



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: February 21, 2008

TO: Planning Commission

APPLICANT: Roger Meyer
11 N. Via Los Altos
Newbury Park, CA 91320

CASE NO.: 04-CUP-010 (Lighting Plan)

LOCATION: 29501 Canwood Street
(A.P.N. 2053-001-006)

REQUEST: Request for approval of an exterior lighting plan for a medical office building.

ENVIRONMENTAL ANALYSIS: Exempt from the requirements of the California Environmental Quality Act per Section 15311.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the lighting plan, subject to conditions, based on the findings of the draft resolution.

I. BACKGROUND AND DESCRIPTION

On June 15, 2006, the Planning Commission approved Conditional Use Permit Case No. 04-CUP-010, allowing for the construction of a 49,350 square foot, two-story medical office building to be built on a 3.2 acre sized lot located on the north side of Canwood Street, east of Strawberry Hill Drive and west of Kanan Road (29501 Canwood Street). Since a lighting plan was not proposed at the time of the project's approval, the Planning Commission's conditions of approval included the requirement for the applicant to submit a detailed exterior lighting plan for review by the Planning Commission. Specifically, the applicant is required to submit a lighting plan that includes light fixtures that are compliant with the City Lighting Guidelines and of a low intensity that is compatible with the natural environment.

The project is currently in the construction phase. The applicant has submitted a lighting plan for the Planning Commission's review that includes proposed exterior light fixtures for the project's parking

lot. Each proposed fixture is rectangular in shape with a metal highland cutoff lens that is flush with the bottom of the fixture. All proposed fixtures and support poles include a bronze finish that is intended to be compatible with the building, as called for in the City Lighting Guidelines. If the Planning Commission desires a more decorative fixture to serve the project, staff recommends that it be subject to approval by the Director of Planning and Community Development. Staff also recommends that based on recent direction given by the Planning Commission for parking lot light fixtures, that the cement mounting base of each fixture pole be stained in a color approved by the Director of Planning and Community Development. The maximum height allowed by the City for each fixture, including the mounting base, is 16 feet.

Two metal halide wall-mounted lamps are proposed above the underground garage entry, at the southeast corner of the building. The project conditions of approval state that wall-mounted lights are discouraged but may be considered by the Planning Commission upon review of a lighting fixture detail plan and photometric plan. Although staff supports the request for lighting at the garage entrance, it is recommended that the applicant consider alternate sconce lighting that is shielded to a greater extent to avoid horizontal glare, which may be visible from the Canwood Street and the neighboring property to the east. The Lighting Guidelines specifically state that "lights must be shielded to avoid glare and light spillover onto adjacent properties, the natural environmental and onto public right-of-way areas." If the Planning Commission desires the applicant to select an alternate light fixtures for the garage entry area, staff recommends the fixtures be subject to approval by the Director of Planning and Community Development.

With the exception of the proposed wall-mounted fixtures, staff finds the proposed lighting plan to be in compliance with the City's Lighting Standards and Guidelines, as well as with the design of the office project. The Lighting Standards and Guidelines call for exterior lighting to be "sensitive to the character of the surrounding neighborhood to reduce negative visual impacts and glare onto residential neighborhoods, the freeway corridor, and public areas. Proximity to hillside areas, park land, rural or other similar areas will also require increased sensitivity to use exterior lighting. Areas of sensitivity may require more subtle lighting. Illumination levels shall not exceed one (1) footcandle at the property lines, measured at ground level. However, pedestrian areas and areas near the building that are accessible to the public and not clearly visible from the street or parking lot should be appropriately illuminated for public safety." The Lighting Guidelines also call for parking lot lighting to be "designed or selected to compliment the architecture of the building, and provide the minimum safe lighting levels. The required parking lot lighting plan shall be prepared with an understanding of the business hours of operation, as well as the intention to minimize lighting levels when the building is not occupied."

Since the property is visible from the 101 Freeway to the south and is adjacent to the Hillrise residential tract to the north, it is important that the exterior lighting not be imposing. Toward that end, the applicant is proposing light fixtures strictly within the parking lots and garage entry. The illumination levels will not exceed one footcandle at the property lines. In order to retain and

ensure the semi-rural ambience of this area of the City and to reduce negative visual impacts within the freeway corridor, it is recommended that the actual illumination levels of all lighting fixtures be subject to field review and approval by the Director of Planning and Community Development upon installation. It is further recommended that exterior illumination levels be reduced by at least 50% at times when the office building is closed.

Staff would also note that the project was approved subject to the submittal of a sign program for review and approval by the Planning Commission. It is likely that the proposed signs will be illuminated and the level of illumination will be subject to approval by the Planning Commission as part of their review of the sign program.

II. RECOMMENDATION

Staff recommends that the Planning Commission adopt a motion to approve the attached draft Resolution, approving the lighting plan for the office building, subject to conditions.

III. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Light Fixture Details
- Exhibit B: Reduced Project Plan

Case Planner: Doug Hooper, Assistant Director of Community Development

Draft Resolution and Conditions of Approval

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A LIGHTING PLAN
(FOR CASE NO. 04-CUP-010)

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

Section I. An application was duly filed by Roger Meyer with respect to real property located at 29501 Canwood Street (A.P.N. 2053-001-006), requesting approval of a lighting plan for a medical office building. A public meeting was duly held for the proposed request on February 21, 2008, at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public meeting.

Section III. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The design and locations of the attached and detached light fixtures that will serve the office complex, as conditioned, allow for attractive and safe illumination through minimal and subtle means that retain the semi-rural ambience of the community, as called for in the City Lighting Standards and Guidelines.

B. The exterior lighting plan, as conditioned, includes light fixtures that are architecturally compatible with the buildings they serve.

C. The exterior lighting plan, as conditioned, includes illumination levels that are sensitive to the character of the surrounding neighborhood to reduce negative visual impacts and glare, as called for in the City's Lighting Standards and Guidelines.

Section IV. The proposed lighting plan includes the placement of minor accessory structures within an approved office complex and is exempt from the California Environmental Quality Act per Section 15311 and does not require adoption of an environmental impact report or negative declaration.

Section V. Based upon the aforementioned findings, the Planning Commission hereby approves the lighting plan for Conditional Use Permit Case No. 04-CUP-010, subject to conditions, with respect to property described in Section 1 hereof.

Draft Resolution No. ____

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PASSED, APPROVED and ADOPTED this 21st day of February, 2008, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Lighting Plan - Case No. 04-CUP-010)

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 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 Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the lighting plan exhibits approved by the Planning Commission on February 21, 2008.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be 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. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth in the Conditional Use Permit.
7. The applicant shall obtain a building permit and electrical permit from the City Building and Safety Department for the installation of the light fixtures.

SPECIAL CONDITIONS

8. The parking lot light poles and fixtures shall not exceed 16 feet in height, including the mounting base. The cement mounting base shall be stained in a color approved by the Director of Planning and Community Development.
9. The proposed wall-mounted light fixtures at the garage entrance are not approved. Alternate light fixtures to serve the garage entrance area shall be subject to approval by the Director of Planning and Community Development.

10. Landscape/garden lights, if proposed, shall be subject to review and approval by the Director of Planning and Community Development upon approval of the project's final landscape plan.
11. Roof-mounted and/or roof parapet-mounted lighting is prohibited.
12. Exterior illumination levels shall be reduced by at least 50% at times when the office complex is closed.
13. The actual illumination levels of all exterior lighting fixtures shall be subject to field review and approval by the Director of Planning and Community Development, and the lighting may be subject to reduced illumination levels if determined to be necessary for compliance with the City Lighting Standards and Guidelines.

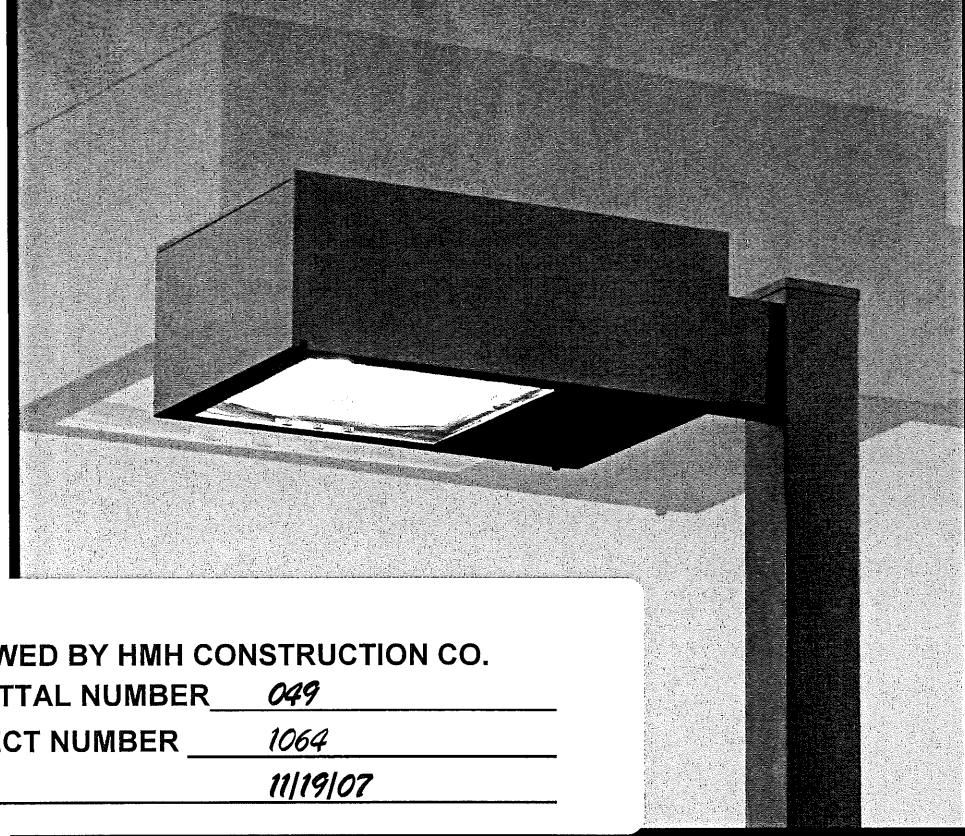
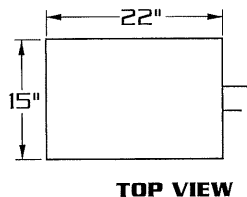
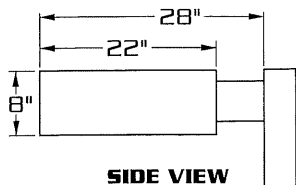
END

Exhibit A

Light Fixture Details

VERSALUX

[400 WATT MAX.]



REVIEWED BY HHM CONSTRUCTION CO.

SUBMITTAL NUMBER 049

PROJECT NUMBER 1064

DATE 11/19/07

E.P.A.= 1.72



SPECIFICATIONS

HOUSING: ONE PIECE HEAVY GAUGE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.

LENS ASS'Y: ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR TEMPERED GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.

OPTICS: COMPUTER DESIGNED ONE PIECE SEMI SPECULAR HYDROFORMED REFLECTOR COMBINES WITH LENS TO PRODUCE A HIGHLY EFFICIENT, SHARP CUTOFF. OPTICS ARE FIELD ROTATABLE.

GASKETING: CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.

LAMP HOLDER: MOGUL BASE PORCELAIN.

LAMP: [BY OTHERS]

BALLAST: H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO HINGED REMOVABLE TRAY FOR EASY ACCESS.

ARM: 3"X5"X6" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.

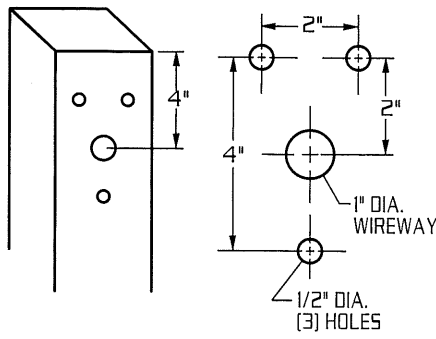
FINISH: POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.



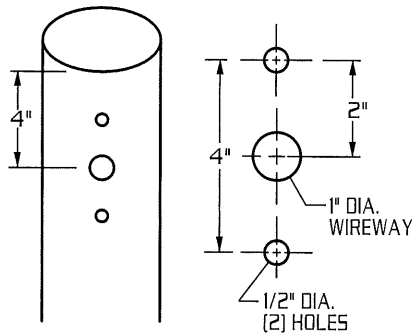
7900 CLYBOURN AVENUE, SUN VALLEY, CA. 91352
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FAX NO. (818) 767-4631
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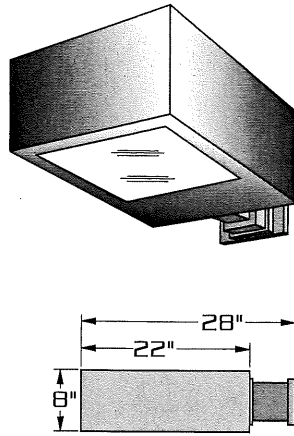
TYPICAL SQUARE POLE TEMPLATE



TYPICAL ROUND POLE TEMPLATE

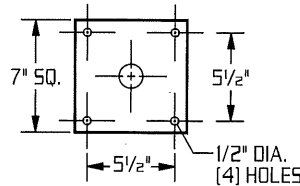


WALL MOUNT

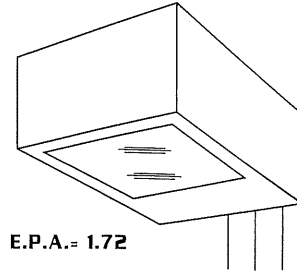


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



**LAMP SIZE:
100 - 400 WATT**



E.P.A. = 1.72

RECTILINEAR HEAVY GAUGE ALUMINUM HOUSING.

FIELD ROTATABLE OPTICS.

FIELD ADJUSTABLE OPTICS. TYPE II AND III LIGHT DISTRIBUTION.

HINGED BALLAST TRAY, WITH QUICK DISCONNECT PLUG FOR EASY ACCESS TO ELECTRICAL COMPONENTS.

TOOLESS LUMINAIRE ACCESS.

ORDERING INFORMATION

MODEL NO. : VRS	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
MODEL NO. :	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
V R S	<input type="checkbox"/> TYPE I I..... (hydroform)	<input type="checkbox"/> 400 <input type="checkbox"/> HPS <input type="checkbox"/> 120	<input type="checkbox"/> 1	<input type="checkbox"/> DARK BRONZE DBM	<input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSERLEX
	<input type="checkbox"/> TYPE II II..... (hydroform)	<input type="checkbox"/> 250 <input type="checkbox"/> MH <input type="checkbox"/> 208	STREET LIGHTING ARM MOUNT	<input type="checkbox"/> MEDIUM BRONZE MBM	<input type="checkbox"/> HOUSE SIDE SHIELDHS
	<input type="checkbox"/> TYPE III III..... (hydroform)	<input type="checkbox"/> 200 <input type="checkbox"/> MV <input type="checkbox"/> 240	<input type="checkbox"/> ST23..... (TO FIT OVER 2 3/8" O.D. ARM)	<input type="checkbox"/> BLACK BKM	<input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)PC+V
	<input type="checkbox"/> TYPE IV (FORWARD THROW) IV..... (segmented)	<input type="checkbox"/> 175 <input type="checkbox"/> 277	ADJUSTABLE KNUCKLE	<input type="checkbox"/> WHITE WTM	<input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V)TPC+V
	<input type="checkbox"/> TYPE V V-Sq... (segmented)	<input type="checkbox"/> 150 <input type="checkbox"/> 480	<input type="checkbox"/> NKLE23..... (TO FIT OVER 2 3/8" O.D.)	<input type="checkbox"/> SILVER SLM	<input type="checkbox"/> TWIST LOCK RECEPTACLE ONLYTPR
		<input type="checkbox"/> 100 <input type="checkbox"/> MT	<input type="checkbox"/> NKLE27..... (TO FIT OVER 2 7/8" O.D.)	OPTION:	<input type="checkbox"/> SINGLE FUSE (120V. , 277V)SF
			WALL MOUNT	<input type="checkbox"/> ANODIZED AZ	<input type="checkbox"/> DOUBLE FUSE (208V. , 240V)DF
			<input type="checkbox"/> WM	ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM	<input type="checkbox"/> TAMPER PROOFTP
		METAL HALIDE UNITS ONLY USE ED28 LAMP FOR 400 W. USE MEDIUM BASE LAMP FOR 100 W.	SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	SEE PAGE 3 FOR ADDITIONAL COLORS	

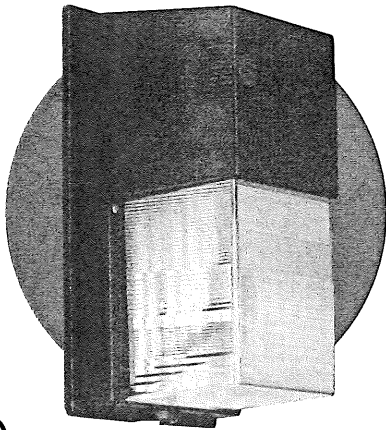


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NRG300B SERIES

Features



- Full polycarbonate front provides vandal resistance and efficient spread. Lateral coverage is 5 times the typical mounting height of 6-10 feet. Molded-in bronze finish for lasting appearance.
- Rugged cast aluminum back housing for rigid mounting. Bottom 1/2" conduit knockout for surface conduit wiring. Back hub allows access to recessed wiring boxes. Two point mounting.
- Units available with or without 120V button photocontrol.
- UL listed for use in wet locations.
- Lamp included



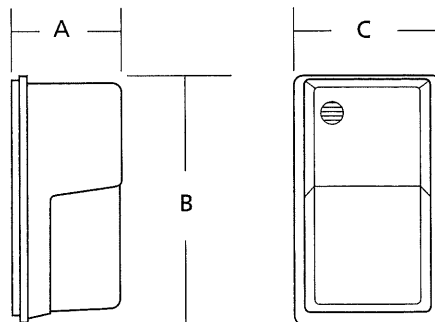
Ordering Information

Catalog Number ¹		Wattage	Voltage	Weight lbs. (kg)
Without Photocontrol	With Photocontrol			
		High Pressure Sodium		
NRG301B	NRG301B-PC	50W	120	5 (2.3)
NRG307B	NRG307B-PC	70W	120	5 (2.3)
		Metal Halide		
NRG350B	NRG350B-PC	50W	120	6 (2.7)
		Electronic Fluorescent		
NRG306B	NRG306B-PC	26W	120-277	6 (2.7)
NRG304B	NRG304B-PC	42W	120-277	6 (2.7)

¹ Lamp included.

WALL

Dimensions



A	B	C
5.39"	11.02"	6.89"
137 mm	280 mm	175 mm



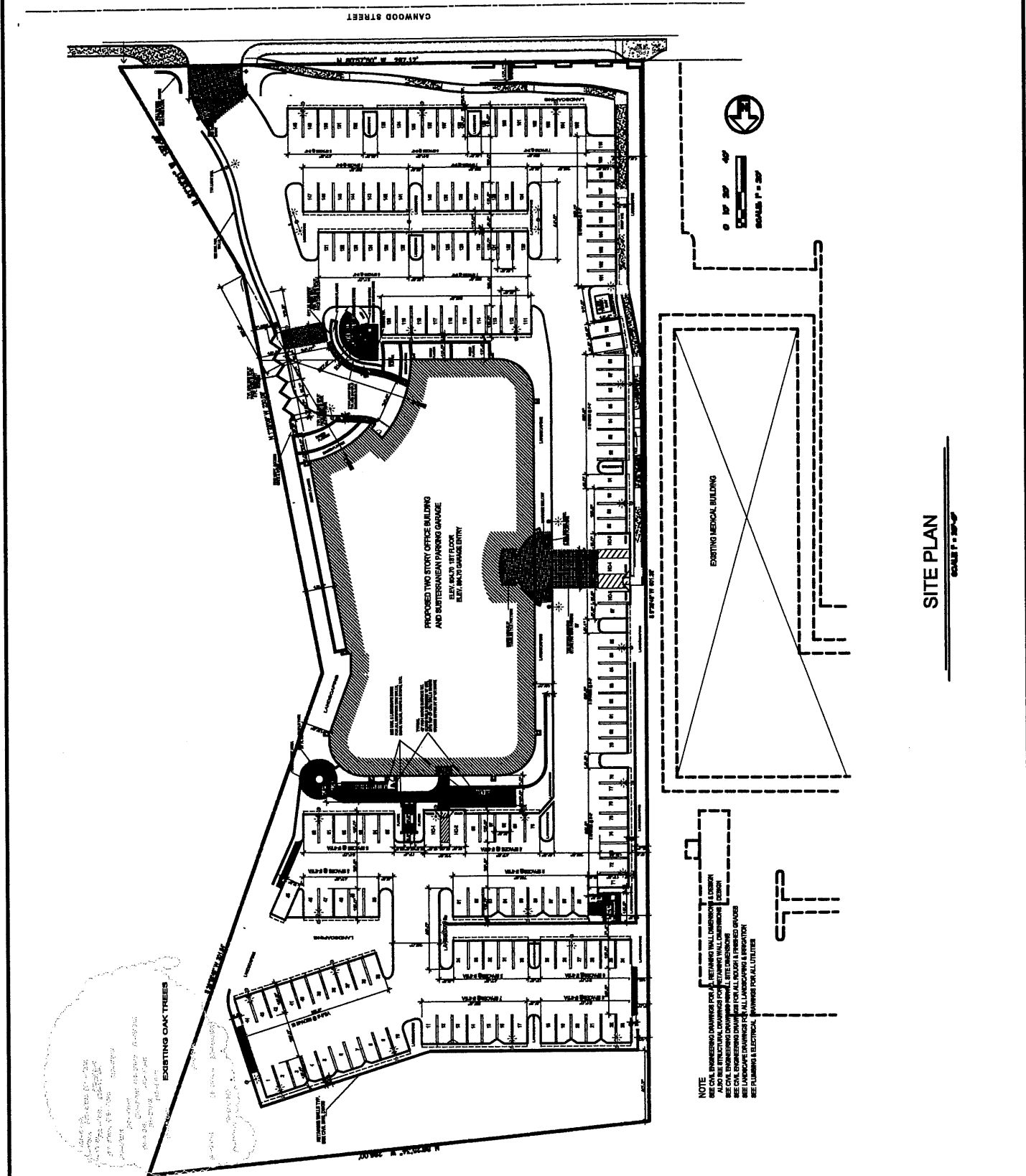
Outdoor Lighting

Exhibit B

Reduced Project Plans



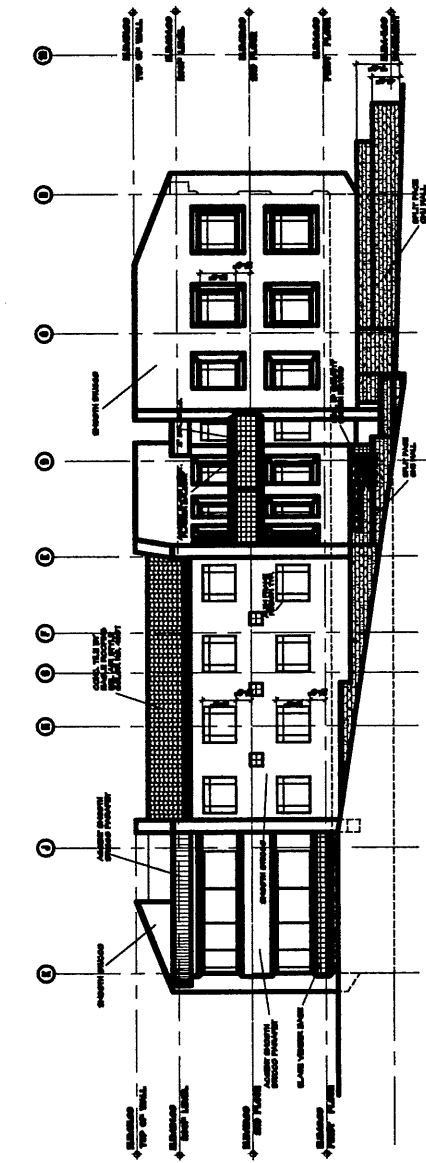
NO.	DATE	REVISIONS



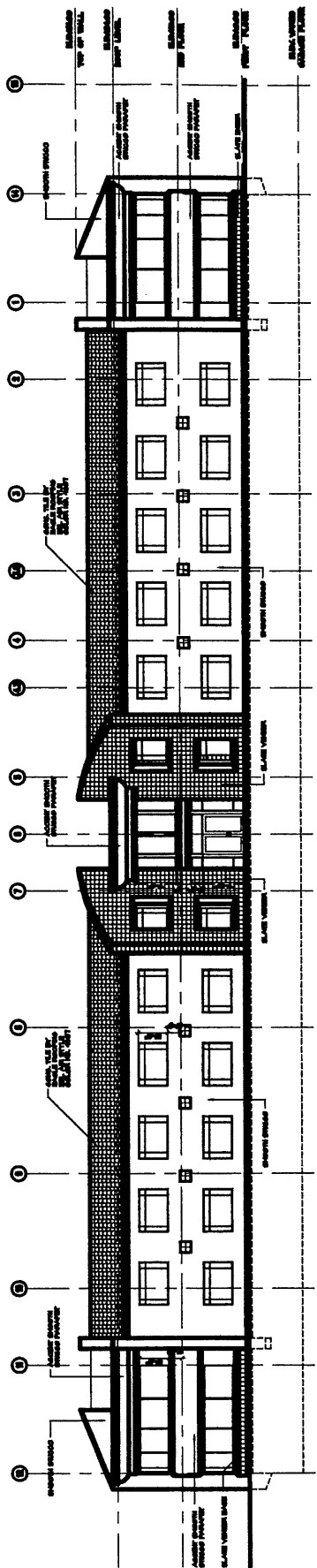
NOTE
 DIMENSIONS SHOWN FOR ALL WALLS, EXCEPT FOR
 ALSO SEE STRUCTURAL DRAWINGS FOR RETAINING WALL DIMENSIONS
 SEE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITY DIMENSIONS
 SEE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITY DIMENSIONS
 SEE PLUMBING & ELECTRICAL DRAWINGS FOR ALL UTILITIES

SITE PLAN
 SHEET 1 OF 4





SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



WEST ELEVATION
 SCALE 1/4" = 1'-0"

