

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING A NEW SIGN PROGRAM  
(CASE NO. 06-SP-026)

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

Section 1. An application was duly filed by Jason Wagstaff for Coast Sign Inc. with respect to the property located at 28901 Canwood Street (Assessor's Parcel Number 2048-011-062) requesting approval of a new sign program for a hotel (Case No. 06-SP-026). A public meeting was duly held on October 19, 2006, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and that notice of time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Meeting.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

- A. The sign program is consistent with the General Plan and the provisions of the Sign Ordinance. The property is located within the Freeway Corridor Overlay zone and the sign program is consistent with the high quality highway image desired by the residents and business community, as called for in the Community Design Element.
- B. The location of the proposed signs and the design of their visual elements are legible under normal viewing conditions prevailing where the sign is to be installed. The 45 square foot wall-mounted sign and the 21 square foot monument sign are appropriately located and will be illuminated to identify the business.
- 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 are proportionate for the size of the property and the proposed sign colors and materials are compatible with the buildings they serve.
- D. The proposed sign program is consistent with the standards required of the Sign Ordinance in that the number of colors, the proposed materials and the illumination of the signs are consistent with the standards specified in the Sign Ordinance.

- E. The proposed sign program is consistent with the City's adopted sign design guidelines. The signs are compatible with the architectural design of the buildings through the use of the proposed colors, materials, size and proportions of the signs.

Section 4. The project which is the placement of minor structures is exempt from the California Environmental Quality Act (CEQA), per Section 15311 (a) and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Sign Program Case No. 06-SP-026, subject to attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 19<sup>h</sup> day of October, 2006, by the following vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Phil Ramuno, Chairperson

ATTEST:

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

## CONDITIONS OF APPROVAL (CASE NO. 06-SP-026)

### STANDARD CONDITIONS

1. This decision for approval of the Sign Permit application, 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 and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Sign Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted 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 this approval is used within two (2) years from the date of City approval, Case No. 06-SP-026 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.

### SPECIAL CONDITIONS

8. This permit is valid for this particular application only. No other signage is approved as part of Sign Permit 06-SP-026.
9. The sign shall comply with the requirements of the City Sign Ordinance.
10. The face color of the monument sign shall match the approved stucco color of the building. The stone veneer on the monument sign shall match the stone veneer approved for the hotel.
11. The monument sign shall not be internally illuminated. Prior to the issuance of a Building Permit, the applicant shall submit a detailed lighting plan for the proposed exterior lighting of the monument sign for review and approval by the Director of Planning and Community Development.

END