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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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DATE: August 7, 2008

TO: Planning Commission

APPLICANT: Signature Signs Inc. for Adler Realty Investments, Inc.  
801 Mitchell Road, Suite 102  
Newbury Park, CA 91320

CASE NO.: 08-SP-024

LOCATION: 28501, 28505-28509 Canwood Street  
(A.P.N. 2048-012-017, 018, and 2055-003-064)

REQUEST: Request for approval to modify the existing sign program at the Agoura Design Center to include a monument sign.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15311 (a)

RECOMMENDATION: Staff recommends approval of Sign Permit Case No. 08-SP-024, subject to Conditions, based on the findings of the draft Resolution.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail Services-Freeway Corridor Overlay-Old Agoura Design Overlay)

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

**I. BACKGROUND**

The applicant, Signature Signs Inc., representing Adler Realty Investments, Inc., is requesting approval to modify the existing sign program for the Agoura Design Center to include one (1) monument sign.

On May 5, 2005, the Planning Commission approved Conditional Use Permit Case No. 04-CUP-007, allowing for the construction of a furniture/retail center located at 28501 and 28504-5 Canwood Street. The furniture center consists of three separate buildings on the

property, which were recently constructed. The furniture/retail center is situated on a 7.18 acre parcel that is bordered by Reeds & Son furniture store to the southeast, and Lewis Road to the east, an industrial/warehouse complex and single-family residences to the north, and Canwood Street and the US 101 Freeway to the south, and Derry Avenue and vacant business-park/manufacturing zoned property to the west. Access to the site is taken from two driveways on Canwood Street and one driveway on Lewis Road. The furniture retail center is situated on the north end of the lot and above Canwood Street and is prominently visible from both directions of the freeway.

The sign program for the center was approved by the Planning Commission on September 20, 2007 (Case No. 07-SP-044) and consists of one (1) wall mounted sign on Building 1, three (3) wall mounted signs on Building 2, and four (4) projecting cabinet signs on Building 3, on the south side building elevations facing Canwood Street. A monument sign was proposed at the same time but was not approved by the Planning Commission. The Planning Commission expressed concerns regarding the proposed style of the monument sign as it relates to compatibility with other existing commercial signs in the community. A copy of the plan of the previously proposed monument sign is attached.

## **II. PROJECT DESCRIPTION AND STAFF ANALYSIS**

The City Sign Ordinance allows for the display of one (1) monument sign to serve the property that can be no larger than 48 square feet in size and 6 feet in height. Additionally, the monument sign should be located within a landscape planter and would need to be setback five feet from the property line.

The applicant is proposing to include one (1) monument sign to the sign program. The proposed monument sign is 48 square foot in size, including base, with a maximum height of 6 feet. The monument sign is proposed to be located in the front landscape planter, in front of Building 2, five feet behind the sidewalk, near the westerly driveway entrance and parallel to the right-of-way of Canwood Street.

To address the concerns raised by the Planning Commission regarding the style of the monument sign, the proposed monument sign consists of a 32 square foot aluminum, single faced cabinet (4' tall x 8' wide cabinet) on a 16 ¾" base (1' 2 ¾" tall x 8' wide base) that is to be clad with river rock veneer to match the river rock on the planters. The cabinet face includes individually cut aluminum letters (¼" thick) painted metallic brown to match the dark wood trim on the buildings and will be pin mounted to the cabinet. The cabinet frame will be a combination of brown and dark brown colors to match the building wood trim. The off-white color background and stucco finish of the cabinet is intended to match the building stucco. The monument sign will display the name of the furniture retail center "Agoura Design Center."

The monument sign will be externally illuminated with ground mounted garden lights. Lighting details have not been submitted and staff is recommending that the lighting design be subject to review and approval by the Director of Planning and Community Development.

Staff finds the proposed monument sign to be in compliance with the Sign Ordinance Design Guidelines. The colors and materials of the monument sign, as conditioned, are architecturally compatible with the on-site buildings. Exhibits of the proposed monument sign and property are attached for reference.

#### Environmental Review

The project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) as an accessory structure to an existing commercial building per Section 15311 (a) of the CEQA Guidelines.

### **III. RECOMMENDATION**

Based on the foregoing review and analysis, it is recommended that the Planning Commission approve Sign Permit Case No. 08-SP-024, subject to conditions, by adopting a motion to approve the Draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Vicinity Map
- Exhibits of the Proposed Monument Sign, Sign Specifications, Site Plan and Previously Proposed Monument Sign

**Case Planner:** Renee Madrigal, Assistant Planner

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING A SIGN PROGRAM MODIFICATION  
(CASE NO. 08-SP-024)

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 modification to a sign program for one monument sign. A public meeting was duly held on August 7, 2008, 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 monument sign and the design of its visual elements are legible under normal viewing conditions prevailing where the sign is to be installed. The monument sign is appropriately located and will be externally illuminated with ground mounted garden lights to identify the business. Moreover, the proposed monument sign is compatible with the previously approved sign program for the wall signs.
- C. The location and design of the proposed monument sign, its size, shape, 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 sign is 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 and the proposed materials of the monument sign 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 monument sign is compatible with the architectural design of the buildings through the use of the proposed colors, materials, size and proportions of the sign.

Section 4. The project which is the placement of a minor structure 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 Permit Case No. 08-SP-024, subject to attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 7<sup>th</sup> day of August 2008, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
John O'Meara, Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary

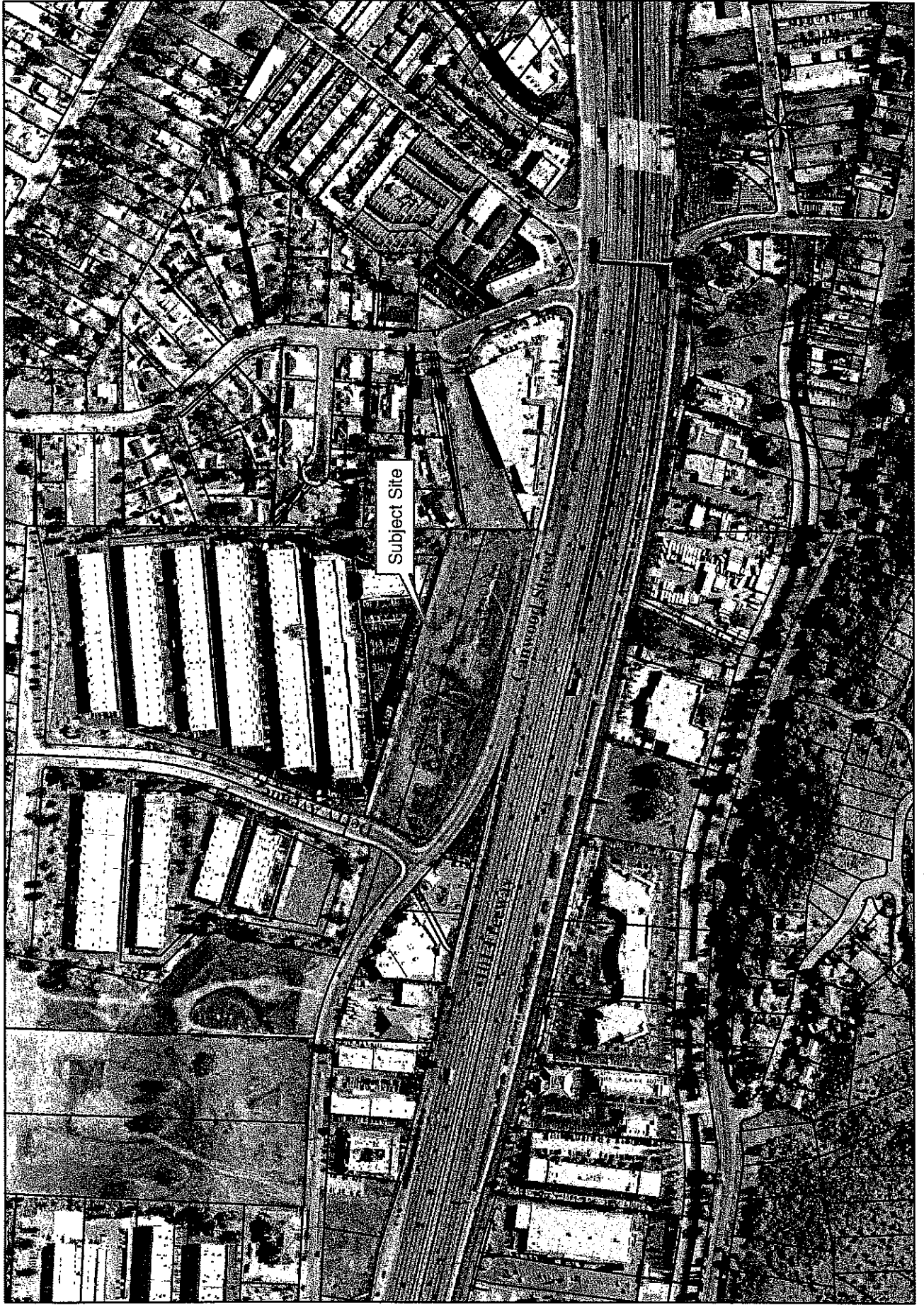
## CONDITIONS OF APPROVAL (CASE NO. 08-SP-024)

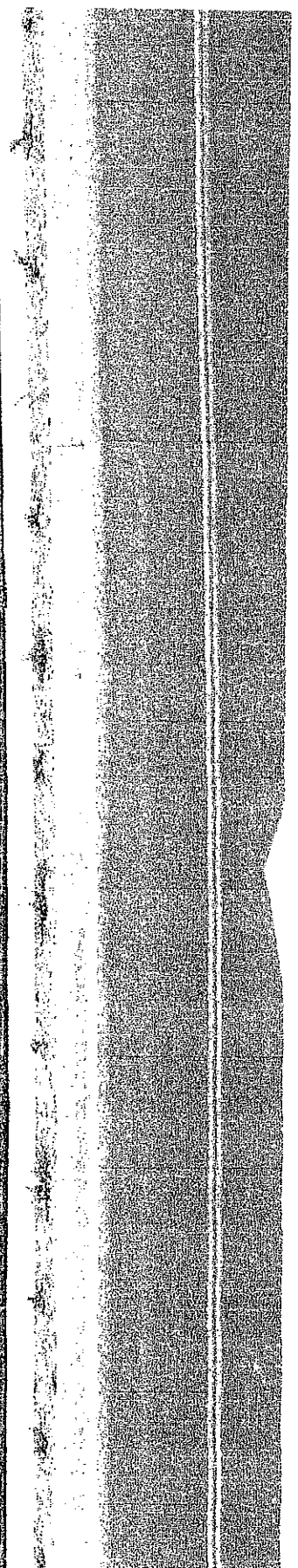
### STANDARD CONDITIONS

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. 08-SP-024 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.
8. The monument sign shall not be internally illuminated. External illumination shall be subject to the review and approval by the Director of Planning and Community Development.

END

**SIGN PERMIT CASE NUMBER 08-SP-024  
(A.P.N. 2048-012-017, 018 AND 2055-003-064)**

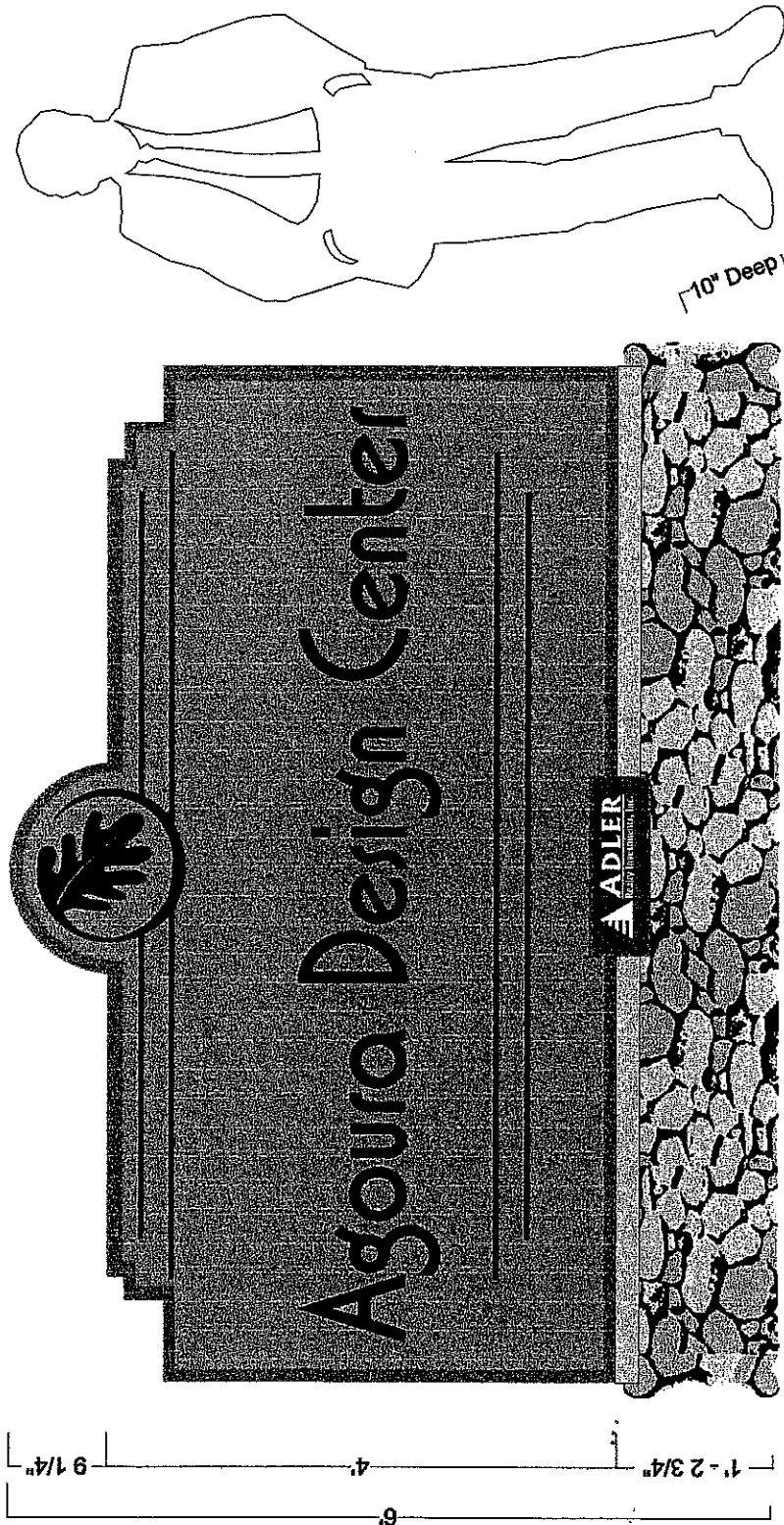






# Monument Sign

Sign Area: 32 Sq Ft.

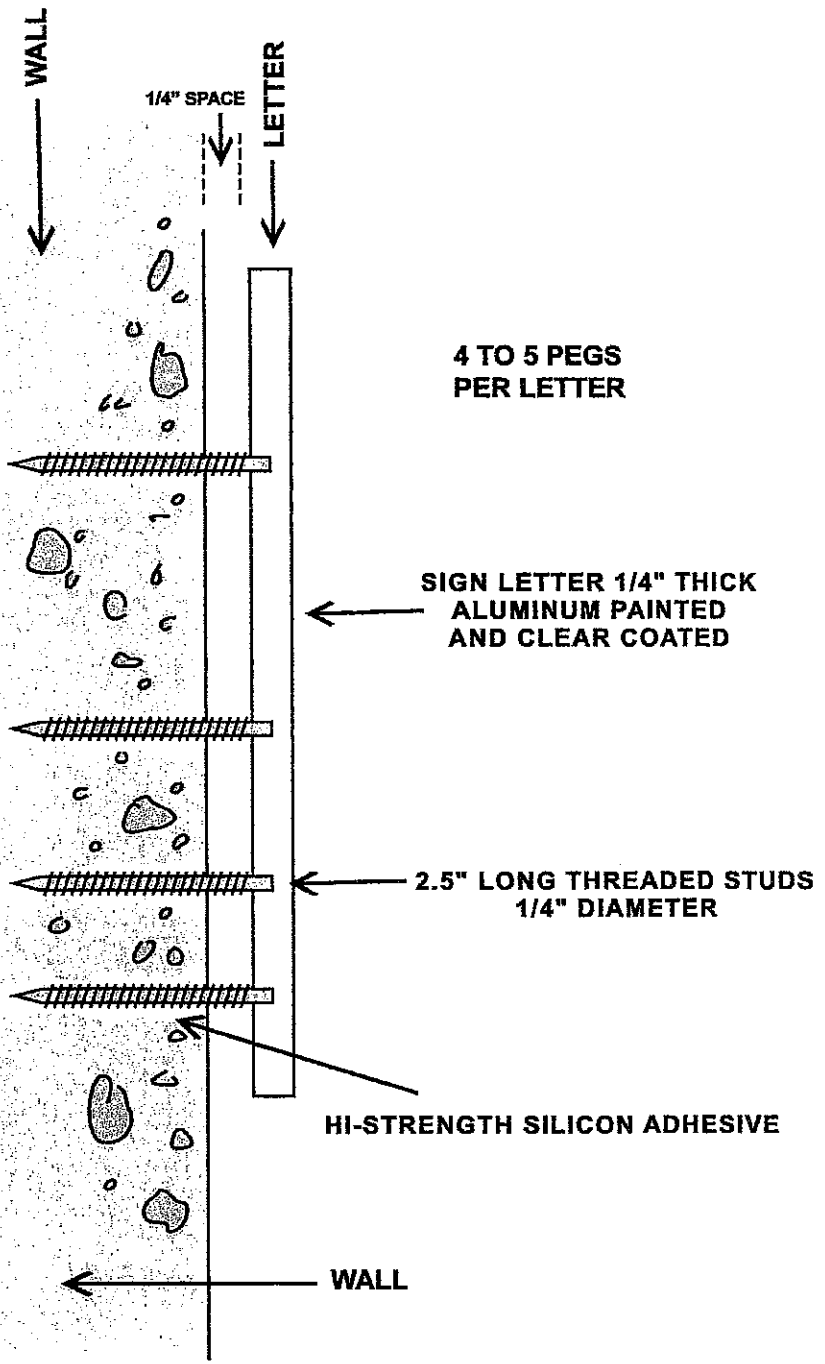


Scale: 3/4" = 1' - 0"

Base to be concrete with river rock veneer. Monument will be fabricated as aluminum cabinet with stucco texture and color to match building. River rock veneer on base to match river rock on the planters. Text and leaf logo to be 1/4" individually cut aluminum letters and symbols painted metallic brown, to match the dark wood trim on buildings and will be pin mounted to cabinet.

No tenant names will be on monument. Ground lighting to be installed in landscaping.

# ALUMINUM PIN-MOUNT TO CONCRETE FASCIA

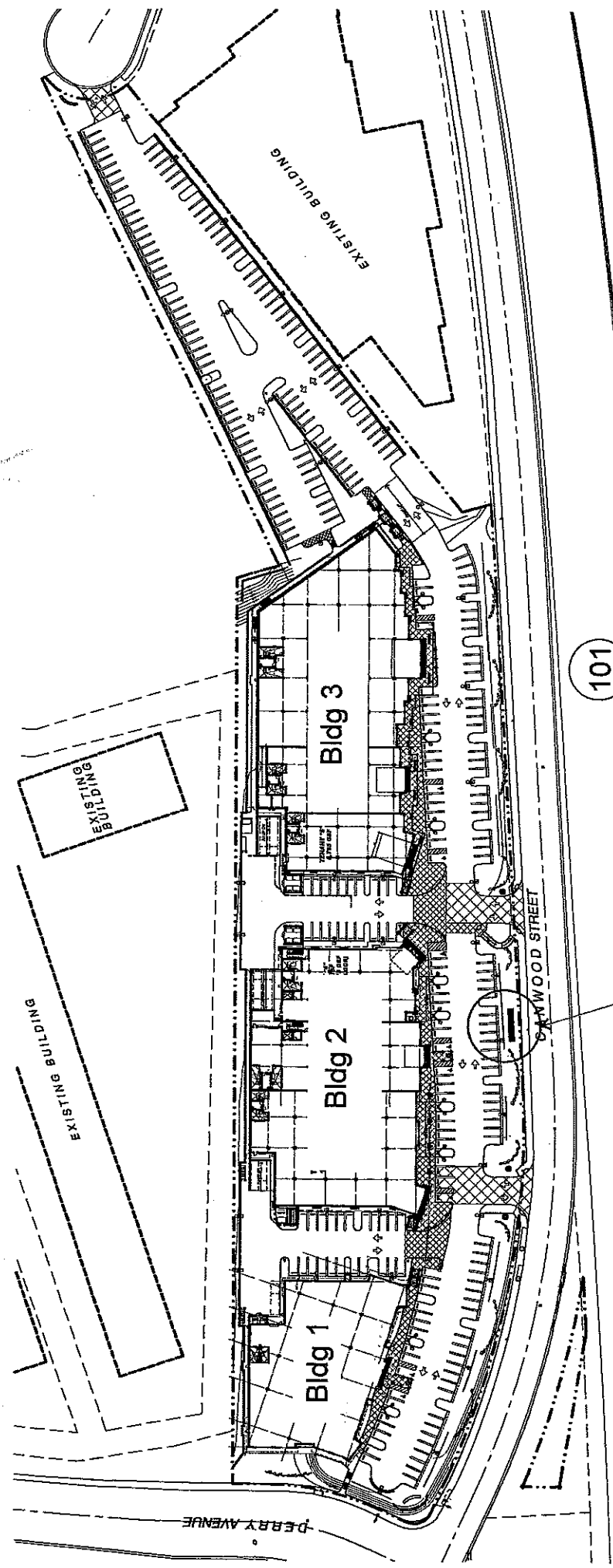


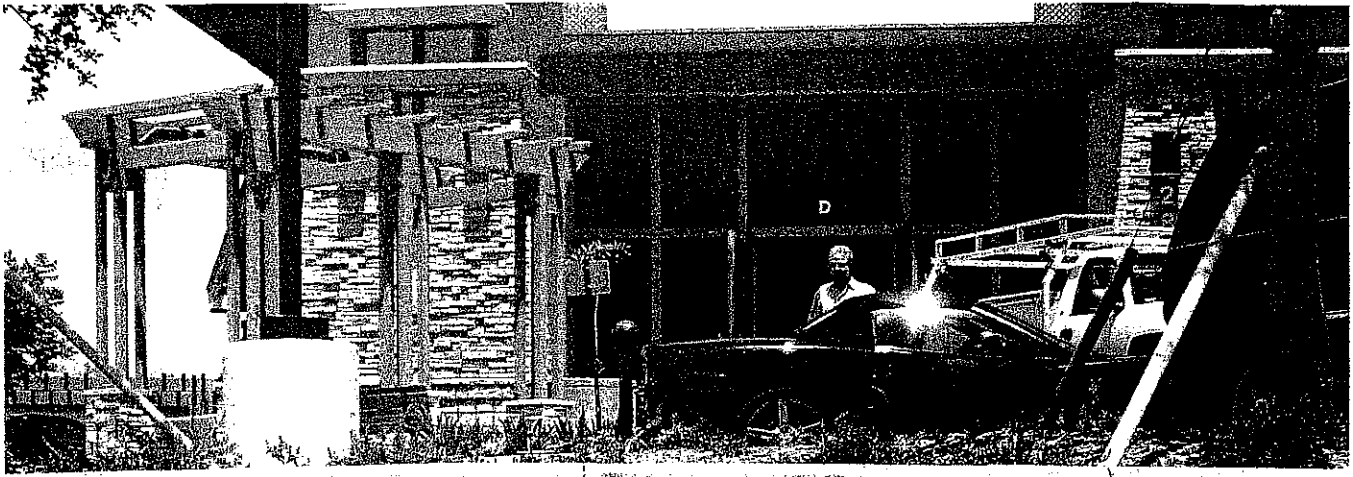
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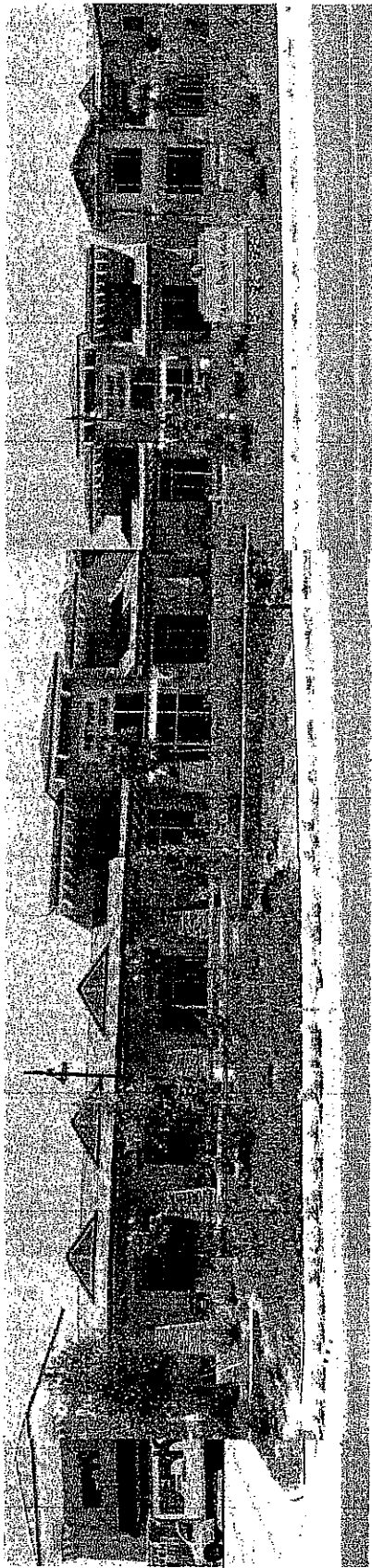
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# Site Plan:

North

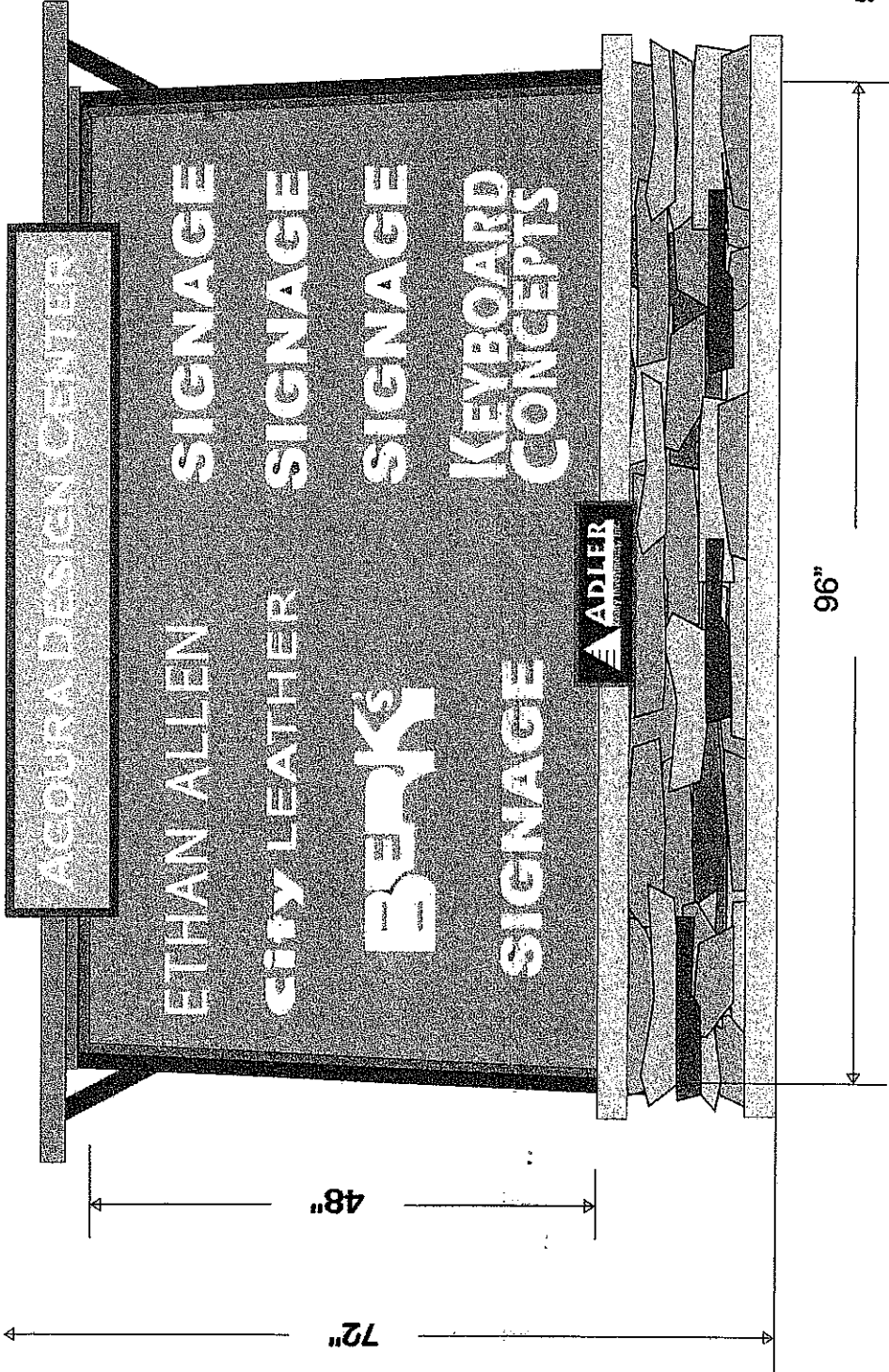






# Tenant Directory

Sign Area: 32 sq ft



Tenant directory located on corner of Derry and Canwood. Individual routed copy from internally illuminated aluminum cabinet creating opaque background with color and texture to match building. Monochromatic Ivory copy. Rock veneer on base to match veneer on buildings. Only tenant names in the font as used in their logos are allowed. Non-textural graphical elements will not be included.