



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: July 6, 2006

TO: Planning Commission

APPLICANT: Agoura Detail Center/David Delrahim
30245 Canwood Street
Agoura Hills, CA 91301

CASE NO.: 03-CUP-014 (Lighting Plan)

LOCATION: 30205 Canwood Street
(A.P.N. 2053-026-078)

REQUEST: Request for approval of an exterior lighting plan for an auto detailing facility.

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.

ZONING DESIGNATION: CRS-FC (Commercial Retail Services-Freeway Corridor Overlay)

GENERAL PLAN DESIGNATION: CG (Commerical-Retail/Services)

I. BACKGROUND AND DESCRIPTION

On June 3, 2004, the Planning Commission approved Conditional Use Permit Case No. 03-CUP-014, allowing for the construction of an auto detailing facility on the northeast corner of Reyes Adobe Road and Canwood Street. The City Council considered an appeal of the Planning Commission's decision on September 24, 2004. The City Council upheld the decision of the Planning Commission, subject to conditions, including the requirement for the applicant to submit a detailed exterior lighting plan for review by the Planning Commission.

The applicant has submitted a lighting plan that includes: 1) parking lot pole fixtures; 2) recessed stair lights built in the walls for the pathways and stairways; 3) wall-mounted sconces at the building entries; and 4) wall-mounted security lights. All proposed fixtures include a dark bronze finish that is intended to be compatible with the building.

The Architectural Review Panel reviewed the lighting plan in May of 2006 and recommends that it be approved, finding it to be in compliance with the City's Lighting Standards and Guidelines, as well as with the design of the auto detailing project. The Panel's review included discussion of the proposed wall-mounted fixtures. The Lighting Guidelines allows wall-mounted lights on buildings if directed solely toward adjacent areas of pedestrian interest, including building entry areas, pathways, oak trees, etc., approved by the Planning Commission. The Lighting Guidelines further state that "the intent of such lights shall not be for the purpose of increased night time building visibility but instead to create architectural ambience by focusing low level lighting on unique or key architectural elements of the buildings." Lighting from commercial businesses shall be designed so as not to be visible from nearby residences."

The proposed wall-mounted light fixtures include four (4) sconces at the building's main entrance area and two (2) smaller sconces at the building's auto detailing entry door; two (2) security lights on the west (side) building elevation placed above the roll-up doors of the detail shop; and recessed stair lights built in the walls for the pathways and stair cases along the entire length of the rear north and east section of the building's elevations, and on the outdoor patio wall located on the west side of the building. The staircase lighting will be mounted low and will be screened from view by the adjacent residents. The Architectural Review Panel found the sconces to serve an appropriate purpose in defining the building entrances. The illumination of the sconce lights will be directed downward to accent the building and is shielded to avoid horizontal glare. Staff requests the Planning Commission to determine if this specific proposal meets the Lighting Standards and Guidelines' intent of illuminating unique or key architectural elements of the building with low level lighting that creates an architectural ambience. The proposed security lights on the building at the west side of the building will also be shielded to illuminate in a downward direction to avoid light spillover or glare. The applicant has proposed to illuminate the parking lot with five (5), 16-foot high, light poles located on the perimeter of the parking lot. The Architectural Review Panel requested that the parking lot light fixture at the southeast corner of the property be oriented toward the west and away from residential parcels to the east.

Staff supports the lighting plan, subject to compliance with the conditions of approval included in attached draft resolution. Staff recommends that garden/landscaping lights, if proposed, be subject to the Planning and Community Development Director's approval upon review of the final landscape plan. In order to ensure compatibility with the adjacent residential properties, and to reduce negative visual impacts within the freeway corridor, it is also 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 automotive detail shop is closed for business.

II. RECOMMENDATION

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

III. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Light Fixture Details
- Vicinity Map

Case Planner: Renee Madrigal, Assistant Planner