

Planning Commission

December 16, 2021



CITY *of* CALABASAS

Request for a Sign Program and Minor Scenic Corridor Permit to accommodate additional signage at the Creekside Village Shopping Center located at 26527 Agoura Rd (APN: 2064-002-050 and APN: 2064-002-059) within the Commercial Retail (CR) zoning district, Scenic Corridor (-SC) overlay zone, and Las Virgenes Gateway Master Plan Area.

Location Map



Project Description

- The proposal includes an updated Sign Program for the Creekside Village shopping center, as well as a request for a Minor Scenic Corridor Permit for signage within a designated scenic corridor.
- Calabasas Municipal Code (CMC) Section 17.30.050(C) requires a request for a Sign Program to be approved by the Planning Commission.



Background

- The center's current sign program was approved by the Planning Commission on August 10, 2000.
- Signage at the center currently includes building-mounted tenant identification signs for tenants on the first floor, 1 freeway facing tenant sign, pedestrian signs, and 1 monument sign.
- On June 2, 2021 the applicant submitted an application for a new sign program, incorporating tenant identification signage for the second story tenants.
- The plans went through several revisions, and once all comments were addressed, the application was deemed complete by staff on December 1, 2021.



**File No(s) SGNP-2021-002, MSCP-2021-007:
26527 Agoura Rd**

**Request for an updated Sign Program and Minor Scenic Corridor
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Planning Commission

December 16, 2021

Existing Signs



Major tenant sign



Pad tenant sign



Major tenant freeway-facing sign



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Planning Commission

December 16, 2021

Existing Signs (cont.)



Minor tenant signs



Monument sign



Proposed New Signs

Tenant Identification, Colonnade Signs			
	Proposed	CMC Requirement	CMC Compliance
Sign Area	11 SF	0.5 SF per linear, 15 SF min and 80 SF max	Yes
Maximum Number	1 per tenant	1 per tenant	Yes
Location	Hanging from wood beam, centered between pillars	Centered on wall or canopy over store front	Yes
Sign Copy	Tenant identification	Tenant identification	Yes
Illumination	Reverse channel letter illumination	Lighting allowed	Yes



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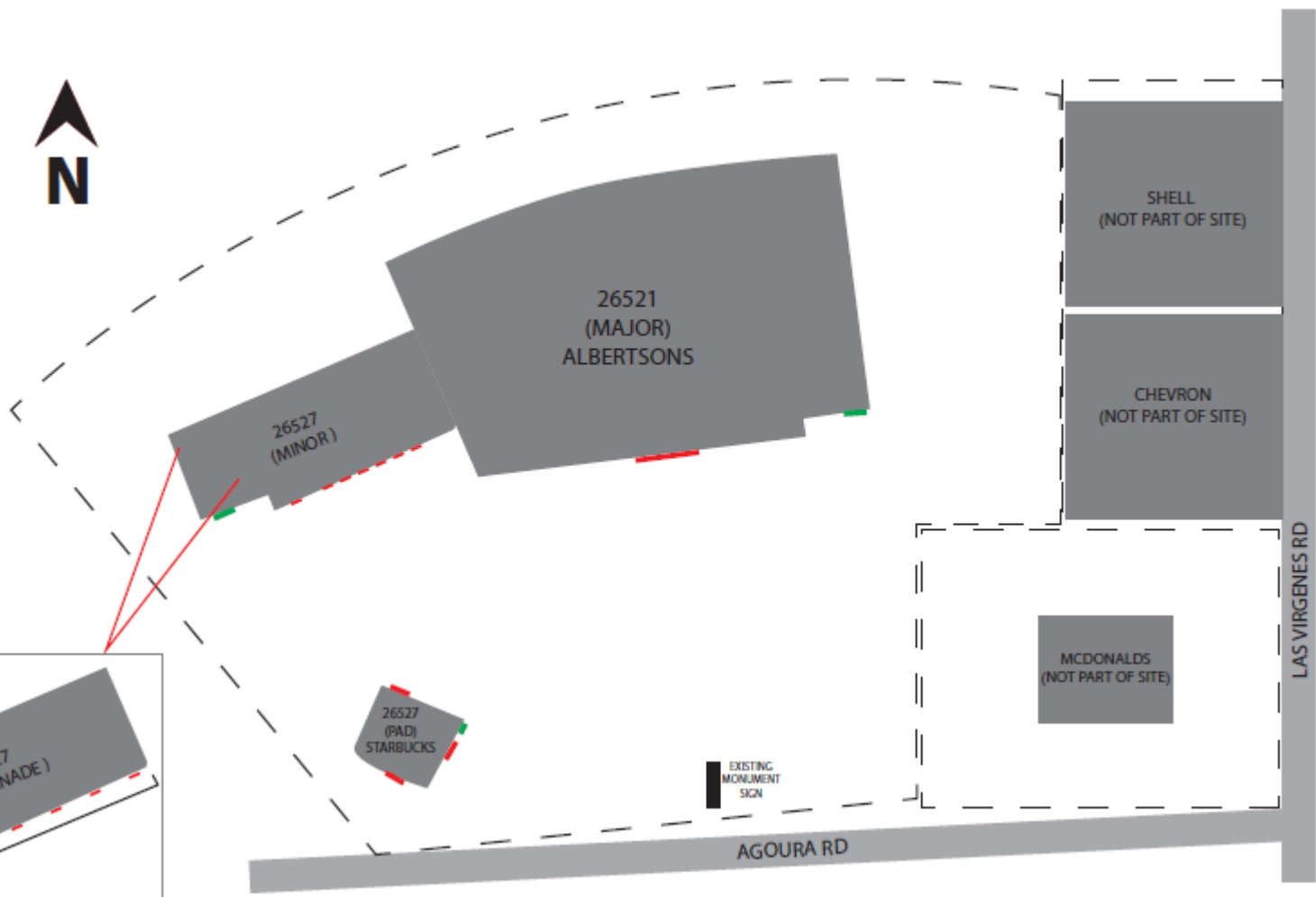
Planning Commission

December 16, 2021



LEGEND

- Tenant Signage
- Address Signage



26527 (COLONNADE)

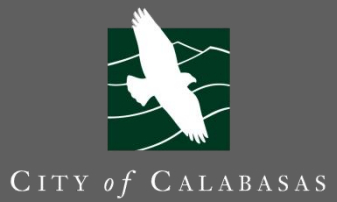
200' FRONTAGE X 1/2 SQFT=100 SQFT
(5) TENANTS = MAXIMUM 20 SQFT PER TENANT SIGN

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Planning Commission

December 16, 2021



Architectural Review Panel

- The Architectural Review Panel (ARP) reviewed the proposed sign program on July 23, 2021, September 24, 2021, and on November 19, 2021.
- With the comments from the first two ARP meetings incorporated, on November 19, 2021, the Panel recommended approval of the sign program.



Architectural Review Panel



Initial proposal. 20 SF sign mounted to existing support posts in front of corbels, reviewed by ARP on July 23, 2021.



Revised proposal. 11 SF hanging sign mounted to existing wood beam, reviewed by ARP on November 19, 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 2021-736.



Staff Conclusions

- The proposed sign program for an existing commercial shopping center is an allowed use in the CR 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. 2021-736 approving File No(s). SGNP-2021-002 and MSCP-2021-007

