

SIGN CERTIFICATE OF CONFORMANCE

Case No.: 21SCC-00000-00006

Project Name: Fuel Depot/The Point Signs

Project Address: 2285 Lillie Avenue

A.P.N.: 075-121-006

Related BAR Case: 22BAR-00000-00062

Related Discretionary Case: N/A



The Board of Supervisors hereby approves and issues a Sign Certificate of Conformance for the sign(s) described below, based upon the project's consistency with Article I (Sign Regulations) of Chapter 35 of the County Code and subject to the attached terms and conditions.

APPROVAL/ISSUANCE DATE: December 13, 2022

APPEAL PERIOD EXPIRATION DATE: December 13, 2022

NOTE: This final issuance may not be appealed.

ZONE DISTRICT: C-1

SIGN DESCRIPTION SUMMARY: The Project is a request for two walls signs (A – The Point Market, B – Fuel Depot), and associated light fixtures. The following structures exist on the parcel currently: convenience store (The Point Market), fuel dispensers, canopy, and trash enclosures. Wall sign ‘A’ measures 14.2 sq. ft. and will be externally illuminated by two gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘A’ will be constructed of non-reflective aluminum pin letters, and affixed to the front of the existing convenience store. Wall sign ‘B’ measures 42.5 sq. ft., and will be externally illuminated by four gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘B’ will be constructed of a Medium Density Overlay (MDO) panel (i.e. weather resistant plywood), painted with matte colors, and affixed to the rear of the existing convenience store.

PROJECT SPECIFIC CONDITIONS: See Attachment A

TERMS OF PERMIT ISSUANCE:

NOTE: This Sign Certificate of Conformance serves as the Approval and Issuance for the sign(s) listed above. Issuance of a permit for this project does not allow construction or use outside of the project description, or terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

Print Name

Signature

Date

Planning & Development Issuance by:

Planner	Date
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ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This SCC is based upon and limited to compliance with the project description and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The Project is a request for two walls signs (A – The Point Market, B – Fuel Depot), and associated light fixtures. The following structures exist on the parcel currently: convenience store (The Point Market), fuel dispensers, canopy, and trash enclosures. Wall sign ‘A’ measures 14.2 sq. ft. and will be externally illuminated by two gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘A’ will be constructed of non-reflective aluminum pin letters, and affixed to the front of the existing convenience store. Wall sign ‘B’ measures 42.5 sq. ft., and will be externally illuminated by four gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘B’ will be constructed of a Medium Density Overlay (MDO) panel (i.e. weather resistant plywood), painted with matte colors, and affixed to the rear of the existing convenience store. The property is a 0.38-acre parcel zoned C-1 and shown as Assessor’s Parcel Number 005-177-005 located at 2285 Lillie Avenue in the Summerland area, First Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to Case No. 22BAR-00000-

00062.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to Building Permit issuance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to Building Inspection staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10a Lighting:** The Owner/Applicant shall ensure any exterior night lighting, including driveway and walkway lighting installed on the project site is dark sky compliant per Section 35-191.9 of the Article II Coastal Zoning Ordinance. All lighting fixtures shall be fully shielded/full cut-off (having a solid barrier that emits no light rays above the horizontal plane and effectively obscures the visibility of the lamp). Lighting shall be of low intensity, the minimum wattage needed, and of minimum height. Up-light illumination of any landscaping and building facades is not permitted. Floodlight type lighting fixtures are not permitted. The Owner/Applicant shall install motion sensors or otherwise ensure lights are dimmed after 9:00 p.m. All illuminated advertising signs on and off premises shall be off between 11:00 p.m. and sunrise, except that on-premises signs may be illuminated while the business is open to the public.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and including the following:

- a. Plans showing the locations of all outdoor lighting fixtures.
- b. Description of the outdoor lighting fixtures including manufacturers catalog cuts and drawings. Descriptions and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

TIMING: P&D shall review a Lighting Plan for compliance with this measure prior to Building Permit issuance.

MONITORING: Building and Safety inspection staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

5. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable

Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

MONITORING: Building inspectors shall spot check and respond to complaints.

County Rules and Regulation

- 6. Rules-01 Effective Date-Not Appealable to CCC:** This SCC shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit.
- 7. Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 8. Rules-23 Processing Fees Required:** Prior to issuance of the SCC, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 9. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 10. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.