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**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
MEMORANDUM**

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**ACTION DATE:** June 21, 2012

**TO:** Planning Commission

**APPLICANT:** Mark Scheu  
Scheu Development Company  
2655 First Street, Suite 245  
Simi Valley, CA 93065

**CASE NOS.:** 12-SP-024 and 12-VAR-002

**LOCATION:** 30200 and 30300 Agoura Road  
(A.P.N. 2061-002-051)

**REQUEST:** Request for approval of a Sign Program for The Ridge office complex, and a request for a Variance from Zoning Ordinance Section 9655.8.B.1(C) and 9655.8.B.1(L) to install two (2) monument/address signs, and to install a vehicle directional sign in excess of three (3) square feet in size, and three (3) feet in height.

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

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Sign Program Case No. 12-SP-024 and Variance Case No. 12-VAR-002, subject to conditions.

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

**GENERAL PLAN DESIGNATION:** PD (Planned Development District)

## **I. PROJECT DESCRIPTION AND BACKGROUND**

In 2003, the Planning Commission reviewed a Conditional Use Permit application (Case No. 98-CUP-012) for the proposed construction of two, two-story office buildings of 43,109 and 42,640 square feet in size, currently named "The Ridge." The 26.5 acre project site is located at 30200 and 30300 Agoura Road, on the south side of the Agoura Road/Reyes Adobe Road intersection, within the Ladyface Mountain Specific Plan area.

The Planning Commission's decision was appealed by the City Council and after three City Council public hearings, and upon further project revisions, the City Council approved the Conditional Use Permit on June 9, 2004.

Grading, street improvements, and building construction are complete and are subject to final inspection. The applicant, Mark Scheu of Scheu Development Company, obtained approval in February of 2011 from the Planning Commission for a Parcel Map to subdivide the two buildings for condominium purposes. The applicant is currently pursuing tenants for both buildings.

As conditioned with the project approval, the applicant is seeking the Planning Commission's approval of sign program for the entire center. He is also requesting approval of a Variance to install two (2) monument/address signs, and to install a directory sign in excess of three (3) square feet in area and three (3) feet in height.

## **II. STAFF ANALYSIS**

Per the City Sign Ordinance, the applicant would be entitled to exterior building signage consisting of one, maximum 48 square foot, single or double-faced monument/address sign, a 70 square foot and 35 square foot sign on both buildings, and directional signage on the parking lot and driveways. For this sign program, in-lieu of providing one monument/address sign to serve the office complex, the applicant is proposing to install a 9.2 square foot address sign at the driveway entry, adjacent to Agoura Road, and one, 17.8 square foot sign mounted on an existing retaining wall identifying "The Ridge." 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.

The address sign, identifying "30200 and 30300 Agoura Road" is proposed to consist of a 1/4-inch thick, 36-inch by 26-inch rusted/sealed steel, "rust" colored panel with cream colored 1/4-inch thick mounted acrylic text. The steel panel is proposed to be affixed to an existing 40-inch by 33-inch stone veneer wall in the center of the driveway. The address sign is not proposed to be illuminated.

The monument sign, which is lettering proposed to be affixed to an existing stone veneer retaining wall on the west side of the driveway, on a slope approximately 10 feet above the driveway. The sign consists of stud-mounted, 1/4-inch thick "rust" powder-coated aluminum lettering and incorporates a mountain ridgeline as the logo. This sign is proposed to be up-lit with

low voltage LED ground lighting. The maximum height for a monument sign is 6 feet above finished grade. In this instance, although the wall sign would be approximately 10 feet above the driveway on the hillside slope, it would be less than 6 feet above the finished grade in front of the retaining wall and, therefore, meets the height limitation.

Although a maximum of five (5) vehicle directional signs are allowed within the driveway and parking lots of the site, the applicant is requesting to install one directional sign of 14.4 square feet in size, which exceed the three (3) foot maximum size allowed per the Sign Ordinance. The sign is proposed to be located adjacent to the main driveway, and near the lower parking, as shown on the site plan. Similar to the address sign, the proposed directional sign identifying the main lobby and parking locations, would consist of a 1/4-inch thick, 44-inch by 24-inch rusted/sealed steel, "rust" colored panel with cream colored 1/4-inch thick mounted acrylic text. The steel panel is proposed to be affixed to a 52-inch by 40-inch stone veneer wall on the north side of the driveway. The directional sign is not proposed to be illuminated.

The project's signage solution that is proposed addresses the unique topographical features of the project in that the entrance to the site is down the hill from the buildings and connected by a long, winding driveway. An address monument sign and a project logo on the existing retaining wall are intended to provide visibility at the project entrance to the motorists. Once on site, at the top of the driveway, a directional monument sign provides direction information regarding location of the main lobbies, visitor parking, and additional parking.

In summary, the Sign Ordinance allows for one monument/address sign to serve the office complex, and vehicle directional signs are limited to 3 square feet in area and 3 feet in height. The applicant is requesting approval of a Variance to install one address sign, one project identification sign, and one vehicle directional sign that exceeds 3 square feet in area and 3 feet in height. In order to approve the Variance requests, specific findings have to be made. Staff has drafted the findings for approval and are included in the attached draft variance Resolution. Staff finds that for proper identification of the site, it is necessary to have the address of the property identified in a location that is highly visible to motorists. The flattest portion entrance to the property is within the driveway area, which does not allow sufficient space for a single sign which identifies both the address and building name given the limited flat area in which to place the sign. Also, the property includes multiple parking lot areas and two building lobbies. The proposed single vehicle directional sign is of an appropriate size to accommodate identification of these areas.

Staff also finds the address sign and project identification sign, combined, will not exceed the maximum 48 square feet in size allowed per the City Sign Ordinance. Although a maximum of five vehicle identification signs are allowed for the property, only one is proposed. The size and height of the single vehicle directional will not exceed the combined size of the five directional signs that would otherwise be allowed.

One of the purposes of the City Sign Ordinance is to support and promote viable businesses by allowing signage that provides adequate identification while also promoting and enhancing the quality of the visual environment of the city. There is limited space to locate a single monument/address sign on the hillside lot that would be visible to motorists. The locations of both the address sign and project identification sign will allow for adequate visibility while meeting the combined size requirements for a monument/address sign. Three square foot vehicle directional signs, as required per the Sign Ordinance, would not allow for necessary sign area to identify the multiple.

The placement of the address sign, project identification sign, and vehicle directions sign will allow for proper visibility for motorists and pedestrians. The construction of the signs will meet City Building Code requirements. The address sign and the vehicle directional sign will not be illuminated. The proposed external illumination of the project identification sign, as conditioned, will provide for adequate visibility without negatively impacting views from Agoura Road or surrounding parcels.

Staff also finds that the sign material and colors will match the buildings they serve and will not detract from the surrounding neighborhood. The signs are in scale with the surrounding building environment and the sign colors and materials blend with landscape and architectural elements of the property, as called for in the Ladyface Mountain Specific Plan.

The proposed sign program complies with the standards of the Sign Ordinance in that the design of the signs are compatible with the character and environment of the community, are not distracting to motorists, are visually attractive, and provide adequate identification for the buildings on the property. The location of the proposed signs and the design of their 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 and the project identification sign will be subtly externally illuminated to identify the complex. In addition, the address sign and vehicle directional sign will be sufficiently visible by existing driveway lighting. Staff also finds that the signs are appropriate given the size of the property and the proposed sign colors and materials are compatible with the buildings served by the signs. Thus, staff supports the proposed sign program and requested variance and draft resolutions of approval are attached for the Planning Commission's consideration for adoption. In the event the Planning Commission wishes to deny the sign program or variance, a revised resolution would be brought to the Planning Commission at a future meeting.

In addition to the proposed sign program, attached for the Planning Commission's reference is the applicant's proposed marketing sign program. The marketing signs will be subject to administrative approval, thus no action is requested of the Planning Commission for this specific proposal. However, staff would note that that proposed sale sign for the condominium units appears to meet Sign Ordinance requirements, provided it does not exceed 6 feet in height, but the

proposed marketing flags are prohibited in the Ladyface Mountain Specific Plan and the Sign Ordinance.

The sign program and associated variance requests have 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 variance to allow 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-024 and Variance Case No. 12-VAR-002, subject to conditions.

### **IV. ATTACHMENTS**

- Exhibit A: Sign Program Draft Resolution and Conditions of Approval
- Exhibit B: Variance Draft Resolution and Conditions of Approval
- Exhibit C: Sign Program
- Exhibit D: Temporary Marketing Sign Program
- Exhibit E: Applicant's Variance Burden of Proof

CASE PLANNER: Doug Hooper, Assistant Director of 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-024)

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

Section I. An application was duly filed by Mark Scheu, with respect to the real property located at 30200 and 30300 Agoura Road (A.P.N. 2061-002-051), requesting approval of a Sign Permit for a Sign Program to serve an office complex (“The Ridge”). A public hearing to consider Case No. 12-SP-024, in conjunction with Variance Case No. 12-VAR-002, was duly held on June 21, 2012, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

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 hearing.

Section III. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to 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 complex and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan. With approval of the Variance, the sign program allows for adequate identification of the address and name of the building, and encourages internal circulation within the site.

B. The location of the proposed signs and the design of their 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 externally illuminated to identify the complex. The address sign and vehicle directional sign will be sufficiently visible given existing driveway lighting.

C. The location and design of the proposed signs, their sizes, shapes, 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 signs are appropriate, given the size of the property, and the proposed sign colors and materials are compatible with the buildings served by the signs. The colors and materials also blend with the landscaping and surrounding architectural elements of the project.

D. Except for approved variances, the proposed sign program is consistent with the sign standards of the Sign Ordinance in that the 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 buildings that are served.

F. The sign program complies with the purpose and overall intent of the Sign Ordinance through the number of signs proposed, the colors and materials, and design, which preserve and enhance 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. No building signs are currently proposed and the signs simply provide for the property address, the name of the complex, and directions to parking and access to the buildings.

H. The sign program complies with the standards of the Sign Ordinance in that the design of the signs are compatible with the character and environment of the community, are not distracting to motorists, are visually attractive, and provide adequate identification for the buildings on the property.

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 variance and Sign Permit to allow the installation of accessory sign structures 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-024, 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 21<sup>st</sup> day of June, 2012, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John O'Meara, Chairperson

ATTEST:

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Mike Kamino, Secretary

**DRAFT CONDITIONS OF APPROVAL  
(CASE NO. 12-SP-024)**

**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 the signs. Signs subject to a building permit shall be determined by the Building Official.

**SPECIAL CONDITIONS**

8. The monument wall sign shall not exceed six (6) feet in height measured above finished grade in front of the wall.
9. The address sign shall be located at least five (5) from the front property line.
10. Temporary marketing signage shall be subject to approval by the Director of Planning and Community Development, and shall comply with the City Sign Ordinance.

END

# EXHIBIT B

DRAFT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF AGOURA HILLS APPROVING  
VARIANCE CASE NO. 12-VAR-002

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

Section I. An application was duly filed by Mark Scheu, with respect to the real property located at 30200 and 30300 Agoura Road (A.P.N. 2061-002-051), requesting approval of a Variance from Zoning Ordinance Sections 9655.8.B.1.(C) and 9655.8.B.1.(L) to install two (2) monument/address signs and to install one (1) directional sign in excess of three (3) square feet in size and three (3) feet in height for "The Ridge" office complex. A public hearing to consider the matter was duly held on June 21, 2012, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

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 hearing.

Section III. Based on the evidence presented at the public hearing, include the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9676.2.E of the Agoura Hills Municipal Code, that:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The Sign Ordinance allows an office complex with a common name to have one monument identification sign, one directory monument sign or one address monument sign. An office complex also may have a directional sign not exceeding three square feet in size and three feet in height. The applicant is proposing to install an address sign, a project identification sign, and a vehicle directional sign that exceeds the size requirements of the Sign Ordinance. For proper identification of the site, the address of the property must be identified in a location that is highly visible to motorists. The topography of the lot prevents the applicant from installing a monument sign at the entrance that identifies both the name of the building and the address of the complex. The proposed address sign will be visible to motorists at the project entrance, while the project logo on the existing retaining wall identifies the project. In addition, the directional sign at the top of the driveway demarcates the location of the lobbies and parking. Strict application of the Sign Ordinance would prevent the applicant from identifying both the project name and address on one sign. In addition, the size requirement for the Directional Sign would prevent the applicant from providing adequate directional guidance within the project site. Thus, due to the topography, size, and shape of the site, the strict application of the Sign Ordinance would deprive the property owners of the ability to identify both the address and name of the project and adequately identify parking within the site.

B. The granting of the Variance, as conditioned, will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. The address sign and project identification sign, combined, will not exceed the maximum 48 square feet in size allowed per the City Sign Ordinance. Although a maximum of five vehicle identification signs are allowed for the property, only one is proposed. The size and height of the single vehicle directional sign will not exceed the combined size of the five directional signs that would otherwise be allowed.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. One of the purposes of the City Sign Ordinance is to support and promote viable businesses by allowing signage that provides adequate identification, while also promoting and enhancing the quality of the visual environment of the City. There is limited space to locate a single monument/address sign on the hillside lot that would be visible to motorists. The locations of both the address sign and project identification sign will allow for adequate visibility while meeting the combined size requirements for a monument/address sign. In addition, the directional sign size limit would prevent the applicant from identifying parking areas and main lobbies within the site. Three, one-square foot vehicle directional signs would not allow for necessary signage to identify the multiple parking lot areas and building lobbies on the 25-acre parcel. Given the project layout, a single directional sign provides greater direction to motorists once within the project site.

D. The granting of the Variance, as conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The placement of the address sign, project identification sign, and vehicle directions sign will allow for proper visibility for motorists and pedestrians. The construction of the signs will meet City Building Code requirements. The address sign and the vehicle directional sign will not be illuminated. The proposed external illumination of the project identification sign, as conditioned, will provide for adequate visibility without negatively impacting views from Agoura Road or surrounding parcels.

E. The granting of the Variance, as conditioned, will be consistent with the character of the surrounding area. The sign material and colors will match the buildings they serve and will not detract from the surrounding neighborhood. The signs are in scale with the surrounding building environment and the sign colors and materials blend with landscape and architectural elements of the property, as called for in the Ladyface Mountain Specific Plan.

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 variance to allow the installation of minor, on-premise signs that are accessory to commercial buildings and thus is exempt from CEQA pursuant to Section 15311 of the Guidelines.

Draft Resolution No. \_\_\_\_\_

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Section V. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. 12-VAR-002, 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.

PASSED, APPROVED and ADOPTED this 21<sup>st</sup> 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-VAR-002)

### STANDARD CONDITIONS

1. This decision for approval of the Variance 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, Variance No. 12-VAR-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

END

# EXHIBIT C



# THE RIDGE



805.983.7446  
311 HEARST DR.  
OXNARD, CA 93030

## SIGN PROGRAM

JANUARY 24, 2012



30200/30300  
AGOURA ROAD  
AGOURA HILLS, CA



A PROJECT FOR:  
SCHEU DEVELOPMENT  
COMPANY



### **SIGNAGE ALLOWED**

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#### EXTERIOR SIGNAGE

No exterior signage for individual tenants will be allowed. Exterior signage allowed includes:

One monument address sign with stone base, rusted/sealed steel panel and painted acrylic text totaling 9.2 SQ. FT. (See page 4)

One monument directional sign with stone base, rusted/sealed steel panel and painted acrylic text totaling 14.4 SQ. FT. (See page 5)

One center identification sign on rock wall with individual aluminum letters with "rust" powdercoat totaling 17.8 SQ. FT. (See page 6)

#### INTERIOR SIGNAGE

Tenants will be allowed representation on the directory sign as well as a personal suite identification sign. (See page 7)  
Please contact Signs Pacific (805.983.7446) and allow two weeks to process and fabricate signage.

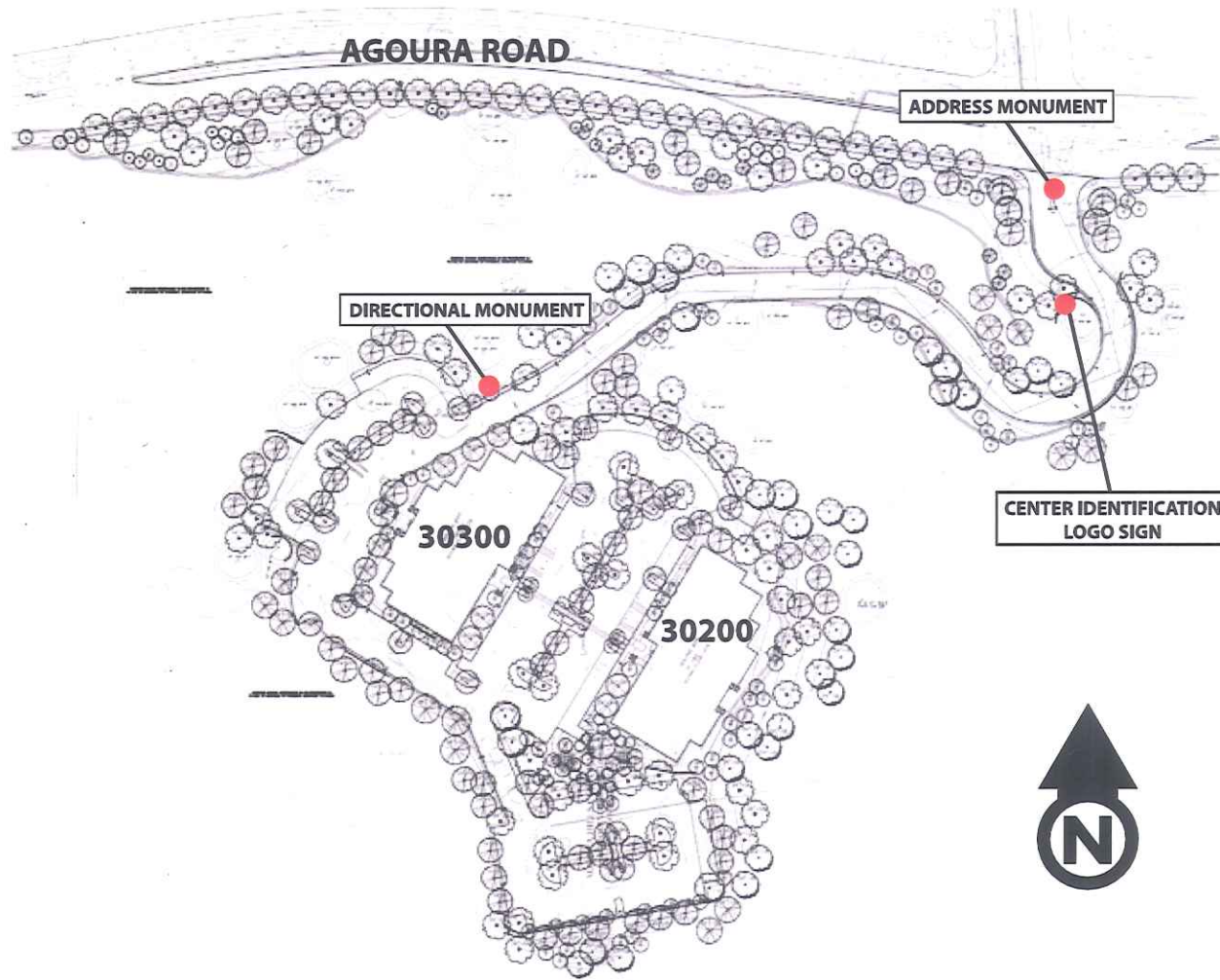
# THE RIDGE



805.983.7446  
311 HEARST DR.  
OXNARD, CA 93030

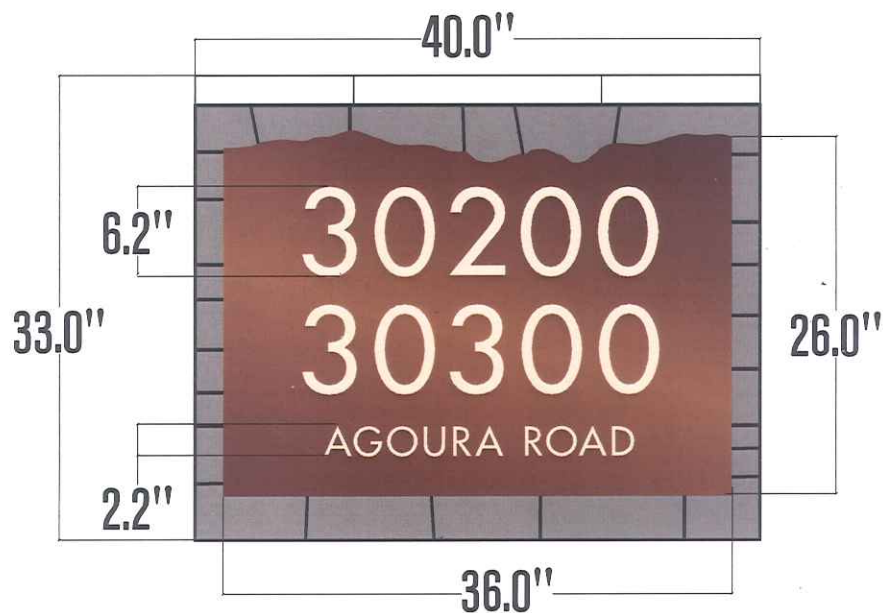
## SIGN PROGRAM

### SITE PLAN





### ADDRESS MONUMENT

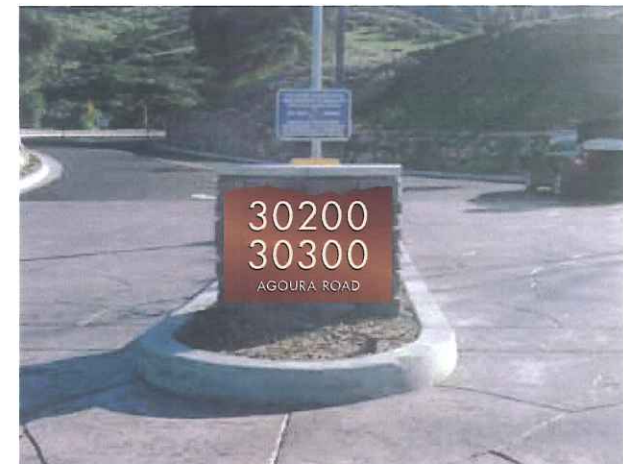
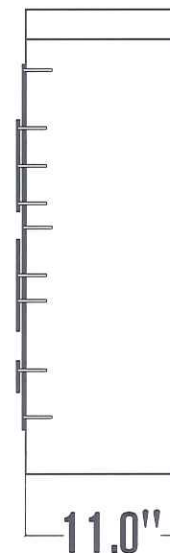


1/4" thick rusted/sealed steel panel  
with 1/4" thick painted acrylic text

**9.2 SQ. FT.**

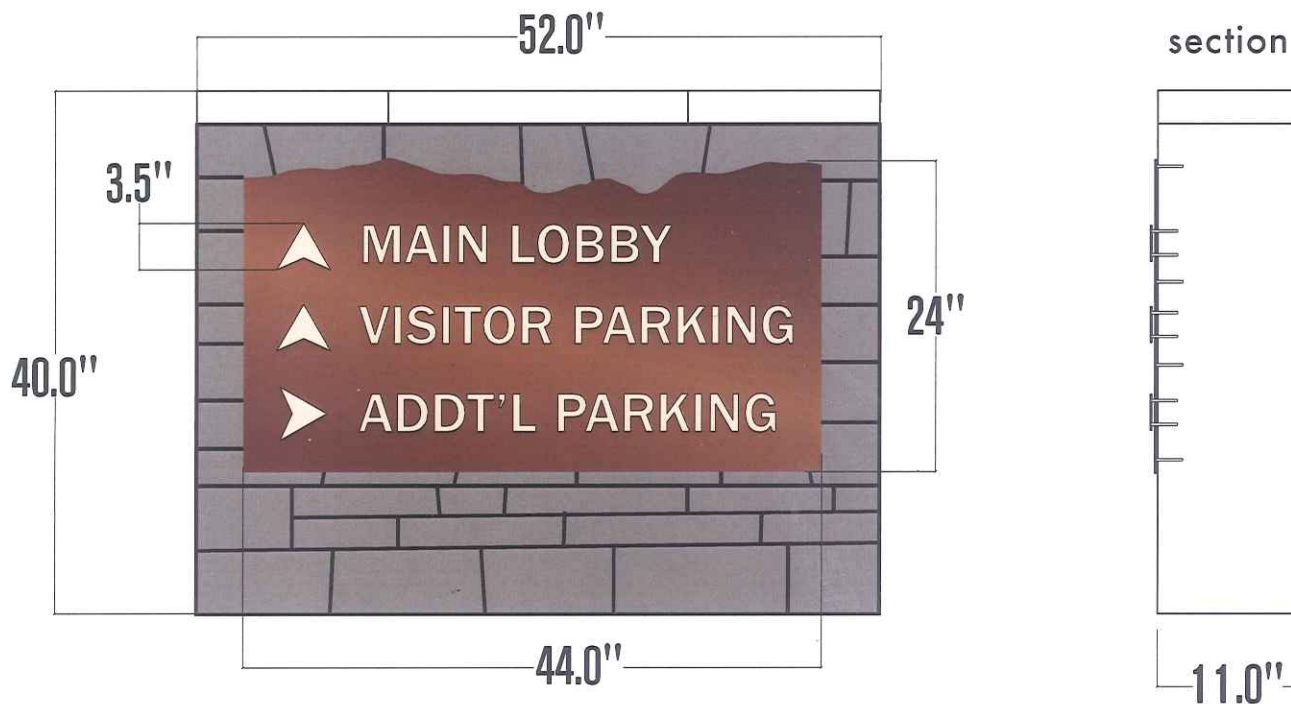


section



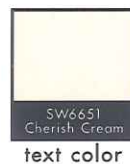
steel panel blind studded into rock monument  
acrylic text studded through steel panel into rock monument  
letters stand off from steel panel 1/8"

### DIRECTIONAL MONUMENT



1/4" thick rusted/sealed steel panel  
with 1/4" thick painted acrylic text

**14.4 SQ. FT.**



steel panel blind studded into rock monument  
acrylic text studded through steel panel into rock monument  
letters stand off from steel panel 1/8"

# THE RIDGE



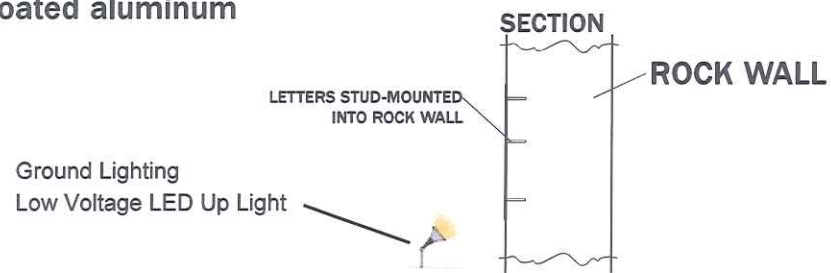
805.983.7446  
311 HEARST DR.  
OXNARD, CA 93030

## SIGN PROGRAM

### ROCK WALL SIGN ("THE RIDGE" LOGO)



**17.8 SQ. FT** 1/4" thick "rust" powder-coated aluminum





# THE RIDGE

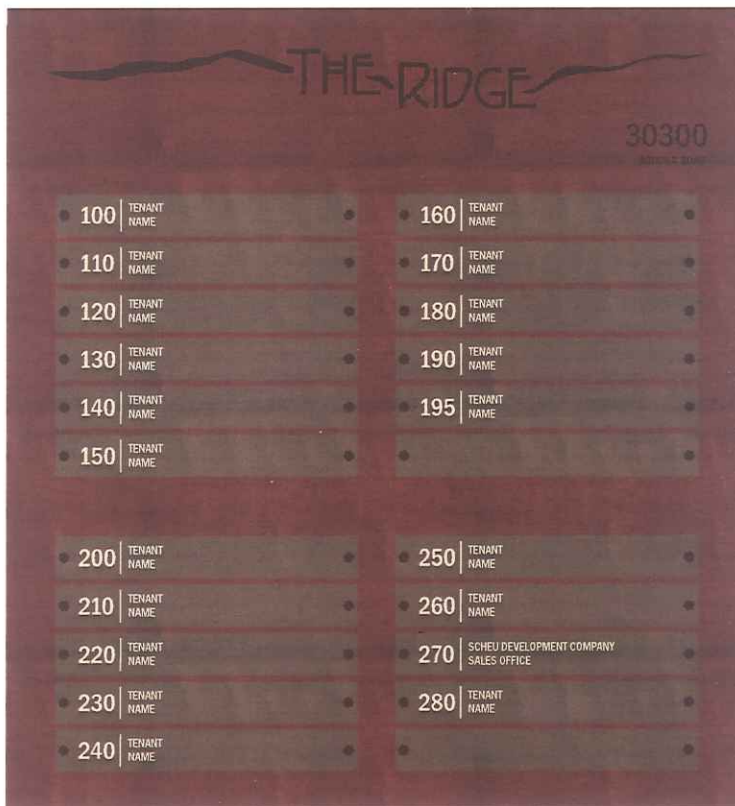


805.983.7446  
311 HEARST DR.  
OXNARD, CA 93030

## SIGN PROGRAM

### INTERIOR SIGNAGE

#### DIRECTORY

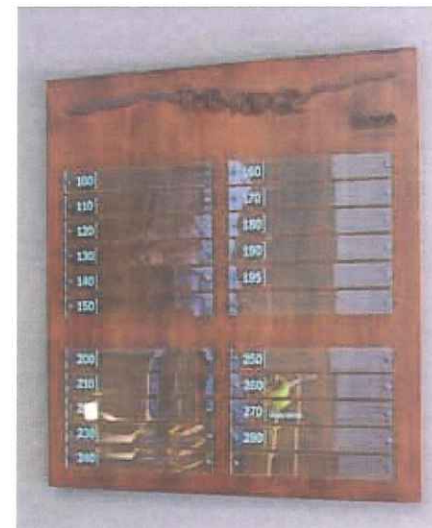


vinyl lettering applied to single panel to indicate suite location  
maximum 2 lines

#### SUITE SIGN



vinyl lettering applied to panel to indicate suite location  
maximum 4 lines



Type: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Project: \_\_\_\_\_

**SPECIFICATION SHEET**

**MODEL: 3019 - 12V Series: Up & Accent Lights**

**FIXTURE SPECIFICATIONS:**

**HOUSING:**

Die-cast, copper free aluminum.

**SHROUD:**

Available with medium shroud (M) or without shroud (N). Medium shroud integrally molded with housing and aimable 359° about knuckle base.

**FINISH:**

Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terra-cotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

**LENS:**

Clear soda lime glass.

**LAMP TYPE:**

Nine (9) White High Output LED emitters, with Vista exclusive driver, powered to operate for 50,000 hours. Available in Warm (W) or Cool (C) color temperatures.

**OPTICS:**

Injection-molded optical grade acrylic available in Spot (SP), Flood (FL), and Wide Flood (WF) distributions.

**ELECTRICAL:**

12VAC input, constant current driver output, consuming 17 system watts.

**MOUNTING:**

Injection-molded, Noryl® GTX adjustable knuckle with ½" NPS stem. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**

All fasteners are stainless steel.

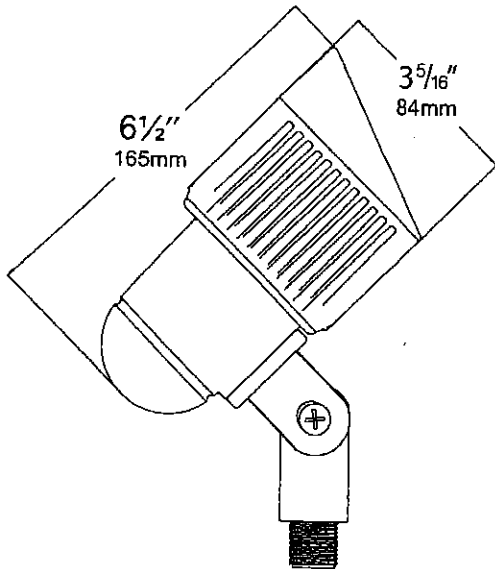
**WIRING:**

Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

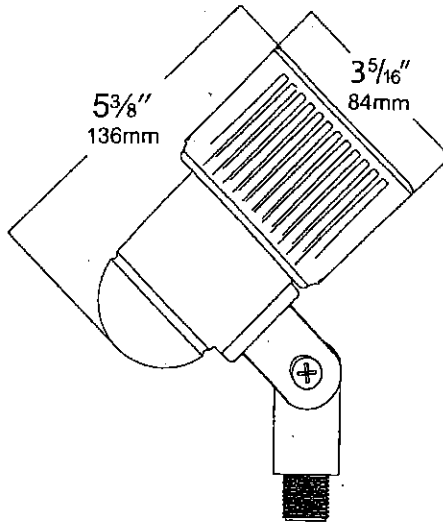
**CERTIFICATION:**

UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 8750). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact \_\_\_\_\_ for any questions about maximum wattages allowed by UL Canadian standards.

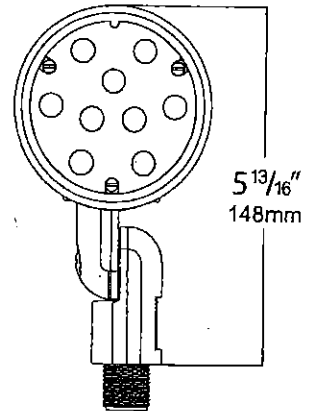
**DIMENSIONS:**



Medium Shroud (M)



No Shroud (N)



Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



# SPECIFICATION SHEET

## MODEL: 3019 - 12V SERIES: Up & Accent Lights

### FIXTURE ORDERING INFORMATION

**TO ORDER FIXTURE:** Select appropriate choice from each column as in the following example

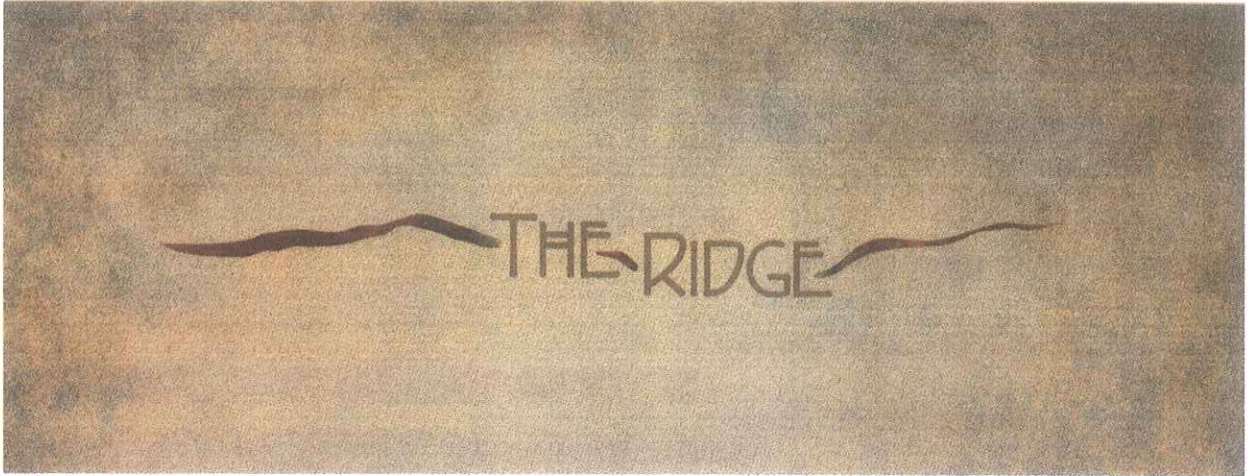
EXAMPLE: GR-3019-B-W-SP-M

MOUNTING	MODEL	FINISH	COLOR TEMP.	DISTRIBUTION	SHROUD	ACCESSORIES
<b>GR</b> - ABS ground stake <b>WR</b> - Wall-mount canopy <b>TR</b> - Tree-mount junction box	3019	<b>B</b> - Black <b>G</b> - Verde <b>BR</b> - Architectural Brick <b>Z</b> - Architectural Bronze <b>LZ</b> - Light Bronze <b>DZ</b> - Dark Bronze <b>GT</b> - Granite <b>TC</b> - Terra-cotta <b>R</b> - Rust <b>HG</b> - Hunter Green <b>M</b> - Mocha <b>WB</b> - Weathered Bronze <b>WI</b> - Weathered Iron <b>W</b> - White	<b>W</b> - Warm <b>C</b> - Cool	<b>SP</b> - Spot <b>FL</b> - Flood <b>WF</b> - Wide Flood	<b>M</b> - Medium <b>N</b> - No shroud	<b>LS</b> - Long Shroud

Fixtures shipped with specified mounting hardware.

*Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.*

# EXHIBIT D



# TEMPORARY MARKETING SIGNAGE PROGRAM

30200/30300 Agoura Road

Scheu Development Company

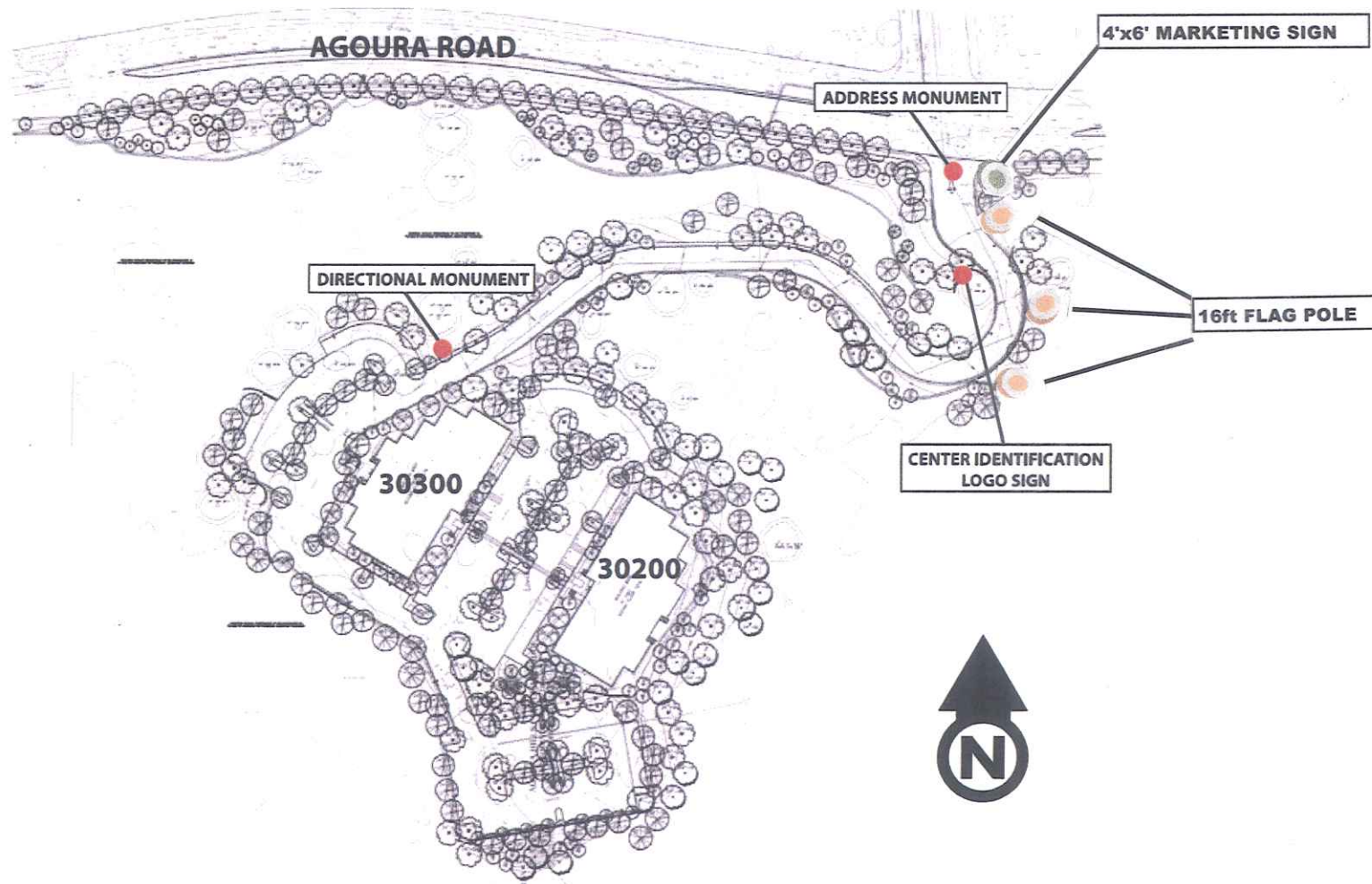
# THE RIDGE



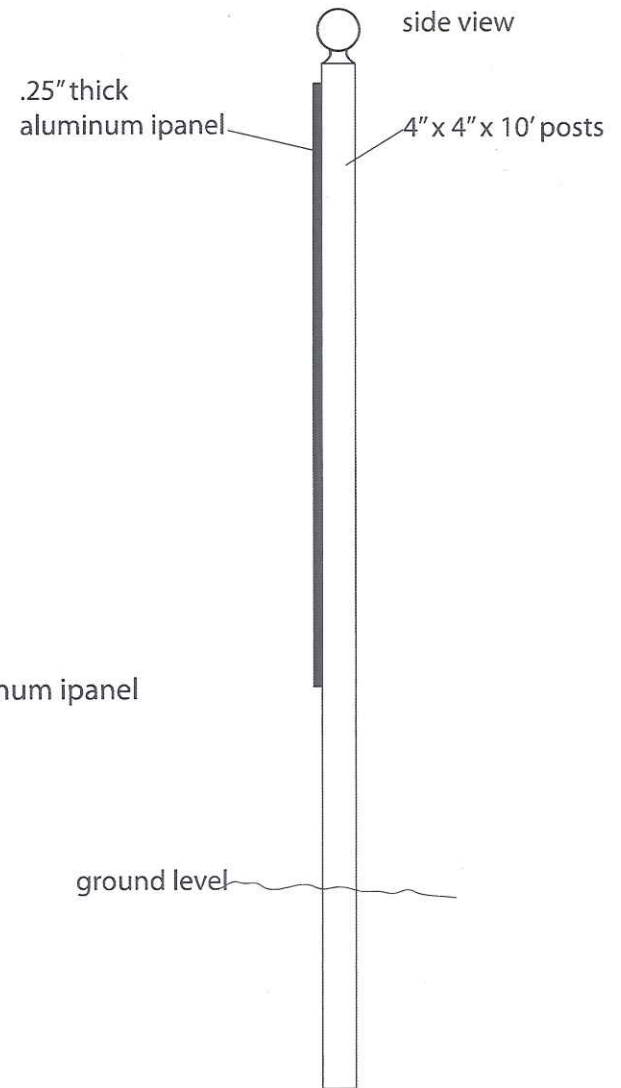
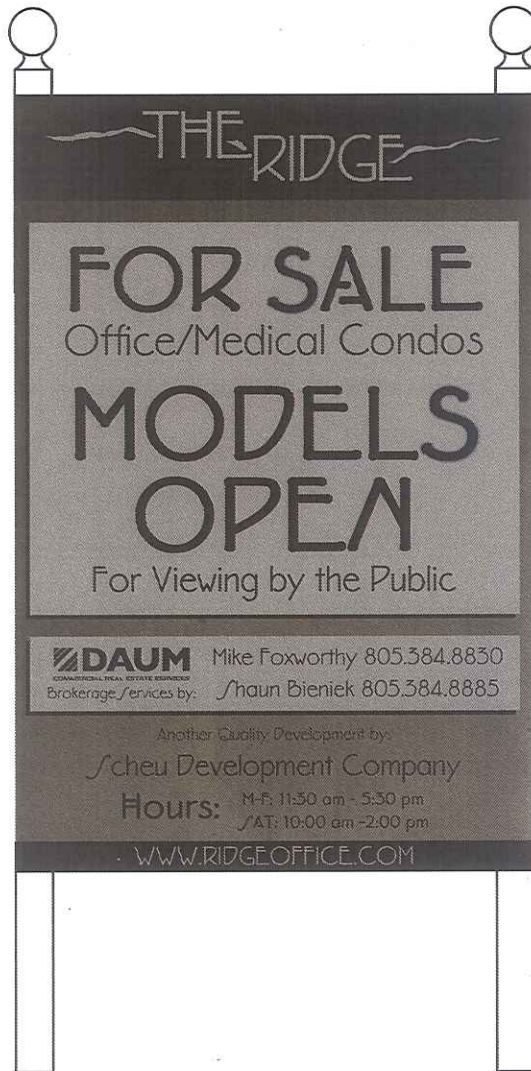
805.983.7446  
311 HEARST DR.  
OXNARD, CA 93030

## SIGN PROGRAM

### SITE PLAN







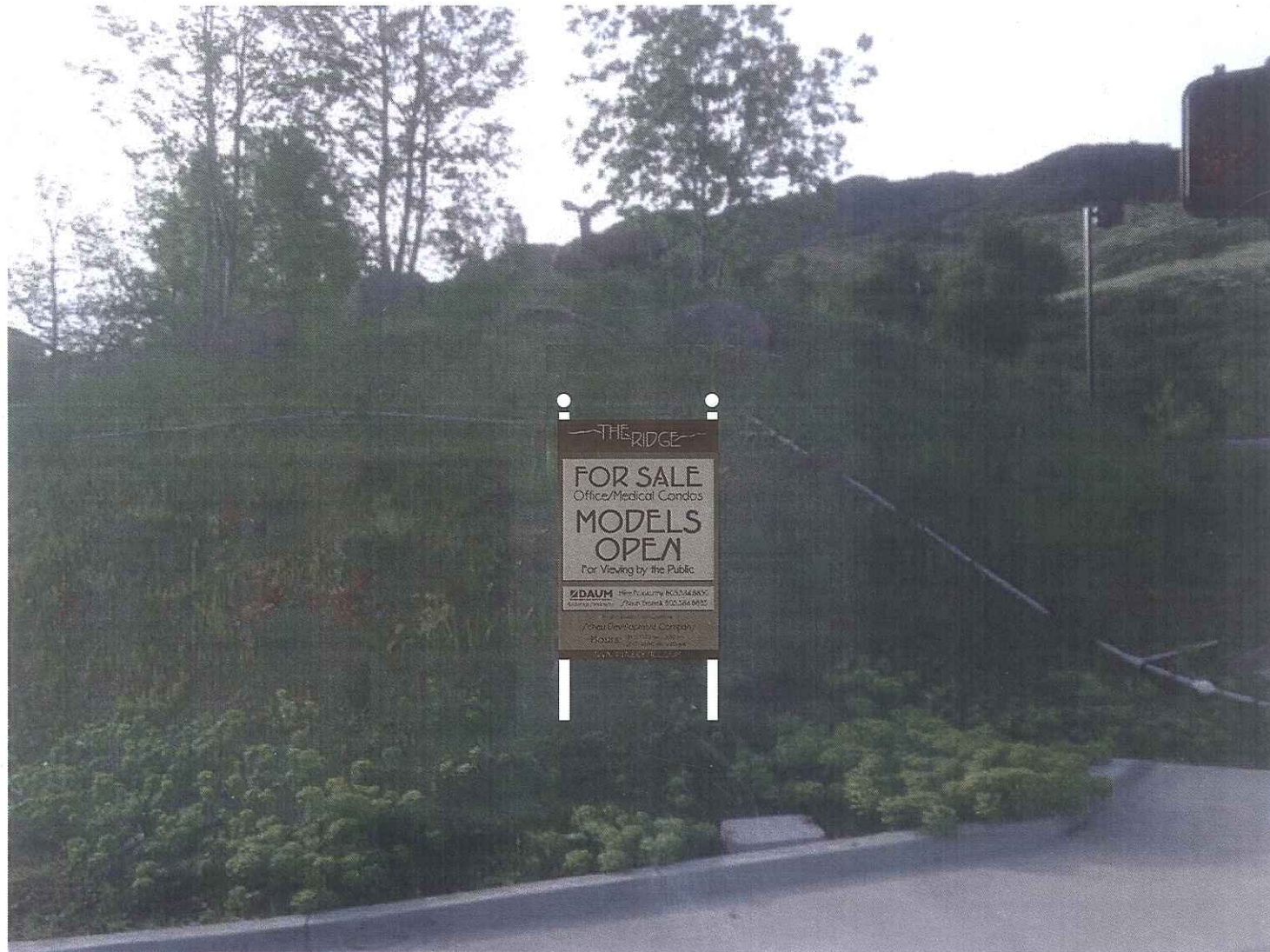
4' x 6' sign on .25" thick aluminum ipanel  
 4" x 4" x 10' posts

Please carefully review this layout, checking spelling, colors, and other specifications you have made. If the order is changed or cancelled after the approval has been made, Signs Pacific reserves the right to charge for work or materials ordered.



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 Contractor's License # 852562

Approval:  X



Please carefully review this layout, checking spelling, colors, and other specifications you have made. If the order is changed or cancelled after the approval has been made, Signs Pacific reserves the right to charge for work or materials ordered.

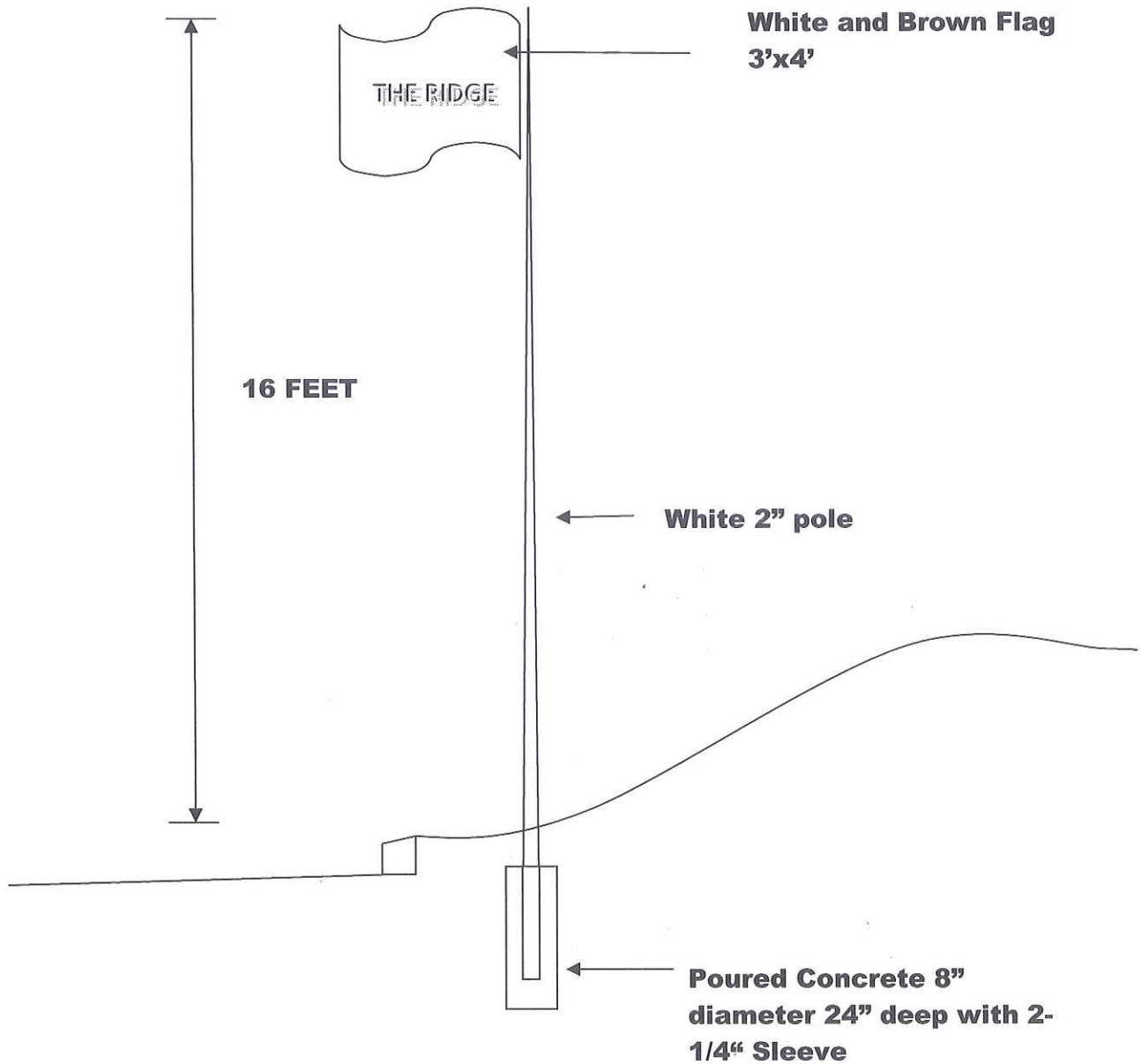


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Contractor's License # 852562

Approval:   X



# TEMPORARY FLAG POLE







# EXHIBIT E

**VARIANCES**  
**BURDEN OF PROOF FORM**

In addition to the information required in the application, the applicant shall substantiate, in writing, the following required findings of fact to the satisfaction of the Director. Please provide detailed answers and use additional sheets of paper, as necessary.

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

.....

THE PROPERTY IN QUESTION IS UNIQUE IN THAT IT IS LOCATED OFF OF A 4 WAY INTERCHANGE AND A PRIVATE DRIVE. VERY FEW, IF ANY, OF THESE SAME CONDITIONS EXIST AT OTHER COMMERCIAL DEVELOPMENTS WITHIN THE CITY. GIVEN THE NATURE OF THE ENTRANCE TO THE PROJECT, THE ONLY PROPER LOCATION FOR THE ADDRESS SIGN, SO THAT IT IS VISIBLE TO ALL, IS TO BE FACING THE MIDDLE OF THE INTERSECTION LOCATED IN THE MIDDLE MEDIAN OF THE PRIVATE DRIVE. AS A RESULT THERE IS NOT SUFFICIENT SIZE FOR THE PROJECT MONUMENT SIGNAGE AT THIS LOCATION. AS A RESULT ANOTHER MONUMENT SIGN IS REQUIRED AND RATHER THAN ERECTING ANOTHER SIGN NEAR THE INTERSECTION THAT ISN'T NECESSARY WE HAVE ELECTED TO LOCATE THE PARK MONUMENT ON AN EXISTING RETAINING WALL AS YOU ENTER THE PRIVATE DRIVE. WE FEEL THIS IS A SUPERIOR LOOK THAN THE ALTERNATIVE AND IN LINE WITH THE THEME AND ARCHITECTURE OF THE DEVELOPMENT.

AS A RESULT OF THE PRIVATE ROAD A DIRECTIONAL SIGN IS REQUIRED AT THE TOP TO DIRECT TRAFFIC. IT'S NECESSARY THAT THE SIGN AND LETTERING BE SUFFICIENT SIZE FOR THE VEHICLE TRAFFIC TO SEE FROM A SUFFICIENT DISTANCE AND STILL PROVIDE SUFFICIENT ARCHITECTURAL DESIGN TO FOLLOW SUIT WITH THE REMAINDER OF THE PROJECT. THIS SIGN WILL NOT BE SEEN FROM THE PUBLIC RIGHT OF WAY.

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2. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;

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THE SUBJECT PROPERTY PRESENT SPECIAL CIRCUMSTANCES THAT ARE NOT TYPICAL OF SIMILAR DEVELOPMENTS WITHIN THE CITY.

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