

VARIANCE FOR SIZE OF SIGNS

Variance pursuant to Section 12.27 of the Los Angeles Municipal Code, permit a sign otherwise prohibited by Section 12.21-A,7(g), which reads:

"No nameplate, sign or advertising matter of any kind shall be placed or maintained on any lot in any zone except in accordance with the following regulations: ... (g) There may be one identification sign for each farm, ranch, estate or building other than a dwelling in an "A" Zone, but that identification sign may not exceed 20 square feet in area;" (*underline added*)

Modification of Condition No. 13: Signs (Case No. CPC 2016-1256(CU))

Signs. All exterior signs, except as listed below, shall be of an identification type and shall be affixed to the façade of the building and comply with Section 12.21-A,7(g) of the Los Angeles Municipal Code. Directional type signs shall be indicated on plans submitted to and approved by the Department of Building and Safety and the Department of Transportation.

- a. Pursuant to an approved Variance, a Wall Sign as shown in Exhibit "B", if installed, shall be identification type located on the east-facing wall and shall not exceed 77.1 square feet in size and not illuminated.
- b. Pursuant to an approved Variance, a LED monument sign as shown in Exhibit "C" if installed may be Information type and not exceed 61.25 square feet for the structure and 46.3 square feet for each sign face. Special consideration shall be given to the impact on homes adjacent to the property by orienting the sign on an east/west axis, designed such that it produces a maximum light intensity no greater than three foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property, and shall not be lit between 11:00 p.m. and 7:00 a.m.

Justification for Modification: Condition No. 13 of Case No. CPC 2016-1256(CU) permitted only identification signs affixed to the façade of the building. Being affixed to the building coupled with Section 12.21-A,7(g) of the Los Angeles Municipal Code (i.e., 20 square foot maximum size) creates a hardship due lack of sign visibility caused by the setback of the building from the street and speed of travel on Shoup Avenue. Furthermore, Condition No. 13 limited any sign to static message, which does not provide viewers information on continuously changing planned events.

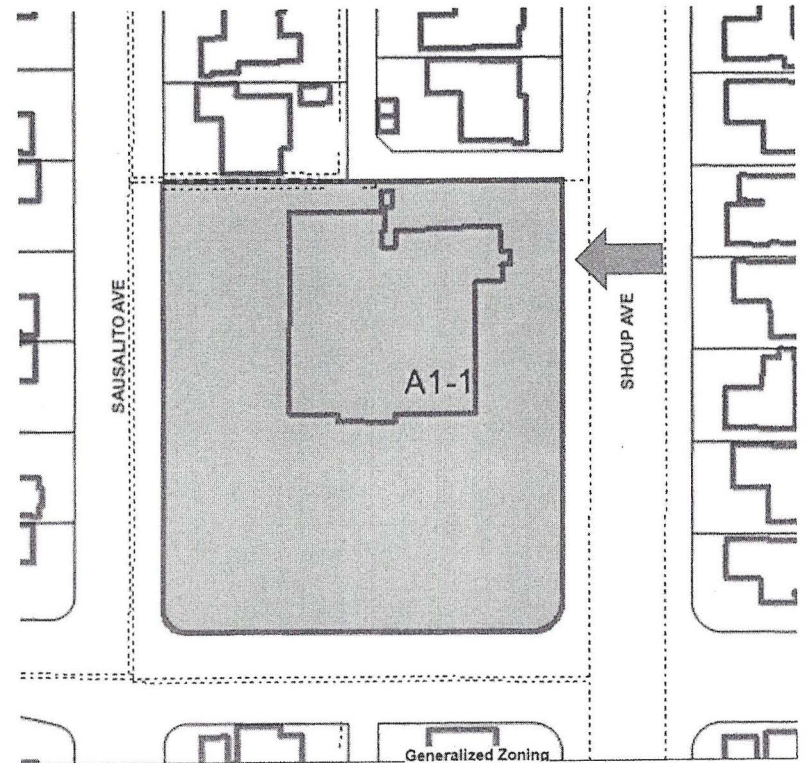




Case No. CPC 2016-1256(CU) Condition No. 13 Signs.

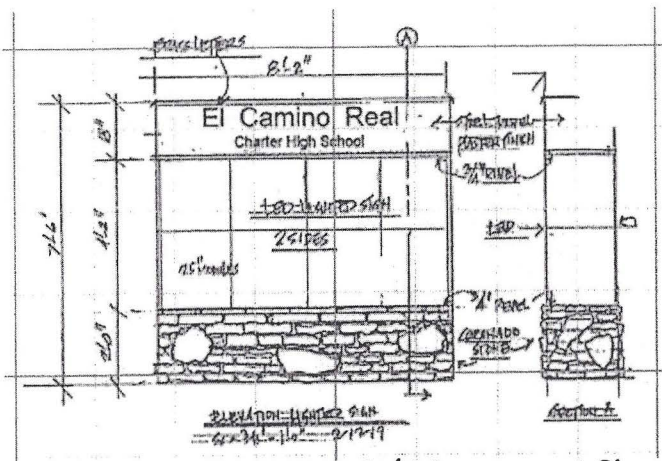
All exterior signs shall be of an identification type and shall be affixed to the façade of the building.

The location of the most projecting portion for the façade is approximate 85 feet from the centerline of the street and somewhat obscured by trees.

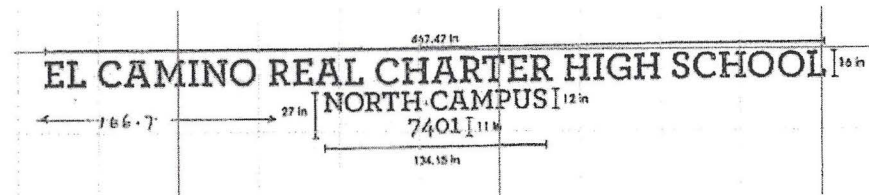
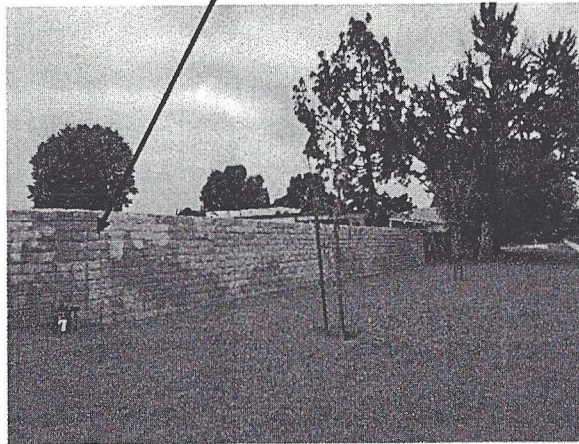
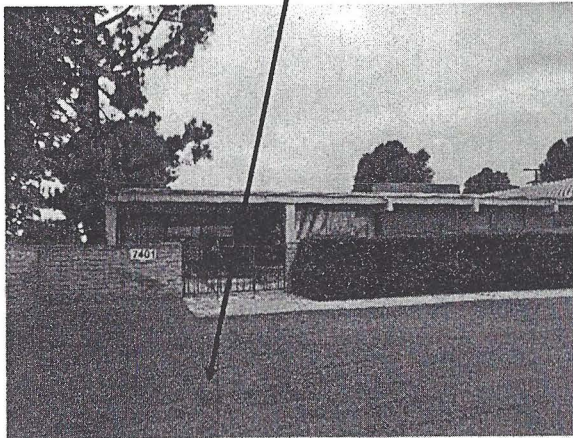




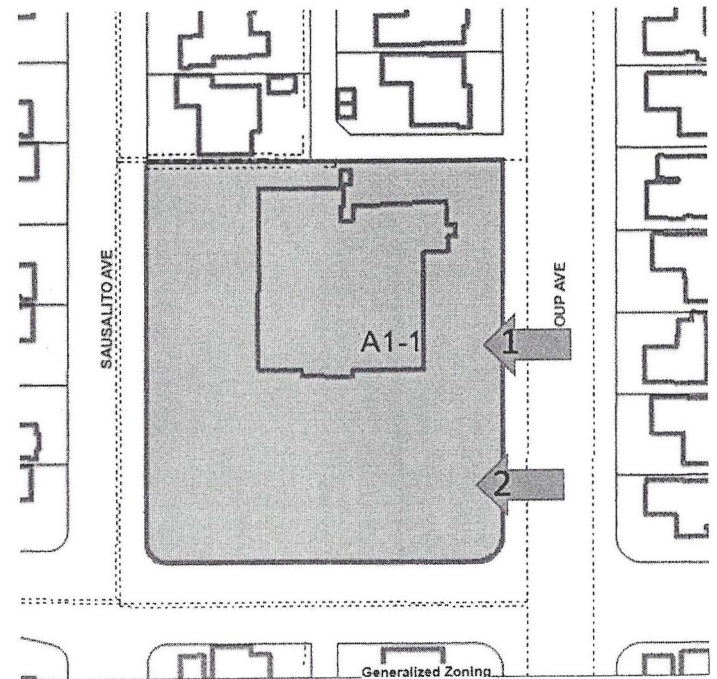
Location of Proposed Signs



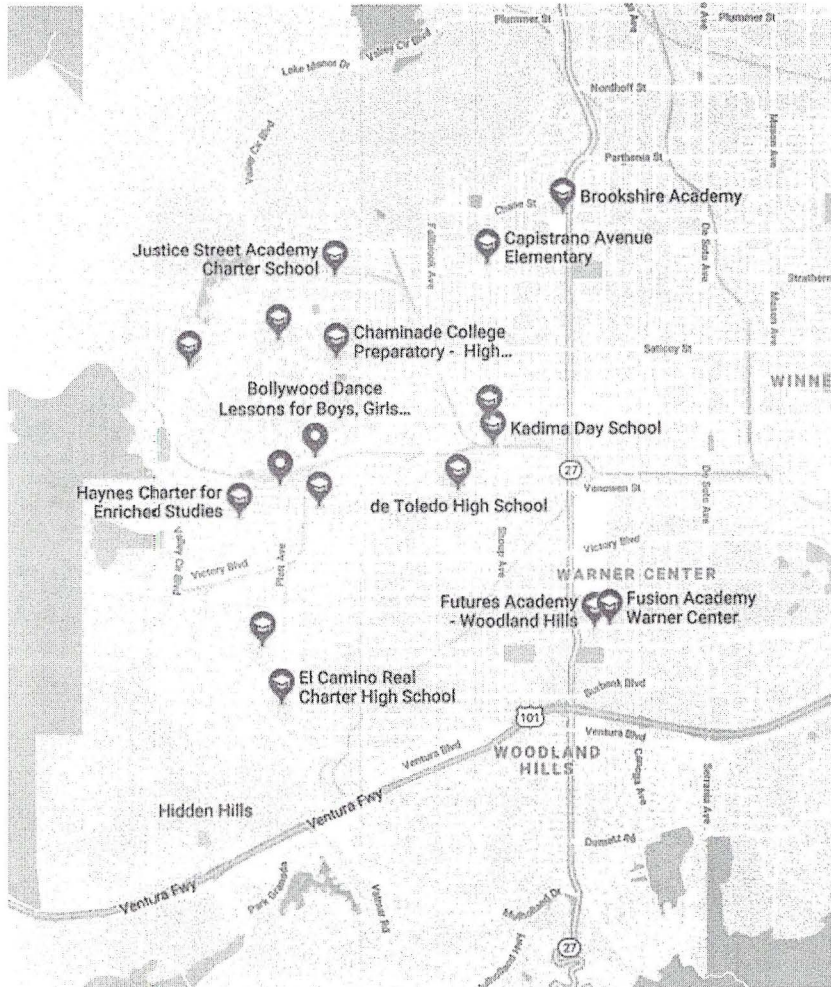
1 / Monument Sign



2 / Wall Sign



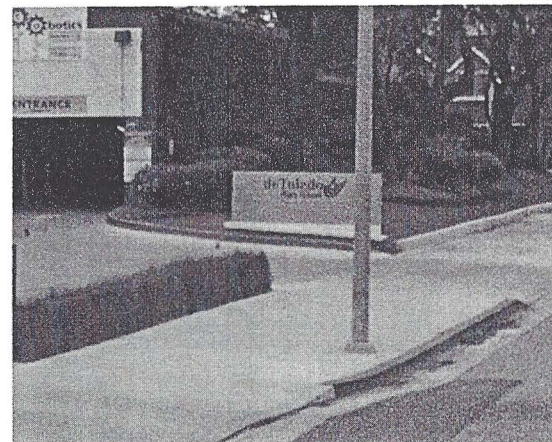
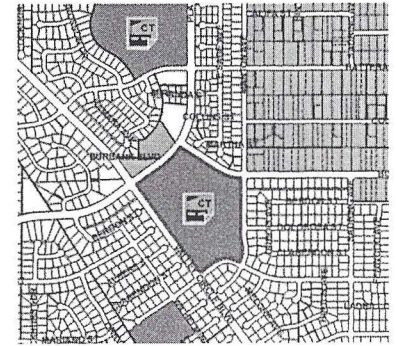




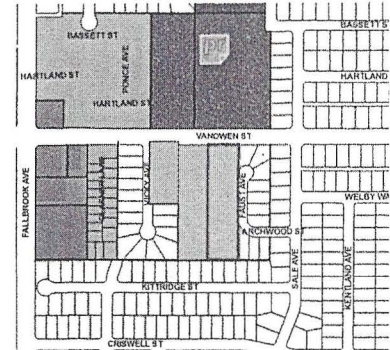
Google: High Schools West Hills
January 22, 2019



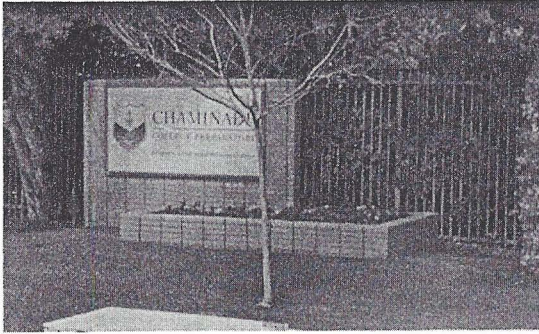
El Camino Real Charter High School
5440 Valley Circle Blvd ([Q]PF-1XL)



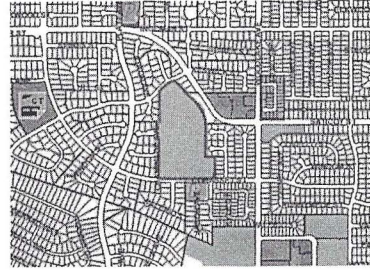
de Toledo High School
22622 Vanowen Street (A1-1)



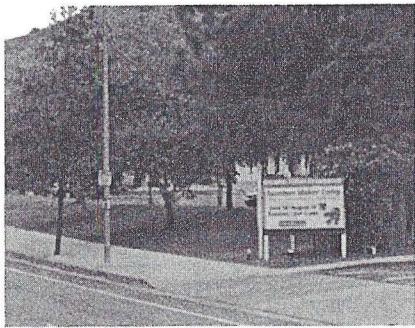
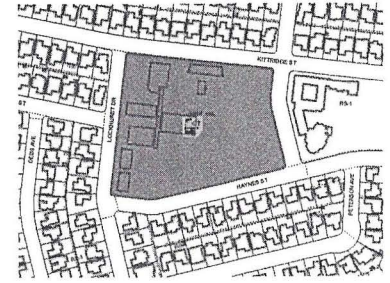




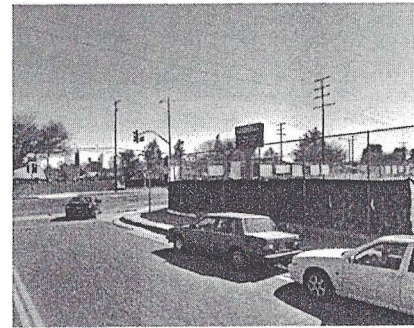
Chaminade College Preparatory
7500 Chaminada Avenue (A1-1)



Haynes Charter for Enriched Studies
6624 Lockhurst Drive [Q]PF-1XL

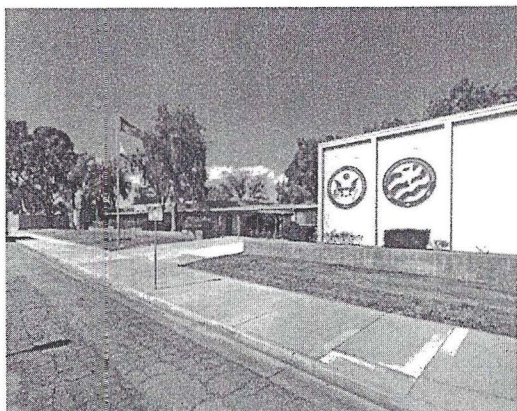


Ivy Academia Entrepreneurial Charter School
7353 Valley Circle Blvd. (A1-1)
CPC-2007-5582(CU)

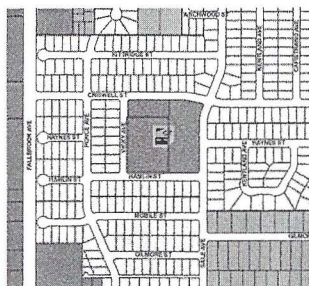


Hale Charter Academy
23830 Califa Street ([Q]PF-1XL)





Hamlin Charter Academy
22627 Hamlin St ([Q]PF-1XL



Pomelo Community Charter
7633 March Ave [Q]PF-1XL

