



**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
MEMORANDUM**

ACTION DATE: June 21, 2012

TO: Planning Commission

APPLICANT: Conrad N. Hilton Foundation
10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

CASE NO.: 12-SP-027

LOCATION: 30440 Agoura Road
(A.P.N. 2061-002-024 & 048)

REQUEST: Request for approval of a Sign Program for the Conrad N. Hilton Foundation office building.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15311 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission approve Sign Permit Case No. 12-SP-027, subject to conditions.

ZONING DESIGNATION: PD (Planned Development – Ladyface Mountain Specific Plan)

GENERAL PLAN DESIGNATION: PD (Planned Development District)

I. PROJECT DESCRIPTION AND BACKGROUND

On January 20, 2011, the Planning Commission recommended the City Council approve Conrad N. Hilton Foundation's proposal to develop two vacant lots of approximately 70 acres in size. The property is located at 30440 and 30500 Agoura Road, west of Reyes Adobe Road, adjacent to and

west of "The Ridge" office complex that is currently near completion of construction. Both of Conrad N. Hilton Foundation's parcels are located within the Ladyface Mountain Specific Plan area.

Specifically, the Planning Commission considered a Conditional Use Permit for 90,300 square feet of development, including 88,800 square feet of office space in four buildings, and a 1,500 square foot maintenance facility. The Planning Commission also considered the applicant's request for a Development Agreement to construct the project, at the owner's discretion, in four phases over a 15-year period that can be extended by two, 5-year extensions, for a total 25-year period. Along with the request for an extended entitlement period, other major deal points include mostly staff level approvals and permits, including building elevations and architectural plan approval, for the third and fourth phases of construction. The building elevations and architectural plans for the second phase of construction would be subject to Planning Commission approval.

The City Council approved the project on March 9, 2011. The first phase of construction for a single, 24,000 square foot office building on the site has begun. The applicant intends to occupy the building in October of this year. As conditioned with the project approval, the applicant is seeking the Planning Commission's approval of a sign permit to establish a sign program for this first phase of construction. The sign program consists of one monument sign. Proposed additional signage not subject to Planning Commission review include one visitor information/parking sign and one address sign to be located on the building, as required by the Fire Department. No tenant name is proposed for the building itself.

II. STAFF ANALYSIS

Per the City Sign Ordinance, the applicant would be entitled to one, maximum 48 square foot, single or double-faced monument/address sign, a 70 square foot and 35 square foot sign on the building, and vehicle directional signage in the parking lot and driveway. For this sign program, the applicant is simply proposing one, double-faced, 48 square foot monument/address sign at the driveway entry, adjacent to Agoura Road, identifying "Conrad N. Hilton Foundation" and the address.

The base of the sign, which would be located at the base of a hillside slope on the east side of the project driveway, is 36 square feet in size (12' x 3'). The location of the sign is shown as sign no. 1-1 on the attached Sign Program Sheet No. IS 1.01. Stone veneer that matches the material used on building would be applied to the sign base. A 6' x 2' fabricated aluminum sign cabinet with a Sterling Gray colored painted finish is proposed to be attached to the top of the base. The cabinet sign would include routed copy with push-through illuminated acrylic letters of light blue and white colors. The address numbers are proposed of white colored LED illuminated aluminum channel letters attached to the sign base. While the project is eligible for up to 70 square feet of building signs, the applicant is not seeking approval of building signage at this time.

Staff finds the proposed sign program to comply with the City Sign Guidelines in that the monument sign is constructed out of materials that compliment the building architecture and its use. The sign also incorporates stonework and is sited in a manner that provides optimum visibility to the public, as encouraged in the Sign Guidelines.

The sign program also complies with the standards of the Sign Ordinance in that the 36 square foot base and 12 square foot attached sign complies with the maximum 48 square foot size requirement, the design of the sign is compatible with the character and environment of the community, is not distracting to motorists, is visually attractive, and provides adequate identification for the buildings on the property. Also, the monument sign will be subtly illuminated to identify the complex. Staff also finds that the sign is appropriate given the size of the property and staff recommends the sign program be approved. A draft Resolution of approval and conditions are attached for Planning Commission's consideration for adoption. In the event the Planning Commission wishes to deny the sign program, a revised resolution would be brought to the Planning Commission at a future meeting.

The sign program has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's Local CEQA guidelines. The project consists of the installation of accessory sign structures and thus is exempt from CEQA pursuant to Section 15311 of the Guidelines.

III. RECOMMENDATION

Staff recommends that the Planning Commission approve Sign Permit Case No. 12-SP-027, subject to conditions.

IV. ATTACHMENTS

- Exhibit A: Sign Program Draft Resolution and Conditions of Approval
- Exhibit B: Sign Program

CASE PLANNER: Doug Hooper, Assistant Director of Planning & Community Development

EXHIBIT A

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF AGOURA HILLS APPROVING A SIGN
PERMIT FOR A SIGN PROGRAM (CASE NO. 12-SP-027)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Conrad N. Hilton Foundation, with respect to the real property located at 30440 Agoura Road (A.P.N. 2061-002-024 & 048), requesting approval of a Sign Permit for a Sign Program to serve an office building ("Conrad N. Hilton Foundation"). The Planning Commission considered Case No. 12-SP-027 at a duly noticed public meeting on June 21, 2012, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California.

Section II. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforesaid public meeting.

Section III. Based on the evidence presented at the meeting, including the staff report and oral and written testimony, the Planning Commission finds, pursuant Sections 9655.5.D and 9655.6.E of the Agoura Hills Municipal Code, that:

A. The proposed sign program is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The sign program enhances the visual character of the office building and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan. In addition, the proposed monument sign complies with all requirements of the City's Sign Ordinance.

B. The location of the proposed sign and the design of its visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions prevailing where the sign is to be installed. The project identification sign will be subtly illuminated to identify the building.

C. The location and design of the proposed sign, its size, shape, illumination, and colors are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The sign is appropriate given the size of the property and the proposed sign colors and materials are compatible with the building served by the sign. The proposed sign program also complies with the City Sign Guidelines in that the monument sign is constructed out of materials that compliment the building architecture and its use. The colors and materials will also blend with the landscaping and surrounding architectural elements of the project.

D. The proposed sign program is consistent with the sign standards of the Sign Ordinance in that the size of the sign, number of colors, the proposed materials, and the illumination of the project identification sign are consistent with the standards specified in the Sign Ordinance and Ladyface Mountain Specific Plan.

E. The proposed sign program is consistent with the City's adopted sign design guidelines. The proposed sign colors and letter styles are compatible with the architectural design of the building that is served. The sign also incorporates stonework and is sited in a manner that provides optimum visibility to the public, as encouraged in the Sign Guidelines.

F. The sign program complies with the purpose and overall intent of the Sign Ordinance given the number of signs proposed, the colors and materials proposed, and the design, which preserves and enhances the unique character and visual appearance of the City.

G. The sign program accommodates future revisions that may be required because of changes in the use or tenants in that no building signs are currently proposed and the monument sign simply provides for the property address and name of the tenant. Nothing in the proposed sign program would prevent the City from accommodating future revisions due to new tenants.

H. The sign program complies with the standards of the Sign Ordinance in that the design of the sign is compatible with the character and environment of the community, is not distracting to motorists, is visually attractive, and provides adequate identification for the building on the property. The proposed monument sign complies with all of the Sign Ordinance requirements.

Section IV. The project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's Local CEQA guidelines. The project consists of a proposed sign permit to allow the installation of an accessory sign structure and thus is exempt from CEQA pursuant to Section 15311 of the Guidelines.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. 12-SP-027, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

Section VI. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Draft Resolution No. ____

Page 3

PASSED, APPROVED and ADOPTED this 21st day of June, 2012, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Mike Kamino, Secretary

**DRAFT CONDITIONS OF APPROVAL
(CASE NO. 12-SP-027)**

STANDARD CONDITIONS

1. This decision for approval of the sign permit application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the Sign Program of the office complex ("The Ridge") approved by the Planning Commission on June 21, 2012.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless this approval is used within two (2) years from the date of City approval, Sign Permit Case No. 12-SP-024 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant shall obtain a building permit for construction of the monument sign, and any other proposed sign as determined by the Building Official.

SPECIAL CONDITIONS

8. The monument sign shall be located at least five (5) feet from the front property line.
9. Address signage on the building, and exterior information/parking signage shall be subject to approval by the Director of Planning and Community, and shall comply with the City Sign Ordinance.

END

EXHIBIT B



**Conrad N.
Hilton
Foundation**
Agoura Hills, California

Kaminaki Kaneko Design, Inc.

6671 Sunset Boulevard
Suite 1680
Los Angeles, California 90028
323 467-7404

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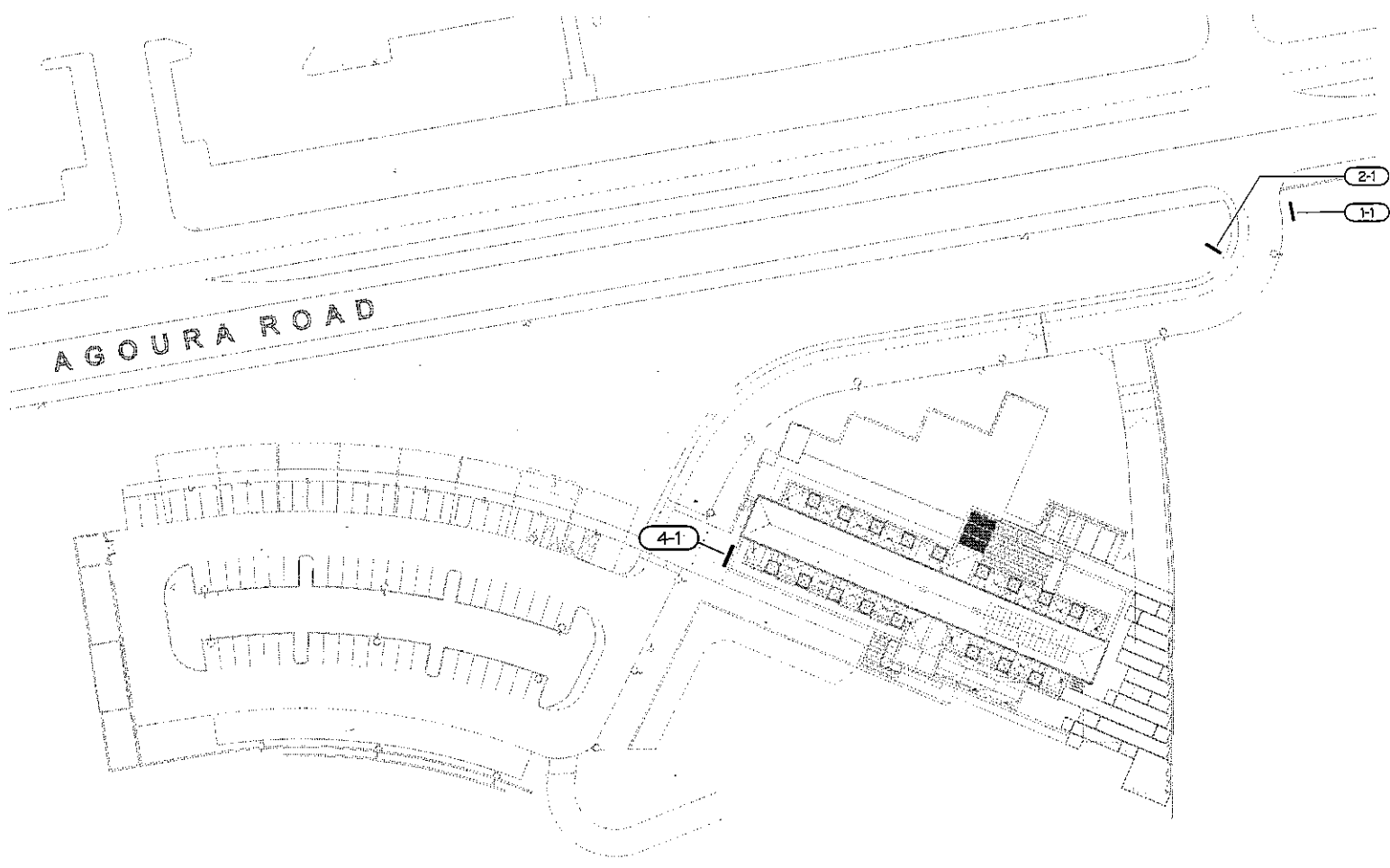
Issue	Date
	08/08/12

Description
Location Plan L-1

Title
Site Plan

Drawing Number

IS 1.01



Conrad N. Hilton Foundation
 Agoura Hills, California

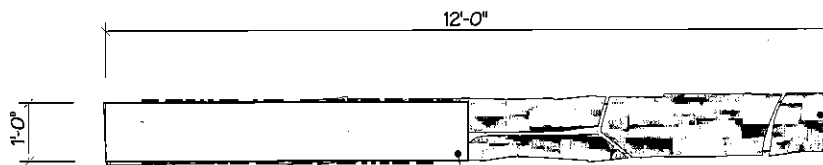
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Issue	Date
	06/06/12

Description
Sign Type 1
Title
Monument Sign
Drawing Number

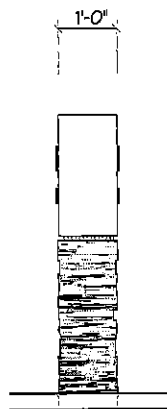
IS 1.02



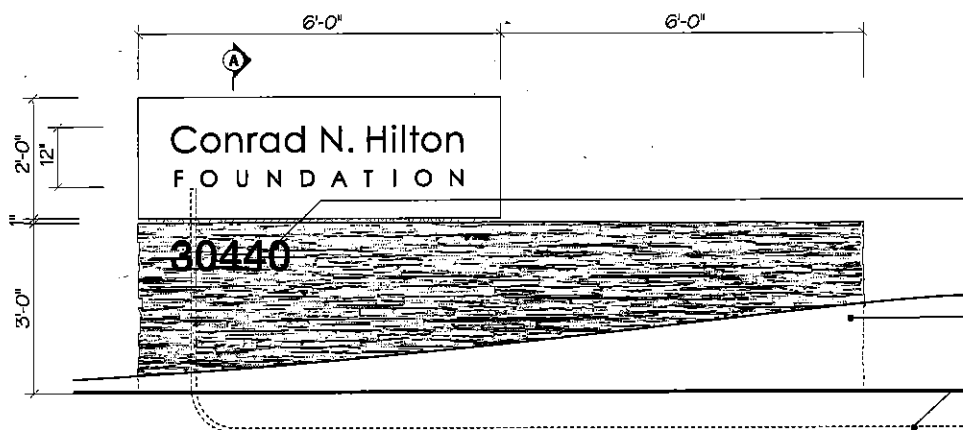
PLAN

1'-0" WIDE STONE WALL ON CONCRETE FOOTING. STONE TYPE TO MATCH BUILDING FACADE.

FABRICATED ALUMINUM SIGN CABINET WITH PAINTED FINISH AND ROUTED COPY. COPY TO BE PUSHED THRU ILLUMINATED ACRYLIC LETTERS.



SIDE VIEW



ELEVATION

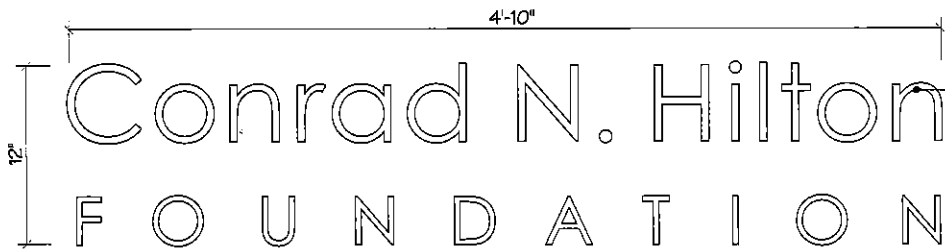
ADDRESS NUMERALS TO BE FABRICATED ALUMINUM CHANNEL LETTERS WITH INTERNAL LED ILLUMINATION.

FOOTING AS REQUIRED BELOW GRADE.

PRIMARY ELECTRICAL POWER TO BE PROVIDED BY GENERAL CONTRACTOR.

SCALE: 1/2" = 1'-0"

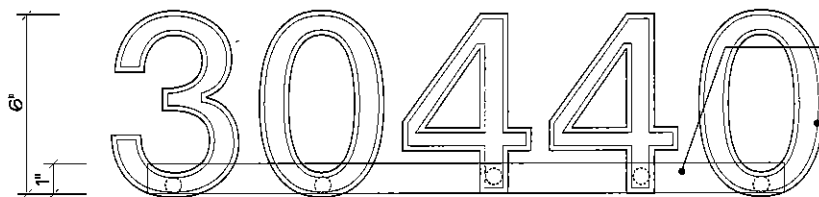
**Conrad N.
Hilton
Foundation**
Agoura Hills, California



LOGOTYPE

SCALE: 1 1/2" = 1' - 0"

COPY TO BE PUSHED THRU
ILLUMINATED ACRYLIC LETTERS.
COLORS TO BE DETERMINED.



ADDRESS NUMERALS

SCALE: 3" = 1' - 0"

FABRICATED CONTINUOUS
ALUMINUM RACEWAY PAINTED
TO RESEMBLE STONE.

ADDRESS NUMERALS TO BE
FABRICATED ALUMINUM
CHANNEL LETTERS WITH
INTERNAL LED ILLUMINATION.

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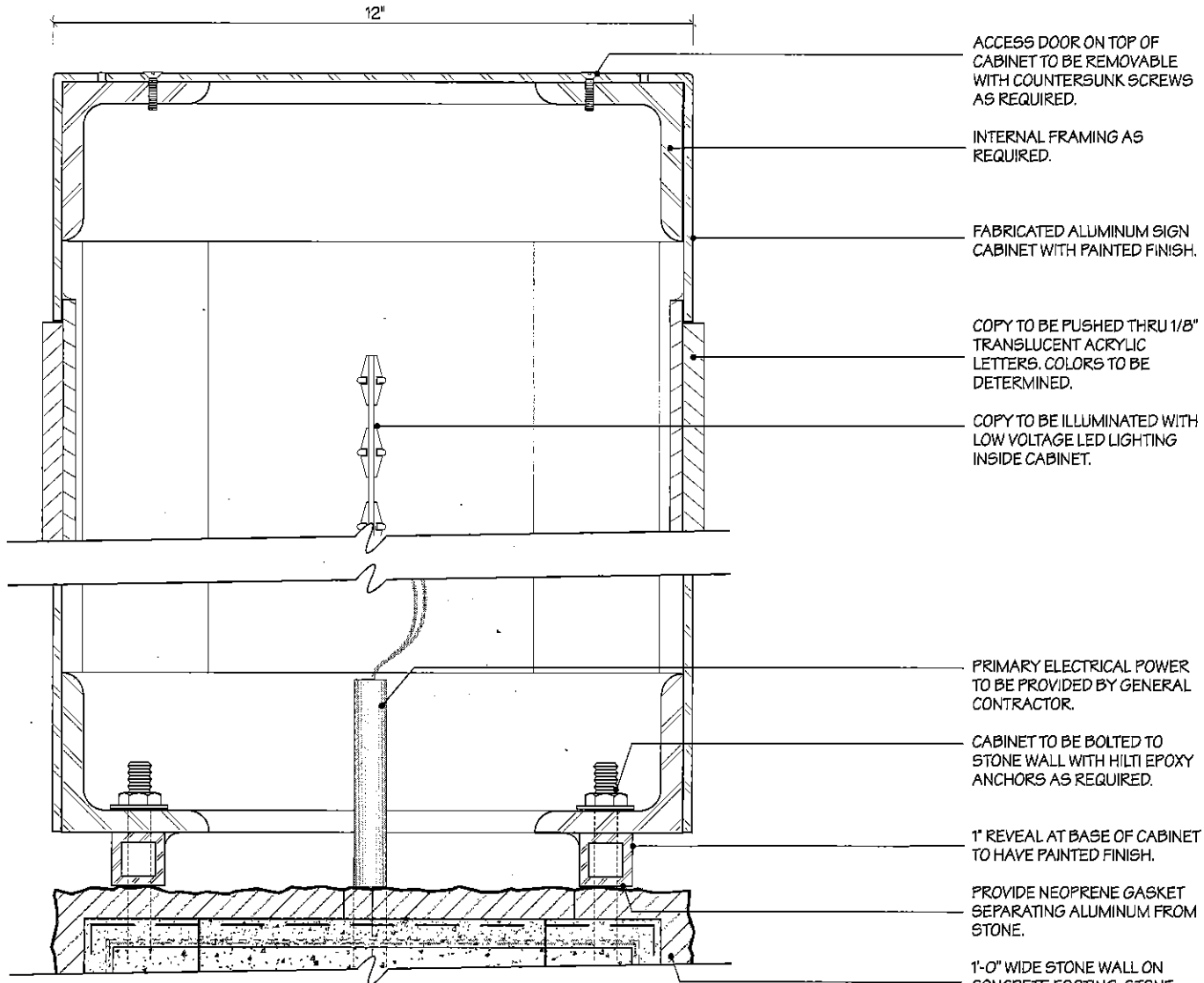
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Issue	Date
	06/06/12

Description	
Sign Type 1	
Title	
Monument Sign	
Drawing Number	

IS 1.03



SECTION A @ CABINET

SCALE: HALF SIZE

ACCESS DOOR ON TOP OF CABINET TO BE REMOVABLE WITH COUNTERSUNK SCREWS AS REQUIRED.

INTERNAL FRAMING AS REQUIRED.

FABRICATED ALUMINUM SIGN CABINET WITH PAINTED FINISH.

COPY TO BE PUSHED THRU 1/8" TRANSLUCENT ACRYLIC LETTERS. COLORS TO BE DETERMINED.

COPY TO BE ILLUMINATED WITH LOW VOLTAGE LED LIGHTING INSIDE CABINET.

PRIMARY ELECTRICAL POWER TO BE PROVIDED BY GENERAL CONTRACTOR.

CABINET TO BE BOLTED TO STONE WALL WITH HILTI EPOXY ANCHORS AS REQUIRED.

1" REVEAL AT BASE OF CABINET TO HAVE PAINTED FINISH.

PROVIDE NEOPRENE GASKET SEPARATING ALUMINUM FROM STONE.

1'-0" WIDE STONE WALL ON CONCRETE FOOTING. STONE TYPE TO MATCH BUILDING FACADE.

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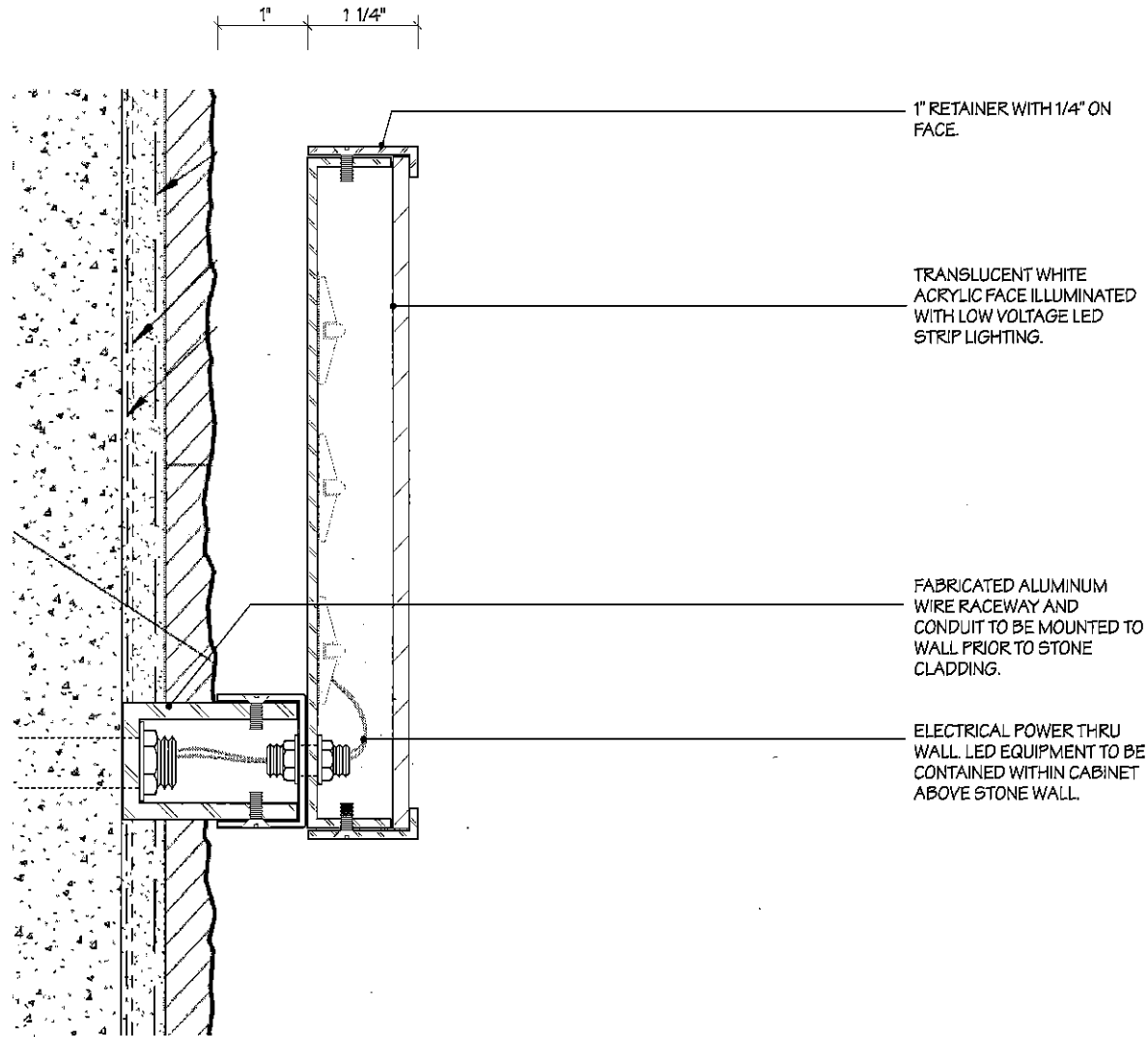
Issue	Date
	06/08/12

Description
Sign Type 1

Title
Monument Sign

Drawing Number

IS 1.04



1" RETAINER WITH 1/4" ON FACE.

TRANSLUCENT WHITE ACRYLIC FACE ILLUMINATED WITH LOW VOLTAGE LED STRIP LIGHTING.

FABRICATED ALUMINUM WIRE RACEWAY AND CONDUIT TO BE MOUNTED TO WALL PRIOR TO STONE CLADDING.

ELECTRICAL POWER THRU WALL. LED EQUIPMENT TO BE CONTAINED WITHIN CABINET ABOVE STONE WALL.

ADDRESS NUMERALS SCALE: FULL SIZE

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Issue	Date
	06/06/12

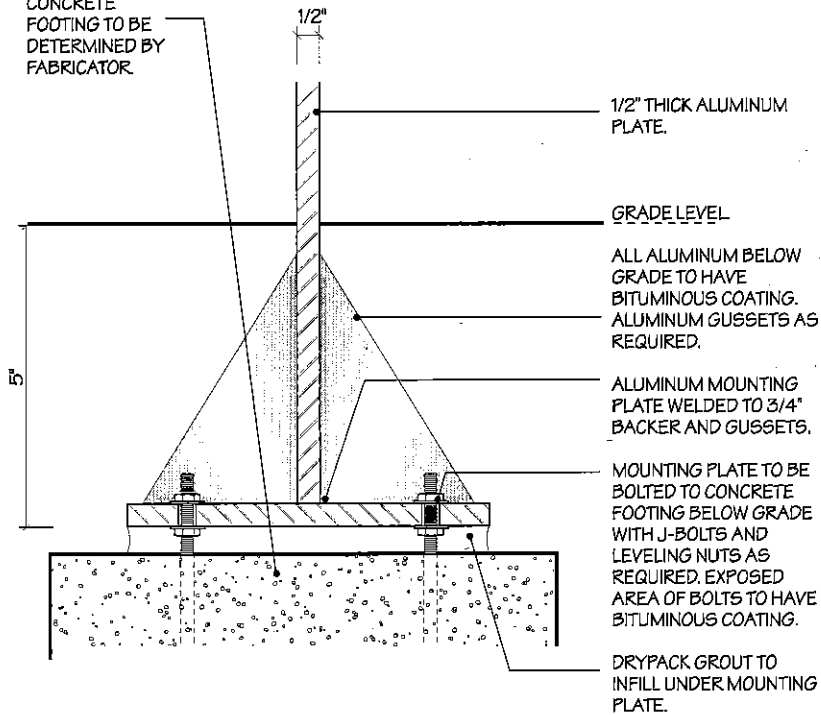
Description
Sign Type 1

Title
Monument Sign

Drawing Number

IS 1.05

CONCRETE FOOTING TO BE DETERMINED BY FABRICATOR



SECTION B

SCALE: HALF SIZE

1/2" THICK ALUMINUM PLATE.

GRADE LEVEL

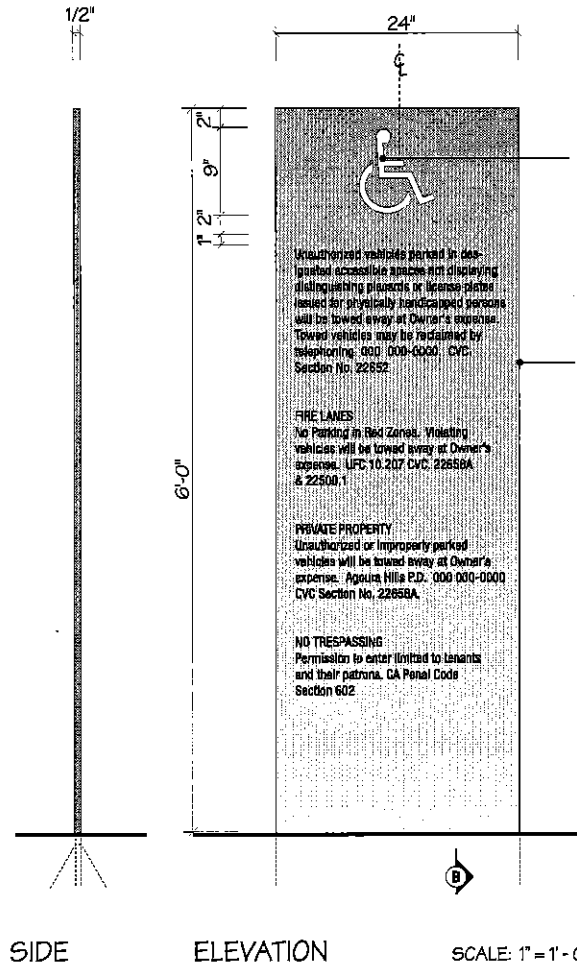
ALL ALUMINUM BELOW GRADE TO HAVE BITUMINOUS COATING. ALUMINUM GUSSETS AS REQUIRED.

ALUMINUM MOUNTING PLATE WELDED TO 3/4" BACKER AND GUSSETS.

MOUNTING PLATE TO BE BOLTED TO CONCRETE FOOTING BELOW GRADE WITH J-BOLTS AND LEVELING NUTS AS REQUIRED. EXPOSED AREA OF BOLTS TO HAVE BITUMINOUS COATING.

DRYPACK GROUT TO INFILL UNDER MOUNTING PLATE.

ALTERNATE BID:
ALUMINUM TO BE PAINTED COLOR TO BE DETERMINED.



SIDE

ELEVATION

SCALE: 1" = 1'-0"

SYMBOL TO BE WATERJET CUT OUT OF ALUMINUM PLATE.

COPY TO BE SCREENPRINTED COLOR TO BE DUNN EDWARDS BLACK DEA187.

1/2" THICK CLEAR ANODIZED ALUMINUM PANEL WITH SATIN FINISH.

TYPEFACE TO BE HELVETICA NEUE 57 CONDENSED.

COPY TO BE PROVIDED BY OWNER.

Conrad N. Hilton Foundation
Agoura Hills, California

Kaminski Kaneko Design, Inc.

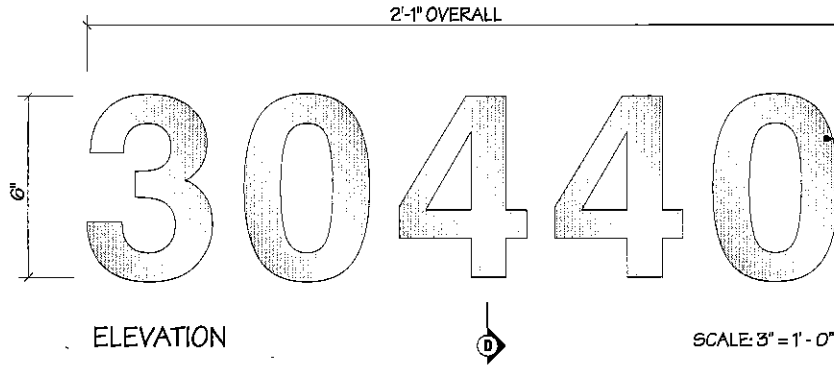
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Issue	Date
	06/06/12

Description	
Sign Type 2	
Title	
Private Property / Liability Disclaimer / Proposition 65	
Drawing Number	

IS 1.06



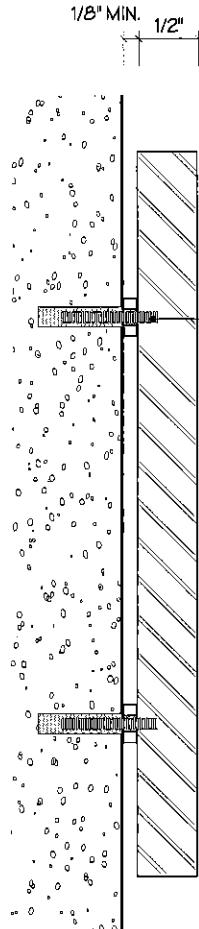
ELEVATION

SCALE: 3" = 1'-0"

1/2" THICK STAINLESS STEEL FLAT CUT-OUT NUMERALS WITH HORIZONTAL SATIN FINISH.

NUMERALS TO BE PEGGED AWAY FROM SURFACE OF PLANTER WALL WITH STUDS, SPACERS AND ADHESIVE AS REQUIRED.

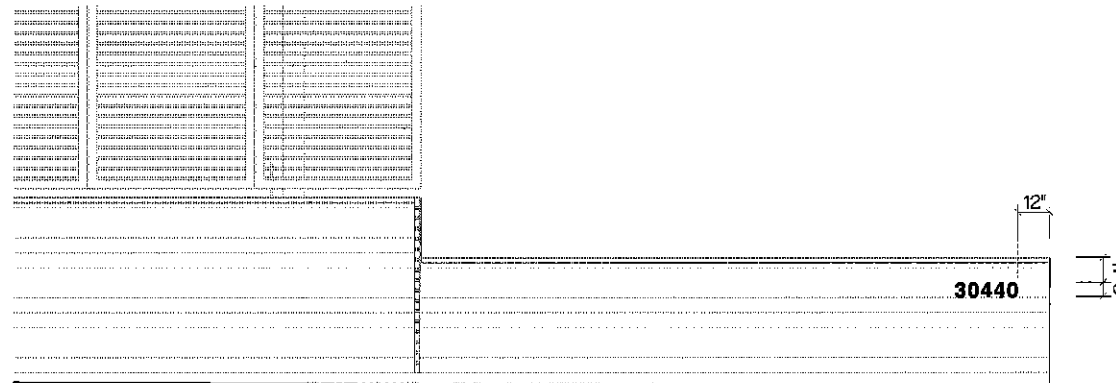
ALTERNATE BID:
1/2" THICK ALUMINUM FLAT CUT-OUT NUMERALS WITH PAINTED FINISH.



LETTERS TO BE MOUNTED TO WALL WITH STUDS, 1/8" (MIN.) SPACERS AND ADHESIVE AS REQUIRED.

NOTE: SURFACE OF STONE WALL IS IRREGULAR.

SECTION D SCALE: FULL SIZE



LOCATION - PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Agoura Hills, California

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Issue	Date
	08/08/12

Description
Sign Type 4

Title

Building Address

Drawing Number

IS 1.07