

REPORT TO PLANNING COMMISSION

DATE: NOVEMBER 17, 2022

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: KATRINA GARCIA, ASSISTANT PLANNER

REQUEST: REQUEST FOR 1) APPROVAL OF A SIGN PERMIT FOR A NEW SIGN PROGRAM FOR TWO WALL-MOUNTED SIGNS AND ONE DOUBLE-FACED MONUMENT SIGN FOR A PROPOSED HOWARD'S APPLIANCE AND FURNITURE STORE LOCATED AT 28610 CANWOOD STREET , AND 2) TO MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

APPLICANT: Warner LeMenager

CASE NO: SIGN-2022-0046

LOCATION: 28610 Canwood Street (AIN 2048-012-016)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15311(a) (Accessory Structures) of the CEQA Guidelines.

ZONING DESIGNATION: Commercial Retail Service - Freeway Corridor District (CRS-FC)

GENERAL PLAN DESIGNATION: Commercial Retail Service (CRS)

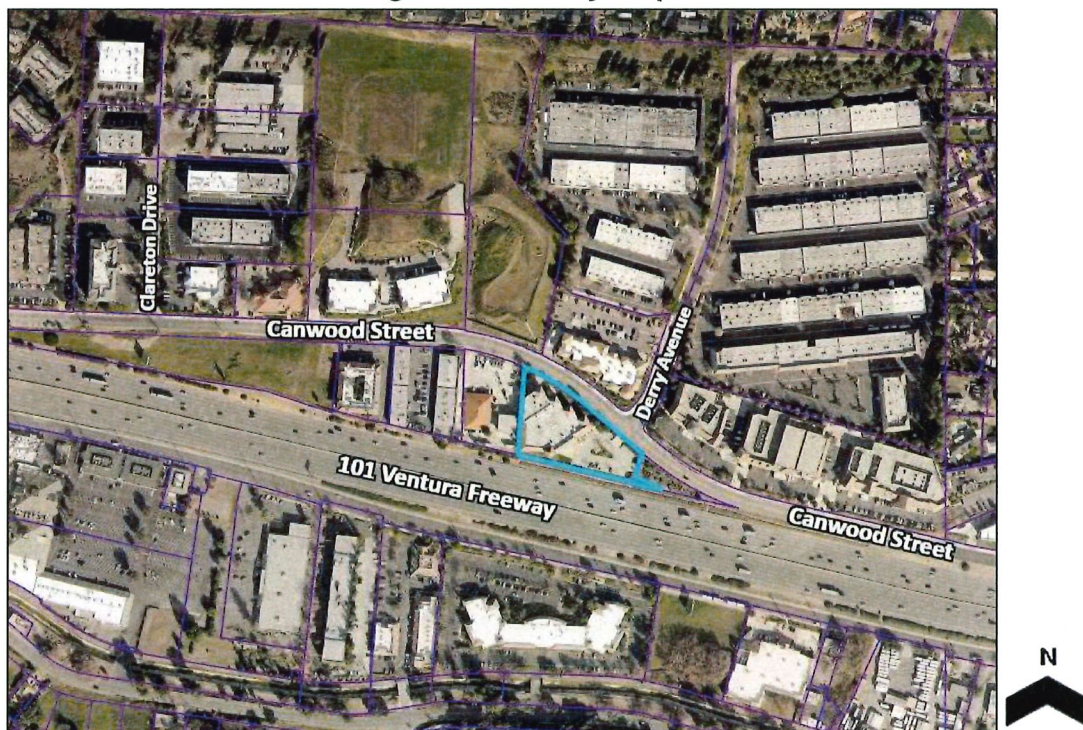
RECOMMENDATION: Staff recommends the Planning Commission approve Sign Permit case no. SIGN-2022-0046, based on the findings of the attached Draft Resolution.

I. PROJECT BACKGROUND AND DESCRIPTION

Warner LeMenager, the Applicant for the Property Owner, Shawn Nili, is requesting approval for a Sign Permit (SIGN) to allow for the replacement of two wall signs with two new wall signs for a new tenant (“Howard’s”) and reface an existing monument sign with a new double-faced cabinet (“Project”).

The Project site is within the Commercial Retail Service Zoning District within the Freeway Corridor Overlay District (CRS-FC) and General Plan designation of Commercial Retail Service. As seen in *Figure 1. Vicinity Map*, the lot directly fronts the north side of the 101 Ventura Freeway and is accessible on the south side of Canwood Street, between Claretton Drive and Derry Avenue. The lot is also adjacent to a U-Haul Truck rental facility on the east (zoned BP-OR-FC or Business Park-Office Retail-Freeway Corridor Overlay) and a commercial shopping center called “The Shoppes at Agoura Summit” (zoned CRS-FC) across Canwood Street, to the north.

Figure 1. Vicinity Map



Source: GIS-NET – Public, LA County DRP

The existing building was previously occupied by NW Rugs and has entitlements under case number 00-SPR-003 (Resolution No. 628) for the development and case number 01-VAR-009 (Resolution No. 682) to increase the size of the secondary sign by 12.5 square feet (sq. ft.) above the maximum 25 sq. ft. allowed for a secondary sign¹.

¹ AHMC §9655.8(B)(1)(f)

The proposed scope of work is as follows:

- One new wall-mounted sign (Primary) 35.56 sq. ft.
- One new wall-mounted sign (Secondary) 35.56 sq. ft.
- Replace cabinet at existing monument sign 24.11 sq. ft.

Legislative Review

Pursuant to Agoura Hills Municipal Code (AHMC) §9655.9(C), the Planning Commission is the reviewing authority for a sign program through the granting of a Sign Permit. The project proposes signage that faces the freeway and is, therefore, subject to an approved sign program².

Regional Housing Needs Assessment (RHNA)

The RHNA identifies the number of residential units needed for a jurisdiction to meet its projected housing needs per RHNA cycle. The City of Agoura Hills has a proposed allocation for the 6th RHNA cycle of 318 residential units. This project does not add or remove an affordable housing unit from the City's current RHNA allocation and the site is not included in the City's inventory of proposed housing sites.

II. STAFF ANALYSIS

The proposed sign program and permit are subject to the design standards set forth under the AHMC Division 5 §9655 et seq. (Sign Regulations). Table 1 provides a summary and indicates the proposed Project meets those standards.

Table 1 – Zoning Conformance					
Development Requirement		Allowed/Req'd	Existing ³	Proposed	Comments
WALL or ON-BUILDING SIGNS					
Size (max.)	Tower (South) - Primary	50 sq. ft. (Code) / 37.5 sq. ft. (w/ Variance)	37.5 sq. ft.	35.56 sq. ft.	Complies
	Tower (West) - Secondary	25 sq. ft. (Code) / 37.5 sq. ft. (w/ Variance)	37.5 sq. ft.	35.56 sq. ft.	Complies
	Combined (max)	75 sq. ft.	75 sq. ft.	71.12 sq. ft.	Complies
Projection from wall	Tower (South) - Primary	12 in. max	5 in.	7 in.	Complies
	Tower (West) - Secondary	12 in. max	5 in.	7 in.	Complies

² AHMC 9655.8(B)(1)(f) – “Subject to approval of a sign program, all buildings in commercial, business park, or planned development land use districts, which either directly back or side upon Highway 101...”

³ The signage for NW Rugs, the previous tenants, have been removed as of the date of this meeting. This information is being provided for reference.

Table 1 – Zoning Conformance				
Development Requirement	Allowed/Req'd	Existing ³	Proposed	Comments
MONUMENT SIGN				
<i>Location</i>	5 ft. min. from ROW ⁴	11 ft.	11 ft.	Complies
<i>Area</i>	48 sq. ft. max. ⁵	24.11 sq. ft.	24.11 sq. ft.	Complies
<i>Height</i>	6 ft. max.	3.17 ft.	3.17 ft.	Complies

Site Plan and Buildings

The 1.7-acre developed lot contains a 25,835 square-foot, one-story building sited on the west side of the property that runs parallel to the 101 Ventura Freeway to the south and Canwood Street, to the north. It was developed as a retail store specifically for furniture and appliances. The prospective tenant, Howard’s, will continue to operate the building as a furniture and appliance retail store. The structure directly abuts the 101 Ventura Freeway and is approximately 50-55 feet from the travel lanes. The lot contains a parking

Figure 2. Site Plan



Source: Project Plans, 4/6/2022

⁴ Right-of-Way

⁵ AHMC §9655.7(B)(2) – “Only one (1) side of a double-faced sign shall be included when calculating sign area.”

lot on the east side of the property that narrows on the farthest east end of the lot. The lot contains two driveway entrances off Canwood Street: 1) west of the building and 2) east of the building. The entrance west of the building is specifically for the loading and unloading of trucks and the entrance on the east is the main entrance for the public.

Signage

A. Wall Sign/On-Building Sign

The building was constructed with a tower element, highlighted with a green box, as seen in *Figure 2. Site Plan*. The tower is positioned and designed to accommodate freeway signage that will be visible to motorists traveling in both directions on the 101 Ventura freeway. The new tenant, Howard's, proposes to locate the two-wall signages on the tower identified as A1 (west elevation) and A2 (south elevation). The previous on-building signage for NW Rugs was also located in the aforementioned areas.

The City's Sign Regulations (AHMC Division 5, §9655) allow for buildings located within 100 feet of a public right-of-way to have one primary sign located below the roof line and restricts the size of the sign to a maximum of 50 sq. ft. in area⁶. In addition to the primary sign, a building that directly abuts the 101 Ventura Freeway is allowed one secondary sign, not to exceed 25 sq. ft. for a total of 75 sq. ft. for both signages. In lieu of a primary sign, the code also allows for secondary signage to be increased up to 50 sq. ft.⁷. The variance that was originally approved for this lot (Variance no. 01-VAR-009) allowed for a secondary sign to be increased by 12.5 sq. ft. above the 25 sq. ft. maximum, thereby increasing the allowed secondary sign to 37.5 sq. ft. As a result of the increased size of the secondary sign, the primary sign needed to be reduced to 37.5 sq. ft. so as not to exceed the 75-square-foot maximum allowed for both signs. The approval of the variance was based on the finding that the signs will be proportional and symmetrical, and they will not exceed the 75 sq. ft. worth of signage for a building.

A variance runs with the land, rather than the particular recipient, and continues to apply to signs on the subject property. In keeping with the provisions of the approved variance, the two proposed wall signs are designed to be 35.56 sq. ft. each for a total of 71.12 sq. ft., less than what the variance allows. The total square footage proposed is still consistent with the intent and the findings of the variance. The sign on the south tower elevation is visible to westbound traffic on the 101 Ventura Freeway and the sign on the west tower elevation is visible to eastbound traffic.

The wall signs will be identical in design. They will include a 13.3-foot-wide and 2.6-foot-tall-yellow-painted-aluminum-wireway serving as the back face of the sign to be attached to the wall surface. The channel letters will be attached to the wireway and will be

⁶ AHMC §9655.8(B)(1)(a)(ii) – "The maximum allowable sign area for each tenant located within one hundred (100) feet of any public or private right-of-way shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall the maximum sign area exceed fifty (50) square feet."

⁷ AHMC §9655.8(B)(1)(f) – "...may be permitted a total of one (1) secondary sign, which shall not exceed twenty-five (25) square feet in sign area. The secondary sign may be increased up to fifty (50) square feet in lieu of a primary sign."

illuminated internally. During the day the letters will appear black and at night the letters will illuminate white through the black perforated vinyl. The channel letters are 1.3 feet in height and will be centered on the yellow wireway. The letters and the wireway will project 7 in. from the wall surface which is less than the 12 in. that the code allows. The LEDs on the wireway will illuminate at a temperature of no more than 5,000 kelvin (k) to remain consistent with other illuminated signage in the City, and specifically along the freeway corridor.

B. Monument Sign

The City's Sign Regulations allows a single-tenant building to have one freestanding monument sign. As such, when the original development and sign permit were approved, the site design included one monument sign to be placed no closer than 5 ft. from the public or private right-of-way. As presently designed, the existing monument sign includes two stone-veneered architectural treatments placed on each end of the sign located approximately 11 ft. from the public right-of-way and 18 ft. from the edge of the driveway. The location of the existing monument sign is designed such that it will not impede the visibility of vehicles exiting the driveway and those entering or passing as it greatly exceeds the minimum requirements of the sight obstruction zone, as described in the AHMC §9605.2.

As part of the monument sign, the existing NW Rugs cabinet will be removed and replaced with the new Howard's sign cabinet. The new cabinet's dimensions are 9.3 ft. wide, 2.58 ft. tall, and one foot in depth, with an area of approximately 24.11 sq. ft. which is below the allowed maximum of 48 sq. ft. for one face of the cabinet. The sign will be double-faced with black-painted aluminum letters approximately one-quarter of an inch thick and 11 in. tall to be centered on the cabinet face. The cabinet will not be internally illuminated, however, there are existing lights located on the ground that are directed at the sign for external illumination. The existing landscaping and turf are to remain.

III. Findings

A. General Plan Consistency

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

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

- Policy LU-13.1: Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g. facade improvements (reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and the character of the street frontage and associated streetscape.

- Policy LU-13.2: Architecture and Site Design. Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:
 - Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
 - Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
 - Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
 - Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape way-finding signage
 - Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities

Analysis: The Project is consistent with Goal LU-13 and its policies. The new sign program will tie the building and its use together. The colors will be consistent throughout the sign program to minimize visual clutter. It will reuse the existing monument sign's architectural treatments that are consistent with the building's color and materials. The street frontage will be clearly defined with the monument sign allowing motorists on Canwood Street to see the business's entrance. The location of the wall signs on the architectural tower elements contributes to the overall character of the building through its symmetry and visual accessibility to both directions of traffic on the 101 Ventura Freeway.

A. Sign Permit Review: AHMC 9655.5(D)

Finding 1. The proposed signage is consistent with the General Plan and the provisions of the Zoning Ordinance in that the signs are integrated with the building's architecture, and provide clear, meaningful identification.

Analysis: The wall sign is consistent with the General Plan and the Zoning Ordinance such that it uses the existing architectural features of the building, such as the tower element. The signage is within the size parameters allowed by the Zoning Ordinance and the approved variance. The lighting and projection of the sign requirements are consistent in that they are internally lit with a lower kelvin so as not to be overwhelmingly bright for those commuting after sundown. The monument sign is located in an area of the site that provides a clear indication that the business's entrance is approaching. The tower signage is also conveniently placed to be visible for motorists in both directions of the freeway. A previously approved variance permits a sign of greater size than permitted by

the Code, but otherwise the sign program is consistent with applicable standards. **The Project complies with the finding.**

Finding 2. The location and orientation of the proposed sign, as well as 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.

Analysis: The company's trademark logo provides a high-contrast design with yellow as the background and black sans serif characters/lettering that is evenly spaced and proportional to the back face. The signs on the tower are legible and visible from both traveling directions of the 101 Ventura Freeway given the height, color contrast, lettering, and proportion. The sign is visible both during the day when the lettering will appear black on a yellow background and will also be visible in the evening as the lettering will be illuminated white by an internal light source. The monument sign will also be visible from both traveling directions on Canwood Street as the sign is double-faced and at eye level, and contains the same color contrast as the tower signs. The landscaped area around the monument sign will be maintained to ensure the sign is visible. In the evening, the monument sign will be illuminated by a direct light source that exists adjacent to the sign. **The Project complies with the finding.**

Finding 3. The signs are consistent with the sign standards of the Sign Ordinance Sections 9655.6 and 9655.7 pertaining to the signs' size, location, materials and lighting and more specifically for wall-mounted signs, their integration with the building design, their projections from the wall and screening, for the monument signs, their height and landscape around their base.

Analysis: The wall sign on the tower is designed to be consistent with the location, materials, lighting, and size prescribed by the Sign Ordinance, with the exception of the approved variance that increased the size of the secondary sign to ensure the two tower signs are symmetrical. Despite the increase in size, the overall total of the two wall signs does not exceed the maximum of 75 sq. ft. as permitted by the Sign Ordinance. The internal illumination of the wall signs is consistent and has been reduced to 5,000K to be more compatible with the surrounding neighborhoods and other commercial signs along the freeway corridor. The temperature of the lighting will not be a safety hazard in the evening for drivers. The monument sign is designed to stand at approximately 2.5 ft. in height, lower than the permitted 6-foot maximum and the existing low landscape will be maintained to accommodate the sign's visibility for drivers. **The Project complies with the finding.**

Finding 4. The signs are consistent with the adopted Sign Design Guidelines.

Analysis: The signs are consistent with the Sign Design Guidelines with regard to the proportion of the wall signs on the architectural tower. The tower was designed to accommodate two signs that will be visible from both traffic directions of the 101 Ventura Freeway. The two wall signs are also consistent such that their size and alignment unify

the signage on the building. The wall signs and monument signs provide high contrast during the day and in the evening with yellow and black being their trademarked colors. The sign's lettering is properly spaced and legible. **The Project complies with the finding.**

B. Sign Program Review. AHMC §9655.9(E)

Finding 1. The program shall comply with the purpose of this chapter and the overall intent of this section.

Analysis: The sign program for this development complies with the chapter's purpose in that it was designed in compliance with the sign regulations in Chapter 6, Division 6 of the AHMC, as an accessory to the development that promotes the business while still preserving the City's character. The sign program meets the intent of the City's sign regulations in that it enhances the visual quality of the 101 Ventura Freeway as the two wall signs are less than 75 sq. ft. combined and is composed of high contrast colors allowing passersby to easily read the sign. The sign program also benefits the business and community as a whole as it helps promote the business and ultimately brings in more patrons to the City. **The Project complies with the finding.**

Finding 2. The program shall accommodate future revisions that may be required because of changes in use or tenants.

Analysis: In the event of a tenant or use change, the sign program can be revised with the same specifications that allow for two same-sized signs to be installed on the tower element that does not exceed 75 sq. ft. The variance that was approved in 2001 will apply to prospective singular tenants, so long as there are no major changes made to the building's architecture. The monument sign's cabinet can be removed and replaced between the existing stone-veneer architectural elements. **The Project complies with the finding.**

Finding 3. The program shall comply with the standards of this chapter, except that a variance or modification is allowed with regard to sign area, number, location, or height to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of this division.

Analysis: The sign program with the approved variance for size enhances the overall development as it allows the sign to be symmetrical on a highly visible architectural tower feature on the building. Without the variance, the tower would not be balanced as one sign would be smaller than the other. The sign program allows this tenant and future tenants to integrate and design their signage based on the structure such that it's a unified architectural statement. **The Project complies with the finding.**

IV. 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 §15311(a) (Accessory Structures). This exemption includes construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premises signs. No significant environmental impacts are expected from the development of this project, as it is limited to wall signage and the replacement of a monument sign cabinet for a new tenant. No exception to this categorical exemption applies as set forth in §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.

V. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Site Plan and Architectural Review Permit Case No. SIGN-2022-0046, subject to the Conditions of Approval and based on the findings of the attached Draft Resolution.

VI. ATTACHMENTS

1. Draft Resolution for the Sign Permit, with Exhibit A, Conditions of Approval
2. Project Plans

Case Planner: Katrina Garcia, Assistant Planner

ATTACHMENT 1

Draft Resolution for the Sign Permit, with Exhibit A,
Conditions of Approval

RESOLUTION NO. 22-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-2022-0046 FOR A SIGN PROGRAM, TO ESTABLISH SIGNAGE AT A DEVELOPED COMMERCIAL LOT LOCATED AT 28610 CANWOOD STREET; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section 1. An application was duly filed by Warner LeMenager for the Property Owner, Shawn Nili, with respect to the property located at 28610 Canwood Street (Assessor's Identification No. 2048-012-016), requesting approval of a Sign Permit (Case No. SIGN-2022-0046) to establish a sign program including wall-mounted and monument signs at an existing retail building for one tenant ("Project").

Section 2. The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be exempt from CEQA per §15311(a). This exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. No significant environmental impacts are expected from the development of this project, as it is limited to wall signage and the replacement of a monument sign cabinet for a new tenant. No exception to this categorical exemption applies as set forth in §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 3. The Planning Commission of the City of Agoura Hills considered the Project application at a public meeting held on November 17, 2022, at 6:30 p.m. The meeting was held in-person in the City Council Chambers and via remote video conferencing. The Applicant and members of the public were given the opportunity to present statements and provide materials to the Commission both in-person and electronically.

Section 4. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforementioned public meeting.

Section 5. Sign Permit Review. Based upon the evidence presented at the meeting, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to §9655.5(D) of the Agoura Hills Municipal Code (AHMC), that:

1. The proposed signage is consistent with the General Plan and the provisions of the Zoning Ordinance in that the signs are integrated with the building's architecture, and provide clear, meaningful identification. The wall signage is within the size parameters allowed by the Zoning Ordinance and approved variance. The proposed signage is also consistent with the number of colors, number of wall signs allowed along the freeway corridor, number of monument signs, illumination style, area, and height of the monument sign. The proposed locations are properly integrated into the existing architectural design of the building and provided architectural stone veneers for the monument sign. A previously approved variance permits a sign of greater size than permitted by the Code, but otherwise the sign program is consistent with applicable standards.

2. The location and orientation of the proposed sign, as well as 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 wall signs and the monument signs contain the same san-serif-lettering that are adequately spaced to ensure it is legible from a distance. The high contrast in the yellow background and black lettering also contributes to the legibility of the signs. The wall signs are positioned on the tower such that it can be visible from both sides of traffic along the 101 Ventura Freeway.

3. The signs are consistent with the sign standards of the Sign Ordinance, AHMC §9655.6 and §9655.7, pertaining to the signs' size, location, materials and lighting and more specifically for wall-mounted signs, their integration with the building design, their projections from the wall and screening, for the monument signs, their height and landscape around their base. The two wall signs are the same size as allowed by the approved variance and contribute to the overall aesthetic of the building. They are located on the tower at two different angles to ensure visibility from both directions of traffic. Letters and wireway are projecting less than the allowed maximum of 12 inches. Internal illumination of letters of the wall sign is permitted and is set to a temperature that will not be a hindrance to drivers in the evening. The monument sign does not propose any alterations to the existing landscaping and lighting both of which are adequate and consistent with the Sign Ordinance.

4. The signs are consistent with the adopted Sign Design Guidelines. The wall and monument signs are consistent with regard to proportion and size, lettering legibility, colors, contrast, illumination, placement, location, and necessary setbacks.

Section 6. Sign Program. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9655.9(E), that:

1. The program shall comply with the purpose of this chapter and the overall intent of this section. The sign program will preserve the City's character and promote the

business. It will continue to enhance the visual quality of the highway as it is designed according to the City's Sign Regulations and Sign Design Guidelines.

2. The program shall accommodate future revisions that may be required because of changes in use or tenants. Signage on the building will have to be removed should there be changes in use or tenancy, given that the signage is tenant specific . However, In the event of a tenant or use change, the sign program can be revised with the same specifications that allow for two same-sized signs to be installed on the tower element that does not exceed 75 sq. ft. The approved variance will apply to future tenants if no major changes to the building occur. The monument sign cabinet can be replaced within the same architectural elements.

3. The program shall comply with the standards of this chapter, except that a variance or modification is allowed with regard to sign area, number, location, or height to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of this division. The sign program will be consistent with the Sign Regulations and the approved variance that promotes a visual balance of the architectural tower along the freeway corridor. The program also ensures that the colors and lettering of the wall signs and the monument sign are uniform and well-integrated into the development.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Case No. SIGN-2022-0046, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 17th day of November 2022, by the following vote to wit:

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

Chairperson

Attest:

Denice Thomas, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. SIGN-2022-0046)

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 required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the Applicant has agreed in writing that the Applicant is aware of, and accepts, all Conditions of this Permit with the Planning Division.
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 November 17, 2022.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permits 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. All requirements of the Agoura Hills Municipal Code Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these conditions or on the approved Site Plan.
7. Unless this permit is used within two (2) years from the date of City approval, Sign Permit Case No. SIGN-2022-0046 will expire. A written request for a one (1) year extension may be considered before the expiration date.
8. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
9. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
10. The applicant or property owner shall obtain a Building Permit from the Building Division prior to construction of any signs.
11. No construction work or repair shall be performed outside the hours of 7:00 a.m. to 7:00 p.m. or any Sunday or Holiday.

12. 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

13. The internal illumination of the signs shall be subject to compliance with the City's Sign Design Guidelines, Sign Ordinance, and Building Code regulations.
14. No lights on or within any sign shall be illuminated after 11:30 P.M. or close of business each day, whichever occurs last.
15. The signs shall be maintained in a neat and attractive, well-maintained conditions. The display surface of the signs shall be kept clean, neatly painted and free from rust, cracking, peeling, corrosion or other states of disrepair.
16. Sign lighting shall comply with the requirement of a one-foot candle illumination maximum measured at all property lines.
17. Upon installation of the sign, the intensity level of the internal illumination shall be subject to the review and approval by the Community Development Director. The Director may require the reduction of the intensity of illumination at any time.
18. Light fixtures existing under the roof overhang of the tower element shall remain off.
19. No temporary signage is permitted on the site, in addition to the signs that are approved in this sign program, unless approved by the Community Development Director.

ATTACHMENT 2

Project Plans

Job Name:
 Howard's

Address:
 28610 Canwood St
 Agoura Hills, CA 91301

Sales Rep:
 Neil McNaught
 E-mail:
 TNTMcNeil@gmail.com

Designer: John Nauta
 Design Number:
 22-05-1312-R05P

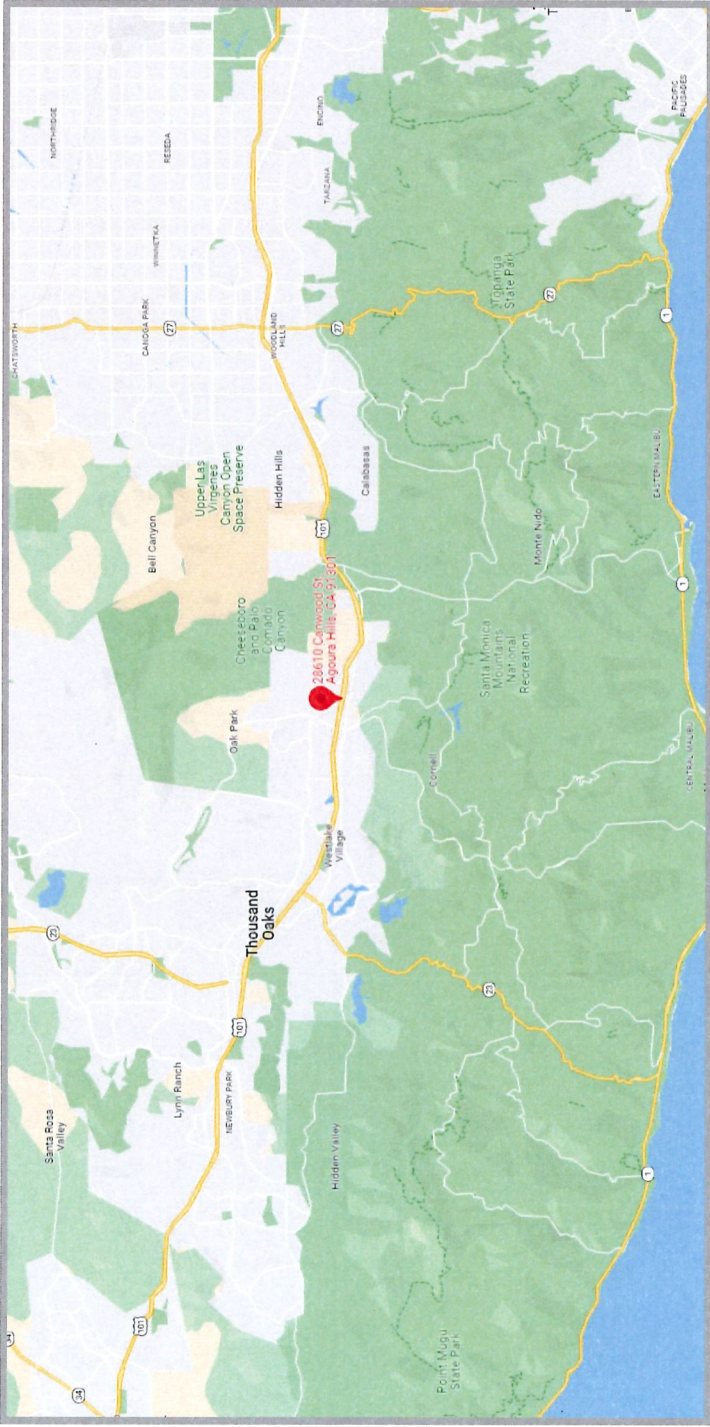
Scale: As Noted
 Original Date: 04/06/22

Revisions:
 R1 - In 8/15/22 Update
 R2 - In 8/15/22 add Bosch
 R3 - In 8/30/22 per city notes
 R4 - In 9/8/22 delete Bosch
 R5 - In 9/22/22 add dimension
 R6 - In 9/27/22 500k

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 Note: The colors depicted here are a representation of the actual colors may vary. See specifications.

HOWARD'S

28610 Canwood St. / Agoura Hills, CA 91301



1 Vicinity Map
 Scale: NTS

Job Name:
Howard's

Address:
28610 Canwood St
Agoura Hills, CA 91301

Sales Rep:
Neil McNaught
E-mail:
Tntheoneil@gmail.com

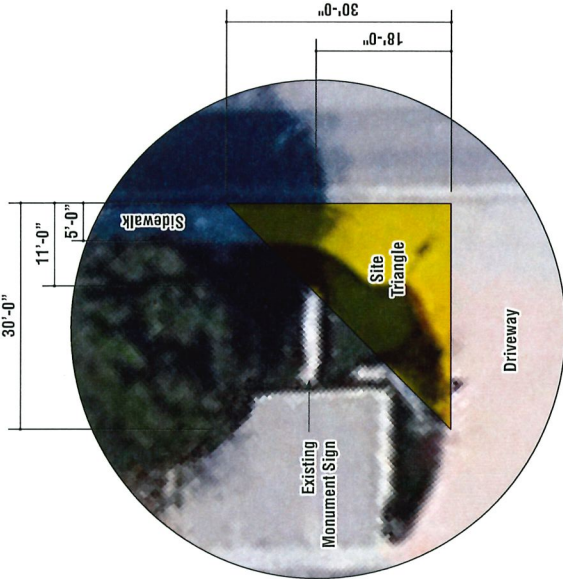
Designer: John Nauta
Design Number:
22-05-1312-R05P

Scale: As Noted

Original Date: 04/06/22

Revisions:
 R1: Jn 6/22/22 redline
 R2: Jn 6/15/22 add Bosch
 R3: Jn 6/30/22 per city notes
 R4: Jn 9/22/22 update Bosch
 R5: Jn 10/10/22 revision
 R6: Jn 9/27/22 500W

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 Note: The colors depicted here are a representation of the proposed colors and may vary. See color specifications.



2 Existing monument sign - plot plan layout
 Scale: 1/16" = 1'-0"



1 Plot Plan
 Scale: nts

TRUE



Job Name:
 Howard's

Address:
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 Agoura Hills, CA 91301

Sales Rep:
 Neil McNaught
E-mail:
 TMTneon1@gmail.com

Designer: John Nauta

Design Number:
 22-05-1312-R08P

Scale: As Noted

Original Date: 04/06/22

Revisions:
 R1: Jn 6/22/22 redline
 R2: Jn 8/15/22 add Bosch
 R3: Jn 8/30/22 per city notes
 R4: Jn 9/27/22 add Bosch
 R5: Jn 9/27/22 add discussion
 RSP: Jn 9/27/22 5:00K

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25'-0"
 (Correct, does not match West Elev.)

2 South Elevation - Existing

Scale: nts



12'-6"
 1'-4" (H) | A1

1 South Elevation - Proposed Signage

Scale: 3/16" = 1'-0"

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24'-0"
 (Correct, does not match South Elev.)

2 West Elevation - Existing
 Scale: nts



A2 1'-4" (H)

12'-6"

1 West Elevation - Proposed Signage
 Scale: 3/16" = 1'-0"

Job Name:
Howard's

Address:
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TNTN@neil@gmail.com

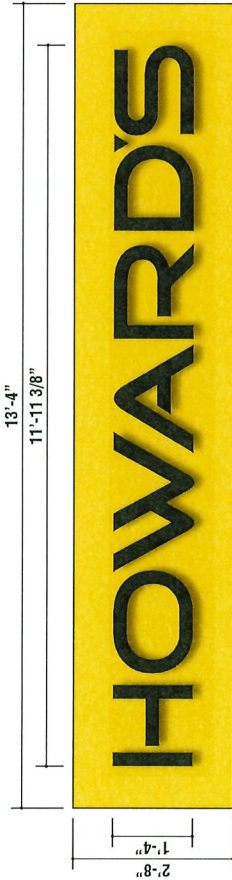
Designer: John Nauta
 Design Number:
22-05-1312-R05P

Scale: As Noted
 Original Date: 04/06/22

Revisions:
 R1: Jn 6/22/22 reduce
 R2: Jn 6/15/22 add Bosch
 R3: Jn 6/30/22 per city notes
 R4: Jn 8/22/22 update Bosch
 R5: Jn 9/27/22 update Bosch
 R6: Jn 9/27/22 update Bosch
 RSP: Jn 9/27/22 5000K

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Note: The colors depicted here are a guide only. Colors may vary due to color specifications.



A1 Sign Elevation Layout Square Footage: 35.56
 A2 Qty: Two (2) required Scale: 1/2" = 1'-0"

Manufacture and install interior illuminated channel letters on wireway

Letters: Interior illuminated channel letters
 Faces: White acrylic with vinyl overlay
 Colors: 3M # 3630-222 Perforated Black
 Trimcaps: 3/4" black
 Returns: 5" pre-coat black
 Illumination: 5000 K white LEDs / power supplies mounted in letters
 Wireway: 2" deep aluminum wireway painted Yellow to match PMS # 116C

Note:



Evening view
 Scale: NS

Note:
 Letters illuminate white at night, no color changes, only white.
 Letters do not illuminate during day and shows as black.
 Wireway backer does no illuminate.

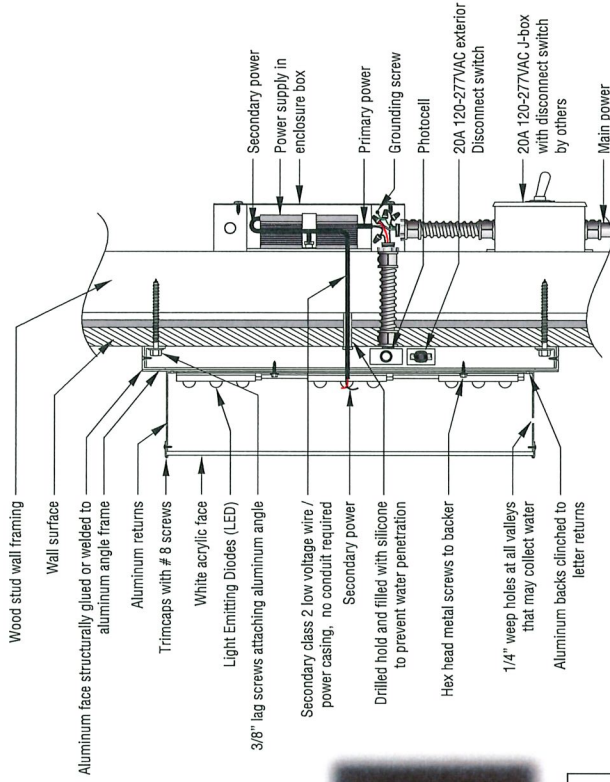
Sign Voltage: 120V

SIGN LIGHTING CONTROLS

Control for All Signs. All Signs with permanently connected lighting shall meet the requirements of Section 133. • Automatic Time Switch Control. All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198. • Photocell or outdoor astronomical time switch control. All outdoor signs shall be controlled with a photocell or outdoor astronomical time switch unless exempted from the exceptions. See Section 133(a)(2). • Dimming. All outdoor signs shall be controlled with a dimmer that provides the ability to automatically reduce sign power by a minimum of 65 percent during nighttime exempted from the 5 possible exceptions. See Section 133(a)(3). • Demand Responsive Electronic Message Center Control (EMO). Newly connected lighting power load greater than 15KW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility. 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. All wall penetrations to be sealed with UL Listed silicone sealant. In the utilization of GF Transformers and in accordance with NEC and UL Listed guidelines, it is required that primary circuits to each sign must have dedicated circuits with proper ground from main panel and must be bonded. Any equipment or lighting that is added / shared to the primary sign circuit will cause GF transformers to trip off. Neutral to ground should not exceed 3 volts to prevent GF from tripping.



Side View



1 Typical Section detail
 Scale: NS

ALL ELECTRICAL COMPONENTS LISTED

Job Name:
Howard's

Address:
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Designer: John Nauta

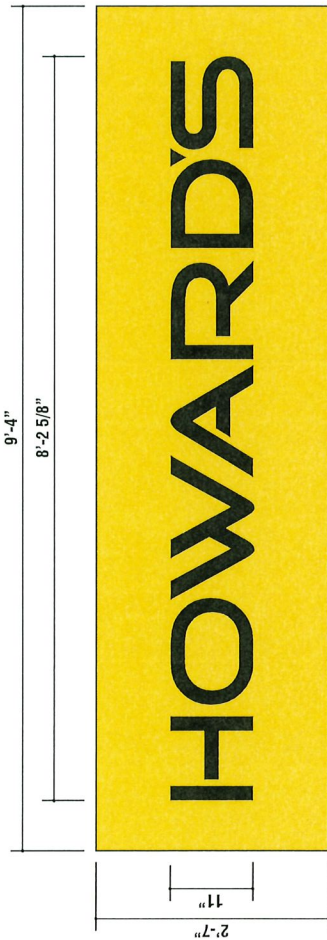
Design Number:
22-05-1312-P05P

Scale: As Noted

Original Date: 04/06/22

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 R5: Jn 9/14/22 update Bosch
 RSP: Jn 9/27/22 500K

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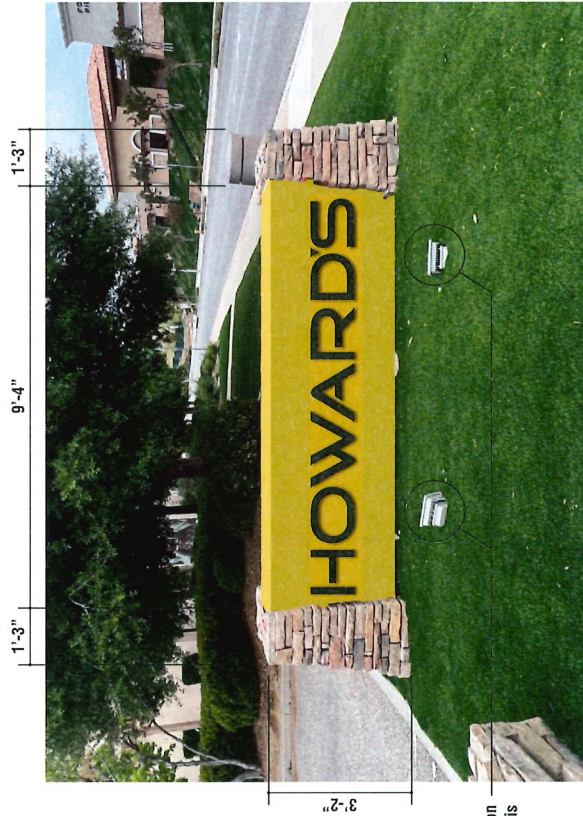
Side View

B Sign Elevation Layout
 Qty: One (1) Required
 Square Feet: 24.11
 Scale: 3/4" = 1'-0"

Reface existing double face non-illuminated monument sign
 Manufacture and install double face non-illuminated cabinet sign and install onto existing pipe structure

- Cabinet:** Existing cabinet to be removed and discarded
 New cabinet to be double face non-illuminated
- Face:** Aluminum painted yellow to match PMS # 116C
- Letters:** Flat cut out 1/4" thick aluminum painted black mounted flush to face
- Returns:** 1'-0" aluminum painted to match face

Note: Top of cabinet to be removable for access to bolt cabinet to existing pipe structures at ends



Existing external illumination to remain as is



1 Signage Elevation - Existing
 Scale: nts

2 Signage Elevation - Proposed
 Scale: nts