

Planning Commission

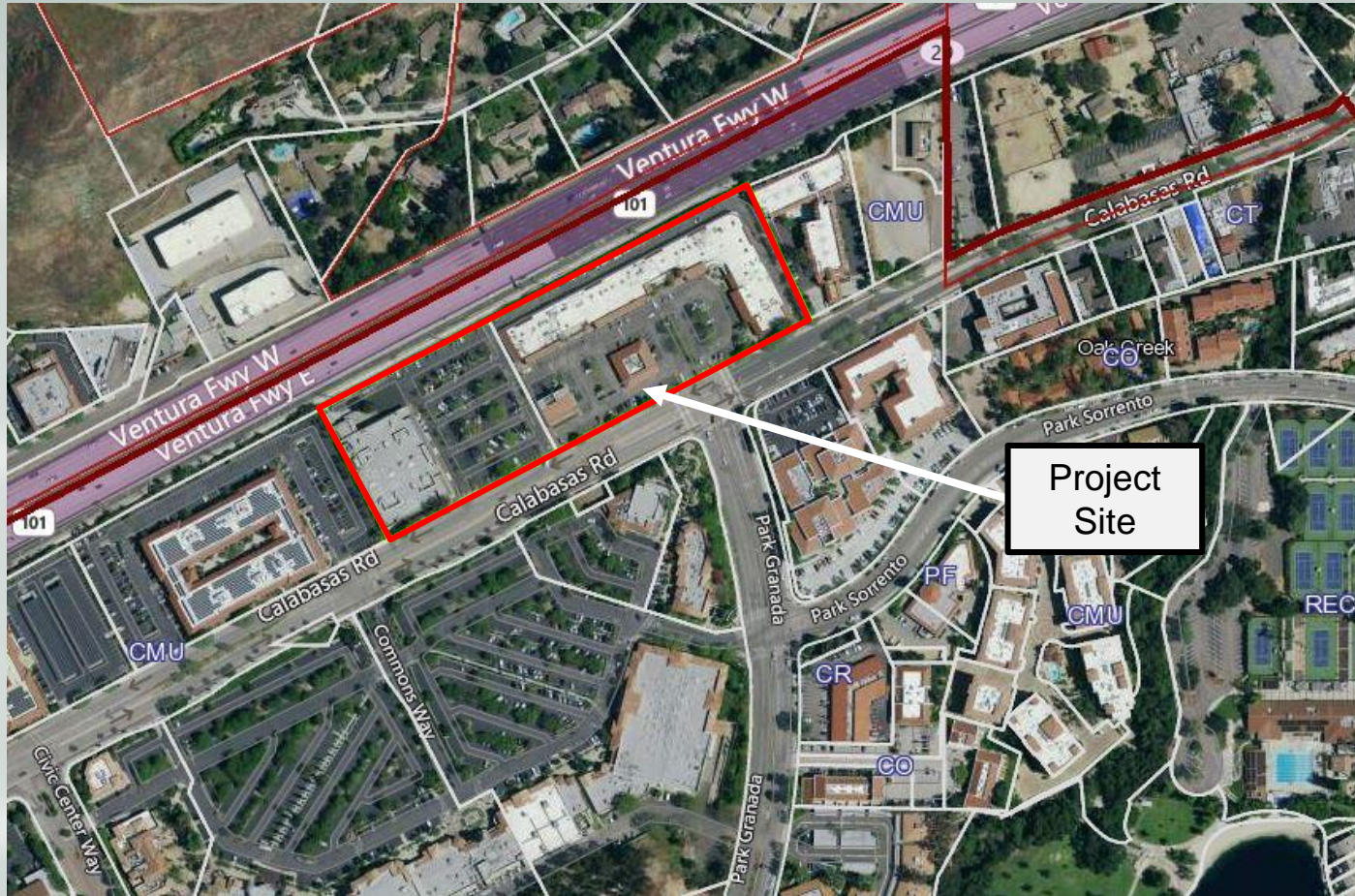
September 2, 2021



CITY *of* CALABASAS

Request for a new Sign Program and Minor Scenic Corridor Permit for The Courtyard at the Commons shopping center located at 23741 Calabasas Rd (APN: 2068-002-024 and APN: 2068-002-025) within the Commercial Mixed Use (CMU) zoning district and Scenic Corridor (-SC) overlay zone.

Location Map



**File No(s) PL1900398, MSCP-2021-002:
23741 Calabasas Rd**

**Request for a new Sign Program and Minor Scenic Corridor Permit
for The Courtyard at the Commons shopping center**

Planning Commission

September 2, 2021

Project Description

- The proposal includes a new Sign Program for The Courtyard at the Commons shopping center, as well as a request for a Minor Scenic Corridor Permit for signage visible from a designated scenic corridor.
- Calabasas Municipal Code (CMC) Section 17.30.050(C) requires a request for a Sign Program to be reviewed by the Planning Commission.



Background

- The center's current sign program was approved by the Commission on June 8, 2000.
- Signage at the center currently includes building-mounted tenant signs, 2 monument signs, and a freeway facing building mounted sign.
- On January 31, 2019 the applicant submitted an application for a new sign program, incorporating a new gateway sign and freeway facing monument sign.
- The plans went through several revisions, and once all comments were addressed, the sign program was deemed complete by staff on August 17, 2021.

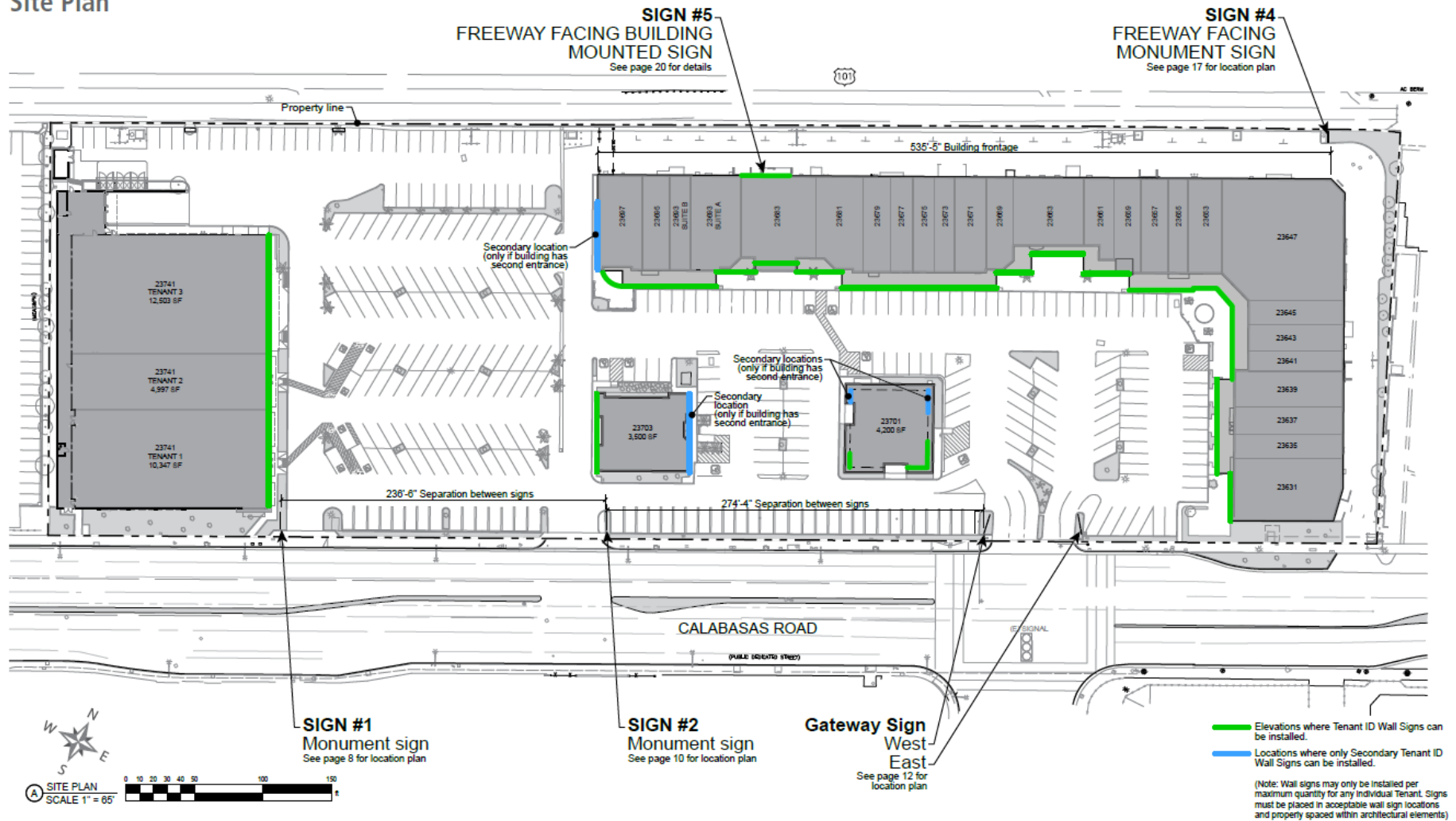


Proposed Signs

Sign Type	Number of Signs
Building Mounted, tenant sign	1 per tenant
Building Mounted, secondary sign	1 per tenant with a second entrance (1 max.)
Building Mounted, freeway facing	1
Pedestrian	1 per tenant
Monument	2
Gateway signs	1 pair
Freeway facing monument	1



Site Plan



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September 2, 2021



Monument Sign



Monument Sign			
	Proposed	CMC Requirement	CMC Compliance
Sign Area	24.8 SF per face	50 SF max sign copy	Yes
Sign Height	5'6"	10 ft max	Yes
Quantity	2	2 max	Yes
Location	In landscaped area at driveway, 236'6" separation	In landscaped area, 150' separation minimum	Yes
Sign Copy	Shopping center and up to 5 tenants	Multitenant signs allowed via sign program	Yes
Lighting	Halo	Lighting allowed	Yes



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Gateway Sign



Gateway Sign			
	Proposed	CMC Requirement	CMC Compliance
Sign Area	21.12 SF per face	Up to 200 SF	Yes
Sign Height	4'4"	10 ft max	Yes
Quantity	1 pair	1 pair per access driveway	Yes
Location	In landscaped area at driveway, 274'4" from nearest monument sign	In landscaped area, 150' separation from monument sign	Yes
Sign Copy	Shopping Center identification	N/A	Yes
Lighting	Halo	Lighting allowed	Yes



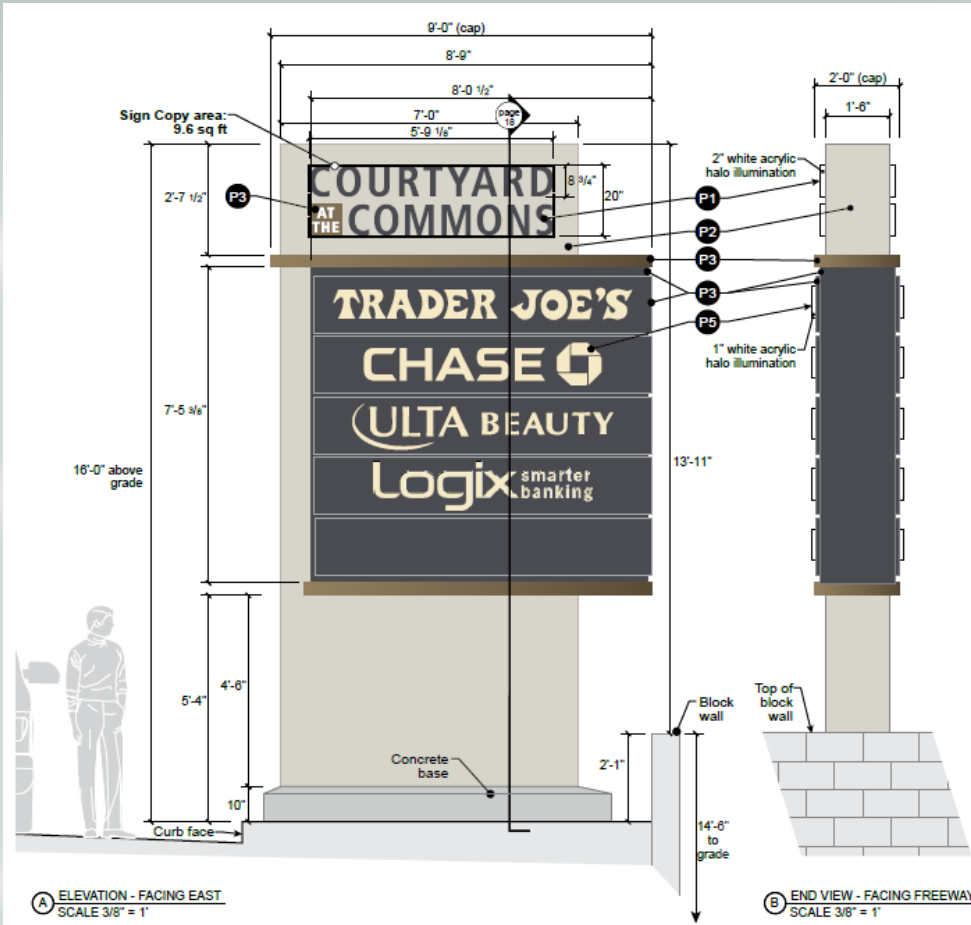
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Freeway Facing Monument Sign



Freeway Facing Monument Sign			
	Proposed	CMC Requirement	CMC Compliance
Sign Area	52 SF	Up to 200 SF max	Yes
Sign Height	16 ft	16 ft max	Yes
Quantity	1	1 max	Yes
Location	In landscaped area	In landscaped area	Yes
Sign Copy	Shopping center and 5 tenants max	N/A	Yes
Lighting	Halo	Halo only	Yes



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Height Comparison



Architectural Review Panel

- The ARP reviewed the proposed sign program on September 27, 2019, February 28, 2020, and on July 23, 2021.
- With the comments from the first two ARP meetings incorporated, on July 23, 2021, the Panel recommended approval of the sign program.
- The Panel noted that it supports the revised sign program design, and supports the 16 ft tall freeway facing monument sign.



Architectural Review Panel



Existing Monument Sign



Initial proposal. 10' height monument sign reviewed by ARP on September 27, 2019



Revised proposal. 5'6" height monument sign reviewed by ARP on July 23, 2021



Findings

- Findings required in Section 17.30.050 (Sign Program) and 17.62.050 (Minor Scenic Corridor Permit) of the CMC have been made and are contained in PC Resolution 2021-726.



Staff Conclusions

- The proposed sign program at an existing commercial shopping center is an allowed use in the CMU zoning district.
- The proposed sign program meets all applicable standards of the CMC & Scenic Corridor Design Guidelines
- The proposed sign program is compatible in design, appearance, and scale with existing uses and development of the surrounding area.
- The ARP recommended approval of the proposed project.
- The project is exempt from CEQA review.
- The proposed project meets all required findings for a Sign Program and Minor Scenic Corridor Permit.



Recommended Action

That the Commission adopt Resolution No. 2021-726 approving File No(s). PL1900398 and MSCP-2021-002

