

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING A SIGN PROGRAM AMENDMENT  
(CASE NO. 05-SP-047)

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

Section 1. An application was duly filed by Marvin Landon with respect to the property located at 28001 Dorothy Drive, (Assessor's Parcel Number 2061-011-021) requesting approval of a freeway facing sign for an office building, Case No. 05-SP-047. A public meeting was duly held on November 3, 2005, 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. That the proposed freeway facing sign, as conditioned, is consistent with applicable provisions of this Zoning Ordinance as it relates to the Sign Ordinance. The sign enhances the visual appearance of the office building by providing identity to the building and the business and defining the boundary of the commercial corridor for the City. The color of the sign was selected to be in keeping with the newly applied exterior paint and the tiles inlays.
- B. The size of the sign and recommended location meets the current Sign Ordinance requirements. The applicant is not seeking to light the sign so as not to conflict with the dark sky policies established by the City given the high elevation of the building pad. 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 new Sign Ordinance established for the use. The City's image as it appears from the Freeway Corridor will be preserved.

Section 4. The project which is the placement of minor structures 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 Program Case No. 05-SP-047, subject to attached Conditions, with respect to the property described in Section 1 hereof.

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PASSED, APPROVED and ADOPTED this 3<sup>rd</sup> day of November, 2005, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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William Koehler, Chairman

ATTEST:

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Mike Kamino, Secretary

## **CONDITIONS OF APPROVAL (CASE NO. 05-SP-047)**

### **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. 05-SP-047 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.

### **SPECIAL CONDITIONS**

8. The new sign will be located on the north façade at the east end of the architectural band of the building located at 28001 Dorothy Drive. This permit is valid for this particular applicant only. No other signage is approved as part of Sign Permit 05-SP-047.
9. The sign shall not be illuminated.
10. The sign shall comply with the requirements of the City Sign Ordinance.

END