

PLANNING DEPARTMENT

DATE: February 15, 2018

TO: Planning Commission

APPLICANT: Regency Centers for Twin Oaks Shopping Center
915 Wilshire Boulevard, Suite 2200
Los Angeles, CA 90017

CASE NOS.: SPR-01437-2017, OAK-01438, 2017 & SIGN-01439-2017

LOCATION: 5701-5833 Kanan Road
29015-29041 Thousand Oaks Boulevard

REQUEST: Request for approval of a Site Plan/Architectural Review application to remodel the Twin Oaks Shopping Center; approval of an Oak Tree Permit to remove two (2) dead oak trees and encroach into the protected zone of 18 other oak trees due to parking lot improvements; approval of a sign program; and to make a finding of exemption under the California Environmental Quality Act.

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

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan/Architectural Review – Case No. SPR-01437-2017, Oak Tree Permit – Case No. OAK-01438-2017, and Sign Permit – Case No. SIGN-01439-2017, subject to conditions, based on the findings of the attached Draft Resolutions.

ZONING DESIGNATION: Commercial Shopping Center – Mixed-Use Zoning District (CS-MU)

GENERAL PLAN

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

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Regency Centers for Twin Oaks Shopping Center has applied to remodel the existing shopping center. The 10.37-acre property is located at the northwest corner of Kanan Road and Thousand Oaks Boulevard and across from the Town and Country multi-family residential development to the east, and Agoura Meadows shopping center to the south. The property shares access with the adjacent Agoura Hills City Mall shopping center to the north. The tenants' addresses range from 5701 to 5833 Kanan Road and from 29015 to 29041 Thousand Oaks Boulevard. The property includes a main building and four free-standing buildings. The main building houses a variety of retail uses including two large tenants Ralphs Supermarket and RiteAid Pharmacy. The free-standing buildings are occupied by Union Bank, OneWest Bank, Starbucks coffee shop, and Yum Yum Donuts. The fifth free-standing building is owned and occupied by Carl's Jr. restaurant, and will not be remodeled but the landscaping around the structure will be improved. The property was acquired by Regency Centers in June 2005. The company has been able to maintain a fully occupied center through the economic downturn. The applicant is now in a position to revitalize the center and incorporate amenities that will improve pedestrian and vehicular circulation. Regency Centers has applied for a Site Plan/Architectural Review application (SPR-01437-2017) to renovate the center, an Oak Tree Permit (OAK-01438-2017) to remove two (2) dead oak trees, and encroach into the protected zone of the 18 other on-site oak trees in order to resurface the parking lot, remove and reconstruct a trash enclosure and pathways, and a Sign Permit (SIGN-01439-2017) to change the design criteria of the tenants signage.

The center underwent remodels and additions during the 1980s and 1990s with the latest discretionary approval of a Sign Modification in 2012 requested by one of the tenants. The sign modification requested additional colors and a different font style, which extends the design standards to other tenants in the center but no other tenant has used these additional design features thus far. If the new Sign Program is approved, the sign modification will no longer apply since the new sign program would supersede the standards of the existing sign program.

II. STAFF ANALYSIS

The shopping center is built on a parcel zoned Commercial Shopping Center-Mixed Use (CS-MU). The zone provides for shopping centers and the option for a mixed-use development with multi-family residential units. Currently, the parcel is developed with one-story multiple commercial buildings oriented onto two primary arterials Thousand Oaks Boulevard and Kanan Road. This is a major intersection in the City. The primary building backs up to a flood control channel, which crosses the parcel along its western side and acts as a buffer between the shopping center and the multi-family residential development to the west. To the

north is the Agoura Hills City Mall shopping center, which share a common access with the Twin Oaks Shopping Center. The goal of the CS-MU zone is to encourage a high level of architecture and site design quality, allowing a positive experience to residents and visitors, fostering economic vitality, and serving as a center of neighborhood identity and activity. Per the Zoning Code, a renovation shall integrate and promote pedestrian activity including pathway connections, and, pedestrian amenities. The renovation proposes new outdoor seating/dining areas, and new pedestrian connections between buildings and the public right-of-way. It also proposes to modify the architectural style and building materials of the main building front elevations in order to modernize it, establish a new design for the tenant signs, improve on-site lighting, and modify the parking lot to incorporate such pedestrian amenities.

A. Site Plan and Buildings

The center is one of three shopping centers near the major intersection in the City, which provides a variety of services to the community. The shopping center was built in 1979, and was remodeled and expanded over the course of 40 years. The buildings total 98,399 square feet including four free-standing buildings (8,474 square feet). The center provides 420 parking spaces. The shopping center is a permitted use in the zone, and is occupied by individually approved tenants.

The property benefits from over 680 feet of street frontage on Thousand Oaks and over 800 feet on Kanan Road with multiple access driveways on each frontage. The driveways provide the necessary access in and out of the property. A drive-aisle along the northern and western property lines allows for circulation of all commercial delivery vehicles and access to employee parking in the rear of the building leaving full access to the front parking lot to customers. It also provides a separation between the adjacent buildings and the center, which results in a less dense development. The site is bordered by a public sidewalk adjacent to a wide landscape planter along Kanan Road. Smaller landscape finger planters provide planting areas throughout the parking lot. The renovation will maintain the existing conditions with respect to site layout, including the buildings location and footprint, with 22 percent lot coverage whereas 50 percent is allowed by the zone. Building setbacks vary between 20 for the free-standing buildings and 100 feet for the main building, which are also at minimum or in excess of the minimum building setbacks for the zone.

One the purposes of the CS-MU zoning district, as noted in the zoning ordinance, states that development, remodel and renovation of such centers shall integrate and promote pedestrian activity with pathway connections between center business areas and parking, and to adjoining neighborhoods and districts, as well as incorporate pedestrian amenities like seating areas, and outdoor gathering spaces to accommodate pedestrians, outdoor dining and other activities. The renovation includes repaving the pedestrian connections between the public sidewalk and the Starbucks Coffee Shop and Yum Yum Donuts, which leads to a marked crossing between the free-standing buildings and the main building, in

order to improve public safety. In addition, the applicant's plans propose to expand the area at the connection between the north shops and west shops to include a new, 690 square-foot, seating area bordered by "planter bollards", which serve as barriers from the parking lot. A new paving material with a plank paver pattern is proposed to delineate the outdoor seating/dining area between the storefronts and the curb. Moveable outdoor furniture is provided to encourage the use of the outdoor space as gathering areas. Another outdoor furnished seating/eating area is designated adjacent to the Starbucks coffee shop (890 square feet), which is on its own building pad. The seating area will be on a natural surface, and separated from drive-aisles on a slightly elevated pad. The walkway around the building will be realigned, and resurfaced to comply with accessibility requirements. The path will connect to the public sidewalk along Kanan Road. An additional potential area (840 square feet) in front of the supermarket is available, which would be on an existing concrete surface bordered by new planter bollards for the use of the supermarket's customers.

The walkway along the main building is enhanced by four 4-foot wide, 15-foot tall vertical green screens in line with the overhang to provide espalier landscaping, and at the same time, provide a break in the long facades since no supporting columns are provided to support the soffit. The screens would be in between tenant spaces so as to not block views of the building signage and window displays. A meandering urban trail is proposed along the Kanan Road frontage, from the northern property boundary to the corner of the property in a landscaped planter to provide a more naturalistic landscaping. Other amenities include decorative trash receptacles throughout, and bike racks. The property line walls and trash enclosures' walls would be repainted accordingly.

Lighting is also upgraded throughout. The proposed building design incorporates two types of wall-mounted, decorative lighting fixtures, a goose neck barn light fixture with a recessed bulb on the fascia of the buildings, adjacent to the Ralphs Supermarket entrance, and above the green screens, and a narrow sconce light fixture on the walls between the tenants' storefronts. There would be 12 and 9 respectively of each type of light fixture. Recessed lights are also proposed under soffit to light the paths to replace the surface-mount fixtures, and wall packs are proposed on the rear elevations to replace the existing older fixtures. There would be 63 and 24 of each type of fixture respectively. The color temperature will be the same for the fixtures so it is fully integrated in the project.

The height of the existing parking lot fixtures do not comply with the Zoning Ordinance and as such, the applicant will be replacing the fixtures with 16-foot high fixtures in order to comply with the Zoning Code. Fourteen of the pole lights will have quadruple luminaires on each pole to minimize the use of poles, one (1) pole will have double luminaires, and four (4) of the poles will be single luminaires adjacent to the right-of-way. The light fixtures comply with the new energy efficient requirements of the Building Code, and provide more efficient lighting. The applicant provided a photometric plan to show that lighting will not exceed one (1)-foot candle at the property lines in order to avoid light pollution.

The plan was found to comply with the City's lighting requirements. The project is conditioned accordingly (Condition No. 15 of Exhibit A, Attachment 1).

B. Architectural Design

The applicant proposes to remodel the front elevations of the main building by covering the split face stone walls on the building with imitation wood horizontal planks to give it the appearance of a more rustic construction. The articulation of the facades between the tenant spaces will remain as currently built. The color of the board is proposed to be salty gray. The soffit along the entire frontage of the main building will remain to provide a covered walkway but will have a square edge instead of a rounded edge and will be stuccoed. Also, horizontal molding will be applied to the façade above to create two separate bands painted in contrasting colors, white and gray, in order to visually reduce the mass of the projecting elevation. A trim along the edge of the parapet roof will be applied and painted dark gray to define the roofline of the building, which has the effect of visually reducing the height of the building. The existing standing seam metal roof will be replaced with a new, manufacture-painted dark gray standing seam metal roof with the same height and pitch. Additional screening is added around some of the roof-mounted equipment to screen the equipment that is visible from some of the view points on the site. As for the rear elevation, the red band will be removed by painting over it with the same color as the rest of the façade. The height of the buildings will be maintained with roof lines, varying from 20 to 29 feet and the free-standing buildings between 15 and 20 feet, whereas the zone allows a maximum 35-foot height.

The canvas of the outdoor dining area of Maria's Restaurant will be replaced with a new one in a burgundy color, and the enclosure wall of the dining area will be clad with the same horizontal planks as the building facades. One trash enclosure will be relocated to avoid interfering with the new, outdoor seating area adjacent to the Starbucks coffee shop, and the others will remain in place and will be repainted.

Renovation of the free-standing buildings will consist of painting the Union Bank building with the same white and gray colors used on the main building, and restucco the OneWest Bank building with a quasi-smooth stucco painted with the same colors as the main building. The Starbucks coffee shop and Yum Yum Donuts buildings are subject to a more extensive renovation in order to be more integrated into the project. Both buildings will be clad with the same material as the main building in addition to a new standing seam metal roof on the Starbuck to replace the wood shingle clad roof, which is no longer compliant with the Building Code. The facades will be clad with the same imitation wood planks as the main building. Both buildings will be painted with the same color scheme as the main building. The Yum Yum Donuts building will maintain the same roof line.

The building materials are non-reflective and the siding would imitate a wood siding recommended in the Architectural Standards and Design Guidelines (Guidelines). Only stucco and manufactured planks are used for the facades, which helps maintain a simpler design. The gray color scheme remains subdued, and blends in with the surrounding developments.

The project was presented to the Architectural Review Panel (the Panel), which suggested incorporating enhanced features to give the center a distinguishing appearance and a better sense of place. The Panel suggested incorporating the "twin oaks" motif into the furniture, the trash receptacles, the monument sign, and the green screens. The applicant has responded positively to the recommendations, and revised the plans to incorporate these features. The motif will be part of the green screen and the monument sign. In addition, a tree leaf pattern is imbedded in one of the new cross-walks.

Overall, the project complies with the Guidelines that address the development and remodeling of commercial projects. The human equation, a criterion stated in the Guidelines, is provided by the project by way of outdoor gathering areas and internal site pedestrian circulation, and its connections to the off-site pedestrian circulation.

C. Parking

The parking lot layout and spaces will remain as currently laid out. The site improvements require grinding of the first two (2) inches of asphalt and repaving with a new layer and pin-striping the parking spaces as previously existing. A planter will be created between an angled parking space and the sidewalk, which will expand the sidewalk adjacent to the Rite Aid pharmacy and the vacant tenant space previously occupied by Hallmark Cards. Currently, the center provides 420 parking spaces, which addresses the demand of the current tenancy, and 420 parking spaces will be clearly restriped. Accessible parking spaces and ramps will be maintained in the same location, and repainted as well. The resurfacing will be done in stages so the center can continue operating, and provide access with enough parking on a daily basis for its customers, and for the delivery of emergency services.

D. Signage

The Sign Ordinance regulates signage for commercial projects to promote signage as an integral part of the building design. It also provides sign requirements for different types of tenants in the case of a shopping center i.e. major versus minor tenants. The proposed sign program includes building-mounted tenant identification signs, two monuments signs, and vinyl letters on the front and rear doors of each tenant's suite. Attachment 4 depicts the design criteria. Major tenants' signage is identified as Major 1 and Major 2, small tenants' signage is identified as Inline Storefront, and the monument signs as M1 and M2. The proposed design is a result of sign design and business identity

trends as the current signs no longer serve the need of the tenants, and the color has been, over time, difficult to match and be consistent amongst tenants.

1. Building Signs

The Sign Ordinance establishes criteria for the sizes of the signs of the tenant storefronts that are located in excess of 100 feet from the front property line and, for the tenant spaces located within 100 feet from the front property line. In addition, it establishes size criteria for major versus minor tenants, and for the free-standing buildings in order to address each tenant situation. Furthermore, Regency Centers incorporated specific requirements in the sign program pertaining to the size of the letters in order for the individual signs to be in harmony with the other signs in the center. As a result, the size of the signs will be dependent upon five variables: (1) the lineal length of each tenant space; (1:1 ratio); (2) the maximum length of the sign as a percentage of the tenant frontage (65 percent); (3) the distance of the tenant space from the front property line (+/- 100 feet); (4) the maximum height of the letters (24 to 36 inches); and (5) the maximum area allocated for a sign (80 percent).

The Sign Ordinance allows one (1) square-foot for each lineal foot of frontage up to 50 square-foot sign on the primary elevation of a regular tenant. If the building is located over 100 feet from the front property line, a maximum of 70 square feet is allowed. Additionally, one-half of the primary frontage maximum allowed square footage (up to a maximum of 25, or 35 square-feet) is allowed on a secondary frontage. Major tenants are allowed up to 200 square feet. Signage would only be on the front of the building because no public entrance is provided in the rear of the main building.

The free-standing and corner buildings would benefit from an additional ten (10) square-foot sign over a public entrance, if such entrance is located on an elevation of the building different from the elevation with street frontages.

The signs will be built out of 1.5-inch deep aluminum reverse channel letters pin-mounted to the wall and illuminated with a warm white LED. The letters will be halo-lit instead of internally lit. No light would come through the face of the letters but rather would create a halo along the outline of the letters so the business name could be read at night. Business owners will be able to choose from a five (5) color paint palette. No font is specified to allow for individual business identification style. The height of the letter would depend on whether it is a major tenant or small tenant. Double lines are permitted as long as they fit in their allocated area. Logos and trademarks are also permitted and could potentially be internally lit or halo-lit.

Signs are proposed to be installed at least 16 feet above the ground, which is the same height as the current signage. The signs would be centered vertically and horizontally in the designated sign area above the tenant space, and would

occupy a maximum 80 percent of the designated space so as to maintain legibility per the sign program criteria.

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 uses five colors, with logos and trademark colors being exempt, which complies with the Sign Ordinance criteria. The installation of tenant signs will be subject to the center management's approval, and must be consistent with the approved sign program. Sheets 2 and 3 of the sign program detail the compliance requirements of each sign and the responsibility of the tenants and the shopping center's ownership or management company to enforce well maintained signage.

2. Monument Signs

The existing monument sign, on the Kanan Road frontage, built on two short poles, will be removed and replaced by one (1) double-sided, fully ground-mounted, monument/directory signs, a 6 feet by 8 feet wide (48 square-foot) sign with one (1) additional sign on the Thousand Oaks Boulevard frontage of the property near the intersection. The signs would be set back a minimum of five (5) feet from the property lines. The monument/directory sign would be built out of an aluminum box, coated with a smooth stucco using the same colors as the building. The base is built out of concrete and clad with the same cementitious planks as the building with an internal illumination system. The sign face includes the name of the shopping center at the top, and enough space to accommodate six (6) tenants with two (2) larger name plates for the major tenants and four (4) others for smaller tenants. The name plates and the background colors would match those of the building. The letters would be pushed-thru acrylic to allow the white lighting through during the nighttime but the background would not be illuminated. The font would be same for all tenants' names. The monument/directory signs would be placed in a landscape planter, and the landscaping would be maintained around the base of the sign in perpetuity. Per the Architectural Review Panel's recommendation, decorative cut-out aluminum panels would be added on each side of the center's name and on the sides of the monument sign to illustrate oak leaves and reinforce the oak tree motif throughout.

E. Oak Trees

The City Oak Tree Consultant has reviewed the Oak Report prepared by Seven Elk, dated January 4, 2018, and concurs with the findings. The report evaluated 20 protected oak trees including four (4) Valley Oaks, and 16 Coast Live Oaks. The protected zone and canopy of eighteen (18) of these trees will be encroached upon during the parking lot resurfacing. No loss of canopy and/root structure is expected. Minimal impacts are expected as a result, and therefore, no mitigation is required. The landscape plan includes a new oak tree in its planting palette nonetheless. Additionally, there are two (2) dead oak trees that will be removed. As a result, two (2) mitigation oak trees will be incorporated in

the planting palette of the landscape plan based on the required 1:1 replacement ratio for dead oak trees. The project is conditioned (Condition No. 49 of Exhibit A, Attachment 1) to require a minimum of two new, 36-inch box Coast Live oak trees, and the monitoring of the activities under the trees when heavy machinery is used during the construction phase. All the existing oak trees will be maintained in place, and both, new and existing oak trees will be preserved in perpetuity.

F. Landscaping

With recent mandates to control the consumption of potable water for the purpose of irrigation, the City adopted the State Model Water Efficient Landscape Ordinance. Commercial renovations that make modifications to the landscaping are required to comply with the new ordinance, and provide landscape plans and calculations of the on-site irrigation water consumption. This means that large expanses of grasses that are not drought-tolerant have to be removed for the benefit of a more native, drought-tolerant material. Also, over time, the landscape recedes in volume and coverage, and trees die requiring refurbishing and replacement. The aging irrigation requires an upgrade as well. The applicant has provided landscape plans that depict a natural and rural environment. The plans incorporate 42 new oak, manzanita, redbud, willow, and sycamore trees, as well as a variety of shrubs and ground cover that will replace the grass coverage. Fast growing plants will be planted along the drive-through aisle along the OneWest Bank building to screen cars. New trees will be planted to restore a tree canopy coverage over the parking lot, to create shade and reduce the heat island effect caused by the asphalt. Growing vines will be planted at the base of green screens to create shade and soften the metal structure. The landscape plans will be checked for the project's water efficiency use of the irrigation system based on the planting during the plan check process. The landscape plans, in addition to the planting, incorporate a meandering decomposed granite path along the frontage of the property, to enhance the walking experience, and textured surfaces for walkways and outdoor seating areas will replace the existing concrete and some areas of the asphalt. The plans propose several zones of planting types: 1. Ralphs Landscape zone, which lists a variety of shrubs, bollard planters around the seating area, and vines against the facades of the tenant space, 2. North Plaza zone will also provide trees, and bollard planters around the seating area, green screens with growing vines, 3. Silver Corner zone, which is the planting near the intersection will have trees and shrubbery and ground cover around the monument sign, 4. Urban Habitat Trail zone features a decomposed granite meandering path amongst more shrubbery and ground cover, and 5. Starbucks Landscape zone, features outdoor seating on a decomposed granite base and shrubbery screens along the urban trail. The landscape concept creates a transition zone between the urbanized environment of the street and the property, and provide shade for a more comfortable environment. The project is conditioned (Condition Nos. 25 through 47 of Exhibit A, Attachment 1) to provide detailed landscape and irrigation plans, and demonstrate compliance with the water efficient landscape

ordinance, and a naturalistic landscape design incorporating native and drought-tolerant planting as well as a planting adapted to the City's climate zone.

G. General Plan Consistency

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

Goal LU-2: City of Diverse Uses

- *Policy LU-2.2 Retail Services. Provide for and encourage the development of broad range of uses in Agoura Hills' commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending.*

Goal LU-27: Community Serving Shopping Centers

- *Policy LU-27-1: Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:*
 - Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
 - Outdoor-oriented uses such as restaurants
 - Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape lighting; and well-designed way finding signage
 - Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions
- *Policy LU-27-3. Compatibility with Residential Neighborhoods. Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods.*

The project complies with the goals and policies by providing a revitalized commercial property that will attract users who will keep spending in the community. The remodel will incorporate pedestrian amenities, such as outdoor seating/dining areas, and improved pedestrian connections that will make the shopping center more inviting and safer for non-motorized users. The site improvements have considered minimizing the impacts of the development by providing more shade canopy coverage to reduce the heat island effect and greenhouse gas emissions. The drive-aisle used for delivery trucks access in the rear of the building will be maintained, therefore, no conflict will arise between

commercial deliveries and the customers' parking. The distance between the building and off-site development is maintained and property line walls will be maintained as currently existing.

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. facade improvements (reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and the 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 way-finding signage*
 - *Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities*

The project renovates the buildings to beautify the area, and attract new tenants. The renovation will tie all the buildings into one homogenous development with matching architecture and a common twin oaks theme throughout. The project will improve pedestrian circulation from building to building, and provide outdoor seating area for gatherings. The revitalized landscape will provide trees that will create shading, and reduce the heat island effect caused by the asphalt. The large expanses of grass will be replaced by native, drought-tolerant, fuller landscaping, creating a more naturalistic and rustic appearance. The signs provide meaningful identification for the business, without distracting from the architecture especially as viewed from Kanan Road and Thousand Oaks Boulevard. The signs will be halo-lit to maintain legibility at night-time, while

maintaining subtle illumination. Most of the signs are at a considerable distance from the main arterials, and therefore, are not expected to distract motorists. The monument sign is consistent with the required dimensions, style, and location, and is located a sufficient distance from Kanan Road and Thousand Oaks Boulevard to provide adequate line-of-sight for the traffic traveling on these arterials, and in-and-out of the project site.

H. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per Section 15301. This exemption includes the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. No significant environmental impacts are expected from 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

Based on the foregoing analysis, staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01437-2017, oak tree permit case no. OAK-01438-2017, and Sign Permit Case No. SIGN-01439-2017 subject to the conditions of approval.

IV. ATTACHMENTS

- Attachment 1: Draft SPR/OAK Resolution with Exhibit A
- Attachment 2: Draft SIGN Resolution with Exhibit A
- Attachment 3: Vicinity Map
- Attachment 4: Reduced copies of the architectural and landscape plans and Sign Program
- Attachment 5: Photographs of the Color and Materials Board and of the Site

Case Planner: Valerie Darbouze, Associate Planner

RESOLUTION NO. 18-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01437-2017 AND OAK TREE PERMIT CASE NO. OAK-01438-2017 FOR THE REMODELING OF AN EXISTING SHOPPING CENTER LOCATED AT 5701-5833 KANAN ROAD AND 29015-29041 THOUSAND OAKS BOULEVARD; 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 Regency Centers, with respect to the real property located at 5701-5833 Kanan Road and 29015-29041 Thousand Oaks Boulevard (Assessor's Parcel Nos. 2051-006-003, 004, 006, 007, 008, 009, 010, 011, 013, 014, 015), requesting approval of a Site Plan/Architectural Review (Case No. SPR-01438-2017) to renovate an existing shopping center; and a request for an Oak Tree Permit (Case No. OAK-01438-2017) to remove two (2) dead oak trees, and encroach in the protected zone of 18 other oak trees for the parking resurfacing (the "Project").

Section II. The Project is a request to remodel an existing shopping center, and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 (Existing Facilities), which includes the repair, maintenance, permitting, or minor alteration of existing private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing, and minor additions to structures. The Project 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 applications at a public hearing held on February 15, 2018 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 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 presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Site Plan Review. Based upon the evidence presented at the 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, as conditioned, 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, and will comply with each of the applicable provisions of the Zoning Ordinance. The property's zoning designation of Commercial Shopping Center-Mixed Use District (CS-MU) allows for shopping centers and, by extension, the renovation of permitted shopping centers. The project complies with the requirements of the CS-MU zone relative to use, lot coverage, height, setback, access, and circulation. Public amenities are provided to address the human component of the shopping center such as outdoor seating/eating areas. Pedestrian connections are provided by way of accessible path and new walkways.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The buildings will be remodeled to comply with the most recent Building Code requirements. The proposed use is consistent with the Zoning Ordinance standards with respect to noise, light, and operational standards. The site already provides the necessary vehicular and pedestrian access in and out of the property, and throughout the parcel as well, which will not be modified. The architectural improvements of the buildings will preserve light, air, and privacy of the adjacent uses in that the building height and mass will remain the same as existing, and will not impact the adjacent properties. Marked pedestrian paths are added on the property to facilitate safe circulation.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and surrounding area, and is compatible with the surrounding properties. The design of the proposed project will provide a desirable environment for its occupants, as well as for its neighbors. The remodeling is aesthetically of good composition, materials, textures, and colors. The renovation is compatible with the City's low intensity development style, which allows the building site coverage, and the height of the building to remain as required by the CS-MU zone. The project improves the landscape throughout, increasing the tree canopy, and refurbishing existing planters. Both the architecture and the landscape will contribute to the natural setting of the City. The lighting will be upgraded with more efficient fixtures that will comply with the maximum height requirement for parking lot lights. The Project design includes new, matching architectural features and colors for the free-standing buildings to the main building. The design includes a balanced mix of on-site pedestrian and vehicle zones. Overall, the Project contributes to the beautification of the commercial zone.

D. The proposed use, as conditioned, will comply with each of the applicable regulatory provisions of the Zoning Ordinance. The future tenants of this property that are permitted in the CS-MU will continue to be permitted in the zone. The building lot coverage will be maintained as existing, and under the 50 percent maximum allowed. The front, rear, and side building setbacks of any on-site buildings will not be reduced or changed, and the building height will remain at 20 to 29 feet, consistent with the CS-MU zone. The site layout

allows for pedestrian amenities, such as outdoor resting areas and separated pedestrian paths.

E. The Project, as conditioned, is consistent with the City's General Plan Goal LU-2, Policy LU-2.2, Goal LU-13, Policies 13.1 and 13.2, and Goal LU-27, Policies LU-27.1, and 27.3. The Project involves renovating an existing shopping center. The Project maintains the human scale of the commercial use by not increasing the building height or lot coverage in keeping with the commercial zone. The architectural design, colors and materials will be consistent with the surrounding built and natural environment, with mostly muted colors with grey color scheme, and wood imitation horizontal planks, along with the light colored stucco. The renovation of the buildings and site will serve to upgrade the character of the neighborhood, and provide a modernized retail center for potential economic growth. The Project increases the number of outdoor pedestrian amenities including outside eating and resting areas and separated walking paths. The streetscape is improved by additional landscaping and pedestrian access.

F. The Project, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The shopping center will be an aesthetic improvement of the district as this property is served by two major arterials in the City, and highly visible to motorists. The architectural style, although more modern, incorporates natural or muted colors on siding that resembles wood, and features that emphasize the "twin oaks" motif. The Project's site design is consistent with the zoning district standards, particularly with regard to the pedestrian amenities, which include outdoor seating and protected pedestrian paths. The Project will not increase existing building lot coverage, or square footage.

Section VI. Architectural Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9677.7.G. of the Agoura Hills Zoning Ordinance, that:

A. The Project, as conditioned, is consistent with the City's General Plan Goal LU-2, Policy LU-2.2, Goal LU-13, Policies 13.1 and 13.2, and Goal LU-27, Policies LU-27.1, and 27.3 in that the project maintains the human scale of the commercial use, and provides multiple outdoor pedestrian amenities, in keeping with the CS-MU district. The remodeled buildings will promote the retention of existing tenants, and attract new ones. The Project provides employment opportunities for a variety of commercial uses.

B. The design and location of the development and proposed improvements, as conditioned, and their relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; it will not unreasonably interfere with the use and enjoyment of existing developments in the vicinity thereof; and it will not create traffic hazards or congestion. The renovation maintains the on-site circulation, and into the adjacent shopping center. The site provides more identifiable walkways to lead to the stores. The renovation will not create additional traffic since no added square-footage is included in the Project.

C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. As conditioned, the Project layout blends in with the surrounding development in terms of scale and intensity of development, and preservation of views. The proposed shopping center renovation and site design are attractive. The Project reflects the City's rustic style, with natural or muted colors on imitation wood siding, and low-profile development in terms of height and building lot coverage. The renovation of the center will improve the character of the area. Access and traffic circulation in and out of the site will remain the same.

D. The design of the proposed development, as conditioned, provides a desirable environment for its occupants, as well as for the Project's neighbors, because the Project is aesthetically of good composition, materials, textures, and colors. The buildings blend in with the surrounding properties with an overall muted color scheme and subdued lighting. The Project is compatible with the City's low-intensity and rustic development style. The Project provides attractive design features, landscaping, and pedestrian amenities, such as seating areas and rustic pedestrian paths. The parking will be restriped to the current number of spaces so as to not impact adjacent uses.

E. The Project, as conditioned, complies with all applicable requirements of the district, including those pertaining to height, setbacks, building coverage, architectural style, lighting, and signage. Retail uses are permitted in the CS-MU zone, and will be able to continue operating as previously. The renovation will help keep the current tenants, and attract new tenants for the vacant suites.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The shopping center is renovated to comply with the most recent Building Code requirements, including those for accessibility. The parking lot will be repaved and the striping redone to Code. There will be no change to the on-site or off-site circulation, nor will there be development of new square-footage.

Section VII. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Oak Tree Permit, pursuant to Section 9657.5(C) and the Oak Tree Preservation Guidelines of the Agoura Hills Zoning Ordinance, that:

The condition of the trees with respect to danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways cannot be remedied through reasonable preservation and/or preventive procedures and practices. The removal of two (2) oak trees is necessary because their continued existence, under current condition, precludes the reasonable and efficient use of the property for a use otherwise authorized on that parcel, and to the permitted density. Per the Oak Tree Report, the trees, to be removed, are dead, and if kept on-site, could potentially create hazardous conditions upon completion of the development and therefore, cannot be maintained on site. The proposed project will not endanger the health of the remaining trees on the subject property, and the removal of

the tree will not result in soil erosion through the diversion or increased flow of surface waters. Additionally, eliminating the encroachment would prevent the use of the land for parking and the center could not operate without the required number of parking spaces. It would limit the efficient use of the land by reducing the number of parking spaces and drive-aisles necessary to provide access in and around the site. The encroachment does not interfere with utilities, and can be undertaken without high risks to the trees. The oak tree permit allows for the removal of two (2) dead oak trees with a requirement to plant two (2) new oak trees on site per the requirements of the City's Oak Tree Preservation Guidelines. The repaving is not expected to remove roots structures, and the construction activities including relocating a trash enclosure, is not expected to remove any tree canopy. The new oak trees in coordination with the planting of other trees will help preserve the rustic character of the community. The other on-site oak trees will be protected and the encroachment will be monitored during the construction phase so as to protect the root system and tree canopy of each tree. The project is conditioned to protect the life of the encroached oak trees on the subject property per the City Oak Tree Preservation Guidelines, Appendix A, by taking precautionary measures, during the construction phase, including on-site supervision, and fencing of the oak trees, and over the long term, by providing proper irrigation and industry approved pruning methods when necessary.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. SPR-01437-2017, and Oak Tree Permit Case No. OAK-01438-2017, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section IX. 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 15th day of February, 2018, by the following vote to wit:

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

Curtis Zacuto, Chairperson

ATTEST

Doug Hooper, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL (Case Nos. SPR-01437-2017 & OAK-01438-2017)

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of action, subject to filing appropriate forms and related fees.
2. The approval of these permits shall not be effective for any purpose until the applicant/property owner has agreed in writing that he is aware of, and accepts, all conditions of these permits with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete confirmation with the approved Architectural Plans.
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 herein shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the permits or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. The applicant shall obtain all required construction permits from the Department of Building and Safety.
10. Unless this permit is used within two (2) years from the date of approval, Case Nos. SPR-01437-2017 & OAK-01438-2017 shall expire. A written request for a one (1) year extension may be considered prior to the expiration date.
11. 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.

12. The applicant shall pay to the City the applicable fees owed to the City for the purposes of this application prior to review of any plans for plan check by the Building and Safety Department.
13. No construction work or repair work shall be performed outside the hours of 7:00 a.m. to 7:00 p.m. or any Sunday or Holiday.
14. Relocation of trash enclosure adjacent to the Starbucks coffee shop shall be subject to the review and approval of the Planning Director in coordination with the City Oak Tree and Landscape Consultants.
15. The applicant shall submit a final photometric plan with light fixtures specifications during the plan check process to demonstrate compliance with the maximum illumination permitted at all property lines.
16. The applicant shall comply with the requirements of the Los Angeles County Fire Department Fuel Modification Department and other departments as required.
17. The applicant shall provide a paving material different from the asphalt over a depth of 20 feet at all driveway entrances to alert motorists of on-site reduced speed conditions.

PUBLIC WORKS/ENGINEERING DEPARTMENT

18. Prior to building permit issuance, the applicant shall obtain an encroachment permit to complete any improvements (including a decomposed granite path) adjacent to the public sidewalk.

19. Applicant is required to provide proper maintenance in perpetuity of the decomposed granite path where the path connects to the public sidewalk.
20. Applicant is required to implement Best Management Practices (BMPs) during the construction phase of this project to reduce the discharge of sediment and other pollutants into the City's storm drain system.

BUILDING AND SAFETY DEPARTMENT

21. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures must meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.
22. This project shall be subject to the 2016 California Building, Mechanical, Plumbing, Electrical, Energy, and Green Building Codes and Agoura Hills Municipal Code.
23. 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 shall be submitted to Building and Safety Department for plan review and approval.
24. This project shall be subject to state and federal accessibility codes including the paths of travel and seating areas.

LANDSCAPING

25. Unless as otherwise conditioned herein, the Final landscape plans shall substantially conform to the Landscape Conceptual Plans prepared by Van Atta Associates dated January 18, 2018, as approved by the City of Agoura Hills Planning Commission, including but not limited to, the location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown are the plans.
26. Prior to the approval of any permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
27. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he / she has

reviewed the civil engineering drawings and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

28. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased at the discretion of the Planning Director. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.
29. The Final Landscape Plans shall include the following notes:
 - a. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
 - b. Identification of the total square footage of the landscape area within the project.
30. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.
31. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.
32. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
33. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.
34. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
35. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

36. All landscape areas within site project scope shall be clearly defined on the final landscape plans and drawn at a scale 1"=20' or larger. The final landscape plans shall show existing trees, proposed tree removals, as well as new landscape treatments.
37. The Starbucks Landscape zone final design, including relocated trash enclosure, shall be subject to Planning Director's review and approval. The plan shall include, but not limited to, existing trees, proposed removals, and proposed improvements.
38. Landscape treatment shall be provided to screen car headlights where parking spaces face the right-of-way along Thousand Oaks Boulevard and Kanan Road.
39. Screen planting shall be provided along the drive-through aisle adjacent to the free-standing building in the Silver Corner Landscape zone. The screening shall be a minimum of a 36-inch height with maximum open space between foliage of 12 inches at the time of planting. The evergreen screen planting shall have a natural appearance as viewed from the intersection.
40. No turf is to be included in the final landscape plans and shall be replaced with native and adapted grasses and/or similar plants.
41. The final landscape plan shall provide connection from the urban trail to the sidewalk where appropriate.
42. The final landscape plans shall show the accessibility in all outdoor spaces, in particular, in the "Oak Woodland Garden Room" of the Starbucks Landscape zone.
43. The final landscape plan shall include planting and/or walls to screen or soften the appearance of the transformer and trash enclosure in the "Oak Woodland Garden Room" of the Starbucks Landscape zone while taking into consideration the clearance requirements.
44. *Platanus racemosa* and *Quercus lobata* shall be planted where a minimum soil area of six feet by six feet can be provided.
45. The final landscape plan shall include, in the Silver Corner Landscape zone, a large shade tree to be planted in the existing, west-facing planter adjacent the free-standing building occupied by OneWest Bank.
46. The planting on the final landscape plan shall reflect the Agoura Hills natural Oak woodland aesthetics. Succulents are to be used sparingly. The planting shall include primarily native and adapted plants in natural arrangements. Themed plantings are encouraged. Short-lived plants used in mass are discouraged.

47. The landscape planter located at the northeast corner of the main building adjacent to the trash enclosure shall be retained and replanted to provide screening of the enclosure wall. Planting shall be subject to the approval of the Planning Director in consultation with the City Landscape Consultant.

OAK TREES

48. All Specific and General Recommendations indicated in the Oak Tree Report (Greeley, January 4, 2018) shall be implemented.
49. Two 36-inch container coast live oak trees shall be planted onsite as mitigation for the two dead coast live oak trees that will be removed. The location of the mitigation trees shall be planted at the same location as the two oak trees that died, unless a certified arborist identifies a more suitable (onsite) location. The locations of the two required mitigation oak trees shall be depicted on the Landscape Plan and approved by the City's Oak Tree Consultant.
50. The mitigation oak trees shall be monitored annually for a 5-year monitoring period. A certified arborist shall assess the overall health and physical condition of each tree on an annual basis and submit an annual monitoring report to the City's Oak Tree Consultant. If a mitigation tree dies during the 5-year monitoring period, the tree shall be replaced and monitored annually for five years. All mitigation oak trees shall be in good health, as determined by the monitoring arborist, at the end of the 5-year monitoring period.
51. All oak trees located on the property, including those that would be planted, shall be preserved in perpetuity.
52. Any subsurface ground disturbance that will occur within the Protective Zone of an oak tree shall be performed using only hand tools or small equipment under the direct supervision of a certified arborist.
53. The applicant shall provide a minimum of 48 hours notice to the City Oak Tree Consultant prior to the start of approved work within the protected zone of any oak tree.
54. No grading, scarifying or other soil disturbance shall be permitted within the portion of the Tree Protected Zone of any oak tree except as specifically required to complete the approved scope of work and in accordance with the approved Oak Tree Permit.
55. No vehicles, equipment, materials, spoil or other items shall be stationed within the Tree Protected Zone of any oak tree overnight.

56. No irrigation or ground cover shall be installed within the Tree Protective Zone of any oak tree unless specifically approved by the City Oak Tree Consultant and the Planning Director.
57. No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City Oak Tree Consultant and/or following an approved Oak Tree Permit. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
58. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
59. The applicant's consulting arborist shall submit certification letters for all work completed within the Tree Protected Zone within five working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

SOLID WASTE MANAGEMENT

60. 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 a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. 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.
61. 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.

62. 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

RESOLUTION NO. 18-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01439-2017 FOR A SIGN PROGRAM TO INSTALL SIGNAGE AT THE TWIN OAKS SHOPPING CENTER LOCATED AT 5701-5833 KANAN AND AT 29015-29041 THOUSAND OAKS BOULEVARD; 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 Regency Centers, with respect to the real property located at 28721 Canwood Street (Assessor Parcel Nos. 2051-006-003, 006, 007, 008, 009, 010, 011, 013, 014, 015), requesting approval of a Sign Permit (Case No. SIGN-01439-2017) for a sign program to install building- and ground-mounted signage at an existing shopping center ("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 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 February 15, 2018, 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, above the tenant spaces. The signage includes a maximum of five (5) colors compatible with the building colors. The signs are of high quality and halo-lit in order to be legible at night. The signs provide meaningful identification for the tenant businesses, without distracting from the architecture as called for in Policy LU-13.2 of the General Plan, especially as viewed from Kanan Road and Thousand Oaks Boulevard. The signs comply with the maximum permitted size for primary and secondary frontages. The monument sign is consistent with the required dimensions, style, and location in the Zoning Ordinance, and is located a sufficient distance from Kanan Road and Thousand Oaks Boulevard to provide adequate line-of-sight for traffic traveling on these arterials, and in-and-out of the project site.

B. The proposed building signage is legible under normal viewing conditions where the signs are to be installed. The building-mounted, halo-lit letters, and sign spacing and proportions will be legible from the parking lot and main driveways. The signage will be built to identify each business clearly during the day-time and night-time, and will be installed to face away from the adjacent commercial and residential properties, limiting light pollution at nighttime. The elements of the signs and the number of colors comply with the Sign Ordinance criteria. The sign program provides a choice of five (5) predetermined colors outside of the trademark colors while allowing flexibility for the font style. The monument/directory sign will be placed near the intersection and internally lit to help the public identify the shopping center's tenants.

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 signs will be centered on the building front elevation, of each tenant, and 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. Most signage would face inward, toward the site's center, limiting light spillover to adjacent properties. In addition, by providing halo-lit letters instead of internally-lit letters, each tenant will benefit from the same recognition. 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 the sign program does not exceed the number of colors permitted, and the signage is integrated with the building, so as to not compete with the design of the building and each tenant's sign allocated space. 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 type of installation 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 a sufficient distance from the right-of-way to protect the line-of-site of the traffic at the intersection.

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 building signs, including the monument sign, use a color scheme that blends in with the buildings' colors. Halo-lighting allows business names to be legible at night-time. The signs are placed in an area reserved for signage, and at the same height as previously installed.

B. The sign program accommodates changes in business names without impacting the architectural features of the building and the materials used on the facades since a flat, even unobstructed area was reserved on the face above the tenant space. 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 shopping 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-01439-2017, 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 15th day of February, 2018, 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-01439-2017)

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 February 15, 2018.
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-01439-2017 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 new sign lighting shall comply with the requirement of a maximum of one-foot candle of illumination measured at all property lines.
11. The existing monument sign shall be removed and replaced by the approved monument/directory signs.

END

City of Agoura Hills

Case Nos. SPR-01437-2017, OAK-01438-2017, & SIGN-01439-2017



Vicinity/Zoning Map

Project Site

CS-MU

Kanan Road

Thousand Oaks Boulevard



RETAIL DESIGN COLLABORATIVE

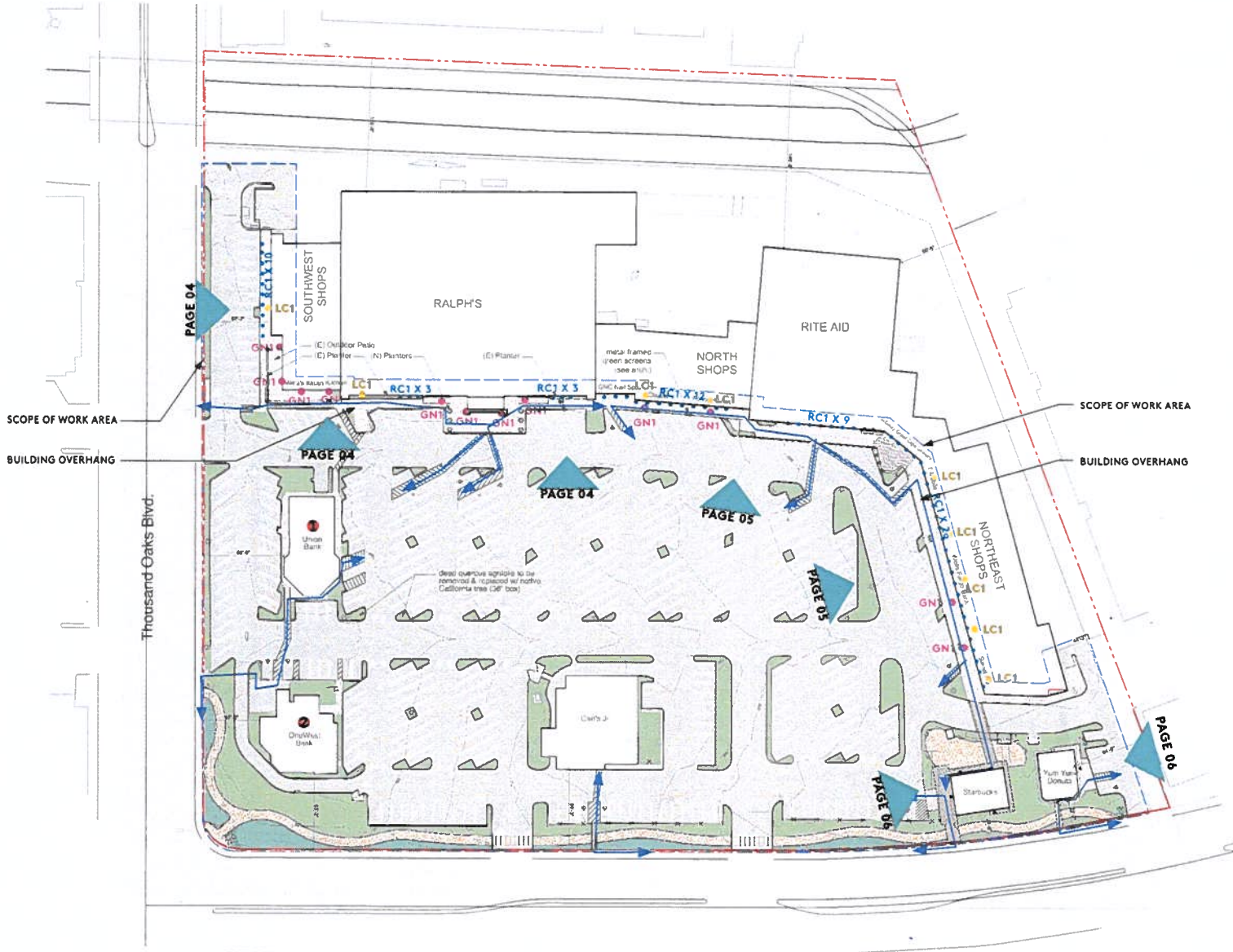
RE
DES
COL

TWIN OAKS SHOPPING CENTER

CONCEPT ELEVATION

02.02.18

REGENCY CENTERS



PROJECT SUMMARY

SITE AREA OWNED BY
 REGENCY CENTERS 10.37 AC. (451,914 SF)
 TOTAL GROSS BUILDING SF 98,339 SF
 LANDSCAPE AREA 37,824 SF
 PARKING SURFACE AREA 204,823 SF
 PARKING STALL TOTAL 420 STALLS

IDEAL SITTING AREA APPROX. 1,580 SF
 SUNWAY APPROX 690 SF
 STARBUCKS APPROX 690 SF

PATH OF TRAVEL

PATH OF TRAVEL TO COMPLY WITH STATE AND FEDERAL ACCESSIBILITY CODES

RDC

SITE LIGHTING IMPROVEMENT LEGEND

REFER TO PAGE 3 FOR SPECIFICATIONS
 NOTE: SITE FLOOD LIGHTS TO BE REMOVED

- LC1 EXTERIOR WALL SCOFFCE
- GN1 GOOSENECK BARN LIGHT
- RC1 RECESSED CANNED LIGHT

PAD BUILDING SCOPE OF WORK

REFER TO PAGE 4 FOR SPECIFICATIONS

- ① UNION BANK TO BE RE-PAINTED ALL SIDES AND METAL ROOF
- ② ONE WEST BANK TO BE RE-STUCCO'D ALL SIDES

NOTE: REAR ELEVATIONS TO HAVE RED STRIPE REMOVED AND EXISTING WALL PACKS TO BE REPLACED.

NOTE: PROPERTY LINE WALL TO REMAIN AS IS

NOTE: TRASH ENCLOSURES BY SERIOUS CYCLE, SWEET XO AND YUMYUM DONUTS TO BE PAINTED. TRASH ENCLOSURE AT STARBUCKS TO BE RELOCATED. ALL OTHER TRASH ENCLOSURES TO REMAIN AS IS.

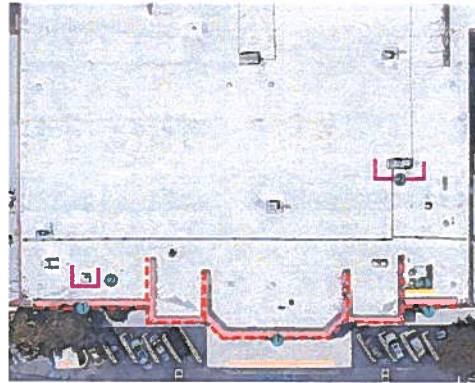


EXISTING SITE PLAN AND PROPOSED LIGHTING IMPROVEMENT PLAN



ROOF IMPROVEMENT SCOPE OF WORK

- 1 STANDING SEAM ROOF TO BE REPLACED
MANUFACTURER: METAL SALES
COLOR: MEDIUM BRONZE
- 2 NEW MECHANICAL SCREEN
MANUFACTURER: METAL SALES
COLOR: ASH GRAY
- 3 EXISTING MECHANICAL SCREEN



RALPHS ROOF



RITE AID ROOF



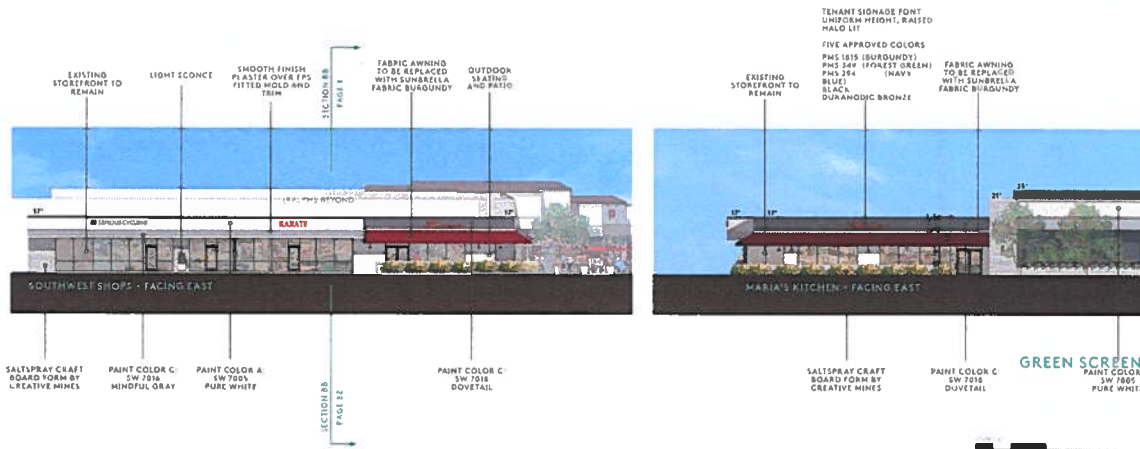
WELLS FARGO

ROOF IMPROVEMENT SCOPE OF WORK

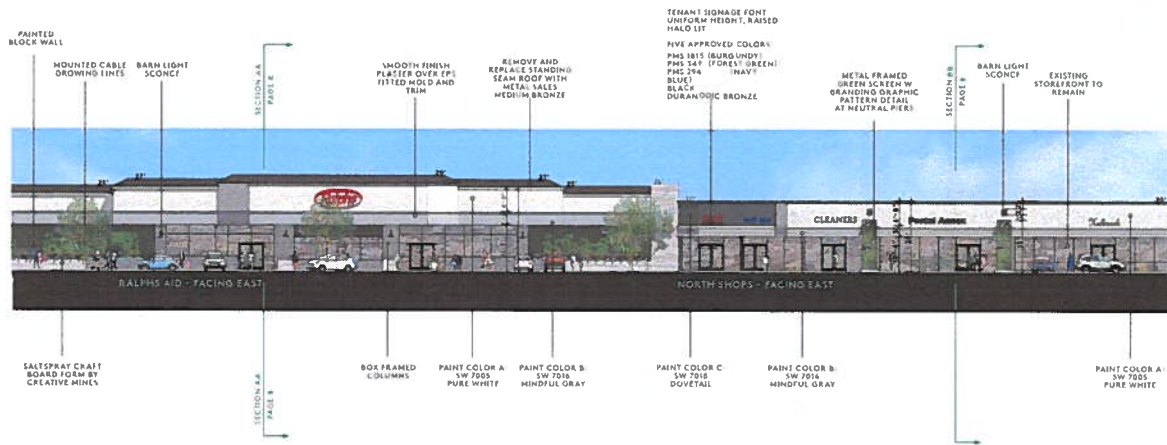
<p>GNI: GOOSENECK BARN LIGHT</p> <p>GOOSENECK BARN LIGHT MANUFACTURER: HERSI FINISH: OVERALL 3" x 12" x 12" x 12" x 12" BACKPLATE: 4" x 12"</p>	<p>LC1: EXTERIOR WALL SCONCE</p> <p>EXTERIOR WALL SCONCE MANUFACTURER: INNOVATION FURGE FINISH: 12" HEIGHT: 6" PLATE: 12" x 12" BACKPLATE: 12" x 12"</p>	<p>RC1: RECESSED CANNED LIGHT</p> <p>RECESSED CANNED LIGHT MANUFACTURER: INGENUE LIGHTING FINISH: 12" x 12" x 12" COLOR: WHITE</p>	<p>GREEN SCREEN</p> <p>GREEN SCREEN - 4' W X 15' H MANUFACTURER: HEMPHILLS FINISH: QUARTZ GLASS PANEL 3/4" x 15" LED: 150' x 150' x 150' x 150' x 150' COLOR: NAVY/BLACK</p>
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LIGHT FIXTURE AND GREEN SCREEN SPECIFICATION

ROOF IMPROVEMENT AND SPECIFICATIONS



CONCEPT ELEVATION: SOUTHWEST SHOPS AND MARIA'S KITCHEN



CONCEPT ELEVATION: RALPHS AND NORTH SHOPS

APPROVED BUILDING COLORS

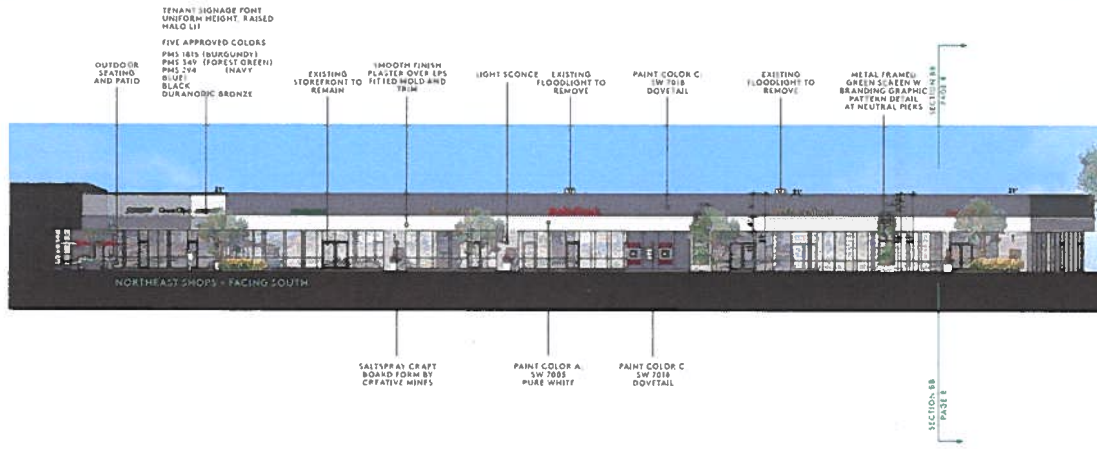


APPROVED SIGNAGE COLORS





CONCEPT ELEVATION: RITE AID AND NORTHEAST SHOPS



CONCEPT ELEVATION: MATERIALS AND FINISH

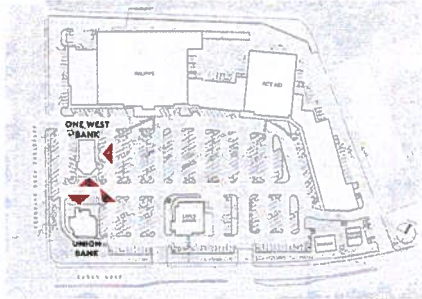
APPROVED BUILDING COLORS



APPROVED SIGNAGE COLORS



KEY PLAN



RE-PAINT ALL EXTERIOR SURFACES PAINT TO MATCH NEW COLOR PALLET

RE-PAINT ALL METAL ROOF SURFACES PAINT TO MATCH NEW COLOR PALLET



1. UNION BANK - EAST ELEVATION

RE-STUCCO ALL EXTERIOR SURFACES, 20/30 FINISH STUCCO PAINT TO MATCH NEW COLOR PALLET



3. ONE WEST BANK - WEST ELEVATION



2. UNION BANK - NORTH ELEVATION

RE-PAINT ALL EXTERIOR SURFACES PAINT TO MATCH NEW COLOR PALLET



4. ONE WEST BANK - WEST ELEVATION

RE-STUCCO ALL EXTERIOR SURFACES, SMOOTH FINISH STUCCO PAINT TO MATCH NEW COLOR PALLET

APPROVED BUILDING COLORS



COLOR A
SW 7005
PURE WHITE

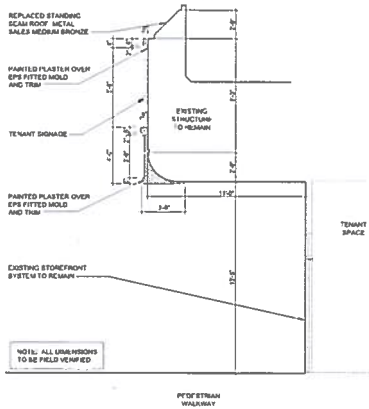
COLOR B
SW 7016
MINDFUL GRAY

COLOR C
SW 7018
DOVETAIL

PAD BUILDING SCOPE OF WORK

CONCEPT PACKAGE

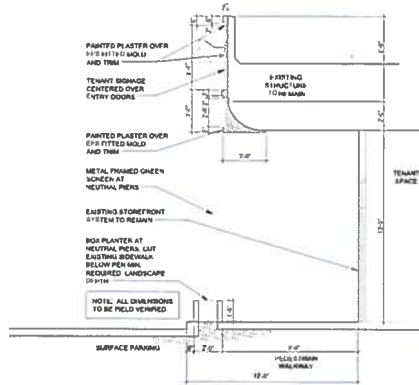
NOTE: ALL EXTERIOR MATERIALS USED FOR FAÇADES, SIGNAGE, PORCH, PATIO, DECKS, CANOPIES, CARPORTS AND OTHER SIMILAR STRUCTURES MUST COMPLY WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHZ) REQUIREMENTS AS OUTLINED IN CHAPTER 7 OF ARTICLE 106 IN THE ANAHEIM HILLS MUNICIPAL CODE.



AA. RALPHS SECTION

1/4" = 1'-0"

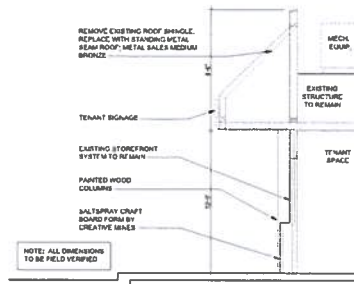
NOTE: ALL EXTERIOR MATERIALS USED FOR FAÇADES, SIGNAGE, PORCH, PATIO, DECKS, CANOPIES, CARPORTS AND OTHER SIMILAR STRUCTURES MUST COMPLY WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHZ) REQUIREMENTS AS OUTLINED IN CHAPTER 7 OF ARTICLE 106 IN THE ANAHEIM HILLS MUNICIPAL CODE.



BB. SHOPS SECTION

1/4" = 1'-0"

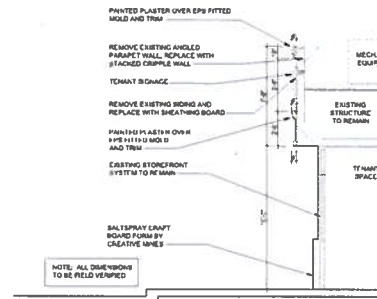
NOTE: ALL EXTERIOR MATERIALS USED FOR FAÇADES, SIGNAGE, PORCH, PATIO, DECKS, CANOPIES, CARPORTS AND OTHER SIMILAR STRUCTURES MUST COMPLY WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHZ) REQUIREMENTS AS OUTLINED IN CHAPTER 7 OF ARTICLE 106 IN THE ANAHEIM HILLS MUNICIPAL CODE.



CC. STARBUCKS SECTION

1/4" = 1'-0"

NOTE: ALL EXTERIOR MATERIALS USED FOR FAÇADES, SIGNAGE, PORCH, PATIO, DECKS, CANOPIES, CARPORTS AND OTHER SIMILAR STRUCTURES MUST COMPLY WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHZ) REQUIREMENTS AS OUTLINED IN CHAPTER 7 OF ARTICLE 106 IN THE ANAHEIM HILLS MUNICIPAL CODE.



DD. YUM YUM DONUTS SECTION

1/4" = 1'-0"

EXISTING CONDITIONS



CONCEPT PERSPECTIVE - RALPHS

EXISTING CONDITIONS



CONCEPT PERSPECTIVE - NORTH SHOPS

RDC

EXISTING CONDITIONS



CONCEPT PERSPECTIVE - NORTHEAST SHOPS

EXISTING CONDITIONS



CONCEPT PERSPECTIVE - STARBUCKS

EXISTING CONDITIONS



CONCEPT PERSPECTIVE - YUMYUM DONUTS

CONCEPT PERSPECTIVE VIEWS

CONCEPT PACKAGE





Legend

--- Property Line

Landscape Areas

- Landscaped Areas (37,824 SF)
 - Parking Area (204,823 SF)
- * Landscape areas represent 18.46% of total parking area

Materials Legend

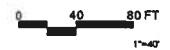
- For images see Landscape Material Inspiration L-3.0
- Plant paver pattern 1
L-3.0
 - Concrete-formed Boardwalk 2
L-3.0
 - Integral color concrete w/ leaf imprints & sandcast finish 3
L-3.0
 - Sandblasted concrete paving 4
L-3.0
 - Stabilized decomposed granite path 5
L-3.0
 - Decorative gravel mulch

Existing Trees

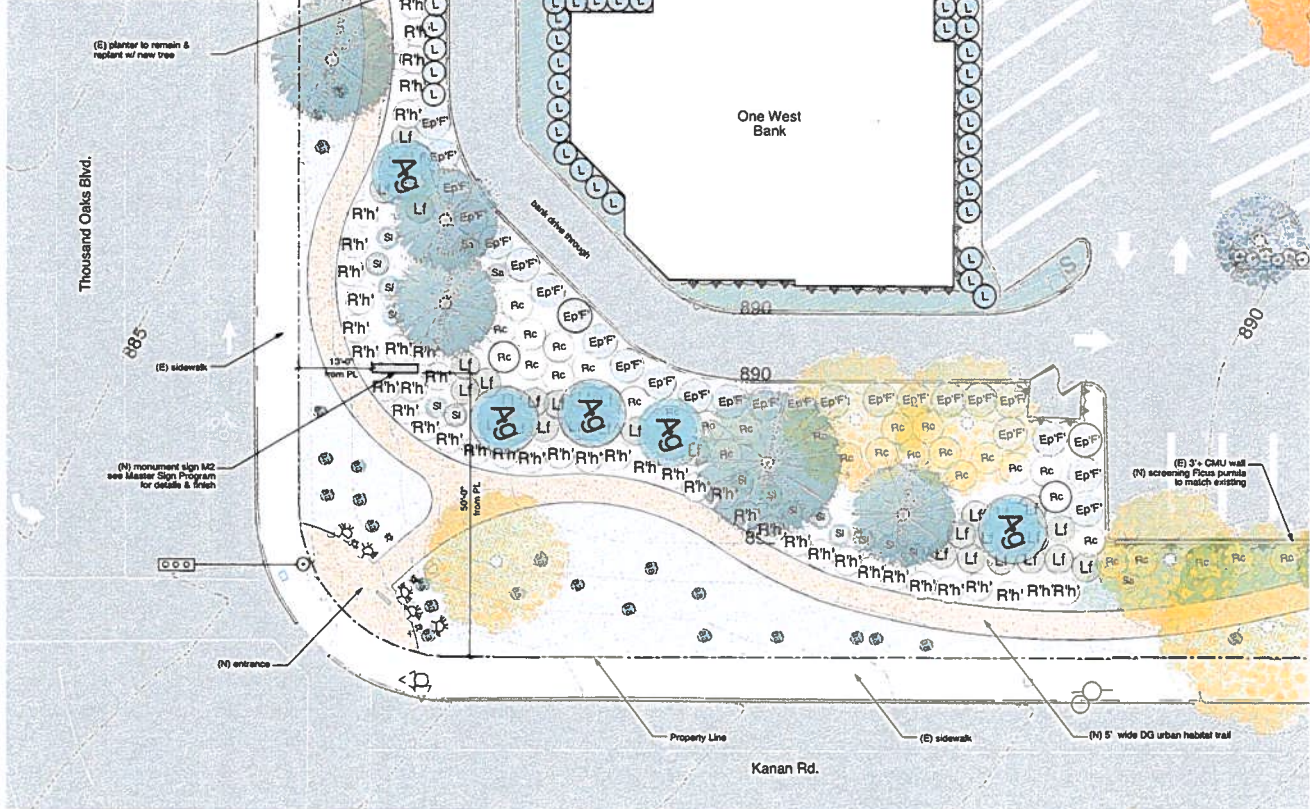
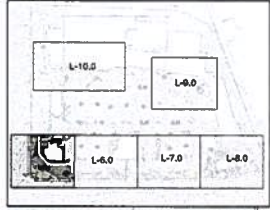
Native Oaks	QTY
Quercus agrifolia	14
Quercus lobata	4
subtotal	18
Non-Native	
Pinus spp.	11
London Plane	45
Ornamental Pear	14
subtotal	70

Proposed Trees

Cercis occidentalis	5
Chiopsis lineana 'Burgandy'	3
Platanus racemosa	24
Quercus agrifolia	12
subtotal	44
Total Site Trees	132



Key Map

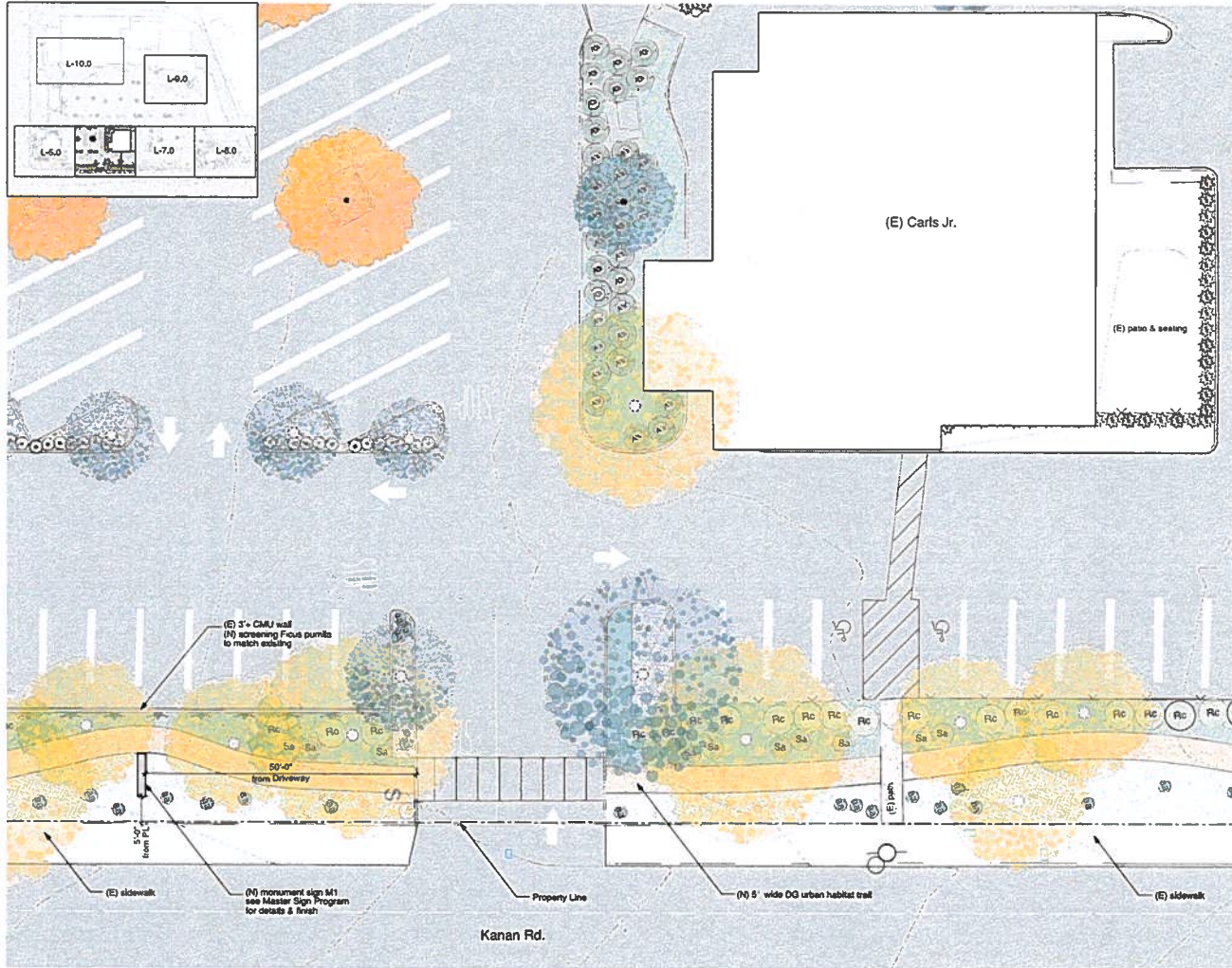
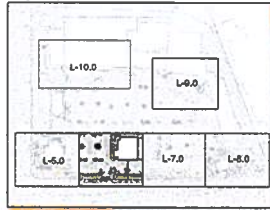


plant legend

Symbol: Botanical Name		Common Name
TREES		
	<i>Cercis occidentalis</i>	Western Redbud
	<i>Chilopsis linearis</i> 'Burgundy'	Burgundy Desert Willow
	<i>Platanus racemosa</i>	Western Sycamore
	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUBS		
	<i>Agave attenuata</i> 'Nova'	Blue Foxtail Agave
	<i>Arctostaphylos</i> 'Sunset'	Manzanita
	<i>Arctostaphylos glauca</i>	Bogberry Manzanita
	<i>Berberis repens</i>	Creeping Barberry
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Gramma Grass
	<i>Dodonea viscosa</i> 'Purplea'	Purple Hopseed
	<i>Eleoagnus pungens</i> 'Frustrandi'	Frustrand Silverberry
	<i>Heuchera</i> 'Opal'	Island Alum
	<i>Lessingia laeginifolia</i> 'Silver Carpet'	Silver Carpet Beach Aster
	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Rhamnus californica</i> 'Mound San Bruno'	Dwarf Coffeeberry
	<i>Ribes viburnifolium</i>	Evergreen Currant
	<i>Romneya coulteri</i>	Matlisa Poppy
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary
	<i>Salvia spiana</i>	White Sage
	<i>Salvia leucophylla</i> 'Point Sal Spreader'	Point Sal Purple Sage
GROUNDCOVERS		
	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow
	<i>Dymondia margaritae</i>	Silver Carpet
	<i>Muhlenbergia dubia</i>	Pine Munny
	<i>Salvia Chionophylla</i>	Snowflake Sage
	<i>Sedum reflexum</i> 'Blue Spruce'	Blue Spruce Stonecrop
VINES		
	<i>Bougainvillea</i> White	White Bougainvillea
	<i>Vitis girdiana</i>	Desert Wild Grape
	<i>Ficus pumila</i>	Creeping Fig



Key Map

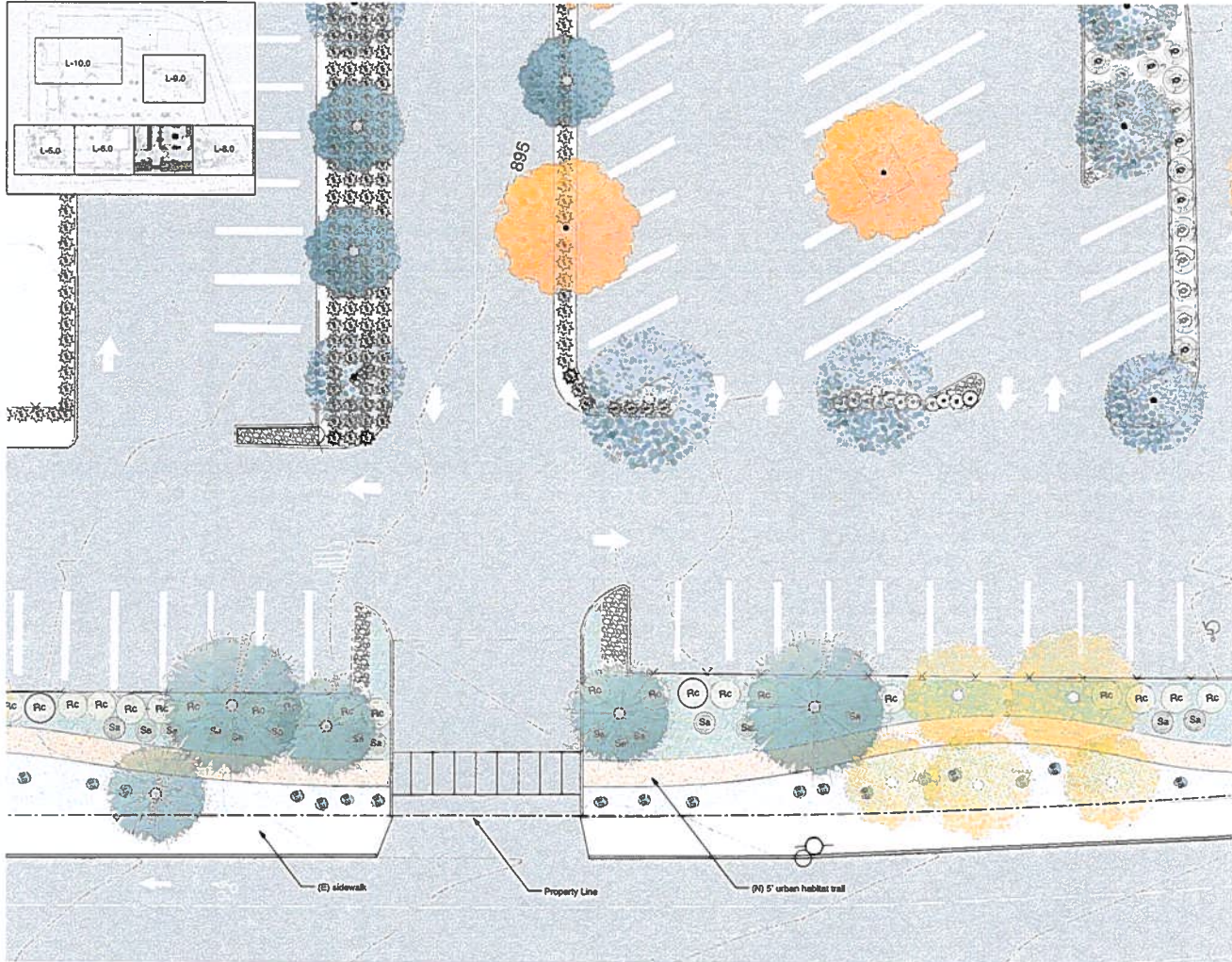


plant legend

Symbol	Botanical Name	Common Name
TREES		
●	<i>Cercis occidentalis</i>	Western Redbud
●	<i>Quercus laevis</i> 'Burgundy'	Burgundy Desert Willow
●	<i>Platanus racemosa</i>	Western Sycamore
●	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUBS		
■	<i>Agave attenuata</i> 'Nova'	Blue Foxtail Agave
○	<i>Arctostaphylos</i> 'Sunset'	Manzanita
○	<i>Arctostaphylos</i> glauca	Bigberry Manzanita
○	<i>Berberis repens</i>	Creeping Barberry
○	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Gramma Grass
○	<i>Dodonaea viscosa</i> 'Purplea'	Purple Hopseed
○	<i>Cladegrus pungens</i> 'Frustrandi'	Frustrand Silverberry
○	<i>Heuchera</i> 'Opal'	Island Alum
○	<i>Lesqueris fragrans</i> 'Silver Carpet'	Silver Carpet Beach Aster
○	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
○	<i>Muhlenbergia rigens</i>	Deer Grass
○	<i>Rhamnus californica</i> 'Mound San Bruno'	Dwarf Coffeeberry
○	<i>Ribes viburnifolium</i>	Evergreen Currant
○	<i>Romneya coulteri</i>	Matilija Poppy
○	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary
○	<i>Salvia apiana</i>	White Sage
○	<i>Salvia leucophylla</i> 'Point Sal Spreader'	Point Sal Purple Sage
GROUNDCOVERS		
■	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow
■	<i>Dymondia margaritae</i>	Silver Carpet
■	<i>Muhlenbergia dubia</i>	Pine Muhly
■	<i>Salvia Chonophylla</i>	Snowflake Sage
■	<i>Sedum reflexum</i> 'Blue Spruce'	Blue Spruce Stonecrop
VINES		
▲	<i>Bougainvillea</i> White	White Bougainvillea
▲	<i>Vitis girdiana</i>	Desert Wild Grape
▲	<i>Ficus pumila</i>	Creeping Fig

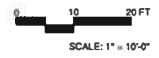


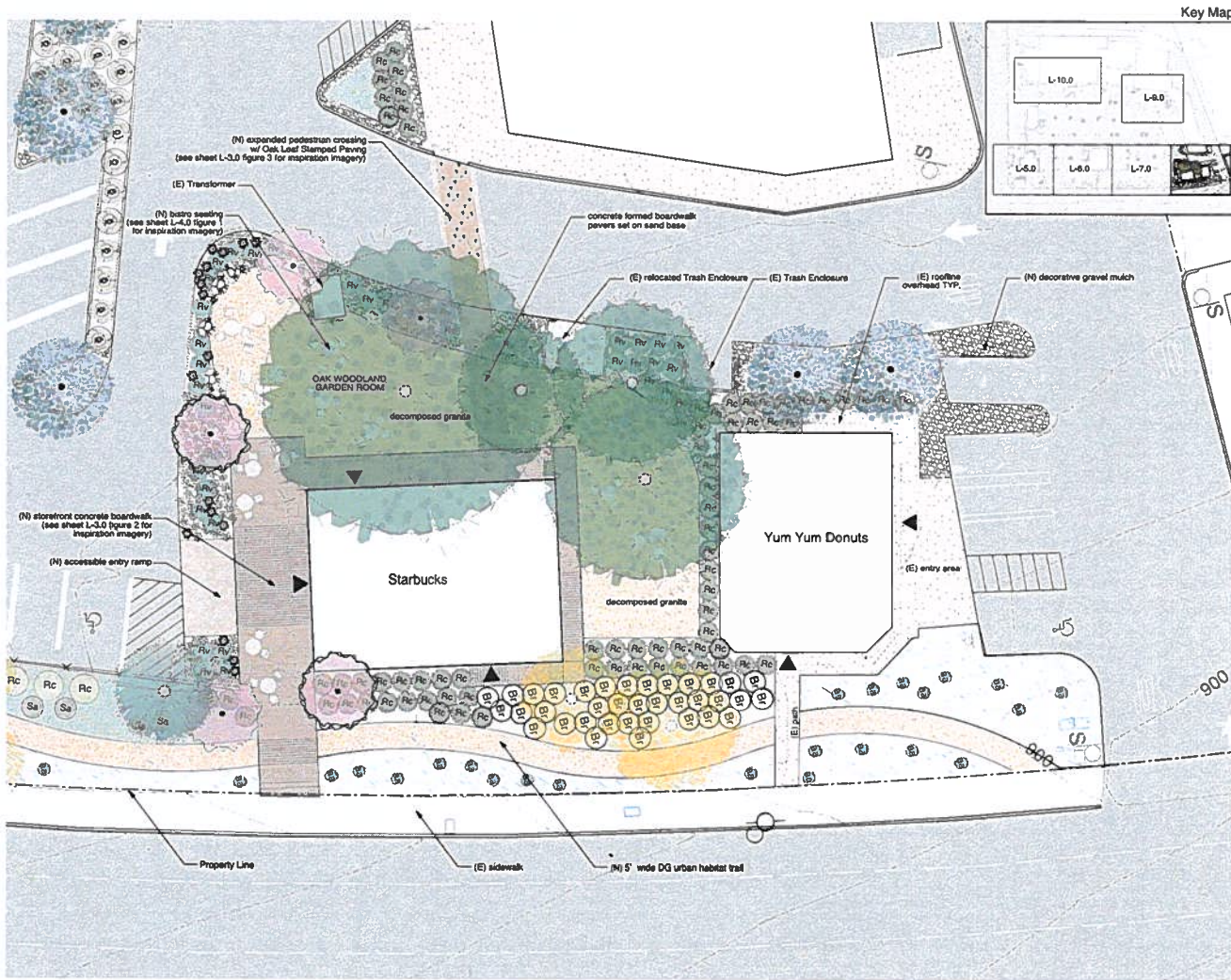
Key Map



plant legend

Symbol	Botanical Name	Common Name
TREES		
●	<i>Cercis occidentalis</i>	Western Redbud
●	<i>Elaeagnus linearis 'Burgundy'</i>	Burgundy Desert Willow
●	<i>Platanus racemosa</i>	Western Sycamore
●	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUBS		
■	<i>Agave attenuata 'Nova'</i>	Blue Foxtail Agave
○	<i>Arctostaphylos 'Sunset'</i>	Manzanita
○	<i>Arctostaphylos glauca</i>	Bigberry Manzanita
○	<i>Barbarea repens</i>	Creeping Barbary
○	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Gramma Grass
○	<i>Dodonaea viscosa 'Purplea'</i>	Purple Hopseed
○	<i>Elaeagnus pungens 'Fruittandii'</i>	Fruittand Silverberry
○	<i>Heuchera 'Opal'</i>	Island Alum
○	<i>Lesanga ilaginfolia 'Silver Carpet'</i>	Silver Carpet Beach Aster
○	<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye
○	<i>Muhlenbergia rigens</i>	Deer Grass
○	<i>Rhamnus californica 'Mound San Bruno'</i>	Dwarf Coffeeberry
○	<i>Ribes viburnifolium</i>	Evergreen Currant
○	<i>Romneya coulteri</i>	Matilija Poppy
○	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary
○	<i>Salvia apiana</i>	White Sage
○	<i>Salvia leucophylla 'Point Sal Spreader'</i>	Point Sal Purple Sage
GROUNDCOVERS		
■	<i>Achillea millefolium 'Moonshine'</i>	Moonshine Yarrow
■	<i>Dymondia margaritae</i>	Silver Carpet
■	<i>Muhlenbergia dubia</i>	Pine Munchy
■	<i>Salvia Chonophylla</i>	Snowflake Sage
■	<i>Sedum reflexum 'Blue Spruce'</i>	Blue Spruce Stonecrop
VINES		
▲	<i>Bougainvillea White</i>	White Bougainvillea
▲	<i>Vitis girdiana</i>	Desert Wild Grape
▲	<i>Ficus pumila</i>	Creeping Fig





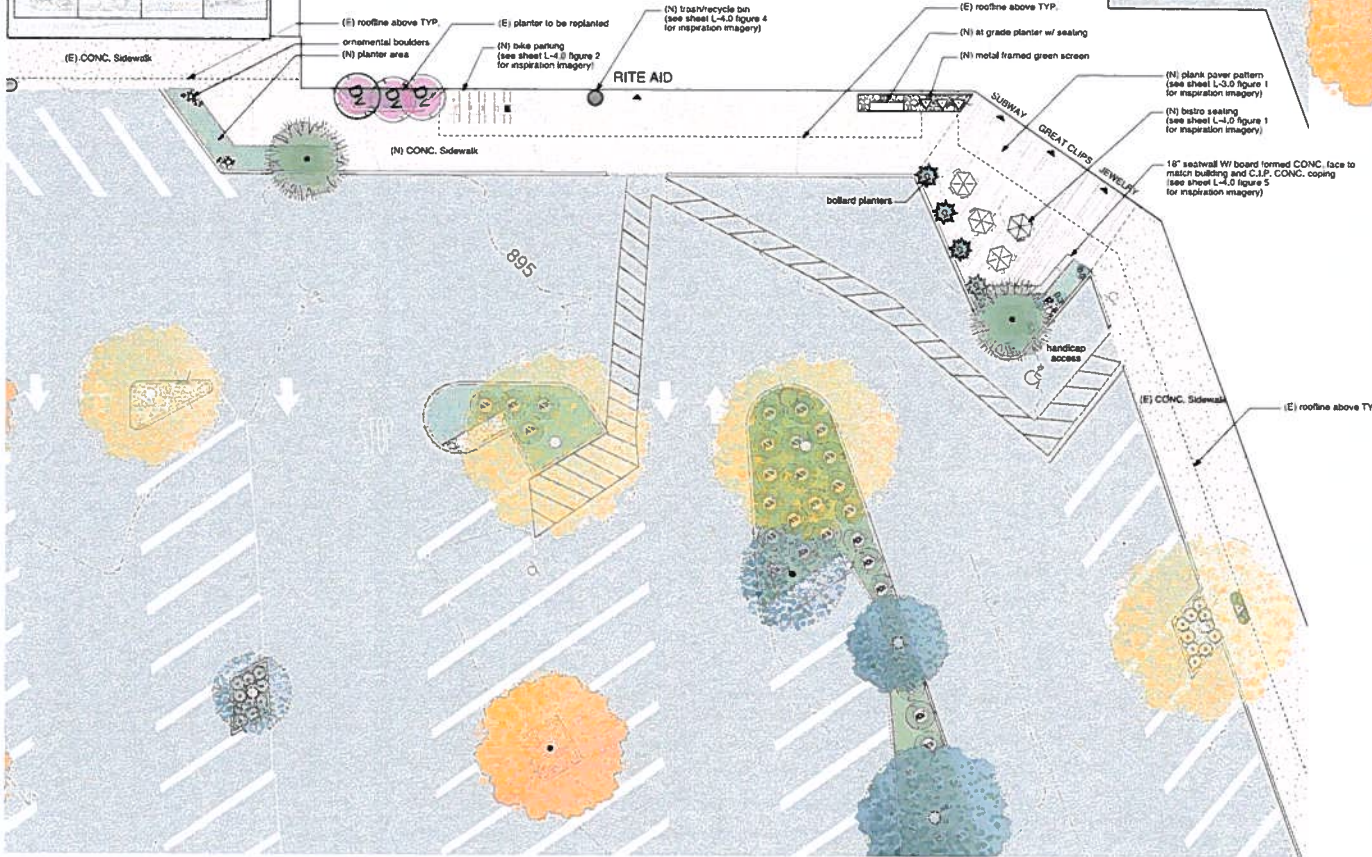
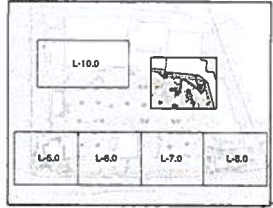
Key Map

plant legend

Symbol	Common Name	Latin Name
TREES		
●	Western Redbud	<i>Cercis occidentalis</i>
●	Burgundy Desert Willow	<i>Chiosopsis linearis 'Burgundy'</i>
●	Western Sycamore	<i>Platanus racemosa</i>
●	Coast Live Oak	<i>Quercus agrifolia</i>
SHRUBS		
■	Blue Foxtail Agave	<i>Agave attenuata 'Nova'</i>
■	Manzanita	<i>Arctostaphylos 'Sunset'</i>
■	Bigberry Manzanita	<i>Arctostaphylos glauca</i>
■	Creeping Barberry	<i>Berberis repens</i>
■	Blonde Ambition Gramma Grass	<i>Bouteloua gracilis 'Blonde Ambition'</i>
■	Purple Hopseed	<i>Dodonaea viscosa 'Purpurea'</i>
■	Fruittand Silverberry	<i>Elaeagnus pungens 'Fruittand'</i>
■	Island Alum	<i>Heuchera 'Oval'</i>
■	Silver Carpet Beach Aster	<i>Lessingia magnifolia 'Silver Carpet'</i>
■	Canyon Prince Wild Rye	<i>Leymus condensatus 'Canyon Prince'</i>
■	Deer Grass	<i>Muhlenbergia rigens</i>
■	Dwarf Coffeeberry	<i>Rhamnus californica 'Mound San Bruno'</i>
■	Evergreen Currant	<i>Ribes viburnifolium</i>
■	Matilija Poppy	<i>Romneya coulteri</i>
■	Huntington Carpet Rosemary	<i>Rosmarinus officinalis 'Huntington Carpet'</i>
■	White Sage	<i>Salvia apiana</i>
■	Point Sal Purple Sage	<i>Salvia leucocorymba 'Point Sal Spreader'</i>
GROUNDCOVERS		
■	Moonshine Yarrow	<i>Achillea millefolium 'Moonshine'</i>
■	Silver Carpet	<i>Dymondia margaritae</i>
■	Pine Muley	<i>Muhlenbergia dubia</i>
■	Snowflake Sage	<i>Salvia Chionophylla</i>
■	Blue Spruce Stonecrop	<i>Sedum reflexum 'Blue Spruce'</i>
VINES		
▲	White Bougainvillea	<i>Bougainvillea White</i>
▲	Desert Wild Grape	<i>Vitis rotundifolia</i>
▲	Creeping Fig	<i>Ficus pumila</i>



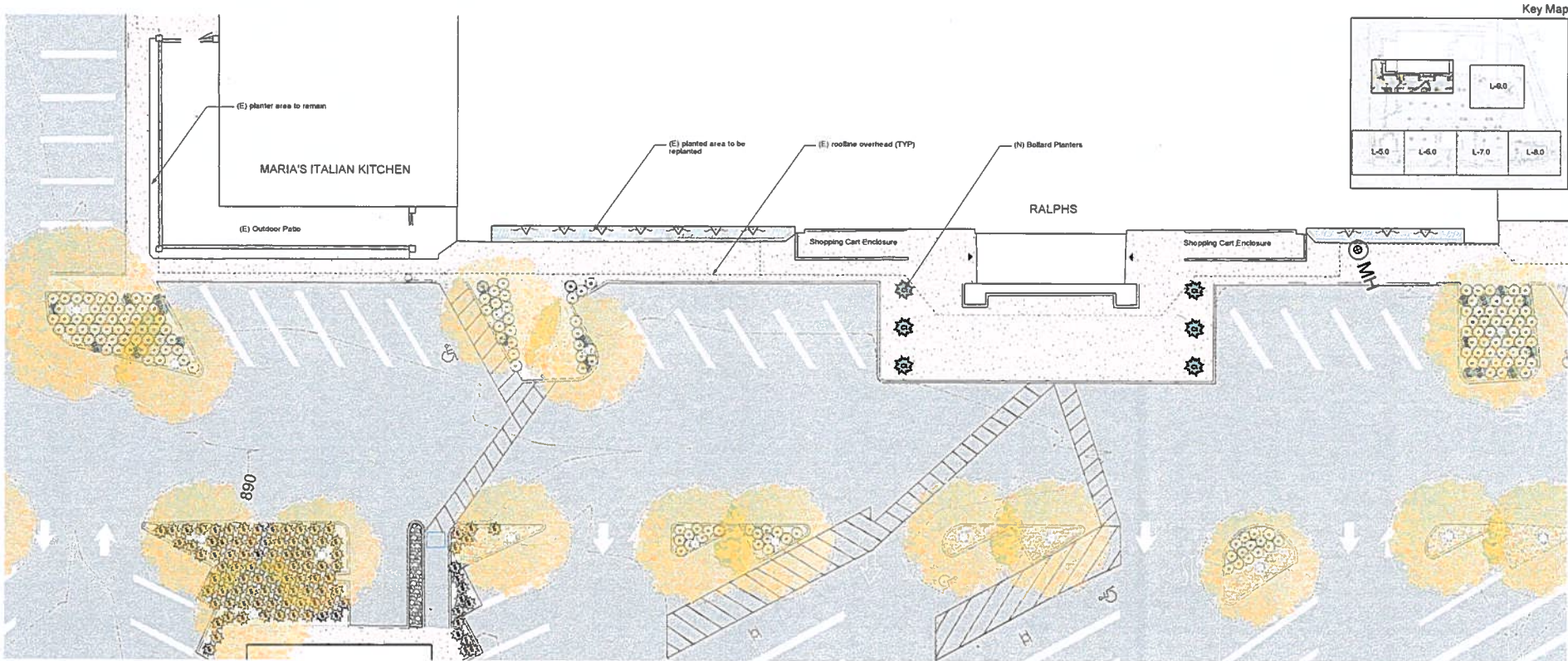
Key Map



plant legend

Symbol	Botanical Name	Common Name
TREES		
●	<i>Cercis occidentalis</i>	Western Redbud
●	<i>Baccharis linearis 'Burgundy'</i>	Burgundy Desert Willow
●	<i>Platanus racemosa</i>	Western Sycamore
●	<i>Quercus agrifolia</i>	Coast Live Oak
SHRUBS		
●	<i>Agave attenuata 'Nova'</i>	Blue Foxtail Agave
●	<i>Arctostaphylos 'Sunset'</i>	Manzanita
●	<i>Arctostaphylos glauca</i>	Bogberry Manzanita
●	<i>Berberis repens</i>	Creeping Barberry
●	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Gramma Grass
●	<i>Dodonaea viscosa 'Purplea'</i>	Purple Hopseed
●	<i>Elaeagnus pungens 'Frustrandi'</i>	Frustrand Silverberry
●	<i>Mauchera 'Opal'</i>	Island Alum
●	<i>Lessingia Hagnifolia 'Silver Carpet'</i>	Silver Carpet Beach Aster
●	<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye
●	<i>Muhlenbergia rigens</i>	Deer Grass
●	<i>Rhamnus californica 'Mound San Bruno'</i>	Dwarf Coffeeberry
●	<i>Ribes viburnifolium</i>	Evergreen Currant
●	<i>Romneya coulteri</i>	Matija Poppy
●	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary
●	<i>Salvia apiana</i>	White Sage
●	<i>Salvia leucophylla 'Point Sal Spreader'</i>	Point Sal Purple Sage
GROUNDCOVERS		
■	<i>Achillea millefolium 'Moonshine'</i>	Moonshine Yarrow
■	<i>Dymondia margaritae</i>	Silver Carpet
■	<i>Muhlenbergia dubia</i>	Pine Muhly
■	<i>Salvia Chionophylla</i>	Snowflake Sage
■	<i>Sedum reflexum 'Blue Spruce'</i>	Blue Spruce Stonecrop
VINES		
▲	<i>Bougainvillea White</i>	White Bougainvillea
▲	<i>Vitis girdana</i>	Desert Wild Grape
▲	<i>Ficus pumila</i>	Creeping Fig





plant legend

Symbol	Botanical Name	Common Name	Container Size	Quantity
SHRUBS				
Ag	<i>Arctostaphylos glauca</i>	Bigberry Manzanita	5 gal	7
Br	<i>Barbarts repens</i>	Creeping Barberry	1 gal	36
B	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Gramma Grass	1 gal	403
Dr	<i>Didonaea viscosa</i> 'Purple'	Purple Hopseed	5 gal	3
C	<i>Elaeagnus pungens</i> 'Fruiland'	Fruiland Silverberry	5 gal	25
H	<i>Heuchera 'Opal'</i>	Island Alum	1 gal	178
Lf	<i>Lesingia flagellifolia</i> 'Silver Carpet'	Silver Carpet Beach Aster	1 gal	36
L	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	59
M	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal	306
Rc	<i>Rhamnus californica</i> 'Mound San Bruno'	Dwarf Coffeeberry	5 gal	75
Rv	<i>Ribes viburnifolium</i>	Evergreen Currant	5 gal	38
Rc	<i>Romneya coulteri</i>	Matilija Poppy	5 gal	74
R'h	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	66

Symbol	Botanical Name	Common Name	Container Size	Quantity
Ba	<i>Salvia apiana</i>	White Sage	1 gal	31
Sl	<i>Salvia leucophylla</i> 'Point Sal Spreader'	Point Sal Purple Sage	1 gal	14
GROUNDCOVERS				
	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	4" @ 12" O.C.	1
	<i>Dymondia margaretae</i>	Silver Carpet	16ths @ 8" O.C.	1
	<i>Muhlenbergia dubia</i>	Pine Mule	1 gal @ 24" O.C.	1
	<i>Salvia Chionophylla</i>	Snowflake Sage	1 gal @ 18" O.C.	1
	<i>Sedum reflexum</i> 'Blue Spruce'	Blue Spruce Stonecrop	4" @ 5" O.C.	1
VINES				
	<i>Bougainvillea White</i>	White Bougainvillea	5 Gal	18
	<i>Vitis girdiana</i>	Desert Wild Grape	5 Gal	46
	<i>Ficus pumila</i>	Creeping Fig	5 Gal	42

0 10 20 FT
SCALE: 1" = 10'-0"



TWIN OAKS SHOPPING CENTER

LANDSCAPE CONCEPTS January 26, 2018

5727 Kanan Road
Agoura Hills, California



Legend

- ● ● project site
- design inspiration
- ← . . . oak woodland riparian corridor
- hills
- linkage
- - - schools + park space

CONTEXT AERIAL



(1) Plank paver pattern



(2) Board formed concrete boardwalk pavers



(3) Integral color concrete w/ leaf imprints & sandcast finish



(4) Worn/Sandblasted Paving



(5) Stabilized decomposed granite path
(color California Gold)



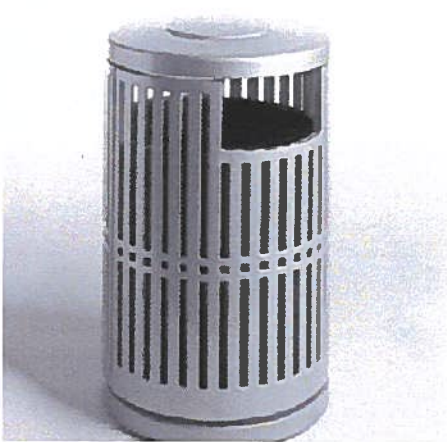
Bistro Seating



Bike Racks



Bench

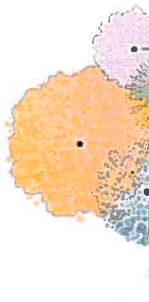


Trash & Recycling bins (color & finish to match seating and benches)



Seatwalls w/ board formed concrete face

Plant List



Symbol	Plant Name	Container/Size	Quantity
TREES			
●	<i>Cercis occidentalis</i>	Western Redbud	36" box 5
●	<i>Salix lasiolepis</i> 'Burgundy'	Burgundy Desert Willow	36" box 3
●	<i>Platanus racemosa</i>	Western Sycamore	36" box 24
●	<i>Quercus agrifolia</i>	Coast Live Oak	36" box 13
SHRUBS			
Ag	<i>Agave attenuata</i> 'Nova'	Blue Foxtail Agave	1 gal. 114
Ag	<i>Arctostaphylos</i> 'Sunset'	Manzanita	5 gal 125
Ag	<i>Arctostaphylos glauca</i>	Bigberry Manzanita	5 gal 7
Br	<i>Barberis repens</i>	Creeping Barberry	1 gal 36
B	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Gramma Grass	1 gal 403
Dv	<i>Dodonaea viscosa</i> 'Purplea'	Purple Hopseed	5 gal 3
E	<i>Elaeagnus pungens</i> 'Fruittand'	Fruittand Silverberry	5 gal 26
H	<i>Heuchera</i> 'Opal'	Island Alum	1 gal 178
Lf	<i>Lesangia filaginifolia</i> 'Silver Carpet'	Silver Carpet Beach Aster	1 gal 36
L	<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye	1 gal 59
M	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal 396
Rc	<i>Rhamnus californica</i> 'Mound Sen Bruno'	Dwarf Coffeeberry	5 gal. 75
Rv	<i>Ribes viburnifolium</i>	Evergreen Currant	5 gal. 36
Rc	<i>Romneya coulteri</i>	Matilija Poppy	5 gal 74
Rh	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal 66
Sa	<i>Salvia apiana</i>	White Sage	1 gal 31
S	<i>Salvia leucophylla</i> 'Point Sal Spreader'	Point Sal Purple Sage	1 gal 14
GROUNDCOVERS			
A	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	4" @ 12" O.C. 1
D	<i>Dymondia margaritae</i>	Silver Carpet	Mat @ 8" O.C. 1
M	<i>Muhlenbergia oubas</i>	Pine Muhly	1 gal @ 24" O.C. 1
S	<i>Salvia Chionophylla</i>	Snowflake Sage	1 gal @ 18" O.C. 1
S	<i>Sedum reflexum</i> 'Blue Spruce'	Blue Spruce Stonecrop	4" @ 6" O.C. 1
VINES			
B	<i>Bougainvillea</i> White	White Bougainvillea	5 Gal. 18
V	<i>Vitis girdiana</i>	Desert Wild Grape	5 Gal. 46
F	<i>Ficus pumila</i>	Creeping Fig	5 Gal. 42



Western Redbud



Canyon Prince Wild Rye



Blue Foxtail Agave



Sunset Manzanita



Matilija Poppy



Matilija Poppy



Creeping Barberry



Point Sal Purple Sage



White Sage



Twin Oaks
**SHOPPING
CENTER**

MASTER SIGN PROGRAM

Revised 1/2018

TABLE OF CONTENTS

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E	TENANT SIGN DETAILS	6
F	WINDOW & SERVICE DOOR SIGNAGE	7
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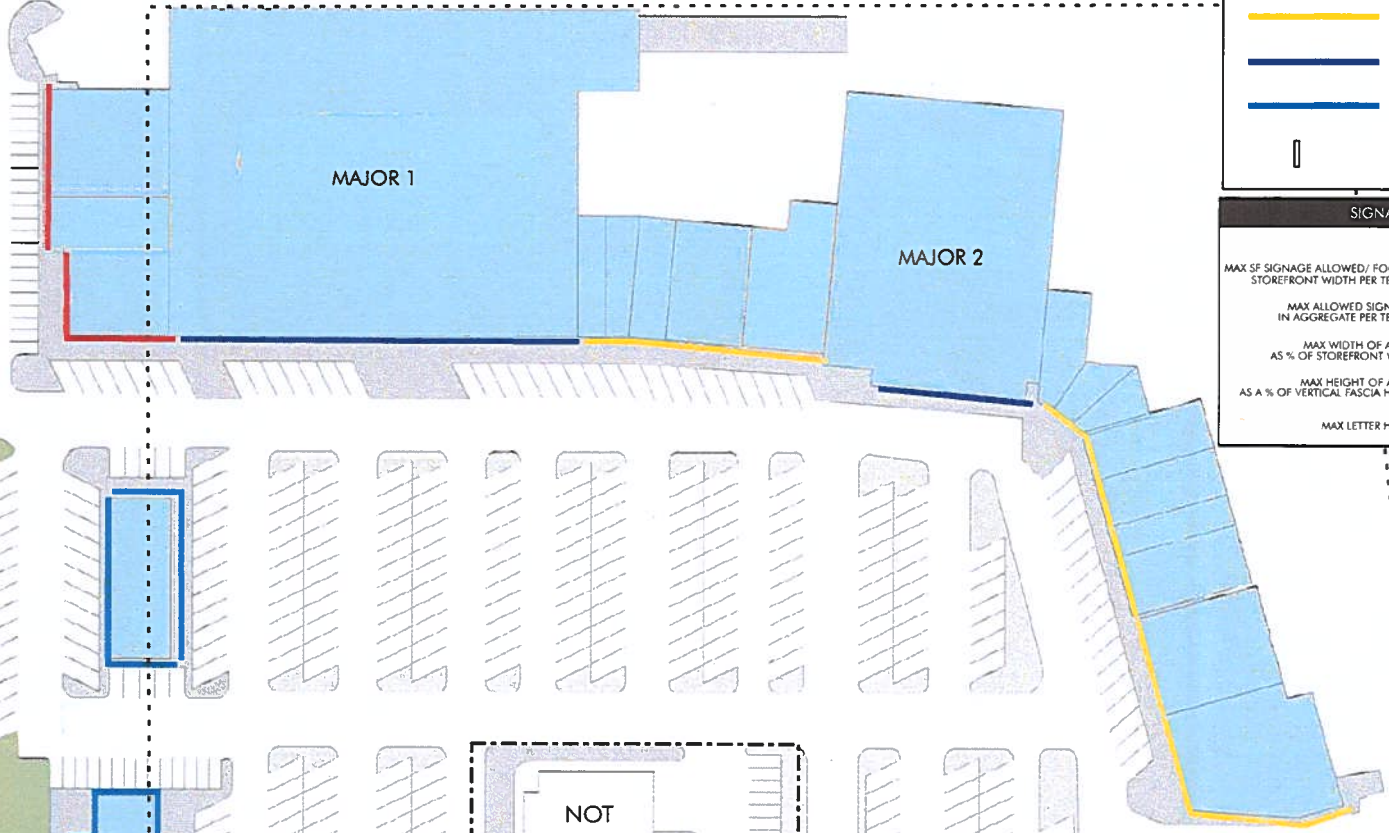
SITE PLAN

MEDEA CREEK

- ZONE 1 - WITHIN 100' OF R.O.W.
- ZONE 2 - OVER 100' FROM R.O.W.
- MAJOR ZONE
- PAD ZONE
- MONUMENT SIGNS M1 & M2

SIGNAGE ALLOWANCE CHART				
	ZONE 1	ZONE 2	MAJOR	PAD
MAX SF SIGNAGE ALLOWED/ FOOT OF STOREFRONT WIDTH PER TENANT	15F	15F	15F	15F
MAX ALLOWED SIGN AREA IN AGGREGATE PER TENANT	50SF	70SF	200SF	PER CITY CODE
MAX WIDTH OF A SIGN AS % OF STOREFRONT WIDTH	65%	65%	65%	65%
MAX HEIGHT OF A SIGN AS A % OF VERTICAL FASCIA HEIGHT	80%	80%	80%	80%
MAX LETTER HEIGHT	30" 1 LINE 24" 2 LINES	30" 1 LINE 24" 2 LINES	72"	30" 1 LINE 24" 2 LINES

THOUSAND OAKS BLVD



NOT A PART

100' SETBACK LINE

13'-0" from PL

M2

50'-0" from PL

M1

5'-0" from PL

50'-0" from driveway

KANAN RD



Site Plan
Scale 1" = 100'

Twin Oaks
SHOPPING CENTER

SOUTHWEST SIGN CO.

DESIGN INTENT

Signage in the Twin Oaks Shopping Center is intended to be in scale with adjacent buildings and surrounding development. The message should be easily read and direct. Signage shall be creative and imaginative with emphasis on well-developed theme graphics consistent with high legibility and effectiveness, with sign construction details that support the overall design theme of each sign. Individuality of styles and identity of tenant are encouraged.

SUBMITTALS AND APPROVALS

Prior to commencing sign fabrication, Tenant shall submit to Landlord for approval three (3) sets of complete, fully dimensioned, and detailed shop drawings including:

- a. Photo illustration of storefront with graphics in scale and in full color.
- b. Elevation of sign location showing design, location, size, and layout of sign, drawn to scale, indicating dimensions, attachment devices, and construction detail.
- c. Section through sign showing the dimensioned thickness of the letters
- d. Due to varying architectural conditions plans must include accurate (survey) dimensioned section through the tenant storefront specifying penetration locations, accessible area behind the sign and wire path to transformer
- e. Scaled letter patterns for all graphics.
- f. Site plan, indicating location of sign on property.

All sign submittals shall be reviewed by Landlord for conformance with the provisions of these criteria.

All submittals are subject to Landlord's approval.

Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans and shop drawings.

SIGN CONTRACTOR RESPONSIBILITIES

The Tenant's sign contractor, prior to commencing sign fabrication, shall:

- a. Submit to Landlord for approval complete and fully-dimensioned shop drawings.
- b. Obtain approved sign permits from the City of Agoura Hills and deliver copies of same to Landlord.
- c. Provide to Landlord an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of \$2,000,000.00.

TENANT SIGN REQUIREMENTS

Only the types and numbers of signs listed herein are permitted. No deviation from these requirements will be permitted without written Landlord and City approval. Tenants are designated as Major Tenants at Landlord's discretion.

Tenant Storefront Signs

1. Inline tenants shall be allowed signage using their logo, font, colors and name and/or business category, other verbiage subject to landlord approval. Max letter height is 30" for single line sign and 24" for multiple line sign .
2. The basic sign entitlement for wall sign area shall be one (1) square foot area per lineal foot of lease frontage.
3. Major tenants with over 100 feet of store frontage may have up to 200sf of aggregate signage including all primary and secondary verbiage. Max letter height is 72" for major tenants.
4. Frontage on two (2) or more streets. A business having frontage on more than one (1) public right-of-way may use the basic sign entitlement on one (1) frontage and one-half of the allowance on the second public frontage. Said allowance shall only be utilized on the frontage on which the allowance is based.
5. Maximum width of any sign is 65% of tenant lease width and 80% of width of the sign fascia on which sign is affixed.
6. Number of colors. All permanent signs, except as hereinafter provided, shall contain no more than three (3) different colors. Different shades shall be considered separate colors. The planning commission may consider a sign program with a multi-color sign palette utilizing a maximum of five (5) colors. For the purposes of this section, black and white shall be considered colors. Logos with trademarked colors are exempt from this provision. Logos shall not exceed twenty (20) percent of the total combined permitted sign area. Allowable colors are PMS 1815 Burgundy, PMS 349 Forest Green, PMS 294 Navy Blue, Black and Duranodic Bronze. Tenants with registered trademarks are allowed to use their registered branding, colors and fonts without limitation.
7. Sign copy. Not more than twenty-five (25) percent of the total area of any sign shall include descriptive wording which is not a part of the name of the business.

ACCEPTABLE SIGN TYPES

- a. Reverse channel letters with halo illumination, 1 1/2" deep with clear Lexan backs. Major tenants may have up to 3" deep letters. Warm white 3500K LED illumination.
- b. Logos and/or tag lines may be proposed within logo shapes with aluminum face and push thru plex letters and halo back. Size is not to exceed 20% of sign area. All logos and sign verbiage to be approved by landlord.

c. Window vinyl graphics, max 1sf in area, are allowed for store hours, emergency numbers, etc. may be placed on front windows adjacent to entry. Project font of Futura Medium shall be used. See exhibit for location and dimension allowances.

d. Rear door signage is required for all service doors. Max area of 1sf. See exhibit for dimension allowances.

GENERAL SIGN PARAMETERS

1. All signage is subject to the approval of Landlord and the local authorities.
2. Signage is allowed only within the boundaries of the Tenant's space and shall be symmetrically placed in the localized area where it will be installed. Except for approved blade signs, signs shall not extend more than 6" beyond the face of the surface to which the sign is mounted.
3. One tenant/occupant identification sign per storefront elevation is allowed.
4. All signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
5. Double-stacked lettering may be acceptable, but shall be reviewed on an individual basis. Double-stacked letters shall comfortably fit within the architectural area as determined by the Landlord.
6. Tenants are responsible for maintenance of wall signage. Landlord is responsible for maintenance of project monument signage.
7. Sign illumination hours are per City Code.

SIGN CONSTRUCTION REQUIREMENTS

1. All sign fabrication work shall be of excellent quality.
2. Seams shall be concealed at tops of letters for returns. No light leaks at seams or edges of letters are permitted.
3. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.
4. Finished surfaces of metal shall be free from oil-canning and warping.
5. Paints must be high-quality acrylic polyurethane, Matthews Paint or equivalent. All sign finishes shall be free of dust, orange peel, drips, and runs, and shall have a uniform surface conforming to the highest standards of the industry.
6. All lighting must match the exact specifications of the approved shop drawings. Wiring and assembly details must match provided specifications.

7. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks or hot spots will not be permitted.
8. Penetrations into building walls, where required, shall be made waterproof.
9. All signs and their installation must comply with applicable building and electrical codes.
10. Underwriters Laboratory-approved labels shall be affixed to all letters in discrete locations not visible from normal viewing angles.
11. In no case shall any manufacturer's label, stamp, or decal be visible from normal viewing angles. Only that portion of a permit sticker that is legally required to be visible shall be exposed.
12. Exposed equipment, such as junction boxes, transformers, lamps, tubing, conduits, etc., is prohibited.
13. Tenant is responsible for removing the signage upon vacating the space as well as repainting/patching the façade to match the existing color and condition

SIGN TYPE SPECIFICATIONS

Reverse channel letter specifications:

- a. Letters shall be 1 1/2" deep aluminum reverse channels. Major tenants may have up to 3" deep letters.
- b. Warm white 3500K LED halo illumination.
- c. Face and side color shall match.
- d. Clear Lexan letter backs to be attached to wall, or outline background in the case of ledge signs, with screws and 1.5" spacers painted background color. Angle clips attached to letter sides will not be permitted. All mounting attachments and wiring connections shall be sleeved and painted to match surface behind.

Service Door Sign specifications:

- a. Letters shall be 3M dark bronze vinyl.
- b. Letters shall be computer cut and spaced.
- c. Max area is 1sf
- d. Copy may include store name only and may be in tenant logotype if it conforms to be size allowance.

Address Sign specification:

Landlord shall install address numerals at each storefront entrance door as required by the local fire marshal. Address signs are not included in the wall sign calculation.

Monument Signs:

Two monument signs of 48sf maximum area each may be installed, one per street frontage. Internally illuminated sign cabinet with opaque faces and illuminated push through plex project ID and tenant names. See Monument Sign Exhibit.

Vehicle directional signs:

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

Pedestrian directional signs.

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

SIGNS NOT PERMITTED

- A. Outdoor advertising displays, structures or signs.
- B. Portable signs.
- C. Exposed neon, flashing or scintillating signs, except for public service time and temperature signs, which shall not be flashing, animated or revolving in nature.
- D. Revolving signs.
- E. Devices dispensing bubbles and free floating particles of matter.
- F. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device affixed or attached to or upon any public street, walkway, crosswalk, other right-of-way, curb, lamppost, hydrant, tree, telephone booth or pole, lighting system or any fixture of the police or fire alarm system except for government signs.
- G. Devices projecting or otherwise producing the image of an advertising sign or message on any surface or object.

H. Signs that project or encroach into any existing or future street right-of-way.

I. Automatic changing signs or electronic message center signs, except for public service time and temperature signs.

J. Streamers, banners, balloons, flares, flags, pennants, propellers, twirlers, and similar attention-getting displays or devices except as allowed by section 9655.4 (general entitlements) or section 9655.10 (special purpose signs).

K. Pole signs, except for on-site directional signs.

L. A vehicle-related portable freestanding sign or any sign placed within, affixed or attached to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people to a place of business, unless the vehicles or trailer is used in its normal business capacity and not for the primary purpose of advertising an event or attracting people to a place of business.

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

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

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

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

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

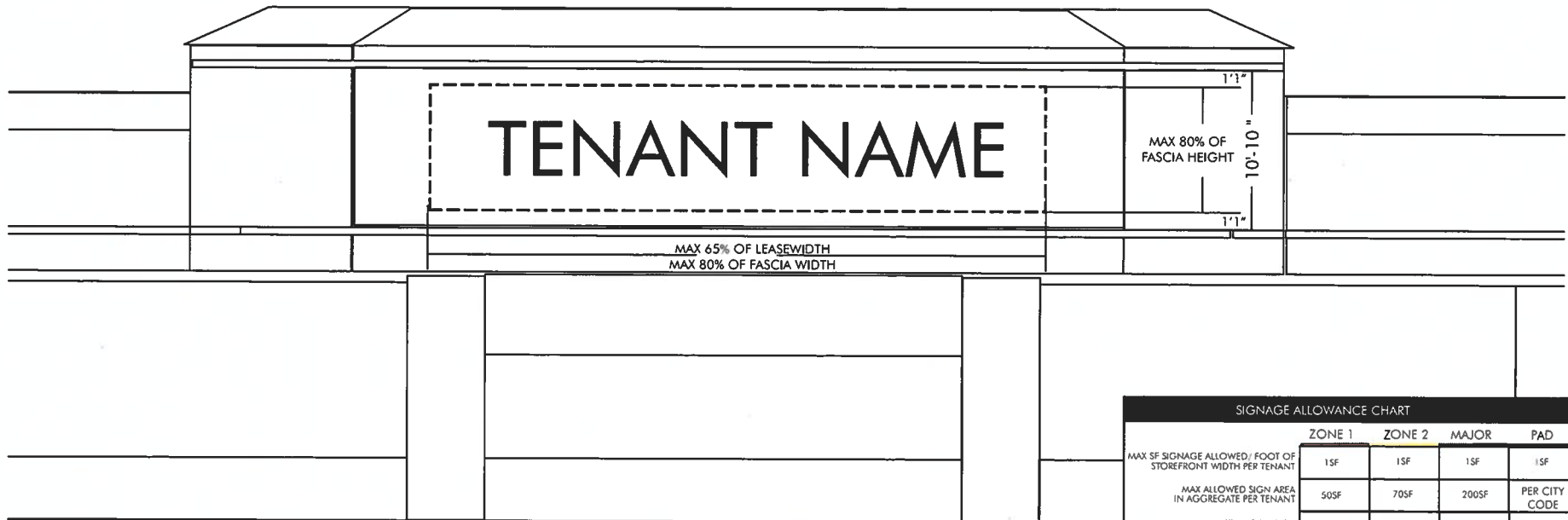
R. Signs for the purpose of commercial advertising created by the arrangement of vegetation, rocks, or other objects such as on a hillside visible to pedestrians or motorists.

S. Roof signs.

T. Awnings that are internally illuminated.

U. Inflatable signs.

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

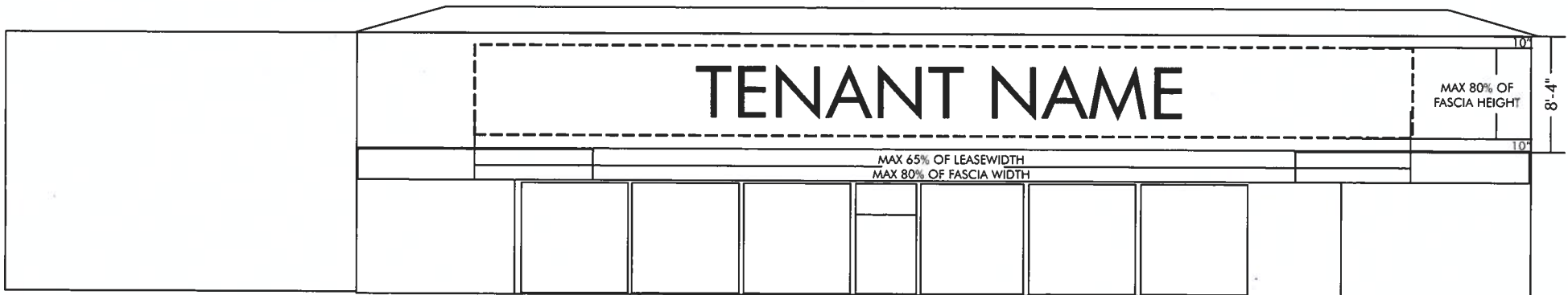


Major 1 Sign Elevation

Scale 3/32" = 1' 0"

MAX LETTER HEIGHT = 72"

SIGNAGE ALLOWANCE CHART				
	ZONE 1	ZONE 2	MAJOR	PAD
MAX SF SIGNAGE ALLOWED / FOOT OF STOREFRONT WIDTH PER TENANT	15F	15F	15F	15F
MAX ALLOWED SIGN AREA IN AGGREGATE PER TENANT	50SF	70SF	200SF	PER CITY CODE
MAX WIDTH OF A SIGN AS % OF STOREFRONT WIDTH	65%	65%	65%	65%
MAX HEIGHT OF A SIGN AS A % OF VERTICAL FASCIA HEIGHT	80%	80%	80%	80%
MAX LETTER HEIGHT	30" 1 LINE 24" 2 LINES	30" 1 LINE 24" 2 LINES	72"	30" 1 LINE 24" 2 LINES

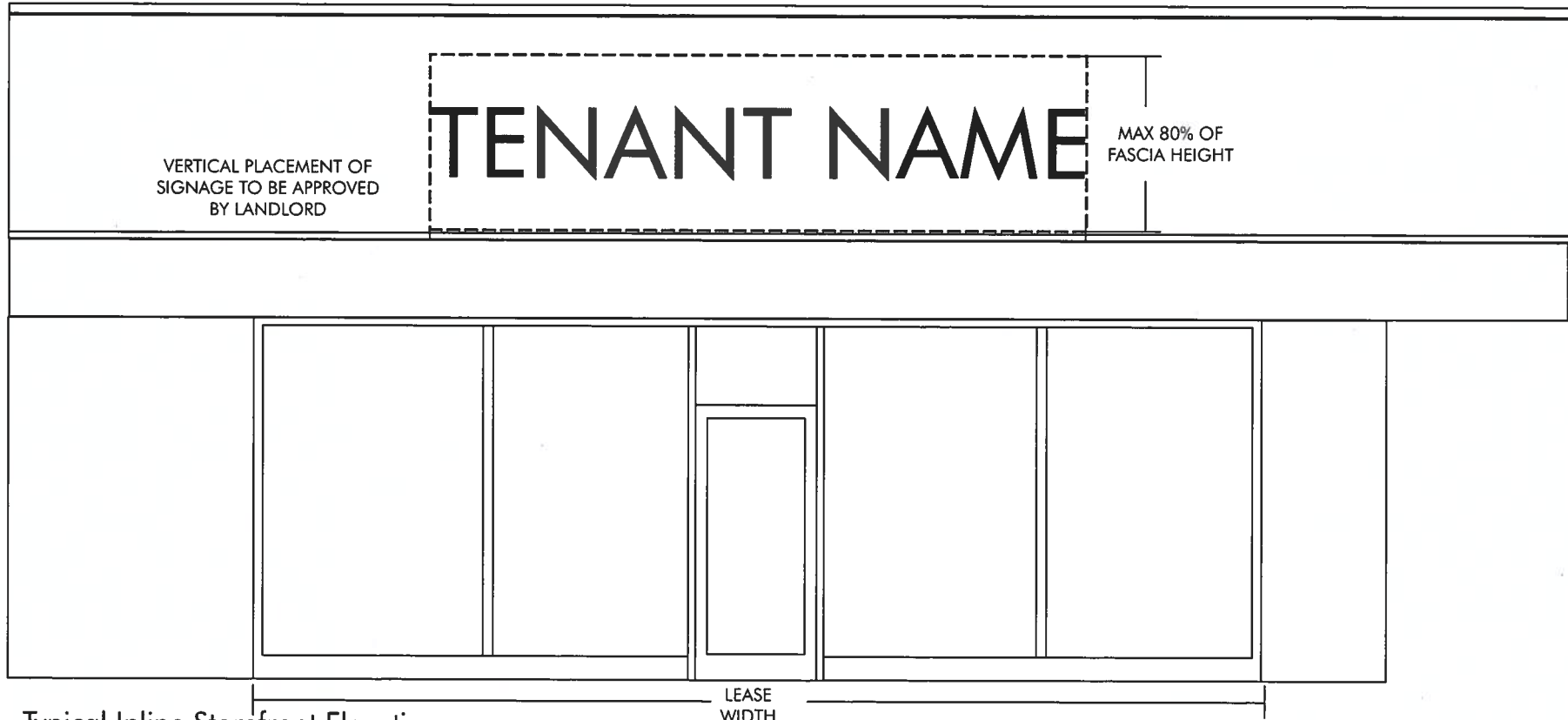


Major 2 Sign Elevation

Scale 3/32" = 1' 0"

MAX LETTER HEIGHT = 72"

DENOTES SIGNABLE AREA



Typical Inline Storefront Elevation
Scale 1/4" = 1' 0"

DENOTES SIGNABLE AREA

SINGLE LINE SIGN MAX LETTER HEIGHT = 30"
MULTIPLE LINE SIGN MAX LETTER HEIGHT = 24"

SIGNAGE ALLOWANCE CHART				
	ZONE 1	ZONE 2	MAJOR	PAD
MAX SF SIGNAGE ALLOWED/ FOOT OF STOREFRONT WIDTH PER TENANT	1SF	1SF	1SF	1SF
MAX ALLOWED SIGN AREA IN AGGREGATE PER TENANT	50SF	70SF	200SF	PER CITY CODE
MAX WIDTH OF A SIGN AS % OF STOREFRONT WIDTH	65%	65%	65%	65%
MAX HEIGHT OF A SIGN AS A % OF VERTICAL FASCIA HEIGHT	80%	80%	80%	80%
MAX LETTER HEIGHT	30" 1 LINE 24" 2 LINES	30" 1 LINE 24" 2 LINES	72"	30" 1 LINE 24" 2 LINES

NOT TO EXCEED 65% LEASE WIDTH
AND 80% OF ARCHITECTURAL AREA

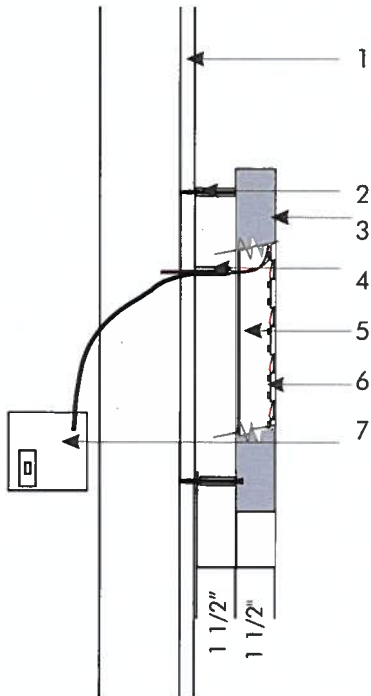
TENANT NAME

Typical Sign Detail

Scale 1/4" = 1' 0"

1 1/2" deep fabricated aluminum reverse channel letters with warm white 3500K LED halo illumination.
Max sign area is 1 sf per lineal foot of store frontage.

REVERSE CHANNEL SIGN
SECTION DETAIL
UL LISTED



1. Existing Fascia
2. 1.5" long spacer painted wall color for mounting studs and power cord jump
3. 1.5" deep aluminum reverse channel letter
4. Low voltage wire thru spacer painted wall color
5. Clear Lexan back
6. 3500K warm white LED
7. Low Voltage Transformer, Class II, with disconnect

SIGNAGE ALLOWANCE CHART				
	ZONE 1	ZONE 2	MAJOR	PAD
MAX SF SIGNAGE ALLOWED/ FOOT OF STOREFRONT WIDTH PER TENANT	1SF	1SF	1SF	1SF
MAX ALLOWED SIGN AREA IN AGGREGATE PER TENANT	50SF	70SF	200SF	PER CITY CODE
MAX WIDTH OF A SIGN AS % OF STOREFRONT WIDTH	65%	65%	65%	65%
MAX HEIGHT OF A SIGN AS A % OF VERTICAL FASCIA HEIGHT	80%	80%	80%	80%
MAX LETTER HEIGHT	30" 1 LINE 24" 2 LINES	30" 1 LINE 24" 2 LINES	72"	30" 1 LINE 24" 2 LINES

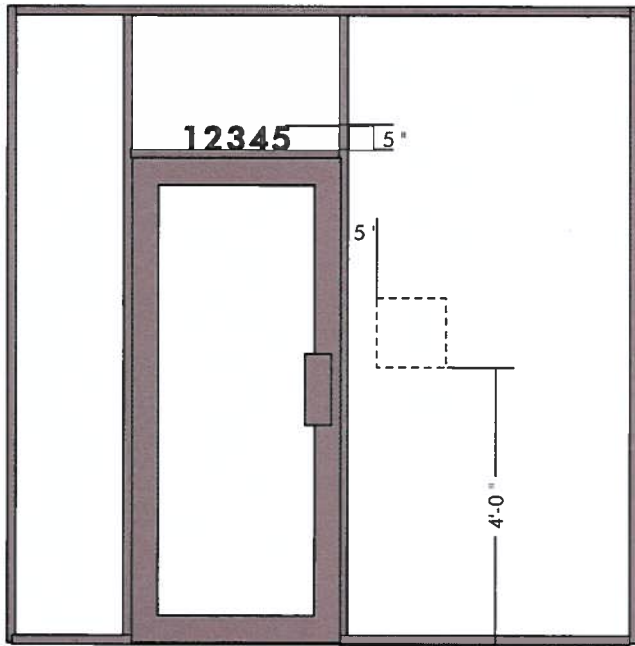
SEE SITE PLAN FOR ZONE LOCATIONS

APPROVED PROJECT COLORS	
1	 PMS 1815 (Burgundy)
2	 PMS 349 (Forest Green)
3	 PMS 294 (Navy Blue)
4	 Black
5	 Duranodic Bronze

All painted to be satin acrylic polyurethane, Matthews Paint or equivalent.



Halo Lit Reverse Channel Letters
Not To Scale

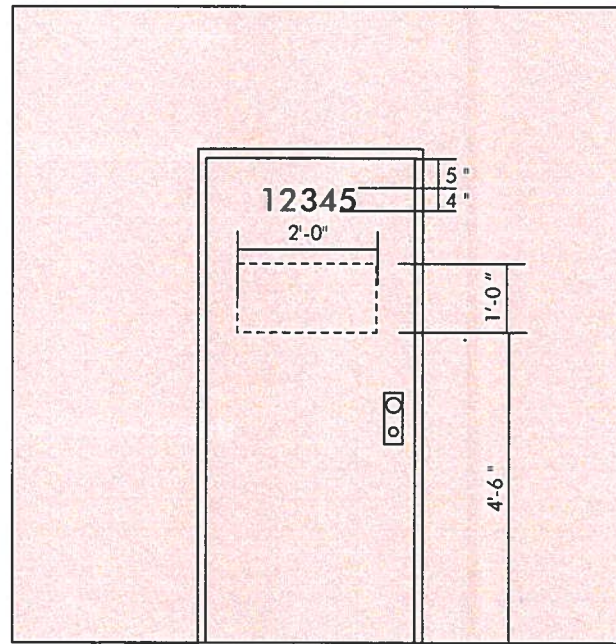


SUITE ENTRY SIGNAGE

Addresses to be painted metal letters standing on transom mullion to mach existing condition.

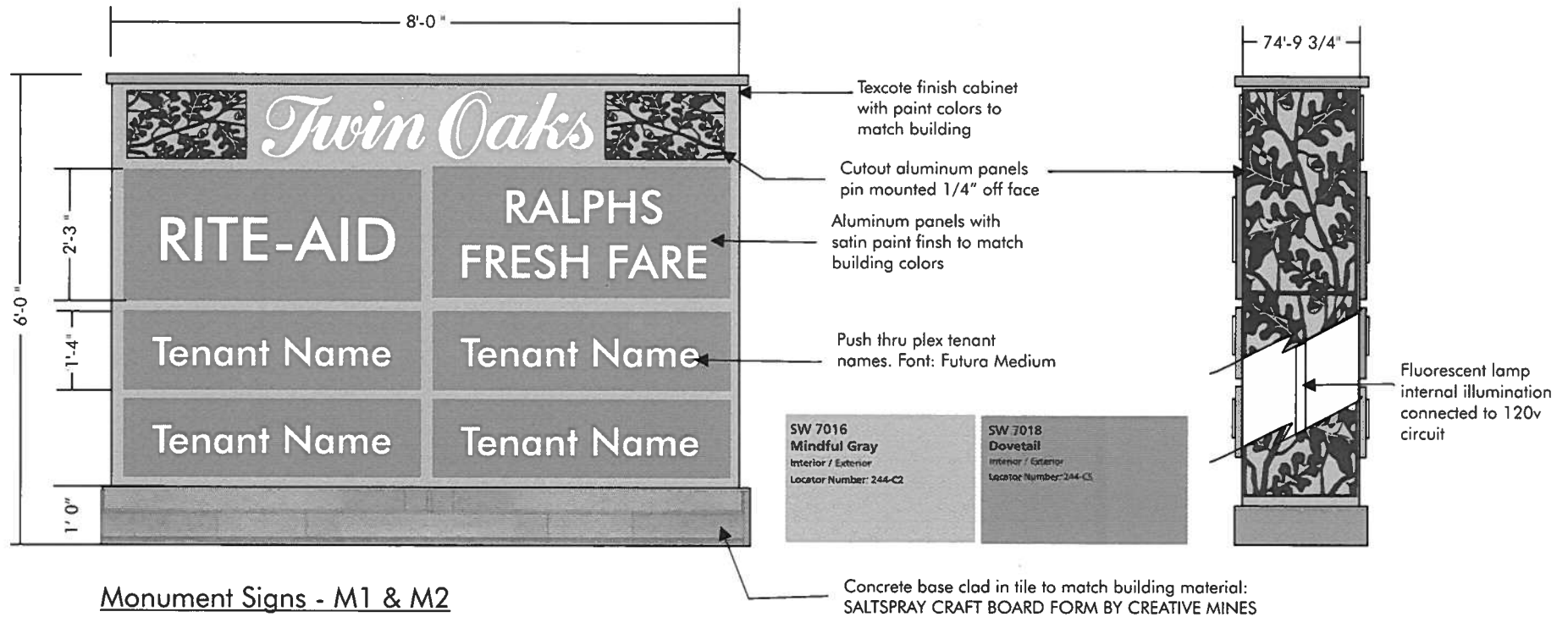
Tenant information signage shall be placed on front of glass and conform to the following requirements:

- a. Letters shall be 3M white vinyl.
- b. Letters shall be computer cut and spaced.
- c. Max area is 1 S.F.
- d. Copy may include hours, emergency phone number, etc



SERVICE DOOR SIGNAGE

- a. Letters shall be 3M dark bronze vinyl.
- b. Letters shall be computer cut and spaced.
- c. Max area is 1 S.F.
- d. Copy may include store name only and may be in tenant logotype if it conforms to be size allowance.



Monument Signs - M1 & M2

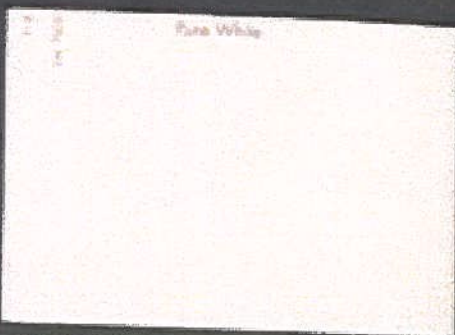
Scale 1/2" = 1' 0"

Double sided aluminum fabricated internally illuminated monument sign cabinet with push thru plex project ID 1" deep aluminum tenant panels with 1/2" thick push thru plex tenant graphics in tenant colors.

Max letter height for major tenants is 14". Max letter height for minor tenants is 10".

Tenant panels to be fabricated and installed by landlord's designated vendor at tenant expense.

DES

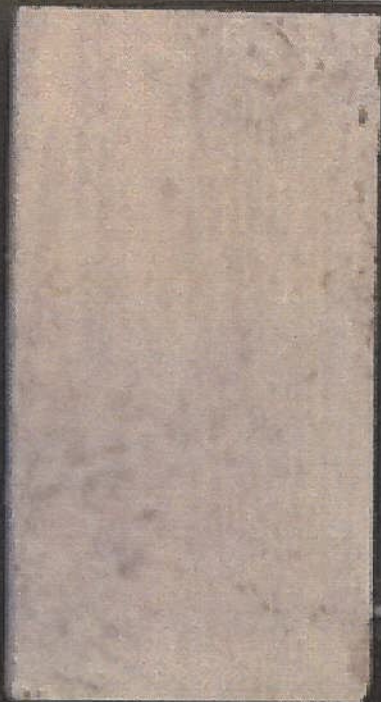


Pure White

PAINT TO MATCH
SHEPHERD WILLIAMS - "PURE WHITE"



STANDING SEAM METAL ROOF
TO MATCH METAL WALLS - MEDIUM BRONZE



SMOOTH COAT PLASTER



Mink/Plum Gray

PAINT TO MATCH
SHEPHERD WILLIAMS - "MINK/PLUM GRAY"



Dove Tail

PAINT TO MATCH
SHEPHERD WILLIAMS - "DOVE TAIL"



EXISTING STOREFRONT
STANDARD BRONZE ANODIZED



SHEPHERD FORGE TUBE LIGHT SCONCE



METAL FRAMED GREEN SCREEN



WHITE BLUE LIGHT FIXTURE WITH
ROUNDED ALUMINUM SHADE

Regency Centers

TWIN OAKS SHOPPING CENTER Agora Hills, California

FILES BY JOHN DELOVIER/STREIBER | PHOTOGRAPHY AND DESIGN | 10.20.17

XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

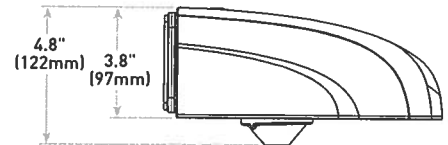
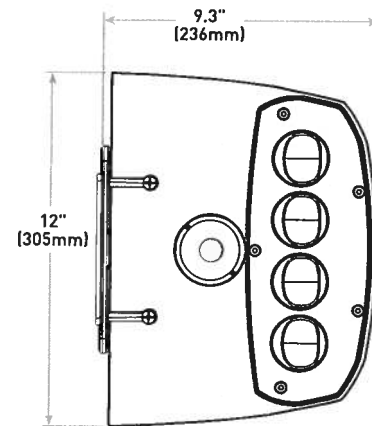
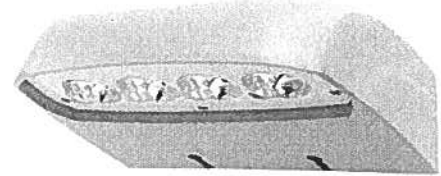
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms



Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed

Beauty Plate

- WM-PLT12** - 12" (305mm) Square
- WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

** Must specify color

Weight
9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	30K 3000K F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only - Available with U and 6 voltages only P Photocell - Not available with K option - Available with 1 or 2 voltages only

* Available in Canada only. 347V utilizes magnetic step-down transformer. For input power for 347V, refer to the Electrical Data table



Rev. Date: Version A V9 10/05/2017



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

TYPE I-1

OSQ-A-NM-5ME-B-40K-UL-BZ-ML-7PIN

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty¹: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

¹See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rotated optics	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

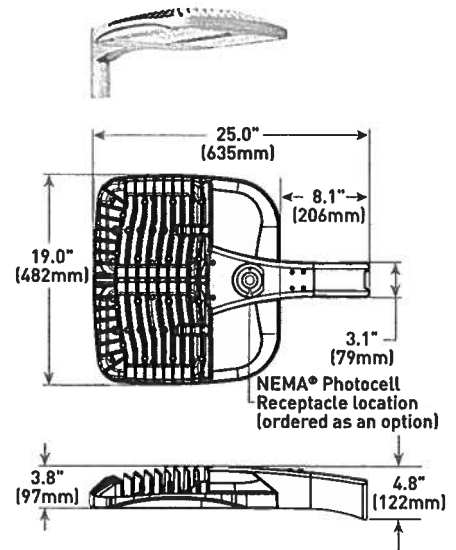
Fully assembled luminaire is composed of two components that must be ordered separately:
 Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze WH White

Luminaire (Mount must be ordered separately)								
OSQ	A	NM	5ME	B	40K	UL	BZ	ML - 7PIN
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME Type V Medium 55H Type V Short WSN Wide Sign 15D 15" Flood	B 86W K 130W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V OR Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to <u>Dimming spec sheet</u> for details - Can't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse ML Multi-Level - Refer to <u>ML spec sheet</u> for details - High: 100%, Low: 50% - Available with UL voltage only - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 10-30' Mounting Height - Refer to <u>PML spec sheet</u> for details - Available with UL voltage only - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40' Mounting Height - Refer to <u>PML spec sheet</u> for details - Available with UL voltage only - Intended for downlight applications at 0° tilt

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Weight
26.5 lbs. (12kg)



Rev. Date: V1 09/27/2016



TWIN OAKS CENTER LED PHOTOMETRIC PLAN

SCALE: NTS

AGOURA HILLS, CA

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 200
BUFFALO, NY 14203
PH: 716.644.1548
FAX: 716.642.9048

Regency Centers.

TWIN OAKS CENTER
5773 KANAN ROAD
AGOURA HILLS
CA 91301

PROJECT INFO

ENGINEER INFO

ENGINEER SEAL

REVISIONS

SHEET DESCRIPTION

PROJECT # RC90003

DATE 07.11.2016

NO. 2

BY N.MOLENDA

CHECKED BY A.SHELBY

SHEET # SL300

OF 7



LINE#	AREA	Total Watts	LPD	Perimeter
LPD Area, Hardscape	708721	13172.2	0.047	5685
LPD Area, Main Parking	70812	2136	0.030	1785

GENERAL NOTES

- 1 PROVIDE BIRD DETERRENT SPIKES ON ALL NEW FIXTURES.
- 2 REMOVE EXISTING FLOOD LIGHTS ON REGENCY CONTROL PROPERTY.

Calculation Summary

LINE#	Avg	Max	Min	Avg/Min	Max/Min	# Fix	% Spillage
Site	2.04	23.9	0.0	N/A	N/A	1159	N/A
Back of Building	1.45	13.6	0.0	N/A	N/A	160	N/A
Drive Entry & Exit - CW FR Top-1	1.32	6.5	0.7	0.17	9.29	5	N/A
Drive Entry & Exit - CW FR Top-2	0.83	1.4	0.2	3.15	7.00	4	N/A
Drive Entry & Exit - CW FR Top-3	0.10	0.1	0.1	1.00	1.00	2	N/A
Hardscape	2.40	23.3	0.0	N/A	N/A	887	50.4
Main Drive	4.41	20.5	0.1	44.10	205.00	123	89.9
Main Parking	4.01	19.8	0.4	10.03	49.50	176	54.5
Second Parking	2.54	7.5	0.4	6.35	18.75	35	N/A

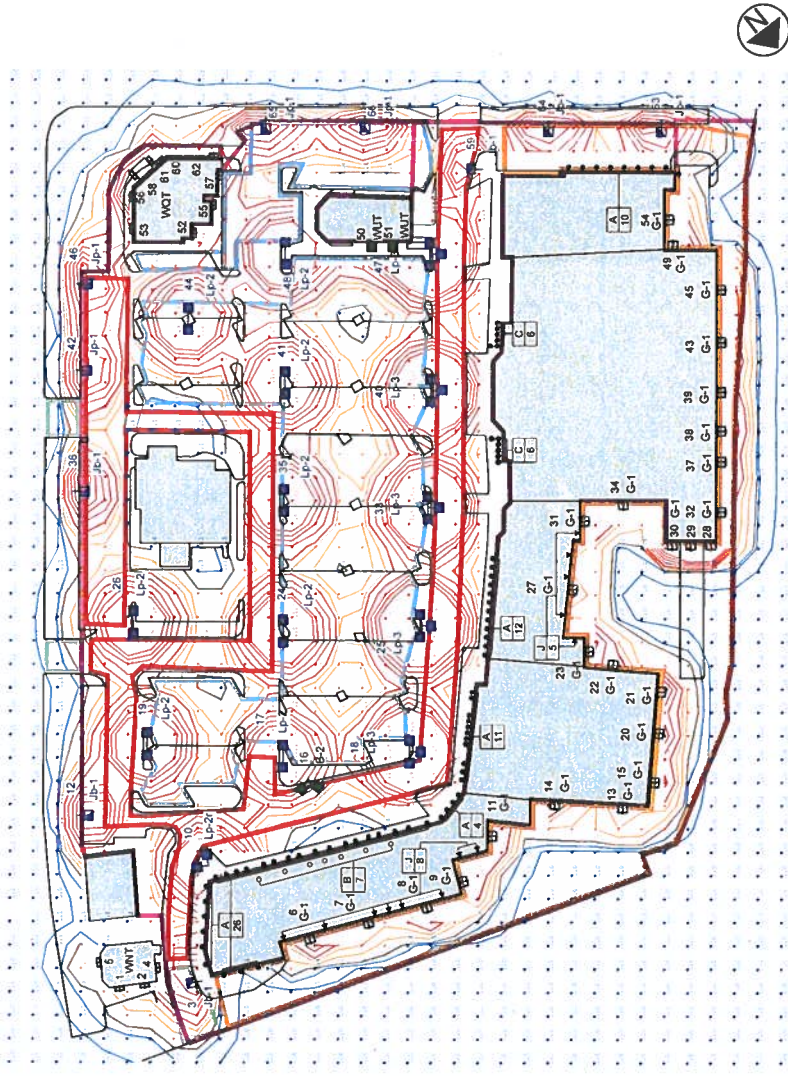
Total Points	176
% of Points Met in Main Parking	55%

COLOR CODE	Value
RED	2.00 +
TAN	0.50 - 1.99
BLUE	0.00 - 0.49

BASED ON THE INFORMATION PROVIDED, ALL CALCULATIONS AND LUMINAIRE LOCATION AND SPACING ARE APPROXIMATE. THE ACTUAL LIGHTING PERFORMANCE IN THE FIELD MAY VARY DUE TO VARIATIONS IN THE FIELD CONDITIONS.

THE LIGHTING PLAN REPRESENTS ALL LUMINAIRE LEVELS CALCULATED FROM CURRENT AND PROPOSED LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS. MANUFACTURER'S LUMINAIRE MAY VARY DUE TO MANUFACTURING TOLERANCES AND OTHER VARIATIONS IN FIELD CONDITIONS.

FOR ADDITIONAL CONTRACT INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
PH: 716.644.1548



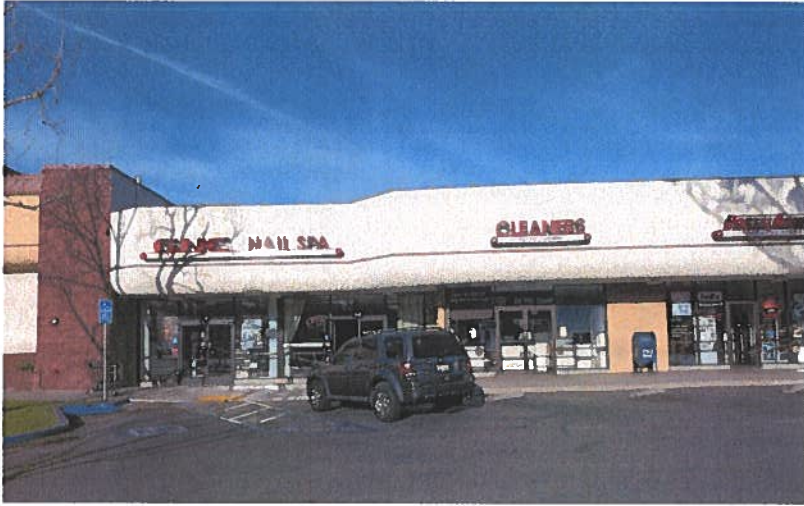
**SITE PHOTOGRAPHS
MAJOR TENANTS**



SITE PHOTOGRAPHS NORTHEAST SHOPS



SITE PHOTOGRAPHS NORTH AND SOUTHWEST SHOPS



**SITE PHOTOGRAPHS
FREE-STANDING BUILDINGS**



STARBUCKS



UNION BANK



ONEWEST BANK



YUM YUM DONUTS