

DRAFT RESOLUTION NO. ____
A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING VARIANCE NO. 05-VAR-009

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

Section 1. An application was duly filed by Wm. Paul Companies for Archstone Company with respect to the property located at 29128 Oak Creek Lane (Assessor's Parcel Numbers 2048-011-045, 046, 047 & 048) requesting approval of Variance to install two monument identification signs for the Archstone Oak Creek Apartment complex. A Public Hearing was duly held on February 16, 2006, April 6, 2006 and May 4, 2006, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and 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 Hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Although the residential tract is 15.5 acres in size and includes 336 apartment units, it is served by only one driveway that is adjacent to Canwood Street. One project identification monument sign would likely serve motorists traveling in one direction on the four-lane Canwood Street. The two proposed single-sided signs are well designed to serve as necessary identification to motorists traveling in both directions of Canwood Street, which is the only public street that is fronting the project.

B. The granting of the Variance, as conditioned, will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. The applicant would be entitled to one monument sign that does not exceed 48 square feet in size and 6 feet in height. The combined size of the two proposed monument signs will not exceed 48 square feet and each monument would remain under 6 feet high.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. A single project identification monument sign would not properly identify the project entrance for motorists traveling in both directions on Canwood Street. The placement of one sign on each corner of the project entrance will allow motorists sufficient visibility of the project to enter the private street.

D. The granting of the Variance, as conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The proposed project identification monument signs are to be located entirely on private property so as not to block visibility of motorists. With this design alternative, the setback distances of the signs from the right-of-way are greater than a free-standing structure. The base will remain screened by landscaping and the sign structure will not exceed the maximum height of 6 feet. The signs incorporate the building materials already existing at the site. The construction of the sign is also required to be in compliance with the Agoura Hills Building Code.

E. The granting of the Variance, as conditioned, will be consistent with the character of the surrounding area. One of the purposes of the Sign Ordinance is to preserve and enhance the unique character and visual appearance of the City. The proposed monument signs comply with this purpose. The proposed materials (stone façade) and the colors used for the two signs will match the buildings within the project and will not significantly impact the existing landscaping. The signs are to be incorporated in the existing perimeter walls which will add architectural interest to the walls.

Section 4. This project consists of minor construction of accessory signs and is, therefore, categorically exempt from the California Environmental Quality Act (CEQA) per Section 15311(a).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. 05-VAR-009, subject to attached Conditions, with respect to the property described in Section 1 hereof. This Variance is valid only in conjunction with Sign Permit Case No. 05-SP-059.

PASSED, APPROVED and ADOPTED this 4th day of May, 2006, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary