



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: July 7, 2016

TO: Planning Commission

APPLICANT: Brent Flynn
31192 La Baya Drive, #B
Westlake Village, CA 91362

CASE NOS.: SPR-01208-2016 and SIGN-01209-2016

LOCATION: 5589 Kanan Road
(A.P.N. 2053-007-031)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel the existing Taco Bell Restaurant; a Sign Permit to amend the sign program; and a request to make a finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. SPR-01208-2016 and Sign Permit Case No. SIGN-01209-2016, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: CS-MU (Commercial Shopping Center/Mixed Use)

GENERAL PLAN DESIGNATION: CS-MU (Commercial Shopping Center/Mixed Use)

I. BACKGROUND AND PROJECT DESCRIPTION

The project site consists of a relatively flat, 30,930 square-foot (0.71 acre) triangle-shaped parcel located on the west side of Kanan Road, north of the U.S. 101 Highway, and south of Thousand Oaks Boulevard (5589 Kanan Road). Specifically, the parcel is

bordered by the Agoura Meadows Shopping Center to the north, which shares a common driveway off of Kanan Road, a drainage channel and residential development to the south and west, and Kanan Road to the east, beyond which is residential development. The subject property, located in the CS-MU (Commercial Shopping Center/Mixed Use) zone, includes an existing 2,806 square-foot, single-story building (21 feet high) and a parking lot. The existing Taco Bell restaurant was built in 1995. Landscaping is located around the restaurant and throughout the parking lot, and no changes are proposed. The site is accessed from Kanan Road and is served by an existing two-way, on-site access driveway connecting to a one-way drive-through aisle.

The Taco Bell Corporation requires restaurant owners to upgrade the exterior and dining room area of restaurants on a periodic basis. The applicant is requesting approval of a Site Plan/Architectural Review (SPR) to remodel the existing Taco Bell Restaurant, and a Sign Permit to amend the sign program.

The proposed remodel consists of:

Interior Improvements:

- Remodeled dining area, front service counter, and restroom area
- New storefront doors and windows

Exterior Improvements:

- Modified tower elements
- New soffit/fascia on the building
- New paint colors and building materials
- Removal of existing tile accents
- Repainted trash enclosure, monument sign, and light poles

A restaurant is an allowed use in the CS-MU zoning district. The proposed exterior and interior improvements to the restaurant and changes to the existing sign program are subject to review and approval by the Planning Commission.

II. STAFF ANALYSIS

The applicant is proposing to remodel the interior dining room area of the existing building, and replace the storefront doors and windows in the dining area with new energy efficient systems. The restroom as well as the front service counter and dining areas would be remodeled with a completely new décor package. The proposed remodel would not increase the seating or floor area, and the existing building square footage would remain the same.

The existing architecture will be maintained and enhanced with modified towers, and porte-cochere, utilizing stucco and decorative metal, and new soffit/fascia around the front (east), and sides (north and south) of the building and attached porte-cochere. New paint and exterior building materials and colors are proposed that would be compatible with the surrounding area. The existing Terra Cotta mix clay tile roof would remain and would be compatible with the shopping center to the north. The existing wall tile accents

will be removed and patched with plaster to match adjacent surfaces. The existing air conditioners located on the roof will be replaced with new, more energy efficient units. There would be a new 48-inch wide walkway from the sidewalk along Kanan Road across the drive aisle to the building, providing ADA path of travel. The project includes re-surfacing and restriping the parking lot to have a new appearance. The project provides 38 parking spaces for the use (includes two disabled spaces), which is in excess of the requirement. Restaurants require fifteen (15) parking spaces for each 1,000 square feet of seating and waiting floor area. The square footage of the seating and waiting floor area is 1,206, and therefore only 18 spaces are required. There are no proposed changes to the site circulation or landscaping. The site trash enclosures, monument sign and light poles will remain as is and be repainted to match the building walls. No new lighting is proposed.

Architectural Design

The existing Taco Bell building consists of off-white stucco exterior walls, with brown wood trim, and a tile mansard roof. The proposed architectural style is a more contemporary design than currently exists. The new exterior design includes two remodeled entry tower elements; remodeled porte-cochere (to match tower elements); new metal canopies; and changes in exterior finish, materials, and colors. The new tower elements will be 20 feet in height (decreased by one foot). The existing parapet wall will not change from its current height of 18 feet. The building will not exceed the maximum height allowed for the building of 35 feet.

The applicant is proposing to upgrade the exterior of the building through the application of new gray colored paint on the main stucco walls and darker gray and beige colored paint on the accent stucco walls. Rust colored wall metal panels would be applied above the northern and eastern building entrances and on the porte-cochere. Brown fiber, cement boards would be applied on the front and side elevations of the building. The proposed trim color is dark gray. Dark bronze cantilevered metal canopies on the building are proposed at the entries.

The project was reviewed by the City Architectural Review Panel and staff supports the proposed design, especially with the enhanced entry tower elements, remodeled porte-cochere, new canopies, and changes in exterior finish with subdued colors and natural looking materials of the building, to be consistent with the City's Architectural Design Standards and Guidelines. The design includes attractive storefront entries, and a pedestrian walkway, and would be compatible with adjacent development. The applicant was agreeable to providing the enhanced entry tower elements, matching the drive-through tower with the entry towers, removing the existing wall tile accents, and painting the light standards to a gray color.

Signage

The applicant is requesting approval of an amendment to the restaurant's existing sign program to replace the existing 23.7 square-foot, internally illuminated sign on the front (east) elevation of the building, above the entry door, with a new 38 square-foot

internally illuminated sign. The Sign Ordinance allows for a maximum 50 square-foot sign on the primary elevation if the building is located within 100 feet from the front property line. The applicant is also requesting to replace the existing 9.46 square-foot, internally illuminated sign on the north elevation with a new 9.46 square foot sign (like-for-like) in the same location. Specifically, an internally illuminated swing bell and lettering is proposed over the entrance, on the front (east) building elevation, and an internally illuminated swing bell is proposed over the entrance, on the north building elevation. The bell colors are magenta, violet, yellow, and white. The Taco Bell internally illuminated lettering located below the bell would be white and five inches thick and would be top mounted on the proposed canopy. The bell on the monument sign will remain the same, and the structure of the monument sign will be repainted to match the building walls. Staff finds the sign is appropriate for the property and the proposed sign colors and materials are compatible with the building served by the sign. The proposed signage in terms of size, location, and design is consistent with the Sign Ordinance.

General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

Goal LU-13: Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

- *Policy LU-13.1 Enhanced Design Character.* Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape.
- *Policy LU-13.2 Architecture and Site Design.* Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:
 - Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
 - Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
 - Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development.

- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities
- *Policy LU-13.3 Buffering Adjoining Residential Areas.* Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:
 - Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
 - Attractive architectural treatment of elevations facing the residential uses
 - Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
 - Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy

The proposed project consists of a renovation of an existing commercial use to make it more pedestrian friendly, and, overall, enhance the design, consistent with Goal LU-13 and Policy LU-13.1. The proposed project conforms to the required building coverage, height and setbacks per the Code. The proposed remodel of the restaurant enhances the architectural design of the restaurant building 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. The project design would also be compatible with the design of the adjacent shopping center. The project would continue to be compatible with residential uses across the drainage channel, as the building renovation will make the restaurant more attractive and would not introduce additional lighting or activity along the edges of the site bordering residences. Signage is well designed and integrated with the building's architecture. Therefore, the project is consistent with Goal LU-13, and Policies LU-13.1, LU-13.2, and LU-13.3.

Goal LU-14: Mixed Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills' residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.

The project is a well-designed remodel with subdued tones and natural materials. The proposed exterior and interior improvements, including modified entry towers, remodeled

dining and restroom areas inside, a new pedestrian walkway to the building and changes to the existing sign program provide a new improved appearance, would be more pedestrian friendly, and would be compatible with adjacent development.

Environmental Review

Staff finds the proposed interior and exterior building remodel to the existing commercial property and sign program amendment to allow the installation of new sign structures to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA guidelines. The project involves renovation to an existing building, with no expansion of the building square footage or uses. No significant impacts are expected to result from the project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

In conclusion, staff finds the proposal would continue to meet the development requirements of the CS-MU zone, relative to building height, setbacks, lot coverage and the use of the property. The proposed building remodel and materials are architecturally compatible with the existing restaurant and surrounding properties and would improve the appearance of the restaurant. The proposed sign program amendment complies with the standards of the Sign Ordinance through the number of signs proposed, the colors and materials and design, which preserve and enhance the character and visual appearance of the City. Staff, therefore, recommends approval of the applications.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. SPR-01208-2016 and Sign Permit Case No. SIGN-01209-2016, subject to conditions, based on the findings of the attached draft Resolutions.

IV. ATTACHMENTS

1. Draft Resolution for the Site Plan/Architectural Review with Exhibit A - Conditions of Approval
2. Draft Resolution for the Sign Permit with Exhibit A – Conditions of Approval
3. Color Rendering
4. Reduced Copies of Project Plans and Site Photos
5. Vicinity Map

Case Planner: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01208-2016 TO REMODEL THE EXISTING TACO BELL RESTAURANT; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section 1. An application was duly filed by Brent Flynn, with respect to the real property located at 5589 Kanan Road (Assessor's Parcel No. 2053-007-031) requesting approval of Site Plan/Architectural Review (Case No. SPR-01208-2016) to remodel the existing Taco Bell Restaurant. A public hearing was duly held by the Planning Commission on July 7, 2016, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and notice of the time, date, 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 hearing.

Section 3. Site Plan Review. 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 9677.5 of the Agoura Hills Zoning Ordinance, that:

- A. The proposed use 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 for the continued operation of an existing permitted restaurant that can serve the surrounding community. The restaurant and proposed remodel are allowed uses in the Commercial Shopping Center/Mixed Use (CS/MU) district. The project is in compliance with the maximum building coverage, building height, setbacks, and parking requirements as specified in the City's Zoning Ordinance. The project will help fulfill the purpose of the zoning district by providing a high level of architectural and site design quality.
- B. The proposed remodel, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The building will continue to be served by existing water and sewer infrastructure. No changes to on-site vehicle circulation are proposed and a new striped path of travel will be provided to access the parking lot driveway for safer

pedestrian access. The applicant will be required to improve the project in full compliance with the City Building Code and development standards of the CS/MU zone.

- C. The proposed remodel will not conflict with the character and design of the buildings and open space in the surrounding area. The building will retain its single-story design and the remodel of the building will create a more attractive design, especially with the enhanced entry tower elements, remodeled portecochere, new canopies, and changes in exterior finish, materials and colors, consistent with the architecture of the surrounding area and with the City Architectural Design Standards and Guidelines. The building design will be compatible with the surrounding development, and reflect subdued and natural colors and materials. The tile roof will remain and provide design continuity with the adjacent shopping center.
- D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance. The project complies with the provisions of the Commercial Shopping Center/Mixed Use zone regarding building coverage, building height, building setbacks, and parking requirements.
- E. The proposed use is consistent with the City's General Plan. The project complies with General Plan Land Use and Community Form Element Goal LU-13 in that the proposed remodel of the restaurant enhances the architectural design of the restaurant building. 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. The project complies with General Plan Land Use and Community Form Element Goal LU-14 by providing a well-designed remodel with subdued tones and natural materials. The proposed exterior and interior improvements, including modified entry towers, remodeled dining and restroom areas inside, a new pedestrian walkway to the building and changes to the existing sign program provides a new improved appearance and would be more pedestrian friendly, and would be compatible with adjacent development.
- F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed project enhances the architectural design of the existing commercial building, and will be visually compatible with the architecture of the surrounding area with its attractive new muted building colors and natural looking materials; maintenance of the existing clay tile roof similar to that of the adjacent shopping center; parking lot improvements; and pedestrian path.

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

- A. The proposed use is consistent with the General Plan and City Architectural Design Standards and Guidelines. The project complies with General Plan Land Use and Community Form Element Goal LU-13 in that the proposed remodel of the restaurant enhances the architectural design of the restaurant building. 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. The project complies with General Plan Land Use and Community Form Element Goal LU-14 by providing a well-designed remodel with subdued tones and natural materials. The proposed exterior and interior improvements, including modified entry towers, remodeled dining and restroom areas inside, a new pedestrian walkway to the building and changes to the existing sign program provides a new improved appearance and would be more pedestrian friendly, and would be compatible with adjacent development.
- B. 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, and will not unreasonably interfere with the use and enjoyment of existing or proposed commercial developments in the vicinity, and that it will not create traffic hazards or congestion. Access to the property will continue to be via Kanan Road. The proposed project will not increase traffic in the neighborhood, as it is a remodel to an existing commercial building with no increase in floor area, and the structure will remain a food establishment. No additional traffic trips are expected from the remodel, and there would be no changes to the surrounding circulation system or on-site or off-site project driveway access. The project improves the appearance of the restaurant and so would increase the desirability of the neighborhood.
- C. The proposed use 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. The remodel of the building and site improvements will be compatible with the surrounding neighborhood, and enhance the appearance of the area. The colors and materials will be muted and natural appearing, and complementary to the surrounding built environment. The building will remain single-story, and the clay tile roof will remain, reflecting similar roof types in the adjacent shopping center.
- D. The design of the proposed development 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, which are natural and muted in appearance, are compatible with the variety of colors and architectural styles in the neighborhood and with the City Architectural Design Standards and Guidelines. The design elements and details provide added architectural interest, and update the building aesthetics.
- E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. Restaurant uses and remodels of

existing restaurant buildings are allowed in the CS-MU zone. The project meets all development standards of the CS-MU zone, as there would be no change in building height, setbacks, or coverage. The project is consistent with the purpose of the zoning district to provide high quality design.

- F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The building will continue to be served by existing water and sewer infrastructure. No changes to on-site vehicle circulation are proposed and a new striped path of travel will be provided to access the parking lot driveway for safer pedestrian access. The applicant will be required to improve the project in full compliance with the City Building Code and development standards of the CS/MU zone.

Section 5. The proposed project consists of remodeling an existing commercial property. No additional floor area would be added to the building, and there would be no change in use. As such, the project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA guidelines. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. SPR-01208-2016, subject to the conditions attached in Exhibit A, 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 this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, AND ADOPTED THIS 7TH DAY OF July, 2016, by the following vote to wit:

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

John O'Meara, Chairperson

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. SPR-01208-2016)

PLANNING DEPARTMENT 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. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that he is aware of, and accept, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Floor Plans, Building Elevation Plans, and Roof Plan.
4. All exterior materials used in this project shall be in conformance with the material 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 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 tenant improvements shall comply with the requirements of the Building and Safety Department.
8. Unless this permit is used within two (2) years from the date of City approval, Case No. SPR-01208-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. 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.
10. 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.
11. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real

party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

12. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

13. All exterior materials used for eaves, sidings, porch, patio, decks, carport, canopies and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
14. This project is subject to the 2013 California Building, Mechanical, Plumbing, Electrical, Energy, and Green Building Codes and Agoura Hills Municipal Code.
15. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, Title 24 Plans will need to be submitted to the Building and Safety Department for plan review and approval.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

16. 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 Planning Department 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.
17. The project shall comply with the City's Waste Reduction & Recycling 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 to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

18. 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

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01209-2016 TO AMEND THE SIGN PROGRAM FOR THE PROPERTY LOCATED AT 5589 KANAN ROAD.

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

Section 1. An application was duly filed by Brent Flynn, with respect to the real property located at 5589 Kanan Road (Assessor's Parcel No. 2053-007-031) requesting approval of a Sign Permit (Case No. SIGN-01209-2016) to amend the sign program. A public hearing was duly held by the Planning Commission on July 7, 2016, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and notice of the time, date, 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 hearing.

Section 3. Sign Permit Review. 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 9655.5.D. of the Agoura Hills Zoning Ordinance, that:

- A. The proposed sign permit is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The proposed signs enhance the visual character of the property 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. The project identification signs will be internally illuminated to identify the facility.
- 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 permit is consistent with the sign standards of the Sign Ordinance in that the number of colors, the proposed materials, and the illumination

of the project identification signs are consistent with the standards specified in the Sign Ordinance.

- E. The proposed signage 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.

Section 4. The proposed project consists of remodeling an existing commercial property and amending a sign program. As such, the project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) and Section 15311 of the CEQA guidelines. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. SIGN-01209-2016, 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 this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, AND ADOPTED THIS 7TH DAY OF July, 2016, by the following vote to wit:

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

John O'Meara, Chairperson

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. SIGN-01209-2016)

PLANNING DEPARTMENT 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. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accept all conditions of this Permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Sign Plans of the restaurant (Taco Bell) approved by the Planning Commission on July 7, 2016.
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, Case No. SIGN-01209-2016 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.
8. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.
9. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim,

action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

10. The validity of Sign Permit Case No SIGN-01209-2016 is contingent upon the Planning Commission's approval of Site Plan/Architectural Review Case No. SPR-01208-2016, and the approved Conditions of approval therein.

END



STREETSCAPE PERSPECTIVE

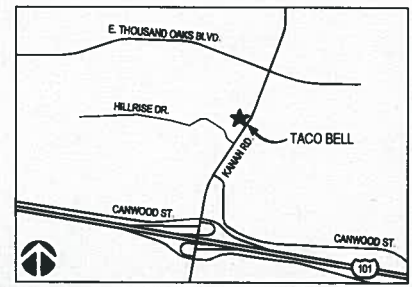
DATE: June 25, 2016 - Revised

OWNER: ENGEN ENTERPRISES
31192 La Baya Dr., Unit B
Westlake Village, CA 91362

Taco Bell Remodel
5589 Kanan Road
Agoura Hills, CA 91301

VMJ architecture
SAN RAFAEL, CA

W:\Projects\1178_Super_AgouraMeads_1178\Drawings\1178_DD0.0.dwg by DAL/DWA/DES Date: 02/01/2014 12:34:51 PM
 All other information provided herein is the property of the author and is not to be used, copied, reproduced, or disseminated in any form without the prior written consent of the author.



VICINITY MAP C

OWNER/CLIENT
 PROPERTY OWNER: ENGEN HOLDINGS TRUST
 TACO BELL APPLICANT: ENGEN ENTERPRISES INC.
 ADDRESS FOR BOTH: 31192 LA BAYA DR. UNIT B
 WESTLAKE VILLAGE, CA 91382
 CONTACT: BRETT FLYNN
 PHONE: 818.991-4174 x 102
 FAX: 818.991.5033

ARCHITECT
 NAME: VMI architecture, inc.
 ADDRESS: 637 FIFTH AVENUE
 SAN RAFAEL, CA 94901
 CONTACT: HUGH MURPHY, PRINCIPAL ARCHITECT
 PHONE: 415.451.2500
 FAX: 415.451.2598

LOT DATA:
 A.P.N.: 2083-007-021
 LOT AREA: 30,820 sf (0.71 Ac)
 (E) & (H) BLDG AREA: 2,808 SF (9%)
 (E) & (H) PAVED AREA: 19,223 SF (62%)
 (E) & (H) LDRSCPE AREA: 8,901 SF (29%)
 (E) PARKING (OR EXISTING): 38 STALLS CONSISTING OF
 CONVERTED ONE STALL 2 DISABLED
 FOR REQUIRED ADA 7 COMPACT
 ACCESS TO STREET 29 STANDARD

BUILDING DATA:
 AREA: 2,808 SF
 TYPE OF CONSTRUCTION: VS SPRINKLERED
 OCCUPANCY: A2

- LIST OF DRAWINGS:**
- DD0.0 SITE PLAN / VICINITY MAP / PROJECT DATA
 - DD1.0 ENLARGED SITE PLAN
 - DD2.0 REMODELED FLOOR PLAN
 - DD2.1 EXISTING FLOOR PLAN
 - DD2.2 ROOF PLAN
 - DD3.0 PROPOSED NORTH & EAST EXTERIOR ELEVATIONS
 - DD3.0a COLOR NORTH & EAST EXTERIOR ELEVATIONS
 - DD3.1 PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS
 - DD3.1a COLOR SOUTH & WEST EXTERIOR ELEVATIONS
 - DD4.0 EXISTING EXTERIOR ELEVATIONS
 - DD4.1 EXISTING EXTERIOR ELEVATIONS
 - DD5.0 EXISTING BUILDING PHOTOS



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 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2598 fax
 www.vmiarch.com

VMI JOB NUMBER
1539



RECORD DATES

DD SUBMITAL	Feb. 18, 2014
BLDG SUBMITAL	
SD SET	
CONTRACT SET	

REVISIONS

NO.	DESCRIPTION	DATE

CLIENT
 ENGEN ENTERPRISES INC.
 31192 LA BAYA DR. UNIT B
 WESTLAKE VILLAGE, CA 91382
 CONTACT: BRETT FLYNN

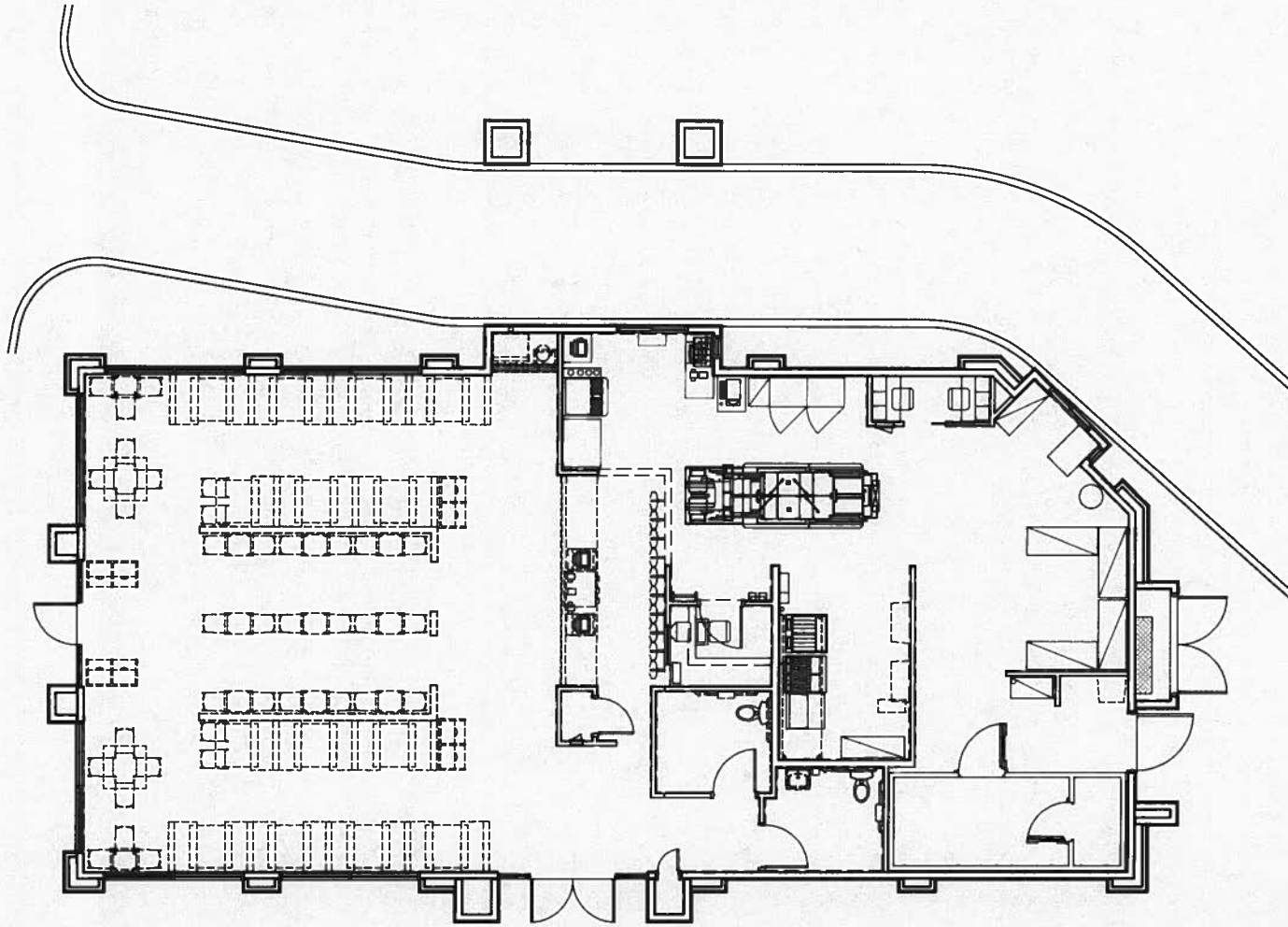
PROJECT
 TACO BELL RESTAURANT
 5229 KANAN ROAD
 AGOURA HILLS, CA, 91301
 APN # 2083-007-029



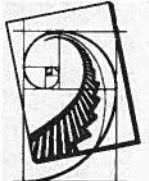
SITE PLAN
 VICINITY MAP
 PROJECT DATA

DD0.0

V:\2016\1300_Engen_Apexville_Januar02.dwg, comment(1): 1300_002.dwg By: ELEVEMBER Saved on: 02/20/16 12:27:48 PM



EXISTING FLOOR PLAN 1/4" = 1'-0" A



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RECORD DATES
 TD SUBMITTAL Feb. 05, 2016
 BLDG SUBMITTAL
 RD SET
 CONTRACT SET

REVISIONS

NO.	DESCRIPTION

CLIENT
ENGEN ENTERPRISES INC.
 7112 LA BANDA DR. UNIT 8
 WESTLAK VILLAGE, CA 91352
 T: 818-889-4174 x 102
 CONTRACT: BRIBET FLYNN

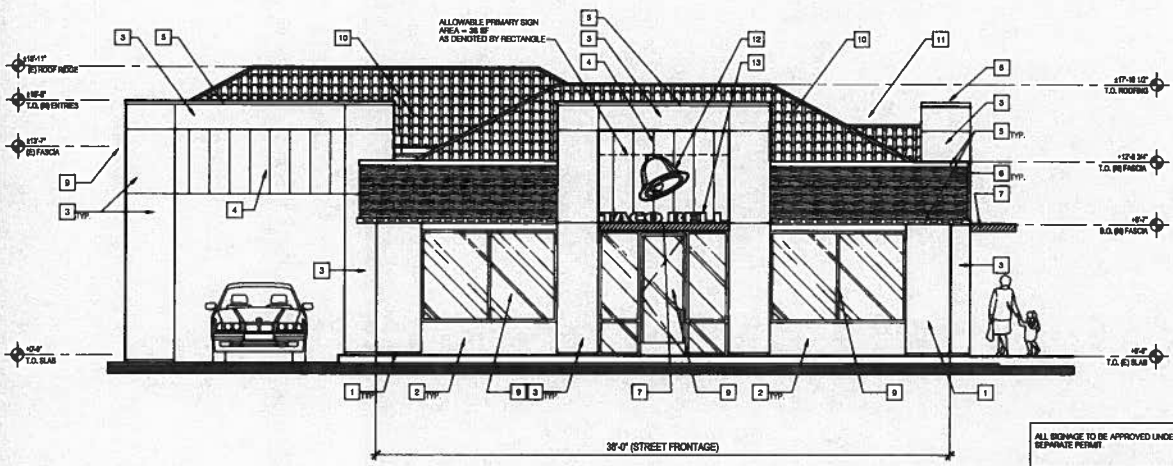
PROJECT
TACO BELL RESTAURANT
 5539 KAMAN ROAD
 AGOURA HILLS, CA 91301
 APN # 2553-007-029



CUSTOM M SERIES
 EXPLORER REMODEL

EXISTING FLOOR PLAN
DD2.1

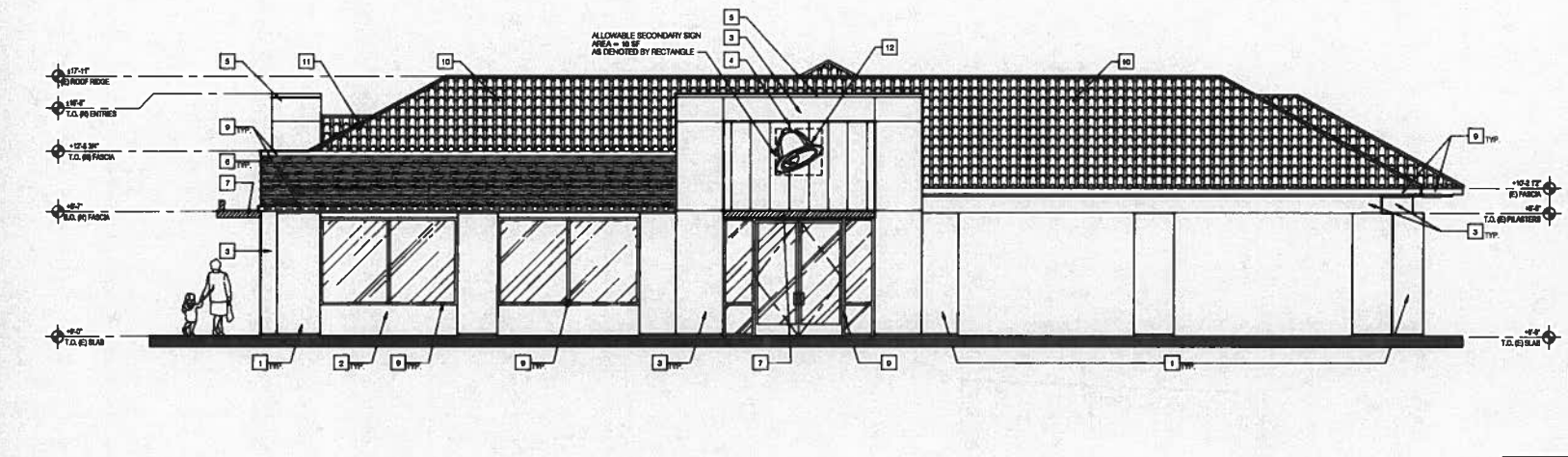
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PROPOSED EAST ELEVATION (FACING KANAN ROAD) 1/4" = 1'-0" A

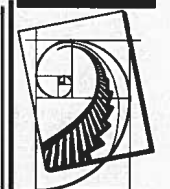
SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN WALL COLOR	SHERWIN WILLIAMS	GRIZZLE GRAY SW7055
2	ACCENT WALL COLOR	SHERWIN WILLIAMS	BROWN ORE SW7055
3	ACCENT WALL COLOR	SHERWIN WILLIAMS	NATURAL CHOICE SW7011
4	METAL PANELS	WESTERN STATES METAL ROOFING	1/4" A606-4 FLUSHWALL PANELS
5	OSB EDGE & CAP FLASHINGS	SHERWIN WILLIAMS	BROWN ORE SW7055
6	(N) FIBER CEMENT BOARD FASCIA SYSTEM	NICHBA	ROUGH-SAWN - "SMOKE"
7	CANTILEVERED METAL CANOPY	ALUMINUM	DARK BRONZE
8	(N) STOREFRONT SYSTEM TO REPLACE (E)	ALUMINUM	DARK BRONZE WITH LOW-E CLEAR GLAZING
10	(E) ROOFING TO REMAIN	CLAY TILE	TERRA COTTA MIX
11	(E) CLAY ROOF DOWNER TO BE MODIFIED BEHIND ENTRIES (TYPICAL OF 2)	CLAY TILE	REUSE (E) CLAY TILES TERRA COTTA MIX
12	REMOVE & RE-SET EXISTING BELL SIGN		EXISTING
13	NEW ILLUMINATED LETTERS SET ON CANOPY (SEE SIGN DOCS)	CLUMMINGS	WHITE

COLOR & MATERIAL SCHEDULE



ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

PROPOSED NORTH ELEVATION 1/4" = 1'-0" B



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 6371 8th Avenue San Rafael, CA 94901
 415-451-2300 415-451-2395 fax
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VMI JOB NUMBER
1539

RECORD DATES
 00 SUBMITTAL Feb. 16, 2018
 000 MEET
 CONTRACT SET

REVISIONS	
1	REVISION

CLIENT
 ENGEN ENTERPRISES INC.
 31160 LA BREA CA. UNIT 8
 WESTLURE VILLAGE, CA 90222
 T: 310-494-4124 x 102
 CONTACT: BRENN FLYNN

PROJECT
 TACO BELL RESTAURANT
 5550 KANAN ROAD
 AGOURA HILLS, CA 91301
 APN # 2003-057-020



CUSTOM M SERIES
 EXPLORER REMODEL

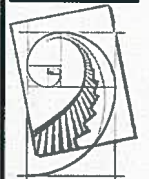
EXTERIOR ELEVATIONS
DD3.0



A
DD3.0 EAST ELEVATION
1/4" = 1'-0"

LEGEND:

- | | | |
|--|---|---|
| <p>+17'-10 1/2" TO ROOF RISE</p> <p>+10'-0" TO ROOF EAVES</p> <p>+10'-0" TO FASCIA</p> <p>+0'-0" TO SLAB</p> | <p>1 MAIN WALL COLOR
SW 6056 "GRIZZLE GRAY"</p> <p>2 ACCENT WALL COLOR
SW 7054 "IRON ORE"</p> <p>3 ACCENT WALL COLOR
SW 7011 "NATURAL CHOICE"</p> <p>4 METAL PANELS
1" A906-4 SUBT WALL PANELS"</p> | <p>5 GSB EDGE & CAP FLASHINGS
SV 7055 "IRON ORE"</p> <p>6 FIBER CEMENT BOARDS
NICHBA "ROUGHSAWN - SMOKE"</p> <p>7 CANTILEVERED METAL CANOPY
STOREFRONT
ALUMINUM "DARK BRONZE"</p> <p>8 (S) ROOF TO REMAIN
9 (S) CLAY ROOF DORMER
CLAY TILE, TERRA COTTA MIX</p> |
|--|---|---|



VMI architecture
Design Planning Interiors
437 8th Avenue Ste 200, CA 94013
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www.vmiarch.com

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B
DD3.0 NORTH ELEVATION
1/4" = 1'-0"

RECORD DATES	
02 SUBMITAL	Feb. 16, 2014
03 SUBMITAL	
03 SET	
CONTRACT SET	
REVISIONS	
1	02/16/14 REVISE SIGNAGE

CLIENT
ENGEN ENTERPRISES INC.
3175 LAUREL DR. SUITE B
WESTLAKE VILLAGE, CA 91391
T 949-441-1111
CONTACT: BRAD FLYNN

PROJECT
TACO BELL RESTAURANT
3333 NARANJO ROAD
AGUIRRE HILLS, CA 91301
APR 8 2013-007-029



COLOR NORTH & EAST
EXTERIOR ELEVATIONS
DD3.0a



C WEST ELEVATION
DD3.1 1/4" = 1'-0"

LEGEND:

- 1 MAIN WALL COLOR
BW 7058 "GRIZZLE GRAY"
- 2 ACCENT WALL COLOR
BW 7058 "IRON ORE"
- 3 ACCENT WALL COLOR
BW 7011 "NATURAL CHOICE"
- 4 METAL PANELS
16" 600-4 "RUSTY WALL PANELS"
- 5 GSB EDGE & CAP FLASHINGS
BW 7058 "IRON ORE"
- 6 FIBER CEMENT BOARDS
NCH-414 "ROUGH SAWN - SMOKE"
- 7 CANTILEVERED METAL CANOPY
STOREFRONT
ALUMINUM "DARK BRONZE"
- 8 CANTILEVERED METAL CANOPY
STOREFRONT
ALUMINUM "DARK BRONZE"
- 9 CANTILEVERED METAL CANOPY
STOREFRONT
ALUMINUM "DARK BRONZE"
- 10 (E) ROOF TO REMAIN
(E) CLAY ROOF DORMER
CLAY TILE, TERRA COTTA MIX
- 11 (E) ROOF TO REMAIN
(E) CLAY ROOF DORMER
CLAY TILE, TERRA COTTA MIX



D SOUTH ELEVATION
DD3.1 1/4" = 1'-0"



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637 8th Avenue, Suite 300, Redwood City, CA 94063
415-941-2000 • 415-941-2003 fax
www.vmiarch.com

VMI JOB NUMBER
1539

RECORD DATES
02 SUBMITTAL Feb. 10, 2014
03 SUBMITTAL
04 PERM
CONTRACT KEY

REVISIONS

NO.	REVISION
1	REVISED

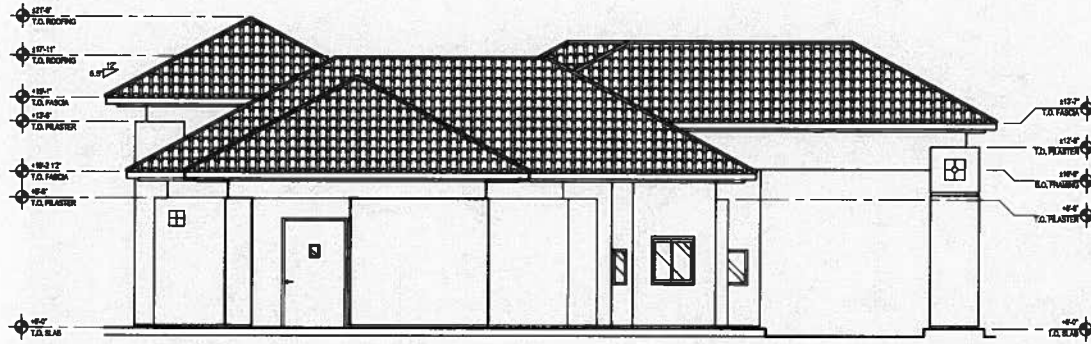
CLIENT
ENGEN ENTERPRISES INC.
3750 LA BAYVIEW LANE #1
REDWOOD CITY, CA 94063
714-941-1124 x 102
CONTRACT: 1539-FLYING

PROJECT
TACO BELL RESTAURANT
2525 SERRANO ROAD
AGOURA HILLS, CA 91001
APR 9 2013 007-029

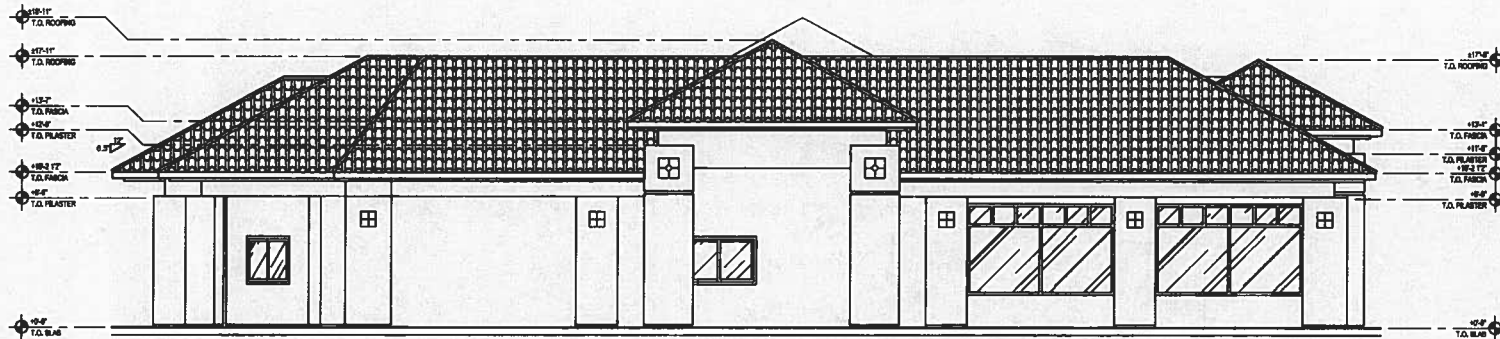


COLOR SOUTH & WEST
EXTERIOR ELEVATIONS

DD3.1a



EXISTING EAST ELEVATION W-10 C



EXISTING SOUTH ELEVATION W-10 D

W:\2010\20100100_Engen_Accomplish_Kanan0402.dwg, 1/28/10, 1:58:00 PM, By: E.ALEXANDER, Sheet: 04/02/10 15:12:11 PM
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 415-491-2900 415-451-2995 fax
 www.vmiarch.com

VMI JOB NUMBER
1539



RECORD DATES

SD SUBMITTAL	Feb. 16, 2010
BLDG. SUBMITTAL	
SD SET	
CONTRACT SET	

REVISIONS

NO.	DESCRIPTION

CLIENT
 ENGEN ENTERPRISES INC.
 3102 LA BREA DR., SUITE #
 WESTLAKE VILLAGE, CA 91352
 T: 818-491-4124 x 322
 CONTACT: BRENT FLYNN

PROJECT
 TACO BELL RESTAURANT
 5559 KAMAN ROAD
 AGOURA HILLS, CA 91301
 APN # 3283-007-029

CUSTOM M SERIES
 EXPLORER MODEL

EXISTING
 EXTERIOR
 ELEVATIONS
DD4.1



1 DRIVE-THRU WINDOW



2 NEC BLD'G FROM PARKING LOT



3 COMMON DRIVEWAY



4 DRAINAGE CHANNEL TO WEST



5 DRIVE-THRU LANE LOOKING WEST



6 EAST ELEVATION



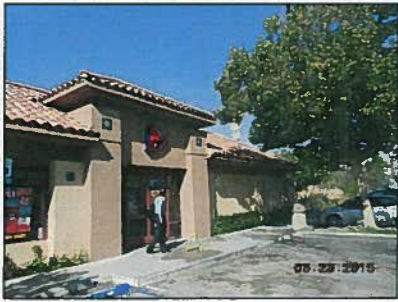
7 MONUMENT SIGN



8 ACROSS STREET TO EAST



9 DRIVE-THRU LANE LOOKING EAST



10 SEC BUILDING



11 NORTH ELEVATION (ENTRY)



12 ADJACENT CENTER FROM KANAN

W:\Projects\132_Eigen_Architects_Kanana\132_DD5.0.dwg by: CALENDARER Saved: 06/02/2016 12:26:34 PM



VMI Architecture
Design - Planning - Interiors
627 8th Avenue San Rafael, CA 94901
415-451-2279 415-451-2282 fax
www.vmiarch.com

VMI JOB NUMBER
1539



RECORD DATES
2015.05.20
2015.05.20
NO SET
CONTRACT SET

REVISIONS

CLIENT
ENGEN ENTERPRISES INC.
3180 LA BAYA DR, UNIT B
WESTRIDGE VILLAGE, CA 91302
7:30AM-4:30P 1:10
CONTACT: BRUCE FLYNN

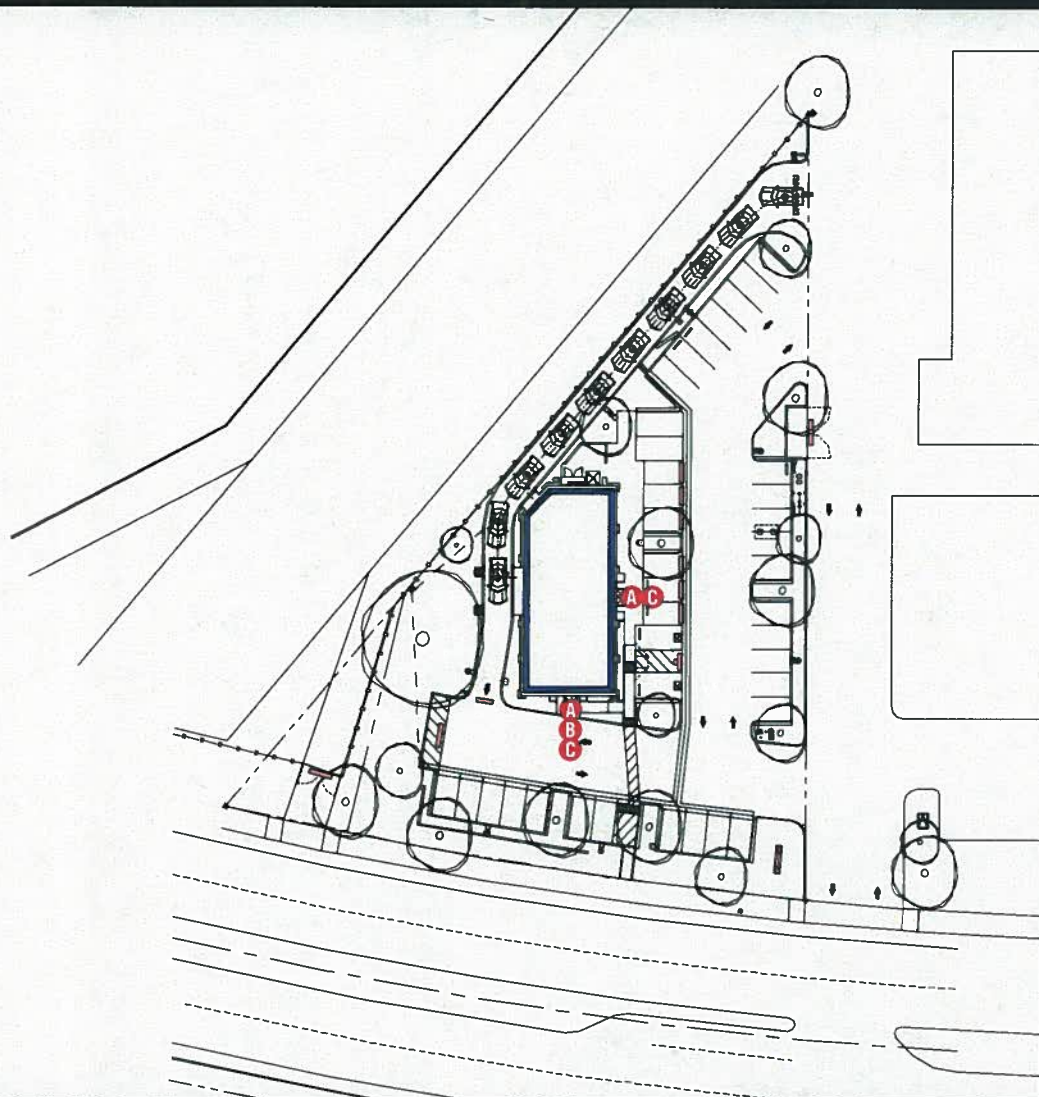
PROJECT
TACO BELL RESTAURANT
5500 KANANA ROAD
AGOURA HILLS, CA 91301
APR 9 2013-07-02



EXISTING
BUILDING PHOTOS

DD5.0

PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS ONLY		
A 9.5	2	SWINGING BELLS (LED)
B 5.7	1	LETTER SETS (TOP MOUNT)
EXTERIOR BUILDING PRODUCT ONLY		
C N/A	2	CANOPIES (FACE & DOWN LIGHTING)



CUMMINGS
Customer creation through brand innovation.

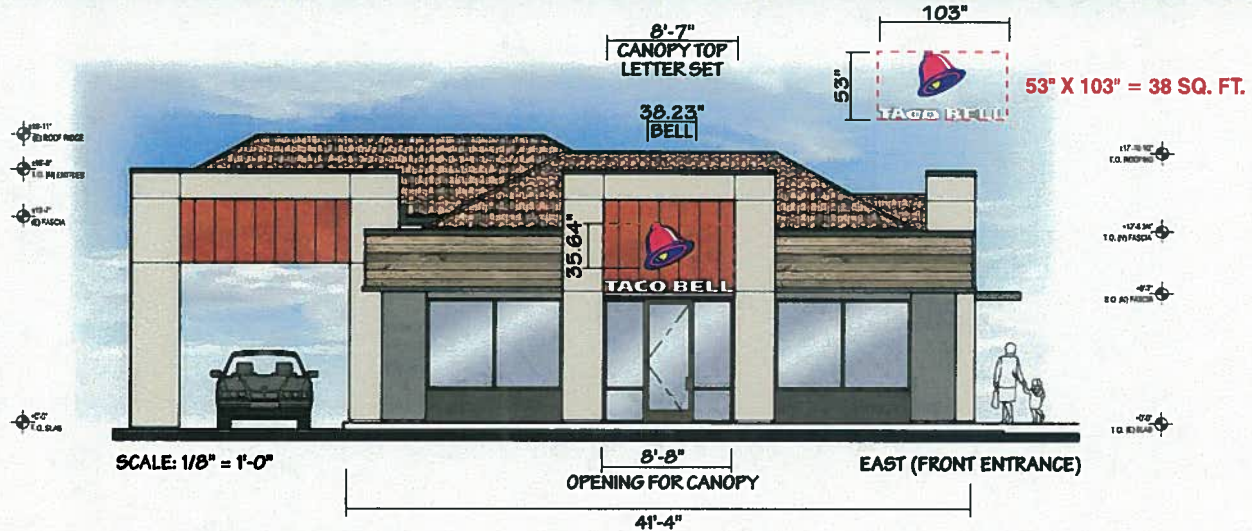
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CUSTOMER APPROVAL:
DATE: _____

REV.	DATE	BY	REV.	DATE	BY
Rev. #1	6-27-16	T. Pickel	Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
5589 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING NO:
82338.01
ARTIST: T. Pickel DATE: 2-29-16
SHEET: 1 OF 6



CUMMINGS
Customer driven through direct involvement

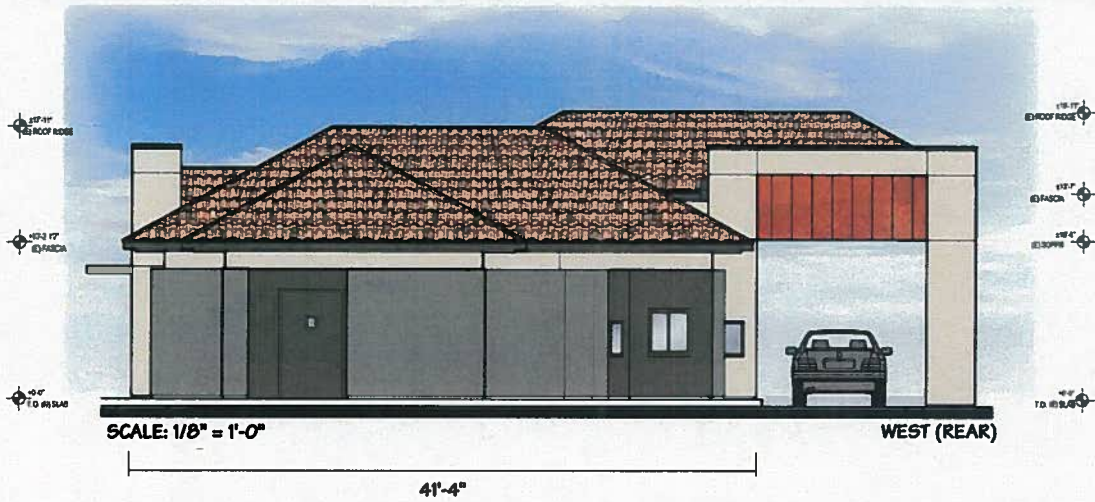
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CUSTOMER APPROVAL:
DATE: _____

REV.	DATE	BY	REV.	DATE	BY
Rev. #1	6-27-16	T. Pickett	Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
5589 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING NO:
82338.01
ARTIST: T. Pickett DATE: 2-29-16
SHEET: 2 OF 6



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CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	6-27-16	T. Pickett	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

TACO BELL

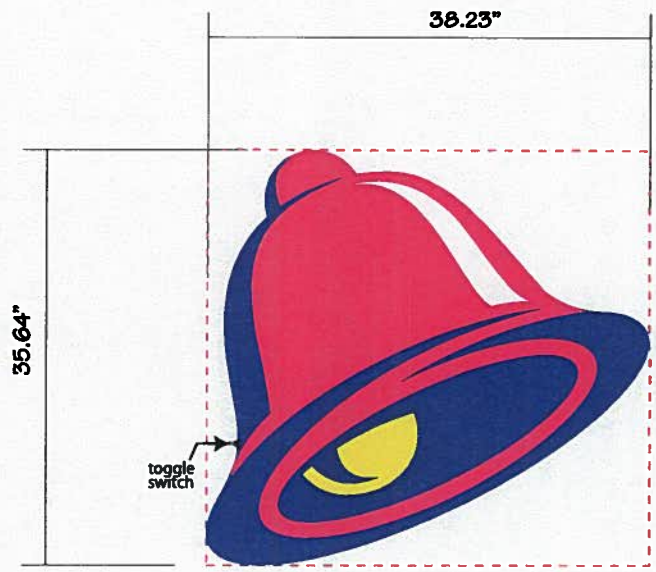
5589 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING NO:
82338.01

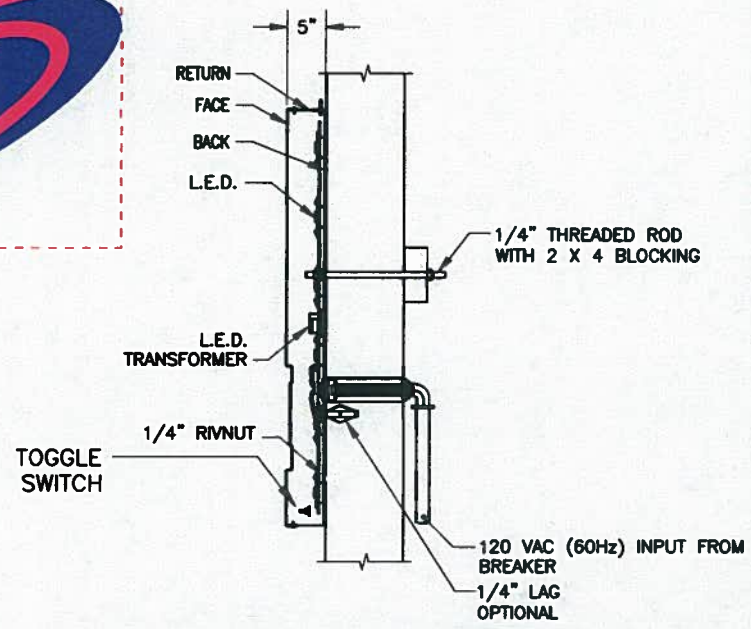
ARTIST: T. Pickett DATE: 2-29-16
SHEET: 3 OF 6



35" X 38" SWINGING BELL CHANNEL LOGO - LED ILLUMINATION



9.46 SF



SIGN SPECIFICATIONS

- Materials**
 - Return: Aluminum- 5" Deep
 - Face: Formed And Debossed White Polycarbonate
- Decoration**
 - Return: Painted Violet Spraylat L8-7917
 - Face: 2nd Surface Graphics
- Accesses**
 - Removable Face
- Area**
 - Squared: 9.46 sqft
- Weight(Est.)**
 - 125 lbs.
- Wind Load**
 - Windload Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- Illumination**
 - White LED's - 5100K
- Electronic**
 - Power Supply
- Line Load**
 - Amps: .5
 - Circuits: (1) 20 amp
 - Volts: 120

COLOR SPECIFICATIONS

Graphic & Color Specifications		
Color	Other	3M
White	Spraylat White 801	
Violet	Spraylat L8-7917	3630-9126
Yellow	Spraylat L8-7936	3630-015
Magenta	Spraylat L8-7837	3630-1412

PART # 823-NI3X3-BELL



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CUSTOMER APPROVAL: _____
DATE: _____

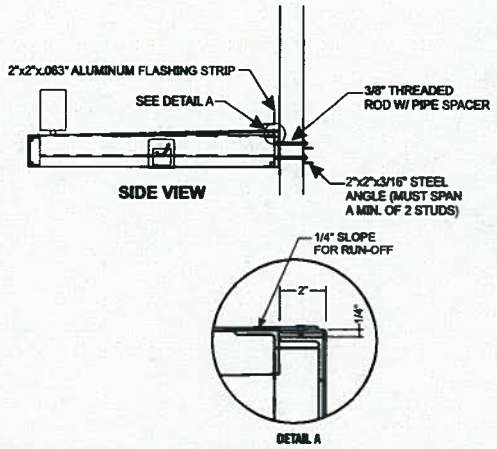
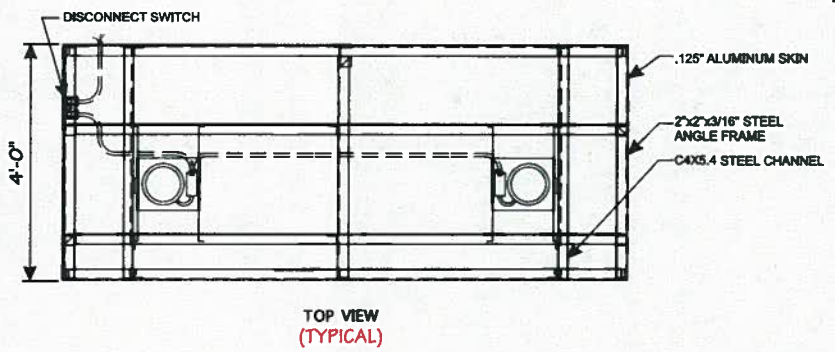
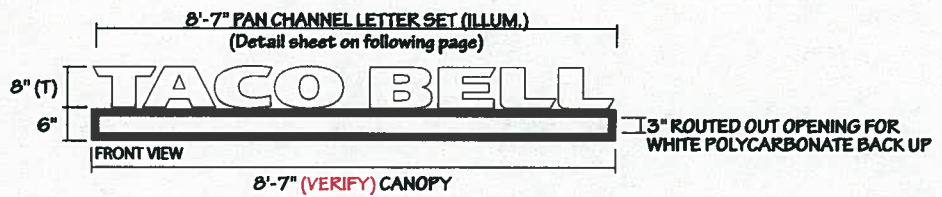
REV.	DATE	BY	REV.	DATE	BY
Rev. #1	8-27-16	T. Pickel	Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
5589 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING NO:
82338.01
ARTIST: T. Pickel DATE: 2-28-16
SHEET: 4 OF 6



PAN CHANNEL LETTER TOPPED FACE & DOWN LIT CANOPIES



SIGN SPECIFICATIONS

Materials

- Canopy: Fabricated Aluminum
 - Frame: Constructed Of Channel And Angle
- Decoration
- Canopy: Painted Tiger Drylac Bronze Metallic #49-66230

Accesses

- Service Doors Located Bottom Side Of Canopy

Wind Load

- Wind Load Designed For 110 mph Wind Zone

Canopy Face (Illum. Strip)

Routed & backed with polycarbonate.

ELECTRICAL SPECIFICATIONS

Face Illumination
LED

Downlight Illumination

- (2) 20Watt CFL lamps .17 amps each.

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic



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CUSTOMER APPROVAL:

DATE: _____

Rev. #1	DATE	BY	Rev. #4	DATE	BY
	6-27-16	T. Pickett			
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



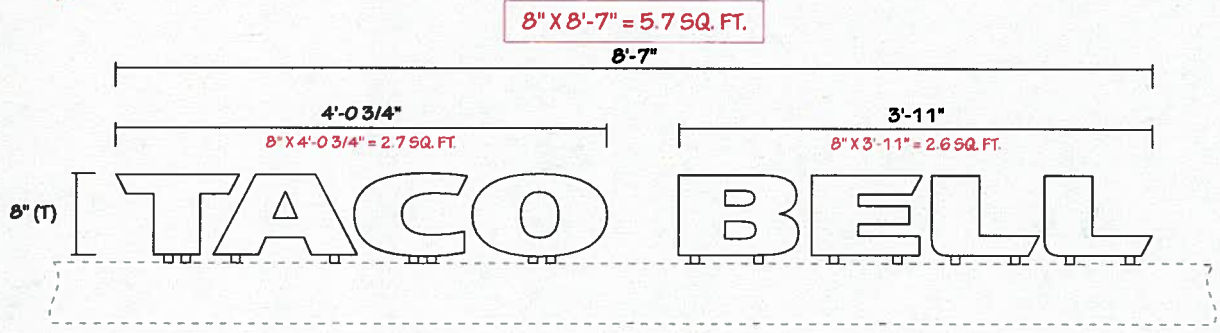
5589 KANAN ROAD
AGOURA HILLS, CA 91301

DRAWING NO:
82338.01

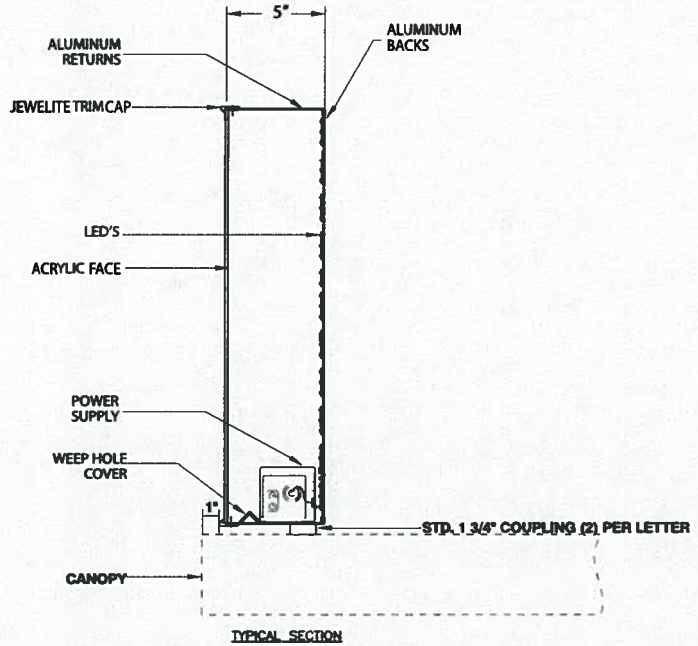
ARTIST: T. Pickett DATE: 2-28-16
SHEET: 5 OF 6



8" PAN CHANNEL LETTER SET TOP MOUNT ON CANOPY



SCALE: 1" = 1'-0"



SIGN SPECIFICATIONS

- Materials**
- Return: Aluminum
 - Face: Flat acrylic with 1" white trimcap.
- Decoration**
- Return: Painted White
- Wind Load**
- Windload Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- Illumination**
- White LED's
- Electronic**
- Ballast: t.b.d.
- Line Load**
- Amps: 0.8
 - Circuits: (1) 20 amp
 - Volts: 120

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<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE: _____</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>REV.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Rev. #1</td> <td>6-27-16</td> <td>T. Pickel</td> <td>Rev. #4</td> <td></td> <td></td> </tr> <tr> <td>Rev. #2</td> <td></td> <td></td> <td>Rev. #5</td> <td></td> <td></td> </tr> <tr> <td>Rev. #3</td> <td></td> <td></td> <td>Rev. #6</td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DATE	BY	REV.	DATE	BY	Rev. #1	6-27-16	T. Pickel	Rev. #4			Rev. #2			Rev. #5			Rev. #3			Rev. #6			<p>TACO BELL</p> <p>5589 KANAN ROAD AGOURA HILLS, CA 91301</p>	<p>DRAWING NO: 82338.01</p> <p>ARTIST: T. Pickel DATE: 2-29-16 SHEET: 6 OF 6</p>
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SITE PLAN/ARCHITECTURAL REVIEW CASE NO SPR-01208-2016
AND SIGN PERMIT CASE NO SIGN-01209-2016 (Taco Bell)

