

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A NEW SIGN PROGRAM
(CASE NO. 06-SP-028)

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

Section 1. An application was duly filed by Vogue Sign Company for Farmers Insurance with respect to the property located at 30801 Agoura Road, (Assessor's Parcel Number 2061-001-029) requesting approval of a new sign program for an office building, Case No. 06-SP-028. A public meeting was duly held on August 3, 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 proposed the primary and the freeway facing sign, as conditioned, are consistent with applicable provisions of this Zoning Ordinance as it relates to the Sign Ordinance. The primary sign helps separate the building from the clusters of similarly constructed buildings in the business park by defining the edge of the building and the freeway facing sign helps define the boundary of the commercial corridor on the west end of the City. The corporate color of the sign provides contrast against the light color of the building which makes the sign more legible during the day and night time hours. The white logo located closest to the edge of the building will help minimize the glow of the red channel letters.
- B. The size of the sign and recommended location meets the current Sign Ordinance requirements. The applicant is seeking to internally light both signs in order to be identifiable by day and by night. The design is in keeping with the architectural style of the building and similar projects in the vicinity.
- C. The proposed sign program, as conditioned, is consistent with applicable provisions of this Zoning Ordinance as it relates to the new Sign Ordinance established for the use. The City's image as it appears from the Freeway Corridor will be preserved.

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.

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Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Sign Program Case No. 06-SP-028, subject to attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 3rd day of August, 2006, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Phil Ramuno, Chairman

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (CASE NO. 06-SP-028)

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-028 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 applicant only. No other signage is approved as part of Sign Permit 06-SP-028.
9. The sign shall comply with the requirements of the City Sign Ordinance.
10. No sign shall be illuminated after 11:30 p.m. or close of business, whichever occurs last.
11. Prior to the start of construction, the applicant shall install temporary chain link fencing around the oak tree off the northwest corner of the building. The fencing shall remain in place until all construction is complete.
12. No vehicles, materials, equipment or debris shall be placed within the protected zone of any oak tree on the site at any time, except as absolutely necessary to accomplish the proposed work.

Conditions of Approval (06-SP-028)

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13. No pruning of any oak tree shall occur unless specific approval is obtained in writing from the Director.

END