

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A SIGN PROGRAM
(CASE NO. 06-SP-044)

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

Section 1. An application was duly filed by Signature Signs for Adler Realty Investments, Inc., with respect to the property located at 28501, 28505 and 28509 Canwood Street, (Assessor's Parcel Numbers 2048-012-017, 018 and 2055-003-064) requesting approval of a sign program for a furniture retail center. A public meeting was duly held on September 20, 2007, 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 wall-mounted and projecting signs and the monument sign are appropriately located and will be subtly 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-044, subject to attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 20th day of September 2007, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Rishoff, Chairperson

ATTEST:

Doug Hooper, Secretary