



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-018
AMENDMENT AND SIGN PERMIT CASE NO. 05-SP-035
AMENDMENT (VARIANCE REQUEST WAS WITHDRAWN)**

DATE: FEBRUARY 7, 2013

I. BACKGROUND AND DISCUSSION

On January 17, 2013, the Planning Commission held a public hearing to consider Ron Underwood/Jessica Steiner's request for a Site Plan/Architectural Review (Case No. 05-SPR-018 Amendment) to remodel the exterior of an existing McDonald's Restaurant, a request for a Sign Permit (Case No. 05-SP-035 Amendment) to amend the sign program and a Variance (Case No. 12-VAR-005) to increase the maximum allowable signage on the south building elevation from 25 square feet to 46 square feet and to allow a new 13.6 square foot sign on the north building elevation.

The Planning Commission received public testimony, and after deliberation, continued the public hearing to February 7, 2013 to provide the applicant the opportunity to revise the project to address the following issues:

1. The applicant should consider eliminating the exterior yellow roof arc element that rises above the roof level. The Planning Commission had concerns that the roof arc element is not compatible with the City's Architectural Design Standards and Guidelines.
2. The applicant should provide a signage plan that conforms to the City's Sign Ordinance.

To address the Planning Commission's concerns, the applicant proposed the following design changes (from the original proposal).

1. The roof arc element on the south and west elevation of the building has been eliminated from the project. While the roof arc element is part of the McDonald's new "branding" program, its removal causes other features to be eliminated, such as the cream stone cladding on the entire south elevation of the building that wraps around to the east elevation and the "hearth" element on the west elevation.

2. The stone wainscot currently on the building (“Weathered Edge, Sunhill”) will remain on all sides of the building.
3. The design of the south building elevation has been changed to match the proposed design of the east elevation, which includes a new entry “arcade” with cladded stone (“Special Antique Cream”) to accentuate the two main entrances. The new stone cladding will contrast with the existing stone wainscot.
4. The existing cover over the drive through lane (was originally proposed to be demolished), will be replaced with a new trellis cover.
5. The new stone material on the wall of the north elevation has been lowered vertically, half way down the wall.

Exterior improvements, that have not changed from the original proposal, include brown stucco finish on all the exterior walls of the building along with a new straight wall in place of the existing mansard roof, new yellow metal canopies on the south and east elevations, and gray aluminum “trellis” canopies on the south, east, and west elevations, and a metal parapet roof screen on all sides of the building.

Proposed Signage

The applicant has withdrawn their Variance application to increase the maximum allowable signage on the south elevation and to allow a new sign on the north building elevation. As such, the “McDonald’s” channel letter sign on the south elevation and the “M” logo on the north elevation are no longer proposed.

As shown on the current signage plan, a total of 73.2 square feet of wall mounted signage is proposed as shown on the table below:

<u>Proposed</u>		<u>Previous</u>			
<u>Elev.</u>	<u>No./Description</u>	<u>Size of Sign</u>	<u>Size of Sign</u>	<u>Allowed</u>	<u>Existing</u>
South	1-“M” logo	13.6 sq. ft.	46 sq. ft.	25 sq. ft.	25 sq. ft.
West	1- “M” logo	13.6 sq. ft.	13.6 sq. ft.	25 sq. ft.	0 sq. ft.
East	1- “M” logo 1-“McDonalds”	13.6 sq. ft. 32.4 sq. ft.	46 sq. ft.	50 sq. ft.	43.5 sq. ft.
North	0 signs	0 sq. ft.	13.6 sq. ft.	0 sq. ft.	0 sq. ft.
Totals:	4 signs	73.2 sq. ft.	119.2 sq. ft.	100 sq. ft.	68.5 sq. ft.

The table above indicates that the proposed signage totals 73.2 square feet. The previous signage plan reviewed by the Planning Commission on January 17, 2013, for McDonald’s restaurant, proposed 119.2 square feet of total signage. The proposed wall mounted signage above,

represents a decrease of 46 square feet from the previously proposed wall mounted signage. Installation of a directional sign at Kanan Road has been eliminated from of the project. There are no other changes to the ground mounted signs as previously proposed.

II. RECOMMENDATION

Staff recommends the Planning Commission approve Site Plan/Architectural Review Case No. 05-SPR-018 Amendment and Sign Permit Case No. 05-SP-035 Amendment, subject to conditions in the draft Resolutions.

III. ATTACHMENTS

- Exhibit A: Draft Site Plan/Architectural Review Resolution and Conditions of Approval
- Exhibit B: Draft Sign Permit Resolution and Conditions of Approval
- Exhibit C: Reduced Copies of the Revised Project Plans, Photographs of Existing Site & Aerial
- Exhibit D: Letters from the Community
- Exhibit E: January 17, 2013, Staff Report

Case Planner: Renee Madrigal, Associate Planner

EXHIBIT A

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 05-SPR-018 AMENDMENT

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

Section 1. An application was duly filed by Ron Underwood and Jessica Steiner for McDonald's Corporation with respect to the real property located at 29161 Canwood Street, Assessor's Parcel Number 2048-011-029, requesting approval of a Site Plan/Architectural Review Amendment Case No. 05-SPR-018 Amendment to remodel the exterior of an existing McDonald's Restaurant. A Public Hearing was duly held in on January 17, 2013, and February 7, 2013, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant Sections 9677.5 of the Agoura Hills Municipal Code, that:

A. The proposed development is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The proposed remodel will provide the continued operation of an existing permitted restaurant that can serve the surrounding community. This restaurant is a permitted use within the Commercial Retail/Service (CRS) and Freeway Corridor Overlay (FC) zone. Also the project meets the height, lot coverage, landscape coverage and parking requirements as specified in the City's Zoning Ordinance.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained will not be detrimental to the public health and safety, or general welfare in that the property will be improved and maintained according to the City standards and Conditions of Approval. Access to the property will be via a driveway on Canwood Street to the east of the site and from Kanan Road to the west. The project, which consists of exterior changes to the building, but no increase to the building size, will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The building lot coverage is below the maximum coverage established for the Commercial Retail Service Zone and the Freeway Corridor Overlay District.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area in that the proposed building colors and materials, which consist of medium brown colored stucco, cream color stone and the existing stone wainscot are compatible with the building it serves and the architectural style of the surrounding area.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The 21-foot building height will not exceed the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone.

E. The proposed use, as conditioned, is consistent with the City's General Plan. The proposed remodel of the restaurant enhances the visual character of the restaurant in that the new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, as called for in Policy LU-13.2 of the General Plan.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed placement of additional articulation on the building through the use of stone, a new decorative roofline, trellises and canopies are compatible with the architecture of the building and the surrounding area along Canwood Street and Kanan Road.

Section 4. The Planning Commission finds, pursuant to Agoura Hills Zoning Municipal Code Section 9677.7(G), that:

A. The proposed use, as conditioned, is consistent with the General Plan, and design standards adopted by the City Council. The proposed remodel of the restaurant enhances the visual character of the restaurant in that the new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, as called for in Policy LU-13.2 of the General Plan..

B. As conditioned, the design and location of the proposed development and its relationship to existing developments and traffic in the vicinity thereof is such that it will increase the desirability of investment or occupation in the neighborhood. The proposed project will not unreasonably interfere with the use and enjoyment of existing or proposed commercial developments in the vicinity, and will not create traffic hazards or congestion. Access to the property will continue to be via Canwood Street and Kanan Road.

C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The remodel of the building will be compatible with the surrounding neighborhood, and enhance the appearance of the area.

D. The design of the proposed development, as conditioned, provides a desirable environment for its occupants, as well as for the project's neighbors, and is aesthetically of good composition, materials, textures, and colors. The proposed exterior building materials and colors are compatible with the variety of colors and architectural styles in the neighborhood and with the City Architectural Design Standards and Guidelines.

E. The proposed use, as conditioned, complies with all applicable requirements of the district in which it is located and all other applicable requirements. Restaurant use is permitted in the CRS zone.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The improvements to the existing building will be constructed to comply with the most recent Building Code requirements.

Section 5. The project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines (Existing Facilities). The exemption includes the remodel of an existing building. No negative declaration or environmental impact report is required.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 05-SPR-018 Amendment, subject to the attached conditions, with respect to the property described in Section 1 hereof.

Section 7. 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 7th day of February, 2013, by the following vote to wit:

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

Chairperson

ATTEST:

Mike Kamino, Secretary

DRAFT CONDITIONS OF APPROVAL (Case No. 05-SPR-018 Amendment)

STANDARD CONDITIONS

1. This decision, 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 appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval 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 complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, and Roof Plan.
4. All exterior colors and materials used in this project shall be in conformance with the colors and materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. Unless this permit is used within two (2) years from the date of City approval, this permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
10. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
11. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

12. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility.
13. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
14. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

EXHIBIT B

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SIGN PERMIT CASE NO. 12-SP-035 (AMENDMENT)

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

Section 1. An application was duly filed by Ron Underwood and Jessica Steiner for McDonald's Corporation with respect to the real property located at 29161 Canwood Street, Assessor's Parcel Number 2048-011-029, requesting approval of Sign Permit Case No. 05-SP-035 (Amendment) for a Sign Program Amendment to modify building signage at McDonald's Restaurant. A Public Hearing was duly held in conjunction with Variance Case No. 12-VAR-005 and Site Plan/Architectural Review Case No. 05-SPR-018 (Amendment) on January 17, 2013, in the Council Chambers of City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. The Planning Commission, with the concurrence of the applicant, continued the public hearing to February 7, 2013. The applicant hence withdrew the Variance application, and on February 7, 2013, at a continued public hearing in the Council Chambers of City Hall, the Planning Commission considered Sign Permit Case No. 05-SP-035 (Amendment) in conjunction with Site Plan Architectural Review Case No. 05-SPR-018 (Amendment). Notice of the time, date and place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section 3. Based on the evidence presented at the public hearing, 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 amendment is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The sign program amendment enhances the visual character of the restaurant and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan.

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. Each sign will be legible to pedestrians and motorists visiting the site and will adequately identify the restaurant.

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 building served by the signs.

D. The proposed sign program amendment is consistent with the sign standards of the Sign Ordinance in that the number of colors, the proposed materials, and the illumination of the signs are consistent with the standards specified in the Sign Ordinance.

E. The proposed sign program amendment 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 and the restaurant's existing sign program.

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 amendment accommodates future revision that may be required because of changes in the use or tenants in that the restaurant signs can be replaced with the name of a future owner.

H. The sign program amendment 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 building on the property.

Section 4. 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 program amendment to allow the installation of accessory sign structures and this is exempt from CEQA pursuant to Section 15311 of the Guidelines (Accessory Structures including On-Premise Signs).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. 05-SP-035 Amendment, subject to the attached conditions, with respect to the property described in Section 1 hereof.

Section 6. 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 7th day of February, 2013, by the following vote to wit:

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

Chairperson

ATTEST:

Mike Kamino, Secretary

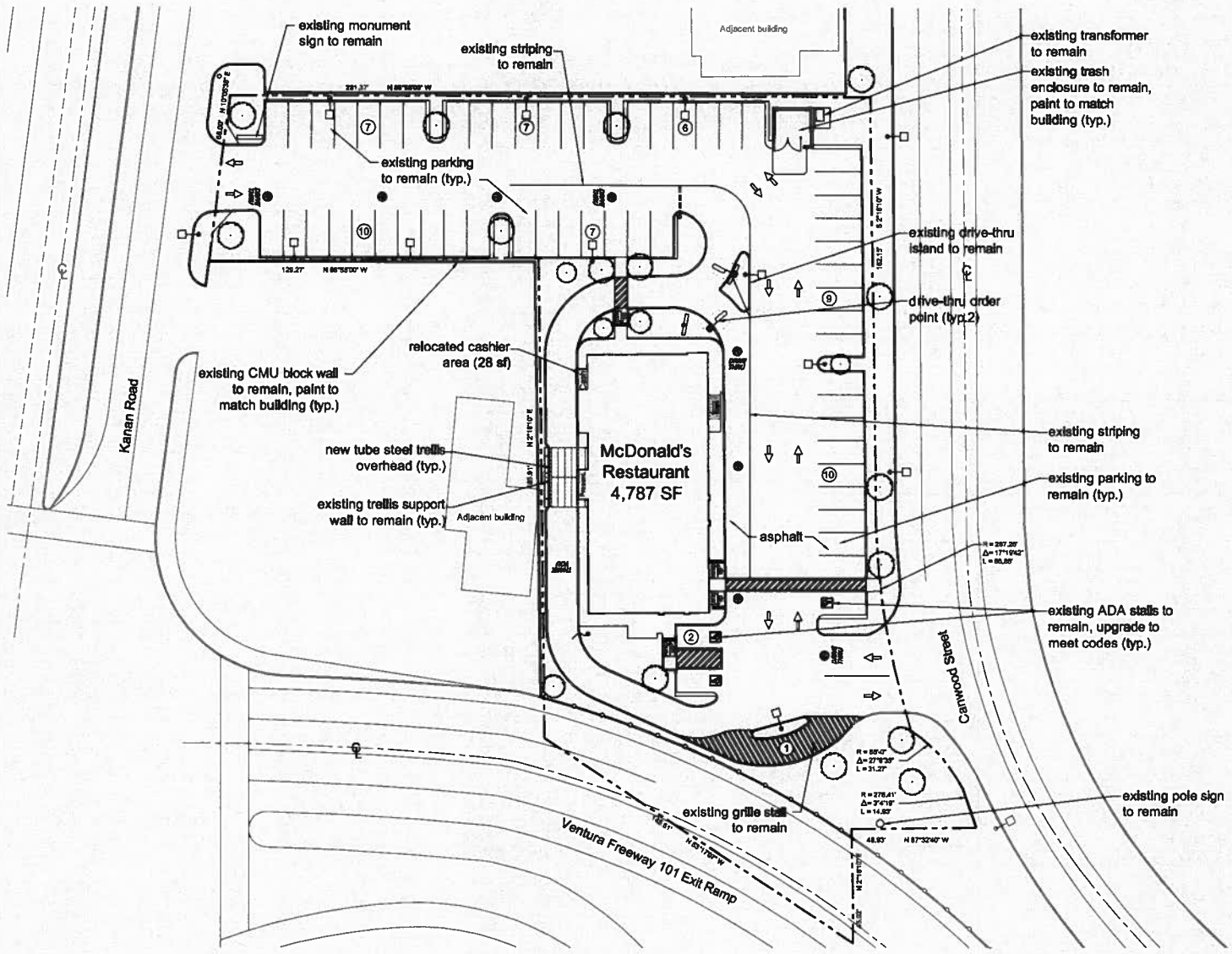
DRAFT CONDITIONS OF APPROVAL
(Case No. 05-SP-035 Amendment)

STANDARD CONDITIONS

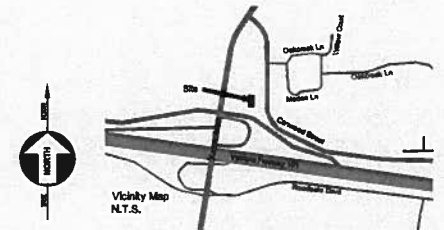
1. This decision for approval of the Sign Permit application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the Sign Plans of the restaurant (McDonald's) approved by the Planning Commission on February 7, 2013.
3. 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.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be 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 the approval is used within two (2) years from the date of City approval, Sign Permit Amendment Case No. 05-SP-035 Amendment 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 from the Department of Building and Safety for the approved signage.

END

EXHIBIT C



note:
trash enclosure, doors, ladder, light poles,
and electrical cabinet to be painted to
match/coordinate with building



Project Architect:
BICKEL UNDERWOOD
TERRY H. BICKEL, J.M., ARCHITECT
A CALIFORNIA CORPORATION
3600 Beach Street, Suite 220, Newport Beach, CA 92660
949-797-0411 www.bickelunderwood.com

McDonald's 004-0517

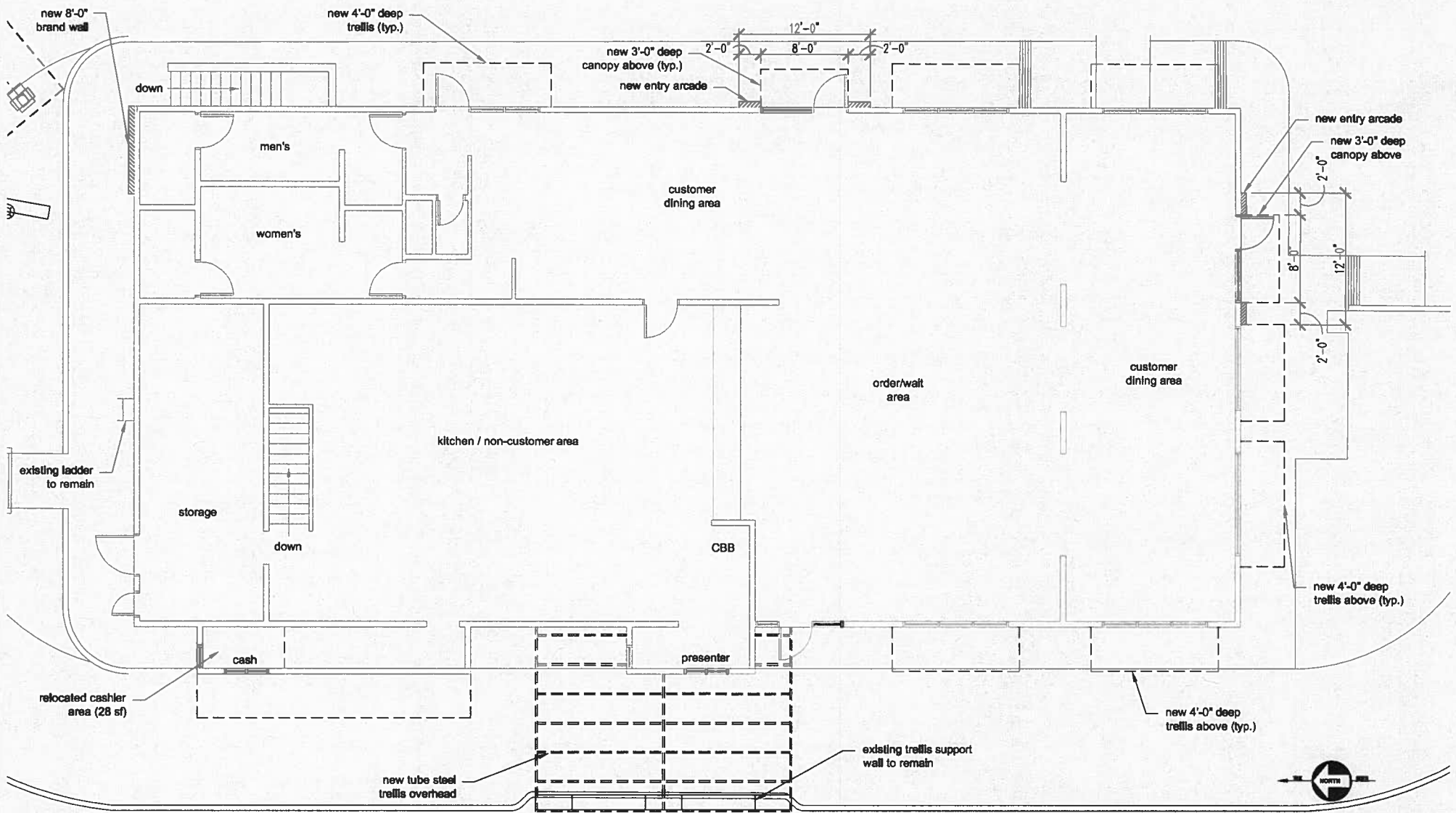
29161 Canwood St.
Agoura Hills, California

Proposed Site Plan

Scale: 1" = 40'

January 24, 2013

29161 CANWOOD ST., AGOURA HILLS, CALIFORNIA
McDONALD'S RESTAURANT BUILDING

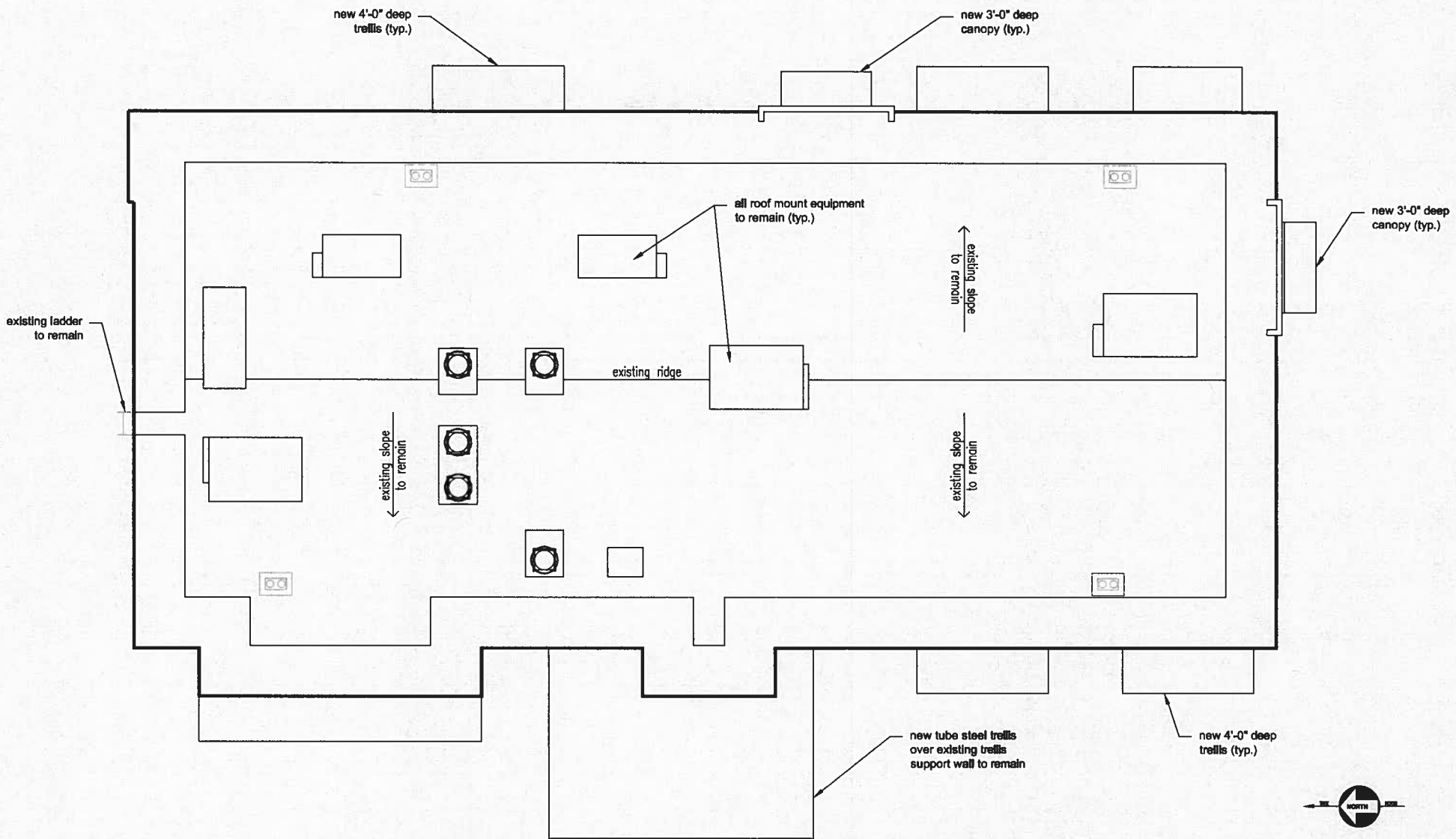


Project Architect:
BICKEL UNDERWOOD
 JAMES A. BICKEL, JR., ARCHITECT
 A CALIFORNIA CORPORATION
 2620 Beach Street, Suite 120, Newport Beach, CA 92660
 949-797-0411 arch@bickelunderwood.com

McDonald's 004-0517

29161 Canwood St.
 Agoura Hills, California

Proposed Floor Plan
 Scale: 1/8" = 1'-0"
 January 24, 2013
 29161 Canwood St. - 2nd Floor
 29161 Canwood St. FLOOR PLAN.dwg



Project Architect:
BICKEL UNDERWOOD
 JAMES W. BICKEL, JR., ARCHITECT
 A CALIFORNIA CORPORATION
 3420 March Street, Suite 120, Newport Beach, CA 92660
 949-757-0411 architecture@bickelunderwood.com

McDonald's 004-0517

29161 Canwood St.
 Agoura Hills, California

Proposed Roof Plan

Scale: 1/8" = 1'-0"
 January 24, 2013

NO. 004-0517-140 Agoura Hills, CA
 29161 Canwood St. FLOOR PLAN.dwg

Proposed Elevations
29161 Canwood St.
Agoura Hills, California
004-0517
Scale: 1/8"=1'

Color Scheme

Materials Legend

- Log Cabin
- Serengeti Sand
- Stone Arcade - Coronado Stone Special Antique Cream
- Canopies (Metal)
- Metal (Coping)
- Aluminum Trellis
- Wainscot - Existing stone to remain - Coronado Stone - "Weathered edge" "Sun Hill"
- Existing base tile to remain - Dal Tile - #OQ43 - Golden Dune



South - Front Elevation



East - Non D/T Elevation



West - D/T Elevation

Color Scheme

Materials Legend

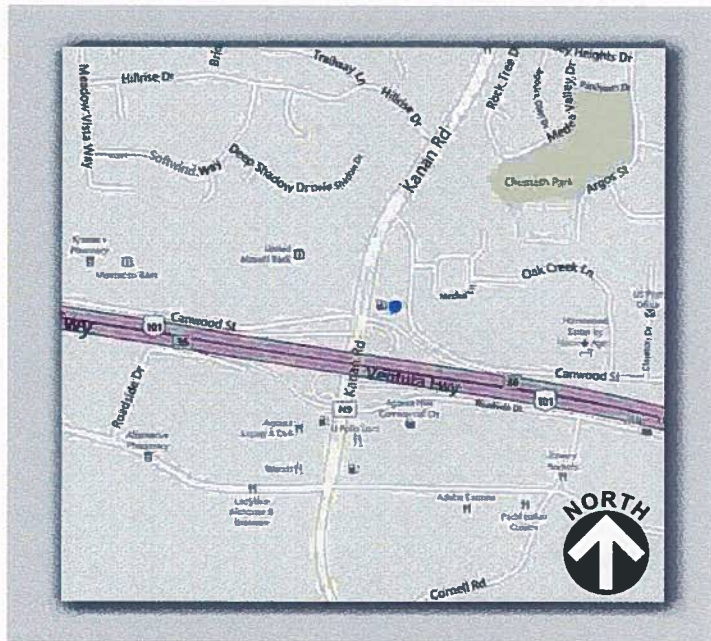
- Log Cabin
- Serengeti Sand
- Stone Arcade - Coronado Stone
Special Antique Cream
- Canopies (Metal)
- Metal (Coping)
- Aluminum Trellis
- Wainscot - Existing stone to remain-
Coronado Stone - "Weathered edge"
"Sun Hill"
- Existing base tile to remain -
Dal Tile - #OQ43 - Golden Dune



North - Rear Elevation

McDonald's

Store #3997, 29161 Canwood St., Agoura Hills, CA



① VICINITY MAP
Scale: N.T.S.

SIGN SCHEDULE - McDONALD'S SIGNAGE					
NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS	Y	32.4	1	32.4
B	CHANNEL ARCH	Y	13.6	3	40.8
C					
D	'WELCOME' LETTERS	N	3.0	2	--
E	WINDOW BANNER	N	--	1	--
F	WINDOW BANNER	N	--	1	--
G	MENUBOARD	Y	40.0	1	--
G	MENUBOARD/COD	Y	40.0	1	--
H	COD CANOPY	N	--	1	--
W	CANOPY	Y	--	1	--
J	GATEWAY CLEARANCE	N	--	1	--
TOTAL SQ. FOOTAGE =					73.2



Project:
McDonald's #3997

Address:
29161 Canwood St.,
Agoura Hills, CA

Account Manager:
S. Janocha
Designer:
L. Ramirez 3.50
Scale: **AS NOTED**
Design No.: **12-06-4963-05 P**
Date: **06.01.12**
Reg. No.: **218726**

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 9/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
R4 01/16/13 LR Del. directional (.5)
R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE
Acc. Mgr.

FOR CONSTRUCTION DATE
Acc. Mgr.

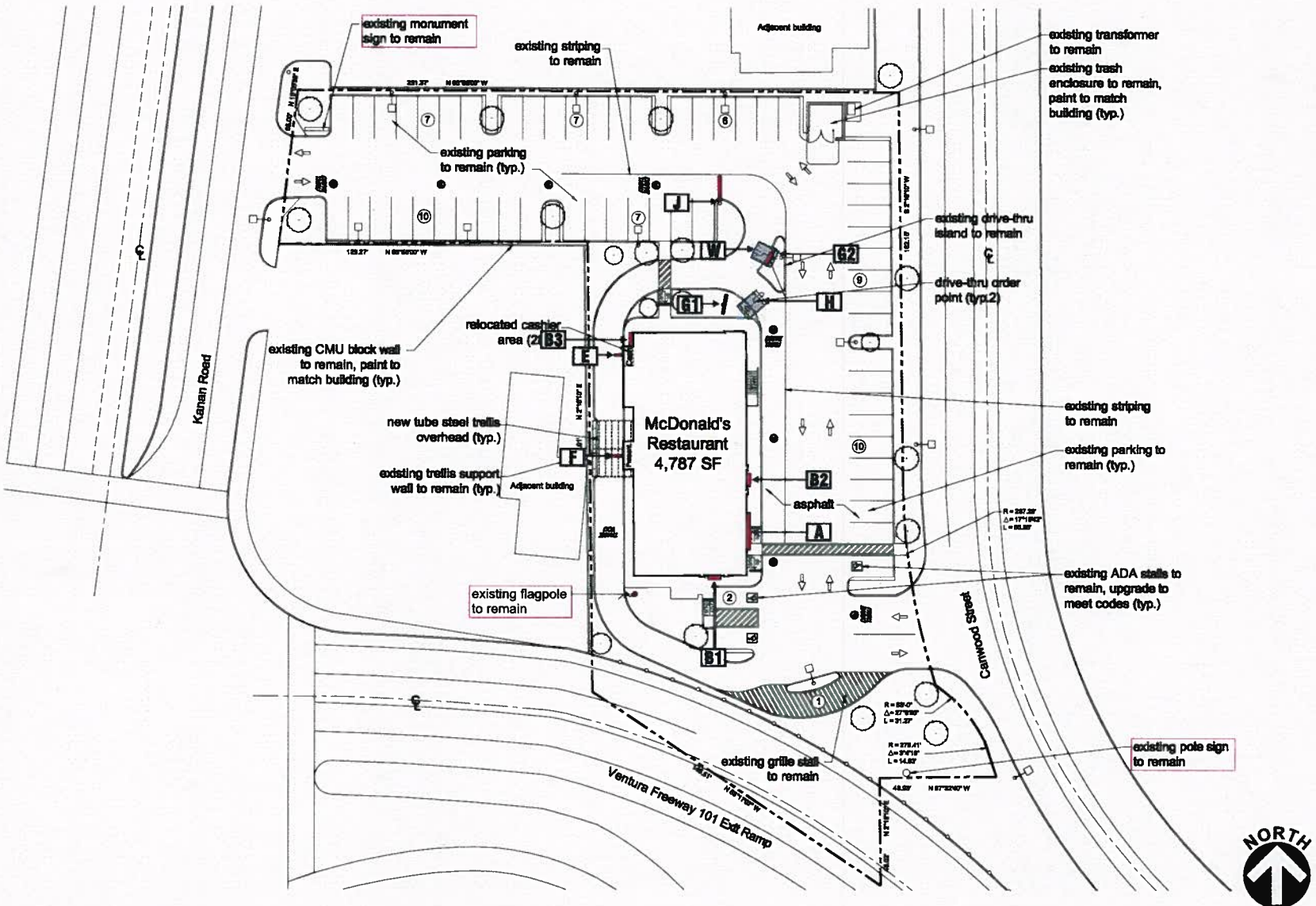
Design

Production

FOR INSTALL ONLY DATE
Acc. Mgr.

Page: 01 Of: 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without notice will alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc. © SEA 2012
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



1 SITE PLAN
Scale: N.T.S

superior
electrical advertising

1701 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.435.3808
Facsimile: 562.435.1567
www.superiorsigns.com

Project:
McDonald's #3997

Address:
**29161 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-05 P**

Date: **06.01.12**

Reg. No.: **218726**

- Revisions:
- R1 7/23/12 LR New elevations & site plan (1.75)
 - R2 8/17/12 LR New elev. & site plan (1.75)
 - R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
 - R4 01/16/13 LR Cdl. directional (5)
 - R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Acc. Mgr. _____

FOR CONSTRUCTION DATE

Acc. Mgr. _____

Design _____

Production _____

FOR INSTALL ONLY DATE

Acc. Mgr. _____

Page: 02 Of 08

This is an original copyrighted drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or modified in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc. © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.





① FRONT ELEVATION - SOUTH
Scale: 3/32" = 1'-0"



② REAR ELEVATION - NORTH
Scale: 3/32" = 1'-0"



superior
electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.435.3506
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's #3397

Address:
29161 Canwood St.,
Agoura Hills, CA

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No. 12-06-4963-05 P

Date: 06.01.12

Reg. No. **218726**

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 9/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
R4 01/16/13 LR Del. directional (.5)
R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Accr. Mgr.

FOR CONSTRUCTION DATE

Accr. Mgr.

Design

Production

FOR INSTALL ONLY DATE

Accr. Mgr.

Page: 03 Of: 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or published in any fashion. The changing of colors, sizes, materials or dimensions without direct input from the designer. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc. © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



③ **NON-DRIVE THRU ELEVATION - EAST**
Scale: 3/32" = 1'-0"



④ **DRIVE THRU ELEVATION - WEST**
Scale: 3/32" = 1'-0"

superior
electrical advertising
1752 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3595
Facsimile: 562.435.1567
www.superior-signs.com

Project:
McDonald's #33997

Address:
**29161 Carwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-05 P**

Date: **06.01.12**

Reg. No.: **218726**

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 01/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
R4 01/18/13 LR Del. directional (1.5)
R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Acc't. Mgr.

FOR CONSTRUCTION DATE

Acc't. Mgr.

Design

Production

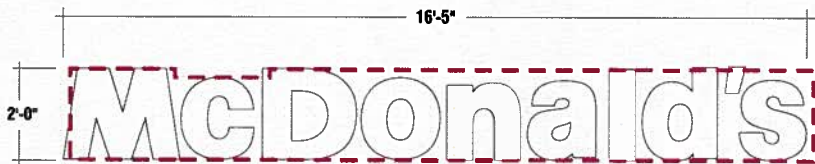
FOR INSTALL ONLY DATE

Acc't. Mgr.

Page: **04** Of: **08**

This is an original unapproved drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any form. The changing of colors, sizes, materials or dimensions without notice will alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any business must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

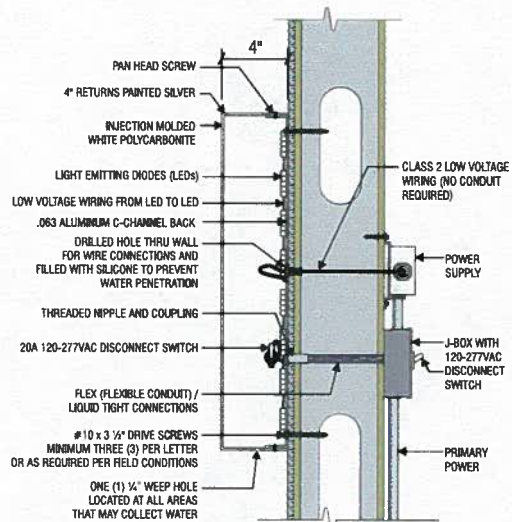


A LED ILLUMINATED CHANNEL LETTERS
Quantity: One (1) Required

32.4 Sq. Ft.
Scale: 3/8" = 1'-0"

SPECIFICATIONS:

LETTERS: INJECTION MOLDED WHITE POLYCARBONITE
 RETURNS: SILVER
 ILLUMINATION: WHITE LED'S
 POWER REQ: 1.6 AMPS
 NOTE:



1 TYPICAL SECTION DETAIL - ILLUMINATED LETTER SET
Scale: n.l.s

superior
electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.495.3503
 Facsimile: 562.435.1867
 www.superiorsigns.com

Project:
McDonald's #3397

Address:
**29161 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50
Scale: **AS NOTED**

Design No.: **12-06-4963-05 P**

Date: **06.01.12**

Reg. No.: **218726**

Revisions:
 R1 7/23/12 LR New elevations & site plan (1.75)
 R2 9/17/12 LR New elev. & site plan (1.75)
 R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
 R4 01/18/13 LR Del. directional (.5)
 R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Accd. Mgr.

FOR CONSTRUCTION DATE

Accd. Mgr.

Design

Production

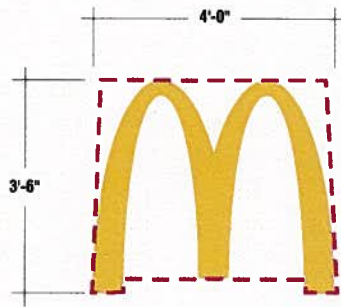
FOR INSTALL ONLY DATE

Accd. Mgr.

Page: 05 Of: 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without the design's approval is not allowed. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
 © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



B1 **B2**
B3

LED ILLUMINATED CHANNEL LOGO

Quantity: Three (3) Required

13.6 Sq. Ft.

Scale: 3/8" = 1'-0"

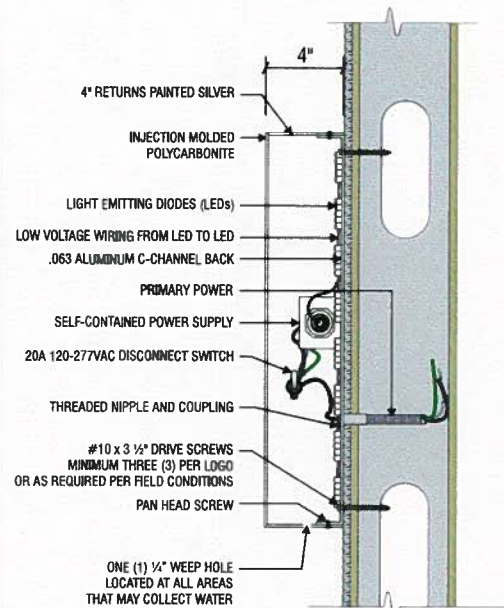
SPECIFICATIONS:

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE
 ILLUMINATION: WHITE LED'S
 POWER REQ: 1.3 AMPS
 NOTE:

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 TYPICAL SECTION DETAIL - SELF-CONTAINED BUILDING LOGO
 Scale: n.l.s

superior
 electrical advertising
 1750 West Anaheim Street
 Long Beach, California
 90812-1195
 Phone: 562-426-3808
 Facsimile: 562-435-1867
 www.superiorsigns.com

Project:
McDonald's #3997

Address:
**29161 Canwood St.,
 Agoura Hills, CA**

Account Manager:
S. Jarocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-05 P**

Date: **06.01.12**

Reg. No.: **218726**

Revisions:
 R1 7/23/12 LR New elevations & site plan (1.76)
 R2 8/17/12 LR New elev. & site plan (1.76)
 R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
 R4 01/16/13 LR Del. directional (.5)
 R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Acc't. Mgr.

FOR CONSTRUCTION DATE

Acc't. Mgr.

Design

Production

FOR INSTALL ONLY DATE

Acc't. Mgr.

Page: **06** Of: **08**

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc. © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



D1 D2 **NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS** **3.0 Sq. Ft.**
 Quantity: Two (2) Required Scale: 1/2" = 1'-0"

SPECIFICATIONS:

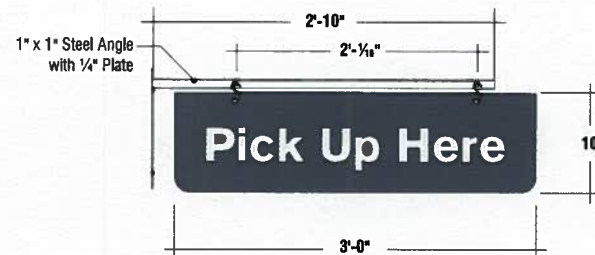
- **LETTERS:** FLAT CUT OUT ALUMINUM PAINTED BLACK WITH GRAY VINYL INSET ON FACE
- **RAIL:** ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4 -20 SELF DRILLING SCREWS FOUR (4) PLACES



E **SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET** **2.49 Sq. Ft.**
 Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK**



F **SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET** **2.49 Sq. Ft.**
 Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- **PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK**

superior
 electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.435.3333
 Facsimile: 562.435.1567
 www.superior-signs.com

Project:
McDonald's #3397

Address:
**29161 Canwood St.,
 Agoura Hills, CA**

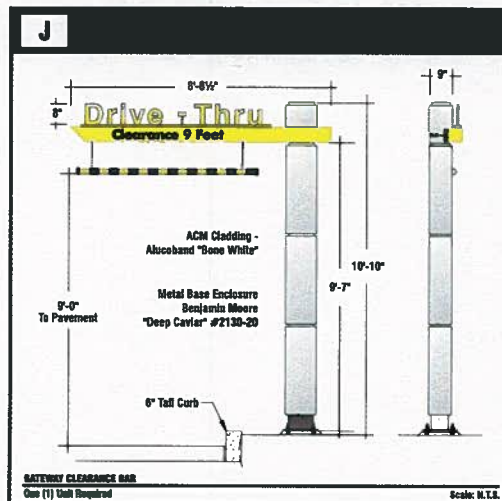
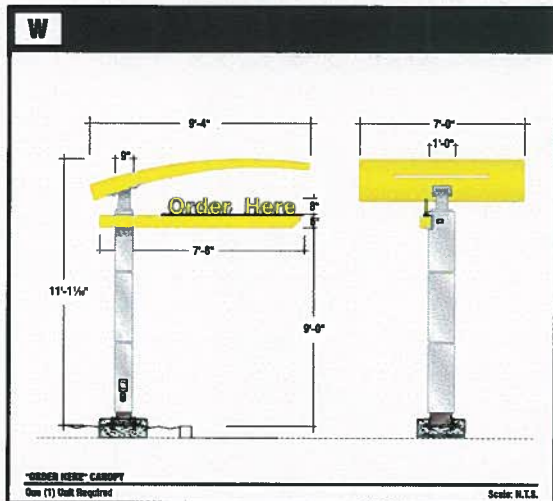
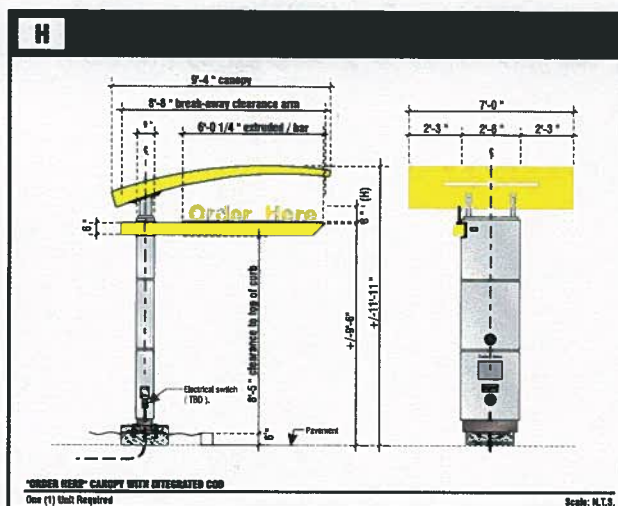
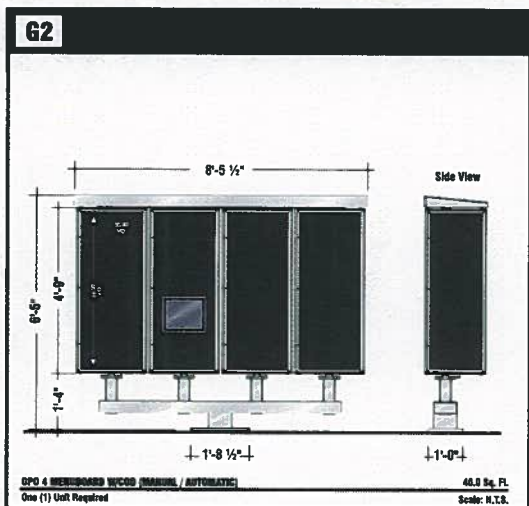
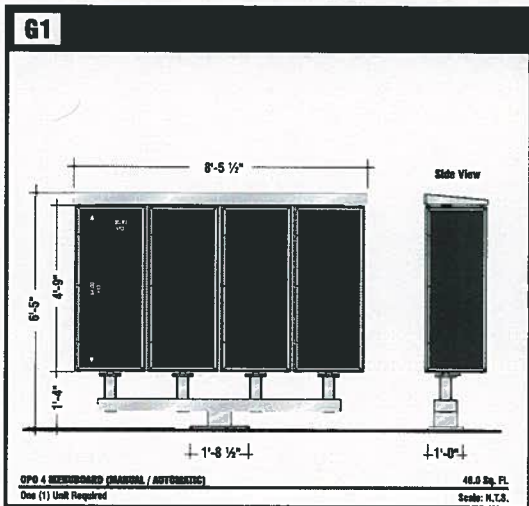
Account Manager:
S. Janocha
 Designer:
L. Ramirez 3.50
 Scale: **AS NOTED**
 Design No.: **12-06-4863-05 P**
 Date: **06.01.12**
 Reg. No.: **218726**

Revisions:
 R1 7/23/12 LR New elevations & site plan (1.75)
 R2 8/17/12 LR New elev. & site plan (1.75)
 R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
 R4 01/16/13 LR Del. directional (5)
 R5 01/22/13 LR New elev & site plan (2)

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acct. Mgr.	

Page: 07 Of: 08
 This is an original unpolished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or embedded in any fashion. The changing of colors, sizes, materials or illumination method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
 © SEA 2012
 Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

**** ALL FOOTINGS BY THE GENERAL CONTRACTOR ****
(for signs on this page)



superior
electrical advertising
1703 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3993
Facsimile: 562.435.1367
www.superiorsigns.com

Project:
McDonald's #3997

Address:
**29161 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-05 P**

Date: **06.01.12**

Reg. No.: **218726**

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 9/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)
R4 01/16/13 LR Del. drawdown (.5)
R5 01/22/13 LR New elev & site plan (2)

APPROVALS

FOR JOB CHECK DATE

Acc'l. Mgr.

FOR CONSTRUCTION DATE

Acc'l. Mgr.

Design

Production

FOR INSTALL ONLY DATE

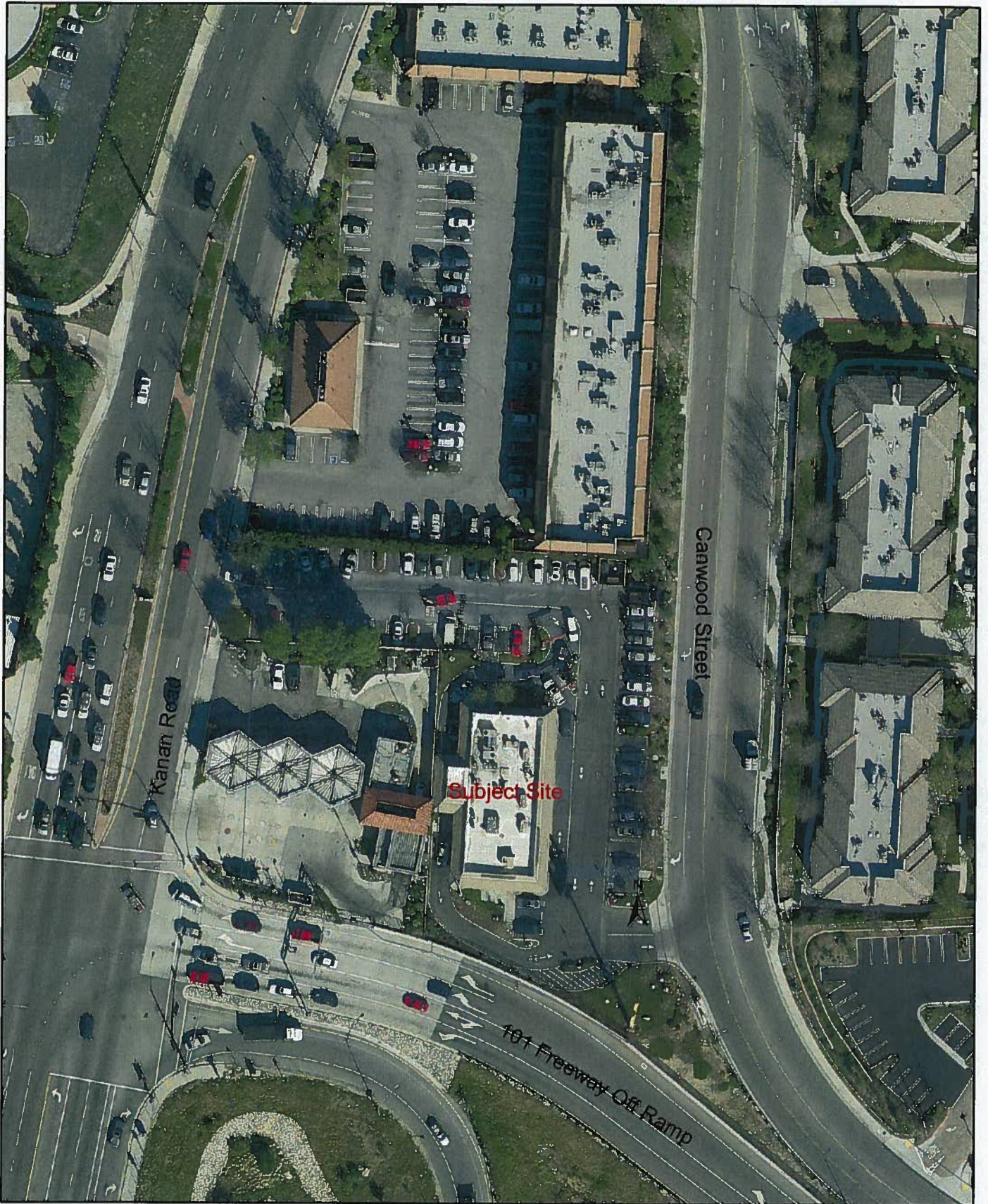
Acc'l. Mgr.

Page: 08 Of 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without notice shall alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc. © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 05-SPR-018 AMENDMENT,
SIGN PERMIT CASE NO. 05-SP-035 AMENDMENT



 **McDonald's**

29163

\$1
ANY SIZE
SOFT DRINK


McDonald's



 **McDonald's**

stack yours
with a side of
McDonald's

NOW
PIZZA

Available
at participating
restaurants

\$1
ANY SIZE
SOFT DRINK







 **DRIVE-THRU** CLEARANCE 9'-0"

Welcome
Drive-Thru
Open Late





EXHIBIT D

CITY OF AGOURA HILLS

2013 JAN 15 AM 11:19

CITY CLERK

Please copy to

Agoura Hills planning commissioners

Mike Kamino

Renee Madrigal

Case #05-spr-018 Macdonalds

I can not believe he city of Agoura Hills is even considering let alone approving a bigger sign in our city.

Local residents, former planning commissioners, former city council members have fought long and hard to get rid of signs so that our city is not the freeway junk yard of the local area.

Please vote no on this project. Don't disregard all the hard work your predecessors on the planning committee and former city council members have worked so hard for.

We should all try to beautify our city in any way we can.

Pat Macgregor 818-8897748

Renee
Mike K.

January 15, 2013

RE: McDonald's Sign Program-05-SP-035 and 12-Var-005

Dear Planning Commissioners:

Basically, all these added roof features are for the purpose of allowing roof signage. Roof signs are not allowed by the Agoura Hills sign ordinance. The added roof elements: the tower, the parapet, and the modern metal strip- all enable McDonald's to get roof signage atop their existing building. As a voting member of the original sign committee, I request that you deny this sign permit application and variance and these exterior roof additions which help enlarge, almost double the size, of the huge south facing freeway sign and but also allow other signage above the height of the existing building.

The visibility findings are ridiculous! Visibility is not a problem for McDonald's who sued our city over their high pole sign which is taller than any other sign in our city. The goals of our residents and our general plan are to clean up the Freeway Corridor Overlay from sign blight. Getting rid of sign blight helps our local economy whereby visitors, wanting to enjoy a beautiful high quality area, will want to come here to eat out and go to the movies. Whereas other freeway businesses lowered and/or got rid of their signs, McDonald's led the legal fight against our city and cost our city a huge amount of money in this legal fight. This high pole sign gives them all the visibility which they need.

1. Please deny McDonald's request for a **sign variance** which enlarges an existing 25 sq. ft. sign to 46 sq. feet (almost double the existing sign) on the south freeway side. Visibility is not a problem for McDonald's who sued our city over their high pole sign which is taller than any other sign in our city. Please also deny the architectural element, the **added parapet**, which allows this sign to be some 32 ft. in length and to go above the existing height of the building.
2. Please deny the roof architectural element **tower addition** which goes some 6 feet higher than the existing roof line with its new signage. This added roof element is for the sole purpose of adding roof signage which is not allowed by our sign ordinance. As a member of the original sign committee in 1983, we voted to not allow roof signs which cheapen our city's image. These roof element architectural additions including this tower addition are for the purpose of roof mounted signage. This new roof mounted signage is inconsistent with our sign ordinance.
3. Please deny the **garish modern yellow metal strip** element across the top of the roof. It is additional sign blight.

Thank you for your kind attention.

Mary E. Wiesbrock

Mary E. Wiesbrock, Original Agoura Hills Sign Ordinance voting member 1983

→ **9655.3. - Prohibited signs.**

Except as otherwise provided in this division, the following signs are prohibited:

- A. Outdoor advertising displays, structures or signs.
- B. Portable signs.
- C. Exposed neon, flashing or scintillating signs, except for public service time and temperature signs, which shall not be flashing, animated or revolving in nature.
- D. Revolving signs.
- E. Devices dispensing bubbles and free floating particles of matter.
- F. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device affixed or attached to or upon any public street, walkway, crosswalk, other right-of-way, curb, lamppost, hydrant, tree, telephone booth or pole, lighting system or any fixture of the police or fire alarm system except for government signs.
- G. Devices projecting or otherwise producing the image of an advertising sign or message on any surface or object.
- H. Signs that project or encroach into any existing or future street right-of-way.
- I. Automatic changing signs or electronic message center signs, except for public service time and temperature signs.
- J. Streamers, banners, balloons, flares, flags, pennants, propellers, twirlers, and similar attention-getting displays or devices except as allowed by section 9655.4 (general entitlements) or section 9655.10 (special purpose signs).
- K. Pole signs, except for on-site directional signs.
- L. A vehicle-related portable freestanding sign or any sign placed within, affixed or attached to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people

to a place of business, unless the vehicles or trailer is used in its normal business capacity and not for the primary purpose of advertising an event or attracting people to a place of business.

M.

Signs or sign structures which by color; wording or locations resemble or conflict with traffic control signs or devices.

N.

Signs that create a safety hazard by obstructing the view of pedestrian or vehicular traffic.

O.

Sign structures and supports no longer in use, for a period of sixty (60) days, by the owner, tenant, or lessee.

P.

Signs painted directly on an exterior wall, fence, fascia or parapet.

Q.

Signs that display an obscene message or graphic representation of nudity or sexual acts.

R.

Signs for the purpose of commercial advertising created by the arrangement of vegetation, rocks, or other objects such as on a hillside visible to pedestrians or motorists.

S.



Roof signs.

T.

Awnings that are internally illuminated.

U.

Inflatable signs.

V.

Signs that are enacted after this date that do not conform to the provisions of these sections are prohibited.

(Ord. No. 05-330, § 1, 5-11-2005; Ord. No. 06-340, § 1, 12-13-2006)

January 16, 2013

Members of the Planning Commission:

I am writing in opposition to case no. 05-SPR-018 Amendment, and 05-SP-035 Amendment, and 12-VAR-005.

1. It is impossible to justify the first finding for the variance that the property is "deprived of privileges enjoyed by other property owners," when in fact the subject property already has privileges *denied* to other property owners, specifically, the largest pole sign in the city and the only one north of the freeway. You can easily spot the property from the freeway and from Kanan or Canwood streets. To suggest that the property has any visibility deprivation is absurd. The variance provided NW Rugs does not justify providing one here. First, NW Rugs does not have a pole sign. Second, the sign variance given to NW Rugs did not increase the total square footage of sign space that would have been allowed without a variance. The McDonald's proposal asks for 19 square feet of signage over and above the entitlement.
2. There is no justification for a variance to allow an illuminated sign on the north side of the building. The north side does not front on any street and there is signage currently in place on the east and west sides of the property which does front entry streets. Signage on the north side would be visible from residential areas including parts of Hillrise, the Archstone apartments and, possibly, parts of Annandale and Morrison Ranch, contributing to visual blight for those residents.
3. The yellow "McDonald's roof arc element" which rises above roof level, constitutes a roof sign. To suggest that an obvious variant of the McDonald's logo is an "architectural feature" is a stretch. It is roof signage and such signs are specifically prohibited in our sign ordinance. It should be denied. To grant this element would be to grant a special privilege to this property that is not allowed to any other. Moreover, it is a terrible precedent. Other applicants could request colorful variants of their logo as part of their "architectural" treatment.
4. Similarly, the "McDonald's roof arc element" on the parapet is a roof sign. It is a logo variant elevated above the level of the parapet roof specifically for signage purposes. Such signs are in violation of our sign ordinance and should be denied.
5. If the requests being made here are granted, it could rip open the sign ordinance for all the other freeway businesses that are currently in compliance, but would see the fundamental unfairness to their businesses. McDonalds is arguably the most prominent business in the city-- you can't avoid their large pole sign. If they do get more signage, what rationale would the city have to deny anybody else?
6. The architectural treatment of the building serves only to increase the height and horizontal linearity. It does not improve the appearance of the building. The existing building already has a stone and stucco treatment and overhanging tile mansard roof consistent with our architectural guidelines. The new design artificially adds height with the vertical parapet, and deletion of the tiled mansard element. The current design minimizes the visual impact of this commercial structure while the new design serves to call attention to the building. That seems to be the only purpose for this remodel.

In 1993 the citizens of Agoura Hills voted overwhelmingly (by almost 80%) to remove *all* pole signs. This is the history:

The city council banned all pole signs in 1985, but gave existing sign owners 7 years to amortize their existing signs. After the 7 year period, some sign owners appealed to the city council to reverse that decision of a prior council. The appeal was denied and many sign owners removed their signs. Some however, including McDonalds, elected to take the matter to the people and had a measure placed on the ballot in the 1993 election. The sign owners spent an unprecedented six figure amount to sway that election. The council pledged that they would honor the outcome of the election, but apparently, some of the sign owners had no such intention. When the vote came in overwhelmingly to remove the signs, some of the sign owners, including McDonalds, sued the city rather than comply with the wishes of the residence. They won in court and won again on appeal based on state law that took precedence over local law.

In spite of this, the city tried to get a state law passed that would have allowed freeway logo signs to be placed in smaller urban areas like Agoura Hills. These signs, which are common in rural parts of the state, allow travel related businesses to put their logo on signs placed before their freeway exits. This would have been a safe and sure way to bring more customers to our local fast food businesses – including McDonalds. It provided equal treatment to all travel related businesses in the freeway corridor and it did not require removal of existing pole signs. I personally traveled to Sacramento along with other council members to lobby for this change in the law. When we described to staffers what we wanted to do, they thought we were representing McDonalds. They were astonished to learn that McDonalds *opposed* the idea and had lobbied against it. With the powerful outdoor advertising lobby opposed, the idea died in committee.

Our City needs to treat our businesses equally. That was the main argument during the debates over the sign ordinance. The elimination of most of the pole signs and billboard blight has been because we have been consistent in our vision over the past 30 years. No mixed messages. Agoura Hills is no longer viewed as a truck stop. McDonalds does not have a competitive disadvantage and disrespecting the wishes of the community doesn't deserve a reward. Going back to the sign wars along the corridor is not consistent with being the gateway to the Santa Monica Mountains.

Ed Corridori, 29307 Tree Hollow Glen, Agoura Hills

Other Former Mayors who have requested that their name be added to this letter:

Joan Yacovone, Dan Kuperberg, Louise Rishoff, Jack Koenig, Darlene McBane

January 17, 2013

Re: 05-SPR-018; 05 SP-035; and 12-VAR-005

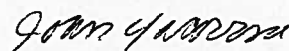
Chairman O'Meara and Commissioners:

I have reviewed the McDonald's request for approval of a site plan/architectural review and sign variance to remodel their existing restaurant on Canwood near Kanan Road and was very surprised to see the Staff recommendation is to approve the application subject to conditions. Staff acknowledges that this is a unique site facing the freeway offramp. I agree that the site is unique in that no other restaurant in Agoura Hills has as much visibility as McDonald's enjoys, nor is any other restaurant advertised on a pole sign that shouts its presence far in advance of the freeway offramp it abuts.

Almost as disturbing as the signage they are requesting is the change to the roof line of the building itself. All other buildings on that corner have the mansard roof style. A change of one building to the parapet style, which is so obviously tacked on to provide additional height to their sign, is completely out of character and would set a dangerous precedent. The style they are requesting would be more appropriate in Reseda. The variance is requesting almost double the allowable size on the south side of the building.

McDonald's needs to realize that it is a privilege to do business in our city. They have no right to special treatment – all our businesses should be treated equally. If they are experiencing a decrease in their business, perhaps they should take a look at their menu. Our residents now have choices that are far better than the high calorie high fat menu they offer. Their proposal is clearly in violation of our ordinance and should be denied. There are no special circumstances that would require the variance and the design of their remodel is not in keeping with the character of the other businesses in the area and would clearly stick out like a "sore thumb". As one resident aptly described the proposed remodel – "it is like a sign with a building attached".

In addition, last night the Las Virgenes Homeowners Federation, an organization of 20 homeowner associations, voted unanimously to join with the Liberty Canyon delegate to oppose the site plan/architectural review and variance application.



Joan Yacovone

CITY OF AGOURA HILLS

2013 JAN 28 AM 10:15

CITY CLERK

January 28, 2013

Re: McDonalds Site Plan and Architectural Review Case: 05-SPR-018 Amendment,
05-SP-035 Amendment, and 12-VAR-005

Dear City Council, Planning Commission, Architectural Review ^{Panel}~~Board~~ and Planning
Director:

Why are we breaking our city rules? (See underlined City of Agoura Hills
Architectural Design Standards and Sign Regulations/Zoning Ordinance)

Mary E. Wiesbrock

Mary E. Wiesbrock, original City of Agoura Hills Sign Committee voting member,
1983

2. Projects should be good visual neighbors to one another. A building's design should be harmonious in its style with the architectural style of surrounding existing and planned developments. (See Figures 6A & 6B).

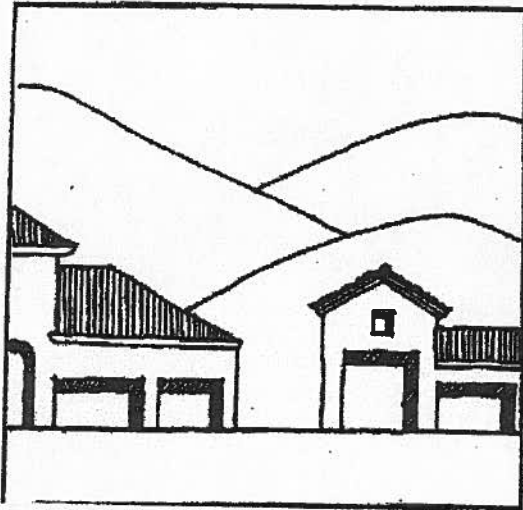


Figure 6A. (YES)

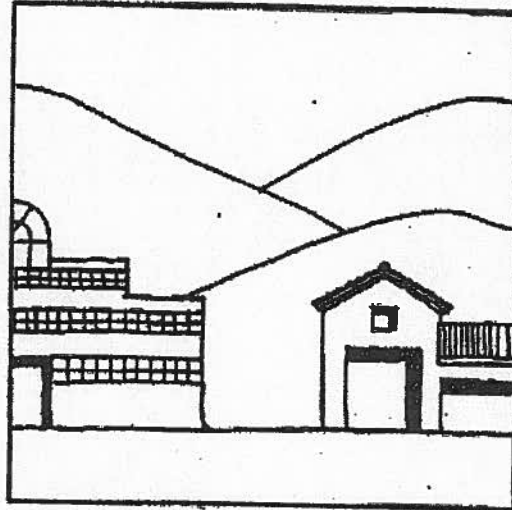


Figure 6B. (NO)

3. In designing transitions from one project to the next, the following should be considered:
- Selective landscaping patterns which visually ties one project to the next.
 - Introduction of unifying design elements throughout the development to assure and reflect an integral design treatment with adjacent properties, including harmonious roof treatments, colors, walkways, driveway, signage, etc.
4. All development proposals should demonstrate coordination of the site planning, arrangement of building forms, landscape design and façade patterns with neighboring properties.

these guidelines, and painted or otherwise finished to compliment the architecture.

- Ceramic tile – painted or sandblasted.
- Wood – carved or sandblasted.
- Metal – formed, etched, cast or engraved.
- Stone – natural stone indigenous to the area.
- Stucco or stone monument signs with recessed or raised lettering.

b. Sign materials should be compatible with the design of the face of the facade where they are placed. The selected materials should contribute to the legibility of the sign.

c. Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site,

d. Signs should be professionally designed and constructed using high-quality materials

e. Internally lit plastic cabinet or can signs are prohibited.

→ f. ~~Visible raceways and transformers for individual letters are prohibited unless the raceways are architecturally integrated (recessed) into the building wall.~~ Sign installation details shall indicate the location of the transformer and other mechanical equipment.

g. No exposed neon is allowed.

h. The color of the trim caps shall match the color of the letter face, the cabinet return, or the building wall color.

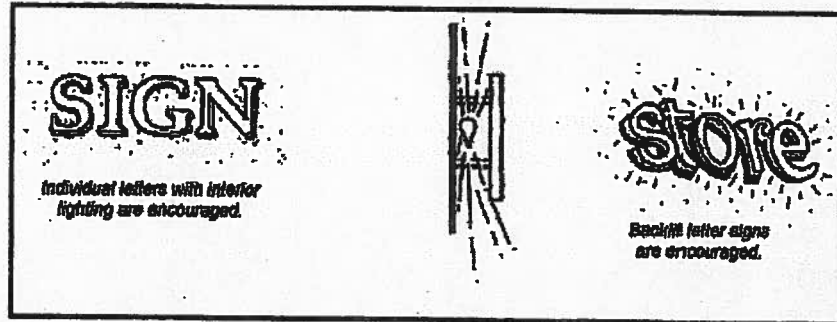
5. Sign Copy and Lettering Style

a. Signs composed of individual letters are encouraged. Back-lit (halo-lit, or reverse pan channel) letters are generally desirable for logos and wider individual letters.

b. Modifications to logos and corporate identifiers may be required to fit attractively into the sign space provided.

c. Separate logo/graphic elements consistent with the nature of the product to be advertised, are limited to twenty (20%) percent of the total sign area. The height of the logo/graphic element may differ from the height of the letters in the business name.

- c. Back-lit, halo-lit illumination, or reverse channel letters with halo illumination are highly encouraged for lighting purposes. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.



- d. Light sources for externally lighted signs shall be integrated into the architectural design of the building and/or project, or be concealed.
- e. Consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. Often, nearby street lights provide ample illumination of a sign after dark.
- f. Whenever external lighting fixtures are used (fluorescent or incandescent), care should be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way. Signs should be lighted only to the minimum level required for nighttime readability.
- ~~g. Signs should not exceed (1) foot candle of projected brightness measured at the nearest property line.~~
- h. External lighting shall be completely shielded from view at the nearest property line and shall not project above the structure upon which the sign is placed (i.e. building or monument sign).
- i. Signs shall be shaded as necessary to avoid casting a bright light upon property located in any residential district or upon any public street or park.
- j. External lighting should be arranged so that the light source is screened from direct view by passersby, and so that the light is directed against the sign and does not shine into adjacent property or blind motorists and pedestrians.
- k. Signs that use blinking or flashing lights are not permitted.

- The maximum area and height shall be as defined in 9655.8 - Sign Entitlement by Land Use. In no case shall the sign project above the edge of the roof of a structure.
- Internally illuminated reverse letter and backlit channel letter signs are strongly encouraged. Internally illuminated cabinet signs are not permitted.
- The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than twelve inches. Wall Signs are to be mounted flush and fixed securely to a building wall, projecting no more than 12 inches from the face of a building wall, and not extending sideways beyond the building face or above the highest line of the building to which it is attached.
- Wall signs shall be mounted in locations that respect the design integrity of a building, including the arrangement of bays and openings.
- Building wall and fascia signs should be compatible with the predominant visual elements of the building
- Where there is more than one (1) sign; all signs should be complementary to each other in the following ways:
 - Type of construction materials (cabinet, sign copy, supports, etc.)
 - Letter size and style of copy
 - Method used for supporting sign (wall or ground base)
 - Configuration of sign area
 - Shape to total sign and related components
- Internally illuminated cabinet signs are discouraged. Internally illuminated, reverse letter and backlit channel letter signs are encouraged.
- When wall signs are architecturally framed, the frame should create a clearly defined sign area, providing shadow relief and additional wall/surface articulation on the building façade.
- The maximum sign length should not exceed sixty-five (65%) percent of the storefront length, in order to provide clear definition between signs and to avoid a crowded appearance.

b. Monument signs (Identification, Directory or Address)

In addition to the basic sign entitlement, wall, canopy, awning and directional signs are allowed as follows:

f.

Signs on awnings. Painted, nonilluminated signs may be permitted on the borders of marquees, canopies, awnings, arcades, or similar structures or attachments. Such signs shall be included in the basic sign area entitlements.

g.

Projecting signs and under canopy signs. One (1) projecting sign or under canopy sign shall be permitted. Such signs shall be included in the basic sign area entitlements.

h.

Major tenants in shopping centers. Major tenants in shopping centers, which have a frontage greater than one hundred (100) feet, are permitted to have a maximum sign area of two hundred (200) square feet.

i.

Businesses located on second floor. Businesses maintained exclusively on the second floor of a two (2) story commercial center building may be allowed one (1) sign, provided that the square footage of the sign not exceed one-quarter of the tenant frontage, or a maximum of ten (10) square feet, whichever is greater.

→ j.

~~*Frontage on two (2) or more streets.* A business located in a commercial or business park building having frontage on more than one (1) public right-of-way may use the basic sign entitlement on one (1) frontage and one-half of the allowance on the second public frontage. Said allowance shall only be utilized on the frontage on which the allowance is based.~~

For purposes, of this paragraph, frontage shall include any public entrance to the premises upon which the subject business is located from a public right-of-way even though the subject business does not actually front such right-of-way. In addition, a business with a public entrance on a secondary frontage on a private right-of-way may have a sign located on such frontage which does not exceed ten (10) square feet.

→ k.

~~*Freeway facing signage.* Subject to approval of a sign program, all commercial or business park buildings, which~~

either directly back or side upon Highway 101, may be permitted a total of one (1) secondary sign, which shall not exceed twenty-five (25) square feet in sign area. The secondary sign may be increased up to fifty (50) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. A maximum of one (1) secondary sign shall be allowed for a tenant occupying multiple buildings in a business park or commercial complex. This provision does not apply to those buildings or uses, which are separated by a public frontage road from the freeway.

l.

Vehicle directional signs. Directional signs shall be limited in number to the greater of five (5) signs or four (4) signs per frontage for any business premises that has more than one (1) frontage. The maximum area for such signs shall be three (3) square feet, and such signs shall not exceed three (3) feet in height. A directional sign may display a logo of a business located on the subject property as well as an arrow or other directional symbol and/or words, including but not limited to "parking," "enter," "exit," "do not enter," "drive-thru," "welcome" and other similar messages.

m.

Pedestrian directional signs. Where the principal sign for a business is located so that it cannot be seen by pedestrian traffic a directional identification sign, in addition to that otherwise allowed under this part, is permitted. Such signs shall be not larger than three (3) square feet per side and shall be designed and located so as to not distract from the appearance of the building or violate the purposes of this part.

n.

Off-site directional signs. Where the primary vehicular access for a property is located on an adjacent property and the point of access is not

EXHIBIT E



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: January 17, 2013

TO: Planning Commission

APPLICANT: Ron Underwood/Jessica Steiner
3600 Birch Street, Suite 120
Newport Beach, CA 92660

CASE NOS.: 05-SPR-018 Amendment, 05-SP-035 Amendment, and
12-VAR-005

LOCATION: 29161 Canwood Street
(A.P.N. 2048-011-029)

REQUEST: Request for approval of a Site Plan/Architectural Review Amendment to remodel the exterior of an existing McDonald's Restaurant; a Sign Permit to amend the sign program; and a request for a Variance to increase the maximum allowable signage on the south building elevation from 25 square feet to 46 square feet and to place a new 13.6 square foot sign on the north building elevation.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Sections 15301 and 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 05-SPR-018 Amendment, Sign Permit Case No. 05-SP-035 Amendment and Variance Case No. 12-VAR-005, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: CRS-FC (Commercial Retail Service – Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: CRS (Commercial Retail /Service)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a Site Plan/Architectural Review to remodel the exterior of an existing McDonald's restaurant building located at 29161 Canwood Street, within the CRS-FC (Commercial Retail Service – Freeway Corridor) zone.

The applicant is also seeking approval to amend the sign program for the project site. A Variance from Sign Ordinance Section 9655.8.B.1.j & k is also requested to increase the maximum allowable signage on the south building elevation from 25 square feet to 46 square feet and to install a new 13.6 square foot sign on the north building elevation.

In 2005, the Planning Commission approved Site Plan/Architectural Review Case No. 05-SPR-018 to remodel the exterior design of the building and reconfigure the parking lot to accommodate new access driveways and drive-thru lanes. In 2006, the Planning Commission approved a sign program (Case No. 05-SP-035) for the property that included two wall-mounted signs, two menu boards, two customer order displays, two clearance signs, three directional signs, one pole sign, and one monument sign.

The parcel is .99 acres and is located along the north side of the 101 Freeway and east of Kanan Road. The existing McDonald's restaurant and drive-through was built in 1976, prior to the City's incorporation. The parcel is bordered by Shell gas station on the west, Kanan Plaza shopping center to the north, and Canwood Street and the Archstone Oak Creek apartments to the east. The site is served by an existing access driveway on Kanan Road and an access driveway on Canwood Street.

II. STAFF ANALYSIS

Architectural Design

The property is located within the Freeway Corridor Overlay District. The Freeway Corridor's design standards are intended to promote the City's image as viewed from the freeway and to recognize the importance of the land use, architectural design, and appearance of development with the freeway corridor. Given the visibility of the property and building as viewed from the freeway, the proposed architecture must be of a design that is compatible for commercial buildings located within the freeway corridor.

The existing McDonald's building is single-story in height and consists of beige stucco exterior walls, with light brown wood trim, stone wainscot, green stucco on the parapet roof, and a concrete tile mansard roof.

The exterior of the building is proposed to be completely remodeled. The building footprint would remain the same. The new exterior design emphasizes more modern architecture and includes stucco finish on all the walls along with a new decorative parapet roofline of varying elevations, in place of the existing mansard tile roof. The eastern building entrance area would be highlighted with a new entry arcade that would

include a taller parapet and stone surface. Around the top of the parapet surrounding the entire building, a decorative metal roof screen would be added that would tie into, in color and material, the new fascia band, and aluminum with metal trim trellis features located around all four sides of the building. Located above selected arcades shown on the south and west elevations of the building would be the McDonald's roof arc element. The architecture feature is nationally trademarked. New building colors would include medium brown color as the base building color, which would be accented with a lighter version of the brown color and cream color stone on all four elevations. The building would be further accented with three yellow metal canopies along the south and east elevations, yellow arches above the selected arcades, and gray aluminum trellises and metal roof screens around all four elevations of the building.

The City Architectural Review Panel (ARP) has recommended approval of the proposed architectural changes to the building. The Panel's suggested changes to the building, which the applicant made, included removing the mansard roof, the use of earth tone colors, and the use of stone. The existing building meets the required development standards relative to building coverage, height, setbacks, and parking.

Sign Program Amendment

This is a unique site in that the property backs up to the freeway off ramp, with a 65 foot wide street frontage and access road from Kanan Road as well as a 280 foot street frontage on Canwood Street, opposite Kanan Road. The closest entrance to the site from the freeway is from Kanan Road; however, the building is not visible from Kanan Road. This building was constructed in 1976, when Canwood Street served as a freeway frontage road and the building orientation was based on the street configuration at that time. Also as a freeway oriented use, identification and visibility of the building from the freeway as well as access and direction from the freeway is important. The proposed Sign Program and Variance is intended to address these unique circumstances associated with this site as part of the exterior building remodel.

The current request is to amend the sign program to include on the building, four arch logo signs (13.6 square feet each), one on each elevation; three "Welcome" signs above entrances (3 square feet); two window banners that state "Pay Here" and "Pick Up Here" on the west building elevation; two ground mounted "Order Here" signs (drive-through feature west of menu boards); a ground mounted (9 square feet, 3 feet tall) illuminated directional sign (at Kanan Road); and one additional panel (10 square feet) to each of the existing two menu boards on the property. The applicant is also requesting to replace the 25 square foot freeway facing sign with new signage totaling 46 square foot, and add a 13.6 square foot arch sign to the north side of the building where there is currently no signage.

Section 9655.8.B.1.k of the Sign Ordinance allows building that directly side or back to the freeway, to have one, maximum 25 square foot sign on their building facing the freeway. The proposed freeway facing sign exceeds 25 square feet; therefore, the applicant has requested a Variance, as allowed for in Section 9676.2.E of the Zoning

Ordinance, to increase the maximum allowable signage on the south elevation from 25 square feet to 46 square feet. The applicant states in his attached Burden of Proof that the building location is unique in its proximity to the 101 Freeway and that the vast majority of its visibility to potential customers is from said thoroughfare. Therefore, an increase in sign area is requested to help the business to remain visible in its current location.

The proposal includes a 32.4 square foot "McDonald's" sign and a 13.6 square foot "M" arch logo sign, which totals 46 square feet, to be installed on the south building elevation that will replace the existing "McDonald's" sign. The new McDonald's sign is proposed to be LED illuminated channel letters set on an architecturally integrated raceway on the metal roof parapet. The face of McDonald's is white polycarbonate. The 13.6 square foot arch logo proposed on the south and north elevations would be a LED illuminated channel logo mounted to the wall.

The applicant is also requesting a Variance from Section 9655.8.B.1.j to allow one logo arch sign on the north side of the building not fronting a street. Section 9655.8.B.1.j of the Sign Ordinance only allows one building sign per street frontage (the site has street frontage on Canwood Street and Kanan Road). The applicant states that without the proposed variance, the subject business would have reduced visibility from Canwood Street.

The signs on the east elevation fronting on Canwood Street consists of a 32.4 square foot "McDonald's" sign, a 13.6 square foot arch logo sign, and a 3 square foot "Welcome" sign, totaling 49 square feet. The Sign Ordinance allows a maximum of 50 square feet on that elevation. The only sign proposed on the west elevation (drive through elevation) is a 13.6 square foot arch logo. The Sign Ordinance allows 50 square feet on that elevation.

Staff supports the variance request. In order to approve the variance application, specific findings of approval must be made by the Planning Commission. Listed below are the required findings of the Municipal Code and staff's analysis for each.

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

This is a unique site in that the property backs up to the freeway off ramp, with a 65 foot wide street frontage and access road from Kanan Road as well as 280 foot street frontage on Canwood Street, opposite Kanan Road. The closest entrance to the site from the freeway is from Kanan Road; however, the building is not visible from Kanan Road. This building was constructed in 1976, when Canwood Street served as a freeway frontage road and the building orientation was based on the street configuration at that time. Also as a freeway oriented use, identification and visibility of the building from the freeway as well as access and direction from the freeway is important. The Variance is intended to address these unique circumstances associated with this site by increasing

sign area from 25 square feet to 46 square feet on the south (freeway elevation) and to allow a 13.5 square foot arch logo on the north elevation.

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.

In 2000, given unique circumstances, NW Rugs was granted a Variance for additional and larger signs on a tower element of a building built at the same elevation of the freeway corridor.

3. That the strict interpretation and enforcement of the provisions of this article 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. The proposed increase in size of the freeway sign and additional sign on the north side of the building would increase visibility to freeway traffic and southbound traffic on Canwood Street desired by the tenant.

4. That the granting of the Variance 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 proposed freeway sign and additional sign mounted on the building will allow for proper visibility and identification of the restaurant for motorists on the freeway and southbound traffic on Canwood Street. The construction of the sign will meet City Building Code requirements.

5. The granting of the Variance will be consistent with the character of the surrounding area.

The sign material and colors will match the building it serves, and will not detract from the surrounding neighborhood. The colors are compatible with the Shell Fuel Station next door.

The Site Plan Architectural Review, sign program and associated variance requests have been reviewed for potential environmental impacts 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 building remodel, sign program amendment to allow the installation of accessory sign structures, and a Variance for additional and larger signs, and this is exempt from CEQA pursuant to Sections 15301 and 15311 of the Guidelines.

III. RECOMMENDATION

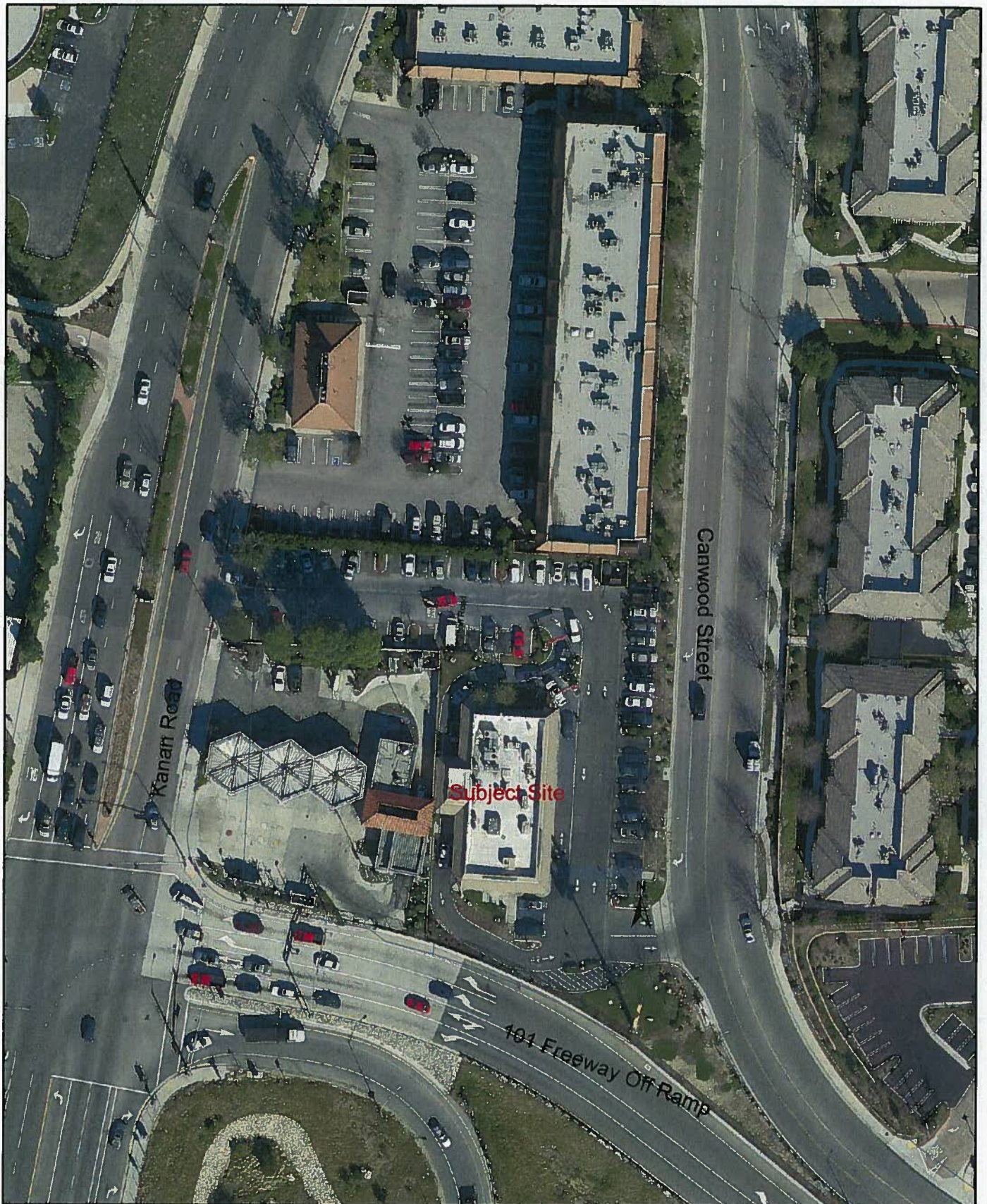
Based on the foregoing analysis, it is recommended that the Planning Commission approve Site Plan/Architectural Review Case No. 05-SPR-018 Amendment, Sign Permit Case No. 05-SP-035 Amendment, and Variance Case No. 12-VAR-005, subject to conditions, by adopting a motion to approve the Draft Resolution.

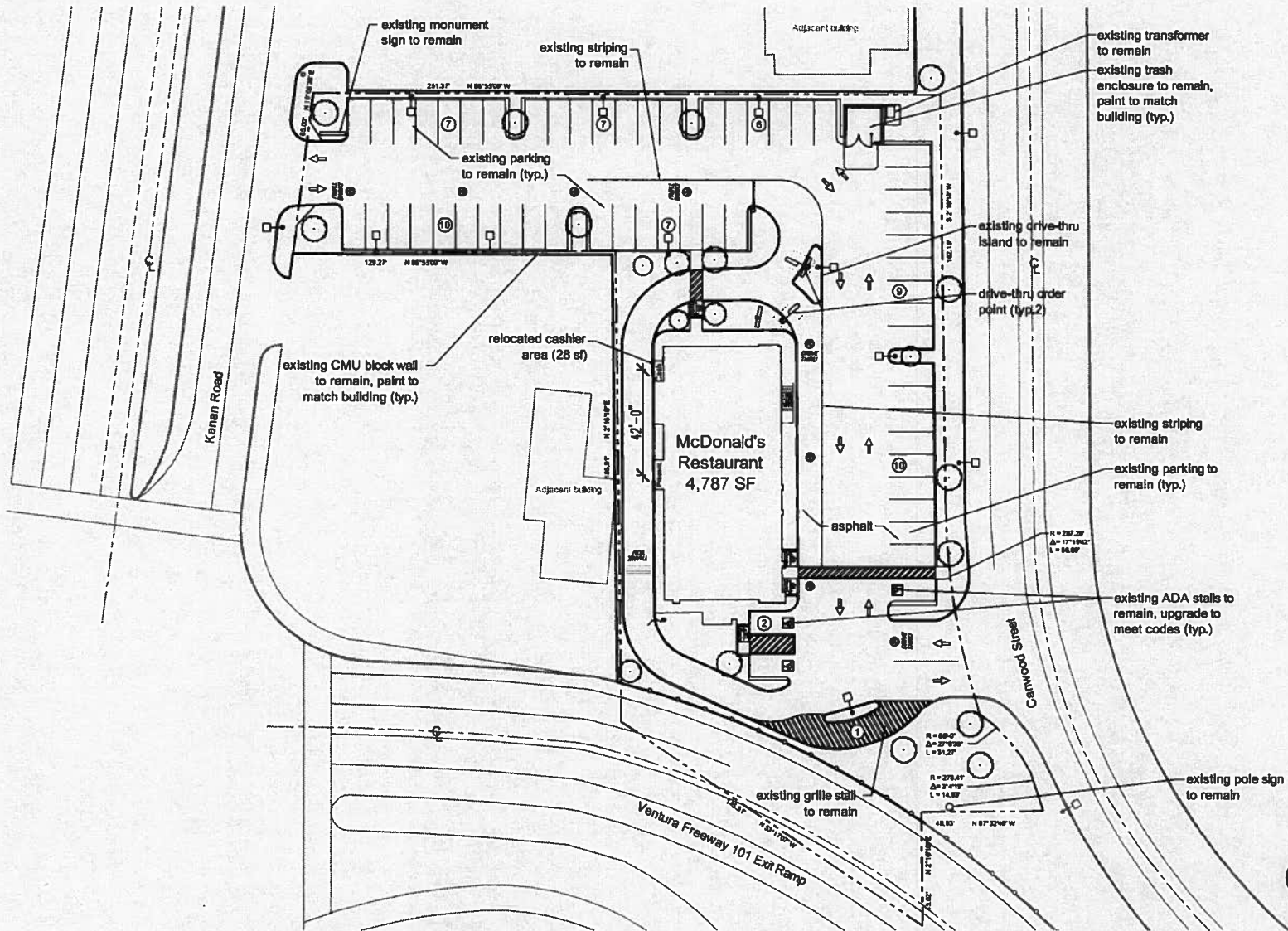
IV. ATTACHMENTS

- Exhibit A: Site Plan/Architectural Review Amendment Draft Resolution and Conditions of Approval
- Exhibit B: Sign Permit Amendment Draft Resolution and Conditions of Approval
- Exhibit C: Variance Draft Resolution and Conditions of Approval
- Exhibit D: Applicant's Burden of Proof
- Exhibit E: Vicinity Map
- Exhibit F: Reduced Photocopies of Project Plans

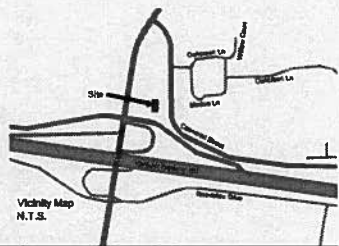
Case Planner: Renee Madrigal, Assistant Planner

SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 05-SPR-018 AMENDMENT,
SIGN PERMIT CASE NO. 05-SP-035 AMENDMENT, &
VARIANCE 12-VAR-005





note:
trash enclosure, doors, ladder, light poles,
and electrical cabinet to be painted to
match/coordinate with building

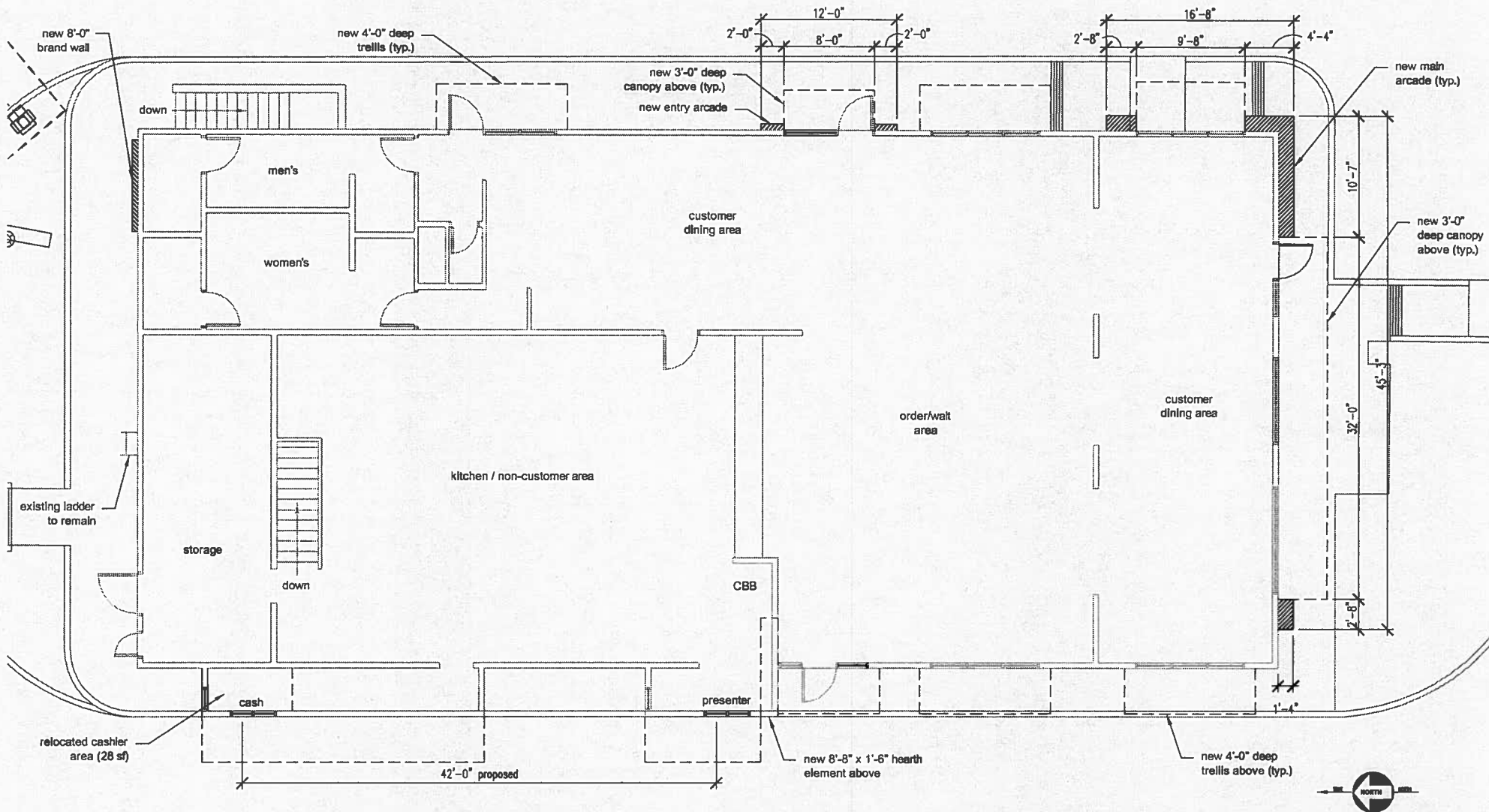


Project Architect:
BICKEL UNDERWOOD
JAMES E. BICKEL, JR., ARCHITECT
A CALIFORNIA CORPORATION
3430 Birch Street, Suite 120, Newport Beach, CA 92660
949-797-0611
architect@bickelunderwood.com

McDonald's 004-0517

29161 Canwood St.
Agoura Hills, California

Proposed Site Plan
Scale: 1" = 40'
October 12, 2012
10/12/2012 - 10/12/2012 James E. Bickel, Jr., Architect
29161 Canwood St., Agoura Hills, CA 91301



Project Architect:

BICKEL UNDERWOOD
 JAMES R. BICKEL, JR., ARCHITECT
 A CALIFORNIA CORPORATION
 3600 Beach Street, Suite 120, Newport Beach, CA 92660
 949-757-0611 architect@bickelunderwood.com

McDonald's 004-0517

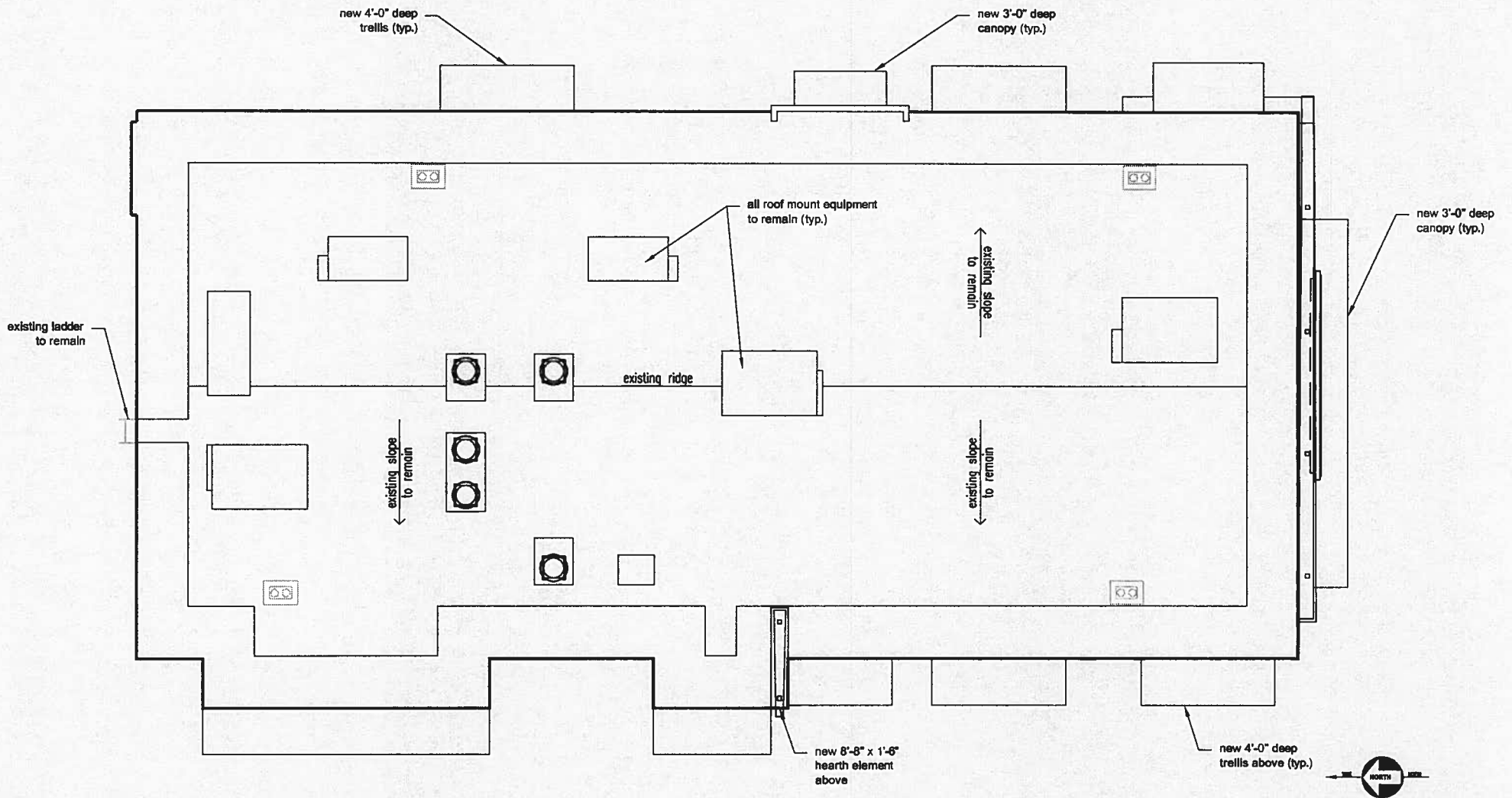
29161 Canwood St.
 Agoura Hills, California

Proposed Floor Plan

Scale: 1/8" = 1'-0"
 September 14, 2012

BY: JAMES R. BICKEL, JR., ARCHITECT
 DATE: 09/14/12

THIS PLAN IS THE PROPERTY OF BICKEL UNDERWOOD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BICKEL UNDERWOOD ARCHITECTS.



Project Architect:
BICKEL UNDERWOOD
 JAMES E. BICKEL, JR., ARCHITECT
 A CALIFORNIA CORPORATION
 3620 Black Stone, Suite 128, Newport Beach, CA 92660
 949-757-0411 www.bickelunderwood.com

McDonald's 004-0517

29161 Canwood St.
 Agoura Hills, California

Proposed Roof Plan

Scale: 1/8" = 1'-0"
 September 14, 2012

29161 Canwood - 2nd Agoura Hills, CA
 29161 Canwood - 2nd Agoura Hills, CA

Proposed Elevations
29161 Canwood St.
Agoura Hills, California
004-0517
Scale: 1/8"=1'

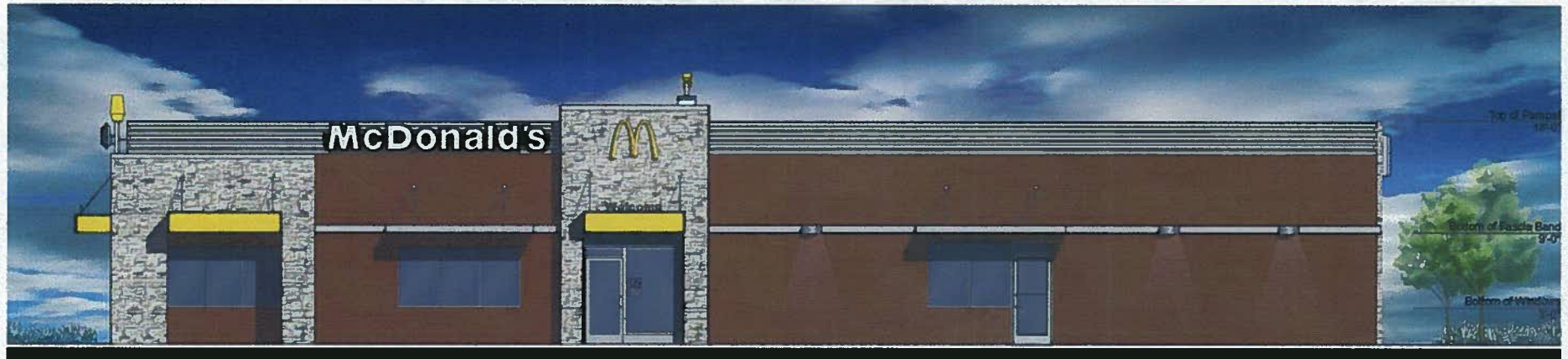
Color Scheme

Materials Legend

- Log Cabin
- Serengeti Sand
- Stone Arcade - Coronado Stone Special Antique Cream
- Canopies (Metal)
- Metal (Coping)
- Aluminum Trellis



South - Front Elevation



East - Non D/T Elevation



West - D/T Elevation

Color Scheme

Materials Legend

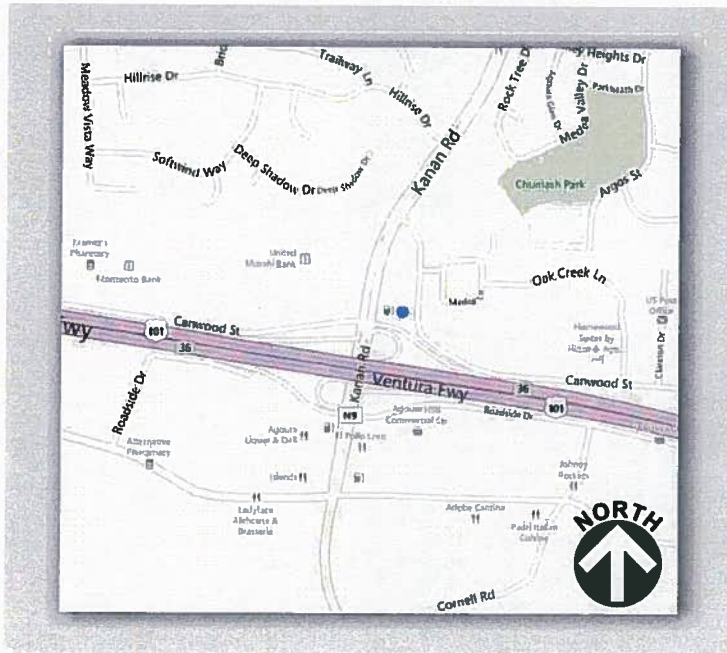
- Log Cabin
- Serengeti Sand
- Stone Arcade - Coronado Stone
Special Antique Cream
- Canopies (Metal)
- Metal (Coping)
- Aluminum Trellis



North - Rear Elevation

McDonald's

Store #3997, 29161 Canwood St., Agoura Hills, CA



1 VICINITY MAP
Scale: N.T.S.

SIGN SCHEDULE - McDONALD'S SIGNAGE					
NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS	Y	32.4	2	64.8
B	CHANNEL ARCH	Y	13.6	4	54.4
C					
D	"WELCOME" LETTERS	N	3.0	3	--
E	WINDOW BANNER	N	--	1	--
F	WINDOW BANNER	N	--	1	--
U	MENUBOARD/COD	Y	43.31	2	--
W	CANOPY	Y	--	2	--
I					
J	GATEWAY CLEARANCE	N	--		--
K					
L	DIRECTIONAL	Y	9.3	2	--
TOTAL SQ. FOOTAGE =					119.2



Project:
McDonald's #3997

Address:
29161 Canwood St.,
Agoura Hills, CA

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50
Scale: AS NOTED

Design No.: 12-06-4963-03 P

Date: 06.01.12

Rep. No.:

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 8/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)

APPROVALS

FOR JOB CHECK DATE

Acct. Mgr.

FOR CONSTRUCTION DATE

Acct. Mgr.

Design

Production

FOR INSTALL ONLY DATE

Acct. Mgr.

Page: 01 Of 08

This is an original unapproved drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without client approval is prohibited. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design for any business must be obtained by writing to Superior Electrical Advertising, Inc. © SEA 2012
Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

Project:
McDonald's #3997

Address:
**29181 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-03 P**

Date: **06.01.12**

Reg. No.:

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 8/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)

APPROVALS

FOR JOB CHECK DATE

Acct. Mgr.

FOR CONSTRUCTION DATE

Acct. Mgr.

Design

Production

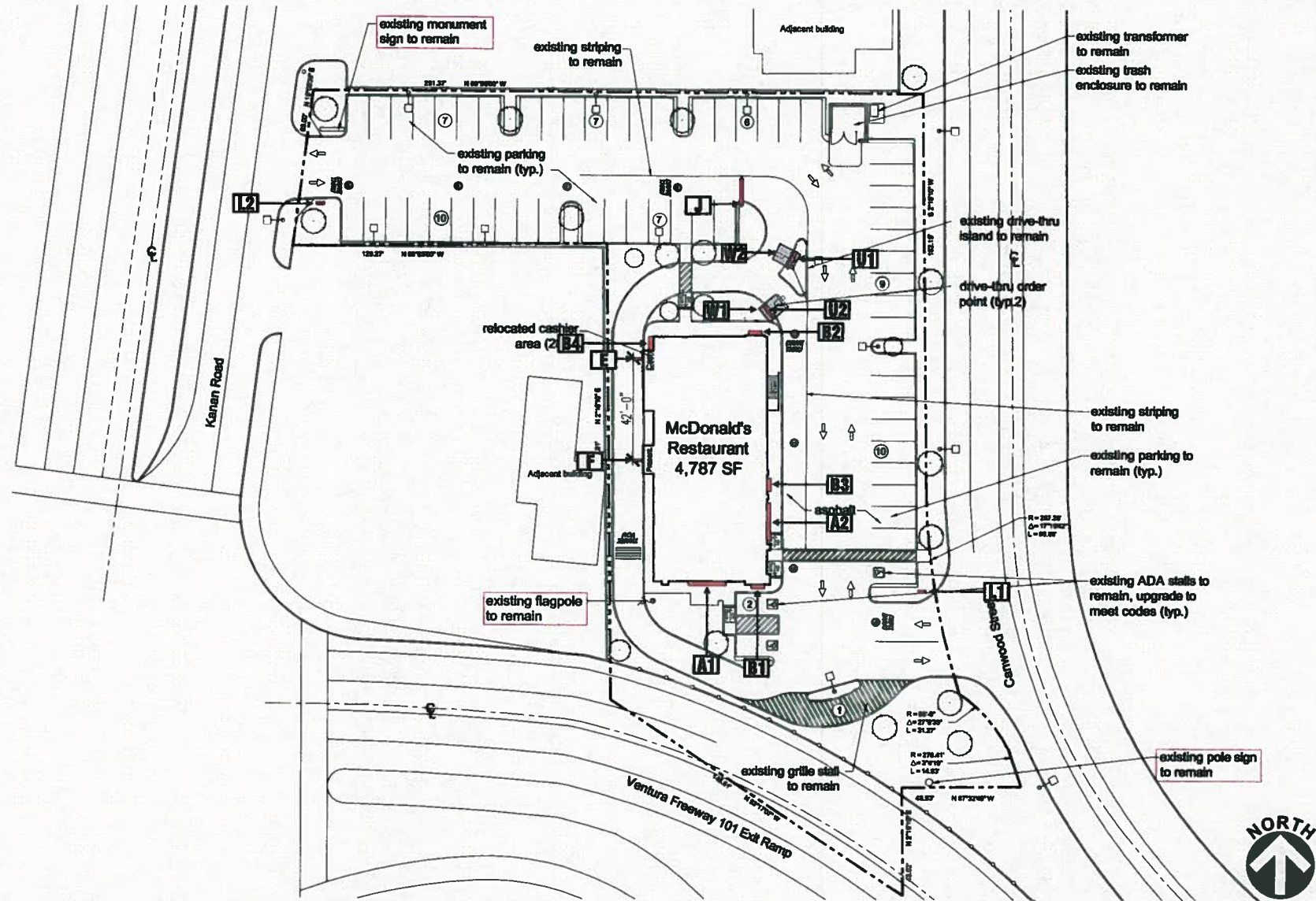
FOR INSTALL ONLY DATE

Acct. Mgr.

Page: 02 Of: 08

This is an original unpermitted drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without client approval after the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design for any location must be obtained by writing to Superior Electrical Advertising, Inc.
© SEA 2012
Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1 SITE PLAN
Scale: N.T.S



Project:
McDonald's #3997

Address:
**29161 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: **AS NOTED**

Design No.: **12-06-4963-03 P**

Date: **06.01.12**

Reg. No.:

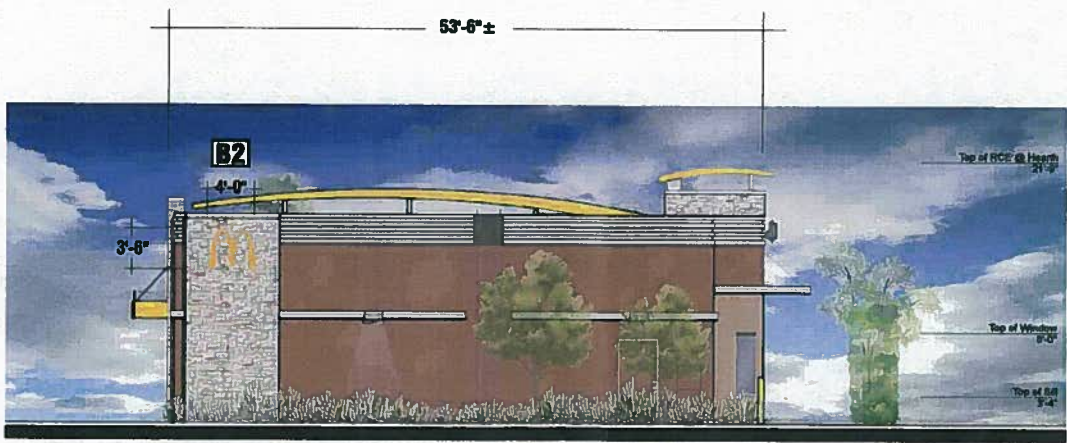
Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 8/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)

APPROVALS	
FOR JOB CHECK	DATE
Acc. Mgr.	
FOR CONSTRUCTION	DATE
Acc. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acc. Mgr.	
Page: 03	Of: 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions without dates will alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2012
Note: The colors depicted here are a graphic representation. Actual colors may vary from the color specifications.



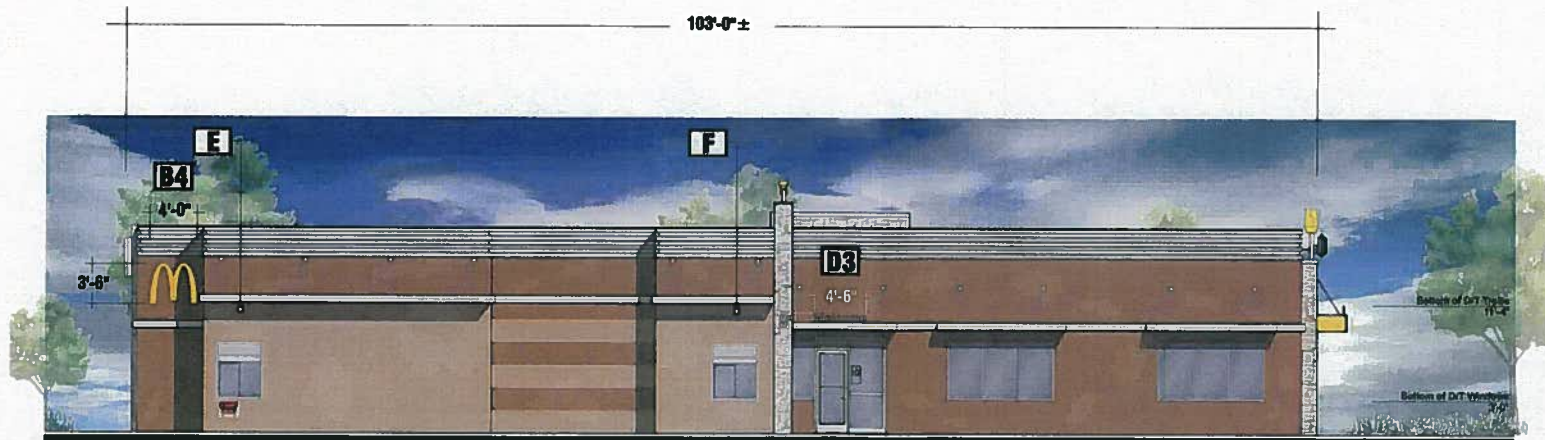
① **FRONT ELEVATION - SOUTH**
Scale: 3/32" = 1'-0"



② **REAR ELEVATION - NORTH**
Scale: 3/32" = 1'-0"



③ **NON-DRIVE THRU ELEVATION - EAST**
Scale: 3/32" = 1'-0"



④ **DRIVE THRU ELEVATION - WEST**
Scale: 3/32" = 1'-0"



Project:
McDonald's #3997

Address:
**29161 Canwood St.,
Agoura Hills, CA**

Account Manager:
S. Javochka

Designer:
L. Ramirez

Scale: **AS NOTED**

Design No.: **12-06-4963-03 P**

Date: **06.01.12**

Reg. No.:

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 8/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign 04 (1.75)

APPROVALS

FOR JOB CHECK DATE

Acc. Mgr. _____

FOR CONSTRUCTION DATE

Acc. Mgr. _____

Design _____

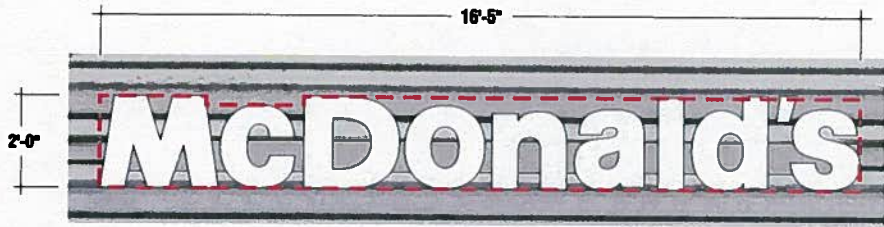
Production _____

FOR INSTALL ONLY DATE

Acc. Mgr. _____

Page: 04 Of 08

This is an original unauthenticated drawing created by Superior Electrical Advertising, Inc. It is intended for your approval. It is not to be shown to anyone outside of your organization, nor to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or distribution method does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2012
Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



A1 LED ILLUMINATED CHANNEL LETTERS ON ARCHITECTURALLY INTEGRATED RACEWAY
 Quantity: One (1) Required
 32.4 Sq. Ft.
 Scale: 3/8" = 1'-0"

SPECIFICATIONS:

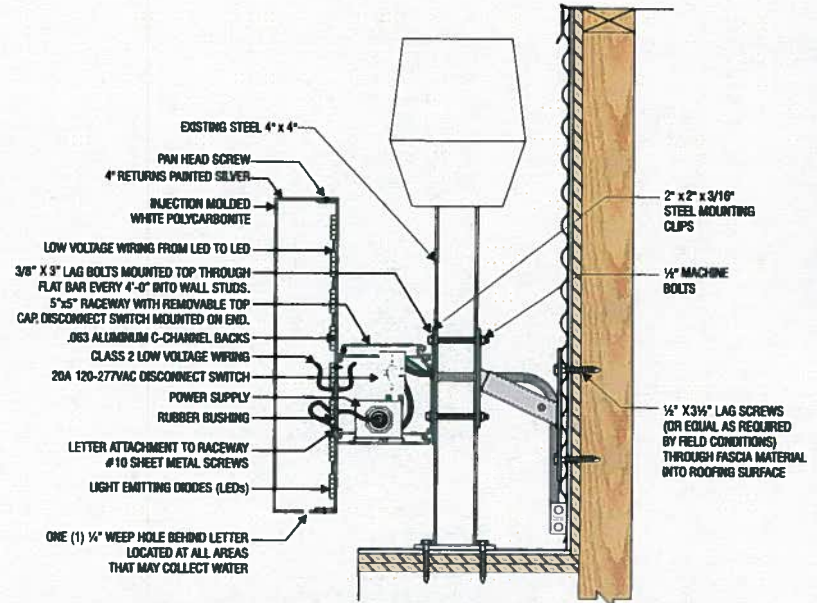
LETTERS: INJECTION MOLDED WHITE POLYCARBONITE
RETURNS: SILVER
ILLUMINATION: WHITE LED'S
RACEWAY: ALUMINUM CONSTRUCTION PAINTED SILVER
POWER REQ: 1.6 AMPS
NOTE:



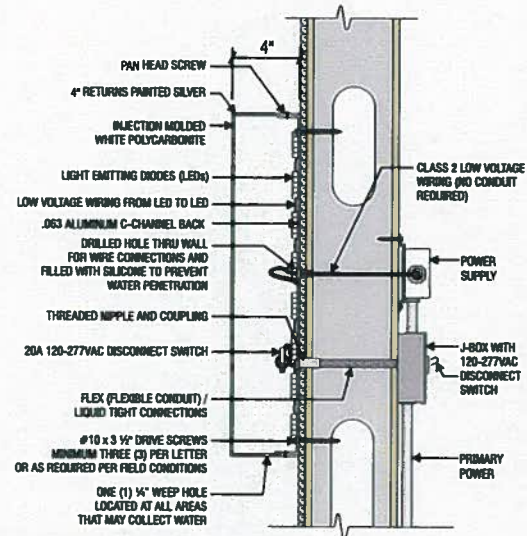
A2 LED ILLUMINATED CHANNEL LETTERS
 Quantity: One (1) Required
 32.4 Sq. Ft.
 Scale: 3/8" = 1'-0"

SPECIFICATIONS:

LETTERS: INJECTION MOLDED WHITE POLYCARBONITE
RETURNS: SILVER
ILLUMINATION: WHITE LED'S
POWER REQ: 1.6 AMPS
NOTE:



1 TYPICAL SECTION DETAIL - ILLUMINATED LETTER SET ON ARCHITECTURALLY INTEGRATED RACEWAY
 Scale: n.l.s



2 TYPICAL SECTION DETAIL - ILLUMINATED LETTER SET
 Scale: n.l.s



Project:
 McDonald's #3997

Address:
 29181 Canwood St.,
 Agoura Hills, CA

Account Manager:
 S. Janocha

Designer:
 L. Ramirez 3.50
Scale: AS NOTED

Design No.: 12-08-4963-03 P
Date: 06.01.12

Reg. No.:

Revisions:
 R1 7/23/12 LR New elevations & site plan (1.75)
 R2 8/17/12 LR New elev. & site plan (1.75)
 R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)

APPROVALS

FOR JOB CHECK DATE

Acc. Mgr.

FOR CONSTRUCTION DATE

Acc. Mgr.

Design

Production

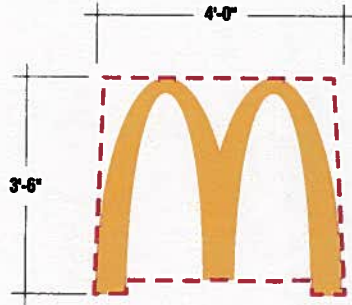
FOR INSTALL ONLY DATE

Acc. Mgr.

Page: 05 Of: 08

This is an original unperfected drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be altered in any way without the express written approval of Superior Electrical Advertising, Inc. The changing of colors, sizes, materials or dimensions without design and other for design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained by writing from Superior Electrical Advertising, Inc. © SEA 2012

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



B1 **B2**
B3 **B4**

LED ILLUMINATED CHANNEL LOGO

Quantity: Four (4) Required

13.6 Sq. Ft.

Scale: 3/8" = 1'-0"

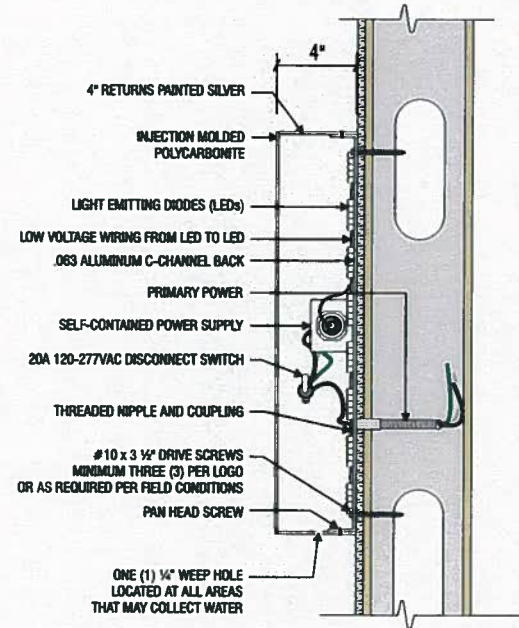
SPECIFICATIONS:

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE
 ILLUMINATION: WHITE LED'S
 POWER REQ: 1.3 AMPS
 NOTE:

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 TYPICAL SECTION DETAIL - SELF-CONTAINED BUILDING LOGO
 Scale: n.Ls



Project:
McDonald's #3997

Address:
**29161 Canwood St.,
 Agoura Hills, CA**

Account Manager:
S. Janocha
 Designer:
L. Ramirez 3.50
 Scale: **AS NOTED**
 Design No.: **12-08-0963-03 P**
 Date: **06.01.12**

Reg. No.:
 Revisions:
 R1 7/23/12 LR New elevations & site plan (1.70)
 R2 8/7/12 LR New elev. & site plan (1.70)
 R3 12/14/12 LR New elev., del A3 letters, move sign 04 (1.70)

APPROVALS	
FOR JOB CHECK	DATE
Acc. Mgr.	
FOR CONSTRUCTION	
Acc. Mgr.	
Design	
FOR INSTALL ONLY	
Acc. Mgr.	
Page: 06	Of: 08

This is an original unpublished drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions required shall alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
 © SEA 2012
 Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

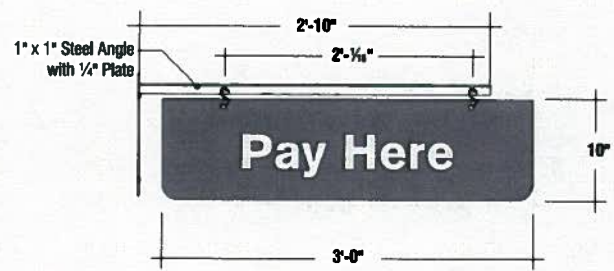


D1 D2 NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS 3.0 Sq. Ft.
 Quantity: Three (3) Required Scale: 1/2" = 1'-0"

D3

SPECIFICATIONS:

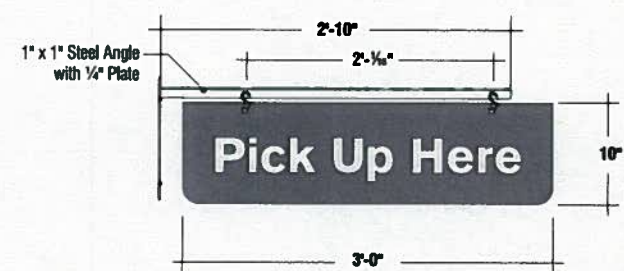
- LETTERS: FLAT CUT OUT ALUMINUM PAINTED BLACK WITH GRAY VINYL INSET ON FACE
- RAIL: ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4" -20 SELF DRILLING SCREWS FOUR (4) PLACES



E SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
 Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



F SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
 Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- PIGMENTED ABS TO MATCH PMS #425C WITH SCREENED WHITE COPY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK

superior
 electrical advertising
 1703 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.495.3892
 Facsimile: 562.433.1567
 www.superofsigns.com

Project:
 McDonald's #3997

Address:
 29161 Canwood St.,
 Agoura Hills, CA

Account Manager:
 S. Jenocha

Designer:
 L. Ramirez 3.50

Scale: AS NOTED

Design No.: 12-06-4963-03 P

Date: 06.01.12

Reg. No.:

Revisions:
 R1 7/23/12 LR New elevations & site plan (1.75)
 R2 8/17/12 LR New elev. & site plan (1.75)
 R3 12/14/12 LR New elev., del A3 letters, move sign 04 (1.75)

APPROVALS

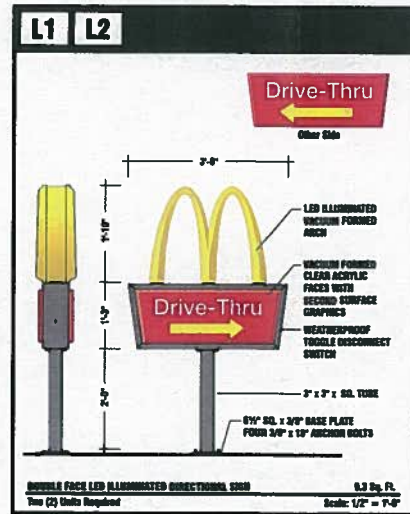
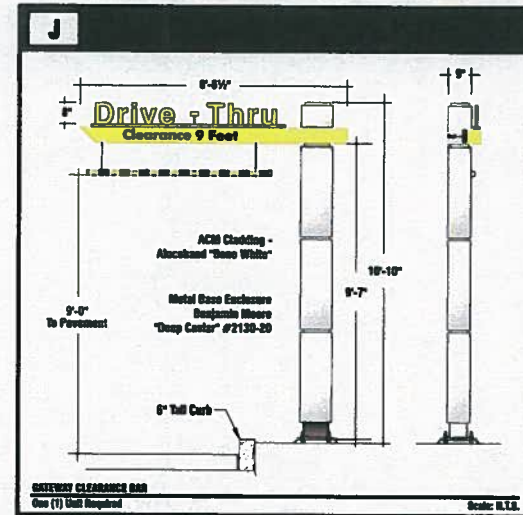
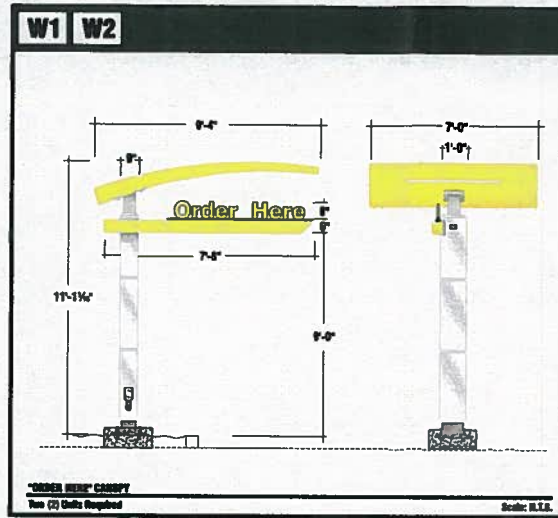
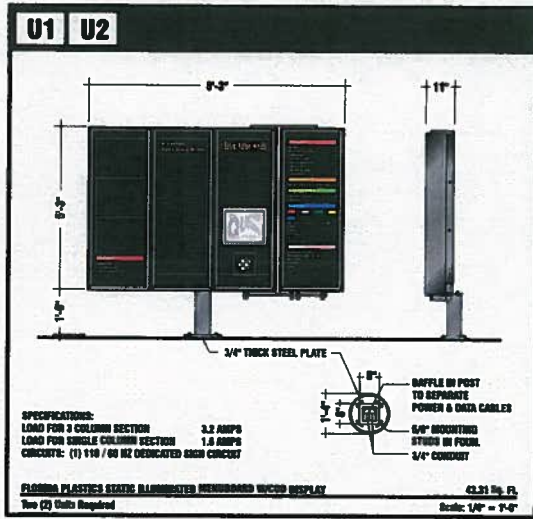
FOR JOB CHECK	DATE
Acc. Mgr.	
FOR CONSTRUCTION	DATE
Acc. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Acc. Mgr.	

Page: 07 Of: 08

This is an original unapproved drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions notified does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.

© SEA 2012
 Note: The Colors specified here are a graphic representation. Actual colors may vary. See color specifications.

**** ALL FOOTINGS BY THE GENERAL CONTRACTOR ****
(for signs on this page)




superior
electrical advertising
1703 West Anaheim Street
Long Beach, California
90813-1155
Phone: 562-435-1865
Facsimile: 562-435-1887
www.superior-signs.com

Project:
McDonald's #3997

Address:
29161 Camwood St.,
Agoura Hills, CA

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.: 12-06-4963-03 P

Date: 06.01.12

Reg. No.:

Revisions:
R1 7/23/12 LR New elevations & site plan (1.75)
R2 8/17/12 LR New elev. & site plan (1.75)
R3 12/14/12 LR New elev., del A3 letters, move sign B4 (1.75)

APPROVALS

FOR JOB CHECK DATE

Acc. Mgr. _____

FOR CONSTRUCTION DATE

Acc. Mgr. _____

Design _____

Production _____

FOR INSTALL ONLY DATE

Acc. Mgr. _____

Page: 06 Of 06

This is an original unapproved drawing created by Superior Electrical Advertising, Inc. It is submitted for your approval. It is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied or exhibited in any fashion. The changing of colors, sizes, materials or dimensions marked does not alter the design. Ownership of this design is held by Superior Electrical Advertising, Inc. Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising, Inc.
© SEA 2012

Note: The Colors depicted here are a graphic approximation. Actual colors may vary. See color specifications.