

DRAFT RESOLUTION NO. 14-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 14-SPR-001 AND A SIGN PERMIT CASE NO. 14-SP-029 FOR A REAL PROPERTY LOCATED AT 5050 KANAN ROAD.

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

Section 1. An application was duly filed by ADN Architects, for El Pollo Loco with respect to the property located at 5050 Kanan Road, (Assessor's Parcel Number 2061-006-053) requesting approval of a Site Plan/Architectural Review to allow an exterior remodel and a Sign Permit to update the on-site signage. A public meeting was duly held on July 17, 2014, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of 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 at the aforesaid Public Meeting.

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 to Section Nos. 9677.5 and 9677.7.G of the Agoura Hills Municipal Code, that:

Site Plan Review Findings:

- A. The proposed improvements, as conditioned, are 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 continue to provide the same fast service restaurant services to the community in an upgraded facility. The restaurant is a permitted use in the Commercial/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 improvements, 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 two-way driveway on Kanan Road and an egress driveway on Roadside Drive. The project which consists of exterior changes to the building, but with no increase to the building size, will preserve the light, air, privacy and open space to the surrounding parcels. The proposed building lot coverage is below the maximum coverage established for the CRS and FC zones.

- C. The proposed improvements, as conditioned, will not conflict with the character of the design of the buildings in the surrounding area in that the proposed building colors and materials, which consists of warm colors and stone veneer are compatible with the building and the architectural style of the surrounding area.
- D. The proposed improvements, as conditioned, will comply with each applicable provisions of the Zoning Ordinance. The 20-foot high building will not exceed the 35-foot building height limitation for structure in that zone. The lot coverage is below the maximum allowed for the zone.
- E. The proposed improvements, as conditioned, are 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 development and reflect positively onto surrounding developments, as called for in Policy LU13.2 of General Plan.
- F. The proposed improvements, as conditioned, preserve and enhance the particular character and assets of the surrounding area and its harmonious development. The proposed placement of the additional architectural features including the new façade the stone veneer, the colors are compatible with the architecture of the building and the surrounding area along Roadside Drive and Kanan Road.

Architectural Review Findings:

- A. With the exception of the proposed red halo lighting which would ~~which would~~ result in unnecessary lighting on the exterior of the building, the proposed improvements to the building, as conditioned, would be in keeping with the character of the surrounding neighborhood and would not be detrimental to the harmonious, orderly, and attractive development dictated by the Zoning Ordinance and the general plan of the city. The contemporary style of architecture proposed for the existing restaurant will contribute to 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 and will be in keeping with the style of architecture found in Subarea 6 and the intent for which the district requirements were created.
- B. With the exception of the proposed red halo lighting which would cause a distraction to the off-site vehicular traffic, the proposed design update, as conditioned, will not impair the desirability of the investment in the neighborhood specifically to the business located in the same building and the adjacent building which shares an access with the restaurant. The new design does not conflict with the signage and access to the tenants spaces and does not impact the on-site circulation in and out of the property.
- C. With the exception of the proposed red halo lighting which would reduce the attractiveness of the development, the overall development of the subject property 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 in that the newly introduced elements are in proportion with the existing building.

- D. With the exception of the proposed red halo lighting which would diminish the appearance of the building, the combination of materials and colors have proven to work harmoniously. Although modernized, the design remains compatible with the City Architectural Design Standards and Guidelines.
- E. It complies with the Freeway Corridor District in which it is located. The building will remain articulated on all sides. The building facades are to be of non-reflective materials, the colors have warm tones in keeping with an existing Mediterranean style roof.
- F. The project is designed to protect the public health, safety and general welfare. The architectural plans are subject to the City Building and Safety Department enforcement of the most recently Building Code requirements.

Section 4. The Planning Commission finds, pursuant to Section 9655.4-6.D.E of the Agoura Hills Municipal Code, that:

Sign Permit Findings:

- A. The program, as conditioned, complies with the purpose and the overall intent of the Sign Ordinance. One of the purposes of the Sign Ordinance is to 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 number of proposed signs, their design and their illumination provide for adequate identification of the business, and compliment the architectural design of the building in which the business is located, thereby meeting the intent of the Sign Ordinance.
- B. The program, as conditioned, accommodates future revisions that may be required because of changes in use or tenants. The proposed signage is for one tenant only as approved by the owner of the property. New signs, or an increase in the number of signs can easily be accommodated on the building elevations and the monument sign without changing the architectural features of the building and given the amount of wall space and monument face.
- C. The program, as conditioned, complies with the standards of the Sign Ordinance, to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of the Sign Ordinance. The proposed placement of the signs, colors and illumination will be architecturally compatible with the building they serve. The sizes of the signs will not compromise the building appearance and will enhance the visual quality of the City's scenic highways, as intended of the Sign Ordinance.
- ~~A. The applicable provisions of this Zoning Ordinance as it relates to the Sign Ordinance. The sign program preserves and enhances the visual appearance of~~

~~the City by organizing signage on commercial properties and incorporating new design elements that are compatible with the existing project. The proposed sign program colors and materials are compatible with the design of the existing building's architecture and the proposed exterior remodel.~~

~~B. The proposed upgrade, as conditioned, will provide architectural integration of the building with its neighborhood.~~

~~C. That the proposed sign program, as conditioned, is consistent with applicable provisions of this Zoning Ordinance as it relates to the Freeway Corridor Overlay District. The City's image as it appears from the Freeway Corridor will be preserved.~~

Section 5. The project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's local CEQA guidelines. The project which involves the installation of new architectural features and signage on a commercial property is exempt from CEQA pursuant to Section 15301 (a) & (g) of the Guidelines.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Program Case No. 14-SP-029, 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 17th day of July, 2014, by the following vote to wit:

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

Mike Justice, Chair

ATTEST:

Mike Kamino, Secretary