

**ADDENDUM TO THE 1992 CERTIFIED
FINAL ENVIRONMENTAL IMPACT REPORT**

Prepared for the

**CITY OF AGOURA HILLS GENERAL PLAN UPDATE
State Clearinghouse No. 92091035**

**Amendment to Agoura Hills Municipal Code, Article IX-Zoning,
Division 5-Sign Regulations
06-ZOA-02**

Sign Ordinance Amendment

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INTRODUCTION

The City of Agoura Hills has prepared this Addendum to the Final Environmental Impact Report (EIR) for the City of Agoura Hills General Plan Update (March 24, 1992) (SCH No. 92091035) for various proposed changes to the Agoura Hills Municipal Code Article IX – Zoning, Division 5 – Sign Regulations. The proposed amendments are consistent with the General Plan, and are therefore covered under the General Plan Update EIR.

PROJECT DESCRIPTION

The proposed Sign Ordinance Amendment consists of the following changes:

1. Definitions
 - a. Add two new definitions related to noncommercial signs. The new definitions merely provide a definition to existing signs already identified in the Sign Regulations.
 - b. Delete political sign and primary sign definitions as these terms do not currently exist in the Sign Regulations.
2. Window signs
 - a. Temporary non-illuminated commercial signs advertising products for sale are allowed in windows. The allowed size of the sign is calculated using the size of the window area. The proposed amendment will only clarify how the total window area is determined.
 - b. Currently, businesses are allowed sale signs up to 4 times a year with 14 days per event. This provision will be eliminated and businesses will be allowed temporary window signs subject to established criteria for temporary window signs.
3. Temporary open house and garage sale signs. The text in this section currently only references garage sale signs. The proposed amendment clarifies that these temporary signs are also allowed during an open house. No additional or new signage beyond what is currently permitted will be allowed.
4. Off-site directional signs. This amendment deletes text that indicates the allowed height of an off-site sign applies only to signs if they are located on a stake. This will make clear the fact that the existing provision that limits these types of signs to four (4) feet in height applies to all off-site directional signs.

5. Currently, the regulations are silent on whether flags, balloons or banners may be utilized on temporary residential real estate signs. The proposed amendment will clarify that these items are prohibited.
6. Temporary noncommercial signs and banners. Currently only two (2) temporary noncommercial signs and banners containing only noncommercial messages are permitted on a property. The proposed amendment will suspend this limit during a period of 30 days before and seven (7) days after a local, state or national election. The intent of this amendment is to allow residents to place multiple signs on their property if there are multiple candidates or issues, however, this suspension regarding the number of noncommercial sign or banner would apply to all noncommercial signs and banners.
7. Frontage on two or more streets. The proposed amendment to this section explains that “frontage” includes any entrance or exit to the premises upon which a business is located from a public right-of-way even though the business may not actually front the right-of-way. In addition, a business with a public entrance on a secondary frontage on a private right-of-way may have a sign located on such frontage that does not exceed ten (10) square feet. These amendments will allow businesses to place signs where the public enter and exit the business. While additional signage will be allowed, the signage would still need to comply with current size limitations.
8. Off-site Directional signs. This is a new section that is being added to address unique situations where the access to a business is not on the same lot as the business. The proposed amendment would allow an off-site directional sign where the sole vehicular access for a property is located on an adjacent property and the point of access is not readily evident due to the configuration of the lot or topographical issues. The size of the sign, however, would be limited to the current size and height for directional signs and would be non-illuminated.
9. Menu boards. The existing regulations do not regulate the height of menu boards for fast food restaurants. The proposed amendment will establish a maximum height of seven (7) feet for menu boards.

RATIONALE FOR USE OF AN ADDENDUM

This document has been prepared as an Addendum to the General Plan Update EIR (1992), in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164. Section 15164 provides that a Lead Agency “shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” These include the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to Section 15164, an analysis and explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required. Section 15164 was created in response to Public Resources Code (PRC) Section 21166, which provides that no subsequent or supplemental EIR shall be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate “major revisions” of the EIR or “new information” which was not known and could not have been known at the time the EIR was certified, becomes available.

The City's existing Sign Code (Ordinance) was adopted in May 2005. Since that date, City Planning and Community Development staff has identified sections in the Code that need to be revised and/or clarified relative to sign criteria and standards. Therefore, an Amendment to the Agoura Hills Municipal Code Article IX-Zoning, Division 5-Sign Regulations (Sign Ordinance Amendment) is proposed. The circumstances, impacts, and mitigation requirements identified in the General Plan EIR remain applicable to the proposed Sign Ordinance Amendment, and the Amendment does not cause the level of impacts identified in the General Plan EIR to be exceeded. No changes are needed to the discussion of impacts or mitigation measures in the EIR. The Sign Ordinance Amendment consists of minor adjustments to the Sign Ordinance that was adopted in May 2005. The Amendment clarifies the intent and strengthens the enforceability of the Sign Ordinance. This Addendum is consistent with the CEQA Guidelines and PRC Sections 15164 and 21166 in that none of the conditions outlined above that necessitate the preparation of a Subsequent EIR (CEQA Guidelines Section 15162) have been met.

This CEQA analysis focuses on the potential impacts of the proposed Amendment to the Sign Ordinance, and not on the impacts of subsequent development applications that are regulated by the Sign Ordinance. The City's General Plan EIR undertook a comprehensive analysis of the environmental impacts from the construction and operation of urban uses within the City. Further development applications will undergo a consistency analysis with the General Plan and its policies, and will be subject to permitting and project specific use, development and design conditions, and applicable project specific environmental review as governed by CEQA. Individual analysis of specific signs will occur in the future when such signs are proposed for construction and when CEQA review is conducted on projects defined to be within the scope of CEQA review. The proposed Sign Ordinance Amendment is a minor amendment that will not have any adverse impact on the environment.