

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SIGN PROGRAM CASE NO. 05-SP-059

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 Sign Program to install signage for the Archstone Oak Creek Apartment project. 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, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The proposed sign program, as conditioned, is consistent with the objectives of the Zoning Ordinance regarding the Sign Ordinance and the purposes of the land use district in which the use is located. The sign program preserves and enhances the visual appearance of the City by its inclusion of low-profile signs that serve both motorists and pedestrians within the project site. The proposed sign program colors and materials are compatible with the design of the buildings on the project site.

B. The proposed sign program, as conditioned, is consistent with the development standards of the Freeway Corridor Overlay zone in that the earthtone colors and materials of the signs, and proposed subdued lighting are compatible with the city's semi-rural character.

C. The proposed sign program, as conditioned, will not be detrimental to the public health, safety, or welfare. All signs will be located entirely within private property and will allow for visual clearance for motorists and pedestrians. The project is required to comply with all requirements of the Uniform Building Code and the Agoura Hills Building and Safety Department. The building design and materials, as conditioned, will be compatible with the naturalistic theme of the Freeway Corridor Overlay District and will upgrade the surrounding neighborhood.

D. The proposed sign program, as conditioned, will comply with each of the applicable provisions of this Zoning Ordinance. The proposed signs comply with the provisions of the Residential High Density and Freeway Corridor Overlay District zones in regard to placement, height and size and will be compatible with the semi-rural character of the city.

E. That the proposed uses, as conditioned, are consistent with the goals, objectives and policies of the General Plan in that signs are low-profile in design and of earthtone colors that assist in creating an efficiently organized and aesthetically pleasing city as called for in Goal No. 1 of the General Plan Community Design Element.

Section 4. The Planning Commission finds the proposed sign program to include minor construction of accessory signs and is, therefore, categorically exempt from the requirements of the California Environmental Quality Act, per Section 15311(a).

Section 5. Based upon the aforementioned findings, the Planning Commission hereby approves Sign Program Case No. 05-SP-059, subject to attached conditions, with respect to property described in Section 1 hereof.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary