



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: August 21, 2014

TO: Planning Commission

APPLICANT: ADN Architects for El Pollo Loco
1330 Olympic Boulevard
Santa Monica, CA 90404

CASE NO.: 14-SPR-001 Amendment #1

LOCATION: 5050 Kanan Road
(A.P.N. 2061-006-053)

REQUEST: Request to amend an approved Site Plan/Architectural Review to allow a red illuminated "grill" architectural feature on the building of El Pollo Loco Restaurant.

DETERMINATION: Exempt from CEQA per Section 15301(a)

RECOMMENDATION: Staff recommends the Planning Commission provide direction regarding Case No. 14-SPR-001 Amendment #1.

ZONING DESIGNATION: CRS-FC (Commercial Retail Services Zone-Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: CRS – Commercial-Retail/Service

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Amret Davis Newlove & Associates on behalf of El Pollo Loco, is requesting to amend an approved Site Plan/Architectural Review (Case No. 14-SPR-001) by modifying a condition of approval. The Site Plan/Architectural Review application that was approved by the Planning Commission on July 17, 2014 permitted the exterior remodel of a fast service restaurant located on the southeast corner of Kanan Road and Roadside Drive, at 5050 Kanan Road as well as the upgrade to its sign program.

Included in the remodeling application was a request to install a red halo illuminated architectural feature proposed to be attached to the west elevation of the restaurant

representing a grill. Comments by Planning Commissioners at the July 7 meeting regarding the red halo illuminated grill element were mixed. Some Commissioners found it to be acceptable with perhaps some reduction in lighting intensity. Other Commissioners expressed concerns that its size and lighting intensity would serve as an attraction-getting device rather than an enhancement of the building. Concerns were also raised that it would increase the lighting level of the area and would cause distractions to motorists and thus impact public safety. Ultimately, the Planning Commission approved the remodel, but with the following condition:

Condition No. 21: "The use of the red halo lighting is not permitted on the grill."

The above condition, however, was included with the understanding of the applicant's desire to proceed with the remodel, but also to allow the applicant the option to submit an application to amend this condition to modify the lighting of the grill feature.

The applicant has now requested action on this item to amend this condition and allow the red halo lit grill element in a manner acceptable to the Planning Commission.

II. STAFF ANALYSIS

The proposed illuminated grill element would be mounted to the elevation facing a busy arterial that borders the property. Although the building is setback over 55 feet from the sidewalk along Kanan Road and 57 feet from the sidewalk along Roadside Drive, the Planning Commission expressed concerns that it would distract motorists on Kanan Road and potentially cause an accident and additionally, create unnecessary lighting pollution to the commercial district. Methods to control the lighting were discussed at the meeting and a proposal to screen and/or dim the red LED lighting of the grill was volunteered by the applicant. Upon researching his option, the applicant found that there were no known ready-made methods of screening the lighting and a custom-made screening would have to be built. The applicant did, however, find a manufacturer to build a dimming system to reduce the output of the lighting to approximately half of the original manufacturer's specifications.

There are currently several light sources on the site including existing parking lot light fixtures, walls-mounted sconces, wall pack light fixtures and internally-lit signs on the north and west elevations of the building. Included in the approved plans for the Site Plan/Architectural Review application were the removal of pack light fixtures and the replacement of sconce light fixtures with new ones built with shielded lenses. The Sign Permit application approved wall-mounted, internally-lit as well as halo-lit signs. The new architectural feature introduces a new light source to the project by illuminating a portion of the west elevation of the building by way of a red halo in between the elements of the grill that could potentially be noticeable at the edge of the right-of-way. In contrast, several structures are in the field of vision of the grill between the right-of-way and the building, including a pony wall along the property line, an enclosed outdoor dining patio, a monument sign with a planter, a landscape planter at the base of the wall and three mature trees.

To further demonstrate that the lighting intensity would not be a distraction and that it would have minimal impacts to the surroundings uses, the applicant requested that the manufacturer build a reduced-scale model of the grill with the dimming mechanism in order to show the operation of the illuminated grill. The applicant will present a demonstration of the model at the Planning Commission meeting. A photograph is attached.

Also, included in the report, per the Commissioners' request, is a list of locations where the illuminated grill has been installed. Photographs of two locations are attached to this report as well. The closest restaurant to Agoura Hills is located at 7211 Winnetka Avenue, in Canoga Park. Other locations include:

- 1200 W. Manchester, Inglewood
- 1545 Western Avenue, Los Angeles
- 1125 Truman Street, San Fernando
- 13357 Riverside Drive, Sherman Oaks
- 3070 N. San Fernando Road, Los Angeles
- 24805 Pico Canyon Road, Newhall
- 2940 S. Pacific Coast Highway, Torrance
- 1260 Washington Boulevard, Culver City
- 5090 Rosemead Boulevard, Pico Rivera
- 5935 South Street, Lakewood
- 1002 N. El Camino Real, Encinitas
- 13139 San Pablo Avenue, San Pablo
- 14300 Prairie Avenue, Hawthorne
- 9185 Central Avenue, Montclair

The Zoning Ordinance requires that any lighting on private property not exceed one (1) foot candle at the property lines to avoid lighting spilling onto adjacent properties and public rights-of-way. The applicant is charged with demonstrating that the feature complies with the maximum foot candle at the property line and that the feature does not conflict with the recommended design guidelines. No photometric plan to measure the foot-candle levels is available at this time.

Based on the information provided above, staff offers the following options to the Planning Commission:

1. Allow the red halo illuminated grill feature with the dimming element as requested by the applicant. The final intensity of illumination to be subject to approval by the Director of Planning and Community Development upon field review.
2. Allow the red halo illuminated grill feature, but reduce its height to maximum 7 feet.
3. Eliminate illumination of the grill feature if findings cannot be made in favor of the illumination.

Staff seeks direction from the Planning Commission on the above 3 options or any other option. The attached draft resolution contains findings for approval (option 1 or 2). If the Commission's decision is to deny the red halo illumination (option 3), staff will prepare a final resolution with appropriate findings for denial.

IV. RECOMMENDATION

Staff recommends that the Planning Commission provide direction regarding Site Plan/Architectural Review Case No. 14-SPR-001 Amendment #1.

ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: July 17, 2014 Planning Commission Meeting Final Resolution and Conditions of Approval
- Exhibit B: Grill Element Specifications & Photographs of Other Sites' Installations & Model
- Exhibit C: July 17, 2014 Planning Commission Meeting Staff Report

Case Planner: Valerie Darbouze, Associate Planner

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 AMENDMENT #1 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 amend a condition of approval to allow an illuminated grill on the building. A public meeting was duly held on August 21, 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 No. 9677.7.G of the Agoura Hills Municipal Code, that:

Architectural Review Findings:

- A. The proposed illuminated grill, as conditioned, would not result in unnecessary lighting on the exterior of the building and 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 use of the grill in conjunction with the remodel of 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. The proposed illuminated grill, as conditioned, would not cause a distraction to the off-site vehicular traffic, and 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 feature does not conflict with the signage and does not impact the on-site circulation in and out of the property.
- C. The proposed illuminated grill, as conditioned, would not 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. The proposed illuminated grill would integrate well with the approved construction materials and colors. Although the new feature is considered a more modern feature, it remains compatible with the City Architectural Design Standards and Guidelines.
- E. It complies with the Freeway Corridor District in which it is located. The new feature is constructed out of non-reflective materials and does not distract from the on-site signage.
- F. The project is designed to protect the public health, safety and general welfare. The construction specifications are subject to the City Building and Safety Department enforcement of the most recently Building Code requirements.

Section 4. 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 a new architectural feature on a commercial property is exempt from CEQA pursuant to Section 15301 (a) of the Guidelines.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 14-SPR-001 Amendment #1, 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 21st day of August, 2014, by the following vote to wit:

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

Michael Justice, Chairman

ATTEST:

Mike Kamino, Secretary

**CONDITIONS OF APPROVAL
(CASE NO. 14-SPR-001 Amendment #1)**

STANDARD CONDITIONS

1. This decision for approval of the Site Plan/Architectural Review Amendment #1 application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved plan.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of the grill.

SPECIAL CONDITIONS

7. Condition No. 21 of Planning Commission Resolution No. 14-1110 is amended as follows:

“21. -To be inserted-

END

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001 AMENDMENT #1**

Exhibit A

**July 17, 2014 Planning Commission Meeting
Final Resolution and Conditions of Approval**

RESOLUTION NO. 14-1110

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 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 9655.6.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.

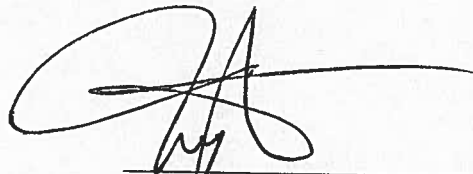
Section 5. The project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's local CEQA guidelines. The project which involves the installation of new architectural features 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:	(4)	Justice, Northrup, O'Meara, and Anstead
NOES:	(0)	
ABSTAIN:	(0)	
ABSENT:	(1)	Zacuto



Mike Justice, Chair

ATTEST:



Mike Kamino, Secretary

**CONDITIONS OF APPROVAL
(CASE NOS. 14-SPR-001 & 14-SP-029)**

STANDARD CONDITIONS

1. This decision for approval of the Site Plan/Architectural Review and Sign Permit application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Sign Plans, Renderings and Color and Material Board.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless this approval is used within two (2) years from the date of City approval, Case Nos. 14-SPR-001 and 14-SP-029 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.
8. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

SOLID WASTE MANAGEMENT REQUIREMENTS

9. 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

Conditions of Approval

Page 2 of 3

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 location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

10. 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.
11. 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.

BUILDING AND SAFETY CONDITIONS

12. All new exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall comply with the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
13. This project shall comply with all federal, state and local accessibility requirements.
14. As part of the permitting process and prior to permit issuance applicant shall submit two (2) complete sets of construction plans including, Site Plan, Floor Plan, Elevation Plan, Roof Plan, Framing Plan, Mechanical Plan, Electrical Plan, Plumbing Plan, Detail Sheets, Title 24 Energy and Green Building Code Requirements, Engineering Calculations and any other necessary documents and construction notes required for review and approval of the project by the Building and Safety Department.
15. Provide detail information and dimensions for areas related to accessibility requirements to assure code compliance (i.e. accessible table and sitting space for indoor and outdoor dining areas).

SPECIAL CONDITIONS

16. The applicant shall replant the area around the base of the monument and any areas where landscaping was damaged during the remodel phase subject to the approval by the City Landscape Consultant.
17. Illumination of the signs shall be inspected after installation, reviewed for intensity and subject to the Planning and Community Director's approval.
18. In the event that new pole light fixtures are installed in the parking lot, the applicant shall provide a photometric plan demonstrating that the parking lot lighting will comply with a maximum of one foot candle at the property line.
19. A minimum of 37 parking spaces shall be maintained on the property and striped according to the Parking Ordinance requirements.
20. Roof equipment shall not be visible from any rights-of-way.
21. The use of red halo lighting is not permitted on the grill.

END

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001 AMENDMENT #1**

Exhibit B

**Grill Element Specifications &
Photographs of Other Sites' Installations &
Model**



Grill Elements



Exterior

- ◆ Add efficient LED lighting to make this trademark element more compelling
- ◆ 4"x2" Vertical aluminum channel powder coated Statuary Bronze
- ◆ Customize to fit any building or dimensions

ITEM No. EPL-GL100 (ILLUMINATED)
\$6710.40

ITEM No. EPL-GL102 (NON ILLUMINATED)
\$4195.98

Made in the USA



David Levey
National Sales Manager
Restaurant Division
949.838.6207

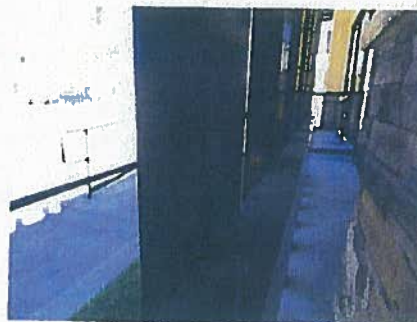
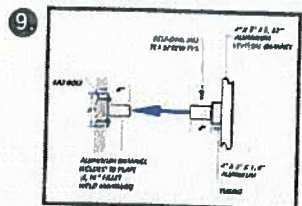
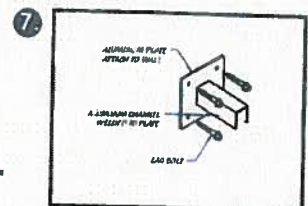
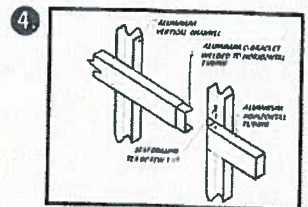
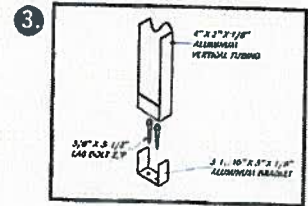
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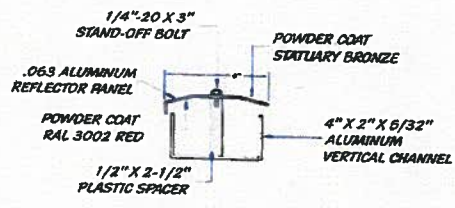


ILLUMINATED GRILL PANELS INSTALLATION INSTRUCTIONS

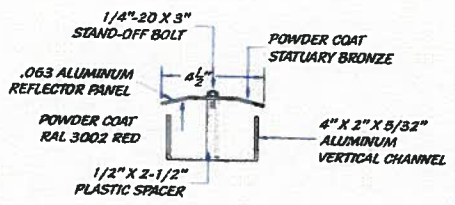


1. Unpack both units and inspect for any damage.
2. Confirm installation location per building plans.
3. Verify Base Bracket locations and secure brackets to concrete using concrete fasteners.
4. Join the grill sections and secure with self tapping screws.
5. Open raceway covers and wire the two sections together leaving enough wire to make the electrical connection thru the standoff and the wall and into the connection box.
6. Erect the grill assembly insuring that the bottom of the appropriate tubes are mounted over the Base Brackets.
7. Determine the location of the two (2) Standoff Brackets so that they align with the sockets in the Grill Assembly and mount them to the wall.
8. Drill thru one of the standoffs and thru the wall to allow for the electrical connection.
9. Secure the Grill Assembly to the standoffs using the self tapping screws.
10. Make the electrical connection complying with local code.
11. Insure all mechanical and electrical connections are secure.
12. Clean the grill using a mild cleaning solution and a soft cloth.
13. Installation is complete.

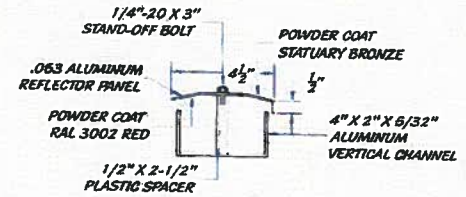




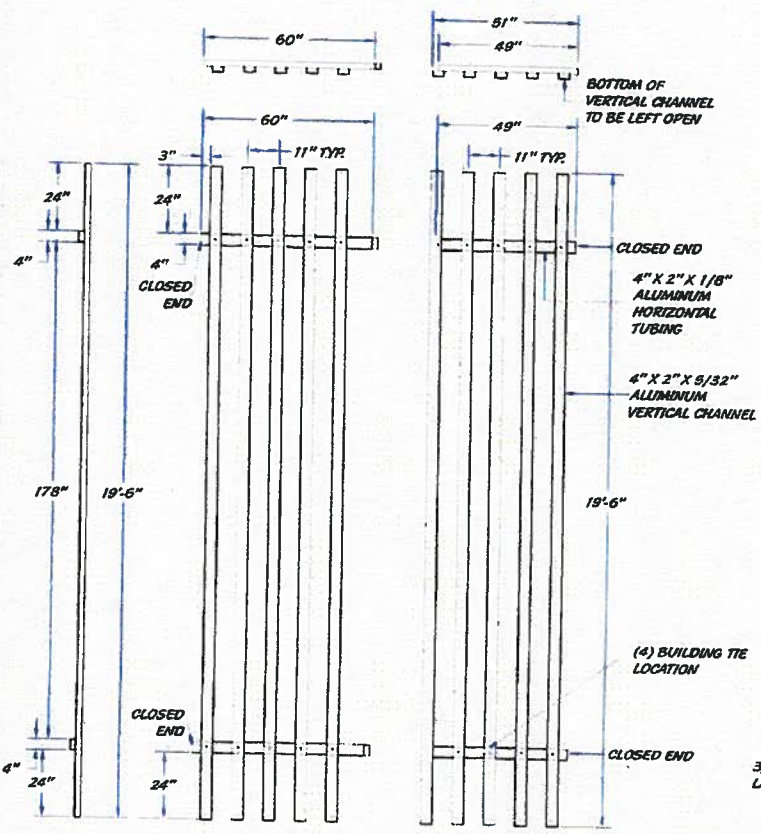
LEFT RAIL SECTION VIEW



MIDDLE RAIL SECTION VIEW

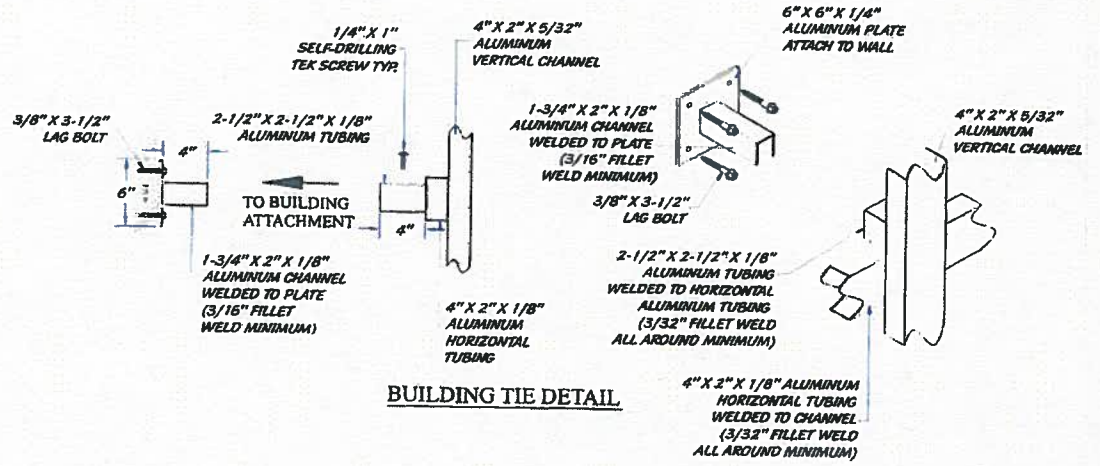


RIGHT RAIL SECTION VIEW

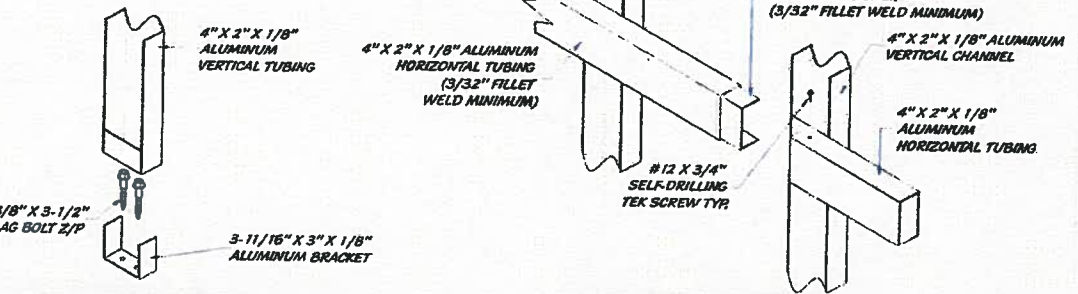


SIDE VIEW

FRONT VIEW



BUILDING TIE DETAIL



GRILL ELEMENT JOINT DETAIL

BASE PLATE FOOTING DETAIL
 2 FOOTINGS PER 30" SECTION-4 FOOTINGS PER 60" SECTION
 5 FOOTINGS PER 90" SECTION-6 FOOTINGS PER 120" SECTION

DWG. BY: L. NGO	PART #: LARGE GRILL	CUSTOMER: EL POLLO LOCO	DWG #: LARGE GRILL PANEL	PAGE #: 1
DATE: 7-31-2013	CHKD BY:	DESCRIPTION: EL POLLO LOCO 10'-0" X 19'-6" ALUMINUM TUBING GRILL ELEMENT PANEL		
SCALE: NONE	MATERIAL: AS NOTED			



COUCH & PHILIPPI
 13200 Plaza Ave., Houston, TX 77060
 Tel: 714 522 2261 Fax: 714 522 2872
 www.couchandphilippi.com

REVISION	DATE	DESCRIPTION	BY	CHKD.

7211

El Pollo Loco

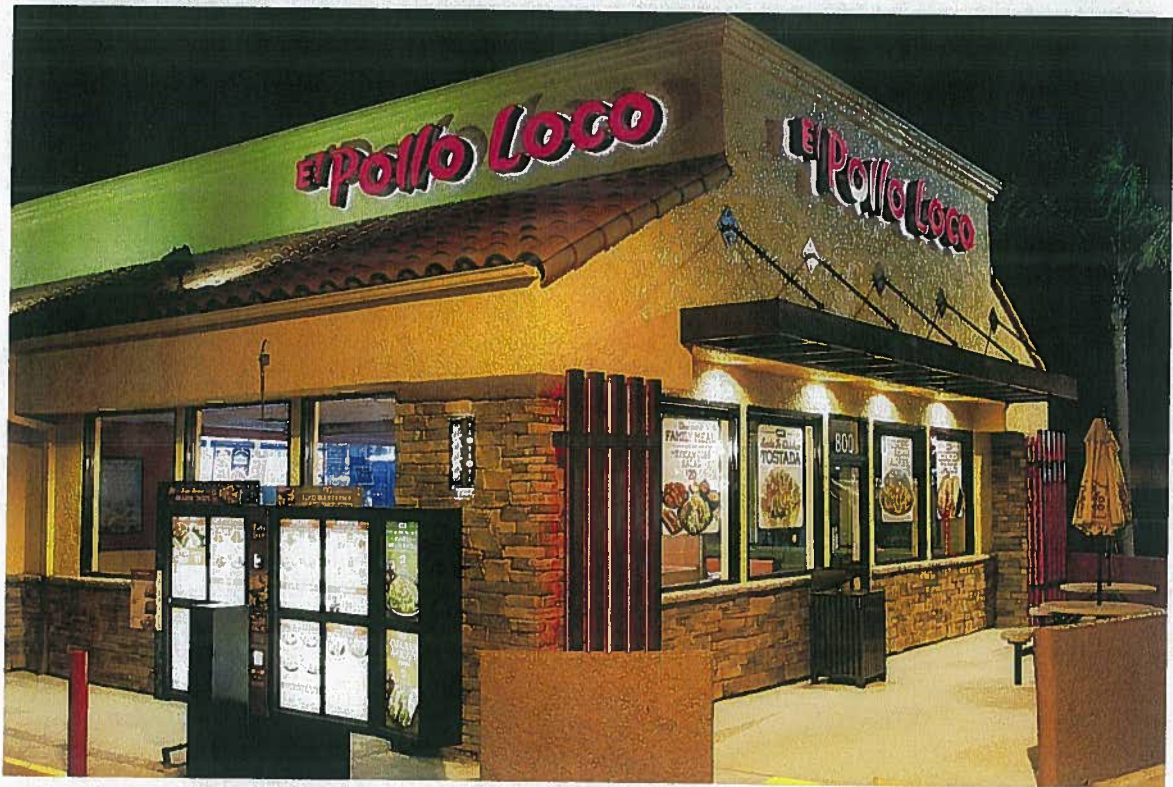
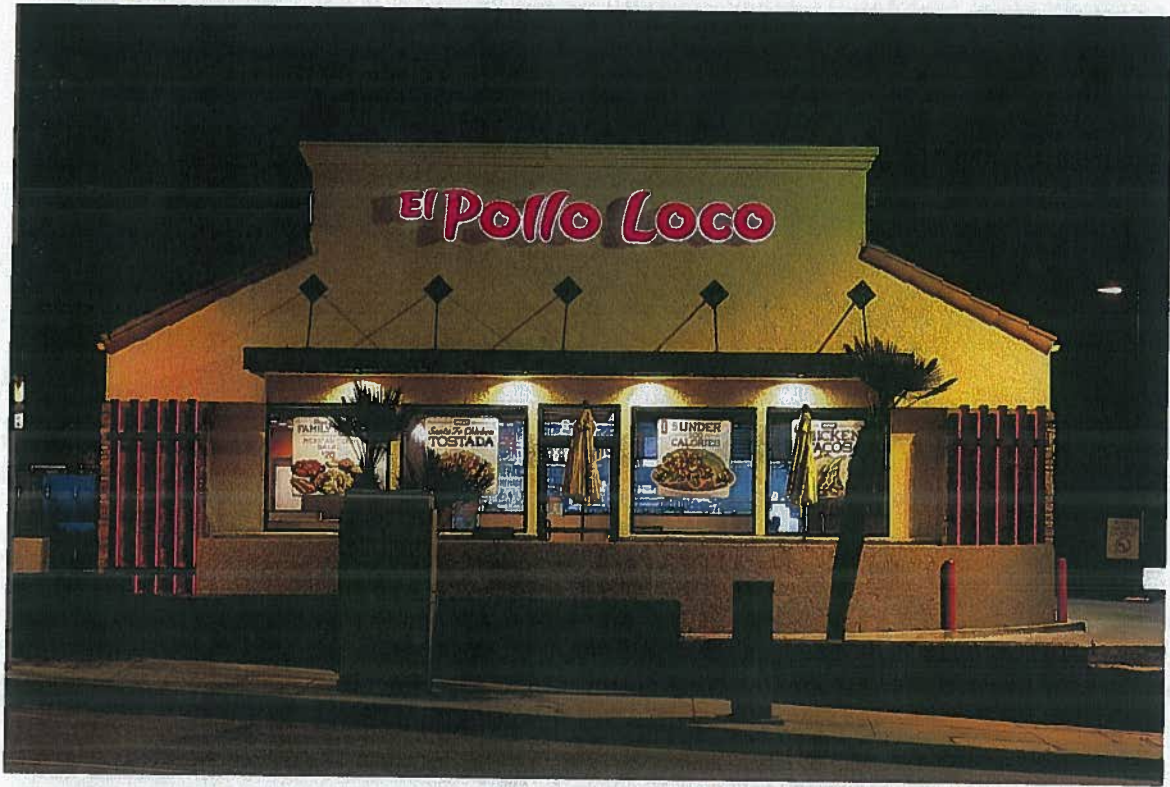
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CHEESE ENCHILADAS
\$20

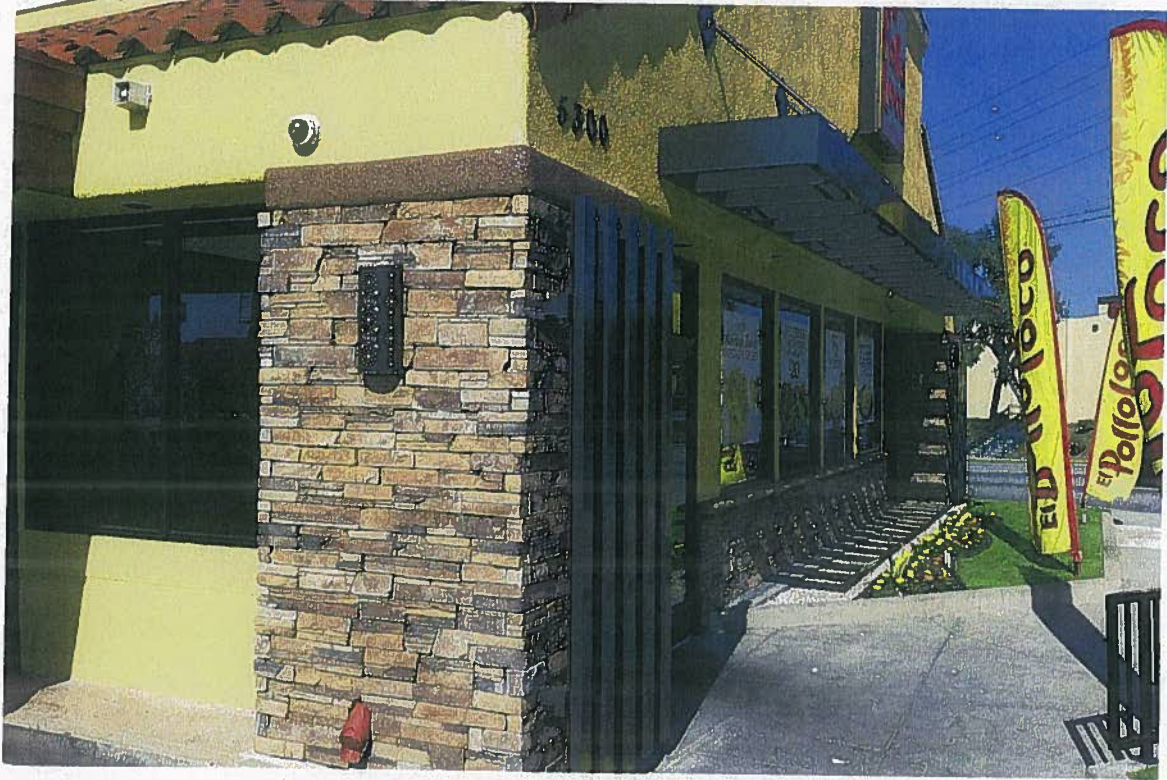
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Cobb Salad

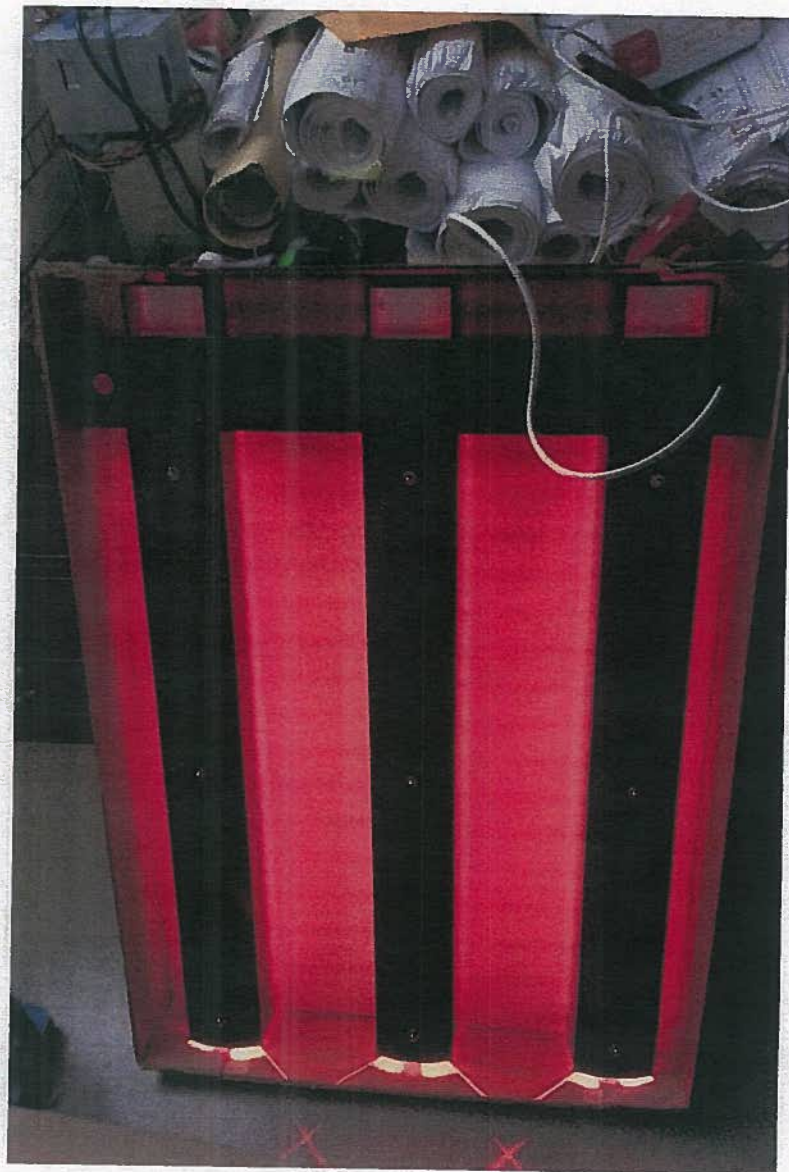
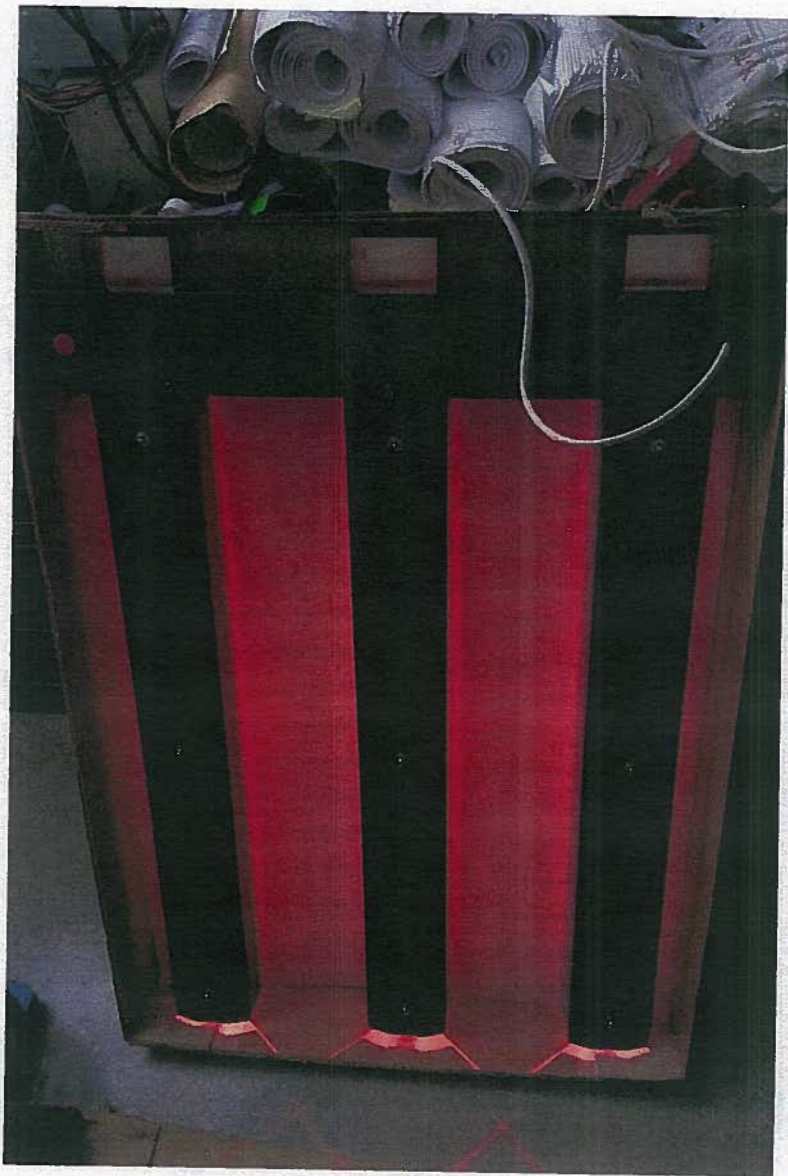
CARNE
ASADA

Grilled









**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001 AMENDMENT #1**

Exhibit C

**July 17, 2014 Planning Commission Meeting
Staff Report**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: July 17, 2014

TO: Planning Commission

APPLICANT: ADN Architects for El Pollo Loco
1330 Olympic Boulevard
Santa Monica, CA 90404

CASE NOS.: 14-SPR-001 & 14-SP-029

LOCATION: 5050 Kanan Road
(A.P.N. 2061-006-053)

REQUEST: Request for approval of a Site Plan/Architectural Review to allow the exterior remodel of an existing fast service restaurant; and a Sign Permit to allow revisions to the on-site signage.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15301(a) & (g)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Permit Case No. 04-SP-029 subject to Conditions, based on the findings of the attached resolution.

ZONING DESIGNATION: CRS-FC (Commercial Retail Services Zone-Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: CRS – Commercial-Retail/Service

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Amret Davis Newlove & Associates, is requesting an approval to remodel the exterior of a fast service restaurant (El Pollo Loco) and to upgrade the sign program. The site is located on the southeast corner of Kanan Road and Roadside Drive, at 5050 Kanan Road. The building consists of two tenants with El Pollo Loco occupying 3,591 square feet and a Chiropractic office occupying 2,437 square feet. The site is bordered

by an auto repair center on the east and a gas station to the south with frontage on both Roadside Drive and Kanan Road. The parcel is zoned CRS-FC (Commercial Retail Service – Freeway Corridor).

The building was built in 1977 and was formerly occupied by a bank. It was remodeled in 1997 under Site Plan/Architectural Review Case No. 97-SPR-002, for a new restaurant and retail space. Signage was also upgraded. The restaurant has since been occupying the same space, and separate retail and office uses have occupied adjacent tenant spaces. The restaurant was remodeled again in 2005 under Site Plan/Architectural Review Case No. 05-SPR-012, which also included updating the sign under Sign Permit Case No. 04-SP-005. This new request proposes new exterior building colors, new architectural features, new wall-mounted lighting fixtures and new signage.

Changes to the interior are also proposed but are not subject to the Planning Commission's approval.

II. STAFF ANALYSIS

The lot is slightly larger than one acre in size, and rectangular in shape. The site is served by two ingress driveways along Kanan Road and one egress driveway onto Roadside Drive. The building is setback 22 feet from the front (north) property line which is located an additional 36 feet back from the sidewalk and 55 feet from the side (west) property line. The parcel is located in the Freeway Corridor Overlay District, more specifically along the south side of the freeway and east of Kanan Road. 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 within 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.

Site Improvement and Building Exterior Remodel

Included in the site planning scope of work are slurry sealing and restriping the parking lot, repairing damaged curbs and repainting trash enclosure gates, parking lot light fixtures, and hand-rails. Required tasks include upgrades to the accessible ramps, parking spaces and related accessible signs per the most recent Building Code requirements. Also required, is the compliance with the Parking Ordinance regarding maintaining a minimum required number of parking spaces, the pin-striping requirements, and the minimum size of parking spaces. Furthermore, if the applicant determines that the parking lot light fixtures need replacement, the project is conditioned to allow the Director of the Planning and Community Development Department to review the design of the light poles and staff to verify compliance with the Zoning Ordinance with respect to the maximum allowed height and foot-candle at the property lines.

The applicant proposes to remodel the building without changing the size of the foot print. The improvements include painting the building in two major color schemes. The proposed colors include a mustard color "Wood Thrush" and a rust color "Sicilian Summer" to be applied on the stuccoed surfaces. The dark brown color "Cottage

Chocolate” is proposed for the wooden rafter tails and the metal surfaces such as the window frames, the new canopy over the drive-thru window and the new trellis-like structure will have a bronze finish. The proposed architectural style of the building is updated by removing the arched parapets. New decorative sconce light fixtures with shielded lenses would replace the existing ones.

On the south and east elevations, new paint is to be applied over the stuccoed surfaces and the brick and tile overlays. Stone veneer is to be introduced to cover the columns on each side of the public entrance. A new metal canopy is proposed at the drive-thru window to replace the existing one in the same location and at the same height to maintain vehicle clearance. A drive-thru clearance bar is also proposed at the entrance of the drive aisle.

On the north and west elevations, some of the tiles and used brick overlays are removed or painted over and the Coronado Honey Ledge Carmel Mountain stone veneer is to be applied as a new wainscoat in addition to the columns. Notably, a new, fourteen-foot high, stone-clad wall is proposed to support the grill, which is a new architectural attention feature of the restaurant chain. The grill is eight feet wide by 14 feet tall constructed with ten individual hollow bars each with an internal lighting system which projects halo lighting against the wall. The applicant has indicated that certain El Pollo Loco remodels, the red halo lighting is used to illuminate the grill and that it is the applicant’s preference at this location.

Regarding the illuminated grill, the Planning Commission has the discretion to: (1) approve the grill with red halo illumination, as requested by the applicant; (2) modify the illumination by using a different halo color or using spot lighting at the base; or (3) deny the use of the illuminated grill all together. Given that the site is adjacent to Kanan Road, a highly traveled arterial in the City, and is also adjacent to a major gateway to the City, staff recommends against the use of red halo lighting. If the Commission’s decision is to approve the red halo lighting, the findings of the Resolution and Conditions of Approval would need to be revised and if the Planning Commission’s decision is to modify the illumination or to deny the use of the illumination of the grill a condition to that effect would need to be added to the Conditions of Approval to replace Condition No. 21.

With respect to the outdoor dining patio enclosure, the applicant proposes the short enclosure walls including the supporting columns to be stone veneered as is proposed for the building. Staff finds in favor of the stone veneer finish as it will protect the walls from the impacts of the irrigation and deter from potential graffiti. Updated light fixtures atop of the columns are also proposed. The overall height of the structure will be between 5.5 and 6.5 feet which is permitted since the structure is located within the buildable area of the lot.

Signage

El Pollo Loco’s corporate image, according to the applicant, has changed and the corporation is implementing the new design at all the restaurant sites. The following changes were analyzed for compliance with the current Sign Ordinance.

The restaurant stands at a prominent intersection in the City, and therefore, it was essential to develop a sign program that would reflect the City policies and also attempt to preserve the corporate image of the fast service restaurant. A rendering of the sign specifications is attached for the Commission's review marked Exhibit B.

A. On-Building Signs:

One sign currently exists on the north elevation of the restaurant facing Roadside Drive and one on the west elevation facing Kanan Road. The primary side, in this case Roadside Drive, is entitled to a maximum of 50 square feet as allowed by the Sign Ordinance. The existing 38 square-foot, individually mounted, internally illuminated channel letter sign would be replaced by a 31.7 square-foot sign, using the El Pollo Loco Red. The sign is proposed to be constructed with individually mounted channel letters internally illuminated but also halo lit.

The secondary side, along Kanan Road, is entitled to half of the primary side entitlement as public access to the restaurant is available on that side. The proposal shows a substitution of a like for like channel letter sign with a lower case font style over two lines with a total square footage of 15.1 square feet, which is less than half of the primary sign entitlement as required by the current Sign Ordinance. The letters are internally illuminated and halo-lit as well.

B. Monument Sign:

A double-sided monument sign exists on the site with the name "El Pollo Loco" on each side. The 48 square-foot face of the sign was built with a metal frame, stuccoed and painted and placed perpendicular to Kanan Road. The dimensions of the box will remain the same and the sign copy will be occupying only 8.28 square feet of the total face. The sign will be internally illuminated.

C. Directional Signs:

There are three existing directional/informational signs serving the property as shown on the Site Plan and photographs. One is located at the entrance of the driveway on the west side of the property along Kanan Road, one at the entrance of the drive-thru driveway and one at the end of the driveway exiting on Roadside Drive. The existing brick veneered base of these signs will be clad with stone veneer instead. The sign faces will be replaced with new content and colors not to exceed a maximum allowed 3 square foot.

Although all the signs are to be lit no light spillage is expected on adjacent properties. The restaurant is open between the hours of 9 a.m. and 10:00 p.m. and the drive-through hours have been extended to 11:00 p.m. The signs are turned off after closing.

Copies of the plans, specifications of the grill and photographs of the site have been provided for the Commission's review and marked Exhibit B, C, and E.

The proposal would not impact existing on-site landscaping. The site landscaping consists of Sycamore and Oak trees, perennials and grass and no changes are expected as

a result of the proposal. Planting would need to be restored however, in the event that it is damaged during the remodeling process.

All the proposed changes are required to be plan-checked by the Building and Safety Department to verify that the proposed interior and exterior improvements comply with the most recent Building Code requirements.

The project has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15301(a) and (g) as it represents a change to an existing structure. The final environmental determination is attached to the report for the Commission's review and marked Exhibit D.

IV. RECOMMENDATION

Based on the foregoing review and analysis, it is recommended that the Planning Commission approve Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Permit Case No. 14-SP-029 and, subject to conditions, by adopting a motion to approve the draft Resolution.

ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Exhibits of the Sign and Building Elevations
- Exhibit C: Grill Element Specifications
- Exhibit D: Environmental Determination
- Exhibit E: Photograph of the Site and the Color and Material Board

Case Planner: Valerie Darbouze, Associate Planner

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001**

**SIGN PERMIT
CASE NO. 14-SP-029**

Exhibit A

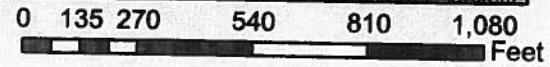
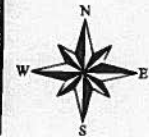
**VICINITY/ZONING
MAP**

City of Agoura Hills

Site Plan/Architectural Review Case No. 14-SPR-001 & Sign Permit Case No. 14-SP-029



Vicinity & Zoning Map



Legend:

- Agoura Village Specific Plan Boundary
- Project Site
- Zoning Designation

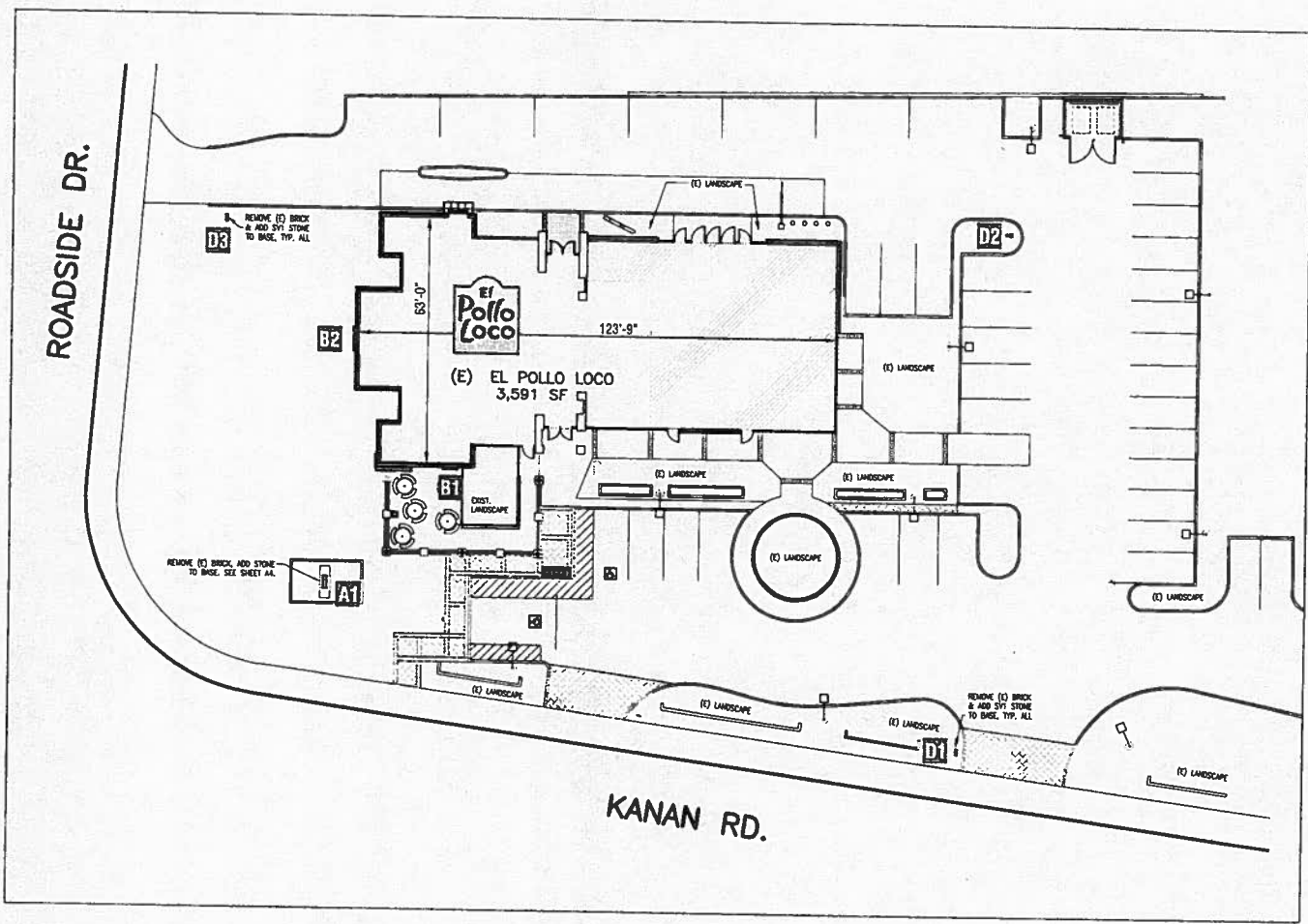
CRS-FC

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001**

**SIGN PERMIT
CASE NO. 14-SP-029**

Exhibit B

Reduced Exhibits of the Sign and Building Elevations



SITE PLAN
SCALE: 1" = 30'-0"

SIGN KEY

- A1** EXISTING SIGN:
D/F 3'-1" X 3'-7" INTERNALLY ILLUMINATED MONUMENT SIGN CABINET - REFACE WITH NEW LOGO ("EL POLLO LOCO")
- B1** NEW WALL SIGN TO REPLACE EXISTING:
S/F 5'-0" X 6'-4" INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN ("EL POLLO LOCO")
- B2** NEW WALL SIGN TO REPLACE EXISTING:
S/F 3'-5 1/4" X 4'-4 7/8" INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN ("EL POLLO LOCO")
- D1** REPLACE CABINET ON EXISTING BASE:
D/F 1'-6" X 2'-1" INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET ("DRIVE THRU")
- D2** REPLACE CABINET ON EXISTING BASE:
D/F 1'-6" X 2'-1" INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET ("DRIVE THRU")
- D3** REPLACE CABINET ON EXISTING BASE:
D/F 1'-6" X 2'-1" INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET ("THANK YOU/WRONG WAY")

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4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.9503
Web: www.cnpsigns.com

CLIENT
El Pollo Loco
PROJECT
EL POLLO LOCO #3394

LOCATION
5050 KANAN ROAD
AGOURA HILLS, CA 91301

SHEET TITLE
SITE PLAN

ACCT. REP.
JENNIFER GALVIN
DESIGNER
ANDREW WRIGHT

DATE
06/11/14
SCALE
NOTED

CUSTOMER APPROVAL

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NO. 14-334	PROJECT # 312584
REVISION NO. 1	DATE 000000

REVISIONS

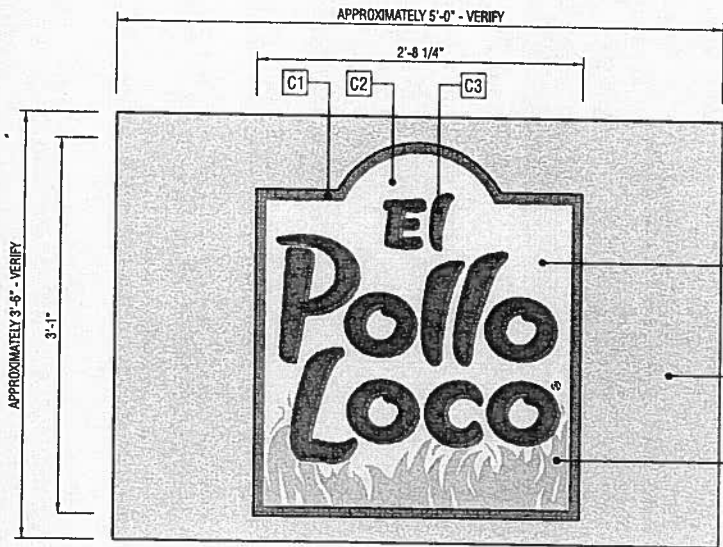
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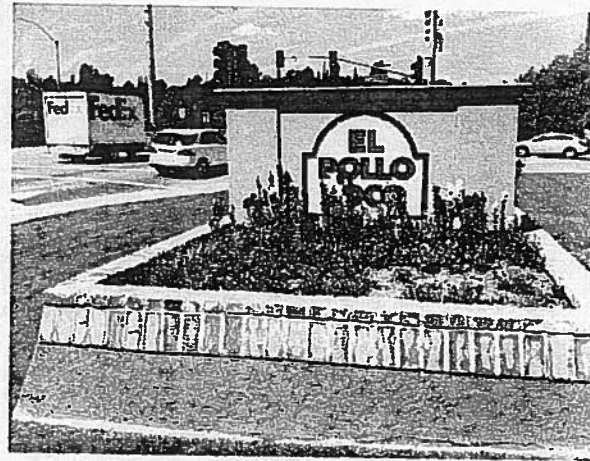
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C1	220-69 'DURAMODIC' VINYL
C2	3630-15 'YELLOW' VINYL
C3	3630-73 'DARK RED' VINYL
C4	3630-84 'TANGERINE' VINYL

NOTES:
 ALL SECOND SURFACE DECORATED FACES WILL BE BACKED WITH WHITE DIFFUSER VINYL UNLESS OTHERWISE NOTED.



REFACE EXISTING D/F MONUMENT SIGN

SCALE: 1" = 1'-0"



EXISTING SIGN



PROPOSED REFACE

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CURT



PROJECT
 EL POLLO LOCO #3394

LOCATION
 5050 KANAN ROAD
 AGOURA HILLS, CA 91301

SHEET TITLE
 MONUMENT SIGN

ACCT. REP.
 JENNIFER GALVIN
 DESIGNER
 ANDREW WRIGHT

DATE
 06/11/14 NOTED

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CUSTOMER APPROVAL

CLIENT



PROJECT
EL POLLO LOCO #3394

LOCATION
5050 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING TITLE
BUILDING ELEVATIONS

APPROVED BY
JENNIFER GALVIN
DESIGNER
ANDREW WRIGHT

DATE 06/11/14 SCALE NOTED

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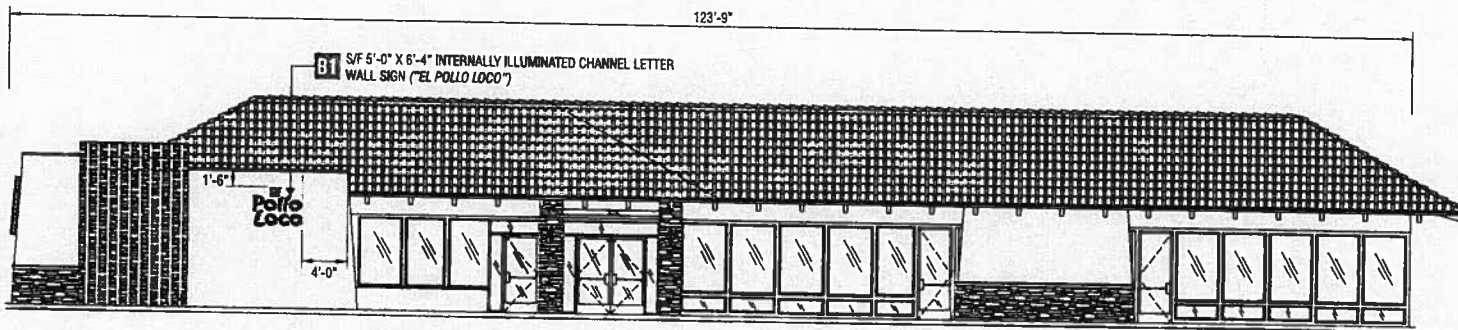
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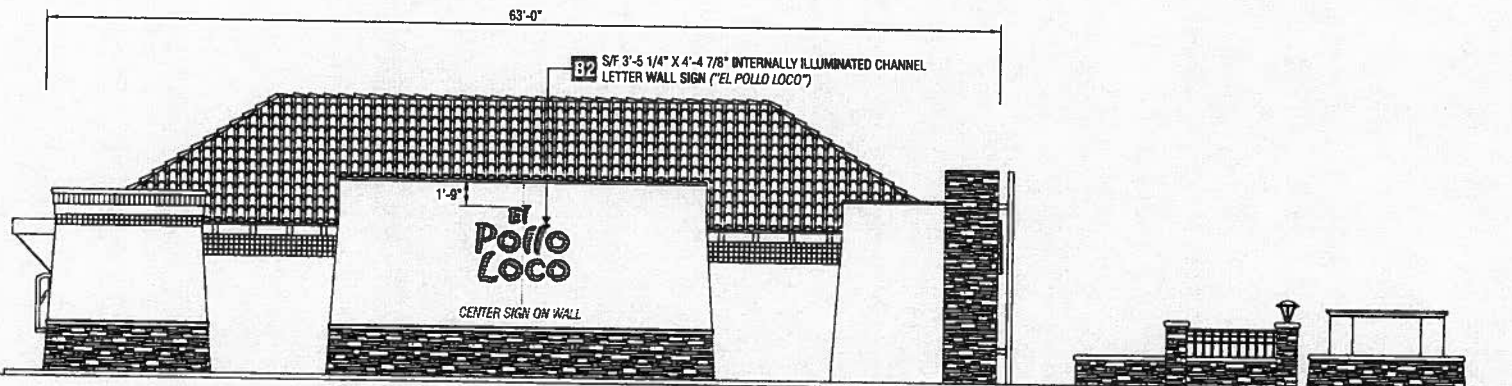
B1 B2

CUSTOMER APPROVAL



WEST/SIDE ENTRY ELEVATION

SCALE: 3/32" = 1'-0"



NORTH/FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT
 EL POLLO LOCO #3394

LOCATION
 5050 KANAN ROAD
 AGOURA HILLS, CA 91301

SHEET TITLE
 BUILDING ELEVATIONS

ACCT. REP.
 JENNIFER GALVIN
 DESIGNER
 ANDREW WRIGHT

DATE
 06/11/14

SCALE
 NOTED

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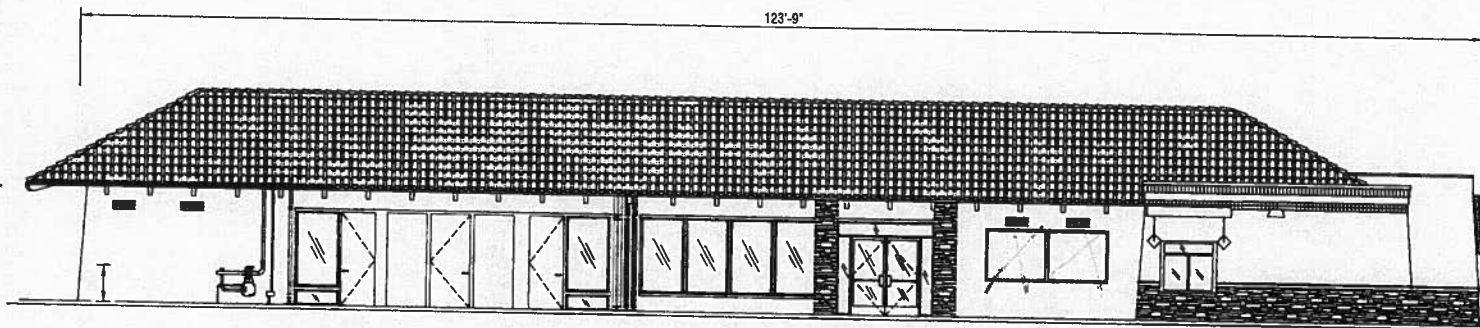
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C1 C2

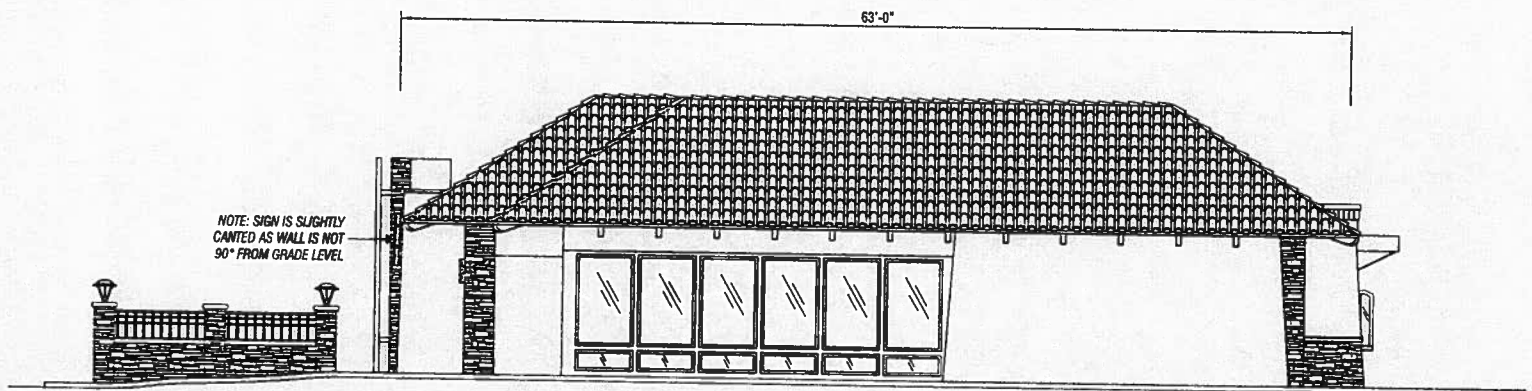
4 of 7



NOTE: SIGN IS SLIGHTLY
 CANTED AS WALL IS NOT
 90° FROM GRADE LEVEL

EAST/DRIVE THRU ELEVATION

SCALE: 3/32" = 1'-0"

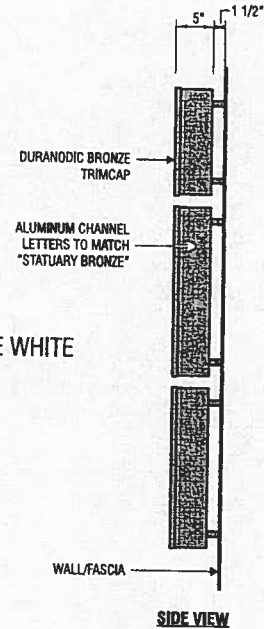


NOTE: SIGN IS SLIGHTLY
 CANTED AS WALL IS NOT
 90° FROM GRADE LEVEL

SOUTH/REAR ELEVATION

SCALE: 1/8" = 1'-0"

CUSTOMER APPROVAL



GENERAL LED POWER SUPPLY
(1)PS-12-60W-100-277V (0.8 AMPS)

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San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.9503
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PROJECT
EL POLLO LOCO #3394

LOCATION
5050 KANAN ROAD
AGOURA HILLS, CA 91301

SHEET TITLE
WALL SIGN

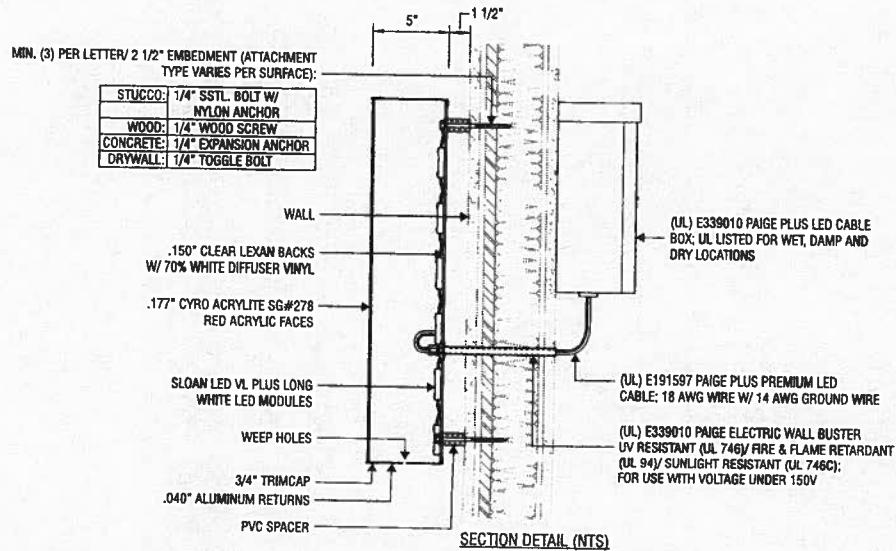
ACCT REP
JENNIFER GALVIN
DESIGNER
ANDREW WRIGHT

DATE
06/11/14 SCALE
NOTED

CUSTOMER APPROVAL

24" FACE & HALO ILLUMINATED CHANNEL LETTER WALL SIGN (STACKED VERSION) 31.7 SQUARE FEET

SCALE: 3/4" = 1'-0"



NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

CUSTOMER APPROVAL

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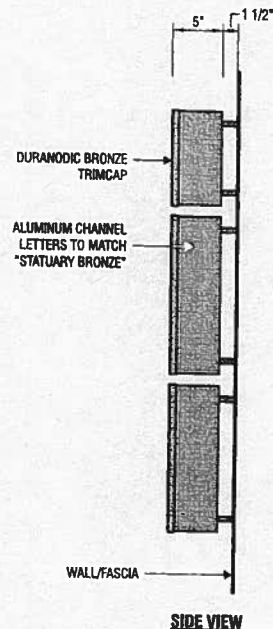
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5 of 7



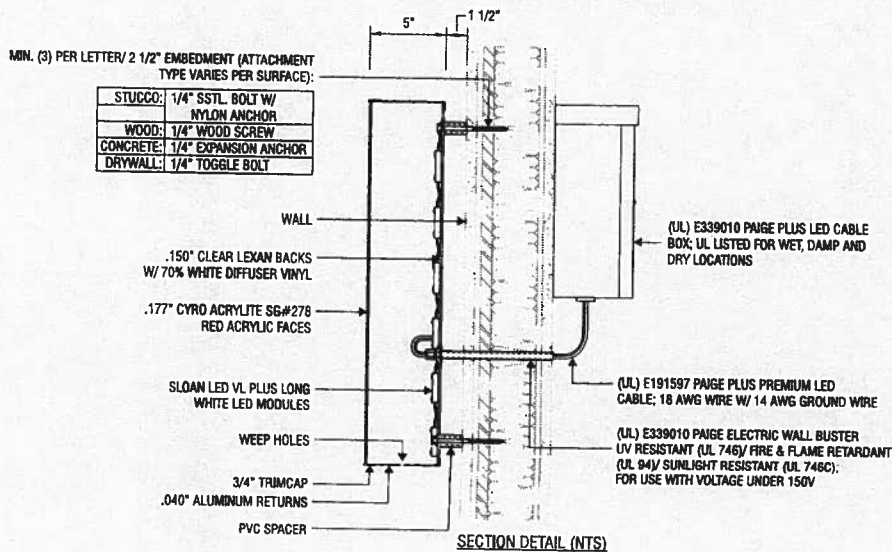
ELEVATION VIEW



SIDE VIEW

16 1/2" FACE & HALO ILLUMINATED CHANNEL LETTER WALL SIGN (STACKED VERSION) 15.1 SQUARE FEET

SCALE: 1" = 1'-0"



SECTION DETAIL (NTS)

GENERAL LED POWER SUPPLY
(1)PS-12-60W-100-277V (0.8 AMPS)

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CLIENT



PROJECT
EL POLLO LOCO #3384

LOCATION
5050 KANAN ROAD
AGOURA HILLS, CA 91301

SHEET TITLE
WALL SIGN

ARCHITECT
JENNIFER GALVIN
DESIGNER
ANDREW WRIGHT

DATE
06/11/14
SCALE
NOTED

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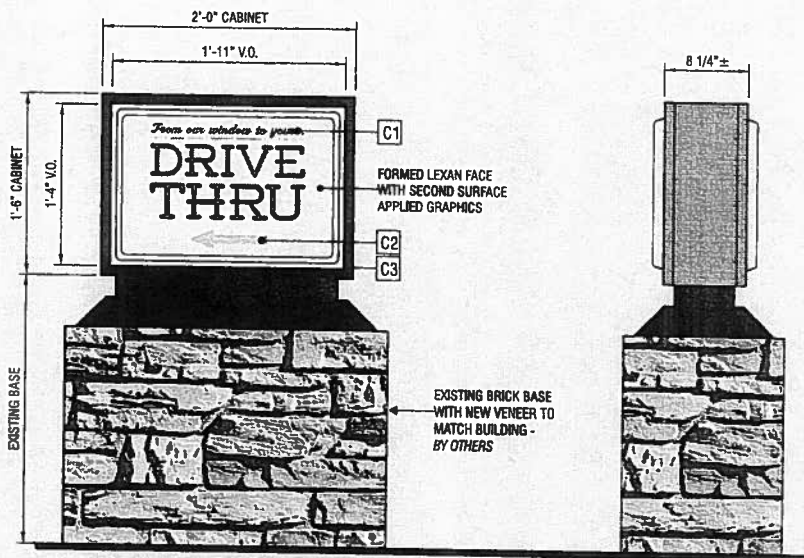
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NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

CUSTOMER APPROVAL

6 of 7

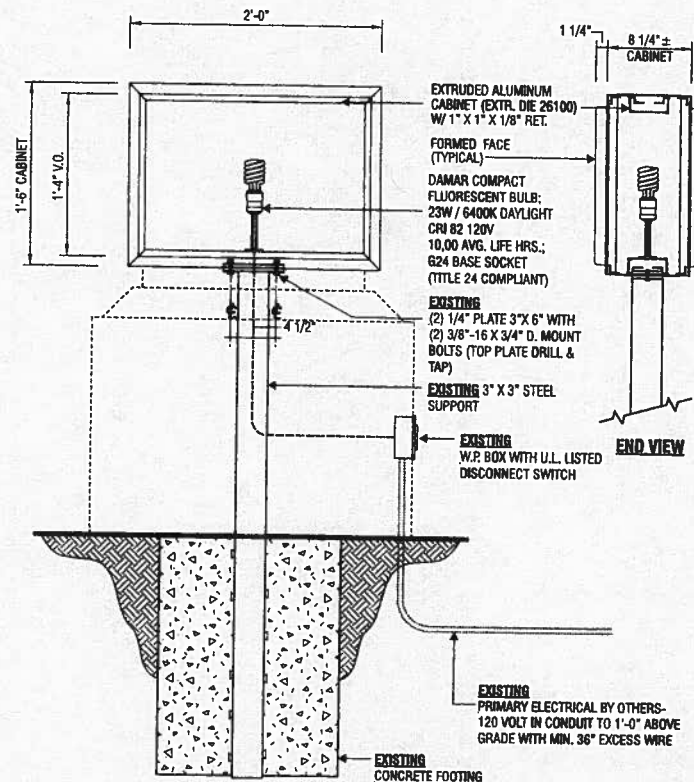


ELEVATION VIEW

SIDE VIEW

COLOR SPECIFICATIONS

C1	3630-63 "Rust Brown" Translucent Vinyl
C2	Arlon 3820 "Orange" Translucent Vinyl
C3	Lacryl Series 400 L-463-W "White"
C4	BLACK POWDERCOAT WITH SATIN FINISH



ELEVATION VIEW

NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.9503
Web: www.cnpsigns.com

CLIENT



PROJECT
EL POLLO LOCO #3394

LOCATION
5050 KANAN ROAD
AGOURA HILLS, CA 91301

SHEET TITLE
DIRECTIONAL SIGNS

ACCT. REP.
JENNIFER GALVIN
DESIGNER
ANDREW WRIGHT

DATE
06/11/14
SCALE
NOTED

CUSTOMER APPROVAL

UNLESS SPECIFIED, THIS DRAWING IS NOT FOR PRODUCTION. The information shown is for permitting and design intent only. Colors shown are representations of the indicated specifications, and may not be an exact match of the finished product.

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NO. 14-334	PROJECT # 312584
REVISIONS 1	DATE

REVISIONS

NO.	DATE	BY	CHK.	APP.
1				
2				
3				
4				
5				
6				
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8				

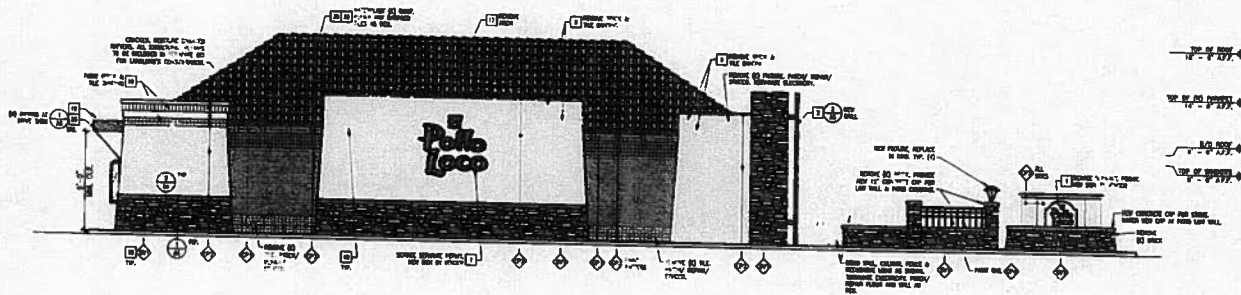
KEY NO.

D1 D2 D3

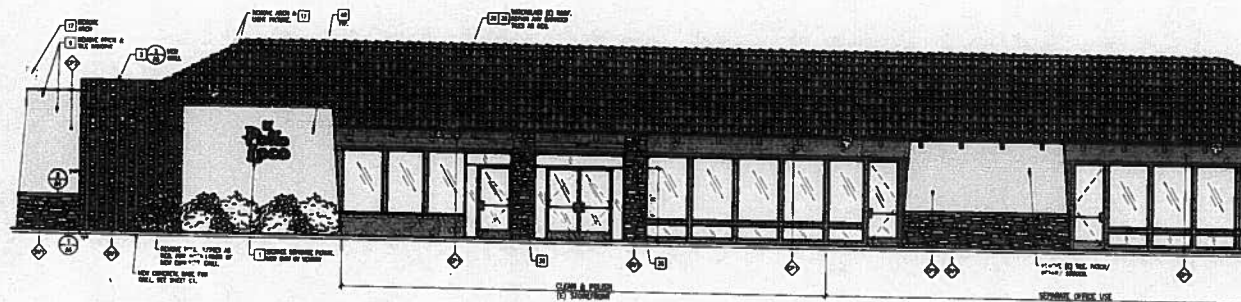
D/F DIRECTIONAL CABINET ON EXISTING BASES

SCALE: 1" = 1'-0"

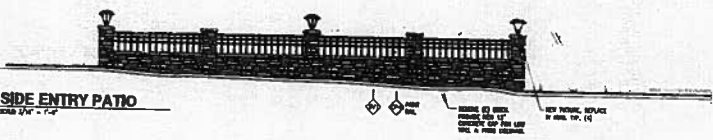
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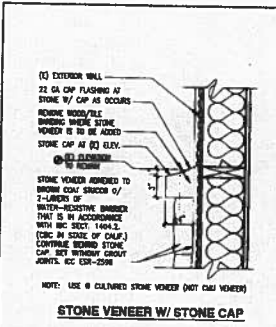
FRONT ELEVATION (NORTH)
SCALE 1/4" = 1'-0"



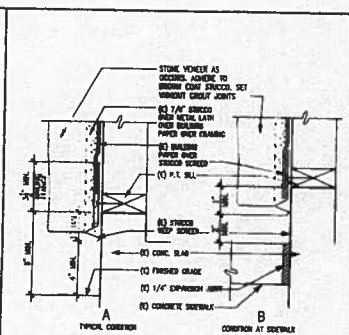
SIDE ENTRY ELEVATION (WEST)
SCALE 1/4" = 1'-0"



SIDE ENTRY PATIO
SCALE 1/4" = 1'-0"



WAINSCOT TOP
SCALE 1/4" = 1'-0"



WAINSCOT BASE
SCALE 1/4" = 1'-0"

VERIFICATION LIST		SHADED ITEMS DO NOT APPLY TO THIS PROJECT.
ITEM	NOTES	
BUILDING SKINS		
1	RECALL ALL BUILDING SKINS PER PROCEED	REMOVE EXISTING EXTERIOR VENEER, WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
2	RECALL ALUMINATED GRILL FOR COLOR	REMOVE TO BE REINSTALLED IN ACCORDANCE WITH PROCEED
3	REPLACE EXISTING WINDOW & CASSETTE BY NEW VENEER	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
BUILDING EXTERIOR		
4	PAINT EXISTING WINDOW PER PROCEED SKINS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
5	PAINT EXISTING WINDOW PER PROCEED SKINS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
6	PAINT EXISTING WINDOW PER PROCEED SKINS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
7	PAINT EXISTING WINDOW PER PROCEED SKINS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
8	REPAIR EXISTING TILE AND BRICK BRICKS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
9	REPAIR EXISTING TILE AND BRICK BRICKS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER
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44	REPAIR EXISTING TILE AND BRICK BRICKS	REMOVE EXISTING WINDOW VENEER, REMOVE EXISTING WINDOW VENEER

LEGEND	
(1)	GLASS PROFESSIONAL - ADDED SOLAR FILM; EXTERIOR ACRYLIC SEMI-GLOSS
(2)	GLASS PROFESSIONAL - ADDED WOOD THROUGH EXTERIOR ACRYLIC SEMI-GLOSS
(3)	GLASS PROFESSIONAL - ADDED COFFEE CHOCOLATE EXTERIOR ACRYLIC SEMI-GLOSS
(4)	REPAIR CAST STONEWORK; BLEND-GLASS - BRICK PERFORMANCE METALLIC; BLACK (DARK/PURPLE/PINK AS REQ'D)
(5)	STONE VENEER - CONCRETE MASONRY LENS - CHAMEL META WITH ADHERED MATCHING CHAMEL STONE BALL
(6)	REPLACE WITH NEW DARK BRICK STONEWORK
(7)	ARCH GRILL BY VORCOR; DUPONT ALUSTA - PIRANHAS STATUARY BRONZE
(8)	ARCHES BY VORCOR; DUPONT ALUSTA - PIRANHAS STATUARY BRONZE
(9)	WAINSCOT; BRICK 2X8 LIGHT WALNUT (WOOD STAIN AS REQ'D)
(10)	EXISTING ROOF; PATCH & REPAIR AS REQ'D MATCH EXISTING

GENERAL NOTES

- ALL BUILDING SKINS TO BE REMOVED SEPARATE FROM LOGGERS AND SIZE OF SKINS TO BE FIELD DETERMINED FROM THE SKIN CONTRACTOR.
- VERIFY ALL WINDOW FRAME AND CASSETTE FRAME AS NECESSARY.
- SEE WINDOW CONTRACTOR FOR GLASS REORDERING FOR ALL EXISTING WINDOW (REPLACEMENT, NEW AND EXISTING).

an

ARNET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1230 W. 10TH AVENUE
SANTA ANA, CALIFORNIA 92704
PH 714 433-8833 FAX 714 433-4142

REV. DATE DESCRIPTION

REGISTERED ARCHITECT

C-28602

STATE OF CALIFORNIA

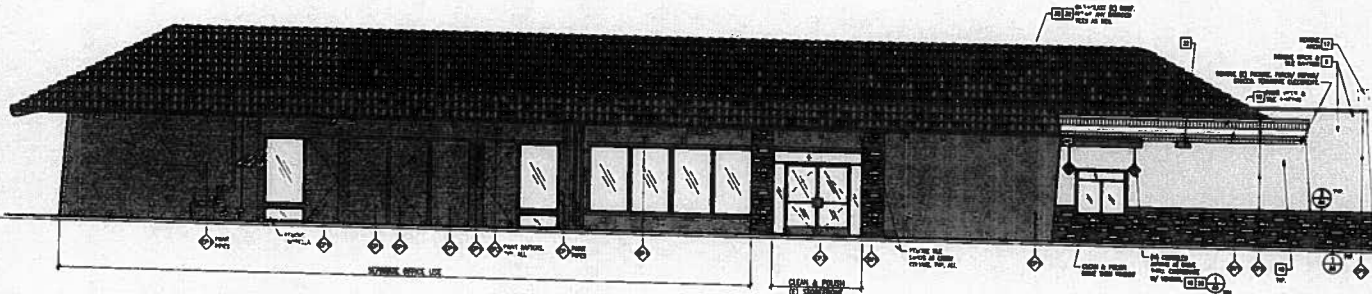
E!
Pollo Loco

TIER 1 REMODEL
STORE #3394
5050 KANAWA RD.
ACQUORA HILLS, CA 91301

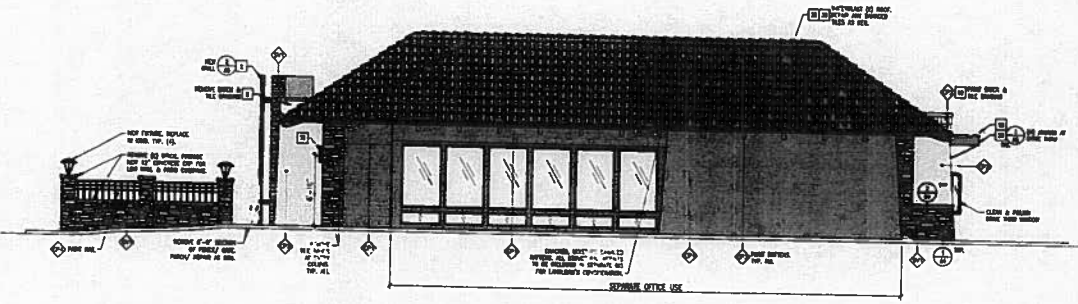
DATE: 04/08/14
JOB NO: 14-3394
DRAWN BY: PD/TF
CHECKED BY: ELEV.DWG

ELEVATIONS

A4



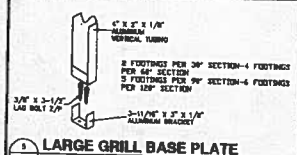
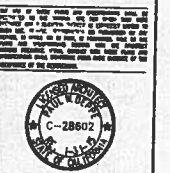
DRIVE-THRU ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



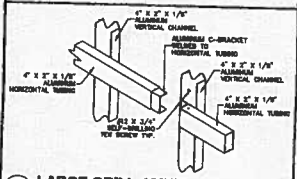
REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

VERIFICATION LIST		SHADED ITEMS DO NOT APPLY TO THIS PROJECT.
ITEM	NOTES	
BUILDING SIGNS		
1	RECALL ALL BUILDING SIGNS PER MODERN DESIGN	REPLACE WITH SIGNAGE PER MODERN DESIGN. SIGNAGE SHALL BE RECALLED.
2	RECALL EXISTING GRILL FOR CHALKBOARD	RECALL EXISTING GRILL FOR CHALKBOARD. GRILL SHALL BE RECALLED TO MATCH MODERN DESIGN. CHALKBOARD SHALL BE RECALLED TO MATCH MODERN DESIGN.
3	REPLACE EXISTING SIGN & CHALKBOARD BY NEW SIGNAGE UNDER SIGNAGE PERMOD	REPLACE EXISTING SIGN & CHALKBOARD BY NEW SIGNAGE UNDER SIGNAGE PERMOD.
BUILDING EXTERIOR		
4	FINISH BLDG. EXTERIOR PER MODERN DESIGN	FINISH BLDG. EXTERIOR PER MODERN DESIGN.
5	PAINT BLDG. EXTERIOR TO MATCH MODERN DESIGN	PAINT BLDG. EXTERIOR TO MATCH MODERN DESIGN.
6	REMOVE EXISTING SIGN	REMOVE EXISTING SIGN.
7	REMOVE EXISTING SIGN	REMOVE EXISTING SIGN.
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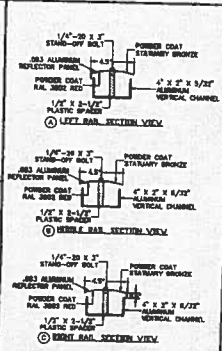
ARNET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1224 OLIVE STREET
SANTA MONICA, CALIFORNIA 90404
PH: 310 452-2523 FAX: 310 452-4742



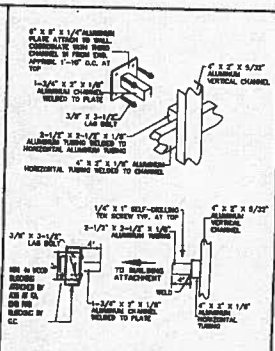
LARGE GRILL BASE PLATE
SCALE: N.T.S.



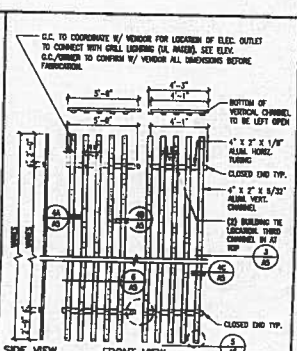
LARGE GRILL JOINT
SCALE: N.T.S.



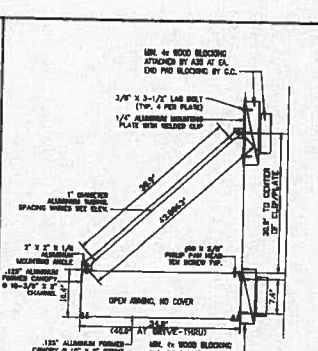
GRILL RAIL SECTIONS
SCALE: N.T.S.



GRILL BUILDING TIE
SCALE: N.T.S.



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



AWNINGS
SCALE: N.T.S.

LEGEND	
	CLODEN PROFESSIONAL - A488 SOLAR SUMMER EXTERIOR ACRYLIC SEAM-GLOSS
	CLODEN PROFESSIONAL - A488 WOOD GRABBER EXTERIOR ACRYLIC SEAM-GLOSS
	CLODEN PROFESSIONAL - A1722 CONTACT CHOCOLATE EXTERIOR ACRYLIC SEAM-GLOSS
	REPAIR COXY. STONEWORK - RESTORE - STONE PERFORMANCE METALWORK - BLACK (SAND/PROP/PUR/AS AS NEEL)
	STONE VENEER - CORONA - CHANNEL W/LE - CHANNEL W/LE WITH ADHESIVE MATCHING CHISELED STONE SILL
	ARCH GRILL BY VENDOR: DUPONT ALESTA - PHANTOM STAINARY BRIDGE.
	AWNINGS BY VENDOR: DUPONT ALESTA - PHANTOM STAINARY BRIDGE.
	UNDERWIRE STAIR 23W LIGHT BALUSTRA (WOOD STAIR AS NEEL)
	EXISTING ROOF, FRESH & REPAIR AS NEEL MATCH EXISTING.

GENERAL NOTES

- ALL BUILDING SIGNS TO BE RECALLED PER MODERN DESIGN AND SIZE OF SIGNAGE TO BE RECALLED TO MATCH MODERN DESIGN.
- REMOVE ALL EXISTING SIGNAGE PER MODERN DESIGN AS NECESSARY.
- SEE MODERN DESIGN FOR GRILL RECALLED PER ALL GRILL SIGNAGE (RECALLED TO MATCH MODERN DESIGN, ETC.)



TIER 1 REMODEL STORE #3394
5620 KANAWAY RD.
ACQUORA HILLS, CA 91301

DATE: 04/20/14
JOB NO: 14-3394
JOB: ORDER BY: [blank]
JOB: ORDER BY: [blank]
JOB: ORDER BY: [blank]

ELEVATIONS

A5

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001**

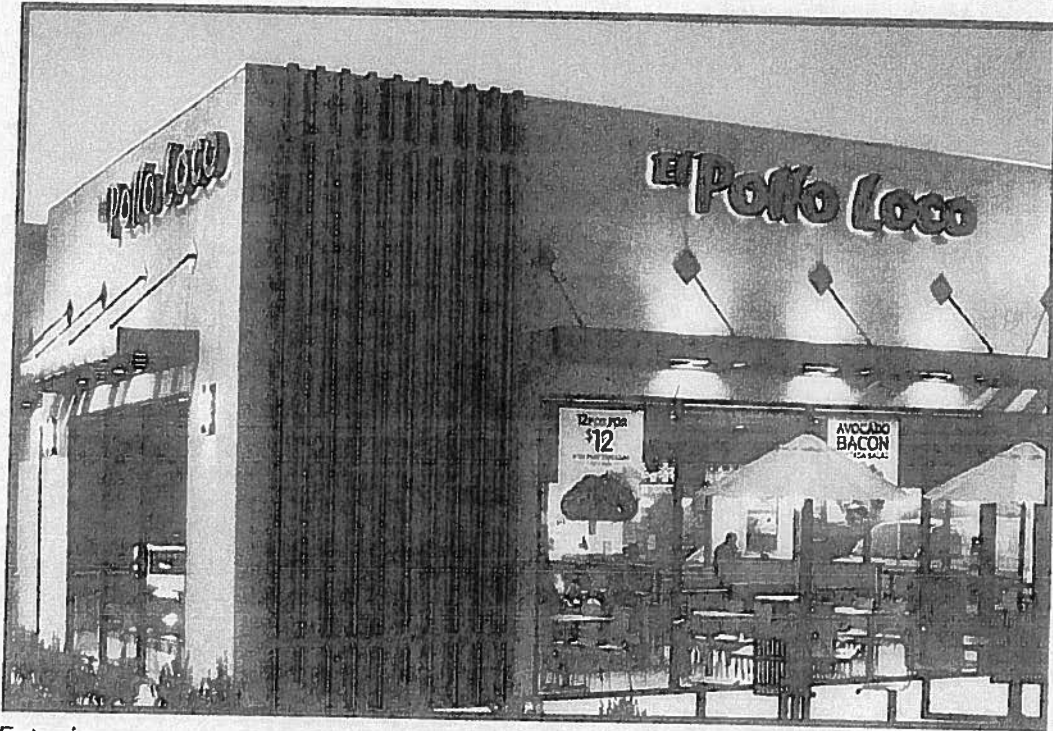
**SIGN PERMIT
CASE NO. 14-SP-029**

Exhibit C

Grill Element Specifications



Grill Elements



Exterior

- ◆ Add efficient LED lighting to make this trademark element more compelling
- ◆ 4"x2" Vertical aluminum channel powder coated Statuary Bronze
- ◆ Customize to fit any building or dimensions

ITEM No. EPL-GL100 (ILLUMINATED)
\$6710.40

ITEM No. EPL-GL102 (NON ILLUMINATED)
\$4195.98

Made in the USA



David Levey
National Sales Manager
Restaurant Division
949.838.6201

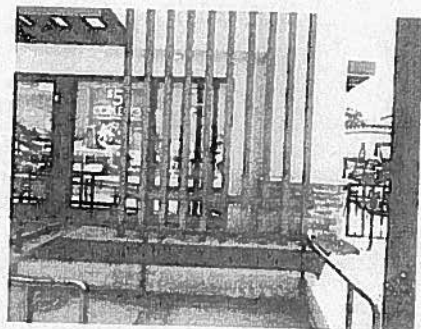
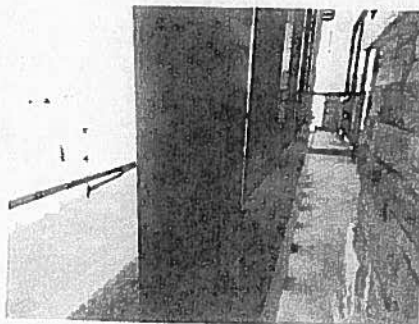
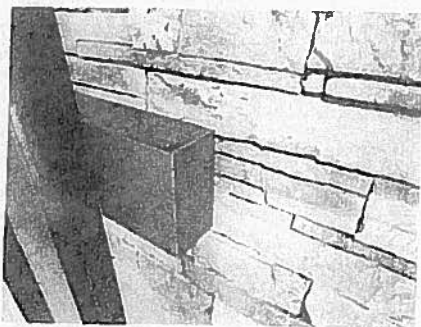
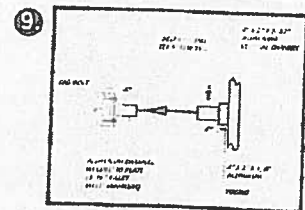
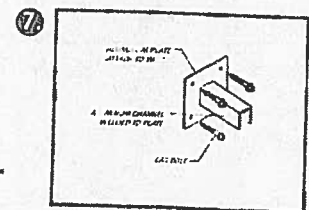
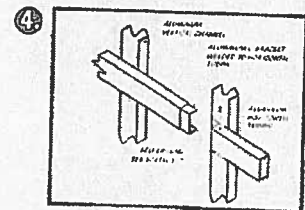
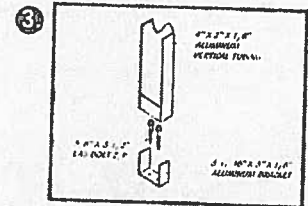
10680 Fern Ave. Stanton, California 90680 Phone: 714.527.2261 Facsimile: 714.827.2077 www.couchandphilippi.com

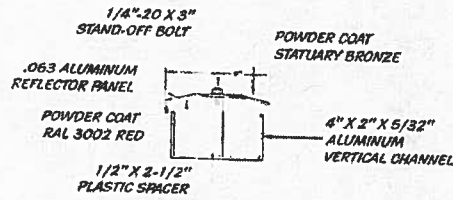


ILLUMINATED GRILL PANELS INSTALLATION INSTRUCTIONS

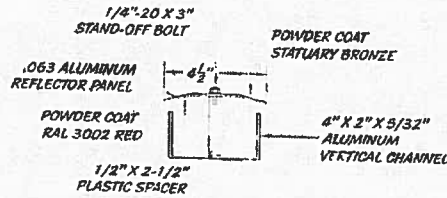


1. Unpack both units and inspect for any damage.
2. Confirm installation location per building plans.
3. Verify Base Bracket locations and secure brackets to concrete using concrete fasteners.
4. Join the grill sections and secure with self tapping screws.
5. Open raceway covers and wire the two sections together leaving enough wire to make the electrical connection thru the standoff and the wall and into the connection box.
6. Erect the grill assembly insuring that the bottom of the appropriate tubes are mounted over the Base Brackets.
7. Determine the location of the two (2) Standoff Brackets so that they align with the sockets in the Grill Assembly and mount them to the wall.
8. Drill thru one of the standoffs and thru the wall to allow for the electrical connection.
9. Secure the Grill Assembly to the standoffs using the self tapping screws.
10. Make the electrical connection complying with local code.
11. Insure all mechanical and electrical connections are secure.
12. Clean the grill using a mild cleaning solution and a soft cloth.
13. Installation is complete.

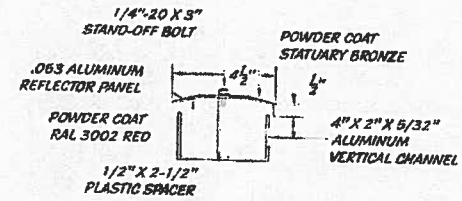




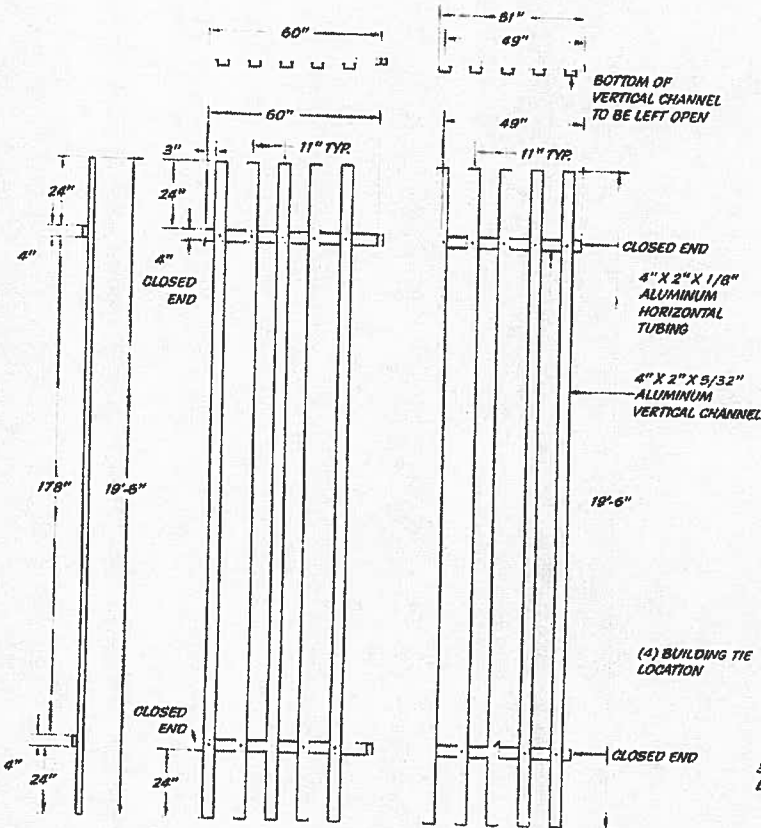
LEFT RAIL SECTION VIEW



MIDDLE RAIL SECTION VIEW

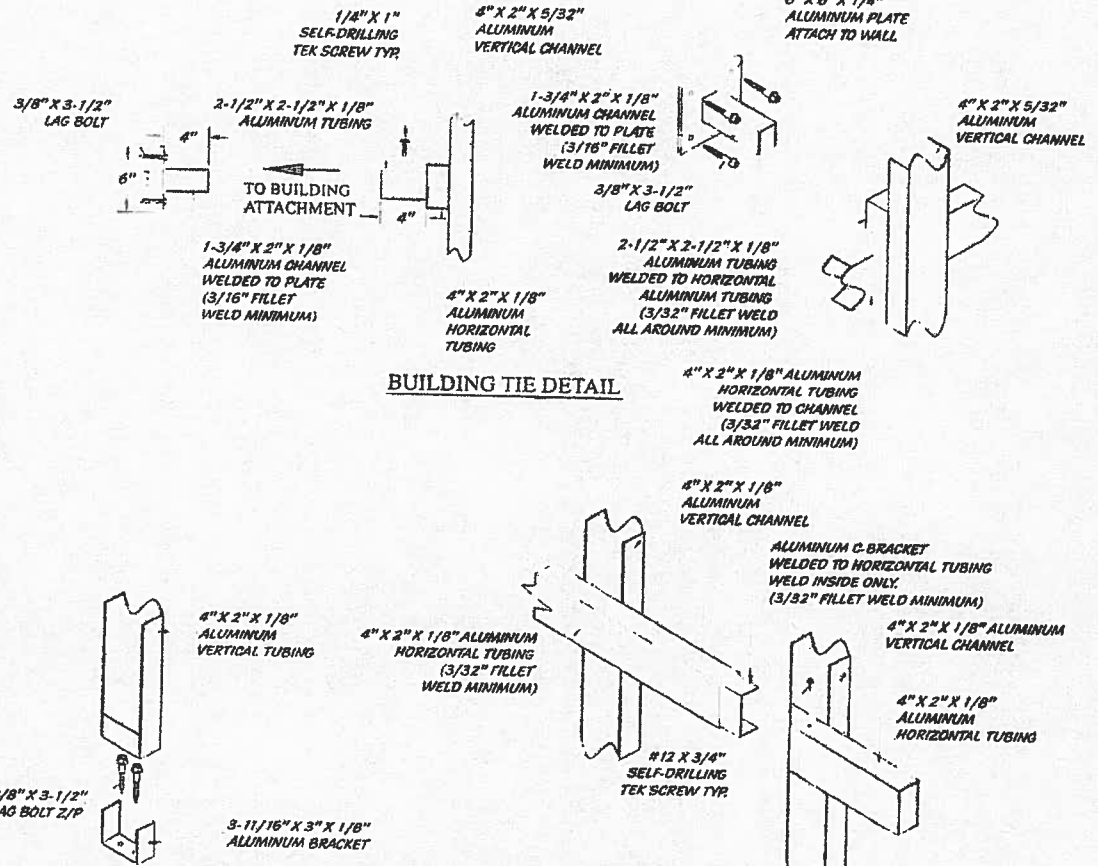


RIGHT RAIL SECTION VIEW



SIDE VIEW

FRONT VIEW



BUILDING TIE DETAIL

GRILL ELEMENT JOINT DETAIL

BASE PLATE FOOTING DETAIL
 2 FOOTINGS PER 30\"/>

DWG. BY: L. NGO	PART #: LARGE GRILL	CUSTOMER: EL POLLO LOCO	DWG #: LARGE GRILL PANEL	PAGE #: 1
DATE: 7-31-2013	CHKD BY:	DESCRIPTION: EL POLLO LOCO 10'-0\"/>		
SCALE: NONE	MATERIAL: AS NOTED			



COUCH & PHILIPPI
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 714.933.1111
 WWW.COUCHANDPHILIPPI.COM

REVISION	DATE	DESCRIPTION	BY	CHKD.

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001**

**SIGN PERMIT
CASE NO. 14-SP-029**

Exhibit D

Environmental Determination

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 905690

Project Title: El Pollo Loco Remodeling Project

Project Location-Specific: 5050 Kanan Road
Agoura Hills, California 91301
APN: 2061-006-053

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project scope of work includes the exterior and interior remodeling of a fast service restaurant and the replacement of the existing signage with new signage. No expansion of use is expected as part of the request. The outdoor dining area will be remodeled as well but will not be expanded.

The restaurant is an allowed use in the Commercial shopping center zone as well as outdoor dining patios. The building shares the building with one other smaller tenant. It is visible from the two major arterials Roadside Drive and Kanan Road. The access to and from the parcel will not change and a minimum of 37 parking spaces will be maintained to serve both tenants as required by the Zoning Ordinance.

The use is intended to primarily serve a local community including its residents and professionals.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Exempt Status: (Check One)

- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a);
- Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e));
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15301(a) & (g)

Reasons why project is exempt: This exemption is based on the finding that the actions will result in the remodeling of an existing structure which falls within the definition of Section 15300 of the list of permitted exemptions in CEQA Guidelines, Class 1.

"Class1 consists of the operation, repair, maintenance, permitting, leasing licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (g) New copy on existing on and off-premise signs;

No impacts to the community are expected since the restaurant is an existing use and the signage will not worsen the visual impacts to the freeway corridor and Subarea 6.

Therefore, this project will not have a significant impact on the environment.

Lead Agency Contact Person: Valerie Darbouze, Associate Planner

Area Code/Telephone/Extension: (818) 597-7328

Signature: Valerie Darbouze Date: 7/10/2014 Title: Associate Planner

**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 14-SPR-001**

**SIGN PERMIT
CASE NO. 14-SP-029**

Exhibit E

**Photographs of the Site
and
The Color and Material Board**

