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**PLANNING DEPARTMENT**

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DATE: October 3, 2019

TO: Planning Commission

APPLICANT: Sign Excellence for Bruce Albert  
8515 Telfair Avenue  
Sun Valley, CA 91352

CASE NO.: SIGN-01607-2019

LOCATION: 28210 and 28216 Dorothy Drive

REQUEST: Request for approval of a new sign program for an existing office development, and a request to make a finding of exemption under the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Sign Permit Case No. SIGN-01607-2019, subject to conditions of approval, based on the findings of the attached draft resolution.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail Service-Freeway Corridor and Old Agoura Design Overlay Districts)

GENERAL PLAN DESIGNATION: CRS – Commercial Retail Service

**I. PROJECT DESCRIPTION AND BACKGROUND**

The applicant, Sign Excellence, representing the owner Bruce Albert, has submitted a request to install new signage on an existing office development. The site is located at the southwest corner of Chesebro Road and Dorothy Drive in the Commercial Retail Service and Freeway Corridor districts and the Old Agoura Design Overlay Commercial Center Area. The office development consists of two buildings, each with its own address (28210 and 28216 Dorothy Drive), and connected by a pedestrian bridge, along with covered and surface parking.

The owner has undertaken an extensive remodeling since 2016, which includes site and building improvements. Given the scope of remodeling, the owner requested that the project be approved in two phases. Phase I of the project consisted of accessibility upgrades and interior improvements for the building at 28216 Dorothy Drive. That phase was reviewed and approved by the Planning Director on August 1, 2016 under a separate Site Plan/Architectural Review (SPR) application (Case No. SPR-01237-2016).

Phase II consisted of upgrading the accessibility of the building at 28210 Dorothy Drive, and the exterior design of both buildings. It also created a parking lot on the vacant parcel to the west, also acquired by the owner, to serve the office development, and merged the three lots to make one larger parcel. The applications included Site Plan/Architectural Review Case No. SPR-01285-2016, Oak Tree Permit Case No. OAK-01286-2016, and Lot Merger Case No. LOT-01287-2016, which were approved by the Planning Commission on January 2017.

## **II. STAFF ANALYSIS**

### **A. Site Plan and Buildings**

The two 35-foot high office buildings total approximately 34,000 square feet on a 76,660 square-foot lot (1.76 acres). The building at 28210 Dorothy Drive is 19,879 square feet, while the building at 28216 is 14,219 square feet. The project is the largest office complex in the Old Agoura Commercial Center Area, and a prominent development, as it serves as the gateway to the Old Agoura Business Center Area. The corner lot is accessible from Dorothy Drive only via two driveways. The once single-tenant office project is now occupied by multiple tenants with the owner occupying the largest square footage of both buildings. As such, the owner would like to name the project after his company with a single building-mounted sign. The buildings are designed such that they provide exterior entry points into the individual suites, and therefore, small decal signs are also proposed on the doors of those tenants with the name and suite number. The third component is the design of the illuminated address signs required to identify the buildings. Given the multiple signs proposed, staff requested the applicant submit a sign program for the property since none existed previously. Sign programs establish design standards for multi-tenant office developments to coordinate the sign design with the architecture and address the tenants' signage needs.

The proposed sign program addresses the City Sign Ordinance requirements, sign design guidelines, prohibited signs, and the preferences of the property ownership. It is written to provide detailed requirements for future signs, yet flexible enough to accommodate future tenants' needs. It provides locations, number of signs, types of signs, illumination, and construction method. It does not include a font style or maximum letter sizes. The signage would consist of one (1) building-mounted sign, two (2) address signs, and vinyl lettering on each of the six (6) suites' glass doors with an exterior access.

The main sign would be installed on the north elevation of the 28216 Dorothy Drive building below the roof line, and would be constructed out of reverse-lit halo-lit aluminum letters painted satin black. The sign would be 33.59 square feet, including two lines of 15- and 12-inch tall letters. The sign would read “AM Albert & MacKenzie” with the company font to help visitors identify the office project. Each letter would be pin-mounted to the wall on a white stuccoed surface. The sign complies with the maximum square footage allowed by the Sign Ordinance, as it is less than 50 square feet.

One (1) address sign is proposed on each building constructed out of brushed stainless steel to be halo-lit as well. Typically, address signs are excluded from the Sign Ordinance review, but in this case, lighting is proposed and construction is to match the main building sign, so coordination of materials, lighting and colors is required. Each address number would be four (4) square feet. The numbers would be applied to a dark background so the finish has been selected to contrast against the dark background. The address signs' square footage is not limited by the Sign Ordinance, but is regulated by the Los Angeles County Fire Department. The agency's requirement is based on the distance of the building from the street. As such, a minimum letter size of four and eight tenths (4.8) inches in height by two and four tenths (2.4) inches in width for the furthest elevation from the street, and three (3) inches in height and one and a half (1.5) inches in width for the closest elevation is necessary. Both signs would comply with that requirement.

Lettering made out of light grey frosted vinyl, less than one (1) square-foot in size, is also proposed to be applied to the front glass doors of four (4) suites for the 28210 building and on the front glass doors of two (2) other suites for the 28216 building, which is below the maximum allowed coverage of 25 percent as specified in the Sign Ordinance.

Although the owner is not interested in providing other signs, the Sign Ordinance allows for a monument sign serving the street frontage of the property, and smaller directional signs throughout the property, to direct vehicular and pedestrian circulation. Those items could be added at a later date and approved administratively by the Planning Director.

#### B. Sign Ordinance

The Sign Ordinance Section 9655 et seq. provides minimum design requirements for a single sign and sign program installation. This proposal must comply with standards for total size of the sign copy and its individual components, including a logo and descriptive text, the sign lighting, the total number of colors, and the signs' placement on a building. All these criteria are intended to integrate the design of the signs proposed for a development project with the design of the structures, and provide a means for defining common sign regulations for multi-tenant projects. In this instance, one (1) single business name sign is requested to identify two buildings owned and occupied mostly by one property owner, as limited by the Sign Ordinance for business park

developments. The sign remains below the maximum allowed 50-square-foot size, is placed below the roof line, and is designed with black letters against a white background and brushed stainless steel against a grey background to maximize legibility. The sign copy is made up of the two owners' names and each name is designed to be contained within the allowable square footage, and with contemporary stylized letters in proportion with the name, and with the surface it is attached to as required by the Sign Guidelines. The logo contains the first initial of each business owner also in black font so as to not distract from the business name and within the maximum allowable size of 20 percent of the overall size of the sign. The address signs are made up of five (5) digits with a brushed stainless steel finish. They are placed near the entrances of each building and attached to a dark brown stuccoed background to maintain contrast. They also match the color of the steel cable handrail of the pedestrian bridge. Although the Sign Ordinance does not provide specific requirements for address signs, the address signs were reviewed as part of the sign program's overall aesthetics.

#### C. Old Agoura Design Overlay District

The Old Agoura Design Overlay District also includes sign standards (Zoning Ordinance Section 9553.5). It specifies that building-mounted signs may only be halo-lit or externally lit, that the materials be non-reflective, and that illuminated signs of properties located in the Old Agoura Lighting District be turned off at the close of business or 9:30 pm, whichever occurs later. The section also permits monument signs, that, if illuminated, can only be externally lit. The building-mounted signs would be halo-lit and the business owners' name sign would be made out of non-reflective metal painted in satin black, and placed against a white stuccoed background to maintain legibility. The building address signs would be brushed stainless steel (equivalent to a silver color) and attached to a dark brown stuccoed background to also maintain contrast and increase legibility. The section allows signs made out of wood, stone and metal. The design style is in keeping with the approved architectural style of the building in that it is made out of metal and utilizes two neutral and opposite colors without distracting from the buildings' colors. The business is open from 8:30 am to 5:00 pm Monday through Friday, and therefore the sign can stay illuminated until 9:30 pm.

#### D. Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay zone is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC Overlay zone are to incorporate naturalistic and native landscaping, particularly oaks; preserve key vistas to the Santa Monica Mountains; screen unsightly uses; exhibit a low intensity development style; convey a high quality image; minimize impacts to sensitive and endangered species; and use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor. The installation of the building-mounted sign would complement the already approved design and character of the existing buildings, while continuing to maintain a low-intensity development style. The office development is below the maximum

building coverage allowed, and the request would make no change in the building footprint. The building height of 35 feet and the building massing would remain with the new signage. As the building height and massing would not be altered, the proposed signs would not obscure views to the Santa Monica Mountains. The office project includes oak trees in the Landscape Plan, and upon installation of the landscaping included in Phase II, the majority of the plants and trees on-site would be native. The installation of signage would not affect that aspect of the project. Since the site is an urban infill lot, no sensitive or endangered species are anticipated and/or would be affected by the new signage. The building are compatible with the surrounding area with the use of earth tones and natural-appearing materials. The neutral sign colors would complement the existing colors used on the building, and are non-reflective, like the surfaces of the building, and as a result, the overall project blends in with the rest of the neighborhood's architecture.

#### E. Homeowners Association

The Old Agoura Home Owners Planning and Zoning Committee ("Committee") reviewed the proposed signage and their comments are attached to this report. The Committee states in their letter: "As long as the proposed signs comply with our sign ordinance, we are in support of the signs as presented."

#### F. General Plan Consistency

Staff finds the project would be consistent with the following applicable General Plan goals.

Goal LU-29 Community-Serving Commercial Service. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

Goal LU-30 Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.

The signs will be integrated with the buildings' architectural style and will maintain high visual quality, as called for in Goals LU-29 and LU-30 of the General Plan. The sign colors are complementary to the backgrounds, but also the signs have a good graphic design architecture, and are constructed with durable materials with high quality finishes. The size of the signs was selected to be in scale with the portions of the façades with unobstructed areas while maintaining minimum and maximum dimensions. The style, colors, and materials of the signs are neutral and blend well with the building, and do not detract from the eclectic and semi-rural character of the uses in the Old Agoura Business Center, while preserving the semi-rural character of the area.

#### G. 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. This exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including, but not limited to, on-premise signs. No significant environmental impacts are expected from the implementation of a sign program, since signs would be added to existing buildings on an already developed site. 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 Sign Permit Case No. SIGN-01607-2019, subject to conditions, based on the findings of the attached draft resolution.

### **IV. ATTACHMENTS**

1. Vicinity Map
2. Draft Resolution for the Sign Permit
3. Old Agoura Homeowners Association Letter
4. Reduced Copies of Sign Program
5. Photographs of the Site

Case Planner: Valerie Darbouze

# **ATTACHMENT 1**

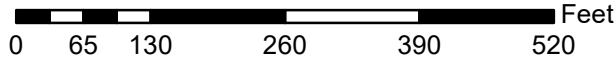


# City of Agoura Hills

## SIGN PERMIT - CASE NO. SIGN-01607-2019



Vicinity & Zoning Map





## **ATTACHMENT 2**

RESOLUTION NO. 19-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01607-2019 FOR A SIGN PROGRAM TO INSTALL SIGNAGE AT TWO EXISTING OFFICE BUILDINGS LOCATED AT 28210 AND 28216 DOROTHY DRIVE; 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 Sign Excellence for Bruce Albert, with respect to the real property located at 28210 and 28216 Dorothy Drive (Assessor Parcel Nos. 2061-012-011, -038 and -042), requesting approval of a Sign Permit (Case No. SIGN-01607-2019) for a sign program to install building-mounted signage at an existing office development (“the Project”).

Section II. The Project includes the installation of new signage at an office project 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 existing commercial property, would not result in significant impacts to the environment. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on October 3<sup>rd</sup>, 2019, 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 provisions of this part and title. 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. The signs are to be placed in an unobstructed area of the façade and below the roof line. The building signage includes two (2) neutral colors that are compatible with the building colors (black and brushed stainless steel) reflected in the building design elements. The signs do not distract from the architecture.

B. The proposed sign and the design of its visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions prevailing where the sign is to be installed. The building-mounted, halo-lit letters, contrasting colors, and sign proportions will be legible from the roadway. The signage is intended to identify the office buildings clearly during the day-time and night-time. The elements of the signs and the number of colors comply with the Sign Ordinance criteria. The sign program provides two (2) predetermined colors (black and brushed stainless steel) outside of the trademark colors, while allowing flexibility for the font style.

C. The location and design of the proposed signs, their size, shape, illumination, and color are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The signs will not block architectural features or exceed the highest point of the roof line. The high quality design, including materials and colors, of the sign would complement and not overwhelm the surrounding area. As a result, there is no evidence in the record to suggest that the proposed signage would depreciate the value or quality of adjacent properties.

D. The proposed signs are consistent with the sign standards of the Sign Ordinance in that the colors of the signs do not exceed the number of colors permitted, and the signage is integrated with the buildings, so as to not compete with the design of the building. All other design elements, such as letter size, sign dimensions, materials, and type of installation and illumination comply with the Sign Ordinance and the Old Agoura Overlay Lighting District. The sign program is limited to three components or three types of signs, which include only one business name and two smaller (required) address signs, and vinyl letters on the doors to the tenants suites. As such, the buildings, despite the number of tenants, only advertise one tenant name, similar to other buildings in the zone.

E. The proposed sign is consistent with the adopted sign design guidelines. The proposed signs are consistent with the sign standards found in the sign design guidelines in that the signs are within the allowed dimensions and are in good proportion with the buildings; do not interfere with the architectural features; and do not exceed the height of the roof line as demonstrated by the submitted plans.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves the proposed sign program, Sign Permit Case No. SIGN-01607-2019, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. 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 3<sup>rd</sup> day of October, 2019, by the following vote to wit:

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

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John Asuncion, Chairperson

ATTEST

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Doug Hooper, Secretary

## **Exhibit A**

### **CONDITIONS OF APPROVAL (Case No. SIGN-01607-2019)**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all conditions of, this action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to, the approved project plans and conditions of approval reviewed and approved by the Planning Commission on October 3<sup>rd</sup>, 2019.
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-01607-2019 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 9:30 p.m. or close of business each day, whichever occurs last, per the Old Agoura Lighting District.
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. Per the Zoning Ordinance, additions and/or revisions to the approved sign program can be considered and approved by the Planning Director if the intent of the original approval is not affected.

END



## **ATTACHMENT 3**

**Old Agoura Home Owners  
Planning and zoning committee**

Attn: City of Agoura Hills Planning Dept.

Re: 28210 -28216 Dorothy Rd. Signage plan

June 26, 2019

We are in receipt of the plans dated "Received March 2, 2019" It is our opinion, as long as the proposed signs comply with our sign ordinance, we are in support of the signs as presented.

We thank you for the opportunity to review and comment on the aforementioned.

Thank you.  
*Daniel Farkash*

Daniel Farkash  
Phil Ramuno  
Mike Colabella

## **ATTACHMENT 4**

# MASTER SIGN PROGRAM

**28210-28216** DOROTHY DR  
AGOURA HILLS CA 91301-2605

PREPARED BY  
**SIGN** EXCELLENCE

REVISION 3



# CONTENTS

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**SIGNAGE GUIDELINES . . . . . 3**

**PLOT PLAN . . . . . 4**

**VICINITY MAP . . . . . 5**

**SIGNAGE LOCATION . . . . . 6**

**FLOOR PLANS . . . . . 7 - 8**

**BUILDING ELEVATIONS - 28210 DOROTHY DR.**

    NORTH/SOUTH ELEVATION . . . . . **9**

    EAST/WEST ELEVATION . . . . . **10**

**BUILDING ELEVATIONS - 28216 DOROTHY DR.**

    NORTH/SOUTH ELEVATION . . . . . **11**

    EAST/WEST ELEVATION . . . . . **12**

**TENANT ID - VINYL, A THRU F . . . . . 13 - 18**

**BUILDING ID SIGNAGE DETAIL, G & H . . . . . 19, 20**

**TENANT ID - SIGNAGE DETAIL, I . . . . . 21**

## SIGNAGE GUIDELINES

- A.** Monument and/or directory signs are permitted for parcels with businesses whose signs are not visible from the street with a sign permit subject to design review.
- B.** No sign shall be internally illuminated, however; halo illuminated wall signs are permitted, subject to design review.
- C.** Signs shall be made of materials such as wood, stone or materials that mimic wood or stone or non-reflective or patinated metals that enhance the rural appearance of the neighborhood. Other sign materials may be considered as part of a sign program.

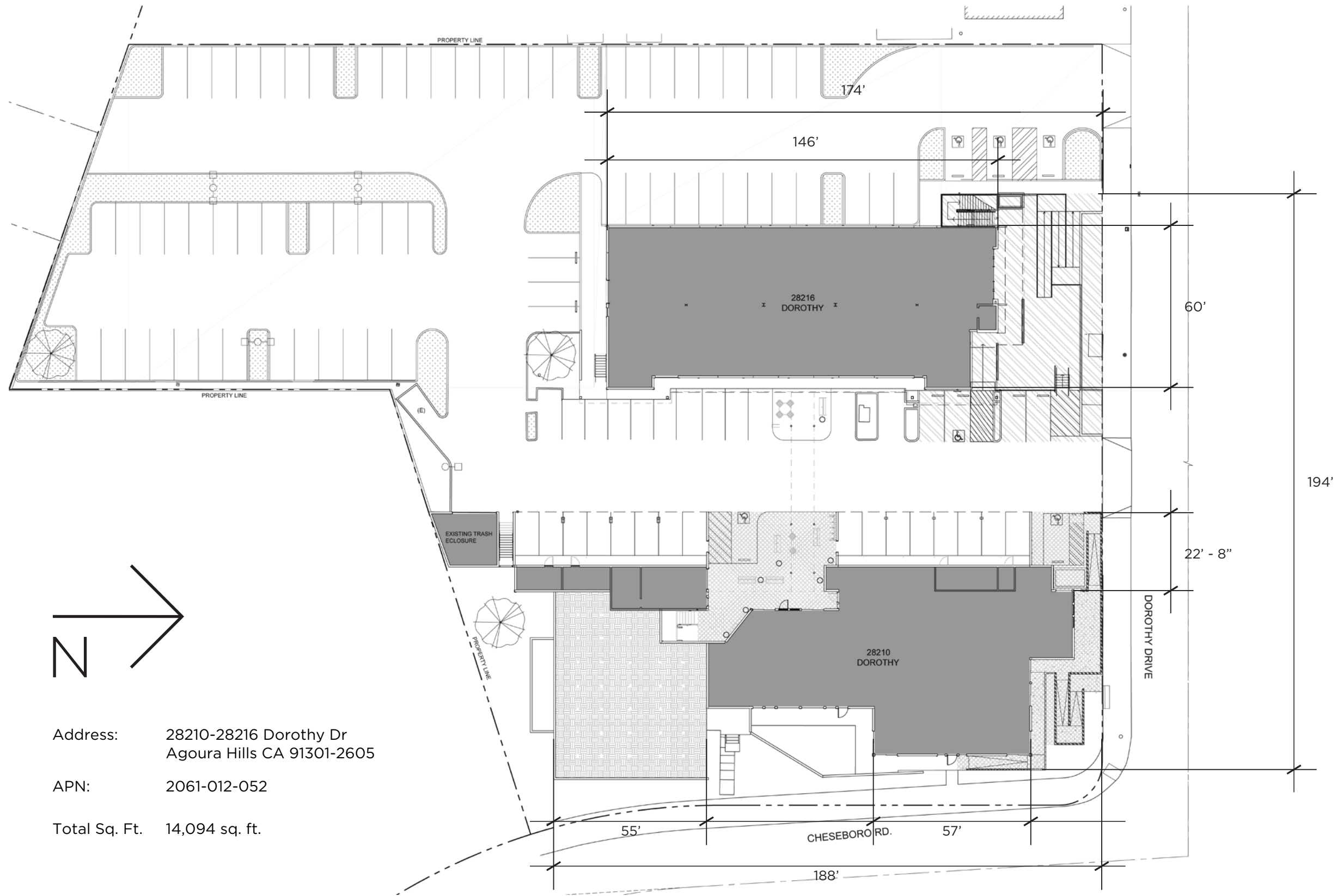
## SIGN STANDARDS

1. Sign integration requirement. All signs shall be designed as an integral part of the total building design, not to exceed 50 sq. ft.
2. Black, white, dark grey, and metallic silver are the only allowed colors for permanent signage and are limited to the use of 2 colors for 1 sign.
3. Illuminated signage must be Halo or externally-lit only per the Old Agoura Sign Lighting District, and maintain a light color of 4000 - 6000 Kelvin.
4. The types of materials for sign structures shall, if possible and practicable, be compatible with materials used in the related buildings.
5. To minimize the visual mass and projection of the sign, all electrical transformer boxes and raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall, or integrated into the overall design of the sign. All exposed conduit shall also be concealed from public view.
6. Font to be limited to San Serif font of any weight (stroke thickness).
7. Logos/Trademarks shall not exceed twenty (20) percent of the total combined permitted sign area.
8. Signs located in the Old Agoura Sign Lighting District shall be turned off at close of business or 9:30 p.m., whichever occurs later.
9. SIGN APPROVAL
  - A.** Subject to Management Approval.
  - B.** Subject to City approval per the Sign Ordinance

## PROHIBITED SIGNS

- 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.

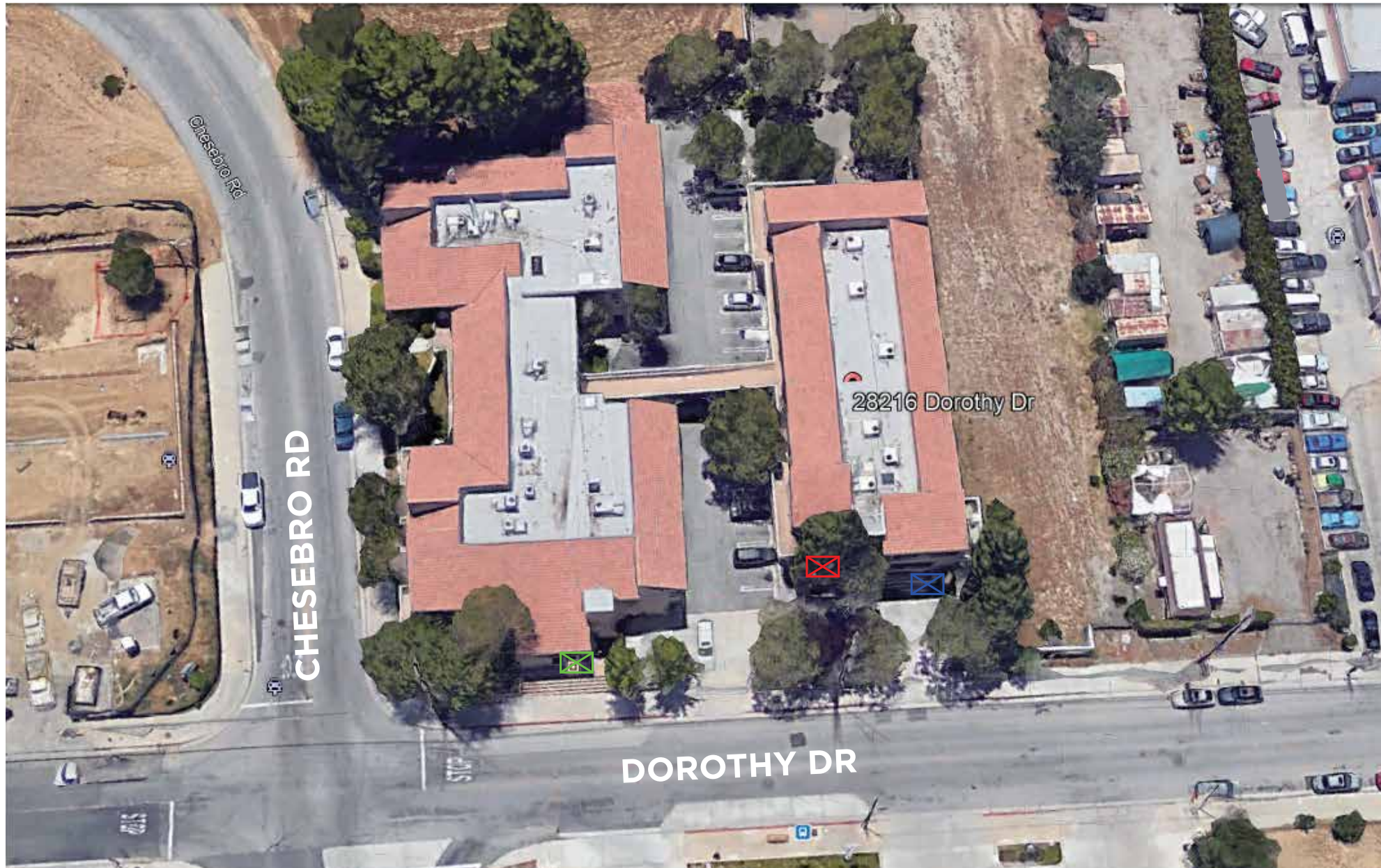




Address: 28210-28216 Dorothy Dr  
Agoura Hills CA 91301-2605

APN: 2061-012-052

Total Sq. Ft. 14,094 sq. ft.



✘ ALBERT &  
MACKENZIE

✘ 28216

✘ 28210

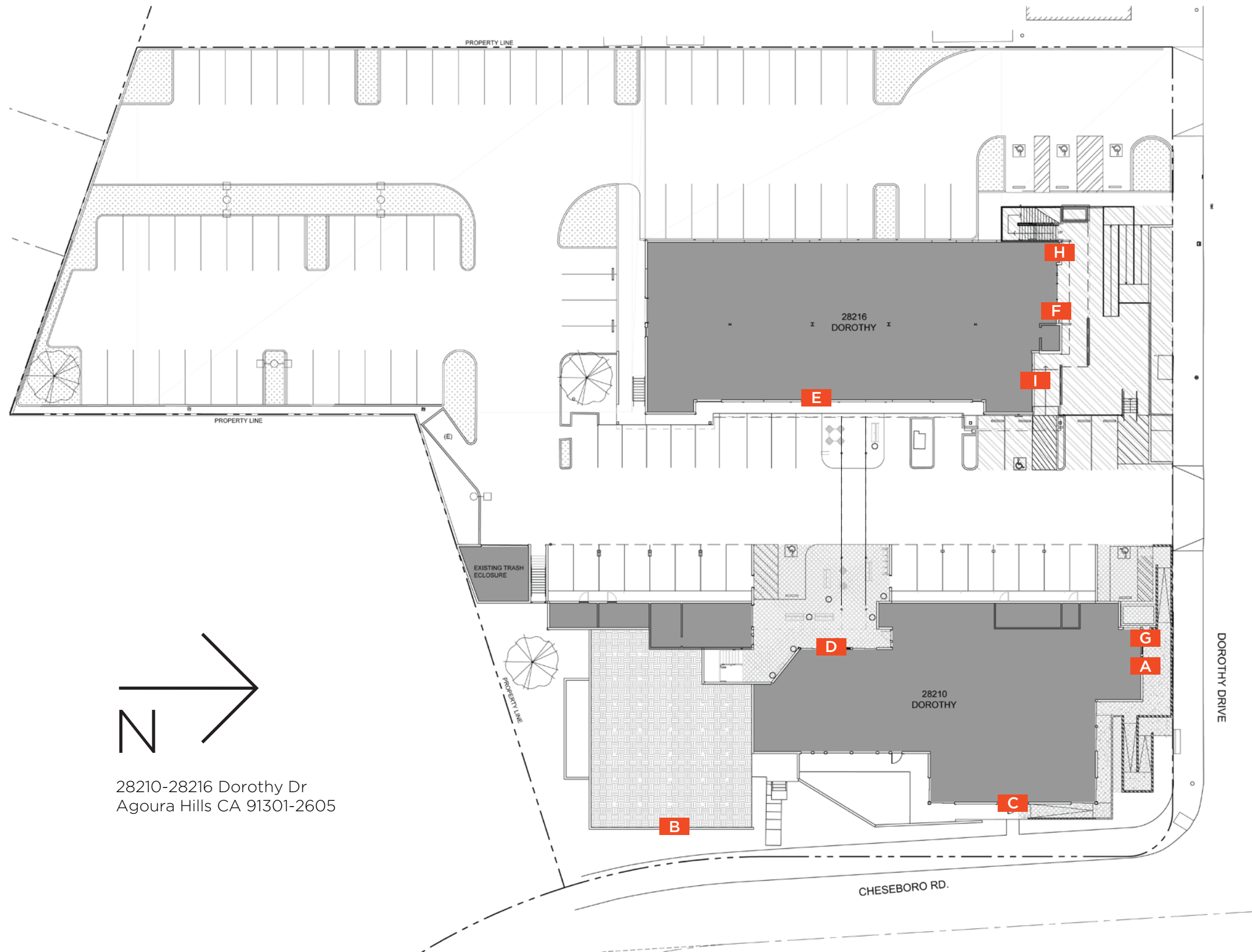


28210-28216 Dorothy Dr  
Agoura Hills CA 91301-2605



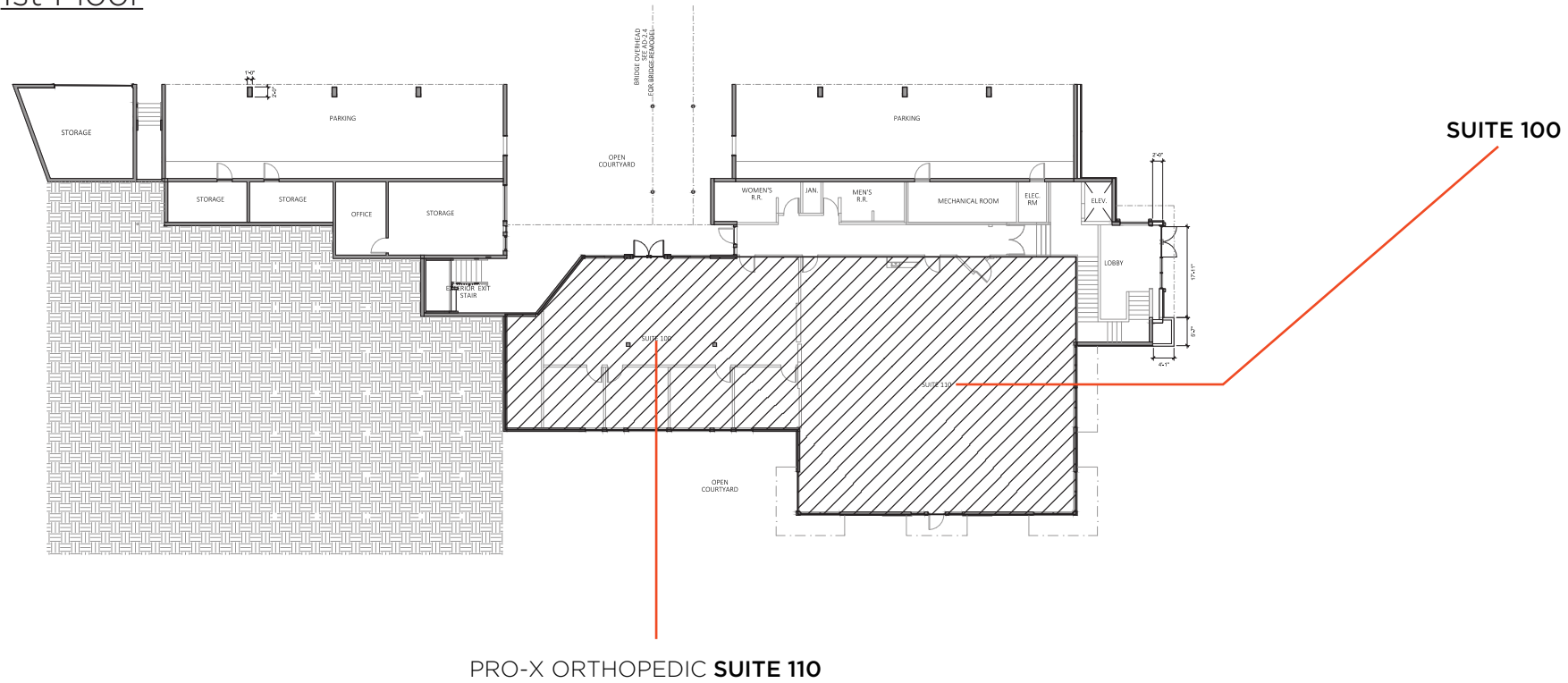
# BUILDING ID SIGNAGE LOCATION/DETAIL

## SIGNAGE LOCATION SITE MAP

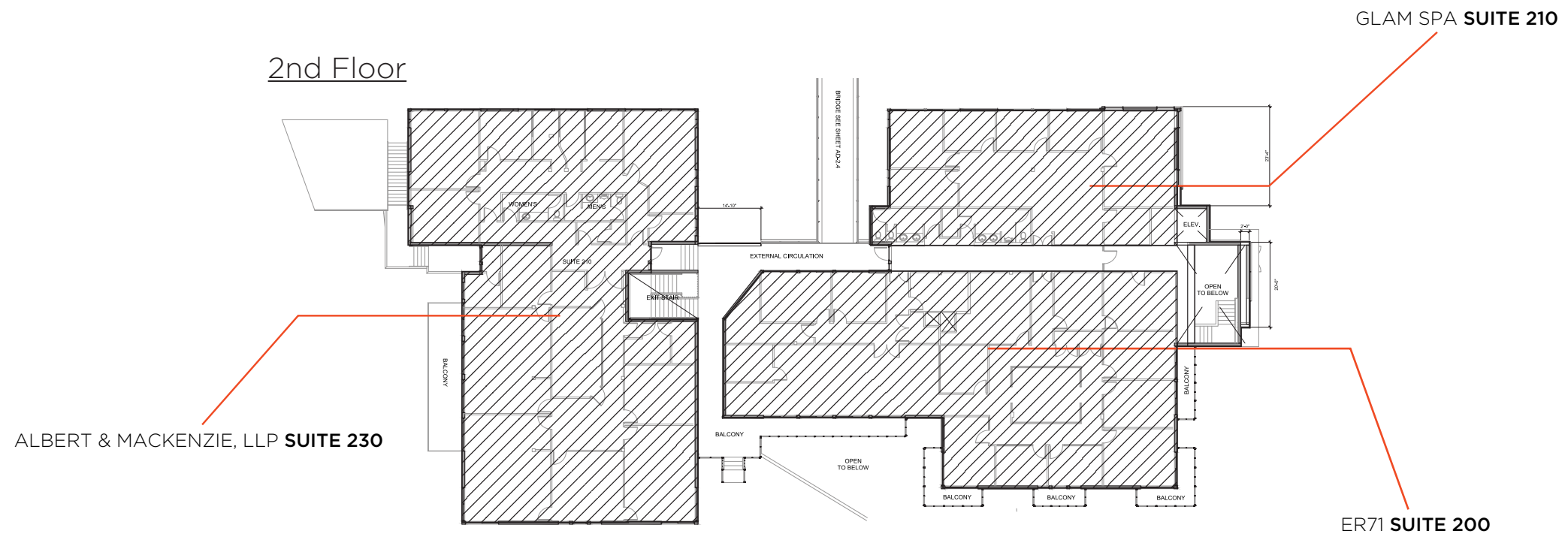


28210-28216 Dorothy Dr  
Agoura Hills CA 91301-2605

1st Floor

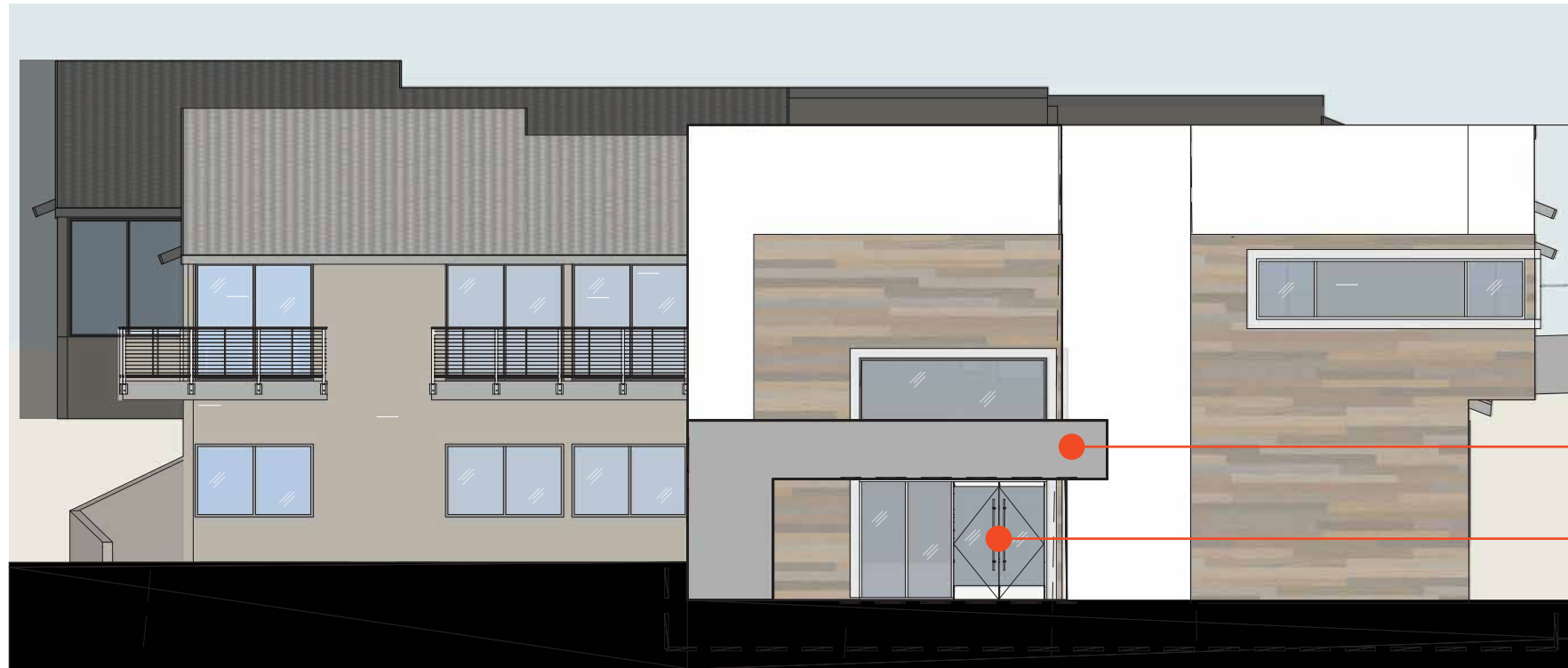


2nd Floor



28210-28216 Dorothy Dr  
Agoura Hills CA 91301-2605





Building ID **28210** **G**

Tenant Entry Point **A**

NORTH ELEVATION



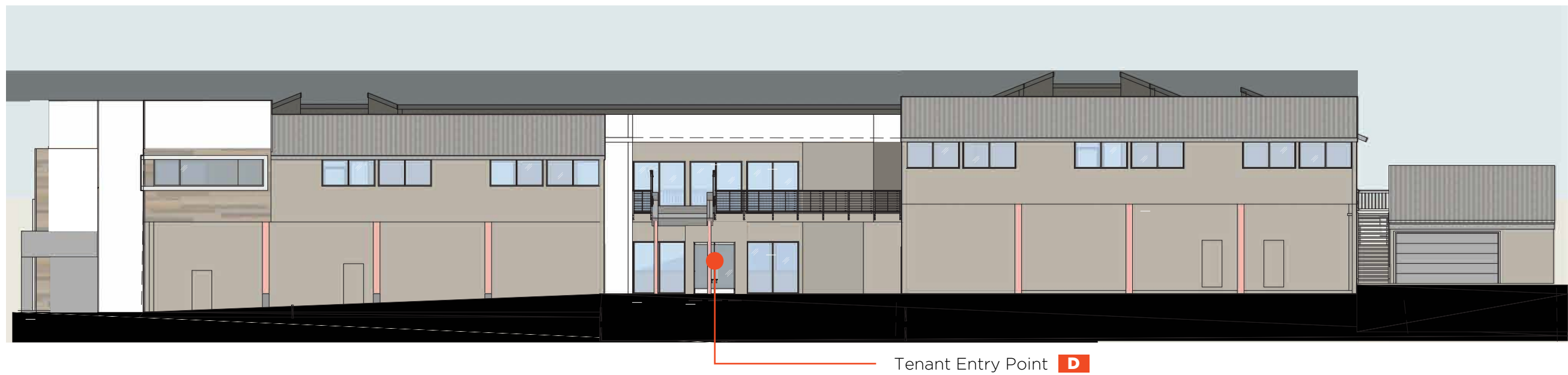
SOUTH ELEVATION

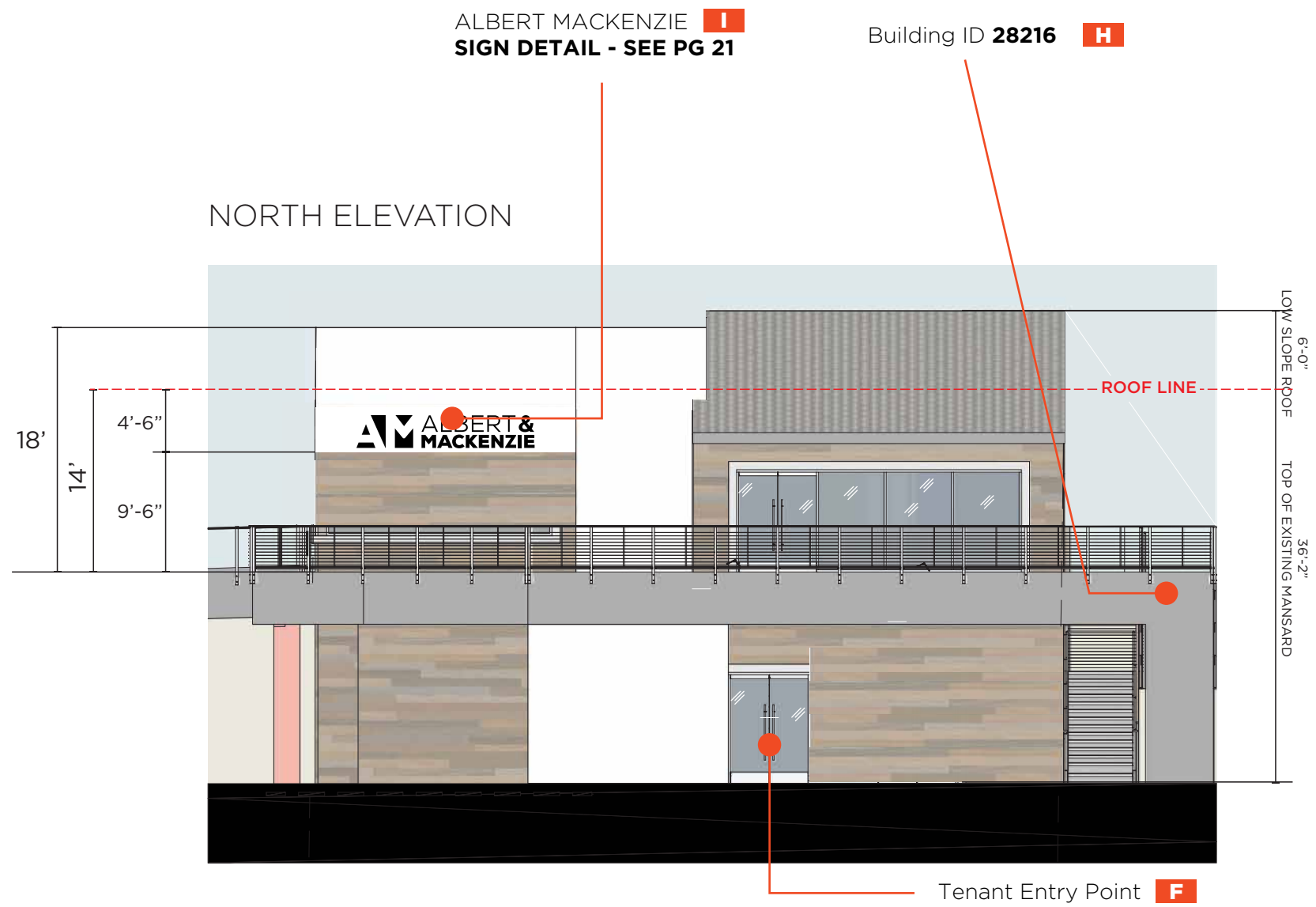


EAST ELEVATION



WEST ELEVATION

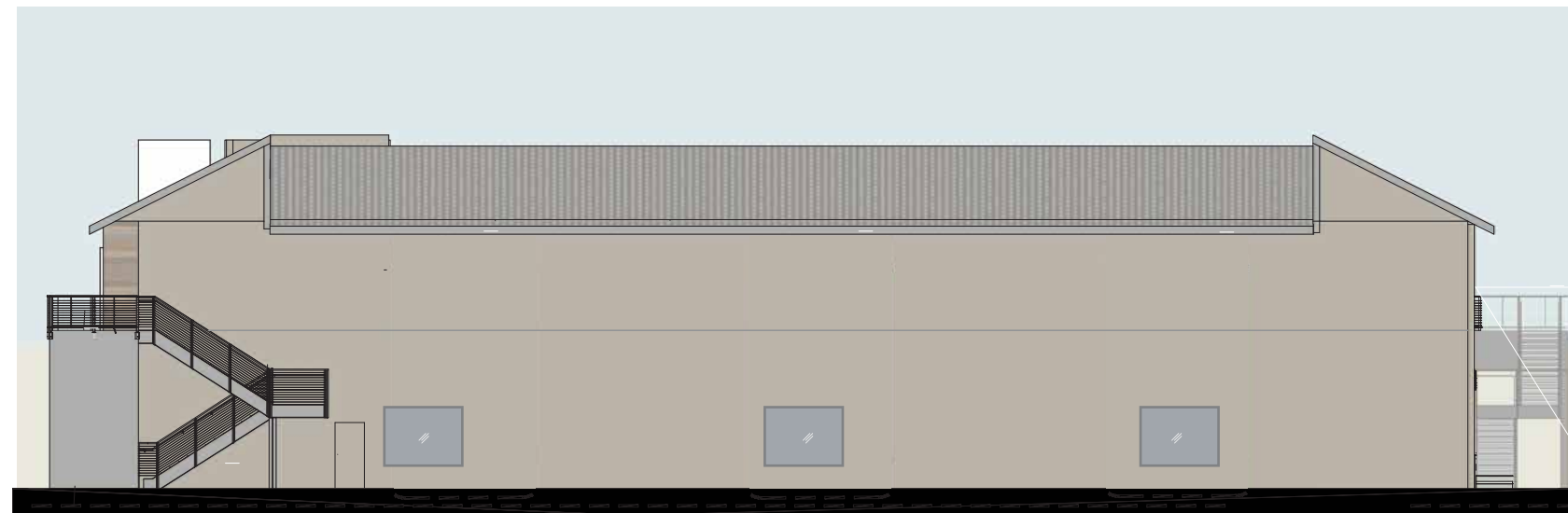


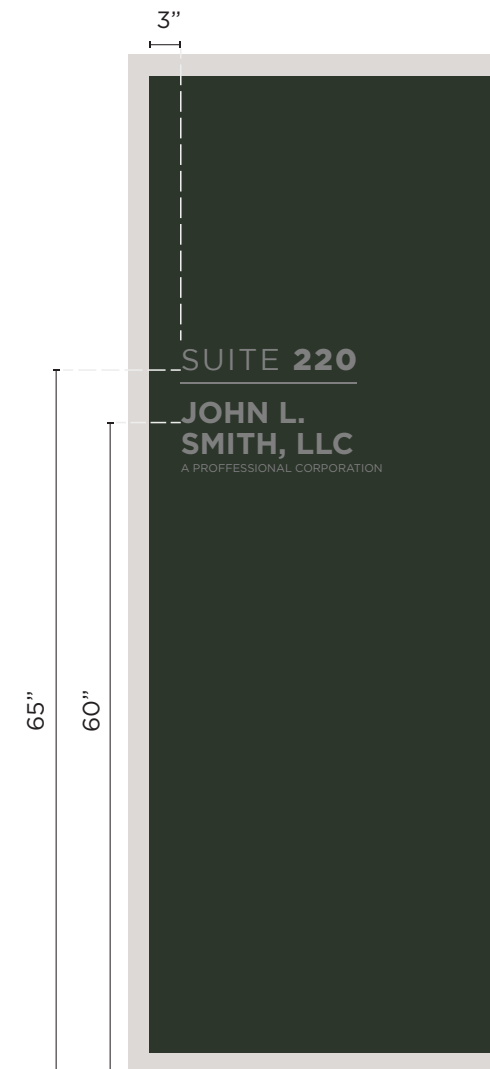


EAST ELEVATION



WEST ELEVATION





**ORACAL**  
**FINE FROSTED VINYL**  
ON-SURFACE

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

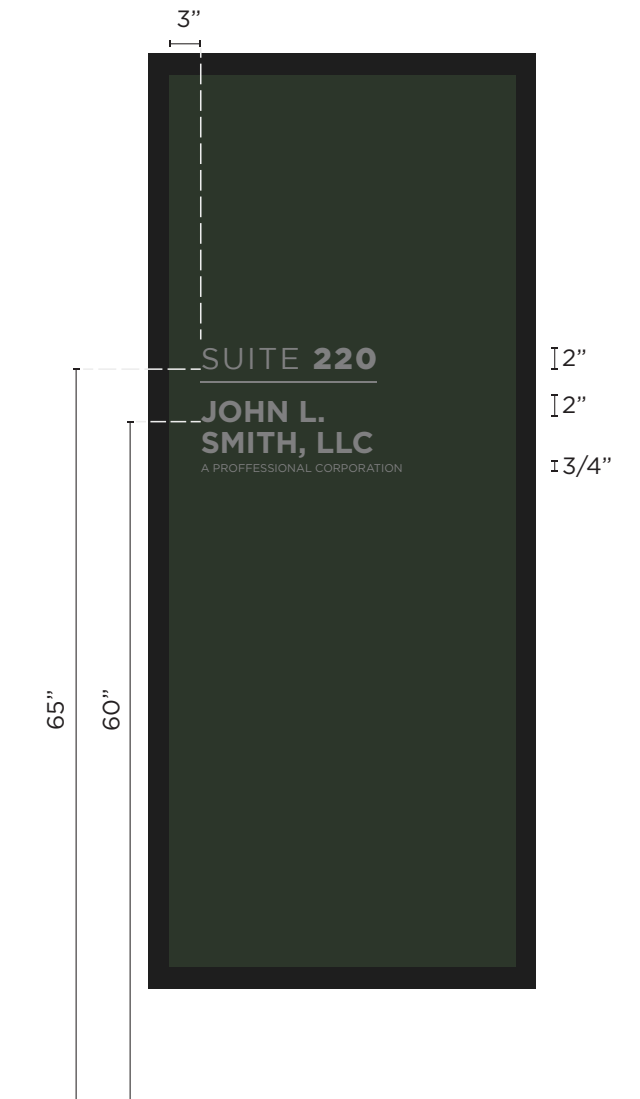
Proposed 16 SQFT

MAX IS 25% OF SIGNAGE AREA

12"  
12"  
1 3/4"

**SIGNAGE LOCATION/DETAIL**  
TENANT ID SIGNAGE

**B**



**ORACAL FINE  
FROSTED VINYL  
ON-SURFACE**

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

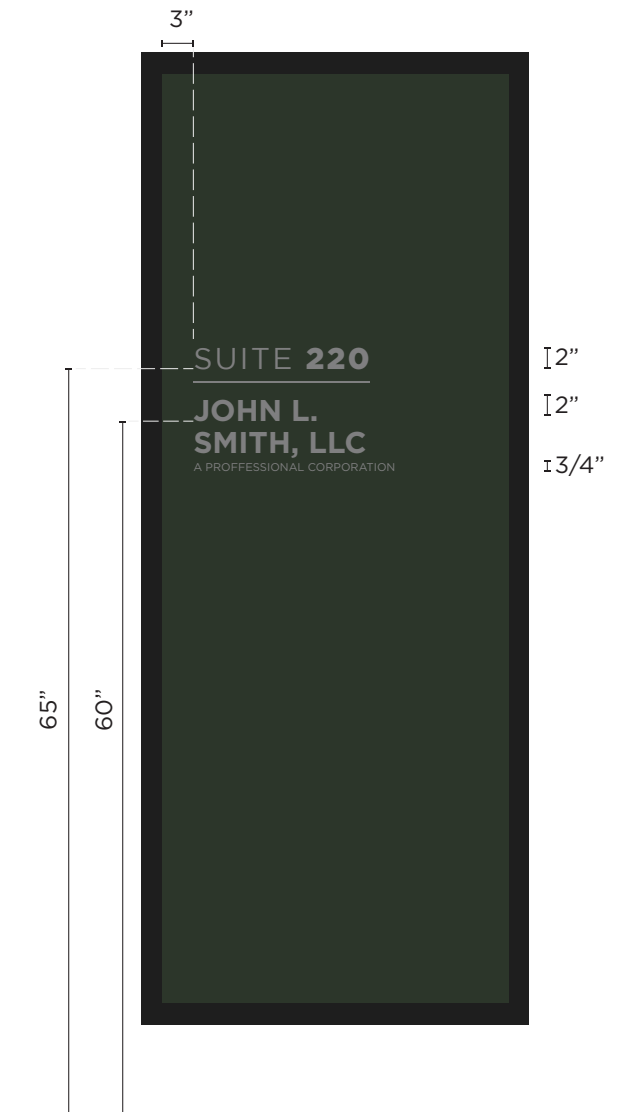
Proposed 16.5 SQFT

MAX IS 25% OF SIGNAGE AREA



**SIGNAGE LOCATION/DETAIL**  
TENANT ID SIGNAGE

**C**



**ORACAL FINE FROSTED VINYL**  
ON-SURFACE

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

Proposed 16.5 SQFT

MAX IS 25% OF SIGNAGE AREA

12"

12"

3/4"

65"

60"

3"

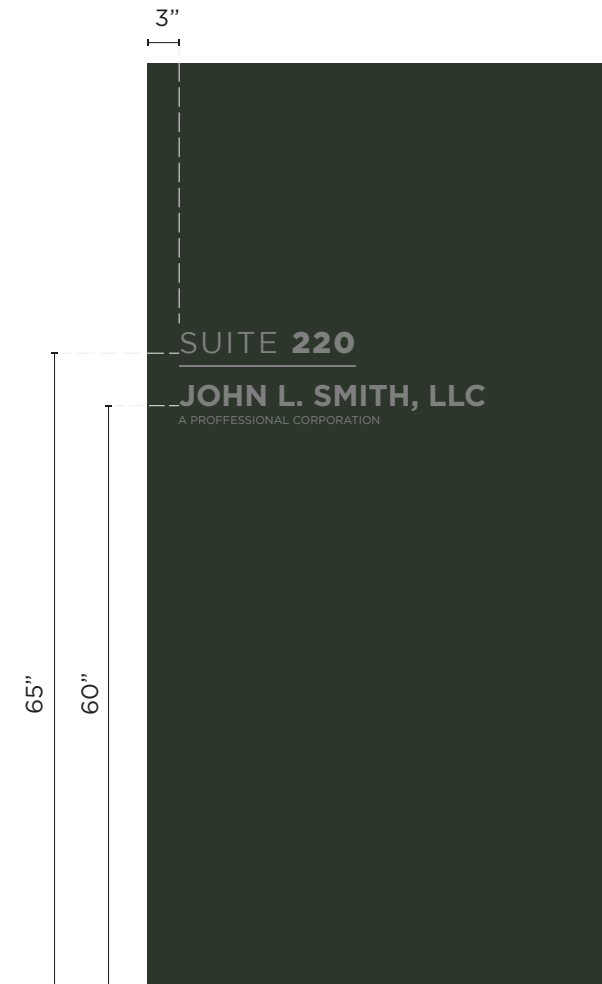
SUITE 220

JOHN L.  
SMITH, LLC  
A PROFESSIONAL CORPORATION



**SIGNAGE LOCATION/DETAIL**  
TENANT ID SIGNAGE

**D**



**ORACAL FINE  
FROSTED VINYL  
ON-SURFACE**

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

2"  
2"  
3/4"

Proposed 22 SQFT

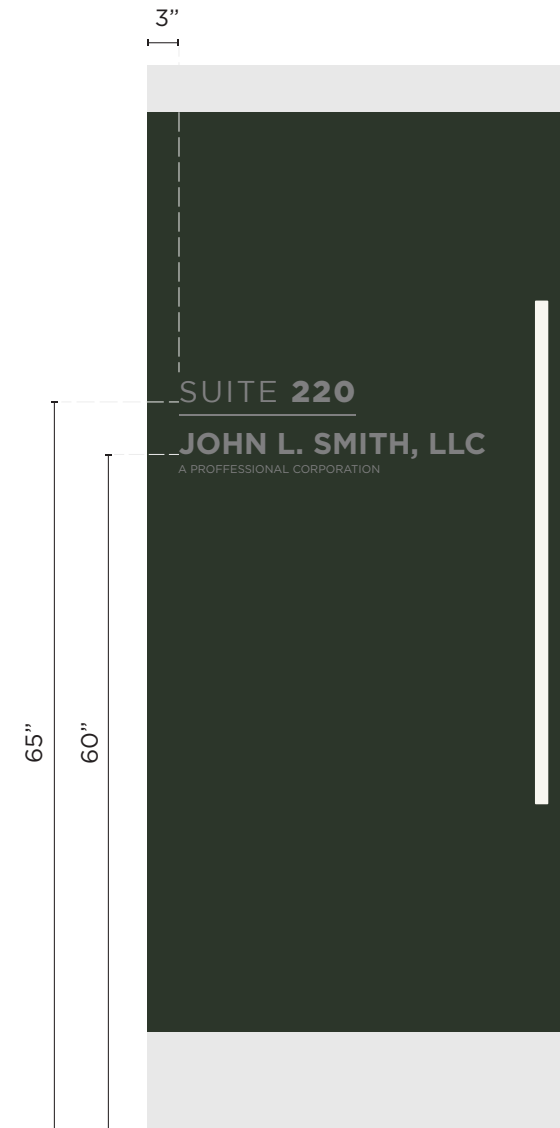
MAX IS 25% OF SIGNAGE AREA

**SIGNAGE LOCATION/DETAIL**  
TENANT ID SIGNAGE

**E**



**F**



**ORACAL FINE  
FROSTED VINYL  
ON-SURFACE**

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

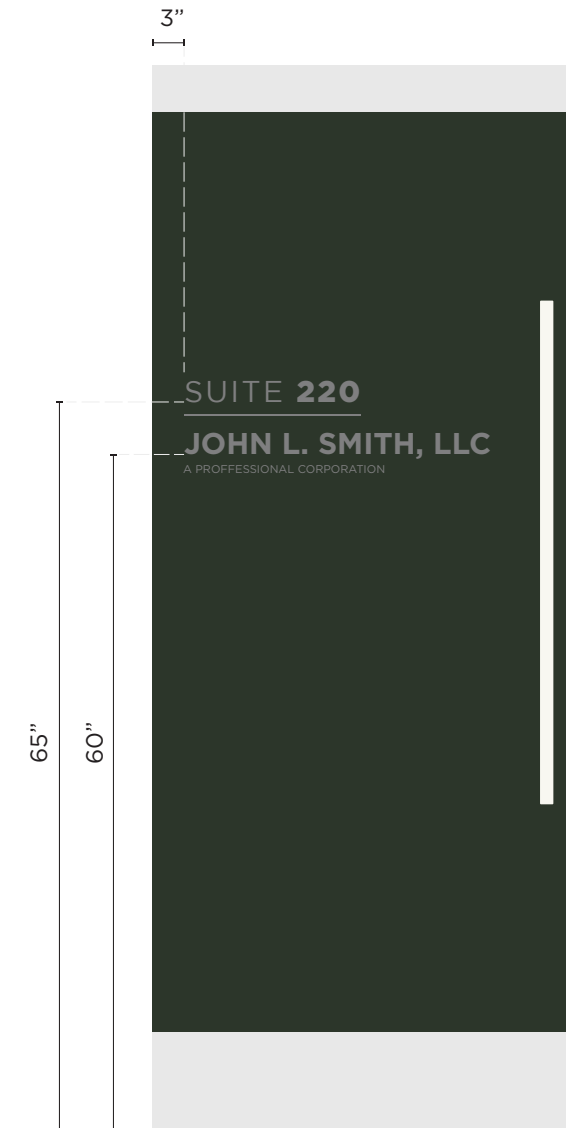
Proposed 13.5 SQFT

MAX IS 25% OF SIGNAGE AREA

12"  
1 3/4"

**SIGNAGE LOCATION/DETAIL**  
TENANT ID SIGNAGE

**F**



**ORACAL FINE  
FROSTED VINYL  
ON-SURFACE**

Must Maintain 3" Margin  
From Left + Right Sides of  
Window or Door

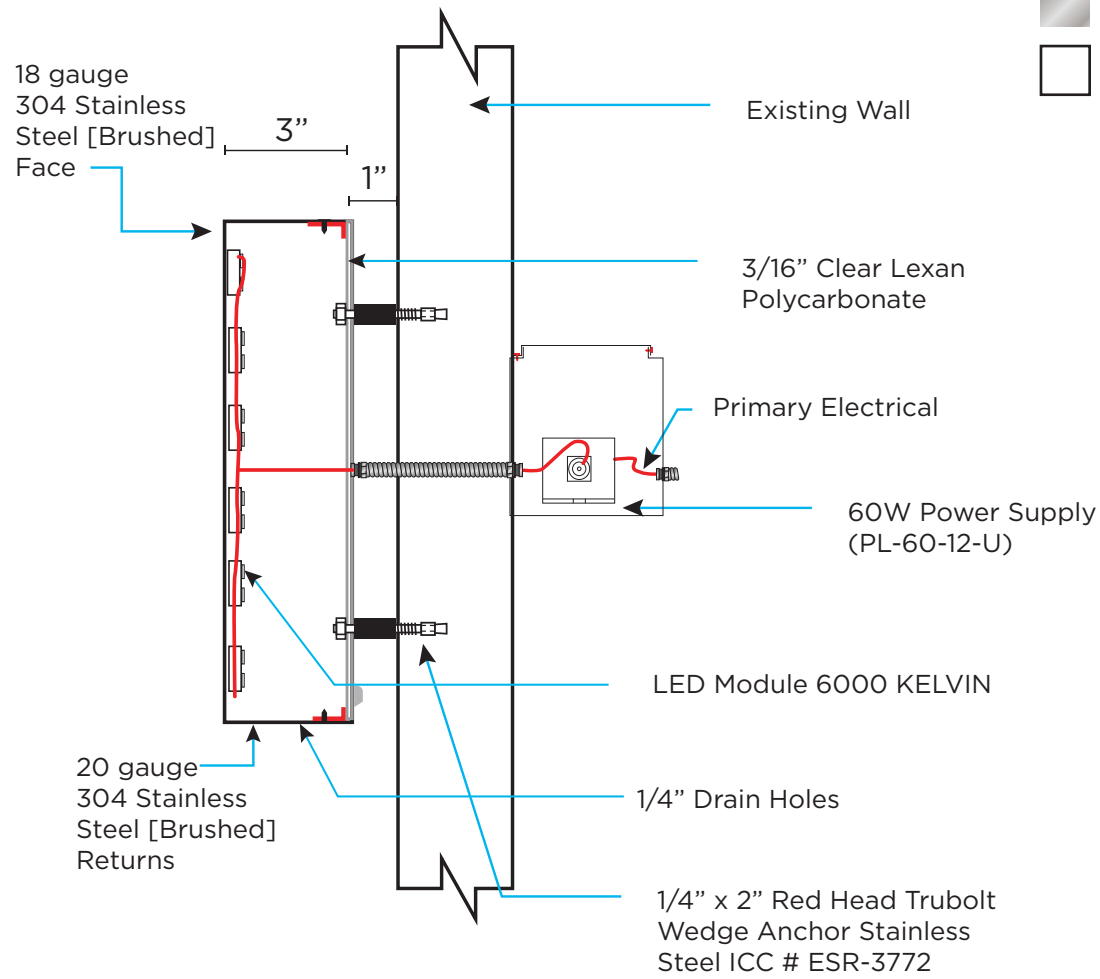
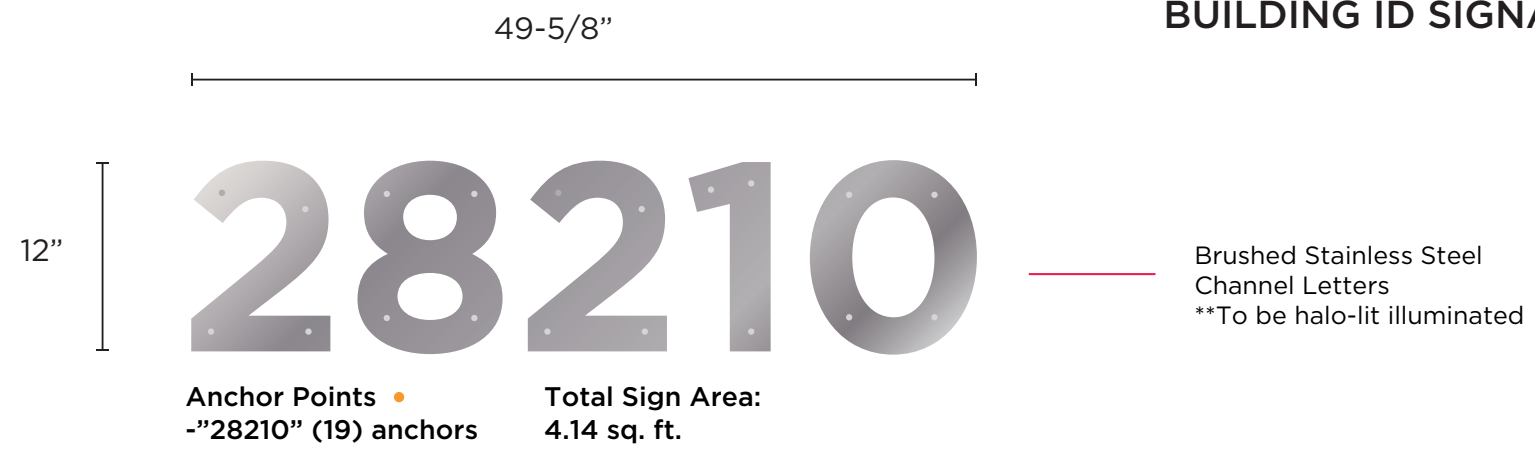
Proposed 13.5 SQFT

12" MAX IS 25% OF SIGNAGE AREA  
12"  
1 3/4"

**PROPOSED**



**BUILDING ID SIGNAGE LOCATION/DETAIL**



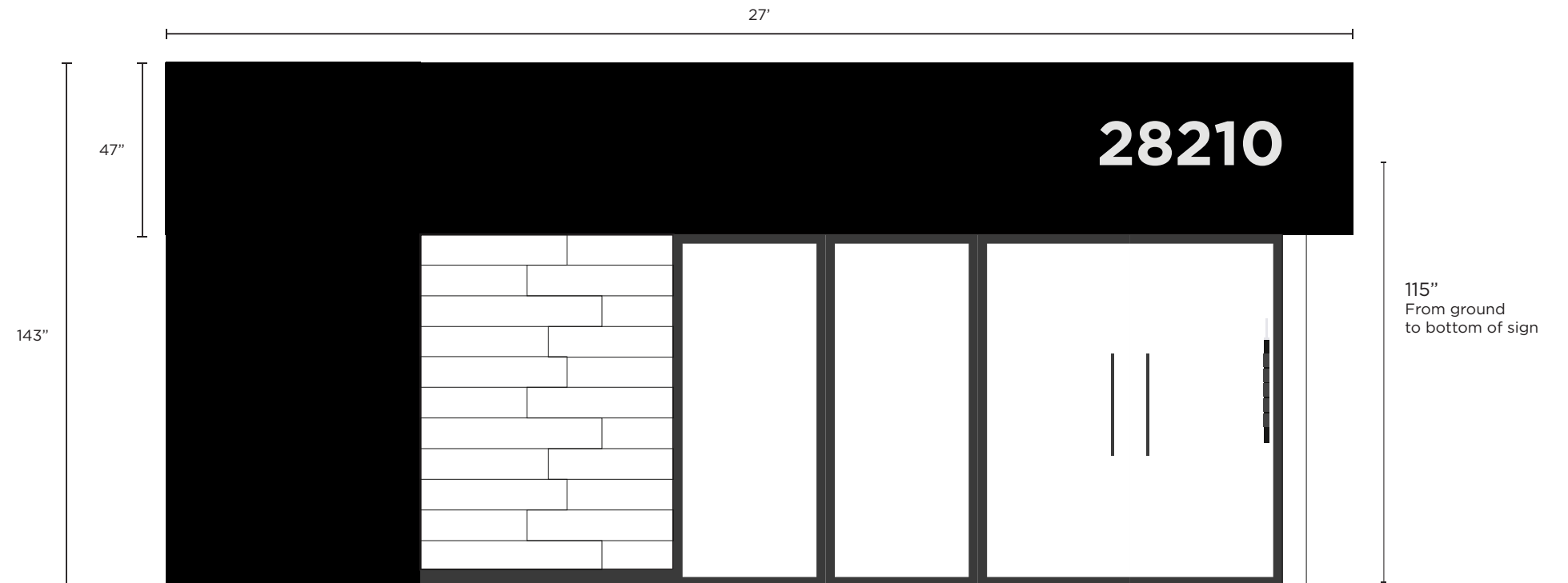
**COLORS**

- 304 Brushed Stainless Steel
- 3/16" Clear Lexan Polycarbonate

**Notes**

- All works comply with 2016 California Bldg. Code.
- UL inspected & labeled in accordance w/ UL standard w/ UL standard #48 for electric signs.
- Installed using UL listed parts & method on installation in accordance w/ 2017 NEC & 2016 California Electric Code

"The construction shall not restrict a 5 foot clear & unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves meters, appurtenances, etc.) or to the location of the hook-up. The workers & the construction shall not be within 10 feet of any power lines- whether or not the lines are located on the property."



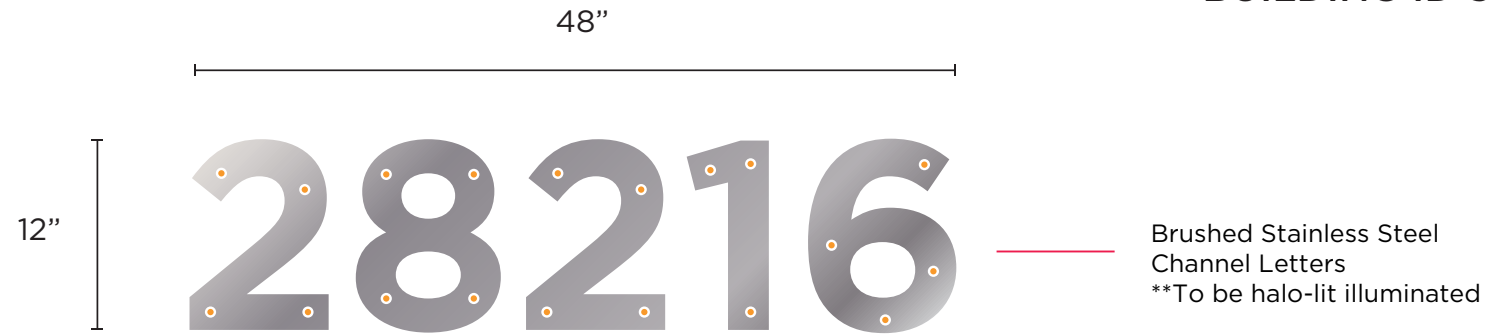
**HALO-LIT CHANNEL LETTER DETAIL**



**PROPOSED**



**BUILDING ID SIGNAGE LOCATION/DETAIL**



**Anchor Points** •  
- "28216" (19) anchors

**Total Sign Area:**  
4 sq. ft.

**H**

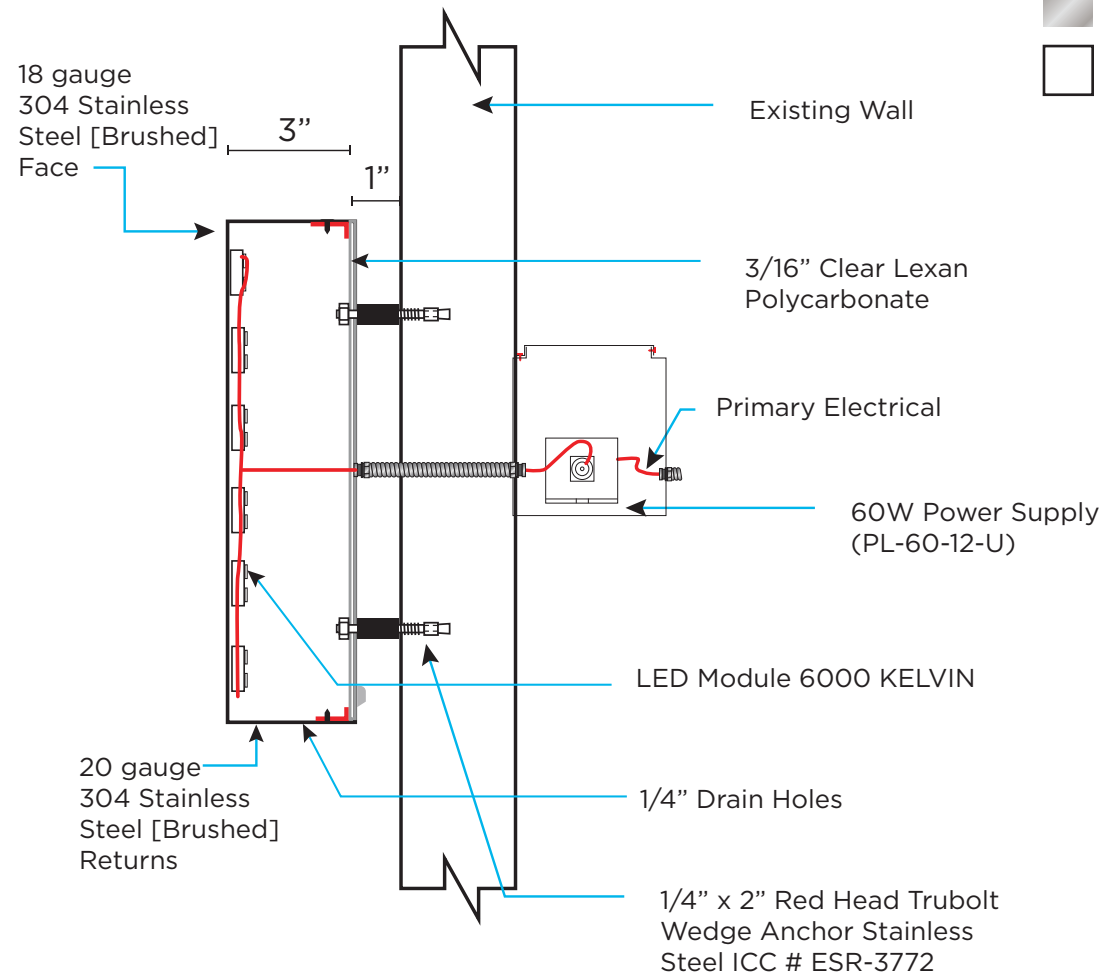
**COLORS**

- 304 Brushed Stainless Steel
- 3/16" Clear Lexan Polycarbonate

**Notes**

- All works comply with 2016 California Bldg. Code.
- UL inspected & labeled in accordance w/ UL standard w/ UL standard #48 for electric signs.
- Installed using UL listed parts & method on installation in accordance w/ 2017 NEC & 2016 California Electric Code

"The construction shall not restrict a 5 foot clear & unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves meters, appurtenances, etc.) or to the location of the hook-up. The workers & the construction shall not be within 10 feet of any power lines- whether or not the lines are located on the property."



**HALO-LIT CHANNEL LETTER DETAIL**



- Anchor Points**
- Logo: (14) anchors
  - Albert &: (27)
  - Mackenzie (34)

**Total Sign Area:**  
33.59 sq. ft.

Halo-Lit  
Black Painted Aluminum Channel  
.080" Alum. Face  
w/ .063" Alum. Returns

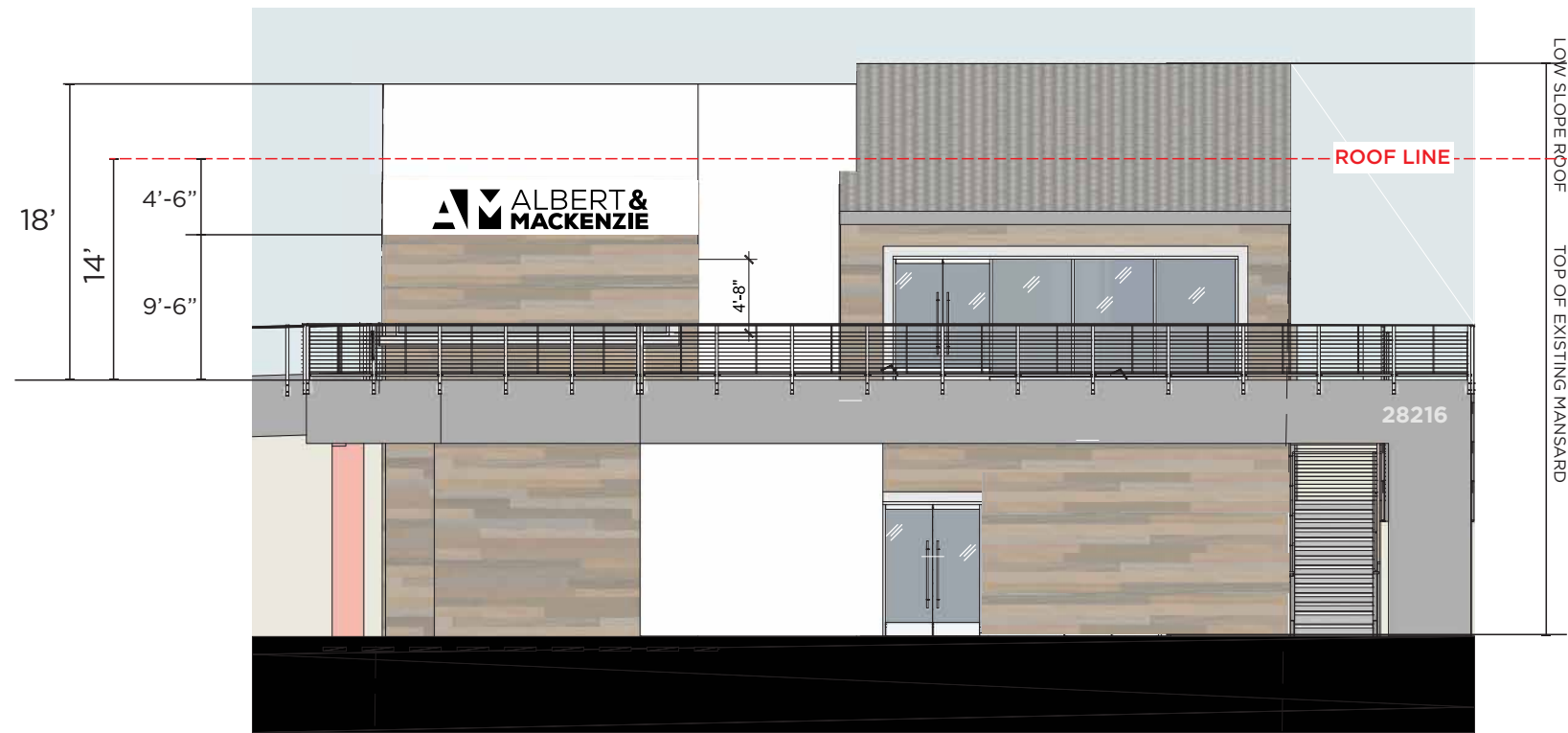
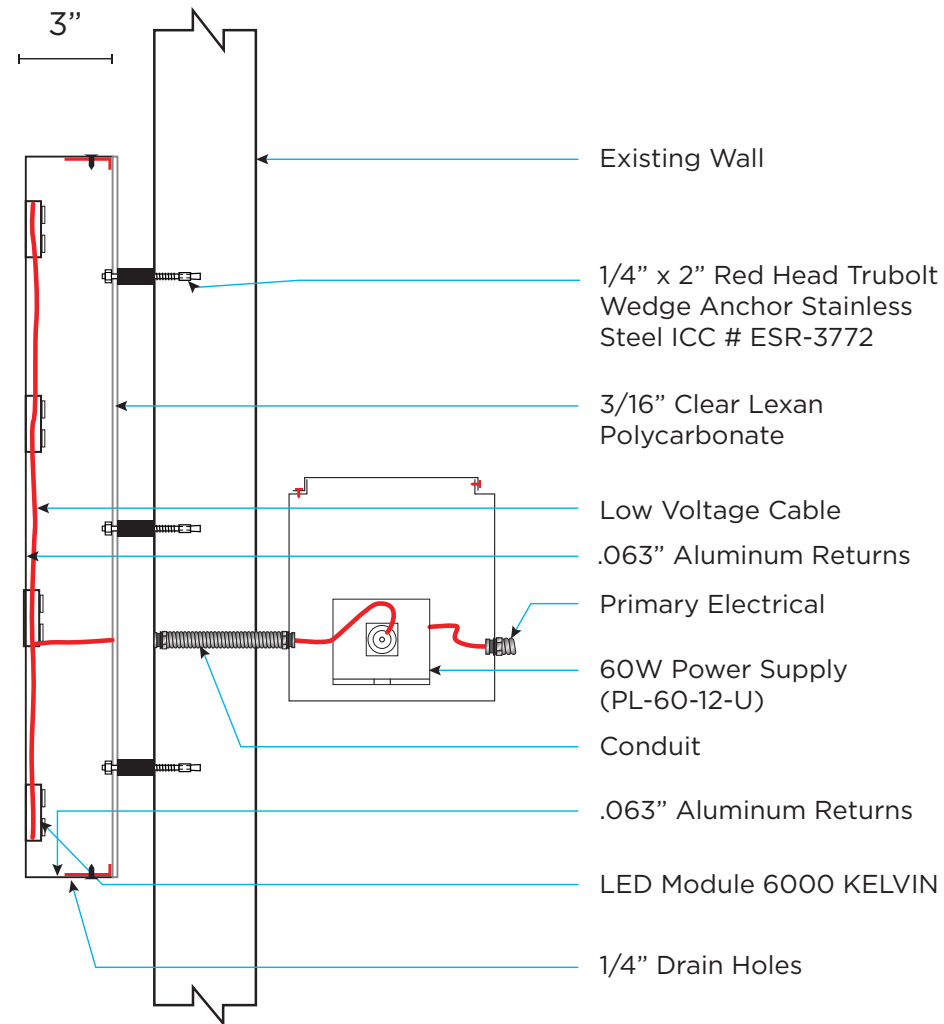
**COLORS**

- Satin Black Polyurethane Paint
- 1/8" White Translucent Lexan

**Notes**

- All works comply with 2016 California Bldg. Code.
- UL inspected & labeled in accordance w/ UL standard w/ UL standard #48 for electric signs.
- Installed using UL listed parts & method on installation in accordance w/ 2017 NEC & 2016 California Electric Code

"The construction shall not restrict a 5 foot clear & unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves meters, appurtenances, etc.) or to the location of the hook-up. The workers & the construction shall not be within 10 feet of any power lines- whether or not the lines are located on the property."



**HALO-LIT CHANNEL LETTER DETAIL**

## **ATTACHMENT 5**

**Albert & MacKenzie Sign Program**

**SIGN PERMIT –**

**CASE NO. SIGN-01607-2019**

