CITY OF
AGOURA HILLS

PLANNING DEPARTMENT

ACTION DATE:	October 18, 2018
TO:	Planning Commission
APPLICANT:	Architectural Design and Signs, Inc. for LA Fitness 1160 Railroad Street Corona, CA 92882
CASE NO.	AMND-01520-2018
LOCATION:	5075 Roadside Road
REQUEST:	Request for the Planning Commission to approve an amendment to a previously approved Sign Permit, and Variance to increase the dimensions (height) of and add text to one building-mounted sign for LA Fitness; and make a finding of exemption under the California Environmental Quality Act.
ENVIRONMENTAL DETERMINATION:	Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines.
RECOMMENDATION:	Staff recommends the Planning Commission approve Case No. AMND-01520-2018, the amendment to Sign Permit Case No. 14-SP-040 and Variance Case No. 14-VAR-003(B), subject to conditions, based on the findings of the draft resolution.
ZONING DESIGNATION:	POM-FC (Planned Office and Manufacturing - Freeway Corridor Overlay District)
GENERAL PLAN DESIGNATION:	Planned Office and Manufacturing (POM)

I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Architectural Design and Signs, Inc. has applied for an amendment to a Sign Permit (Case No. AMND-01520-2018) to revise the design of an approved building sign for a fitness facility (LA Fitness) currently under construction. The project site is bordered by Roadside Drive, Roadside Road, and Agoura Road. The site is zoned Planned Office and Manufacturing (POM) and Freeway Corridor Overlay (FC) district, and is designated in the General Plan as Planned Office and Manufacturing (POM). The project was approved by the City Council in January 2015. The Council considered a Sign Permit and a Variance application (Case Nos. 14-SP-040 and 14-VAR-003(B)) for the proposed building-mounted signage on both the north and south elevations of the fitness building, and approved the entitlements with conditions. During the public hearing, the City Council established the maximum size of the letters for each building-mounted sign as specific conditions of approval. The construction of the LA Fitness is nearing completion. The applicant is requesting revisions to the sign on the south elevation of the building, facing the parking lot. The only changes to the original sign are the increased letter height with the addition of a second line of text, and the additional of a color yellow to the approved white plexi-glass channel letters. No changes are proposed to the sign on the north building elevation, which faces the freeway corridor.

II. STAFF ANALYSIS

A. Signage

The Sign Ordinance allows for a 70-square foot sign on the primary elevation if the building is located more than 100 feet from the front property line, and one 25 square-foot secondary sign facing the freeway. The City Council approved the Sign Permit and a Variance to build a 113 square-foot sign on the building's south side primary elevation and a 75 square-foot sign on the north side that faces the freeway (secondary elevation) with two conditions.

> *"Excepting Special Condition No. 10, the signage for the fitness building (Building A) shall be consistent with the Exhibits entitled, "Signage Studies 4 and 4.0" prepared by Architects Orange, dated January 20, 2016, and presented to the City Council on January 27, 2016."*
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> *"The fitness building (Building A) signage on the north elevation shall be halo lit and not exceed 75 square feet in area and shall be no taller than three (3) feet, while the signage on the south elevation shall not exceed 113 square feet in area and shall be no taller than three and one-half (3.5) feet."*

These conditions were incorporated into City Council Resolution No. 16-1807 as Exhibit A, which is included in this report as Attachment 2.

The current request does not include modifying the sign on the north elevation or either of the monument signs on-site, but only the south building elevation sign, specifically the

height of the letters. The applicant is requesting to add the words "Signature Club" as a second line below the first line, "LA Fitness." This would increase the vertical dimension of the lettering/sign from 42 inches to 55 inches, but reduce the horizontal dimension of the lettering/sign from 32 feet 4 inches to 24 feet 4 inches. Consideration of the new Variance and Sign Permit is necessary because the proposed sign would differ from the Exhibits entitled *Signage Studies 4 and 4.0" prepared by Architects Orange, dated January 20, 2016, and presented to the City Council on January 27, 2016.* The sign would not exceed 113 square-foot area originally approved by the Variance. But because the approved resolution included findings for both the Sign Permit and the Variance, the amendment application applies to both permits. The space around the sign would be reduced by six (6) inches above and below, and increased by four (4) feet on each side of the sign. The location of the sign would not change, and there would be no changes to the approved internally-lit channel letters constructed with white plexiglass face for the "LA Fitness" type. The additional "Signature Club" text would be yellow and internally lit channel letters. A total of two colors are proposed for the building signage, which is permitted by the Sign Ordinance. Although the letters of the sign are taller than originally approved, the overall sign complies with the maximum square footage allowed by the original Sign Permit and Variance.

B. Architectural Compatibility

The sign would be consistent with the Sign Ordinance Design Guidelines.

The proposed sign area covers only 22.6 percent of the area on the elevation reserved for signage, with less than one-third of the recommended coverage (75 percent) by the guidelines, which translates into a design that is proportional with the space allocated for it. The sign would not obscure any architectural feature and would be clear and legible. The sign would be placed above the entry as originally approved to indicate the entrance to the building.

The first line of the sign is designed in narrow typeset and white letters. The second line is designed with yellow, more ornate, and wider typeset letters as well as right-justified to balance the design. The combination of white and yellow and overall style are in harmony with the clay color building background and consistent with the style of the building. Both letter styles as well as the overall sign are legible because of the contrast of the color against the darker background. No logo or descriptive of the business are included in the design.

The construction materials used for the letters are different because the north facing sign is halo lit, and therefore, the channel letters are made with a solid, obscure material whereas the south facing sign channel letters are made out of clear plexiglass to let the light through the face. The sign is placed 28 feet above the ground, so it can be seen from the street, but will not add to the lighting of the parking lot.

C. Variance

The original findings for the Sign Permit and Variance would apply for this amendment. As stated above, the only changes to the original sign are the increased letter height with the addition of a second line of text, and the addition of the color yellow to the approved white plexi-glass channel letters. The number of colors is allowed by the Sign Ordinance. The illumination will continue to be internally lit in each channel letter. The sign would continue to be compatible with the building design, and not cause adverse impacts to adjacent properties, including light overflow, as the sign would be internally illuminated. The sign would be mounted on the building in compliance with Building Code standards. It would not obstruct any building design elements or cause distractions to passing vehicles, given its location on a flat surface of the building, well-below the roofline, and centered above the building entry. The increased size of the sign, as previously approved by the Sign Permit and Variance, and proposed with this amendment, is being requested due to the deep and narrow site that results in the building being set back approximately 500 feet from Agoura Road. This distance dictates a sign sufficiently large so as to be legible from the adjacent roadway for wayfinding purposes

D. General Plan

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

- Policy LU-13-1 Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers, more pedestrian friendly reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. *(Imp LU-20, LU-30)*

- Policy LU-13-2 Architecture and Site Design. Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:

  - Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification

The final design of the primary sign provides meaningful identification for the business, without distracting from the architecture, especially as viewed from Agoura and Roadside Road. The signs would be internally-lit to maintain legibility at night-time, while maintaining subtle illumination. The sign is at a considerable distance from the adjacent roadways, and therefore, is not expected to distract motorists, but rather will help in finding access into the property.

III. 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 15311(a). This exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. No significant environmental impacts are expected as a result of the construction and installation of the signs. 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.

IV. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve the amendment to Sign Permit Case No. 14-SP-040 and Variance Case No. 14-VAR-003(B), Case No. AMND-01520-2018, subject to the conditions of approval.

Attachments

1. Draft Amendment to Sign and Variance Resolution with Exhibit A
2. Approved City Council Sign Permit and Variance Resolution No. 16-1807
2. Vicinity Map
3. Reduced Copies of the Sign Plans
4. City Council Report Signage Studies 4 and 4.0 dated January 20, 2016 and presented to the City Council on January 27, 2016.
5. Photograph of the Building's South Façade under Construction

Case Planner: Valerie Darbouze, Associate Planner

RESOLUTION NO. 18-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA APPROVING AMENDMENT TO SIGN PERMIT CASE NO. 14-SP-040 AND VARIANCE CASE NO. 14-VAR-003(B) TO INCREASE THE DIMENSIONS (HEIGHT) AND THE TEXT OF ONE BUILDING-MOUNTED SIGN – CASE NO. AMND-01520-2018 FOR THE LA FITNESS LOCATED AT 5075 ROADSIDE ROAD

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 Architectural Design & Signs, Inc. with respect to the real property located at 5075 Roadside Road, Assessor's Parcel Numbers 2061-004-035, -043, -044, and -045 requesting approval of an amendment to Sign Permit Case No. 14-SP-040 (the "Sign Permit") and Variance Case No. 14-VAR-003(B) (the "Variance") to increase the dimensions (height) and the text of one building-mounted sign for LA Fitness (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-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 applications at a public hearing held on October 18, 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 sign is consistent with the General Plan and the provisions of the Zoning Ordinance. The building-mounted sign is integrated with the building's architectural character and provide meaningful identification for the business, specifically, the fitness facility, as called for in Policy LU-13.1 and LU-13.2 of the General Plan as viewed from Agoura Road and Roadside Road. The sign complies, except for its size, with the Zoning Ordinance regarding the number of signs, colors and the construction elements of a sign. However, the City Council previously approved Variance Case No. 14-VAR-003(B) to address non-conforming size of the sign and the sign's overall size will not increase as a result of the Project.

B. Both the location of the sign and the design of its visual elements are legible under normal viewing conditions prevailing where the sign is to be installed. The location of the proposed building sign will allow the sign to be legible under normal viewing conditions. The building will be built to identify the business clearly during the daytime and nighttime without excessive lighting that could impact nearby properties. The building-mounted sign letters are internally lit and the font highly legible. The content of the sign and the number of colors used comply with the Sign Ordinance requirements.

C. The location and design of the sign, its size, shape, illumination, and colors are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The south building elevation sign is centered on the building. It will not block the window or obstruct architectural features. The sign design is compatible with the building design and will complement the building's appearance, as well as provide important wayfinding. The illumination will be adequate for visibility but not excessive, and therefore will not cause adverse lighting conditions for nearby properties and motorists on adjacent roadways.

D. The sign is consistent with the sign standards of the Sign Design Guidelines in that the sign is designed with two colors only, does not compete with the design of the building, and the illumination of the sign does not flood the building façade. With the exception of the size, the number of colors, the letter style, and the illumination method are all in compliance with the Sign Ordinance.

E. The modification to the sign is consistent with the adopted Sign Design Guidelines in that the dimensions of the sign are in good proportions; the colors and letter style are compatible with the building architecture; the sign does not interfere with windows or other architectural features; and the sign does not exceed the height of the roof line.

Section VI. Variance. Based on 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 9676.2.E, that:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Given the unusually long and narrow

parcel, with the building set almost 500 feet, from Agoura Road; the distance from the Roadside Road access points; and the location and height of the retail building in front of the fitness facility that could potentially block views of the fitness building, the LA Fitness facility building requires a larger primary sign that is visible to traffic on Agoura Road. The building primary elevation was designed such that the area where a sign could be installed allows for a larger sign without impacting the architectural design of the building. The Project amends the Sign Permit and Variance to add an additional line of text of a second color, but does not increase the sign's overall size.

B. The Project will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. Because the fitness facility building is placed at a lower elevation than the street and at a long distance from Agoura Road than other buildings along the corridor, and potentially blocked by the retail building in front of it, a larger sign is required to be visible to the traffic traveling on surface streets. Size, colors, and illumination will help users find the business and recognize the brand more easily.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in impractical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. Despite the location of the building, the fitness facility has not requested additional signage above the basic entitlement of a primary and secondary sign but rather a larger sign. The larger sign and text function as a way-finding mechanism for the POM District, and more specifically the brand and type of services provided at that location.

D. The Project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Since the sign's additional text line and second color does not affect the building structural integrity and can comply with the City Building Code, the Project would not adversely affect public safety. The new design is compatible with the aesthetics of the building, and there would be no adverse effects to line of sight for motorists on nearby roadways, given the sign location on the flat portion of the building centered over the entry. Sign lighting will be internally illuminated to minimize light spillover to neighboring properties and roadways. In addition, this Project does not change the internal lighting of the sign or its size, and therefore has no impact on public welfare.

E. The Project will be consistent with the character of the surrounding area. Larger signs with two colors and two lines of text are located on other buildings in the freeway corridor. The design of the building's south elevation sign will match that of the northern elevation. No aspect of the sign is distracting to motorists and the sign size is minimal in relation to the building, representing only two percent of the total front elevation. The sign faces the interior of the parcel, and as such, it is not visible to residential developments located north of the freeway and does not cause light pollution onto those neighborhoods.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Amendment Case No. AMND-01520-2018 to Sign Permit Case No. 14-SP-040 and Variance Case No. 14-VAR-003(B) subject to the attached conditions, 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 18th day of October 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. AMEND-01520-2018 to 14-SP-040 & 14-VAR-003(B))

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.

2. 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 Permit with the Planning Department.

3. The approval of this action is limited to and requires complete conformation to the Conditions stated below and, except as modified herein, the conditions initially approved as part of the Sign Permit and Variance.

4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.

5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

6. Unless the approval is used within two (2) years from the date of City approval, Case No. Amend-01520-2018 to Case Nos. 14-SP-040 and 14-VAR-003(B) will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

7. The Amendment application is valid only in conjunction with 14-SP-040, 14-VAR-003(B), 14-SPR-003, 14-OTP-016, 14-VAR-003(A) and VTPM 73266, and the approved Conditions of approval therein.

8. 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.

SPECIAL CONDITIONS

9. The approval amends the conditions of approval attached to Resolution No. 16-1807 for the sign on the south elevation of Building A only.

10. The Fitness building (Building A) sign on the north elevation shall be halo lit and not exceed 75 square feet in area and the sign on the south elevation can be internally lit and shall not exceed 113 square feet.

END

RESOLUTION NO. 16-1807

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA APPROVING SIGN PERMIT CASE NO. 14-SP-040 AND VARIANCE REQUEST CASE NO. 14-VAR-003(B) TO INCREASE THE SIZE OF TWO BUILDING-MOUNTED SIGNS FOR THE AGOURA PARK PROJECT LOCATED AT 29431 AND 29439 AGOURA ROAD

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA HEREBY RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Rosenheim & Associates, on behalf of Selleck Development Group, Inc. with respect to the real property located at 29431 and 29439 Agoura Road (Assessor's Parcel Numbers 2061-004-015, -035, and -036) requesting approval of a Sign Permit (Case No. 14-SP-040) to install two (2) building-mounted signs on Building A and two (2) ground-mounted signs on the site, and a variance request (Case No. 14-VAR-003(B)) to increase the size of the two (2) building-mounted signs for the Agoura Park Project (Project).

Section II. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on December 3, 2015, 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 III. 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 IV. Based on the evidence at the hearing, including the staff report and oral and written testimony, the Planning Commission did not approve a resolution to adopt the Sign Permit and variance request.

Section V. On December 9, 2015, the City Council appealed the Planning Commission's decision on the Sign Permit and variance request for the City Council's de novo review of the Project.

Section VI. The City Council of the City of Agoura Hills considered the applications at a public hearing held on January 27, 2016 at 6:00 p.m. in the City Hall City Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section VII. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the City Council at the aforesaid public meeting.

Section VIII. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On January 29, 2016, the City Council held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the City Council, the City Council adopted Resolution No. 16-1804, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting a MMRP for the Project. Resolution No. 16-1804 and the findings therein are hereby incorporated by this reference as though set forth in full.

Section IX. Sign Permit Review. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, and the revisions to the Project whereby the height of the sign on Building A's south elevation shall be reduced to three and one-half (3.5) feet and the total sign area to 113 square feet, and the height of the sign on Building A's north elevation shall be reduced to three (3) feet and the total sign area of 83 square feet and shall be halo lit, (as shown in the Exhibit entitled, "Signage Studies 4 and 4.0," by Architects Orange, dated January 20, 2016, and presented to the City Council), and whereby the City Council reduced the maximum square footage of Building A's north elevation sign to no more than 75 square feet, consistent with the conditions of approval attached in Exhibit "A" attached hereto and incorporated herein by reference, the City Council finds, pursuant to Section. 9655.5.D. of the Agoura Hills Municipal Code, that:

A. The proposed Sign Permit, as conditioned, is consistent with the General Plan and the provisions of the Zoning Ordinance. The building mounted signs are integrated with the building's architectural character and provide meaningful identification for the business, specifically, the fitness facility, as called for in Policy LU-13.2 of the General Plan as viewed from the freeway corridor, Agoura Road and Roadside Road.

B. The location of the proposed building and ground mounted signs are legible under normal viewing conditions where the signs are to be installed. Building A's proposed signs and the monument signs will be built so as to identify the business clearly during the daytime and nighttime without impacting nearby properties. The north elevation building-mounted sign letters will be halo lit, and the south elevation sign letters will be internally lit and the font highly legible. The ground-mounted sign letters are externally lit. The content of the signs and the number of colors comply with the Sign Ordinance requirements.

C. The location and design of the proposed signs for Building A, their size, shape, illumination, and colors are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. Each sign will be in the center of the front and rear elevation and will

not block the window space and will not compete with any other architectural feature. The monument signs are small and sited so as to not interfere with vehicular traffic.

D. The proposed signs are consistent with the sign standards of the Sign Design Guidelines in that each building sign is one color and does not compete with the design of the building, and the illumination of the sign does not flood the building façade. The monument signs are one color and would be compatible with the architecture and overall site design. With the exception of the size of the Building A signs, the monument and building signs are all in compliance with the Sign Ordinance.

E. The proposed signs are consistent with the adopted sign design guidelines in that the dimensions of the signs are in good proportions and the signs do not interfere with windows or other architectural features of Building A, and do not exceed the height of the roof line.

Section X. Variance. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, and the revisions to the Project whereby the height of the sign on Building A's south elevation shall be reduced to three and one-half (3.5) feet and the total sign area to 113 square feet, and the height of the sign on Building A's north elevation shall be reduced to three (3) feet and the total sign area of 83 square feet and shall be halo lit, (as shown in the Exhibit entitled, "Signage Studies 4 and 4.0," by Architects Orange, dated January 20, 2016, and presented to the City Council), and whereby the City Council reduced the maximum square footage of Building A's north elevation sign to no more than 75 square feet, consistent with the conditions of approval attached in Exhibit "A" attached hereto and incorporated herein by reference, the City Council finds, pursuant to Section. 9676.2.E. of the Agoura Hills Municipal Code, that:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Given the unusually long and narrow parcel, Building A's substantial distance (approximately 500 feet) from Agoura Road, the distance from Roadside Road ingress/egress points, and the location and height of Building B potentially blocking views of Building A, Building A, requires a primary sign that is visible to both eastbound and westbound traffic on Agoura Road. Similarly, the larger halo lit sign proposed on the north (rear) building elevation will help maintain visibility from both the eastbound and westbound travel lanes on the freeway given the site topography and that the building will be set at a lower grade than that of the freeway right-of-way. The building facades were designed such that the area where a sign could be installed allows a larger sign without impacting the architectural design of the building.

B. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. Because the building is placed at a lower elevation from the freeway right-of-way compared to other buildings along the freeway corridor, a larger sign is required for the building to be visible to passersby on the freeway. The increased sign

size will help identify the building and its tenant. Given the long and narrow parcel, and the location of Building A needing to be at the widest portion of the site, near the northern end, the substantial distance of approximately 500 feet from the building to Agoura Road necessitates a larger front elevation sign to be visible to travelers along Agoura Road.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in impractical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. Given the physical site constraints, requiring Building A to be located at the northern end of the parcel and that the building be set below the freeway right-of-way grade such that the appearance of the building is reduced, the south elevation sign needs to be visible from a further distance, and the north elevation sign needs to be more prominent to freeway travelers to serve as a way finding feature.

D. The granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. Despite the additional square footage, the signs will comply with the City Building Code and will be compatible with the aesthetics of the site buildings, and proportional in size to Building A.

E. . The granting of the variance will be consistent with the character of the surrounding area. Larger signs have been approved on the freeway facing facades of other buildings in the City. Both front and rear signs on Building A are the same color and the same design to ensure consistency. No aspect of the signs is distracting to motorists and the signs represent only a small portion of the total front and rear elevations. There is sufficient separation between the north (freeway facing) elevation sign and residential developments located north of the freeway so as to not cause light pollution and spillover to those neighborhoods, and the Project includes a condition of approval to turn off the sign lights on Building A's north elevation at the close of business each day.

Section XI. Based on the aforementioned findings, the City Council hereby approves Sign Permit Case No. 14-SP-040 and Variance Case No. 14-VAR-003(B) subject to the conditions of approval attached as Exhibit A and incorporated herein by reference, with respect to the property described in Section I hereof.

Section XII. The City Clerk shall certify to the passage, approval, and adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 10th day of February 2016, by the following vote to wit:

AYES: (5) Schwarz, Weber, Buckley Weber, Koehler, Northrup
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Harry Schwarz, Mayor

City of Agoura Hills, California
Incorporated Dec. 8, 1982 California

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney

EXHIBIT A

CONDITIONS OF APPROVAL
(Case No. 14-SP-040 and 14-VAR-003(B))

EXHIBIT A

CONDITIONS OF APPROVAL
(Case No. 14-SP-040 and 14-VAR-003(B))

STANDARD CONDITIONS

1. 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 Permit with the Department of Planning.

2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the Special Conditions stated below.

3. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.

4. 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.

5. Unless the approval is used within two (2) years from the date of City approval, Case No. 14-SP-040 and Case No. 14-VAR-003(B) will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

6. The Variance Case No. 14-VAR-003(B) is valid only in conjunction with Case Nos. 14-SP-040, 14-SPR-003, 14-OTP-016, and VTPM 73266, and the approved conditions of approval therein.

SPECIAL CONDITIONS

7. The signage for the retail/fast service restaurant (Building B) is not approved as part of this application and shall be subject to Planning Commission review and approval at a future date.

8. Lighting for the signage on the north elevation of the fitness building (Building A) shall be turned off at the close of business each day.

9. Excepting Special Condition No. 10, the signage for the fitness building (Building A) shall be consistent with the Exhibits entitled, "Signage Studies 4 and 4.0" prepared by Architects Orange, dated January 20, 2016, and presented to the City Council on January 27, 2016.

10. The fitness building (Building A) signage on the north elevation shall be halo lit and not exceed 75 square feet in area and shall be no taller than three (3) feet, while the signage on the south elevation shall not exceed 113 square feet in area and shall be no taller than three and one-half (3.5) feet.

END

City of Agoura Hills

Vicinity/Zoning Map

Amendment Application Case No. AMND-01520-2018

0 75 150 300 450 600 Feet

AD S
COMPANIES

1160 Railroad St
Corona, CA 92882
Tel. 800.862.3202
www.ad-s.com

REALITY BEGINS WITH VISION

Prepared for:

LA|FITNESS

Address
5075 Roadside Road
Agoura Hills, CA 91301

PERMIT DRAWING SET

Scope of Work

Sign	Sign Type	Square Feet	Illuminated	Quantity
A	Halo Illum. Channel Letters	74.38	Yes	1
B	Face Illum. Channel Letters	111.53	Yes	1

CONSTRUCTION COMPLIES WITH THE 2016 CBC, CEC, AND CENC CODE EDITIONS (CBC 3107.1)

From: **BARBARA COHEN**
cell: 714.906.2029
email: bcohen@ad-s.com

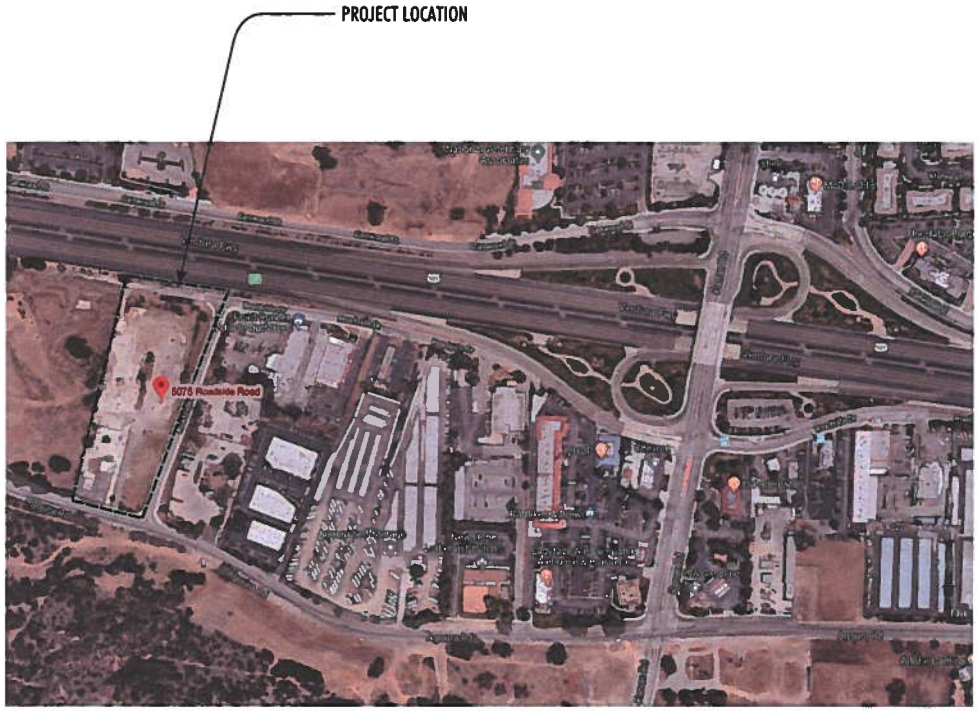
Client Name (Please Print) _____ Date ___/___/___
Client Name (Signature) _____
PLEASE INITIAL ALL PAGES

AD/S Drawing #36691 Rev. #08 (PS) Rev. Date: 10/04/18
Pages: 9 (including cover)

- [ ] Approved
- [ ] Approved as Noted
- [ ] Revise & Resubmit
- [ ] Rejected

1 VICINITY MAP
SCALE: NTS

2 LOCAL MAP
SCALE: NTS



3 SITE VIEW
SCALE: NTS

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F 951.278.0681
www.ad-s.com

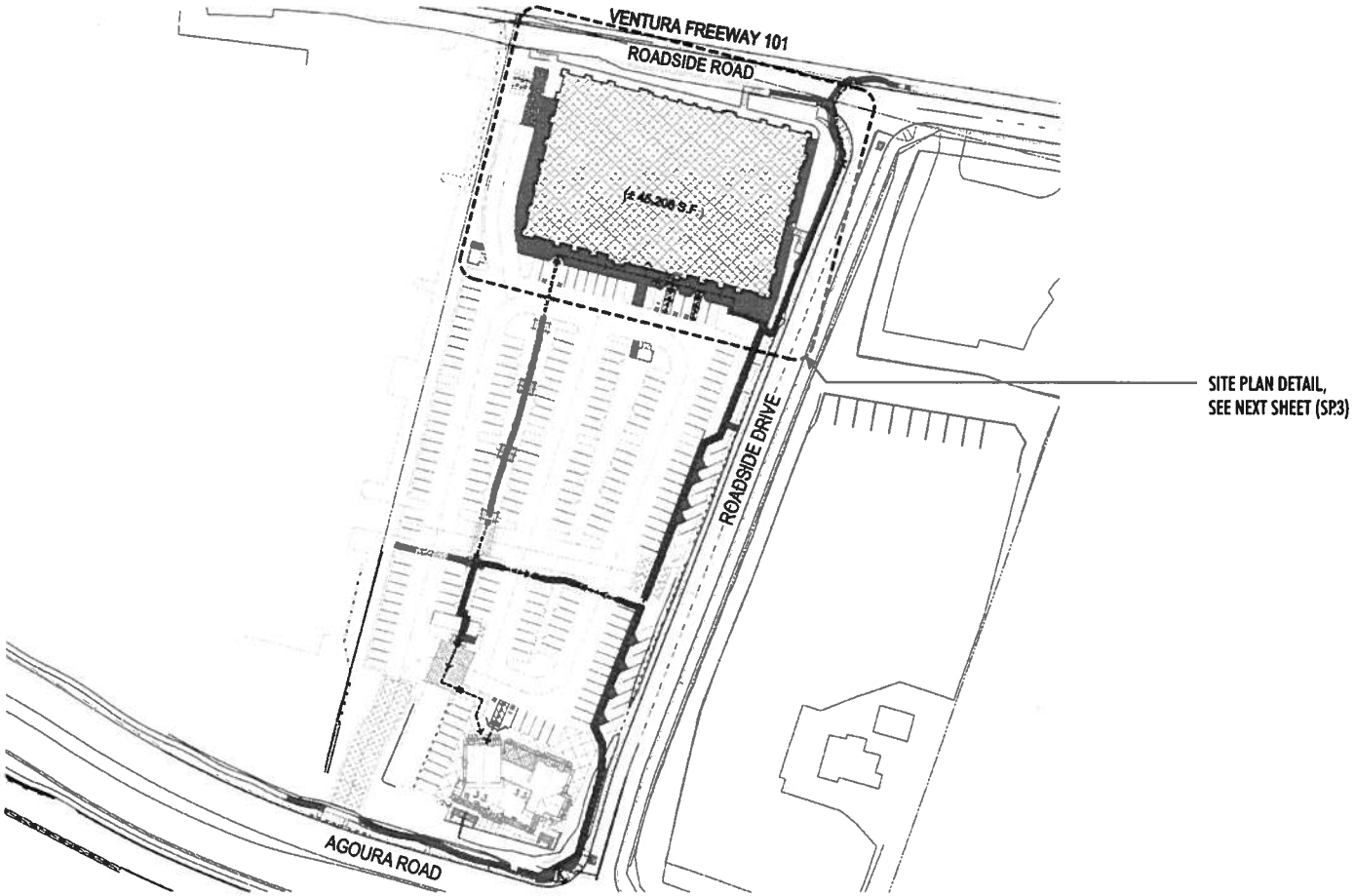
- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
LA|FITNESS
3161 Michelson Drive, Suite 600
Irvine, CA 92612

Project:
LA|FITNESS
5075 Roadside Road
Agoura Hills, CA 91301

Revisions:
1 SH 10-04-2018 clarify color per city request
2
3

Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Location
Sheet No: SP1.0



4 **SITE PLAN**
SCALE: 1" = 100'- 0"

NORTH

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1160 Railroad St.
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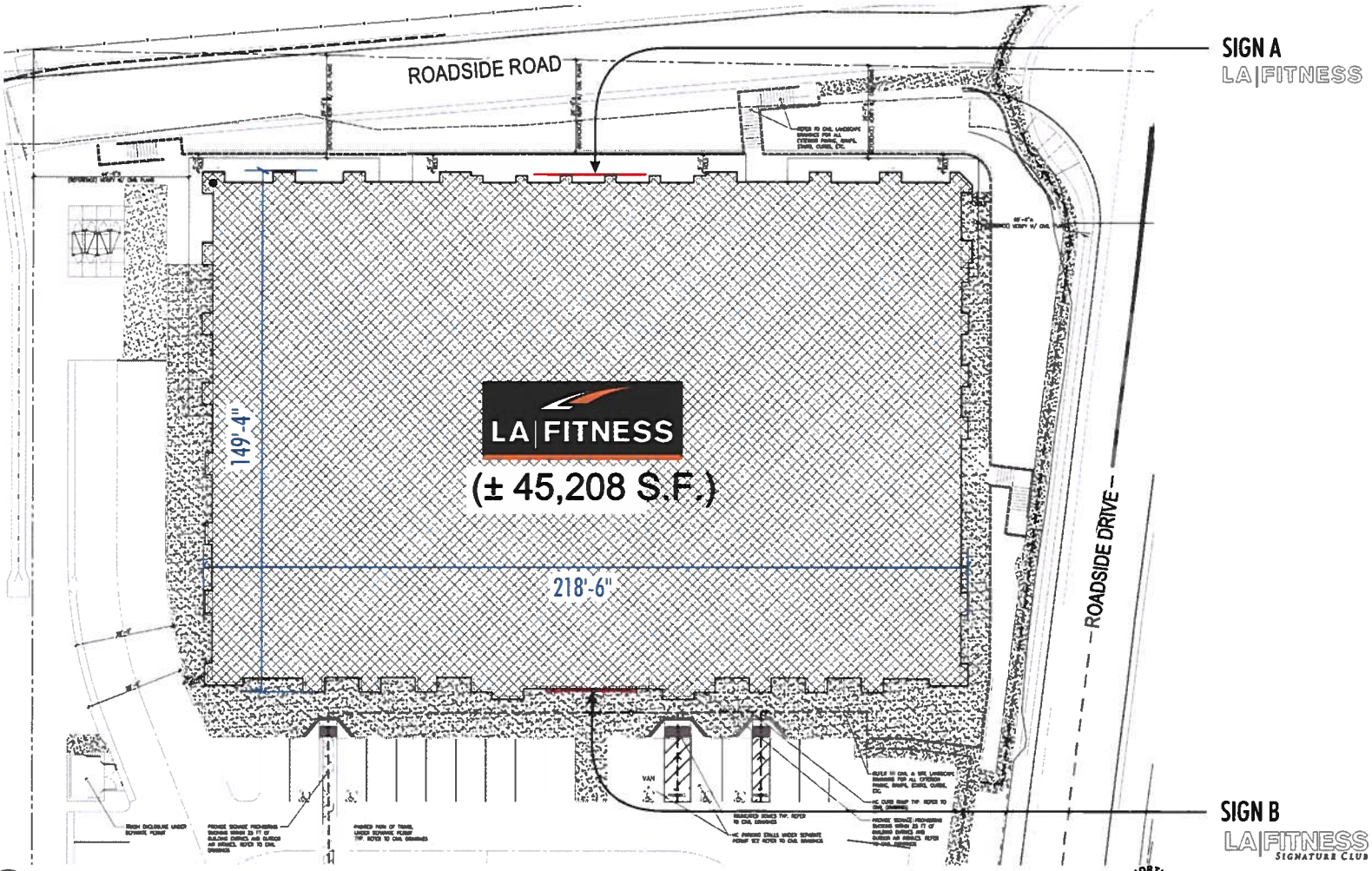
Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Plan
Sheet No: SP1.1



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

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Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Plan
Sheet No: SP1.2

City of Agoura Hills

Vicinity/Zoning Map

Amendment Application Case No. AMND-01520-2018

0 75 150 300 450 600 Feet

AD S
COMPANIES

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Corona, CA 92882
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REALITY BEGINS WITH VISION

Prepared for:

LA|FITNESS

Address
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Agoura Hills, CA 91301

PERMIT DRAWING SET

Scope of Work

Sign	Sign Type	Square Feet	Illuminated	Quantity
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CONSTRUCTION COMPLIES WITH THE 2016 CBC, CEC, AND CENC CODE EDITIONS (CBC 3107.1)

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AD/S Drawing #36691 Rev. #08 (PS) Rev. Date: 10/04/18
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- [ ] Approved
- [ ] Approved as Noted
- [ ] Revise & Resubmit
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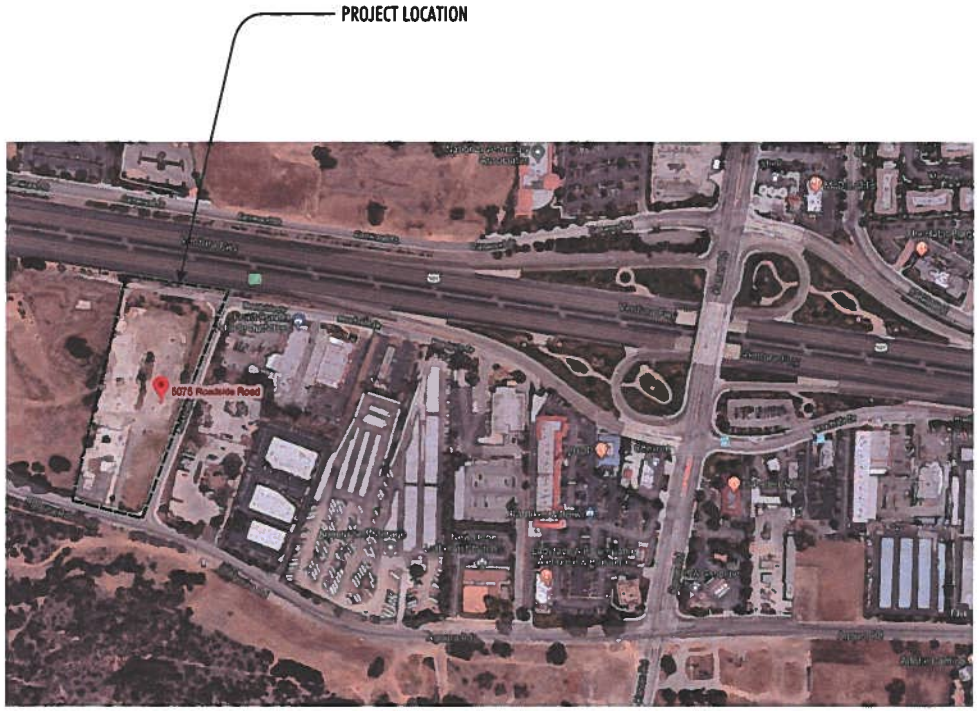
SCALE: NTS

2 LOCAL MAP
SCALE: NTS



3 SITE VIEW
SCALE: NTS

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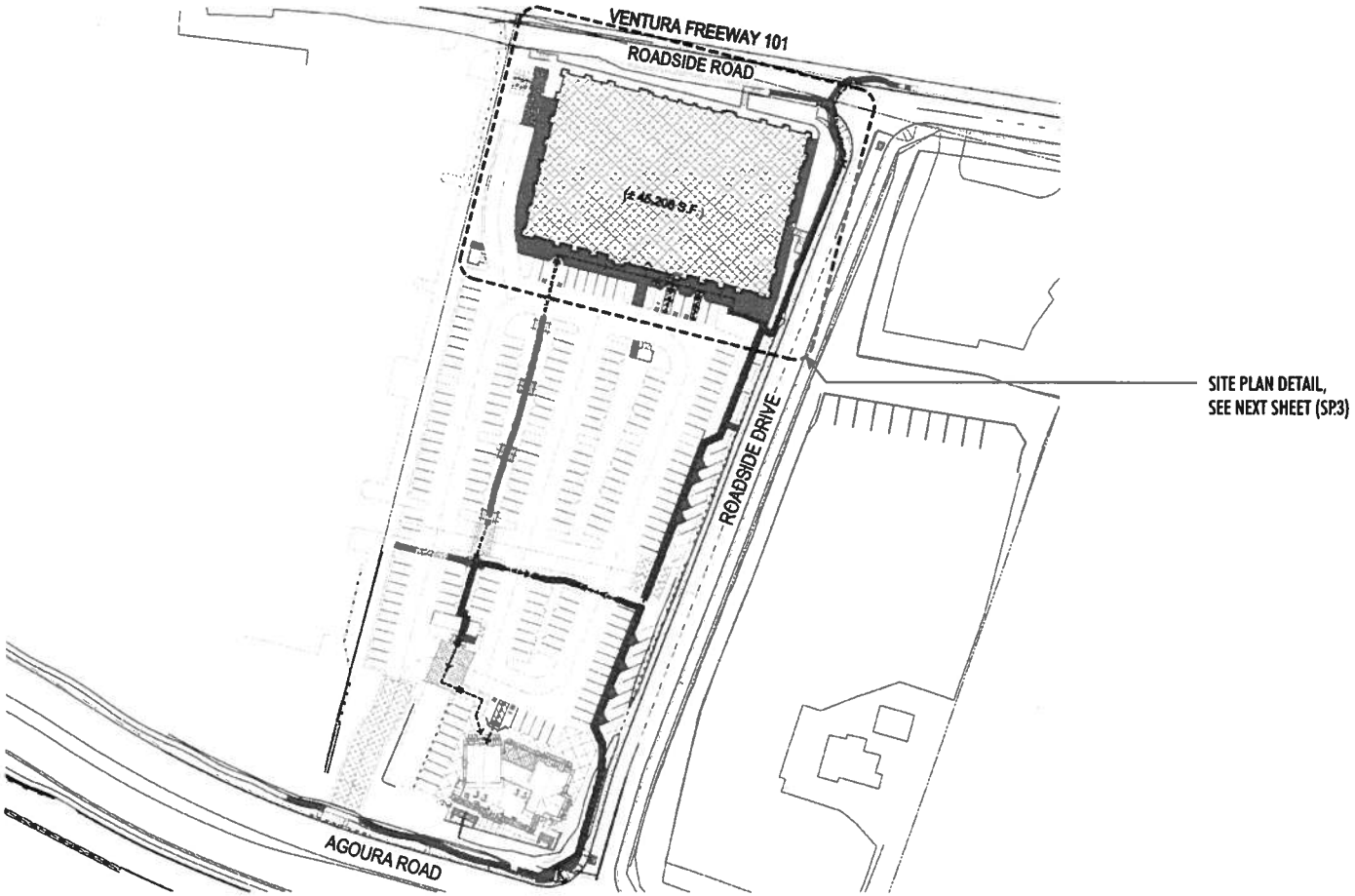
Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Location
Sheet No: SP1.0



4 **SITE PLAN**
SCALE: 1" = 100'- 0"

NORTH

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Revisions:
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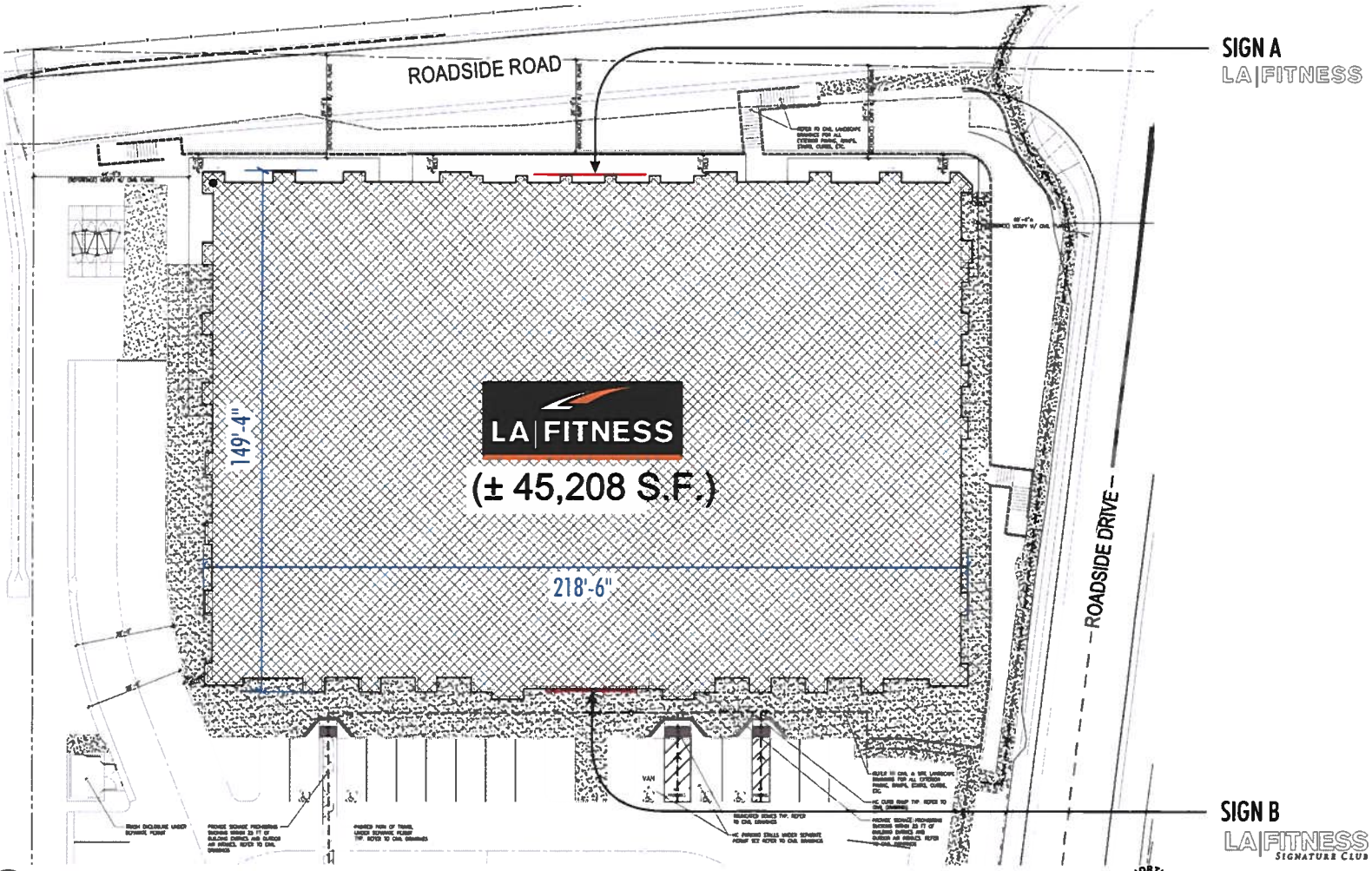
Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Plan
Sheet No: SP1.1



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

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Client:
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Project:
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5075 Roadside Road
Agoura Hills, CA 91301

Revisions:
B SH 10-04-2018 clarify color per city request

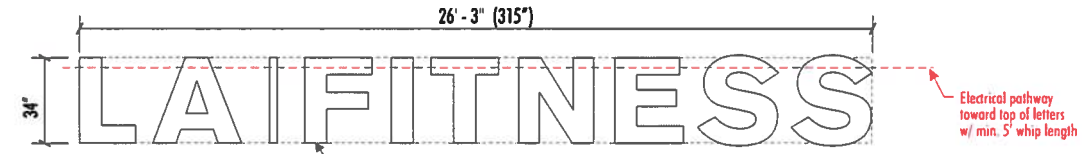
Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Site Plan
Sheet No: SP1.2

Sign A: North Elevation

Qty: One (1) Set Channel Letters

Halo Illumination with LED's

Sign Area = 74.38 Sq. Ft.

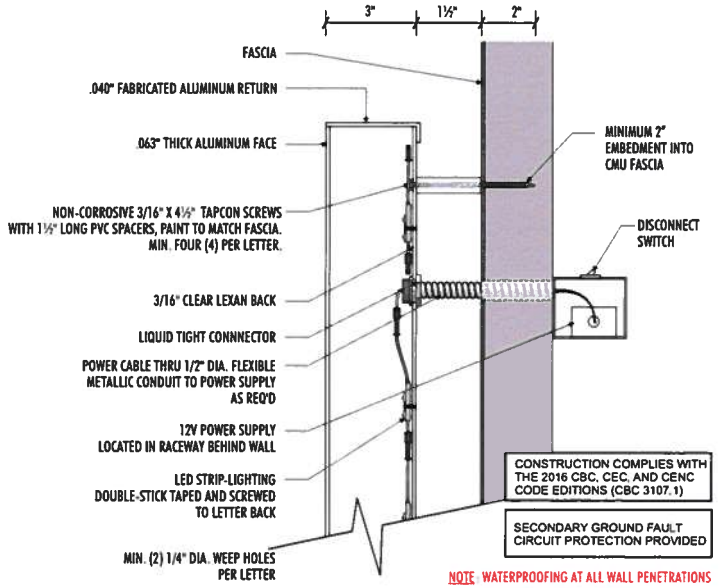


1 FRONT VIEW - Sign 'A' 74.38 s/f

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

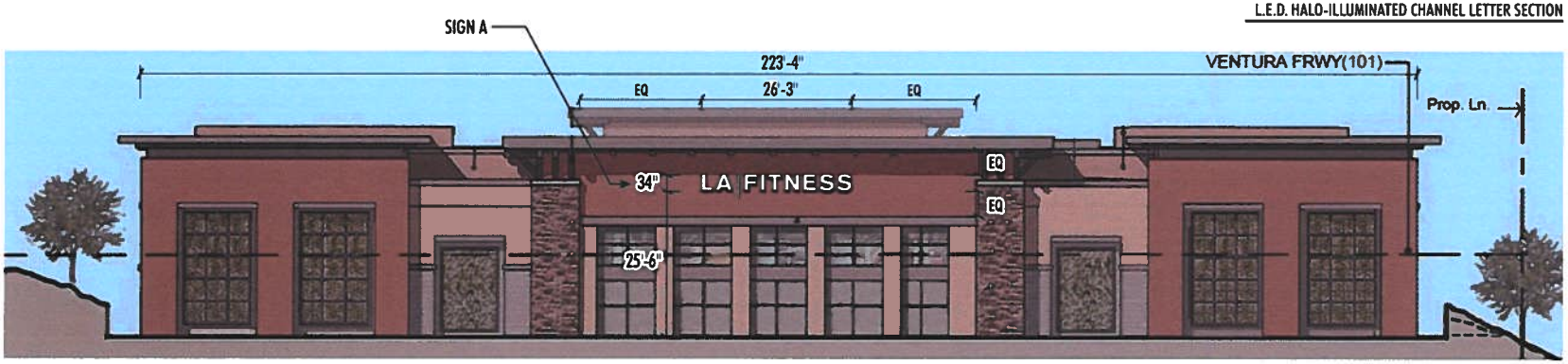
'LA | FITNESS' to be 3" deep halo-illuminated reverse channel letters with Clear polycarbonate backs.
Faces and returns to be painted white
Matthews MP 32071 "white wonder", matte finish.
Illumination to be Agilight Signrayz White LED, 6500k.
LED strips to be double-sticked taped and screwed to letter backs.
Letters to be mounted 1½" off of building fascia.

Note: This sign (Sign A), located on the North Elevation and facing California Highway 101 shall be Turned Off at the Close of Business each day.
This function is not within AD/S' scope of work, and is the responsibility of the Tenant.



L.E.D. HALO-ILLUMINATED CHANNEL LETTER SECTION

NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT



2 NORTH ELEVATION

SCALE: 1" = 20' - 0"

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARE NEUTRALS AND A GROUND RE FERRING TO THE PANEL IS REQUIRED FOR INSTALLATION

ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT INTERRUPTED TRANSFORMERS
ALL SIGNS HAVE DEDICATED BRANCH CIRCUIT
THREE WIRES LINE, NEUTRAL, & GROUND
WIRE SIZE MINIMUM OF 12 GA. THHN COPPER WIRE
ALSO NOTE GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300
GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS
VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL
CONDUIT CAN NOT BE USED AS GROUND PATH
POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

1 Dedicated 20 Amp Circuit at 120 Volts

Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Actual draw will be 2.6 Amps total and 156 Watts total.

ALL COMPONENTS TO BE UL APPROVED

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Lighting + Maintenance

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Irvine, CA 92612

Project: LA|FITNESS
5075 Roadside Road
Agoura Hills, CA 91301

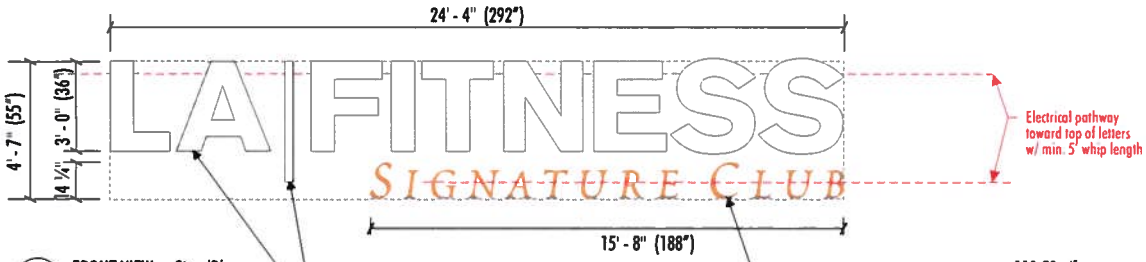
Revisions:
B SH 10-04-2018 clarify color per city request

Project No: 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Sign A
Sheet No: 1.0

Qty: One (1) Set Channel Letters

Face Illumination with LED's

Sign Area = 111.53 Sq. Ft.



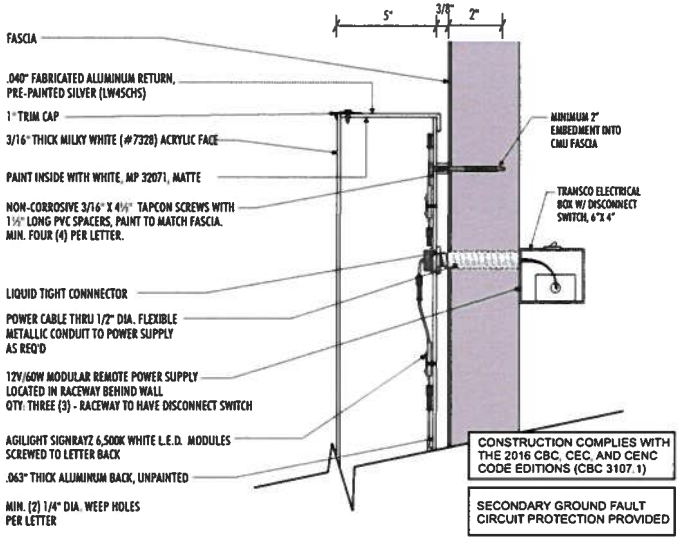
3 FRONT VIEW - Sign 'B'
SCALE: 1/4" = 1'-0"

111.53 s/f

5" deep internally illuminated channel letters and bar.
Face: 3/16" white acrylic #7328.
Returns: 5" alum. coil, pre-painted silver (part# LW45CHS)
Trim cap: metallic silver.
Paint inside of bar MP 32071 "white wonder", matte finish.
Illumination: Agilight Signrayz White LED.
LED strips to be double-sticked taped and screwed to bar back.

5" deep internally illuminated channel letters.
Face: 3/16" yellow acrylic # 2016.
Returns: 5" alum. coil, paint to match PMS #123c, satin finish.
Trim cap: paint to match PMS #123c, satin finish.
Illumination: Agilight Signrayz White LED.
LED strips to be double-sticked taped and screwed to bar back.

Sign B: South Elevation

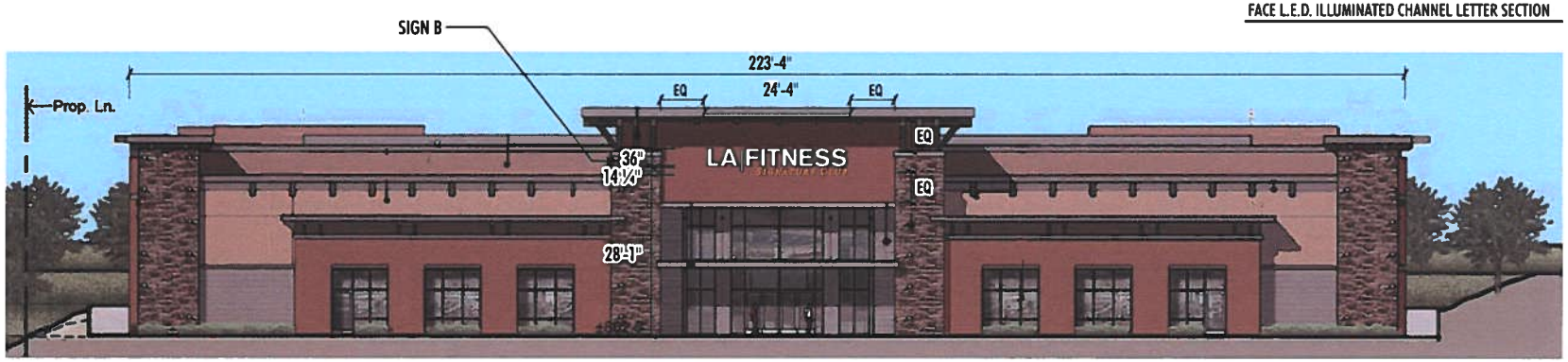


CONSTRUCTION COMPLIES WITH THE 2016 CBC, CEC, AND CENC CODE EDITIONS (CBC 3107. 1)

SECONDARY GROUND FAULT CIRCUIT PROTECTION PROVIDED

FACE L.E.D. ILLUMINATED CHANNEL LETTER SECTION

NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT



4 SOUTH ELEVATION
SCALE: 1" = 20'-0"

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION

ALL TRANSFORMERS SHALL BE, BOTH GROUND FAULT INTERRUPTED TRANSFORMERS
ALL SIGNS HAVE DEDICATED BRANCH CIRCUIT
HOTS WIRES - LINE, NEUTRAL, & GROUND
WIRE SIZE - MINIMUM OF 12 GA. THINN COPPER WIRE
ALSO NOTE GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300
GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS
VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL
CONDUIT CAN NOT BE USED AS GROUND PATH
POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

1 Dedicated 20 Amp Circuit at 120 Volts

Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Actual draw will be 2.6 Amps total and 156 Watts total.

ALL COMPONENTS TO BE UL APPROVED

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Project: LA|FITNESS
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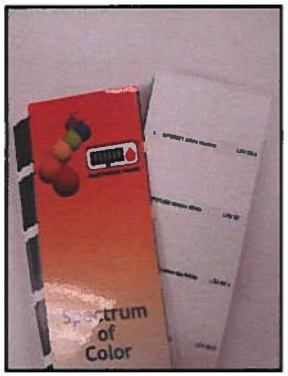
Agoura Hills, CA 91301

Revisions:
1 SM 10-04-2018 clarify colors per city request
2
3

Project No: 36691-R08 (PS) RB/RD/SN
Date: 10-04-18
Sign Type: Sign B
Sheet No: 2.0

Visible Materials



Matthews Paint
MP 32071, "white wonder"

Sign A faces & returns,
also used for inside of letters

Acrylic
#7328, white, 3/16" thick

Sign B "LA | FITNESS" faces

LW 45 CHS
5"x .040" alum., silver

Sign B "LA | FITNESS" returns

Trim Cap
1", silver

Sign B "LA | FITNESS"

Acrylic
#2016, yellow, 3/16" thick

Sign B "Signature Club" faces

Pantone (PMS)
#123c, paint to match this

Sign B "Signature Club"
alum. letter returns and trim cap

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Date: 10-04-18
Sign Type: Sign B
Sheet No: 2.0

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 08/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 1 of 5)
Project Name: LA Fitness	Date Prepared: 09-04-18

A. General Information

Project Address:
5075 Roadside Road, Agoura Hills, CA 91301

Location of Sign	☑ Outdoor Signs	☐ Indoor Signs	
Phase of Sign Construction	☑ New Signs	☐ Sign Alterations	
Type of Lighting Control	☐ New Lighting Controls	☐ Replaced Lighting Controls	☑ Not Installing Lighting Controls

This Certificate of Compliance includes the following components (check all that apply):
☐ Mandatory Measures (Lighting Controls) ☐ Maximum Allowed Lighting Power ☑ Specific Lighting Sources

1. Mandatory Sign Lighting Controls

NOTES:
1. *The same responsible person may install both the sign lighting power and the sign lighting controls, or a different responsible person may install the sign lighting controls than the responsible person installing the sign lighting power.*
2. *The Mandatory Measures (sign lighting controls) are required for compliance with the sign lighting Standards. If the person responsible for installing the sign lighting power is not also responsible for the sign lighting controls, then the owner of the sign, general contractor, or architect shall be responsible to have the sign lighting controls installed.*
3. *If more than one person has responsibility for compliance, each responsible person shall prepare and sign a Certificate of Compliance and an Installation Certificate applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Certificate of Compliance Declaration Statement for the entire construction (e.g. a C-10 contractor may complete parts 1a and 1b on one compliance document and a C-45 contractor may complete parts 2a and 2b on a separate compliance document – the Responsible Designer shall submit the two compliance documents together for the same complete installation).*

I have responsibility for installing the sign lighting controls:
☐ Yes, I have responsibility for the sign lighting controls, and will complete parts 1a and 1b of this compliance document
☑ No, I do not have responsibility for installing the sign lighting controls. Someone else will complete parts 1a and 1b of this compliance document.

1a. Check Yes or No for all of the following statements:

1	There are existing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3	☐ Yes ☐ No
2	There are no existing sign lighting controls and I will be installing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3	☐ Yes ☐ No
3	There are existing sign lighting controls that do not comply with the applicable provisions of §110.9 and §130.3 and I will be installing sign lighting controls that comply with the applicable provisions of §110.9 and §130.3	☐ Yes ☐ No

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 08/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 2 of 5)
Project Name: LA Fitness	Date Prepared: 09-04-18

1b. Mandatory Sign Lighting Controls

If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions.

If there are construction documents, indicate where on the building plans the mandatory measures (sign lighting control) note block can be located:

		Y	N	NA
1	§130.3(a)1. All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control.	○	○	○
2	§130.3(a)2A. All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control.	○	○	○
	EXCEPTION to Section 130.3(a)2A: Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year.	○		○
3	§130.3(a)2B. All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65% during nighttime hours. Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night.	○	○	○
	EXCEPTION to Section 130.3(a)2B: Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night.	○		○
4	§130.3(a)3. Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal.	○	○	N/A ○
	EXCEPTION to Section 130.3(a)3: Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30%.	○		○

Field Inspector Notes:

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 08/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 3 of 5)
Project Name: LA Fitness	Date Prepared: 09-04-18

2. Mandatory Sign Lighting Measures

I have responsibility for installing the sign lighting
☑ Yes, I have responsibility for the sign lighting, and will complete parts 2a and 2b of this compliance document
☐ No, I do not have responsibility for installing the sign lighting. Someone else will complete parts 2a and 2b of this compliance document.

2a. Maximum Allowed Lighting Power Method of Compliance

Certificate of Compliance and Field Inspection Energy Checklist.
Complete this part if there are signs using the maximum allowed lighting power method of compliance. (Complete part 2b of this Certificate of Compliance if there are signs using the Specific Lighting Sources method of compliance).

A	B	C	D	E	F	G	H	I	J
Symbol or Code	Description of the Sign	OPTIONAL – Energy Verified Label (see instructions below)	Allotted Watts				Design Watts	Complies Y/N	Field Inspector Check that Sign Complies
			Sign Area (ft^2)	Internally (I) or Externally (E) Illuminated	Allowed LPD (I = 12 W/ft^2) (E = 2.3 W/ft^2)	Allowed Watts (D x F)	Total Installed Watts for Sign	Complies If H ≤ G	
		✓							✓
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐
		☐				0			☐

A	Symbol or code used on the plans (when plans are required) and other documents.
B	A description of the sign, or location of sign on the building, and the location of sign on construction documents.
C	OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed, ENERGY VERIFIED label, confirming that the sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Maximum Allowed Lighting Power method of compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, columns 'D' through 'I' are not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
D	The sign area in square feet.
E	List "I" if the sign is internally illuminated. List "E" if the sign is externally illuminated.
F	Allowed watts per square foot. Enter 12 if the sign is listed as "I" in column E. Enter 2.3 if sign is listed as "E" in column E.
G	Multiply the square footage in column D times the allowed Lighting Power Density (LPD = watts) in column F.
H	Show the total installed watts in the sign, as determined according to the applicable provisions of §130(c).
I	Enter Y if the number in column H is less than or equal to the number in column G. Otherwise, the sign does not comply.
J	This page doubles as a field inspection checklist.

Field Inspector Notes:

AD/S COMPANIES
1160 Railroad St.
Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ad-s.com

■ Signage + Fabrication
■ Displays + Fixtures
■ Lighting + Maintenance

Client:
LA|FITNESS
3161 Michelson Drive, Suite 600
Irvine, CA 92612

Project:
LA|FITNESS
5075 Roadside Road
Agoura Hills, CA 91301

Revisions:
1 SM 10-04-2018 clarify color per city request
2
3

Project No: 36691-R08 (PS) RR/RR/SM
Date: 10-04-18
Sign Type: Title 24
Sheet No: T24.1

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 08/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 4 of 5)
Project Name: LA Fitness	Date Prepared: 09-04-18

2b. Specific Lighting Source Method of Compliance
Certificate of Compliance and Field Inspection Energy Checklist
Complete this part if there are signs using the Specific Lighting Source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

A	B	C	D	E
Symbol or Code	Description	OPTIONAL ENERGY VERIFIED label (see instructions below)	Specific light source used for compliance Shall include only lighting technologies listed below (List all that apply)	Field Inspector Check that Sign Complies ✓
A	Halo Illum. Channel Letters	☑	7	☐
B	Face Illum. Channel Letters	☑	7	☐
		☐		☐
		☐		☐
		☐		☐

A		Symbol or code used on the plans (when plans are required) and other documents.
B		A narrative description of the sign, or location of sign on the building; and the location of sign on construction documents
C		OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, column 'D' is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
D		Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies: List all applicable numbers (1 through 9) that apply in column D above for each row.
	1	High pressure sodium lamps
	2	Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88% or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
	3	Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80%. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
	4	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75% when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100% tubing load.
	5	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68% when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100% tubing load.
	6	Fluorescent lighting systems meeting one of the following requirements: A.) Use only lamps with a minimum color rendering index (CRI) of 80; or B.) Use only electronic ballasts with a fundamental output frequency not less than 20 kHz.
	7	Light emitting diodes (LEDs) with a power supply having an efficiency of 80% or greater.
	8	Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20).
	9	Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26).
E		This page doubles as a field inspection checklist.

Field Inspector Notes:

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 08/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 5 of 5)
Project Name: LA Fitness	Date Prepared: 09-04-18

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Barbara Cohen	Documentation Author Signature:
Company: Architectural Design & Signs	Signature Date: 09-04-18
Address: 1160 Railroad Street	CEA Certification Identification (if applicable):
City/State/Zip: Corona, CA 92882	Phone: (951) 278-0680 x 124

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Milton Solomon	Responsible Designer Signature:
Company: Architectural Design & Signs	Date Signed: 09-04-18
Address: 1160 Railroad Street	License: 714309
City/State/Zip: Corona, CA 92882	Phone: (951) 278-0680 x122

ADS COMPANIES
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Client:
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3161 Michelson Drive, Suite 600
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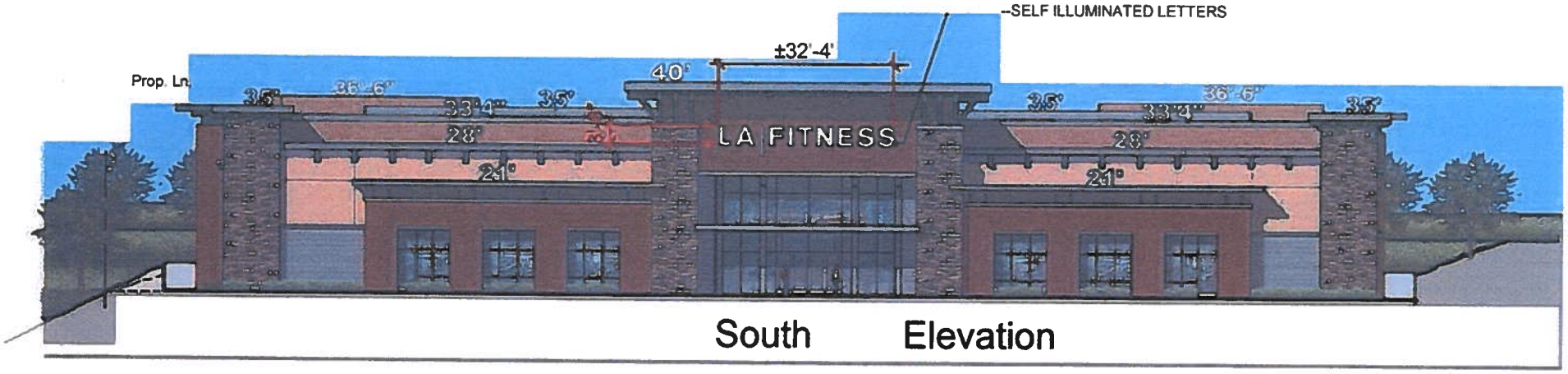
Project:
LA|FITNESS
5075 Roadside Road
Agoura Hills, CA 91301

Revisions:
1 SH 10-04-2018 clarify color per city request
2
3

Project No. 36691-R08 (PS) RB/RB/SH
Date: 10-04-18
Sign Type: Title 24
Sheet No. T24.2



South Elevation

3'-6" x 32-4" Signage (±113 SF)

Individual Letter Sign (Illuminated)

Example Building Sign

PROPOSED SIGNAGE PER PLANNING COMMISSION COMMENTS

Signage Studies

LA|FITNESS

3161 Michelson Dr. Ste.600 Irvine, CA 92612 (949) 255 7296

A goura Rd. Agoura , CA

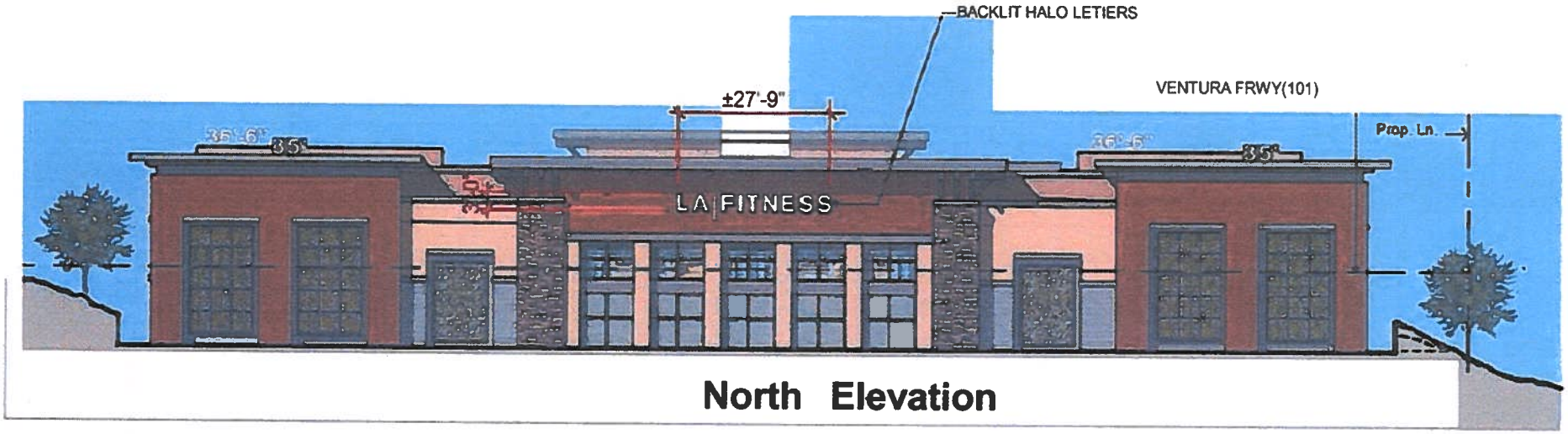
scale. 1/16" = 1'-0" 0 10' 20' 40'

Architects Orange

144 North Orange St. Orange. CA 92866 (714) 639 9860

4 .0

2016-01-20



North Elevation

3'-0" x 27'- 9" Signage (± 83 SF)

Individual Letter Sign (Illuminated)

Example Building Sign

Night Scene with Backlit Halo Letters

PROPOSED SIGNAGE PER PLA NNING COMMISSION COMMENTS

Signage Studies

LA|FITNESS

3161 Michelson Dr. Ste.600 Irvine, CA 92612 (949) 255 7296

Agoura Rd. Agoura , CA

scale. 1/ 16" = 1'-0" 0 10' 20' 40'

4

2016-01-20

Architects Orange

144 North Orange St. Orange, CA 92866 (714) 639 9860