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**PLANNING DEPARTMENT**

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**DATE:** October 5, 2017

**TO:** Planning Commission

**APPLICANT:** Signature Signs for Agoura Business Center North  
2635 Lavery Court  
Newbury Park, CA 91320

**CASE NO.:** SIGN-01385-2017

**LOCATION:** 28721 Canwood Street

**REQUEST:** Request for approval of a sign program to install new building-mounted and ground-mounted signs at a recently approved and partially constructed industrial park; and making a finding of exemption under the California Environmental Quality Act (CEQA).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from the California Environmental Quality Act per Section 15311(a) of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission approve Sign Permit Case No. SIGN-1385-2017, subject to the conditions of approval in, and based on the findings of, the attached Draft Resolution.

**ZONING DESIGNATION:** Business Park Manufacturing – Freeway Corridor Overlay District (BP-M-FC)

**GENERAL PLAN DESIGNATION:** BP-M (Business Park-Manufacturing)

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

The applicant, Signature Signs on behalf of Agoura Business Center North, is requesting approval of a sign permit, Case No. SIGN-01385-2017, for a new sign program. The Agoura Business Center North project was approved by the Planning Commission on June 19, 2008 (Case No. 06-CUP-003) as a new industrial business park located at 28721 Canwood Street. The project site is located adjacent to a two-story commercial building to the west, a vacant lot to the east, and a two-story office building across the street. Although the building architecture allows for future sign locations, the project approval required that a sign program be reviewed post entitlement approval in order to coordinate the project signage with the building architecture. Sign programs are required for multi-tenant developments of three (3) or more separate tenants that share a common parcel or structure and share a common access and parking facilities.

The project includes seven (7) buildings with varying sizes from 8,000 to 24,000 square feet on a ten-acre site, for a total of 103,070 square feet. The building frontage lengths range from 123 to 224 feet, with a roof height of 28.5 feet for the tower element with a hip roof and 25 feet for the tower element with a flat roof. Two of the buildings (Building A and Building B) located along the front of the property on Canwood Street were completed in February 2017. Five (5) have not yet been constructed. The building colors include brown, green, tan and cream (see attached sign plan).

## **II. STAFF ANALYSIS**

### **A. Signage**

The Sign Ordinance regulates signage for new commercial projects to promote signage as an integral part of the building design. The applicant has submitted a sign program for the buildings' primary and secondary elevations and for a monument sign. The sign program is included as Attachment 3 to this staff report. The plans indicate up to 27 building-mounted signs for prospective tenants, and one ground-mounted sign, with minor vinyl identification signage on the doors and windows that are not subject to a sign permit as they comply with a maximum 25 percent window area coverage. Building signs along Canwood Street are identified as TS-1, and buildings signs in the rear of Buildings A and B and the rest of the park are identified as TS-2. The monument sign is shown as M-1. The Planning Commission may consider a color palette of up to five (5) colors as part of a sign program. In this case, the sign program restricts the colors to two (2) bronze and brushed aluminum, with logos and trademark colors being exempt, which complies with the Sign Ordinance criteria. The installation of tenant signs will be subject to the industrial business park management's approval, and must be consistent with the approved sign program. Sheet S.1 of the sign program details the compliance requirements of each sign and the responsibility of the tenants and the business park's ownership or management company for enforcing well maintained signage.

## 1. Building Signs

The allowable building sign size is determined by the length of the building, or the tenant frontage, and location of the building in relation to private or public rights-of-way. The Sign Ordinance allows for a 50 square-foot sign on the primary elevation if the building is located within 100 feet from the front property line, and one 25 square-foot or one-half of the primary frontage's approved entitlement on a secondary frontage. Buildings A and B are located less than 100 feet from the front setback, and therefore the Sign Ordinance restricts the signs to a maximum area of 50 square feet as shown in the sign program.

The applicant proposes two types of signs, a 50-square-foot sign and a 25-square-foot sign. The 50-square-foot sign is for identification of the two buildings with street frontage, and the 25-square-foot sign is for smaller tenants and/or for secondary frontage when the building has a primary and secondary frontage. The signs are made of individual aluminum channel letters mounted to a three-inch thick supporting background, also made out of aluminum, which contains the electrical components, and attached to the building façade on the tower element. The sign program allows tenants to choose between an aluminum color letter against a dark bronze background or the reverse, a dark bronze letter against the aluminum color background. The letters would be halo-lit and the logo, if requested, would be a combination of halo lighting with pushed-thru letter graphics internally lit, consistent with the Sign Ordinance for buildings in the Business Park-Manufacturing-Freeway Corridor (BP-M-FC) zone.

The signs are proposed to be installed 16 feet above the ground. The TS-1 sign would be constructed with one line of letters 20 feet long by 2.5 feet tall, while the TS-2 sign would be 10 feet long by 2.5 feet tall. The colors of the signs are compatible with the colors of the building façades, as they are neutral and non-reflective. Differences in design could originate from the use of a logo or a trademark but would be at the discretion of the owner of the property. The sign program gives latitude to tenants to select their font style, which allows businesses some individuality and creative sign design. The design and location of the signs complement the architecture of the buildings, adding to the high quality features, colors and materials. The signs are incorporated in the design of the building without distracting from the architecture, and are subdued in appearance in keeping with the earth tone colors of the buildings. The lighting would also be subdued as it illuminates the outlines of the letters instead of the entire face of the letter. Building G's signs would face the eastern property line. Building G is located over 200 feet from the off-site residential development at the rear of the subject site. The signs on Building G are not expected to create visual impacts or light pollution, as the building pad is lower than the rear property line. Building G's pad is graded at 922 feet, with the signs installed 16 feet above the finished pad. The building signs remain below the rear property line, which is at 945 feet. The signs would be seven (7) feet lower than the residential units' elevation.

Buildings A and B, located along the Canwood frontage would be permitted one (1) single 50-square-foot sign centered on the primary elevation facing Canwood Street despite the

number of tenants, and one (1) or two (2) 25 square-foot secondary signs on the secondary elevation, where the public has access to the building. If a single tenant occupies the building, the tenant could have one (1) TS-2 secondary sign on either tower element. Building C would be permitted one (1) 25 square-foot sign for each tenant up to a maximum of four (4) total signs for four (4) tenants. Building D could have up to four (4) TS-2 signs. Building E could have up to three (3) TS-2 signs. Buildings F and G could have up to five (5) TS-2 signs on their primary elevation, corresponding to the five (5) tenant spaces. In no case would more than one (1) sign be allowed per tenant. In the case of Buildings D and F, the 25 square-foot sign would be centered over a double-width tower element, when two adjacent suites located in the center of the building are occupied by the same tenant. The sign program gives latitude to tenants to select their font style, which allows businesses some identity and some creative sign design.

## 2. Ground-Mounted Sign

The program includes one double-sided, internally illuminated, 4 feet 7 inches tall, 31.6 square-foot monument/directory sign on the west side of the driveway. The proposed elevation is 899 feet, two (2) feet above the street elevation and approximately 14 feet below the finished floor of Building A along Canwood Street. The sign would be set back a minimum of five (5) feet from the property line. The monument/directory sign would be built out of aluminum, painted to imitate a brushed aluminum finish, with the top portion of the sign face painted to match the cream building color. The base is clad with a stone veneer. The content includes the name of the business park with the project address at the top, and enough space to accommodate one larger approximately eight (8) square-foot nameplate for the major tenant in the business park, and two (2) additional smaller approximately three (3) square-foot nameplates below for the smaller tenants. The monument sign would be double-sided and would provide signage to up to six (6) potential tenants. The letters would be pushed-thru acrylic to allow the lighting through during the nighttime but the panels would not be illuminated. The monument/directory sign would be placed in a landscape planter and the existing landscape would be maintained around the base of the sign.

### B. Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC are to convey a high quality image and use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor. Only two TS-1 signs would likely be visible from the freeway corridor. The other buildings' signs would be screened by the topography or by other on-site buildings. The sign design and lighting is not expected to exceed the maximum one-foot candle illumination requirement at the property lines because of the large distance between the location of the signs and the property lines. The signs would be integrated with the building architecture on the tower elements, and as such would not conflict with any building design elements. The muted color scheme and high quality materials are

compatible with the building colors, and would accent the building's design, not detract from it. The subdued illumination would reflect the FC overlay intent and would provide adequate night-time visibility without excessive lighting.

C. General Plan Consistency

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

Goal LU-13.2: 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-13.2 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:
  - Incorporation of signage that is integrated with the building's architectural character and provides meaningful identification.

The size of both building sign types, their construction, location, illumination, proportions, materials, and colors are compatible with the building architecture and the visual characteristics of the surrounding area so as not to cause depreciation of the value or quality of the project site or adjacent properties. The colors, illumination and style are subdued. The current proposal meets the current Sign Ordinance based on the sign height, size and placement and does not distract from the building architecture.

D. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the CEQA Guidelines per Section 15311(a). This exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. No significant environmental impacts are expected from the development of this 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.

**III. RECOMMENDATION**

Staff recommends that based on the findings of the attached resolution, the Planning Commission approve Sign Permit Case No. SIGN-01385-2017 for the sign program, subject to conditions of approval.



#### **IV. ATTACHMENTS**

1. Draft Resolution for the Sign Permit with Exhibit A Conditions of Approval
2. Vicinity Map
3. Sign Program
4. Photographs of the Existing Buildings

Case Planner: Valerie Darbouze, Associate Planner

**RESOLUTION NO. 17-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF AGOURA HILLS, CALIFORNIA,  
APPROVING SIGN PERMIT CASE NO. SIGN-01385-2017  
FOR A SIGN PROGRAM TO INSTALL SIGNAGE AT AN  
INDUSTRIAL BUSINESS PARK LOCATED AT 28721  
CANWOOD STREET, AND MAKING A FINDING OF  
EXEMPTION UNDER THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA)**

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

Section I. An application was duly filed by Signature Signs for Agoura Business Center North, with respect to the real property located at 28721 Canwood Street (Assessor Parcel No. 2048-012-033), requesting approval of a Sign Permit (Case No. SIGN-01385-2017) for a sign program to install building- and ground-mounted signage for a new industrial business park ("the Project").

Section II. The Project includes the installation of new signs at an industrial park and is exempt from the California Environmental Quality Act (CEQA), per the CEQA Guidelines Section 15311 (the construction or the placement of minor structures accessory to a commercial facility) particularly Subsection (a). The project, which involves the installation of building- and ground-mounted signs on a commercial property, would not result in significant impacts to the environment. 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 III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on October 5, 2017, at 6:30 p.m. in the Council Chambers, City Hall, at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. 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 V. Sign Permit Review. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code Section. 9655.5. D, that:

A. The proposed signage is consistent with the General Plan and the provisions of the Zoning Ordinance in that the building mounted signs are integrated

with the building's architecture and provide clear, meaningful identification. The signs are to be placed in an unobstructed area of the facade, on the tower element. The signs have clear and legible and designed with a single business name. The signs have a monochromatic color scheme compatible with the building colors. The signs are of high quality, subdued design and kept to a minimum number consistent with the Freeway Corridor Overlay zone. Therefore, the signs would not be visually incompatible with the surrounding built and natural environment. The signs provide meaningful identification for the business, without distracting from the architecture as called for in Policy LU-13.2 of the General Plan, especially as viewed from the freeway corridor and Canwood Street. The signs comply with the maximum permitted size of 50 and 25 square feet for primary and secondary frontages, respectively. The monument sign is consistent with the required dimensions, style, and location in the Zoning Ordinance, and is located sufficient distance from Canwood Street to provide adequate line-of-sight for traffic.

B. The proposed building signage is legible under normal viewing conditions where the signs are to be installed. The building-mounted, halo-lit sign letters, with letter and sign spacing and proportions will be legible from the drive-aisles. The signage will be built to identify each business clearly during the daytime and nighttime, and installed to face inward or are set back substantially from the site property lines, limiting light pollution on nearby properties. The elements of the signs and the number of colors comply with the Sign Ordinance criteria. The sign program limits the choice of colors to two (2) outside of the trademark colors while allowing flexibility for the font style. The monument/directory sign will be placed near Canwood Street and internally lit to help the public identify the new business center.

C. The location and design of the proposed signs for the buildings' front elevation, and their size, shape, illumination, and color are compatible with the visual characteristics of the surrounding area so as not to cause depreciation of the value or quality of adjacent properties. The large (TS-1) signs will be centered on the building front elevation and the small (TS-2) signs will be centered on a tower element and so will not block architectural features. The sign program will allow future signs to be installed without changing the building design. The signs will comply with the maximum coverage percentage allotted by the Sign Ordinance. Except for Buildings A, B, and G, which require signs facing outward from the site due to the location of vehicle and pedestrian access areas, most signage would face inward, toward the site's center, limiting light spillover to adjacent properties. In any case, the illumination is subdued with halo-lighting for the letters and the background would not be illuminated. The high quality design, including materials and colors, of the sign would complement and not overwhelm the surrounding area.

D. The signs are consistent with the sign standards of the Sign Ordinance in that they have a monochromatic color scheme that is integrated with the building and are placed on an open area on the tower, which does not compete with the design of the building. The type of illumination increases the sign legibility at night without flooding the building façade. All other design elements, such as letter size, sign



dimensions, materials and screening of mechanical features comply with the Sign Ordinance and are in keeping with the sign program's intent to provide identification for businesses and to be compatible with the building architecture. The monument sign is consistent with the maximum size allowed and is located at sufficient distance from the right-of-way to protect the line-of-site of the traffic entering and exiting the property.

E. The signs are consistent with the adopted Sign Design Guidelines in that the signs are within the allowed dimensions and are in good proportion with the building; do not interfere with the architectural features; and do not exceed the height of the roofline.

Section VI. Sign Program. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Agoura Hills Municipal Code Section. 9655.6.E, that:

A. The sign program complies with the purpose and overall intent of the Sign Ordinance in that the proposed signs would comply with the minimum and maximum development standards. The signs have a monochromatic color scheme, which blends in with the buildings' colors, including the monument sign. Subdued lighting allows business names to be legible at night. The signs are placed on an area reserved for signage per the original approval of the project.

B. The sign program accommodates future revisions that may be required because of changes in the tenants in that the attachment method and electrical components will allow for sign changes without damaging the building facades. All building signs are located on tower elements, and do not conflict with the building architectural features or materials. The installation of the electrical components would not require costly structural modifications to the buildings. The flexibility in selecting a font style would allow latitude to the tenants in defining their identification and fitting their business name within the allocated space.

C. The sign program complies with the standards of the Sign Ordinance in that the sign area, the number of signs, aesthetics, and the location and height of the signs will be consistent throughout the site. Owner and tenant compliance requirements and maintenance responsibilities are incorporated in the sign program. The design parameters permitted for the proposed building signs, including the colors and the halo-lighting method, provide reasonable design limitations for a well-designed sign program while allowing additional flexibility and choice of identification to the tenants of the business center. This sign program enhances the aesthetics of the project by creating consistent, high quality signage for both the building-mounted signs, and monument sign.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. SIGN-01385-2017, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VIII. 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 5<sup>th</sup> day of October 2017, by the following vote to wit:

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

\_\_\_\_\_  
Curtis Zacuto, Chairperson

\_\_\_\_\_  
Doug Hooper, Secretary

## **Exhibit A**

### **CONDITIONS OF APPROVAL (Case No. SIGN-01385-2017)**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all conditions of this action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved project plans and conditions of approval reviewed and approved by the Planning Commission on October 5, 2017.
4. It is hereby declared to be the intent that if any provision of this action is held or declared to be invalid, the approval 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-01385-2017 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for

litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. 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.

8. No lights on or within any sign shall be illuminated after 11:30 p.m. or close of business each day, whichever occurs last.
9. The signs shall be maintained in a neat and attractive, well-maintained condition. The display surface of the signs shall be kept clean, neatly painted and free from rust, cracking, peeling, corrosion or other states of disrepair.
10. The signs shall comply with the requirement of a maximum of one-foot candle of illumination measured at all property lines.
11. A Building and Electrical Permit from the Building and Safety Department shall be obtained by the applicant prior to the installation of any signs.
12. In the event that the landscape is damaged during the installation of the monument/directory sign, it shall be restored according to the project approved landscape plans. Minor modifications shall be subject to the Planning Director's review and approval.

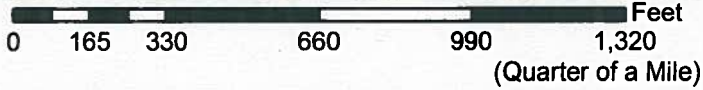
END



# City of Agoura Hills

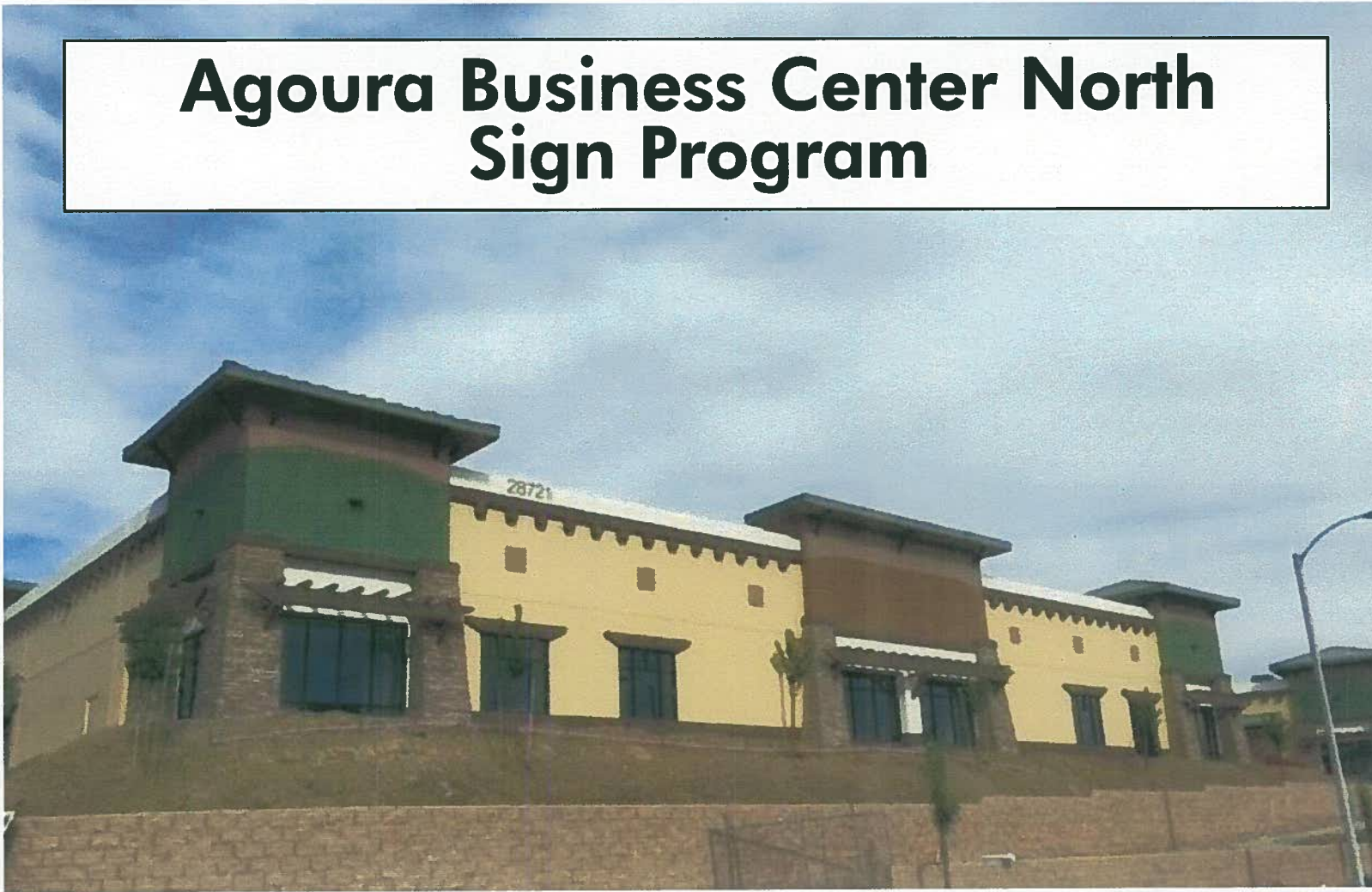
Case Number: SIGN-01385-2017

Vicinity/Zoning  
Map





# Agoura Business Center North Sign Program



Agoura Business Center North  
28721 Canwood St,  
Agoura Hills,  
CA 91301



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(805) 499-3343

#1	7/28/17 As per meeting w/ Doug Hooper
#2	8/29/17 As per Agoura City Planning
#3	9/19/17 As per Agoura City Planning

**PROPERTY MANAGEMENT**  
Agoura Business Center North LLC  
5304 Derry Avenue, Suite A  
Agoura Hills, CA 91301  
Phone: (818) 889-2822

**SIGN PROGRAM AUTHOR:**  
Signature Signs Inc.  
2635 Lavery Court, Unit 1  
Newbury Park, CA 91320  
Tel. (805) 499-3343

CONCEPTUAL DRAWING ONLY:  
Dimensions are approximate & may change due to  
construction factors or exact field conditions. Colors  
shown are as close as printing will allow; always  
follow written specifications.

**SHEET**  
**Cover**

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**Agoura Business Center North**  
**28721 Canwood St,**  
**Agoura Hills,**  
**CA 91301**



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CONCEPTUAL DRAWING ONLY:  
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**SHEET**  
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**DESIGN INTENT**

The purpose of this Design Intent Issuance is to provide a consistent and harmonious criteria throughout this project. Also to provide uniform standards for all current and future tenants within Agoura Business Center North as the Uniform Building Code and the City of Agoura Hills Municipal Sign Code allows.

**MAINTENANCE**

Signs located within Agoura Business Center North shall be maintained in an "As New Condition". The Owner/s will periodically perform a visible sign inspection looking for but not limited to the following;

1. Material Fading, Cracking and/or Peeling.
2. Improper Illumination
3. Any Damage Caused by Human or Nature

Any said damage repair will be the responsibility of the end user.

**APPROVALS**

All signage must have written approval from the Landlord, or their designee, and the City of Agoura Hills before construction.

Before submitting to the city, eligible applicants must first submit (3) three copies of the following to the Landlord or its designee for approval;

1. Dimensioned Site Plan showing proposed sign locations and lease widths (subject to verification).
2. Scaled Elevation Drawings showing proposed sign locations, height to finished grade and placement upon wall (left to right & top to bottom measurements).
3. Sign Construction Details illustrating finish & colors, logo & letter sizes, electrical details and method of attachment.
4. The Landlord shall determine and approve the availability and position of a Tenant name on any building and ground sign(s). These will need to be illustrated upon submission by the tenant's contractor consistent with the approved sign program.

**CONFLICTS w/ DRAWINGS OR CONDITIONS**

Any conflicts or contradictions either in regards to these drawings or as they relate to other disciplines or contractors shall be described in writing to the Landlord, or their designee, along with any possible solutions. All conflicts are to be resolved and any changes approved by the Landlord, or their designee prior to building permit issuance.

**COMPLIANCE REQUIREMENTS**

No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Design Intent Issuance. Conformance will be strictly enforced by the Landlord, or their designee, along with the City of Agoura Hills's Planning Department. Any nonconformance or unapproved signs will be the responsibility of the tenant to correct within a period not to exceed (30) thirty days at his/her expense.

**DESIGN STANDARDS**

Details on these drawings represent the design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the Tenant and their Contractor to incorporate all reasonable safety factors necessary to protect the Landlord, or their designee against public liability.

**DETAILS**

1. All "Hard" sign construction shall be fabricated of pre-finished aluminum. faces & returns. Corner joints are to be filled and/or ground smooth.
2. Sign exterior painting will consist of Matthews paint products or comparable variant as per client color specifications unless otherwise stated in this Master Sign Program:
  - a. One (1) coat of 74-734 Metal Pre-treat
  - b. One (1) coat of 74-793 Spray Bond
  - c. One (1) coat of Polyurethane Acrylic
3. Signs that are to be internally illuminated will utilize energy efficient Light Emitting Diodes, 5300k White.
4. All mounting hardware will be stainless steel to avoid rust & wall penetrations are to be sealed against weather elements.
5. All tenants are allowed signs in designated areas of individually mounted logo & letters on a single line of copy within allowed height per location unless otherwise stated in this criteria.

6. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
7. Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord & be removed promptly.

**PROHIBITED SIGNS**

Outdoor advertising displays, structures or signs.  
 Portable signs.  
 Exposed neon, flashing or scintillating signs, except for public service time and temperature signs, which shall not be flashing, animated or revolving in nature.  
 Revolving signs.  
 Devices dispensing bubbles and free floating particles of matter.  
 Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device affixed or attached to or upon any public street, walkway, crosswalk, other right-of-way, curb, lamppost, hydrant, tree, telephone booth or pole, lighting system or any fixture of the police or fire alarm system except for government signs.  
 Devices projecting or otherwise producing the image of an advertising sign or message on any surface or object.  
 Signs that project or encroach into any existing or future street right-of-way.  
 Automatic changing signs or electronic message center signs, except for public service time and temperature signs.  
 Streamers, banners, balloons, flares, flags, pennants, propellers, twirlers, and similar attention-getting displays or devices.  
 Pole signs, except for on-site directional signs.  
 A vehicle-related portable freestanding sign or any sign placed within, affixed or attached to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people to a place of business, unless the vehicles or trailer is used in its normal business capacity and not for the primary purpose of advertising an event or attracting people to a place of business.  
 Signs or sign structures which by color, wording or locations resemble or conflict with traffic control signs or devices.  
 Signs that create a safety hazard by obstructing the view of pedestrian or vehicular traffic.  
 Sign structures and supports no longer in use, for a period of sixty (60) days, by the owner, tenant, or lessee.  
 Signs painted directly on an exterior wall, fence, fascia or parapet.  
 Signs that display an obscene message or graphic representation of nudity or sexual acts.  
 Signs for the purpose of commercial advertising created by the arrangement of vegetation, rocks, or other objects such as on a hillside visible to pedestrians or motorists.  
 Roof signs.  
 Awnings that are internally illuminated.  
 Inflatable signs.  
 Signs that are enacted after this date that do not conform to the provisions of these sections are prohibited.

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---

**SHEET**  
**S.1**

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# Building Color Schedule



Storefront Framing  
MEDIUM BRONZE



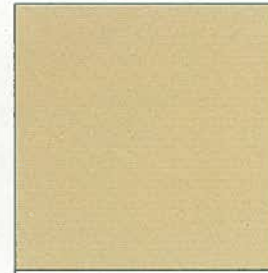
Window Glazing  
CLEAR



Standing Seams  
PATINA GREEN



Eldorado Stone  
RUSTIC LEDGE - SEQUOIA



Dunn Edwards  
REGENCY CREAM DE5325



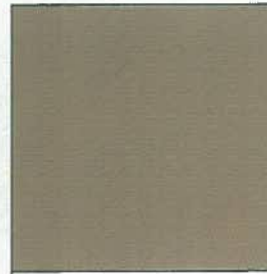
Dunn Edwards  
PALE PEARL DE5322



Dunn Edwards  
CEDAR CHEST DE6112



Dunn Edwards  
WREATH DE5656



Dunn Edwards  
MESA TAN DEC718



Dunn Edwards  
DEEP BROWN DE6077

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S.2



# Sign Color and Copy Requirements

## AREA

All tenant signs must maintain a minimum 3" clear space between the letters / logo and the outer perimeter of the wireway.

## COLORS / FONTS

Tenants must choose either of the color combinations shown at right for letters and wireway. Tenants are not required to use a specific font.

Logos may be front and back lit. Logo colors are not restricted, but are subject to Landlord approval.



### Sign Color Combination - Option A

Wireway painted Matthews 41-342G Satin Silver Metallic "Brushed Aluminum"  
Letters painted Matthews 41-313G Satin Metallic "Dark Bronze"



### Sign Color Combination - Option B

Wireway painted Matthews 41-313G Satin Metallic "Dark Bronze"  
Letters painted Matthews 41-342G Satin Silver Metallic "Brushed Aluminum"

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S.3





Tenant to determine copy, color, logo shapes and/or logo placement as per their nationally recognized trademarks, subject to Landlord approval. Sign may consist of copy, logo or a combination of both in any layout configuration.

Logo may consist of routed out, push-thru acrylic or 1st surface vinyl graphics or any combination.

### TS-1 Tenant Sign - Halo Illuminated on Wireway

#### Logo & Letter Layout

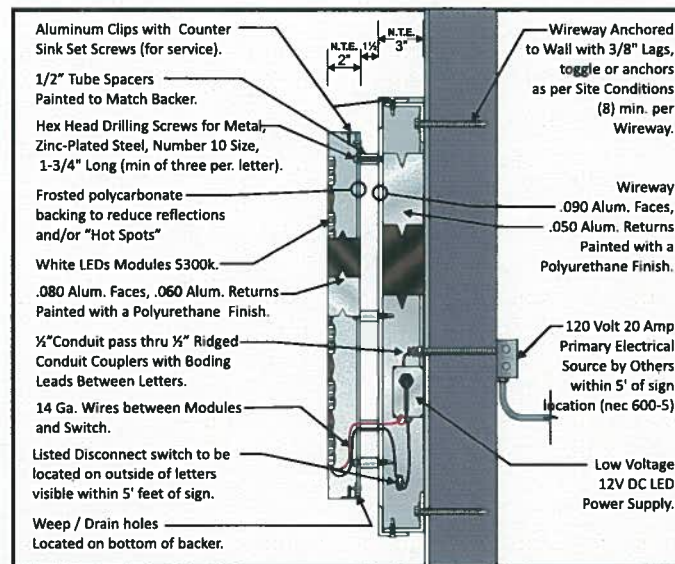
Manufacture and install reverse faced halo illuminated logo & letters on wireway.

#### Specifications:

Description	Specification/Material	Finish	Color
Faces	.080 aluminum	Painted	To Match Silver or Bronze
Returns	.060 aluminum	Painted	To Match Silver or Bronze
Logo Elements	1/2" Acrylic Push-Thru	Satin	To Match Silver or Bronze
Logo Graphics	1st Surface Vinyl or Print	Translucent	To Match Client Spec.
Wireway Face	.090 aluminum	Painted	To Match Silver or Bronze
Wireway Returns	.060 aluminum	Painted	To Match Silver or Bronze



Nighttime Simulation



Suggested but not Required  
Section detail - Scale: NTS

#### Halo Illuminated Letter on Wireway Section

Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 12V DC power supply.



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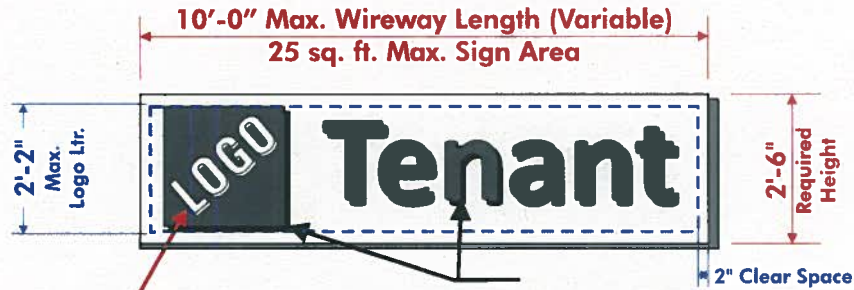


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S.4

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Logo may consist of routed out, push-thru acrylic or 1st surface vinyl graphics or any combination.

Tenant to determine copy, color, logo shapes and/or logo placement as per their nationally recognized trademarks, subject to Landlord approval. Sign may consist of copy, logo or a combination of both in any layout configuration.

**TS-2 Tenant Sign - Halo Illuminated on Wireway**

**Logo & Letter Layout**

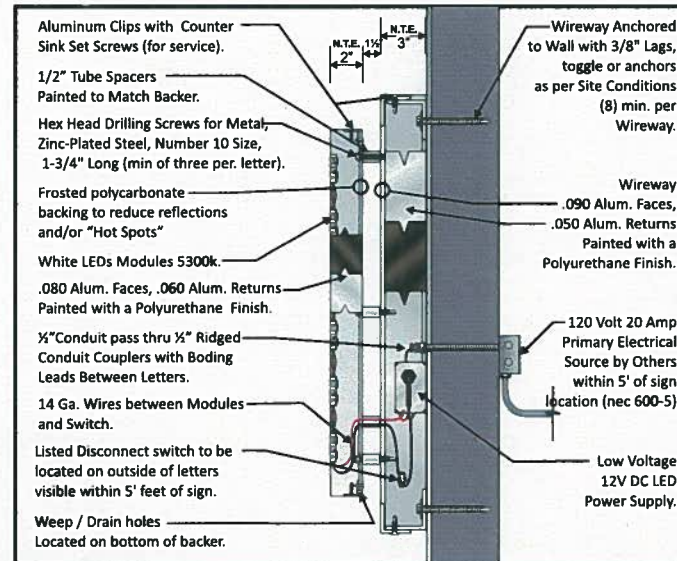
Manufacture and install reverse faced halo illuminated logo & letters on wireway.

**Specifications:**

Description	Specification/Material	Finish	Color
Faces	.080 aluminum	Painted	To Match Silver or Bronze
Returns	.060 aluminum	Painted	To Match Silver or Bronze
Logo Elements	1/2" Acrylic Push-Thru	Satin	To Match Silver or Bronze
Logo Graphics	1st Surface Vinyl or Print	Translucent	To Match Client Spec.
Wireway Face	.090 aluminum	Painted	To Match Silver or Bronze
Wireway Returns	.060 aluminum	Painted	To Match Silver or Bronze



**Nighttime Simulation**



Suggested but not Required Section detail - Scale: NTS

**Halo Illuminated Letter on Wireway Section**

Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 12V DC power supply.



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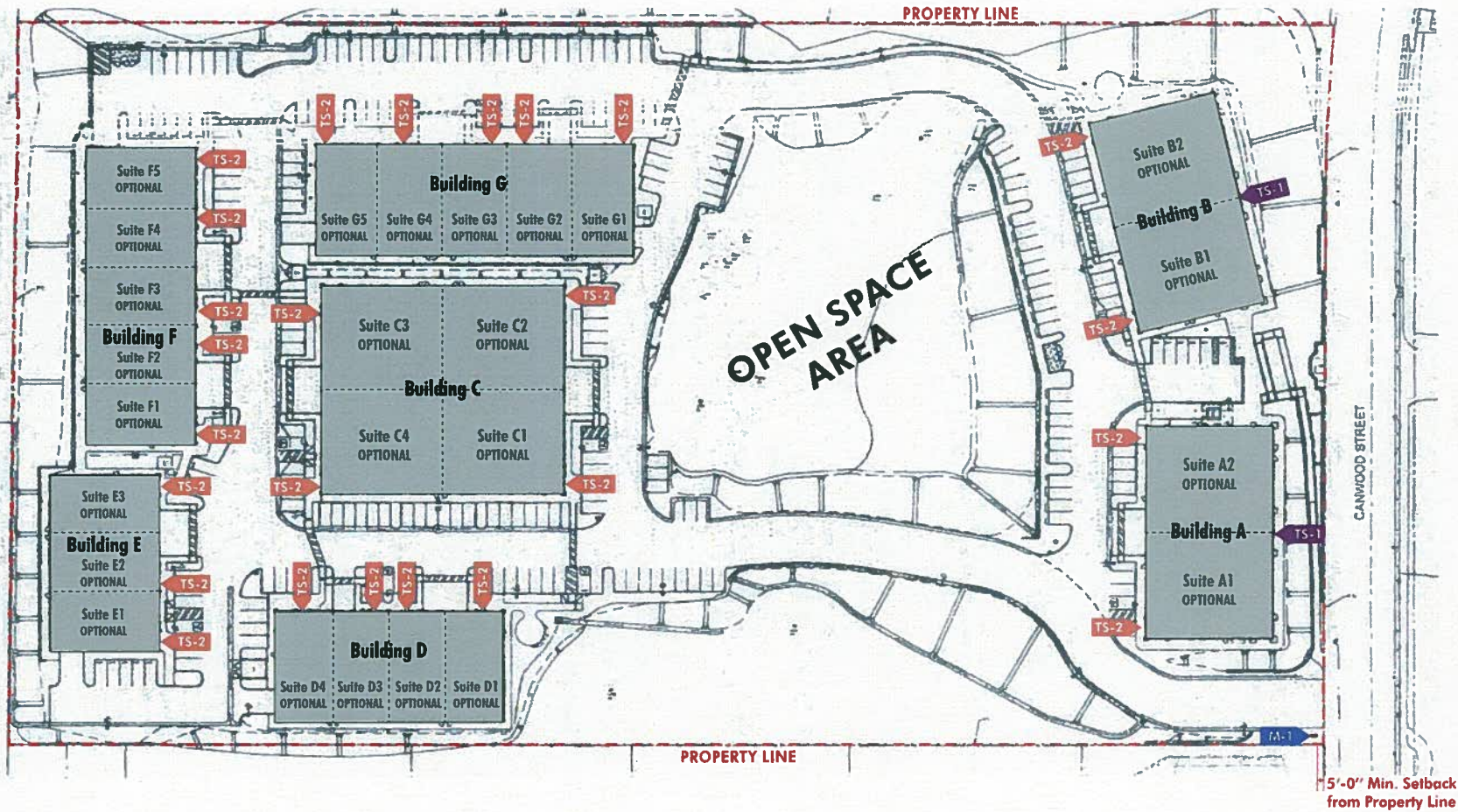


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**S.5**



# Site Plan - Allowed Sign Locations



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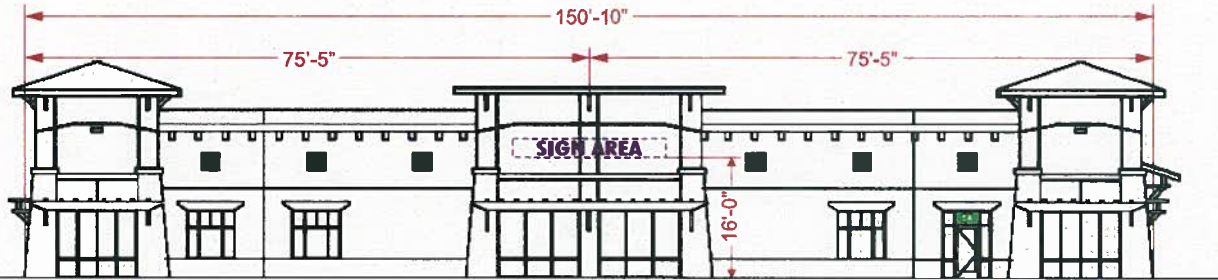


- M-1 Monument Sign
- TS-1 Tenant Sign Single Tenant Option
- TS-2 Tenant Multi-Tenant Option
- Property Line

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**SHEET**  
**P.1**

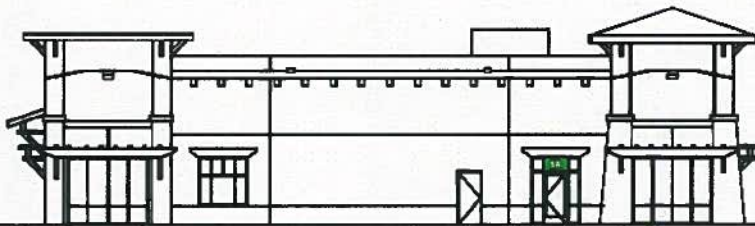
**Front Building A  
West Side**



**TS-1** South Elevation - Bldg. A - Front Building Scale: 1/16" = 1' - 0"

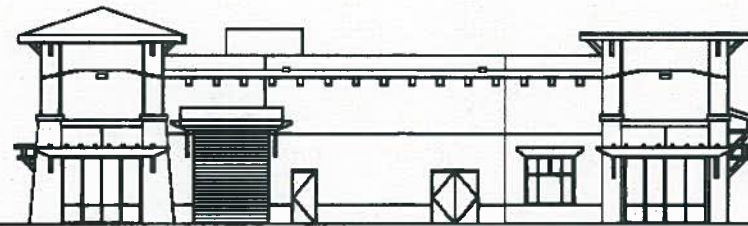
**Approved Sign Location**

Only (1) TS-1 Single-Tenant Sign is Allowed on This Elevation.



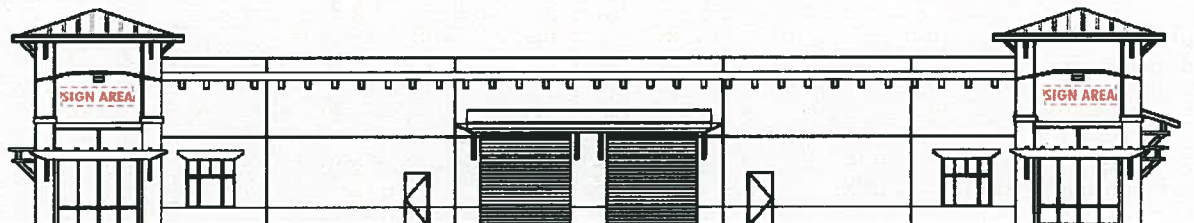
**West Elevation** Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



**East Elevation** Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



**TS-2** North Elevation Scale: 1/16" = 1' - 0"

**Approved Sign Locations**

Only (1) 25 Sq. Ft. Sign per each Tenant is Allowed on this Elevation.  
If tenant occupies entire building, only (1) 25 Sq. Ft. sign is allowed.

- TS-1** Single-Tenant Sign Option
- TS-2** Dual-Tenant Sign Option



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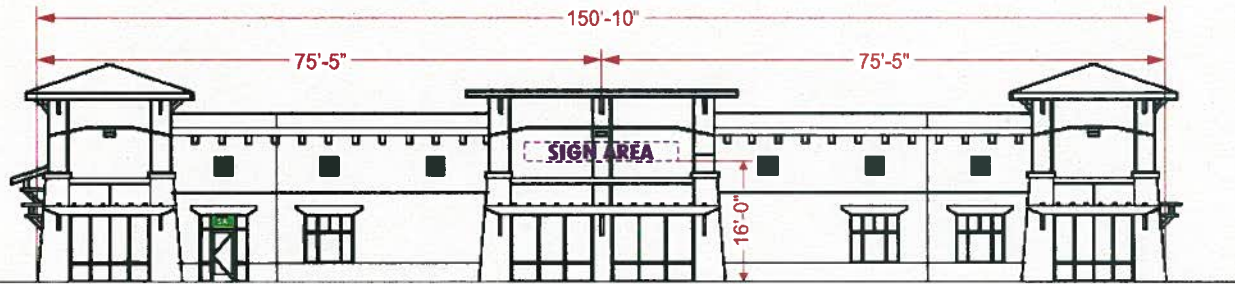
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E.1**



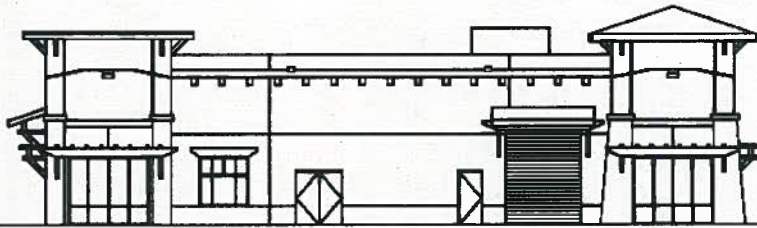
**Front Building B  
East Side**



**TS-1** South Elevation - Bldg. B - Front Building Scale: 1/16" = 1'-0" Right Side

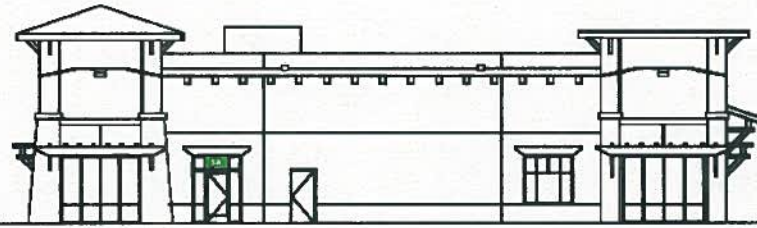
**Approved Sign Location**

Only (1) TS-1 Single-Tenant Sign is Allowed on This Elevation.



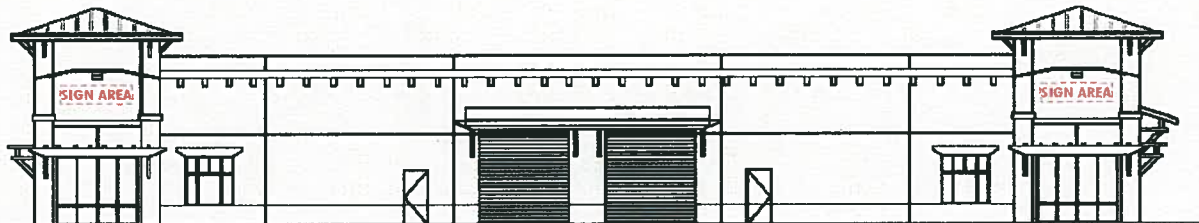
West Elevation Scale: 1/16" = 1'-0"

**No Approved Sign Areas**



East Elevation Scale: 1/16" = 1'-0"

**No Approved Sign Areas**

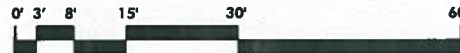


**TS-2** North Elevation Scale: 1/16" = 1'-0"

**Approved Sign Locations**

Only (1) 25 Sq. Ft. Sign per each Tenant is Allowed on this Elevation.  
If tenant occupies entire building, only (1) 25 Sq. Ft. sign is allowed.

- TS-1** Single-Tenant Sign Option
- TS-2** Dual-Tenant Sign Option



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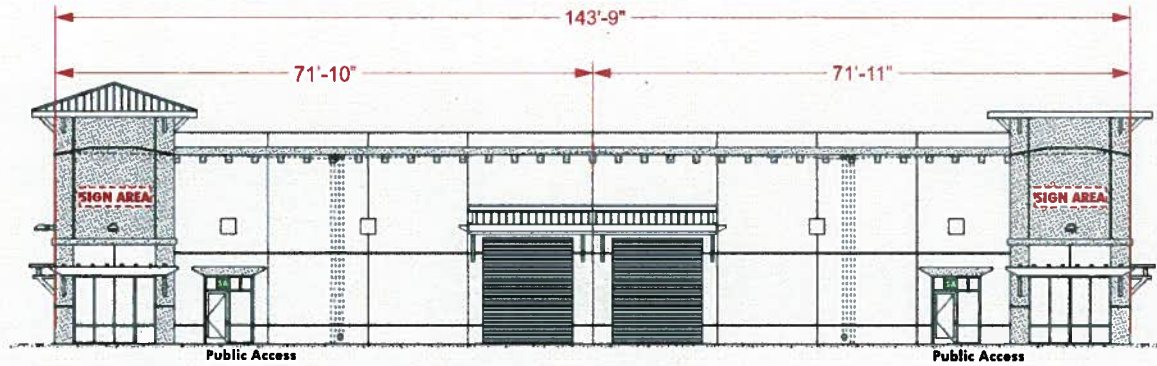
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E.2**



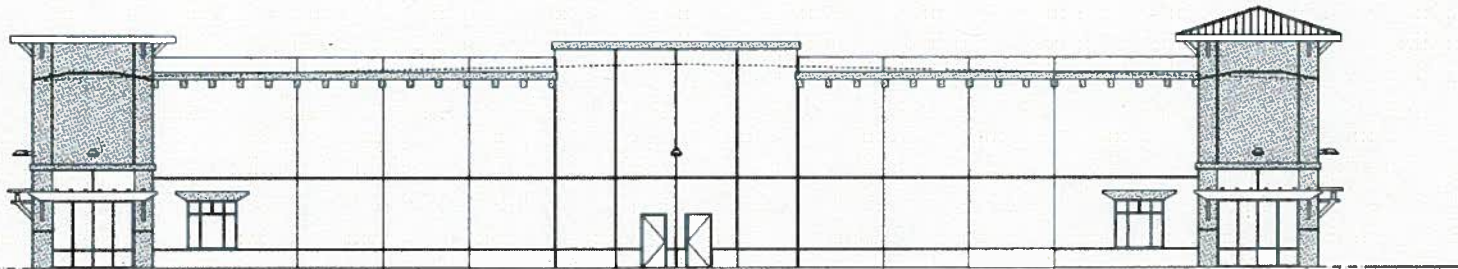
**Rear Building C**



**TS-2** South Elevation - Bldg. C Scale: 1/16" = 1' - 0"

**Approved Sign Areas**

Only (1) Sign per each Tenant is Allowed on this elevation.  
 Maximum (2) total signs allowed on this elevation.



**West Elevation** Scale: 1/16" = 1' - 0"  
**No Approved Sign Areas**

**TS-2** Tenant Sign



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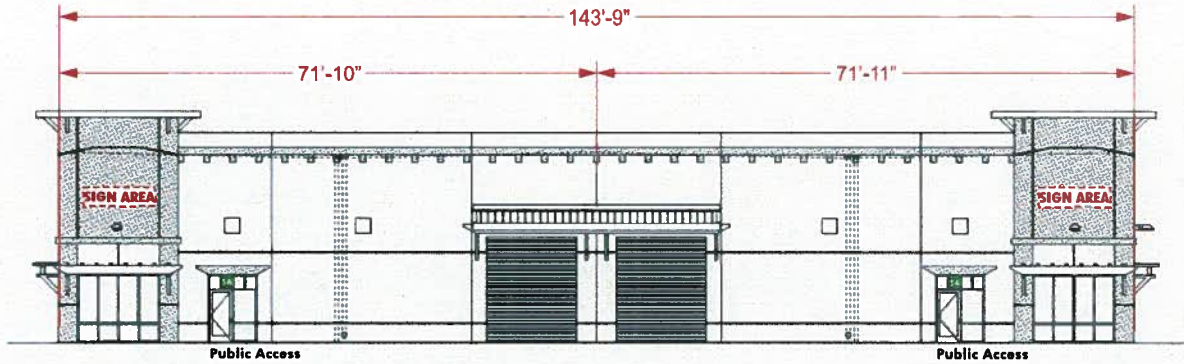


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**Rear Building C**



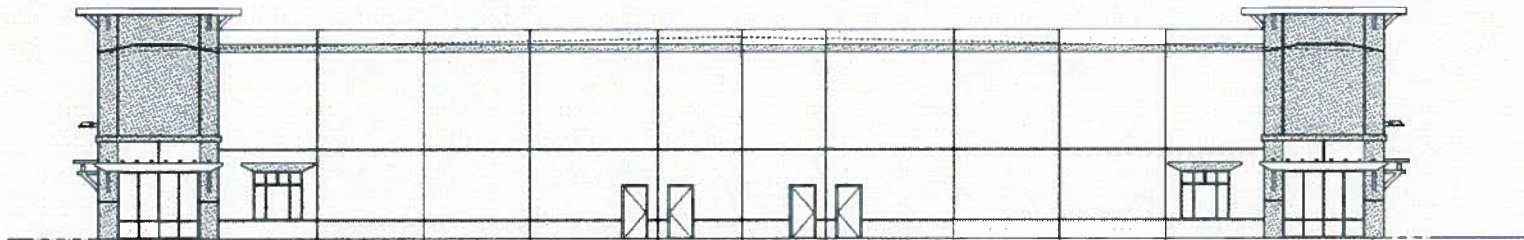
**North Elevation - Bldg. C**

Scale: 1/16" = 1' - 0"

TS-2

**Approved Sign Areas**

Only (1) Sign per each Tenant is Allowed on this elevation.  
Maximum (2) total signs allowed on this elevation.



**East Elevation**

Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**

TS-2 Tenant Sign



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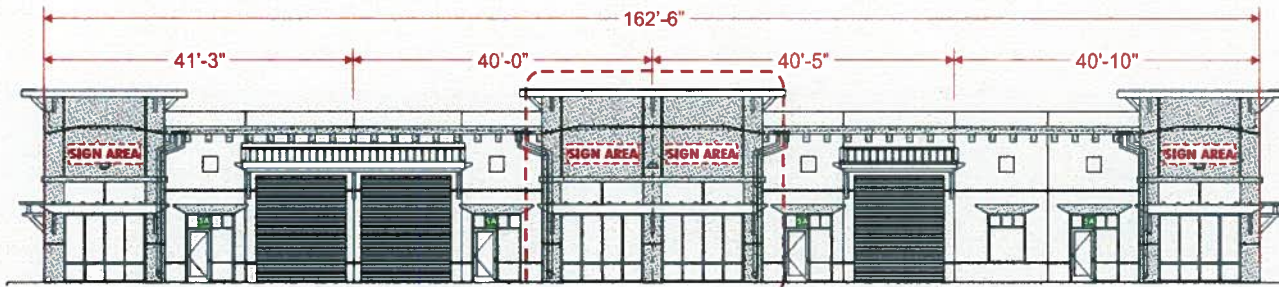


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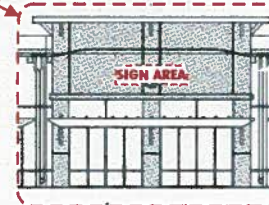




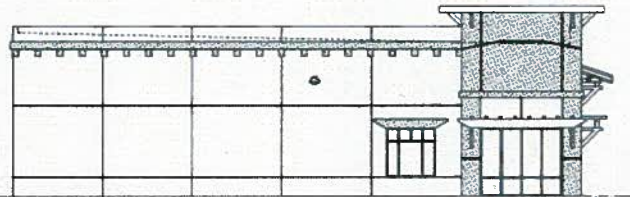
**TS-2** East Elevation -Bldg. D Scale: 1/16" = 1' - 0"

**Approved Sign Areas**

Only (1) 25 Sq. Ft. Sign per each Tenant is Allowed on this Elevation.  
 If tenant occupies entire building, only (1) 25 Sq. Ft. sign is allowed.  
 Maximum (4) total signs allowed on this elevation.

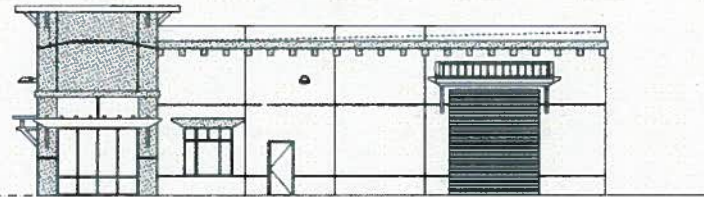


If tenant occupies the two center leaseholds, they can have only one 25 SF sign (TS-2) centered over the leasehold as shown.



South Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



North Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



West Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**

**TS-2** Tenant Sign



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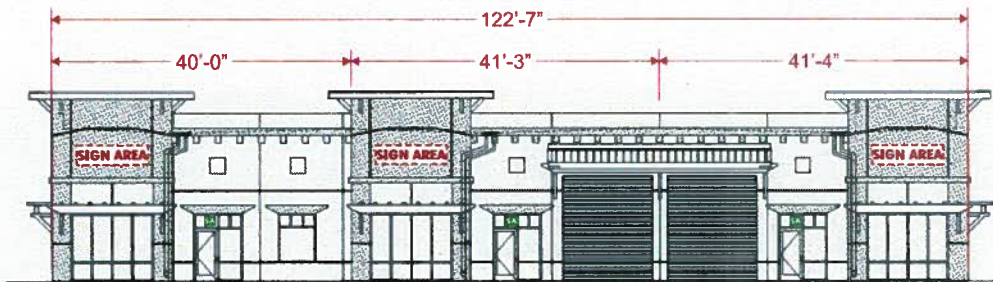


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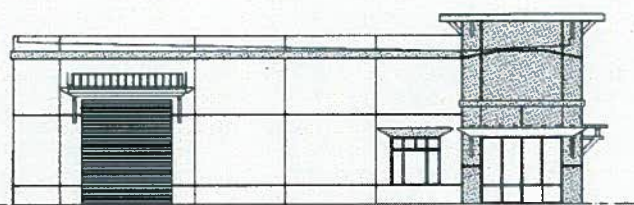
**E.4**



**TS-2** South Elevation -Bldg. E Scale: 1/16" = 1' - 0"

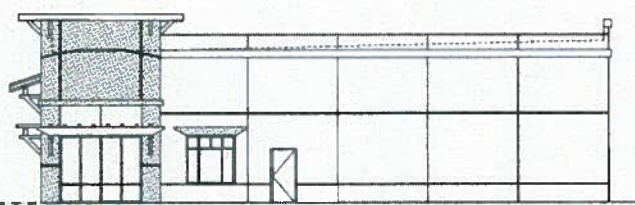
**Approved Sign Areas**

Only (1) Sign per each Tenant is Allowed on this elevation.  
 Maximum (3) total signs allowed on this elevation.



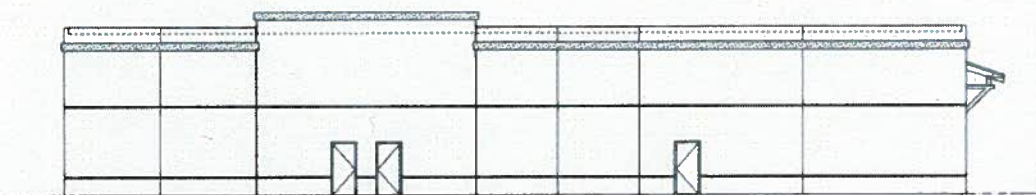
West Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



East Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**



North Elevation Scale: 1/16" = 1' - 0"

**No Approved Sign Areas**

**TS-2 Tenant Sign**



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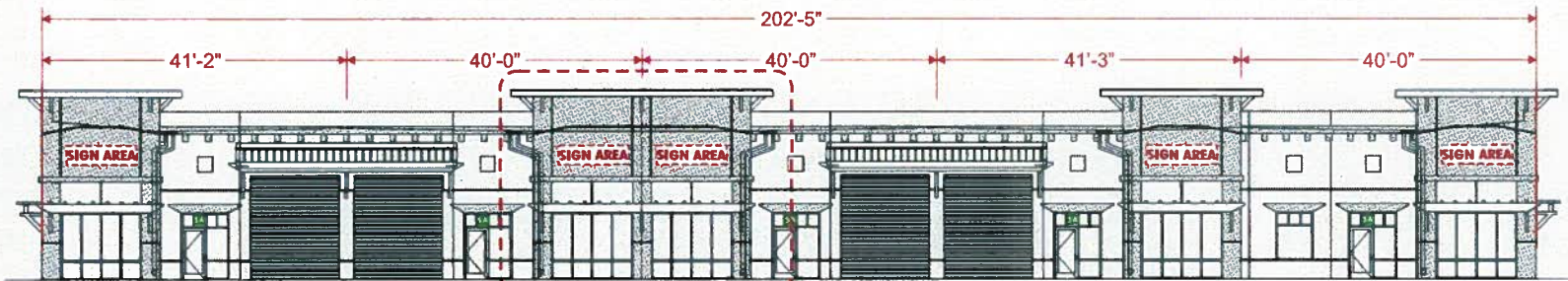


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**E.5**





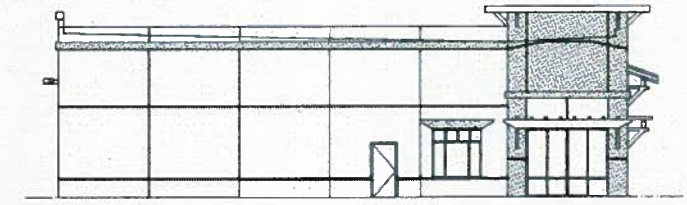
**TS-2** South Elevation -Bldg. F Scale: 1/16" = 1' -0"

**Approved Sign Areas**

Only (1) 25 Sq. Ft. Sign per each Tenant is Allowed on this Elevation.  
 If tenant occupies entire building, only (1) 25 Sq. Ft. sign is allowed.  
 Maximum (4) total signs allowed on this elevation.

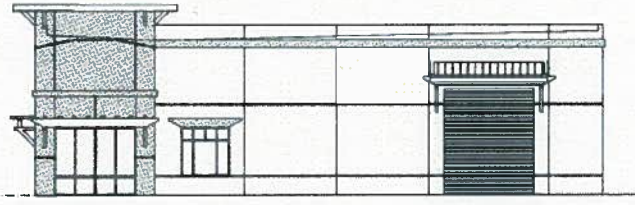


If tenant occupies the two center leaseholds, they can have only one 25 SF sign (TS-2) centered over the leasehold as shown.



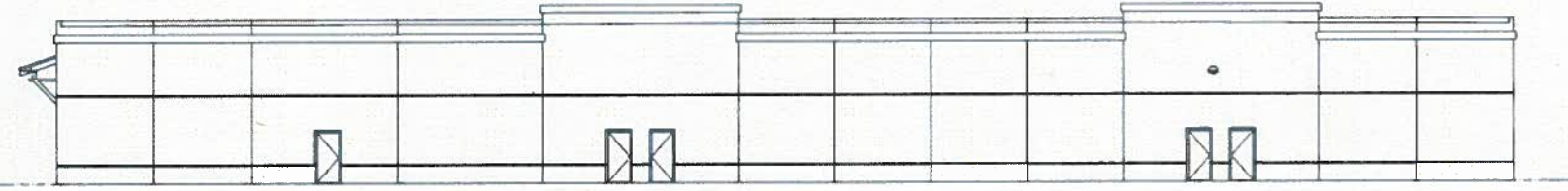
West Elevation Scale: 1/16" = 1' -0"

**No Approved Sign Areas**



East Elevation Scale: 1/16" = 1' -0"

**No Approved Sign Areas**



North Elevation Scale: 1/16" = 1' -0"

**No Approved Sign Areas**

**TS-2** Tenant Sign



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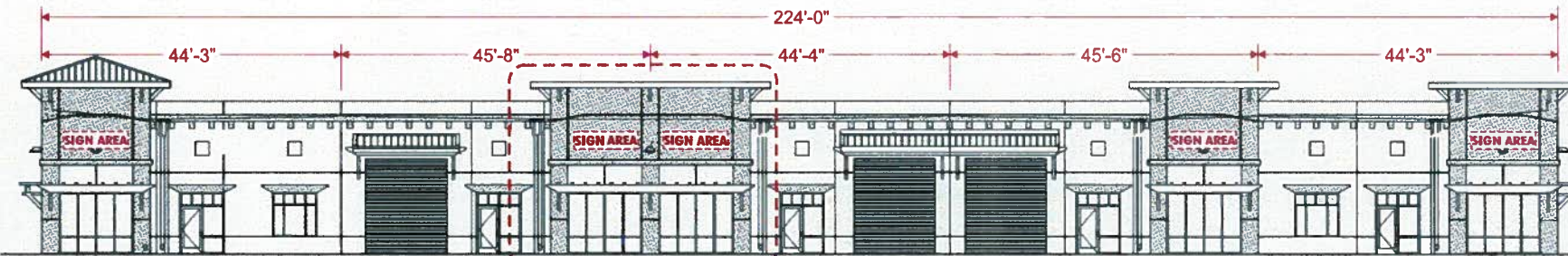


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**SHEET**  
**E.6**

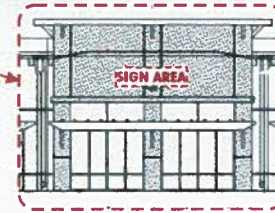




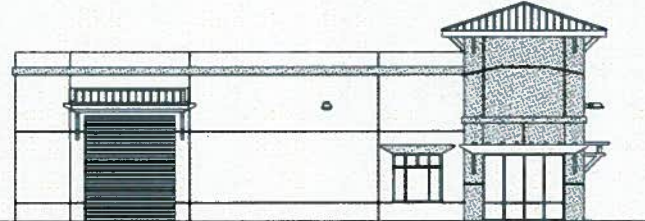
**TS-2 East Elevation -Bldg. G** Scale: 1/16" = 1' -0"

**Approved Sign Areas**

Only (1) 25 Sq. Ft. Sign per each Tenant is Allowed on this Elevation.  
 If tenant occupies entire building, only (1) 25 Sq. Ft. sign is allowed.  
 Maximum (4) total signs allowed on this elevation.

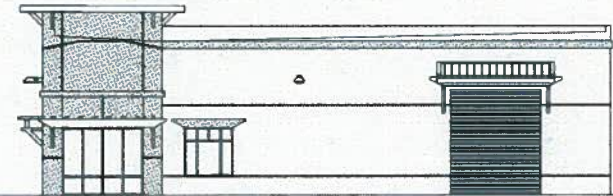


If tenant occupies the two center leaseholds, they can have only one 25 SF sign (TS-2) centered over the leasehold as shown.



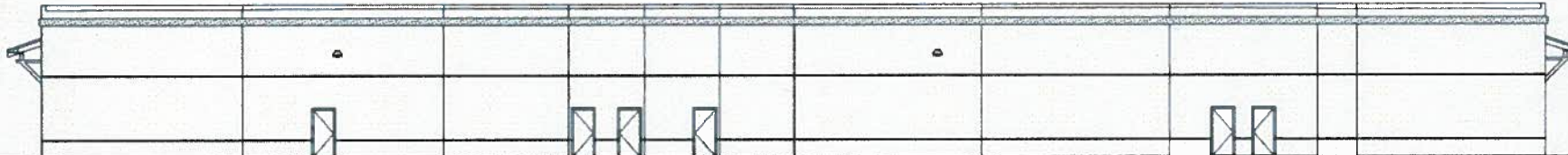
**South Elevation** Scale: 1/16" = 1' -0"

**No Approved Sign Areas**



**North Elevation** Scale: 1/16" = 1' -0"

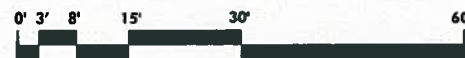
**No Approved Sign Areas**



**West Elevation** Scale: 1/16" = 1' -0"

**No Approved Sign Areas**

**TS-2 Tenant Sign**



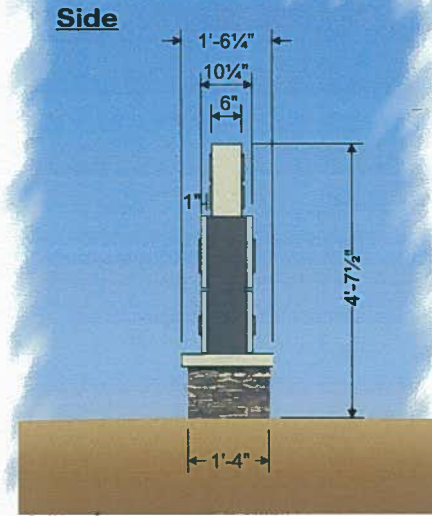
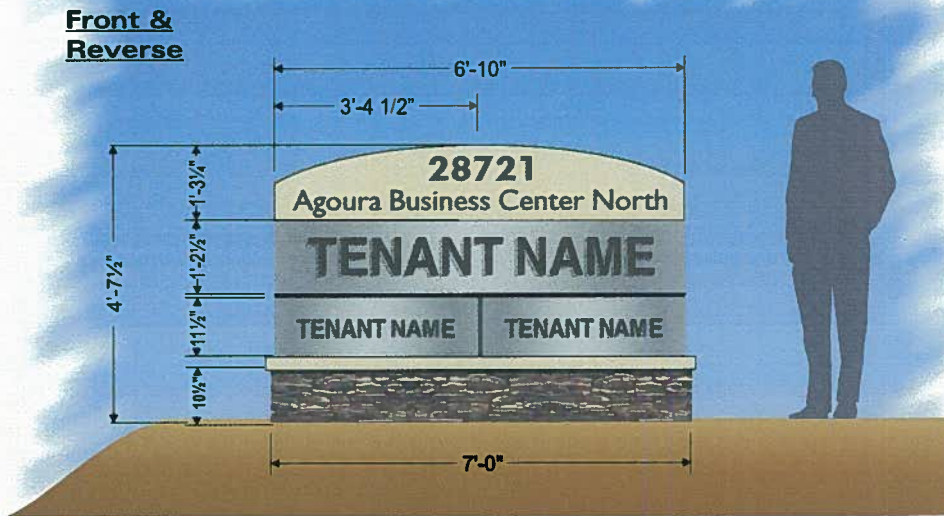
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**SHEET**  
**E.7**



**M.1 Monument Elevation** Scale: 1/2" = 1'-0"  
Square Feet = 31.6

**Face Layout**

Manufacture and install one (1) Double Faced Internally illuminated monument sign with routed out tenant copy and 1st surface vinyl.



**Nighttime Simulation** Reverse Side

**Monument Specifications**

Specifications: Description	Specification/Material	Finish	Color
Monument Base	Reinforced Concrete	Stone Veneer	Eldorado "Rustic Ledge"
Cabinet & Returns	.090 Aluminum	Painted	To Match Light Bldg Accent
Tenant Faces	.080 Aluminum Routed	Painted	Matthews Brushed Alum.
Tenant Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000
Copy Faces	1st Surface Vinyl or Print	Translucent	To Match Tenant Spec.
Illumination	LED Lamps	N/A	6500k White
Address Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000
Address Faces	3M High Performance	Opaque	Duranodic Bronze

**NOTE: Landlord shall approve the final tenant panel design and position.**



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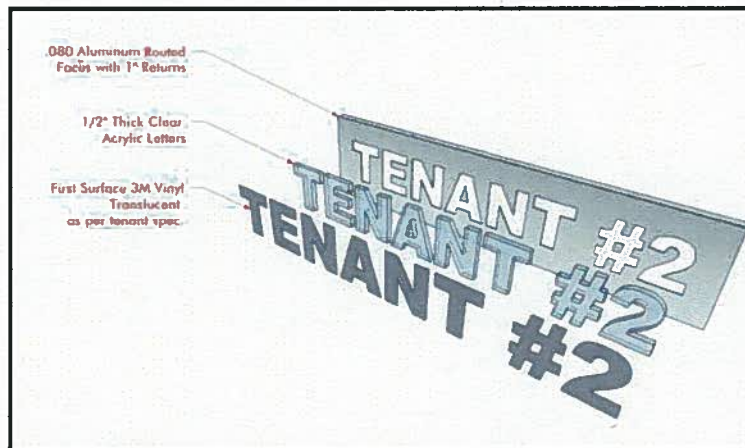


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**SHEET**  
**1.0**





**Exploded View**

M-P

**Monument Panels**

Scale: 1 1/2" = 1' - 0"

**Panel Specifications**

**Specifications:**

Description	Specification/Material	Finish	Color
Faces	Routed out .080 aluminum	Painted	Matthews 41-342G Satin Silver Metallic "Brushed Aluminum"
Copy Faces	1st Surface Vinyl or Print	Translucent	To Match Tenant Spec.
Tenant Copy	1/2" Acrylic Push-Thru	Gloss	Clear #0000

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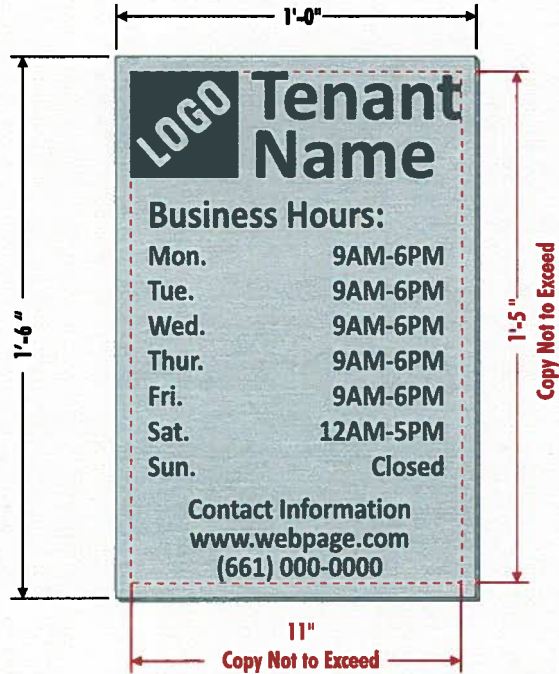


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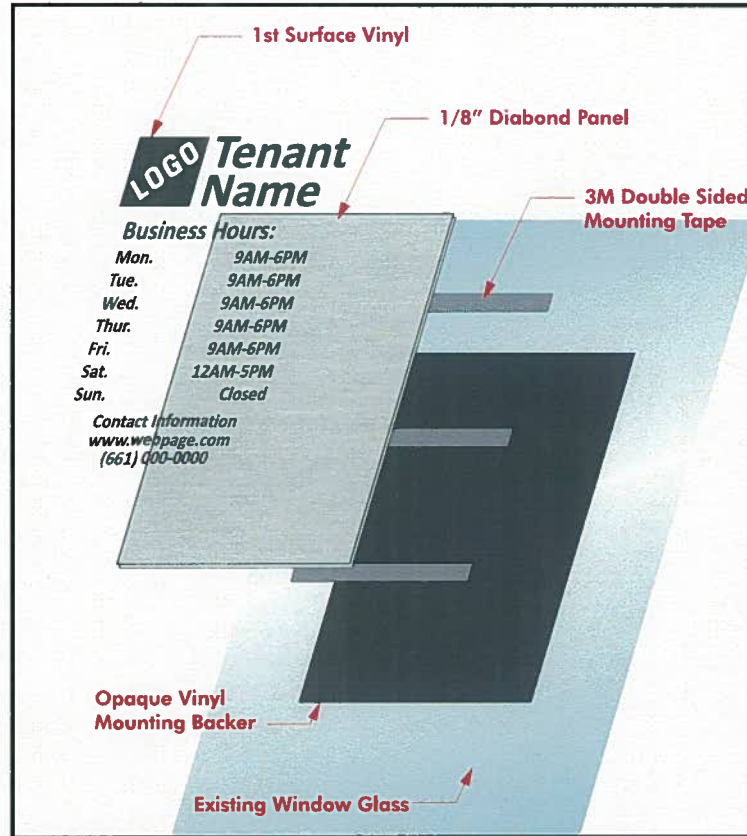
**SHEET**

**1.1**





Installed on side glass, right side of entry.  
 Consisting of:  
 Trade Name & Logo  
 Hours Operation  
 Limited Contact Information  
 All copy & graphics subject to Landlord Approval.



**Exploded View**

**WP**

**Window Panels - Hours**

Scale: 3" = 1'-0"

**Panel Specifications**

Specifications:			
Description	Specification/Material	Finish	Color
Panels	1/8" Diabond Alum. Composite	Horizontal Brushed	Natural Silver
Copy	3M Vinyl Series 3630	1st Surface	Duranodic #69
Mounting	3M Double Sided Tape	Between Panel & Glass	N/A
Glass Backer	3M Vinyl Series 3630	1st Surface	Black #22

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**SHEET**

**2.0**

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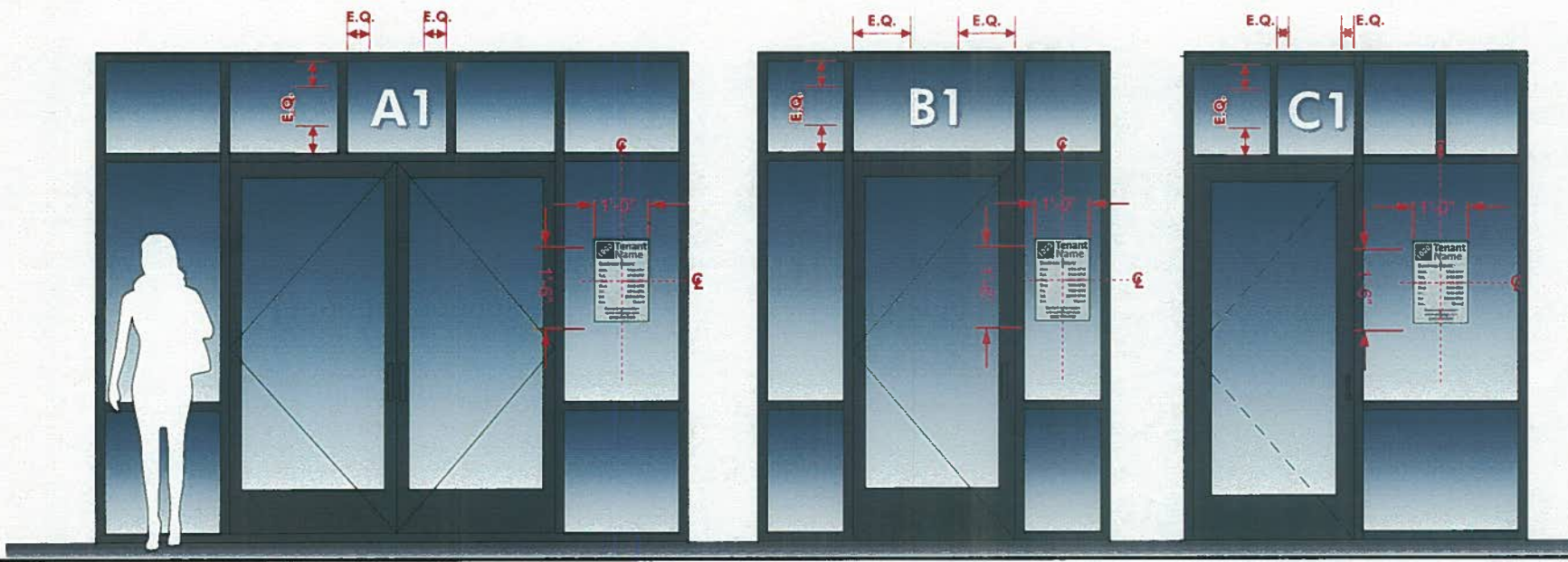
ADDRESS SCHEDULE (X) = optional	
A1 (A2)	B1 (B2)
C1 C2 (C3 C4)	D1 (D2 D3 D4 D5)
E1 (E2 E3)	F1 (F2 F3 F4 F5)

G1  
(G2 G3 G4 G5)

**SA** Suite Addresses - Window Vinyl Scale: 3" = 1'-0"

**Vinyl Layout**

Manufacture and install 1st Surface gloss white high performance vinyl addresses.



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**SHEET**  
**3.0**





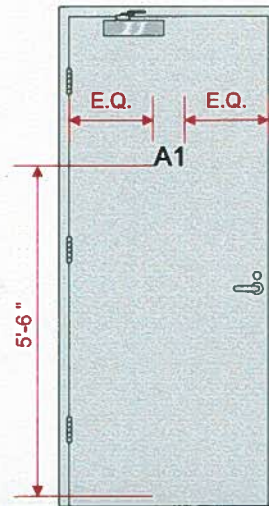
ADDRESS SCHEDULE		(X) = optional
A1 (A2)	B1 (B2)	
C1 C2 (C3 C4)	D1 (D2 D3 D4 D5)	
E1 (E2 E3)	F1 (F2 F3 F4 F5)	

G1  
(G2 G3 G4 G5)

**DA** Door Addresses - Door Vinyl Scale: 6" = 1'-0"

**Vinyl Layout**

Manufacture and install 1st Surface gloss black high performance vinyl addresses.



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**SHEET**

**3.1**



**SIGN PERMIT  
CASE NO. SIGN-01385-2017  
(ABC NORTH)**



**Building A**



**Building B**



**Entrance to Project**



**Rear of Building A**