



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of April 21, 2016 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

CALL TO ORDER

Chair Foster Reif

PLEDGE OF ALLEGIANCE

Vice Chair Mercado

ROLL CALL

Commissioners Brian Dunstan, Dan Heedy, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of April 7, 2016**

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

- 2. Resolution No. 16-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”**
❖ *Staff Contact (Marc Bierdzinski City Manager)*

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, May 5, 2016 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of April 7, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Reif called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Padilla led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Joe Padilla
Vice Chair Art Mercado and Chair Foster Reif

Absent: Commissioner Brian Dunstan

Staff: City Manager Marc Bierdzinski
Contract Planner Irma Tucker
Assistant Planner Andrea Olson
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

The Agenda was re-ordered to allow item #4 to be heard before item #2.

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of March 17, 2016

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to approve the Minutes of March 17, 2016

VOTE:

Motion passed by 3-0 voice vote with abstention from Commissioner Heedy due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS**4. Conceptual Review of the Commons Project****RECOMMENDATION:**

That the Planning Commission review the concept and provide comments to the applicant regarding the project.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Conceptual Project Plans)

STAFF REPORT:

Contract Planner Irma Tucker presented the staff report.

SPEAKERS/DISCUSSION:

Don Conner, Applicant and Don Weber, Architect, explained the design vision of the project to provide a community destination incorporating food, crafts, wine, gathering spaces and other amenities all in one place.

Finn Runge, 546 Blue Blossom Way, Buellton, addressed the Commission voicing concerns regarding parking, traffic and security.

The Commission spoke favorably of the concept project and provided comments to the Applicant on the following:

- Architectural style
- Like “artisan” feel of project
- Night sky friendly lighting
- Provide amenities such as Wi-Fi
- Pros and cons of the rendered water tower at entrance

- The effect of the project on the Avenue of Flags Specific Plan

NEW PUBLIC HEARINGS

2. **Resolution No. 16-02 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor’s Parcel Number 099-690-037), and Making Findings in Support Thereof”**

Commissioner Padilla recused himself from the Dais due to the proximity of his employment to the proposed projects being presented in items #2 and #3.

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-02, “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (16-DPM-01) to an Approved Final Development Plan (12-FDP-01) to Allow a Reduced Front Yard Setback and Landscape Area at 73 Industrial Way (Assessor’s Parcel Number 099-690-037), and Making Findings in Support Thereof” by title only and waive further reading.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Site Plan & Elevations dated February 22, 2016, Operation & Maintenance Plan)
Resolution No. 16-02

STAFF REPORT:

Contract Planner Irma presented the staff report and distributed a Memorandum dated April 7, 2016 recommending that the Commission include when considering adoption of Resolution No. 16-02, the following in General Provisions, Condition 4 of the Modified Conditions of Approval:

“4. Modification to General Provision 5 of approved Final Development Plan 12-FDP-01, with added wording underlined;” as per the Memorandum.

SPEAKERS/DISCUSSION:

Chair Reif opened the Public Hearing at 7:25 p.m.

Michael Holloway, DHMA Architects introduced himself to the Commission and stated that he is available to answer questions.

Chair Reif closed the Public Hearing at 7:27 p.m.

MOTION:

Chair Reif moved and Vice Chair Mercado seconded the motion to adopt Resolution No. 16-02 by title only and waive further reading with additional wording to Condition #4 of

the Modified Conditions of Approval and correcting the reduced setback to 3 feet 5 inches.

VOTE:

Motion passed by a 3-0 roll call vote.

OTHER BUSINESS

3. Conceptual Review of Figueroa Mountain Brewery Final Development Plan

RECOMMENDATION:

That the Planning Commission review the concept and provide comments to the applicant regarding the project.

DOCUMENTS:

Planning Department Staff Report with attachments (Vicinity Map, Conceptual Project Plans)

STAFF REPORT:

Contract Planner Irma presented the staff report.

SPEAKERS/DISCUSSION:

Michael Holloway, DHMA Architects, presented an overview of the proposed expansion to Figueroa Mountain Brewery.

Jaime Diethofer, Owner, Figueroa Mountain Brewery, described the history of Figueroa Mountain Brewery highlighting the local heritage, the use of local art and imagery in their labels and advertising, being a local employer and winner of many National Awards.

The Commission spoke favorably of the concept project and provided comments to the Applicant on the following:

- Addressing outdoor music in the development plan
- Suggest LEED certification
- Architecture; Agrarian more desirable than Western

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Reif adjourned the meeting at 8:03 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 21, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

The audio portion of this Planning Commission Meeting is available on the City's website.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Marc P. Bierdzinski, City Manager/Planning Director

Date: April 21, 2016

Subject: Resolution No. 16-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

The City Council and Planning Commission directed staff to research and modify the Community ID Sign regulations to reflect the desires of the community and to ensure the sign does not trigger the Outdoor Advertising Act. Attached is a memo from the City Attorney addressing the commercial aspects of the sign (Attachment 1).

Based on the analysis from the City Attorney and input from the Planning Commission in March, the following changes to the Community ID Signs regulations are recommended. Additions are underlined and deletions are in ~~strikeout~~.

19.04.170 Sign Title

E. Prohibited Signs

6. Off-Premise Signs. Signs that advertise a business, activity or service that is not offered or sold on the premises, including billboards, except that the following are allowed:

d. A community identification sign that identifies Buellton to freeway travellers under the following conditions:

i. Only one community identification sign shall be permitted (existing vested billboards do not count against this total).

- ii. The sign shall be located within 100 feet of Highway 101 and is only allowed in the CR and M zoning districts.
- iii. The sign shall be a maximum of 35 feet in height and the sign area shall be a maximum of 1,200 square feet.
- iv. All lighting shall be directed downward.
- v. The ~~primary~~ copy of the sign shall be the identification of Buellton to freeway travelers and for promotion of non-profit events. No commercial advertising is permitted. ~~However, a maximum of two Buellton or Santa Ynez Valley businesses or community organizations may be listed on each face of the sign. Each business shall be limited to a maximum of 1/3 of the area of the sign.~~
- vi. The sign shall be approved pursuant to the Planning Commission Exemption process identified in Section 19.04.174(A)(2) of this title.
- vii. The sign shall be for non-profit purposes and shall be sponsored by the City of Buellton or the Buellton Chamber of Commerce/Visitor's Bureau.
- viii. ~~Businesses to be located on the sign shall be approved by the Buellton Chamber of Commerce/Visitor's Bureau upon a recommendation from the City's Economic Development Task Force.~~
- viii. No digital signs are permitted.
- ix. Maintenance of the sign shall be in accordance with Section 19.04.174(C) of this Title

The Planning Commission asked for clarification from the City Attorney on two additional questions. The questions and answers are noted below.

- If a non-profit pays for an event on the sign does that trigger Outdoor Advertising Act? *No. There is nothing in the Outdoor Advertising Act that pertains to the financing behind the sign.*
- If a non-profit event is sponsored by a commercial entity but the commercial entity is not on the sign does that also trigger the Outdoor Advertising Act? *No. As long it is just the event, and there is no reference to the sponsor, there is no problem.*

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission consider adoption of Resolution No. 16-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof”

ATTACHMENTS

Attachment 1 – Memo from the City Attorney
Resolution No. 16-03 with Exhibit A

MEMORANDUM

TO: Marc P. Bierdzinski, City Manager
FROM: Stephen A. McEwen, City Attorney
DATE: July 27, 2015
RE: Business Advertisement on Community Identification Sign

The City has inquired into the potential legal ramifications if the City allows local businesses to advertise on a community identification sign owned by the Chamber of Commerce located along Highway 101 in Buellton. City officials have specifically questioned whether allowing this would open the door to commercial billboards along the freeway. This memorandum addresses the legal issues that may arise if the City allows businesses to advertise on the community identification sign, focusing on the issue of freeway-oriented billboards.

I. QUESTION PRESENTED

What legal ramifications could occur if the City allows businesses to be listed on the community identification sign?

II. SHORT ANSWER

If businesses are identified on the sign, the sign will be subject to the requirements of the Outdoor Advertising Act. The Act prohibits off-premises signs from being installed within 660 feet of the edge of the right-of-way of interstate or primary highways. The City's Sign Code requires the community identification sign to be located within 100 feet of Highway 101. Thus, allowing businesses to be identified on the sign will be a violation of the Act and the Department of Transportation will likely not issue a permit to the Chamber authorizing the installation of the sign. If the sign is installed without a permit from the Department of Transportation, the Department may issue a citation with penalties to the owner of the sign and if the sign is not brought into compliance in the time given in the citation, the Department may remove the sign.

In addition, the inclusion of businesses on the community identification sign is a significant exception to the billboard prohibition. Such an exception potentially exposes the Sign Code to First Amendment challenges. An exception to a general commercial speech restriction is invalid if it undermines and counteracts the stated purpose of the regulation. Here, allowing what amounts to a commercial billboard potentially

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undermines the City's stated goal of promoting aesthetics and safety through a prohibition on off-site billboards.

III. ANALYSIS

A. SIGN CODE

The City's Sign Code (Sections 19.04.170 through 19.04.176 of the Municipal Code) prohibits "signs that advertise a business, activity or service that is not offered or sold on the premises" where the sign is located ("off-premises signs"), including billboards, with certain exceptions. One exception is for a "community identification sign" identifying the City to freeway travelers that meets the requirements of Section 17.04.170(E)(6)(d). This exception allows the community identification sign to list up to two Buellton or Santa Ynez Valley businesses or community organizations on each sign face. The Chamber of Commerce selects the businesses that may appear on the sign after receiving a recommendation from the City's economic development task force. Nonetheless, the Sign Code requires that the community identification sign be for a "non-profit purpose."

The community identification sign is to be approved by the planning commission utilizing the exemption process detailed in Section 17.04.174(A)(2). The exemption process requires a noticed public hearing and that three findings be made to support the granting of the exemption:

- “1. The existing standards do not allow for effective business identification due to a special (physical) circumstance applicable to the site,
2. All other alternatives within the established sign standards have been examined, and the results would still not provide effective business identification, and
3. The resulting sign proposal is visually compatible with the existing site and surroundings, and meets the intents and purposes of this chapter.”

Thus, under the Sign Ordinance, the City may allow up to four businesses to be identified on the community identification sign, provided that the sign still has a "non-profit purpose" and the planning commission is able to make the findings required by Section 17.04.174(A)(2).

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B. OUTDOOR ADVERTISING ACT

Business and Professions Code sections 5200-5486 constitute the "Outdoor Advertising Act," and impose regulations on outdoor advertising displays, which includes "advertising structures" and "signs." The Act exempts the following from the definition of "advertising structure" and "sign:" structures or signs near a city boundary, which contain the name of the city and the names of, or any other information regarding, "civic, fraternal or religious organizations located within that city." (Business & Professions Code §§ 5203, 5221). Signs subject to the Act cannot be installed without first obtaining a permit from the Department of Transportation. (Business & Professions Code § 5350).

Therefore, if the community identification sign is located near the City's limits, it may be exempt from the Outdoor Advertising Act. However, if businesses are identified on the sign, it will lose that exemption and the Chamber of Commerce must get a permit from the Department of Transportation to install the sign.

One of the regulations within the Outdoor Advertising Act specifically prohibits off-premises signs from being "placed or maintained within 660 feet from the edge of the right-of-way of...any interstate or primary highway..." (Business & Professions Code § 5405). In addition, the Act prohibits a city from allowing any advertising display to be placed or maintained in a way that violates the Act. (Business & Professions Code § 5230).

Section 19.04.170(E)(6)(d)(ii) of the Sign Code states that the community identification sign is to be located within 100 feet of Highway 101. Since the Outdoor Advertising Act prohibits advertising displays that are within 660 feet of the edge of the right-of-way of any interstate or primary highway, the proposed community identification sign will be in violation of the Outdoor Advertising Act unless the sign is exempt from the Act. As stated above, the community identification sign may only be exempt from the Act if it is located near the City's limits and identifies the City and civic, fraternal or religious organizations located within the City. If businesses are proposed to be identified on the sign, the sign will not be exempt from the Act, and its location within 100 feet of Highway 101 will be a violation of the Act. As a result, the Department of Transportation will not issue a permit to the Chamber allowing the sign to be installed.

If the community identification sign is installed in violation of the Outdoor Advertising Act, the Department of Transportation may issue a citation and statutory penalties on the owner of the sign, and if the violation is not corrected in the time given the Department of Transportation may remove the sign. (4 CCR 244).

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C. FIRST AMENDMENT ISSUES

Expression related solely to the economic interests of the speaker and its audience is commercial speech, which receives less constitutional protection than other forms of expression. (*Central Hudson Gas & Electric Corp. v. Public Service Commission of New York* (1980) 447 U.S. 557, 561.) In fact, commercial speech may be forbidden, where as other forms of constitutionally guaranteed expression may not be. (*Id.* at pp. 562-563.) To satisfy the First Amendment, a commercial speech regulation must (1) assert a substantial City interest, (2) directly advance that interest, and (3) be the least restrictive means to achieve the City's objective. (*Id.* at p. 564.)

It is well established that local governments have substantial interests in aesthetics and safety and that these interests will support billboard restrictions, including bans on off-site billboards. (*Metromedia, Inc. v. City of San Diego* (1981) 453 U.S. 490, 508-510.) However, a city "may diminish the credibility of [its] rationale for restricting speech in the first place" where it exempts some speech from the general restriction. (*Metro Lights, L.L.C. v. City of Los Angeles* (9th Cir. 2009) 551 F.3d 898, 905.) "[A] regulation may have exceptions that undermine and counteract the interest the government claims it adopted the law to further; such a regulation cannot directly and materially advance its aim," and is, therefore, unconstitutionally underinclusive. (*Ibid.*) A regulation may be unconstitutionally underinclusive if it "is so pierced by exceptions and inconsistencies" that it cannot advance the government's interest in the regulation. (*Greater New Orleans Broad Ass'n, Inc. v. United States* (1999) 527 U.S. 173, 190.)

Under these principles, the question is whether the City undermines its interest in aesthetics and safety by permitting the community identification sign to include commercial advertising. Based on available facts, it is difficult to conceive a meaningful distinction between a community identification sign with two local businesses and a typical commercial billboard, which the Sign Code prohibits. Both signs would likely have the same aesthetic and safety effects that the City is trying to avoid through its Sign Code regulations. Furthermore, the selection process for businesses on the community identification sign requires a recommendation by the City's economic development task force. Under this process, the selection of businesses is not necessarily neutral but could be used to advance particular commercial messages over others. For these reasons, the City could face a significant First Amendment challenge by billboard owners. While the outcome of such a challenge is uncertain and could depend on the circumstances of the party bringing the lawsuit, we note that billboard companies have a largely successful track record in First Amendment litigation and that defending against First Amendment claims can be costly.

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IV. CONCLUSION

The regulations for the community identification sign in the City's Sign Code are not entirely consistent with the requirements of the Outdoor Advertising Act. In order to maintain consistency with the Outdoor Advertising Act, the community identification sign must either be located more than 660 feet from the edge of the Highway 101 right-of-way, or the sign must not identify any businesses. Furthermore, the inclusion of businesses on the sign would likely result in a First Amendment challenge. Based on the available facts, it appears that such a challenge would be successful.

Planning Commission Resolution No. 16-03

A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (16-ZOA-01) Relating to Section 19.04.170.E.6.d, Community Identification Signs, and Making Findings in Support Thereof

WHEREAS, the City Council and Planning Commission directed staff to research and modify the Community ID Sign regulations to reflect the desires of the community and to ensure the sign it does not trigger the Outdoor Advertising Act; and

WHEREAS, all legal prerequisites have occurred prior to adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION DOES RESOLVE, DECLARE, DETERMINE, AND REQUEST AS FOLLOWS:

SECTION 1: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the Planning Commission considered the following:
 - 1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on April 21, 2016 (“Public Hearing”).
 - 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
 - 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That staff report submitted by the Planning Department dated April 21, 2016 (the “Staff Report”).

- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:
 - 1. A notice was published in a newspaper on April 7, 2016 (the “Public Notice”), a minimum of ten (10) days in advance of the April 21, 2016, Public Hearing.

2. The Public Notice and Agenda for the Public Hearing was posted in three conspicuous public places on April 7, 2016, a minimum of 10 days before the April 21, 2016, Public Hearing.

C. **Environmental Clearance.** This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

D. **Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the Planning Commission does hereby declare as follows:

1. **Zoning Ordinance Amendments.**

a. **Findings:**

- i. The Amendment is in the interests of the general community welfare as it promotes economic development.
- ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
- iii. The Amendment is consistent with good zoning and planning practices.

SECTION 2. The Planning Commission hereby recommends that the City Council adopt an ordinance to amend Title 19 of the Buellton Municipal Code in accordance with the changes noted on Exhibit A to this resolution.

SECTION 3. The Planning Commission Secretary shall certify as to the adoption of this Resolution and shall cause the same to be transmitted to the City Clerk for consideration by the City Council.

PASSED, APPROVED, AND ADOPTED this 21st day of April 2016.

Foster Reif, Chairman

ATTEST:

Clare Barcelona, Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 16-03 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 21st day of April 2016, by the following vote, to wit:

AYES: 0

NOES: 0

ABSENT: 0

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of April 2016.

Clare Barcelona
Planning Commission Secretary

EXHIBIT A

Additions are underlined and deletions are in strikethrough.

19.04.170 Sign Title

E. Prohibited Signs

6. Off-Premise Signs. Signs that advertise a business, activity or service that is not offered or sold on the premises, including billboards, except that the following are allowed:

d. A community identification sign that identifies Buellton to freeway travellers under the following conditions:

- i. Only one community identification sign shall be permitted (existing vested billboards do not count against this total).
- ii. The sign shall be located within 100 feet of Highway 101 and is only allowed in the CR and M zoning districts.
- iii. The sign shall be a maximum of 35 feet in height and the sign area shall be a maximum of 1,200 square feet.
- iv. All lighting shall be directed downward.
- v. The primary copy of the sign shall be the identification of Buellton to freeway travelers and for promotion of non-profit events. No commercial advertising is permitted. ~~However, a maximum of two Buellton or Santa Ynez Valley businesses or community organizations may be listed on each face of the sign. Each business shall be limited to a maximum of 1/3 of the area of the sign.~~
- vi. The sign shall be approved pursuant to the Planning Commission Exemption process identified in Section 19.04.174(A)(2) of this title.
- vii. The sign shall be for non-profit purposes and shall be sponsored by the City of Buellton or the Buellton Chamber of Commerce/Visitor's Bureau.
- ~~viii. Businesses to be located on the sign shall be approved by the Buellton Chamber of Commerce/Visitor's Bureau upon a recommendation from the City's Economic Development Task Force.~~
- viii. No digital signs are permitted.
- ix. Maintenance of the sign shall be in accordance with Section 19.04.174(C) of this Title