



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of April 5, 2012 – 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 Fussel

PLEDGE OF ALLEGIANCE

Commissioner Witcher

ROLL CALL

Commissioners Craig Adams, Foster Reif, Gerald Witcher, Vice Chair Art Mercado and Chair Jason Fussel

REORDERING OF AGENDA

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of March 15, 2012**

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. 12-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Sign Ordinance Exemption (12-EXP-01) for an**

Off-Premise Sign on a 0.97 Acre Site Located at 291 Industrial Way (APN 099-690-027), and Making Findings in Support Thereof”

This item pertains to an application for a Sign Ordinance Exemption. The request is for a 42 square foot double sided monument sign to be located on the vacant lot located at the southwest corner of Industrial Way and Highway 246. *(Staff Contact: Angela Perez)*

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, April 19, 2012, 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.

AFFIDAVIT OF POSTING

I, Clare Barcelona, City of Buellton Planning Department, declare as follows:

On Thursday, March 29, 2012 by or before 6:00 p.m., I posted a true and correct copy of the Agenda for the Regular Planning Commission Meeting at **6:00 p.m. on Thursday, April 5, 2012**. That in compliance with City Resolution No. 98-19 adopted June 9, 1998, the above listed document was caused to be posted in three (3) places in the City of Buellton.

City Hall
107 West Highway 246
Buellton, CA 93427

Buellton Library/Council
Chambers
140 West Highway 246
Buellton, CA 93427

Albertson's Market
Buellton Town Center
222 East Highway 246
Buellton, CA 93427

Executed on March 29, 2012 at Buellton, California. I declare under penalty of perjury that the foregoing is true and correct.

Clare Barcelona
Planning Commission Secretary

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the Planning Department Office at (805) 688-7474 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of March 15, 2012 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Adams led the Pledge of Allegiance

ROLL CALL

Present: Commissioner Craig Adams, Vice Chair Art Mercado and Chair Jason Fussel

Absent: Commissioners Foster Reif and Gerald Witcher

Staff: Planning Director Marc Bierdzinski
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of February 16, 2012

MOTION:

Chair Fussel moved and Commissioner Adams seconded the motion to approve the Minutes of February 16, 2012.

VOTE:

Motion passed by 3-0 voice vote

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS**2. Preliminary Review of the Petersen Development Plans, 12-FDP-01 and 12-PDP-01**

Planning Director Bierdzinski presented the Staff Report outlining the proposed project stating that Staff has concerns in regards to the lighting and noise associated with the proposed Figueroa Mountain Brewery outdoor area.

Commissioner Reif submitted an email with comments advising that the outdoor music be limited to 11:00 p.m. with very low volume music until closing. He also suggested no neon lighting be used.

John Petersen, Santa Ynez Valley Properties, LP, Applicant, addressed the Commission stating that the project will have two phases, the first being the construction of an off-street parking area for the existing buildings on site, landscaping adjacent to the parking area and installation of a driveway to Industrial Way. Also part of the first phase would be to allow the use of the south-west corner of the project on a temporary basis as a seating and entertainment area for the Figueroa Mountain Brewery. Phase two would include a proposal for a future building envelope of approximately 9,000 square feet.

Jim Diethofer, Owner of Figueroa Mountain Brewery, addressed the Commission and stated that the current hours of operation are 4:00 p.m. to 9:00 p.m. on weeknights and 11:00 a.m. to approximately 10:00 p.m. on weekends. He went on to state that the outdoor area would be fenced in to comply with ABC licensing requirements.

Ron Dale, 381 Thumbelina, Buellton, stated that there is a proposal to landscape the area adjacent to the nearby Mobile Home Park and that this could help mitigate noise issues associated with the outdoor area.

The Commission discussed noise and lighting concerns and requested that additional information on the outdoor use area be provided.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

Commissioner Adams stated that he will absent for the April 5, 2012 meeting and Chair Fussel stated that he will be absent for the April 19, 2012 meeting.

PLANNING DIRECTOR REPORT

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions including the Bicycle Criterium being held on March 31st and gave an update on the Corridor and Cal Poly studies.

ADJOURNMENT

Chair Fussel adjourned the meeting at 6:23 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 5, 2012 at the City Council Chambers, 140 West Highway 246, Buellton, CA.

Jason Fussel, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

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: Angela Perez, Assistant Planner

Date: April 5, 2012

Subject: Resolution No. 12-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Sign Ordinance Exemption (12-EXP-01) for an Off-Premise Sign on a 0.97 Acre Site Located at 291 Industrial Way (APN 099-690-027), and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

On December 15, 2010 the Zoning Administrator approved a Minor Use Permit (10-MUP-01) for the development of All Sport Fitness Center, a 10,800 square foot fitness center, in an existing 51,975 square foot building located at 85 Industrial Way (APN 099-690-040). The renovations for All Sport Fitness Center have been completed and it is open for business.

Dave Henrey, owner of All Sport Fitness Center, has submitted a request for a Sign Ordinance Exemption to allow an off-premise sign. The request is for a 42 square foot double sided monument sign to be located on the vacant lot located at 291 Industrial Way, the southwest corner of Industrial Way and Highway 246 (see Attachment No. 1 and 2 –Vicinity Map and Sign Plans). The property is currently vacant and there are no plans to develop the property. However, the property owner has said that if the property is developed and the sign is not consistent with the new development the sign will be removed. The sign is 8 feet tall and 6 feet wide. This includes a 1 foot high base faced with a natural stone colored brick veneer. The sign frames are made of brown wood. The sign includes solar down lighting. Each of the business signs are 3.5 feet high and 3 feet wide. The sign will have space for 4 business signs, which will include All Sport Fitness Center and Avant. Avant is a restaurant with wine tasting and is located at the end of Industrial Way (35 Industrial Way). Any additional business signs that are approved for the remaining spaces will have to meet the design requirements and any other conditions of approval placed on the sign. Additional signs will require a Zoning Clearance. The sign meets the height requirements and setbacks for monument signs in the Service Commercial (CS) zone (see Attachment No. 3 – Municipal Code Section 19.04.172.B.1.b) as noted below. The two properties at the north end of Industrial Way are zoned CS, although the rest of the properties on Industrial Way are zoned Industrial and Manufacturing (M).

Regarding off-premise signs, Section 19.04.170(E)(6) of the BMC states the following:

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:

- a. A private directory, monument sign, identifying several businesses, may be allowed in nonresidential zones, where such businesses are accessed solely or primarily by a dead-end street. The sign shall be for informational purposes only, and shall be subject to the approval of an exemption by the planning commission (Section 19.04.174(A));
- b. Bus bench signs, with an approved sign permit;
- c. Political billboard signs, see subsection (D)(11) of this section;
- d. Community identification signs that identify Buellton to freeway travellers, provided that no more than two such signs may be allowed, the signs shall not identify individual businesses, and the signs shall be subject to the approval of an exemption by the planning commission (Section 19.04.174(A)(2)).
- e. One freestanding sign consistent with Section 19.04.172(B)(1) (Sign standards by zoning district — Commercial zones), when located on a parcel immediately adjacent to the site of the business advertised by the sign. These signs shall be authorized through a planning commission exemption (Section 19.04.174(A)(2)), and shall be designed to share a sign structure with a business on the site of the sign whenever feasible.

The proposed sign meets the standards of sub-section (a) above, and based on that and the on the following analysis, staff recommends that the proposed sign be approved.

Section 19.04.172(B)(1) of the BMC allows a maximum aggregate area per site of one square foot of sign area per lineal foot of the longest street property frontage for commercial property. For properties with more than one street frontage, one-half square foot of sign area may be allowed per lineal foot of side street frontage. Based on the frontage of the property, it is allowed to have a maximum of 281 square feet of signage. This includes 164 feet of frontage along Industrial Way and 117 feet along Highway 246. The code also allows one monument sign per 300 feet of street frontage. The sign is made of durable materials, has solar down lighting, and is 42 square feet. The size of the sign is acceptable because it meets the height requirement, is less than the maximum square footage allowed, and is not out of character with the surrounding area. The minimum setback from the right-of-way for a monument sign is 5 feet. The sign is proposed to be located 10 feet from the right-of-way. The sign complies with item (a) of the off-premise sign regulations as noted above.

ENVIRONMENTAL REVIEW

The Project was reviewed in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., the State CEQA Guidelines, 14 C.C.R. section 15000 et seq., and the City of Buellton Environmental Procedures, and it has been found that the project proposed is exempt from CEQA pursuant to section 15061 (b) (3) of the State CEQA Guidelines as an action which can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

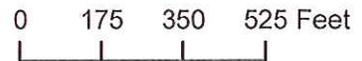
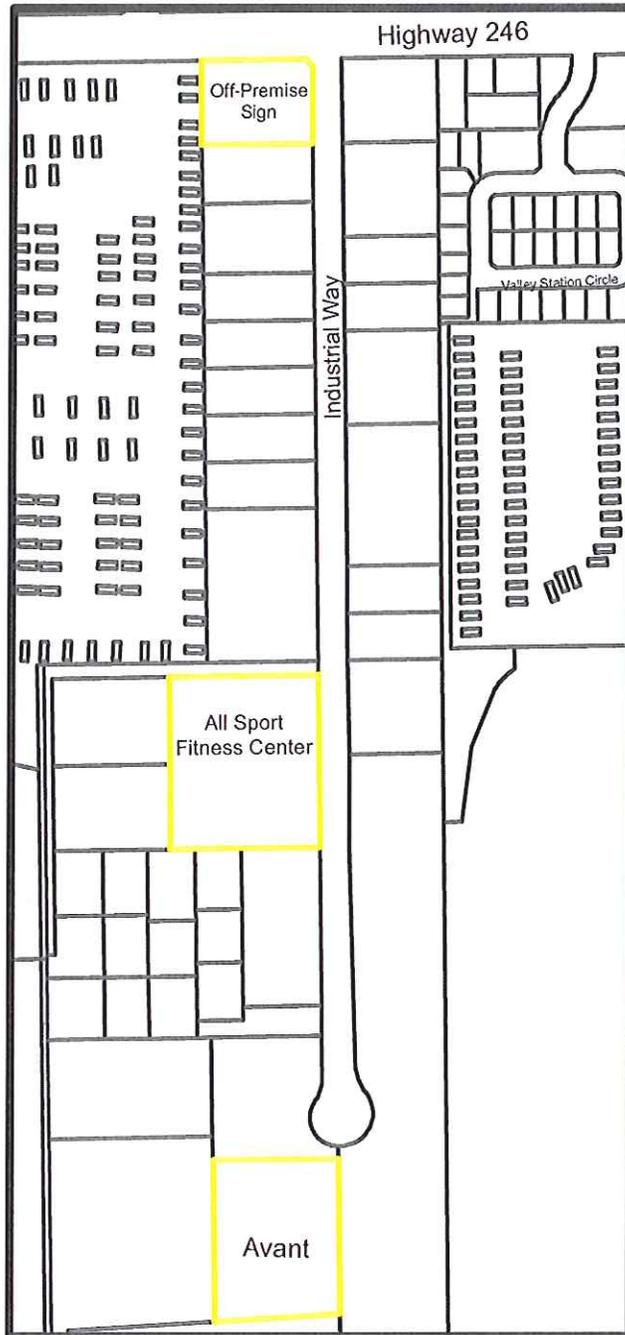
RECOMMENDATION

That the Planning Commission consider the adoption of Resolution No. 12-01, “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Sign Ordinance Exemption (12-EXP-01) for an Off-Premise Sign on a 0.97 Acre Site Located at 291 Industrial Way (APN 099-690-027), and Making Findings in Support Thereof” by title only and waive further reading.

ATTACHMENTS

- Attachment No. 1 – Vicinity Map
- Attachment No. 2 – Sign Plans
- Attachment No. 3 – Municipal Code Section 19.04.172.B.1.b
Planning Commission Resolution No. 12-01

Attachment 1: Vicinity Map

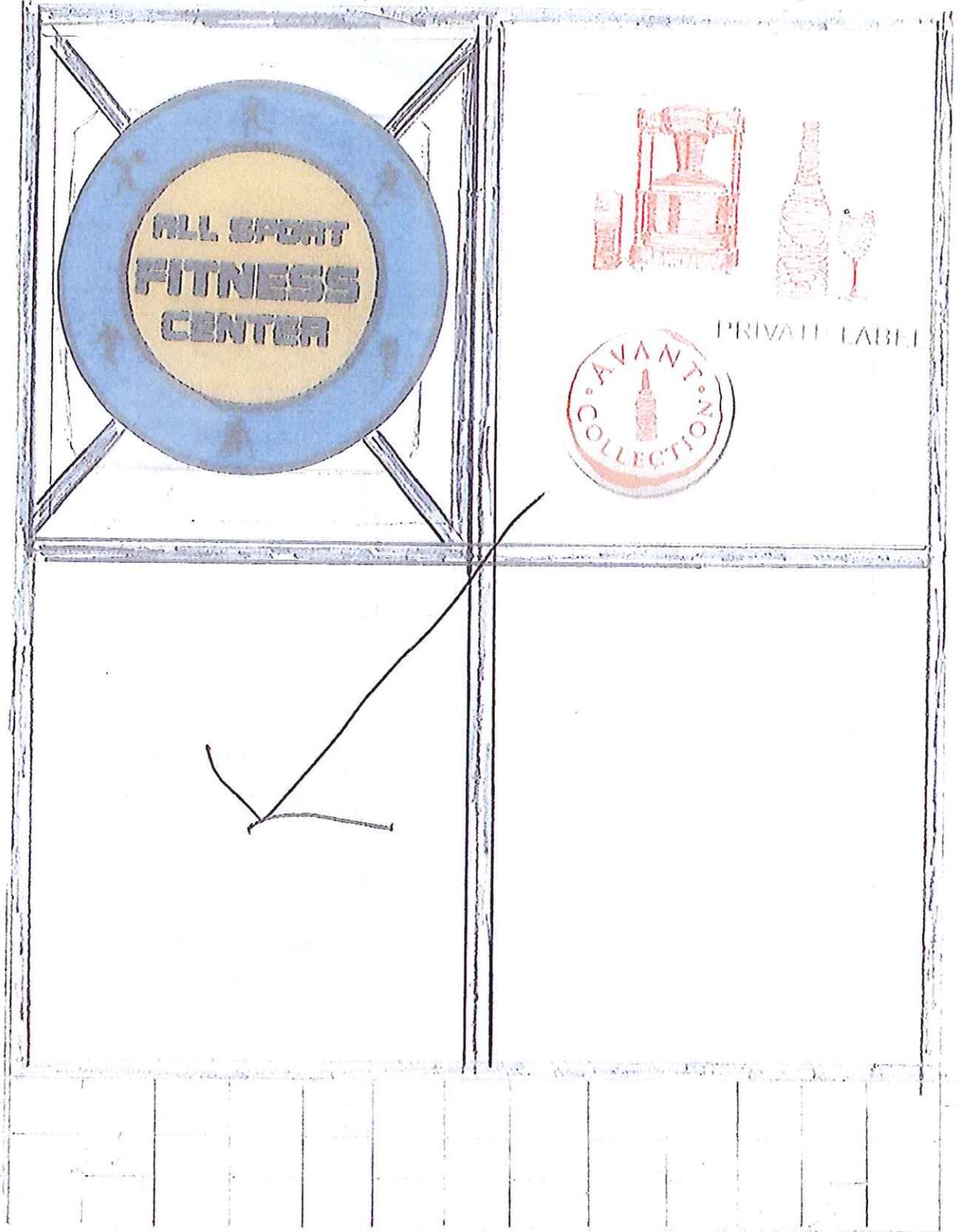


Attachment 1

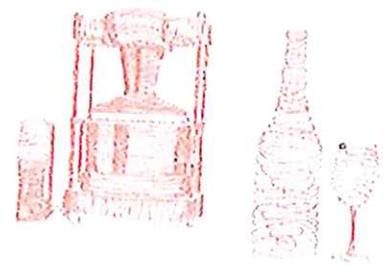
3'0"

3'0"

3'6"
3'6"
1'0"



ALL SPORT
FITNESS
CENTER



PRIVATE LABEL



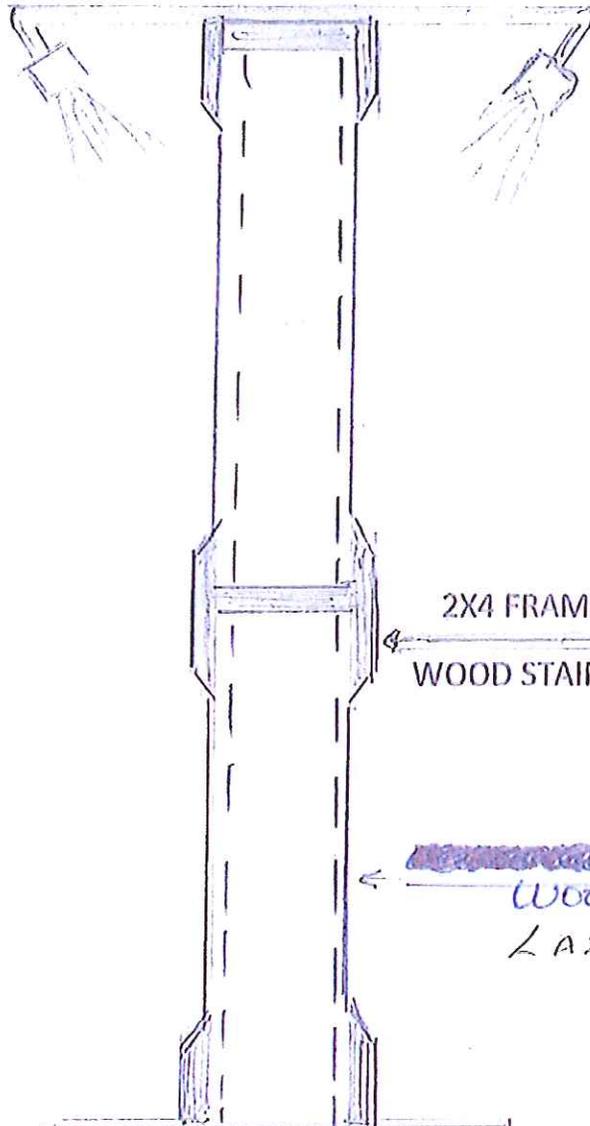
Attachment 1



1'0"

SOLAR DOWN LITE

8'0"



2X4 FRAME CONSTRUCTION

WOOD STAINED/PAINTED BROWN

4 SECTIONS
WOOD
LASER CUT

BASE FACED WITH BRICK VENEER

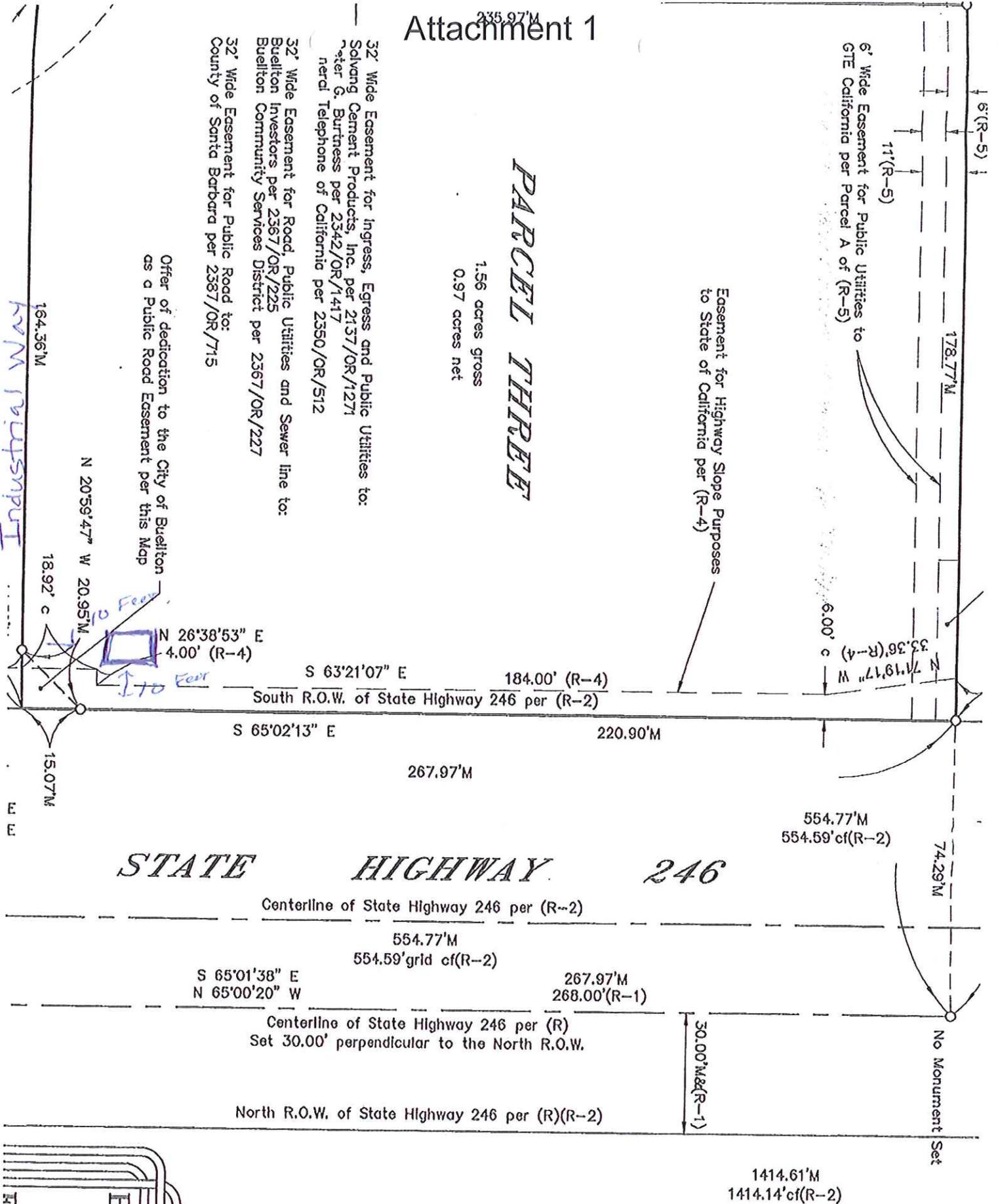
Attachment 1

PARCEL THREE

1.56 acres gross
0.97 acres net

- 32' Wide Easement for Ingress, Egress and Public Utilities to:
Solvang Cement Products, Inc. per 2137/OR/1271
Peter G. Burtress per 2342/OR/1417
Central Telephone of California per 2350/OR/512
- 32' Wide Easement for Road, Public Utilities and Sewer line to:
Buellton Investors, per 2367/OR/225
Buellton Community Services District per 2367/OR/227
- 32' Wide Easement for Public Road to:
County of Santa Barbara per 2387/OR/715

Offer of dedication to the City of Buellton
as a Public Road Easement per this Map



Blake
250 Indu
P.O. Box 86
tel 8
Map 1 C

PLANNING COMMISSION RESOLUTION NO. 12-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A SIGN ORDINANCE EXEMPTION (12-EXP-01) FOR AN OFF-PREMISE SIGN ON A 0.97 ACRE SITE LOCATED AT 291 INDUSTRIAL WAY (APN 099-690-027), AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Dave Henrey, applicant, and John Petersen, property owner (hereinafter referred to as "Applicant"), requesting approval for a Sign Ordinance Exemption (12-EXP-01) for an off-premise sign. The request is for a 42 square foot double sided monument sign on vacant property at the southwest corner of Industrial Way and Highway 246. The subject property is planned and zoned for Service Commercial (CS) development

SECTION 2: The proposed Project consists of the following land use applications:

A. Sign Ordinance Exemption: The approval of a Sign Ordinance Exemption (Case No. 12-EXP-01), for an off-premise sign which consists of a 42 square foot double sided monument sign as shown on the sign plans.

SECTION 3: 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 the Project, 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 5, 2012 ("Public Hearing").
2. All oral, written and visual materials presented by City staff in conjunction with that certain Public Hearing conducted by the Planning Commission on April 5, 2012, including the Planning Commission 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 of Public Hearing was published in a newspaper of general circulation on March 22, 2012 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing conducted on April 5, 2012.

2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on March 22, 2012, a minimum of ten (10) days in advance of the Public Hearing.
 3. The Public Notice was posted in three public locations on March 22, 2012, a minimum of ten (10) days in advance of the Public Hearing.
- C. Environmental Review.** The Project was reviewed in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. section 15000 *et seq.*, and the City of Buellton Environmental Procedures, the Planning Commission has exercised its independent judgment and finds that the proposed Project is exempt from CEQA pursuant to section 15061 (b) (3) of the CEQA Guidelines as an action which can be seen with certainty that there is no possibility that the activity 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. Sign Ordinance Exemption.

a. Findings:

- i. The existing standards do not allow for effective business identification due to a special (physical) circumstance applicable to the site. Both businesses, All Sport Fitness Center and Avant, have signage located at the location of the business which is along a dead end street (Industrial Way). An off-premise sign would help identify the location of the businesses more effectively than additional signs at the actual project locations.
- ii. All other alternatives within the established sign standards have been examined, and the results would still not provide effective business identification. All Sport Fitness Center has the maximum amount of signage at its business location. Avant does not have the maximum amount of signage, however the proposed sign will provide more effective business identification. This is because Avant is at the south side of the property where it is located and more signage in that location will not direct people to the location. The off-premise sign will provide additional signage and will direct people from

Highway 246 to All Sport Fitness Center, Avant, and other businesses.

- iii. The resulting sign proposal is visually compatible with the existing site and surroundings, and meets the intents and purposes of this chapter. Section 19.04.172(B)(1) of the BMC allows a maximum aggregate area per site of one square foot of sign area per lineal foot of the longest street property frontage for commercial property. For properties with more than one street frontage, one-half square foot of sign area may be allowed per lineal foot of side street frontage. Therefore, the property is allowed to have a maximum of 281 square feet of signage. The off-premise sign is 42 square feet in size. The sign is a similar size and design as other monument signs on Industrial Way.

SECTION 4: Based on the findings set forth in Section 3 and subject to the conditions attached hereto, the Planning Commission hereby approves a Sign Ordinance Exemption (12-EXP-01) for the off-premise monument sign at 291 Industrial Way.

PASSED AND ADOPTED this 5th day of April, 2012

Jason Fussel, Chairman

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. 12-01 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 5th day of April, 2012, by the following vote, to wit.

- AYES: (0)
- NOES: (0)
- ABSENT: (0)
- NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of April, 2012.

Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

ALL SPORT FITNESS CENTER SIGN ORDINANCE EXEMPTION (12-EXP-01)

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description, the sign elevation plan date stamped March 2, 2012 and conditions of approval set forth below. The Project Description is as follows: This Project is a request by Dave Henrey, applicant, and John Petersen, property owner, (the "Applicant"), for a Sign Ordinance Exemption (12-EXP-01) consisting of a 42 square foot double sided sign on vacant property (the "Project"). The Project is located at 291 Industrial Way (APN 099-690-027) (the "Property"). Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval. The following are the approvals:
 - **Sign Ordinance Exemption:** The approval of a 42 square foot double sided sign on vacant property. The project is located at 291 Industrial Way (APN 099-690-027), Case No. 12-EXP-01.
2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall obtain a Zoning Clearance (hereinafter defined below). To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
3. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **"Applicant"** means Dave Henrey, applicant, and John Petersen, property owner, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees

(e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.

- c. **“County”** means the County of Santa Barbara.
 - d. **“Project”** means and includes all of the actions described in the Project Description above.
 - e. **“Property”** means the land and improvements identified in the Project Description.
4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
 5. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.
 6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
 7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
 8. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action

is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

9. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with Section 1.32 of the Buellton Municipal Code.
10. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City.
11. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.
12. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. LAND USE PERMIT CONDITIONS

13. **Sign Ordinance Exemption.** Approval of the Sign Ordinance Exemption (Case No. 12-EXP-01) (the "Permit") is granted to the Applicant for the Property as identified in the Project Description.
14. **Lighting.** Any lighting installed on the sign shall be down lighting or other night-sky friendly lighting as approved by the Planning Director.
15. **Sign Maintenance.** The sign shall be maintained in a safe, legible condition, and shall not be in a state of disrepair. "Disrepair" shall include, but not be limited to, burned out lights, broken sign faces or sign structures, peeling paint, and weathered or discolored sign faces or structures.
16. **Business Signs.** The individual business signs shall have a white background and the business logo. A Zoning Clearance is required for any sign not shown on the March 2, 2012 sign plans.

17. **Other Permits.** A building permit from the Santa Barbara County Building and Safety office shall be obtained for the sign.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

Date

Project Applicant/Agent/Representative Signature

Date