

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A SIGN PROGRAM AND LIGHTING PLAN
(CASE NOS. 05-SP-035 AND 05-SPR-018)

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

Section 1. An application was duly filed by Larry Lovelace for McDonald's Restaurant and with respect to the property located at 29161 Canwood Street, (Assessor's Parcel Number 2048-011-029) requesting approval of a sign program and lighting plan for an office building. A public meeting was duly held on January 5, 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 Section 9655 of the Agoura Hills Zoning Ordinance, that:

- A. That the proposed sign program, as conditioned, is consistent with applicable provisions of this Zoning Ordinance as it relates to the Sign Ordinance. The sign program preserves and enhances the visual appearance of the City by organizing signage on commercial properties and incorporating new design elements that are compatible in materials and scale with the existing project.
- B. The size of the signs and their recommended location, as conditioned, meet the current Sign Ordinance requirements. The design is in keeping with the architectural style of the building and similar projects in the vicinity.
- C. That the proposed sign program, as conditioned, is consistent with applicable provisions of this Zoning Ordinance as it relates to the Sign Ordinance. The sign program meets the approved Design Guidelines with regard to illumination, legibility, contrast and colors. The City's image as it appears from the Freeway Corridor will be preserved.

Section 4. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

- A. The exterior lighting plan, as conditioned, includes light fixtures that are architecturally compatible with the building it serves.
- B. The exterior lighting plan, as conditioned, includes illumination levels that are sensitive to the character of the surrounding neighborhood to reduce negative visual impacts and glare, as called for in the City's lighting standards.

Section 5. The project, which is the placement of minor structures, is exempt from the California Environmental Quality Act, per Section 15311, and does not require adoption of an environmental impact report or negative declaration.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Sign Program Case No. 05-SP-035 and the lighting plan for the property, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 5th day of January, 2006, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Phil Ramuno, Chairman

ATTEST:

Mike Kamino, Secretary