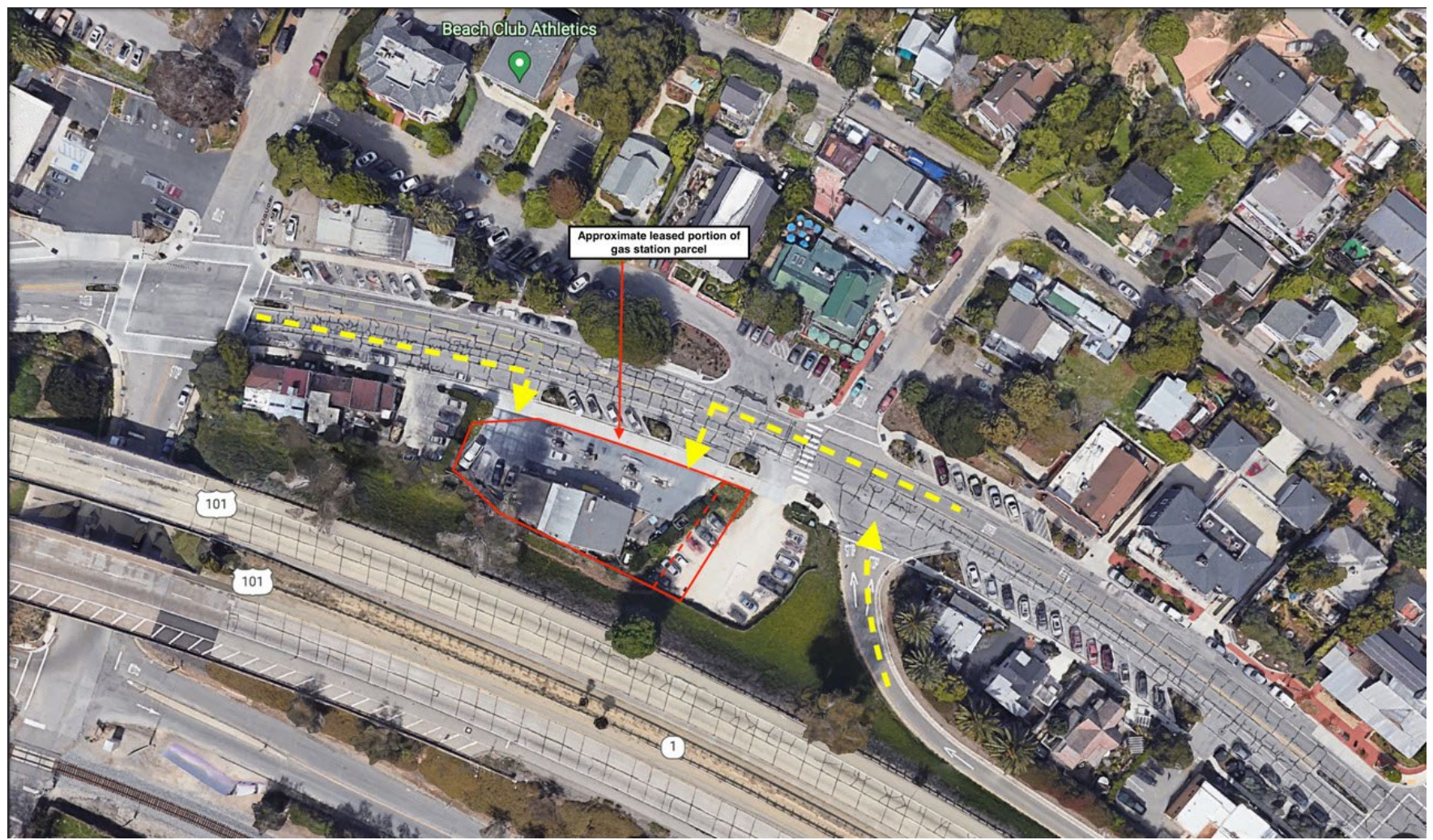
Street: A permanently reserved, public or private right-of-way which affords the public a principal means of vehicular access to abutting or adjacent property, not including alleys or driveways as defined herein. The service or frontage road of a freeway or limited access highway shall be considered as a street separate from such freeway or highway.

Street Frontage: The portion of a property abutting a public or private street.

SGS omits Article II's definition of "Street", despite use of the term in "Street Frontage"

If Article II does control, definition of Street Frontage cannot ignore the definition of a Street, thus the Public Access element is present, and all sections of the Code are harmonized

PUBLIC SITE ACCESS – ONLY FROM LILLIE AVE.

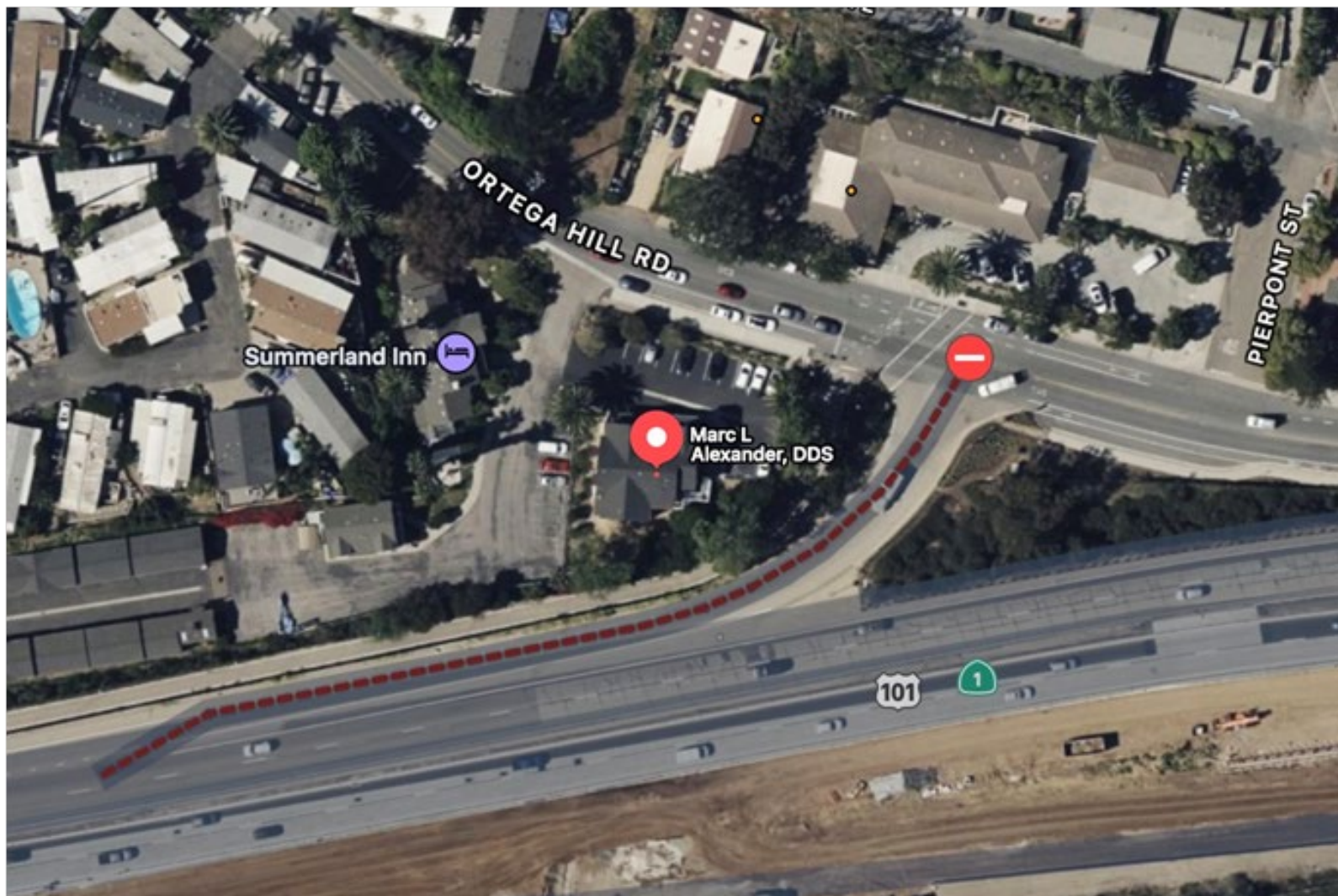




OTHER SIGNS VISIBLE
FROM FREEWAY –
BIKINI FACTORY AND
RED KETTLE

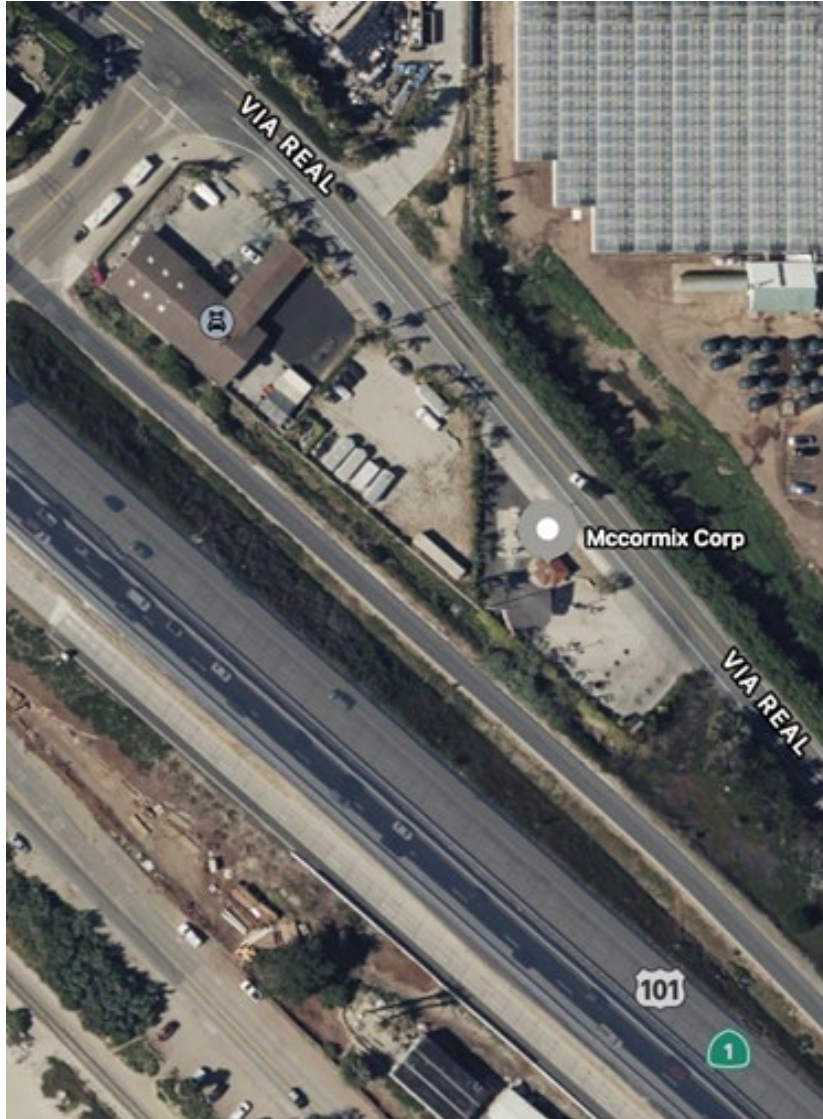
NOT ON REAR
(SOUTH) WALLS
** ON FRONT
(NORTH) AND
** SIDE (EAST)

OTHER SIGNS VISIBLE FROM FREEWAY – ACCESS ROAD BETWEEN SUMMERLAND INN AND DDS



OTHER SIGNS VISIBLE FROM FREEWAY – SURF HAPPENS – INTERVENING ACCESS ROAD – CARPINTERIA AREA





OTHER SIGNS
VISIBLE FROM
FREEWAY –
MCCORMIX POLE
SIGN,
CARPINTERIA
AREA

SUMMERLAND COMMUNITY PLAN

Policy VIS-S-3: protect public views from the highway to the foothills

Actions VIS-S-2.1:

Protect the scenic character of Summerland;

Preserve the architectural, rural and historic qualities of Summerland;

Promote visual relief throughout the community by preservation of scenic ocean and mountain vista, creation of open space, and variation of styles of architecture, setbacks, and landscaping;

Promote high standards of architectural design and the construction of aesthetically pleasing structures;

Encourage the protection of public views;

Encourage the development of attractive and appropriate commercial facilities and the signage therein;

CONCLUSION – REAR WALL SIGNS REQUIRE STREET FRONTAGE

Policy Considerations: Disfavor garish wall signs on buildings abutting the Freeway Countywide, and Particularly in Summerland

Ordinances: Disallow Rear Wall Signs if no public access from street frontage

** Sign Ordinance (Article I) requires Street Frontage for Wall Signs

** LUDC Requires Street Frontage for Wall Signs

** Article II definitions of Street and Street Frontage Require Public Access for Wall signs

*** Summerland has always had more rigorous Sign Standards

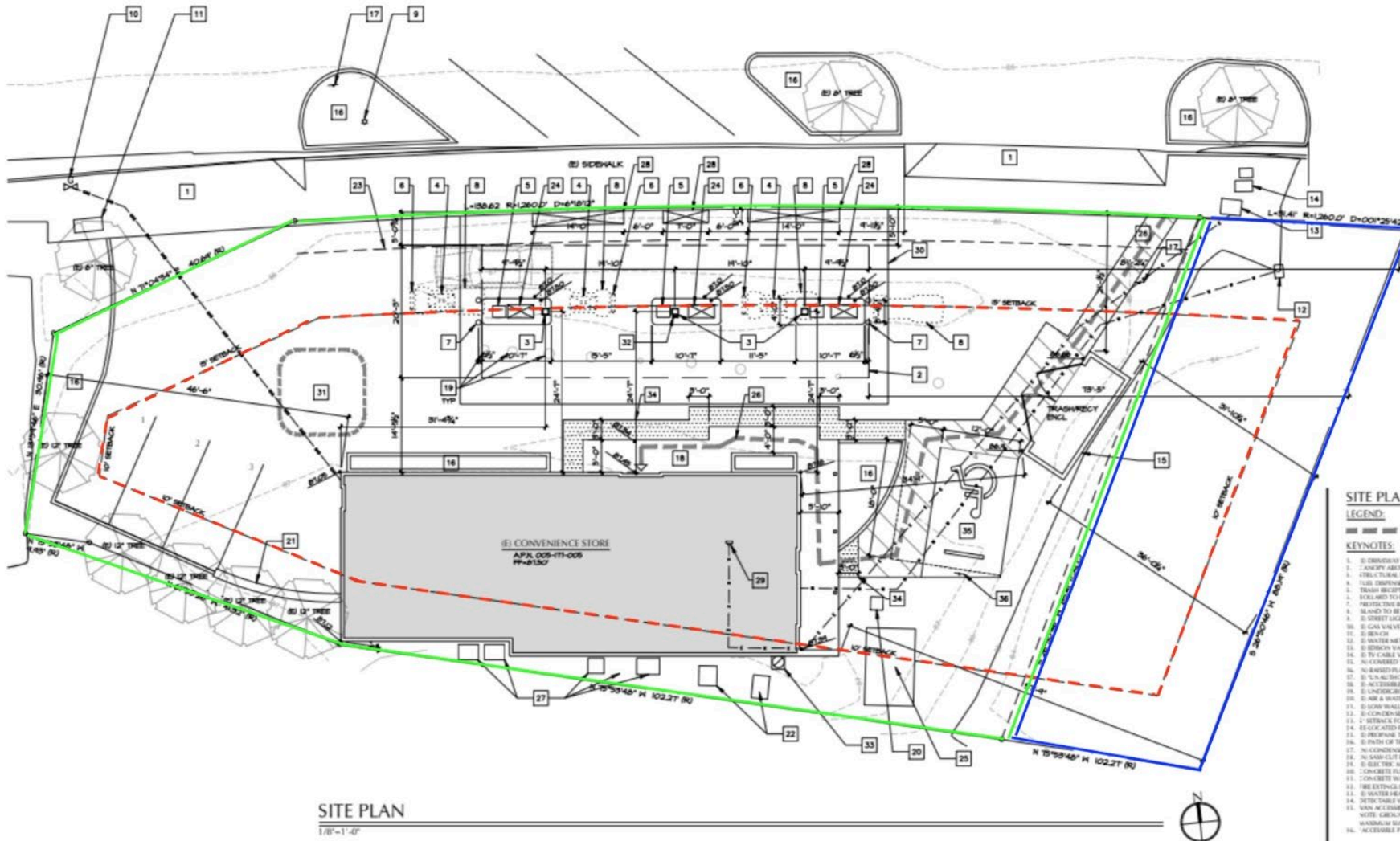
*** SGS' interpretation weakens sign standards only in Summerland!

The SGS Rear Wall sign is not allowable or appropriate

NO ENLARGEMENT OF STRUCTURE IN SETBACK ALLOWED

Section 35-162 CZO: “If a building or structure is conforming as to use but **nonconforming as to setbacks**, [. . .], such structure may remain [. . .], subject to the following regulations.

[. . .] **a nonconforming structure shall not be enlarged, extended, moved, or structurally altered unless the enlargement, extension, etc., complies with the [. . .] setback**, and other requirements of this Article.



SITE PLAN
1/8"=1'-0"

- Leased to Channel Auto Services
- - - Parcel Setbacks
- Leased to Summerland Beach Cafe & Sweetwheel Farm

SITE PLAN NOTES:

- LEGEND:**
- ACCESSIBLE PATH OF TRAVEL TO CURB W/ CURB CUT-UPS AND ALL SURFACE TRANS INCLUSIONS: SEE DETAIL SUG.1, SLP RESISTANT SURFACES, LEVEL CHANGES, ETC.
- KEYNOTES:**
1. (E) EXISTING ASPHALT
 2. EXISTING DRIVE
 3. EXISTING SIDEWALK
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SITE PLAN

2180P-00021 & 00107

Revised:

7-14-2020
7-15-2020
8-28-2020
9-10-2020
9-14-2020
9-28-2020
10-19-2020
12-18-2020
2-22-2021
3-3-2021
3-10-2021
4-26-2021
5-5-2021
5-12-2021
6-7-2021
6-17-2021
6-24-2021
8-17-2021
9-23-2021
10-5-2021

SCA'S REQUEST

Make the narrow decision that no sign is allowable on the rear wall of the Summerland Gas Station for the reasons stated herein,

Direct Staff and the applicant to:

Revise the Sign and Lighting Plans,

Eliminate the Rear Wall Sign for review and approval by SBAR, and

Resolve other outstanding lighting, signage and landscaping changes.