



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: February 2, 2012

TO: Planning Commission

APPLICANT: M. Kamal and Associates, LLC, for Henry Halimi
616 E. Avenida De Las Flores
Thousand Oaks, CA 91360

CASE NOS.: 08-CUP-002 and TPM 69698

LOCATION: 28700 Thousand Oaks Boulevard
(A.P.N. 2048-003-002)

REQUEST: Request for a recommendation of approval to the City Council for a Conditional Use Permit to construct a 6,850 square foot, two-story, single-family residence that includes an attached, 672 square-foot, three-car garage; and a Tentative Parcel Map to subdivide an existing, vacant 9.6 acre open space parcel into two open space parcels of 2.4 acres and 7.2 acres in size, and vacate an existing right-of-way easement on Thousand Oaks Boulevard.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303
(New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion recommending the City Council approve Conditional Use Permit Case No. 08-CUP-002, and Tentative Parcel Map No. 69698, subject to conditions, based on the findings of the attached draft Resolutions.

ZONING DESIGNATION: OS-R (Restricted Open Space)

GENERAL PLAN DESIGNATION: OS-R (Restricted Open Space)

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Majid Kamal representing Henry Halimi, is proposing to construct a 6,850 square foot, two-story residence (including an attached, 672 square foot, three-car garage) on the westerly portion of a 9.6-acre, open space hillside lot. The proposal includes a request for a Tentative Parcel Map to subdivide this privately-owned parcel into a 2.4-acre parcel (Parcel 1), for construction of the proposed residence, and a 7.2-acre parcel (Parcel 2), to be dedicated as deed restricted open space, and remove an existing right-of-way easement from the subject property. The property is within the Open Space-Restricted (OS-R) zoning district, which allows for single-family use of the lot.

The applicant's parcel is located approximately one-half mile east of the intersection of Kanan Road and Thousand Oaks Boulevard, at the terminus of Thousand Oaks Boulevard, and north of Agoura High School. Existing land uses in the vicinity of the site consist of residential development, public school, and open space. Immediately surrounding the property there are low density residential land uses to the east (Old Agoura); Agoura High School to the south; single family residential to the west (Fountainwood Tract); and public deed restricted open space land to the north.

The rectangular parcel consists of steep slopes on the upper reach and moderately steep slopes on the pad area. Elevations on the property range from a low of approximately 975 feet in the extreme southwestern corner of the property to a high of approximately 1,168 feet at the top of a hill in the north-central portion of the property

New single-family homes are subject to the review of the Planning Commission. Since the parcel has an average topographic slope that exceeds 10% (46.68%), the project is subject to the City Hillside Ordinance and Open Space-Restricted development standards, both of which require approval of a Conditional Use Permit application.

The total proposed lot coverage for the project is 4,158 square feet, which represents 1.23% of the 9.6-acre parcel, and 4% of now Parcel 1. The project meets the minimum required development standards relative to lot coverage, building height, and minimum yard setbacks for the existing and proposed lot. The required development standards for the project are noted below:

<u>Pertinent Data</u>	<u>Proposed</u>	<u>Allowed/Required</u>
1. Lot Size	9.6 acres (418,176)	5 acre min. (217,800 sq. ft.)
Parcel 1:	2.4 acres (104,544 sq. ft.)	5 acre min. (217,800 sq. ft.)
Parcel 2:	7.2 acres (313,632 sq. ft.)	5 acre min. (217,800 sq. ft.)

<u>Pertinent Data</u>	<u>Proposed</u>	<u>Allowed/Required</u>
2. Building Height:	35 ft.	35 ft. max.
3. Building Setbacks - Parcel 1:		
Front (West)	57 ft.	50 ft. min.
Rear (East)	98 ft.	50 ft. min.
Left Side (North)	368 ft.	25 ft. min.
Right Side (South)	25 ft.	25 ft. min.
4. Building Sizes:		
First Floor	2,692 sq. ft.	N/A
Second Floor	3,486 sq. ft.	N/A
Attached 3-Car Garage	<u>672 sq. ft.</u>	<u>N/A</u>
Total Building Size	6,850 sq. ft.	N/A
5. Building Lot Coverage:	1.23% of 9.6 sq. ft. lot size 4% of 2.4 sq. ft. lot size	10% max. 10% max.
6. No. of Oak Trees:	None	N/A
8. Average Topographic Slope:	46.68%	N/A
Parcel 1	44.91%	N/A
Parcel 2	30.50%	N/A

II. STAFF ANALYSIS

Site Plan

The applicant is proposing to locate the 6,850 square foot, two-story residence on the lower, flatter, southwestern corner of the 2.4-acre lot (Parcel 1), thereby reducing the amount of required grading on the site, while meeting or exceeding the minimum yard setback distances for the zone. The front of the residence faces west, with the attached three-car garage on the front, facing the westerly property line. A new cul-de-sac would be constructed with this development.

The proposed residence has a finished floor pad elevation of 987.5 feet, which is approximately 16 feet above the street elevation of Thousand Oaks Boulevard, and is a distance of 60 feet from the street (57 feet from property line). A 20-foot wide driveway, with access taken from Thousand Oaks Boulevard, would serve the attached three-car garage. The Los Angeles County Fire Department has tentatively approved the Site Plan

for this project for required access purposes. The usable rear yard of the lot consists of landscaping and concrete pathways.

The building pad is at a higher elevation (9 feet higher) than the building pad of the adjacent property to the west (closest residence to project site) and a distance of approximately 180 feet away. The building pads throughout the neighborhood vary in elevations; therefore, the new residence would be compatible with the residences found nearby and would maintain the character of the closest existing residential tract to the west. The Open Space-Restricted zone, requires structures to be at a minimum of 50 feet from the front and rear property lines and 25 feet from the side property lines. The residence is proposed to be situated 57 feet from the front (west) property line and 98 feet from the rear (east) property line, and 368 feet from the north side property line and 25 feet from the south side property line, thereby meeting or exceeding the minimum setback requirements.

The adjacent properties to the west of the project site are zoned Single Family Residential and are developed with single-family dwellings, one and two-story homes. The properties adjacent to the subject site to the east in Old Agoura are custom, single-family homes in Old Agoura, zoned Low Density Residential.

In an effort to evaluate the compatibility of the proposed size of the home with the neighboring developed properties, a survey of 30 developed lots in the neighborhood, on Carell Avenue (west of the project site), was conducted (Exhibit C). The results showed an average lot size of 26,239 square feet and an average dwelling unit size of 2,950 square feet (excluding the garages), resulting in an average floor/area ratio of 11%. The applicant is proposing a house size of 6,178 square feet (excluding the garage) on a 104,544 square foot lot, which results in a floor/area ratio of 6%. Proposed at 6,178 square feet, the residence is the largest residence in the survey area (3,228 square feet larger than the neighborhood average). While the proposed residence is larger than the average home size in the neighborhood, the lot size is almost four times larger than the neighborhood average in the neighborhood.

The applicant's parcel is not within the Old Agoura Design Overlay District and is located approximately 1,000 feet from the closest home to Old Agoura. Therefore, staff did not include data from the Old Agoura neighborhood for comparison purpose. Staff would note, however, that the closest home to the east is 5,486 square feet in size, built in 2008, on a 5.25-acre parcel.

Hillside Development Standards

The project is subject to City Hillside Ordinance regulations applicable to hillside development which establish development criteria within sensitive areas, such as hillside lots, that provide an atmosphere and character that the residents of Agoura Hills have expressed a desire to protect. Special regulations were established to protect hillside areas from incompatible development and preserve the natural terrain, quality environment, and aesthetic character while encouraging creative, innovative and safe residential development.

One such regulation of the Hillside Ordinance, Section 9652.13.B., includes a requirement for on-site open space preservation. The minimum amount of area to remain in undisturbed open space is related to the average slope of the property. The parcel (Parcel 1) has an average slope of 45%. Thus, the Hillside Ordinance requires that at least 92.5% of the existing lot remain in undisturbed open space, with the remaining 7.5% of the lot allowed for development. The maximum amount of development area, including the residence, garage, driveway and yard areas should not exceed 7.5% of the lot or 7,841 square feet which is not practical. The proposed footprint of the residence, excluding the driveway and yard areas, is 4,158 square feet, or 4%, which complies with the maximum allowed lot coverage for the Open Space-Restricted zone.

However, in cases where it is not practical to meet the open space requirements of the Hillside Development Standards, the Planning Commission reviews maximum allowable development on a case-by-case basis and has discretion regarding the amount of lot coverage based on elements such as the existing lot size and proposed building size, oak tree encroachment, and paving materials without the need for a Variance request. The required findings the Planning Commission must make to allow to exceed the Hillside Ordinance requirement are 1) that the parcel was lawfully created prior to the adoption of Hillside Ordinance in 1991; 2) that a change in ownership since the adoption of the Hillside Ordinance has not resulted in the parcel being merged with another parcel; 3) that a private septic system serving the site is for a lot greater than one acre in size; and 4) that a Conditional Use Permit is granted. The project, as proposed, meets these requirements. Staff finds that the 7,841 square foot (7.5%) maximum development area allowed under the hillside standards is not practical, and that the proposed lot coverage of 4,158 square feet or 4% complies with the maximum 10% lot coverage allowed in the OS zone.

The natural terrain of the lot had been disturbed by past grading before City's incorporation and left undeveloped for many years. Although the project exceeds the maximum amount of hillside development area, the applicant has attempted to minimize impacts by proposing a development with balanced grading and locating the residence within the pre-graded pad area, thereby reducing the amount of overall grading on the site and reducing visual impacts as viewed from adjacent homes and Thousand Oaks Boulevard. Given the topography of the lot and the layout of the existing graded pad area, the most prominent view of the proposed house will be from the south. The terrain around the residence is such that it does not impact views of surrounding homes, however, retaining walls will not exceed six feet in height. The applicant designed the project to meet the hillside height requirement as well as all the development standards for the underlying zone.

Various types of drainage devices are proposed to ensure proper drainage of the storm water on the site and avoid any cross drainage onto the school property. The proposed debris fence and desilting basin will work continuously during the rainy season to avoid any unnecessary erosion.

Undeveloped open space would retain natural vegetation and developed areas would be planted with native landscaping and naturalized plants adjacent to the neighbor to the

west and surrounding the desilting basin. This landscaping will provide visual screening of the residence and soften the impacts of the desilting basin and retaining walls and provide erosion control and blend into the hillside. The site is not located on a ridgeline and the project will not affect the natural land form.

Architectural Design

The proposed residence is a two-story structure with an attached garage. The proposed exterior designed is a traditional Mediterranean Style with balconies, patios and a hip roof. The proposed balconies on all sides of the residence help break up the building walls and the corbelled ledges, applied under all the windows on the second floor, further assist in softening the appearance of the elevations visible from adjacent properties and Thousand Oaks Boulevard.

The two-story house plan was designed to accommodate six bedrooms, a variety of living and entertaining spaces, six full bathrooms, one-half bathroom, and a 672 square foot, three-car garage. The applicant is proposing to use earthtone colors that are complementary and compatible with the residential tract to the west and blend with the natural landscaping. Proposed exterior building materials include exterior building materials of smooth stucco, stained wood windows, pre-mold window eyebrows and corbelled ledges, pre-cast molding, wrought iron guardrails, stucco covered square balusters, and Mission style concrete roof tiles that are compatible with the surrounding neighbors. The exterior color scheme includes tan stucco walls and moldings, off-white accent trim, forest green wrought iron guardrails, and terracotta gold tile roof. Stamped concrete is proposed for the 20-foot wide driveway area to access the attached three-car garage. The City Architectural Review Panel recommended approval of the house design, finding it to comply with the City's Architectural Design Standards and Guidelines.

The proposed 50-foot front yard setback will assist in minimizing the visual impact of the residence as viewed from Thousand Oaks Boulevard. The overall height of the residence will be 35 feet, which meets the maximum building height of 35 feet allowed for in the OS-R zone, and is compatible with the established building heights in the neighborhood, as called for in the Architectural Design Standards and Guidelines for neighborhood compatibility.

Engineering/Public Works Department Review

The Engineering Department has reviewed the proposed Grading Plan and is requiring the applicant to construct a terminal cul-de-sac bulb for safe turnaround of street traffic on Thousand Oaks Boulevard. Street improvements include, but are not limited to, installation of pavement, curb, gutter, sidewalk, landscape, irrigation, street lights, sewer service, new driveways (one for the applicant and one to lead to the secondary access road of the high school site), traffic signing and striping, and storm drain facilities. An approximate 100 foot long by 20 feet wide private driveway, at approximately 15% grade

(maximum allow by the Fire Department for vehicular access), will provide access from the end of the cul-de-sac bulb to the proposed residence.

The residence is proposed to be situated at the lower, flatter elevation of the lot to minimize grading. According to the preliminary grading plan submitted by the applicant, proposed grading of the property will be balanced with 1,262 cubic yards of cut and fill soil. The average building pad dimensions are 140 feet by 70 feet (approximately 9,800 feet).

The site will be provided with a permanent desilting basin, located northeast of the house, for the purpose of temporary containment of runoff and minor amounts of debris that may descend along existing paths of concentrated drainage from the ascending slope areas above. The project engineer utilized the existing contours for the access to the desilting basin, requiring minimal grading.

The project engineer designed two parallel retaining walls upslope from the residence, approximately 45 feet above the finished floor elevation (east of desilting driveway), ranging from 1-foot to 6-feet high. A 150 foot long access by 10 feet wide pathway behind the house rises approximately 19 feet to the desilting basin. A set of four retaining walls, not to exceed 6-feet in height, are proposed to be constructed south of the desilting basin to support sloping ground. The retaining walls will not be visible from public view, as they will be screened by the house, and landscaped with slope trees and shrubs. Also, one retaining wall, ranging from 1-foot to 6-feet high, is proposed to be constructed along the south lot line, to support the building pad, at an elevation of 987.5 feet, which is 16 feet above Thousand Oaks Boulevard.

An underground drain pipe is proposed along the easterly and southerly side of the building pad to drain clear runoff from the desilting basin and the rest of the manufactured interior pad to a safe point of discharge on Thousand Oaks Boulevard. Another driveway opening will be installed in the new Thousand Oaks Boulevard cul-de-sac bulb to provide access to an unpaved road on the Agoura High School site for fire access. Final street plans and drainage plans will be subject to approval by the City Engineer prior to issuance of a building permit. The residence will be served by the public sewer system.

The City's Geotechnical Consultant has reviewed the geotechnical and geological reports prepared by Southwest Geotechnical Inc. for this project and finds the report to be complete for this project and recommends that the project be approved from a planning review stage, subject to conditions to be applied during the City's Engineer's review of the final Grading Plan. The City Consultant's review letter of approval, dated October 14, 2009, is attached to this report for reference (Exhibit D).

Landscaping

Since the topographic slope of the property exceeds 10%, the applicant is required to prepare a landscape plan for the City's review. The attached preliminary landscape plan

was reviewed by the City Landscape Consultant, who recommends that the applicant submit final, detailed landscape and irrigation plans for review by the City Landscape Consultant and the Director of Planning and Community Development prior to building permit issuance. The final plans will be reviewed for slope stabilization, screening, and the incorporation of native plant species. The applicant is proposing to plant trees and shrubs on all sides of the property to increase privacy between neighbors and to soften views of the house. The applicant is proposing landscape screening on the west property line for screening. The applicant is agreeable to plant vines on the retaining wall on the south property line. No palm trees will be approved, as shown on renderings.

There are no on-site Oak trees, nor Oak trees within the vicinity of the property that can be impacted by the proposed construction. Thus, no Oak Tree Permit was required of the applicant.

Tentative Parcel Map

The applicant is requesting approval of a Tentative Parcel Map for the purpose of subdividing the 9.6 acre property into two parcels. As previously mentioned, Parcel 1, to be developed with a new 6,850 square foot, two-story residence, would be 2.4 acres in size. The remaining 7.2 acres of property, would be dedicated to the City of Agoura Hills as permanent open space, would be within Parcel 2. The newly created lots would not technically comply with the minimum 5-acre lot size of the Open Space-Restricted zone. But staff is in favor because it does not result in increased density and protects 80% of the existing site in permanent Open Space, either as deed restricted or in fee. Even though a subdivision of the lot is proposed, the overall density will not change with Parcel 2 being restricted from future development.

The eastern end of Thousand Oaks Boulevard was previously planned to be improved as a 4-lane secondary arterial street that would connect with Easterly Road to the east. The applicant is requesting vacation of the existing street easement, which extends across the southern portion of Mr. Halimi's vacant property. A majority of the 1000-foot long street easement is 50 feet in width. The eastern 255-foot length of the easement is 100 feet wide. The residence is to be located within the existing street easement area, to minimize required grading.

The City Engineer has reviewed the Tentative Parcel Map, finding it compliant with the Subdivision Map Act, and recommends approval of the proposed subdivision, subject to conditions. The Final Parcel Map will require City Council approval.

Environmental Review

The project has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15303 (New Construction or Conversion of Small Structures). This exemption includes, but is not limited to, the construction of a single-family residence. A copy of the notice of exemption is attached.

In conclusion, staff finds that the proposed project meets the development standards established by the Restricted Open Space zone and the project is designed and sited to be compatible with the neighborhood. Geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The proposed building design and materials are in keeping with character of the neighborhood.

III. RECOMMENDATIONS

Based on the foregoing analysis, staff recommends that the Planning Commission recommend approval of Conditional Use Permit Case No. 08-CUP-002 and Tentative Parcel Map No. 69698, subject to Conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

- CUP Draft Resolution and Conditions of Approval
- Tentative Parcel Map Draft Resolution and Conditions of Approval
- Exhibit A: Color Renderings of the Residence
- Exhibit B: Reduced Copies of Plans
- Exhibit C Square Footage Analysis Map
- Exhibit D: GeoDynamics Letter of Recommendation
- Exhibit E: Vicinity Map
- Exhibit F: Color and Material Board

Case Planner: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 08-CUP-002

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

Section 1. An application was duly filed by Majid Kamal representing Henry Halimi, with respect to the real property located at 28700 Thousand Oaks Boulevard, Assessor's Parcel Number 2048-003-002, requesting a recommendation of approval of a Conditional Use Permit Case No. 08-CUP-002 to construct a 6,850 square-foot, two-story, single-family residence (includes an attached, 672 square-foot, three-car garage). A public hearing was duly held on February 2, 2012, 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 of the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, Section 9673.2.E that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Open Space Restricted (OS-R) zone, which allows single-family development. Minimum development standards have been met for the proposed two-story residence with regard to lot coverage, building setbacks, height, and architectural design standards and hillside development standards regarding height.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed building style of architecture and building materials, which include Mission style roof tiles, tan smooth stucco walls with off-white trim, stained wood garage and windows, decorative windows with pre-mold eyebrows and sills, decorative balconies with Forest green wrought iron guardrails, balusters, and decorative entry columns, are compatible with the neighborhood. The project was reviewed by the City's Architectural Design Review Panel and was found to be in compliance with the City's Architectural Design Guidelines and standards of the Open Space zone.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air and privacy, and open space to surrounding properties. The proposed two-story structure is situated in the flatter, lower portion of the on-site hillside slope, which will preserve view and privacy of the

surrounding properties. The project complies with the maximum allowable building height limitations of the hillside properties. Geological, geotechnical, drainage studies and landscape plans have been provided and approved by the City Consultants. Vehicular access to the property will be provided via Thousand Oaks Boulevard, which will be improved. The applicant will be required to construct the project in full compliance with the City Building Code. The site will be served by the public sewer system.

D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The project meets the development standards of the underlying zone relative to required building setback, height, and lot coverage, as well as the setback and height of the hillside development requirements. The lot was pre-graded, which has caused disturbance of the natural terrain of the property. Although the proposed developed area exceeds 7.5%, the minimum setbacks and maximum lot coverage for the zone are met. The hillside would be protected with landscaping and drainage and no other structural amenities are proposed other than the main residence and retaining walls.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements for the Open Space zone and is located over 180 feet away from the nearest residences. The residence will be placed an appropriate distance from the street serving the property to preserve public views.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan by preserving the natural hillside, called for in the General Plan Land Use and Community Form Element, Goal LU-19.4.

Section 4. The Planning Commission finds, pursuant to Section 9652.15. A and B of the Agoura Hills Municipal Code, which establishes special regulations for hillside development areas, that:

A. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/property due to the presence of geologic, seismic, slope instability, fire, flood mud flow, erosion hazards or other hazards. Per the City Geotechnical and Geological Consultant's directions, the project can be built with conditions to alleviate potential threats to life and property. The disturbed areas of the slopes will be landscaped to prevent erosion and mud flows.

B. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The project does not protrude above protected ridges and minimally blocks neighbors' views.

C. The proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan. All utility services will be

brought to the parcel without interference to the existing infrastructure that houses beyond already use.

D. The proposed development will complement the community character and benefit current and future community residents. While the proposed floor plan is larger than the average home size in the community, the lot size is also one of the largest in the neighborhood and the architecture is designed in a manner that effectively reduces the overall mass of the structure so it appears consistent in scale to the neighboring homes.

Section 5. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 (New Construction or Conversion of Small Structures), 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 Conditional Use Permit Case No. 08-CUP-002, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 2nd day of February 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Case No. 08-CUP-002 - Halimi)

STANDARD CONDITIONS

1. This decision, 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 appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval 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 complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plan, and Landscape Plans.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.

11. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
12. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. Unless Conditional Use Permit Case No. 08-CUP-002 is used within two (2) years from the date of City approval, this permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.97 per square foot.
15. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
16. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9296 per square foot of new floor area.
17. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
18. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

19. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. The residence shall comply with this requirement.
20. All new or replacement windows shall be tempered on at least one side of the dual pane, or a 20 minute rated, or glass block per Section 704A of the 2010 California Building Code.

21. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
22. As part of the permitting process and prior to building permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Title 24 including Cool Roofing, Mechanical, Electrical, Plumbing, Energy Plans, Septic Tank plans shall be submitted to Building and Safety Department for plan review and approval.
23. The project shall comply with Agoura Hills Municipal Code Section 1805.3.2 for hillside setback requirements.
24. The project shall provide a 2% slope away from the building, around all new structures.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

General

25. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
26. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
27. Prior to permitting, the applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department in the amount of \$3,094.00.
28. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
29. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of

laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.

30. The grading Plan shall show location(s) of all Oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.
31. Prior to permitting, the applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
32. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
33. Prior to issuance of permits from the Engineering Department, this project will require the applicant to obtain a permit from Las Virgenes Municipal Water District.
34. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact the Engineering Department for approved City certification forms.

Public Improvements

35. Public improvements shall be designed in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements may require, but not be limited to, the following:
 - Curb & Gutter: Install new curvilinear curb and gutter to form cul-de-sac at westerly lot line, replace all damaged beyond new construction, and remove portion of existing concrete walk to follow new curb line.
 - AC Pavement: Widen as necessary along frontage to form acceptable cul-de-sac bulb.
 - PCC Drive Approach: Install two new driveways – One for the applicant and one to lead the secondary access road of the high school site.
 - Sidewalk: Install new sidewalk as necessary around the cul-de-sac, and replace any damaged or uplifted panels.

- Parkway: Plant trees, and install landscaping with irrigation as required by the City Engineer.
 - Street Lights: Install a new street light and relocate any existing street lights if required by the City Engineer.
 - Sewer Service: Install a new service lateral to existing sewer manhole at the intersection of Thousand Oaks Boulevard and Carell Avenue.
 - All water appurtances are per LVMWD standards: Install per Las Virgenes Municipal Water District.
 - Storm Drain: Install main storm drain and catch basin.
 - Traffic Signing and Striping: Install new center line stripe from Carell Avenue.
 - Removal of: Remove interfering portion of curb, gutter and sidewalk.
 - Other Required Improvements: Completion of standard cul-de-sac as approved by the City Engineer.
36. The section of Thousand Oaks Boulevard fronting the project site being cut for new services or being finished with curb and gutter, shall require an asphalt concrete overlay.
37. This property is within the Las Virgenes Municipal Water District (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

Sewer

38. The project shall be connected to the public sewer system. An 8-inch sewer line is available for connection by this project in Thousand Oaks Boulevard.
39. A new 6 inch service lateral shall be installed to existing sewer manhole at the intersection of Thousand Oaks Boulevard and Carell Avenue.

Water

40. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
41. If required by the Fire Department, the applicant shall install a new or upgrade and relocate existing fire hydrant within cul-de-sac bulb.

Drainage/Hydrology

42. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
43. The home owner shall maintain the debris fences on the slope and remove all debris after each major storm.

Stormwater Quality (NPDES)

44. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
 1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
 4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
45. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management

Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

46. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.
47. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Storm water BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
 4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
48. Prior to issuance of Certificate of Occupancy, all remaining fees/deposits required by the Engineering Department must be paid in full.

49. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in Condition No. 35 must be completed to the satisfaction of the City Engineer.
50. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.
51. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
52. Prior to issuance of Certificate of Occupancy, all monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

Geotechnical Conditions

53. The applicant shall comply with all of GeoDynamics, Inc.'s (The City's of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated October 14, 2009

OAK TREE AND LANDSCAPING CONDITIONS

Landscaping

54. The final landscape plan shall generally conform to the approved preliminary landscape plan, as prepared by The Design Consortium dated February 25, 2008 and revised August 27, 2009.
55. Prior to the approval of grading permit, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, for review by the City Landscape Consultant and approved by the Director of Planning and Community Development.
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.

- b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
56. The Planting Plan shall indicate the botanical name and size of each plant.
 57. Plant symbols shall depict the size of the plants at maturity.
 58. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
 59. The landscape plans shall prominently display the following notes:

- a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - b. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
 - c. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
60. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
61. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
62. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- a. Design and static pressures
 - b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
63. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
64. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
- Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval

65. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
66. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.
67. Locally native, low water use landscape plantings with a naturalistic appearance shall be utilized on all slopes and at the perimeter of the property in keeping with the natural, biotic, cultural, scenic and open space resources of the area.
68. The *Quercus agrifolia* located in the six foot wide space between the two retaining walls will not have sufficient room for proper root development when the footings and v-ditch are taken into consideration. Due to this limited space the tree may not do well in the long run. It may also create problems for the walls and/or v-ditch. The tree shall be moved to a location south of the lowest v-ditch or east of the retaining walls.
69. The Landscape Plan shall be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of building permits.
70. The plant material near the house, indicated by the dotted hatch, has not been identified on the plans. The applicant's landscape architect shall identify this plant material.
71. The applicant shall plant vines at the foot of the south facing retaining wall located near the southerly property line to provide screening of the wall.

FIRE DEPARTMENT CONDITIONS

72. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a building permit.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

73. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled,

reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

74. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
75. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

SPECIAL CONDITIONS

76. All proposed retaining walls shall consist of split-faced block or other decorative materials, subject to review and approval by the Director of Planning and Community Development.

END

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING TENTATIVE PARCEL MAP NO. 69698

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

Section 1. An application was duly filed by Majid Kamal representing Henry Halimi, with respect to the real property located at 28700 Thousand Oaks Boulevard, Assessor's Parcel Number 2048-003-002, requesting approval of a Tentative Parcel Map to subdivide one (1) parcel into two (2) parcels and vacate an easement on Thousand Oaks Boulevard. A Public Hearing was duly held on February 2, 2012, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

A. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan designation of OS-R (Open Space Restricted) in that the proposed Parcel Map will allow for new development in the City's hillside areas that preserve the viewsheds and protect the natural contours of the land, as called for in Policy LU-19.4 of the Land Use and Community form Element of the General Plan.

B. The lot subdivision provides the best use of the land by subdividing one parcel into two parcels suitable for development of one lot and dedication of the other lot.

C. The design of the Tentative Parcel Map and proposed improvements are not likely to cause substantial environmental damage or serious public health problems. Street improvements and on-site property improvements will be required upon development of the vacant parcel and the property is not within an environmentally sensitive resource area, a state designated scenic highway area, a hazardous waste site, or a historical resource area.

D. The design of the Tentative Parcel Map or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the site would be provided via Thousand Oaks Boulevard.

Section 4. The project is exempt from the California Environmental Quality Act, as defined in Section 15303 (New Construction or Conversion of Small Structures), and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby recommends the City Council approval of Tentative Parcel Map No. 69698, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 2nd day of February, 2012, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Tentative Parcel Map No. 69698)

STANDARD CONDITIONS

1. This decision, 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 appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Parcel Map No. 69698.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared to be 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. All requirements of the Zoning Ordinance and of the specific zoning of the property must be complied with unless set forth on the approved Tentative Parcel Map.
7. The applicant must comply with all requirements of the City Subdivision Ordinance.
8. No occupancy shall be granted for any new residence until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless the Final Parcel Map is recorded, Tentative Parcel Map No. 69698 shall expire within two (2) years from the date of Planning Commission approval. A written request for a one-year extension may be considered prior to the expiration date.

ENGINEERING DEPARTMENT CONDITIONS

10. Prior to final map recordation, the applicant shall vacate the following easement: Thousand Oaks Boulevard extension through Parcel 1 and Parcel 2. Parcel 2 will be dedicated to the City of Agoura Hills for open space preservation. In addition, vacate any existing slope easements within Parcels 1 and 2.
11. Prior to final map recordation, the applicant shall provide a preliminary title report not older than 30 days
12. Prior to grading permitting, the applicant shall record Parcel Map No. 69698 pursuant to the Subdivision Map Act and in accordance with City Code, and provide a duplicate photo mylar of the recorded map to the City Engineer.
13. Prior to grading permitting, a subdivision map shall to be processed, and this development plan shall only proceed to the Planning Commission concurrently with the required subdivision map.

End



**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULVEARD,
AGOURA HILLS**

EXHIBIT A

COLOR RENDERINGS OF THE RESIDENCE













SOUTH ELEVATION



**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULEVARD,
AGOURA HILLS**

EXHIBIT B

REDUCED COPIES OF PLANS

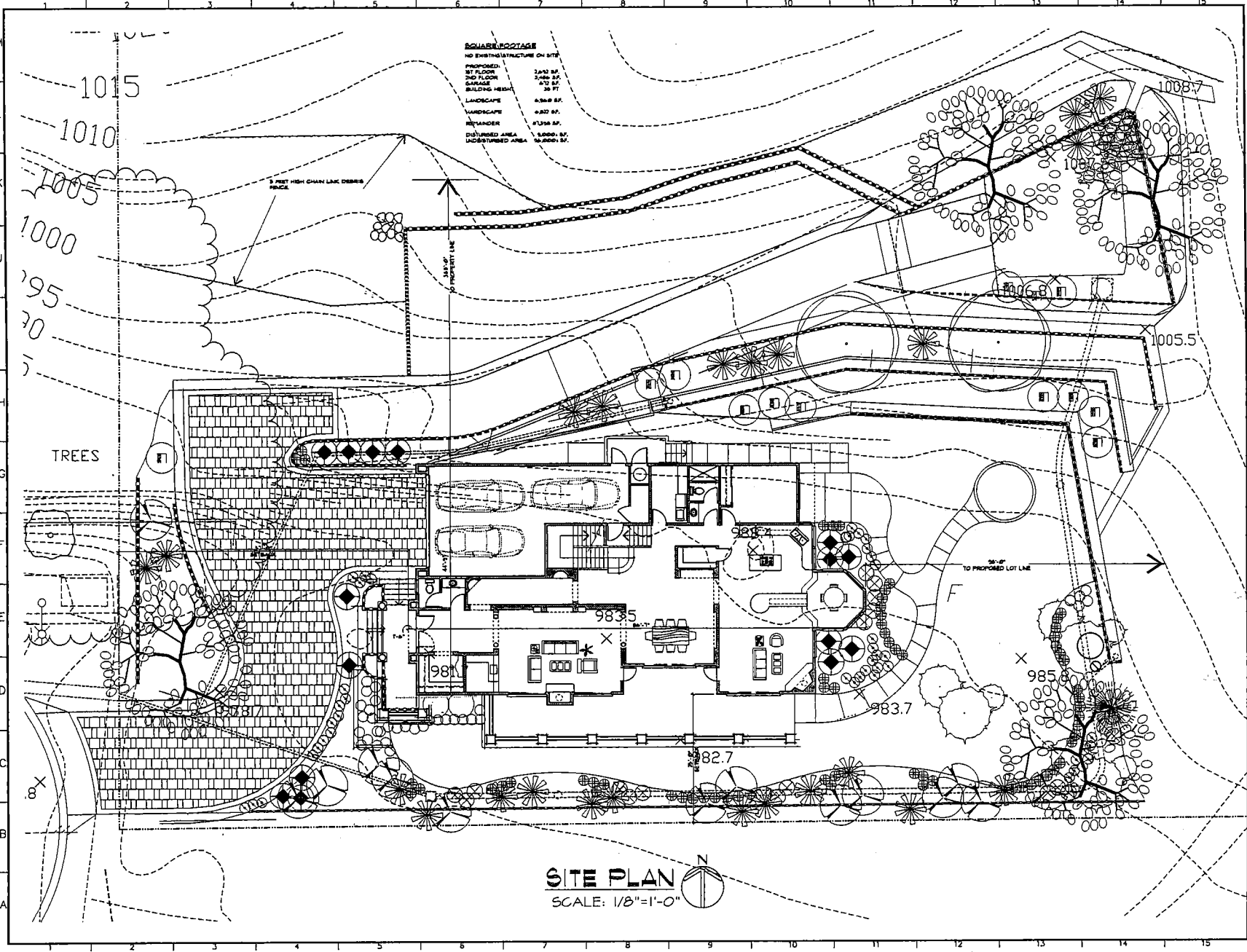
SQUAREFOOTAGE
 NO EXISTING STRUCTURE ON SITE

PROPOSED
 1ST FLOOR 2442 SF
 2ND FLOOR 2442 SF
 GARAGE 470 SF
 BUILDING HEIGHT 30 FT

LANDSCAPE 4368 SF
 LANDSCAPE 4307 SF
 RETAINER 4738 SF

DISTURBED AREA 5000 SF
 UNDISTURBED AREA 16,000 SF

SITE PLAN
 SCALE: 1/8"=1'-0"



J. SOBHANI, ARCHITECT
 Planning, Design & Interiors

9045 Buellroad Ave. Northridge, California 91325
 Telephone 818 398 7143 Fax 818 392 3811

NO.	DATE	DESCRIPTION

Notes:
 1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for the protection of all existing utilities.
 4. The contractor shall be responsible for the removal of all debris.
 5. The contractor shall be responsible for the installation of all landscaping.
 6. The contractor shall be responsible for the completion of all work within the specified time frame.

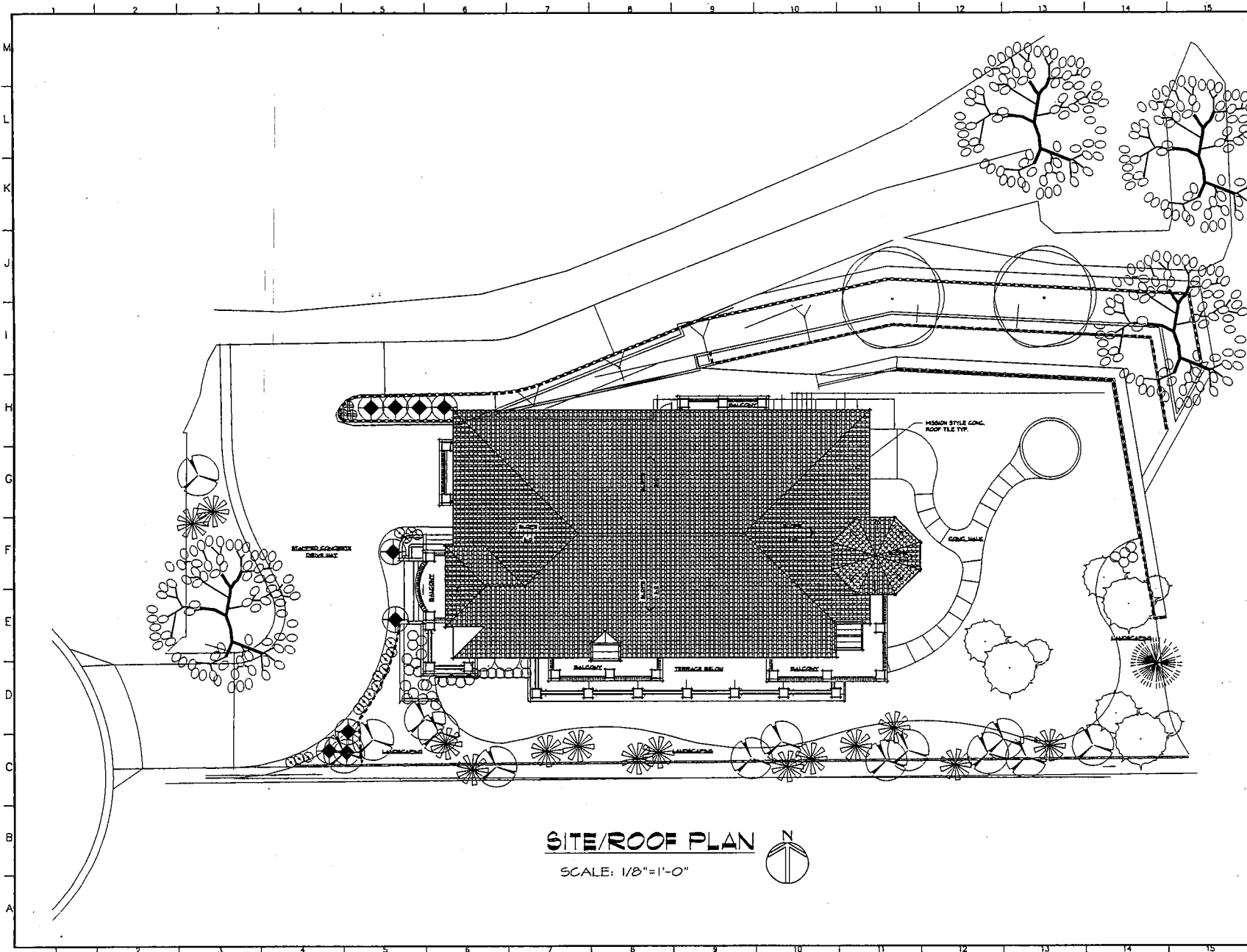
Project Name:
MR. & MRS. HALIMI'S RESIDENCE

Drawing Title:
SITE PLAN

Project No.:	
Date:	
Drawn by:	
Checked by:	
Approved by:	

Professional Seal:
J. SOBHANI, ARCHITECT
 LICENSED ARCHITECT
 No. 12345
 State of California

Scale:
1:00



SITE/ROOF PLAN

SCALE: 1/8"=1'-0"



J. SOBHANI, ARCHITECT

Planning, Design & Interiors

4045 Berkeley Ave. Northridge, California 91325
 Telephone 818 366 1143 Fax 818 362 3311

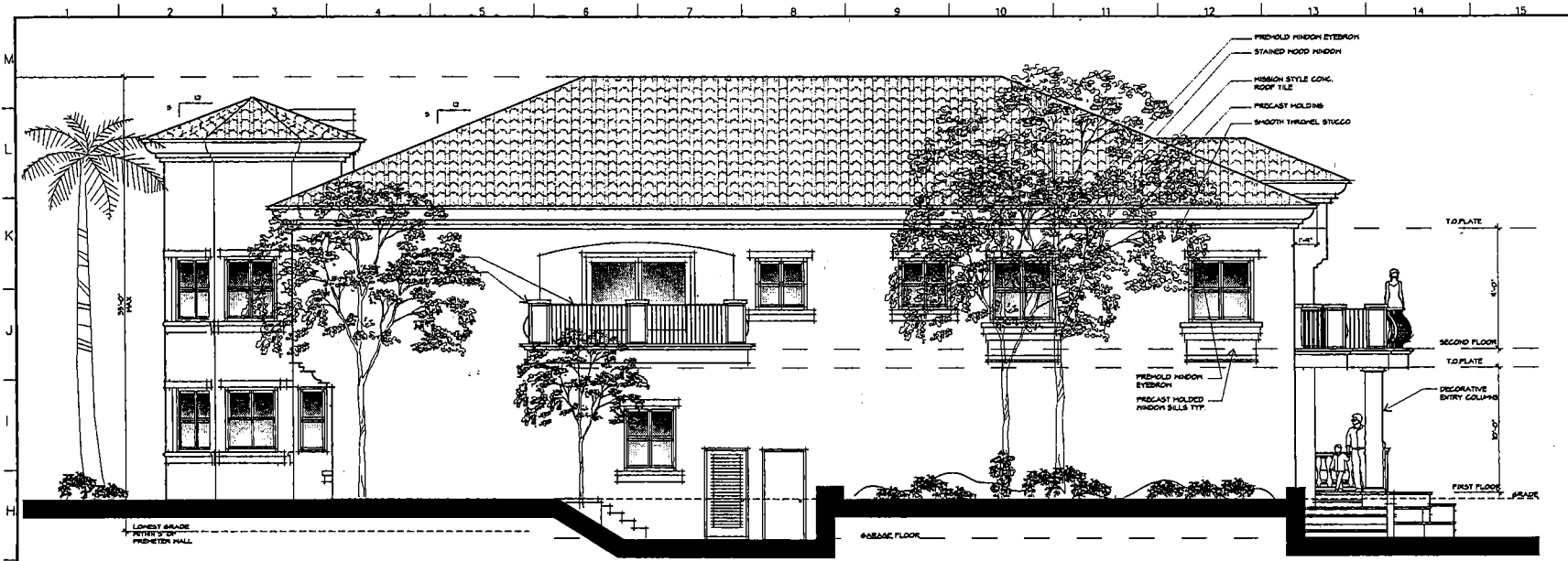
Rev.	Description

Notes:
 The drawings show and describe a project, including all required information for the construction of the project. The drawings are to be used for the construction of the project and are not to be used for any other purpose. The drawings are the property of the architect and are not to be reproduced or used in any way without the written consent of the architect.

Project Name:
MR. & MRS. HALIM'S RESIDENCE

Drawing Title:
ROOF PLAN

Project No.	Sheet
Name	
Date	
Prepared by	Checked by
Drawn by	Project No.
	A1.03



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

J. SOBhani, ARCHITECT
Planning, Design & Interiors
4045 Bertrand Ave. Northridge, California 91325
Telephone 818 336 1163 Fax 818 882 3101


Date	Drawn

The design, construction and installation of this building is subject to the approval of the local building department. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

Project Name:
MR. & MRS. HALIMI'S RESIDENCE

Drawing Title:
NORTH & EAST ELEVATIONS

Project No.	Sheet
Revised	
Date	
Drawn	
Checked	
Reviewed	



Drawing No.
A2.01

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT, PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT, PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
 - AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL BURIEDS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKFILLS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
 - TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

PUBLIC UTILITIES / SERVICES

- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT
4252 LAS VIRGENES ROAD
CALABAZAS, CA 91302
(818) 384-6110
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison
3585 FOOTHILL DRIVE
THOUSAND OAKS, CA 91321
(805) 484-7616
- TELEPHONE:** SBC (PAC BELL)
16251 RAYBEN STREET, #113
VAN NUYS, CA 91404
(818) 378-8889
- GAS:** SOUTHERN CALIFORNIA GAS
8406 DAVDALE AVENUE
CHATHAM, CA 91311
(818) 781-5224
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1566 S. FRIMONT AVENUE, SUITE 400 EAST
ALHAMBRA, CA 91801
(626) 360-3248
- CABLE:** TIMEWARNER
3223 TELLER ROAD
NEWBURY PARK, CA 91320
(805) 862-2223
- CABLE:** CHARTER COMMUNICATIONS
3468 CROSSCREEK ROAD
BALDWIN, CA 90248
(310) 456-0010
- CALTRANS:** CALTRANS
3848 REBEKA BOULEVARD
TARZANA, CA 91356
(805) 348-1428



INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

ABBREVIATIONS

- | | |
|-------------------------|----------------------------|
| AC - ASPHALTIC CONCRETE | NG - NATURAL GROUND |
| BF - BOTTOM OF FOOTING | NTS - NOT TO SCALE |
| CB - CATCH BASIN | PL - PROPERTY LINE |
| CF - CURB FACE | POB - POINT OF BEGINNING |
| C - CENTERLINE | SDMB - STORM DRAIN MANHOLE |
| CLF - CHAIN LINK FENCE | SMH - SEWER MANHOLE |
| CO - CLEAN OUT | SS - SANITARY SEWER |
| CS - CURB SIDE | TS - TOP OF BERM |
| DL - DAYLIGHT | TC - TOP OF CURB |
| EQ - EDGE OF GUTTER | TF - TOP OF FOOTING |
| EP - EDGE OF PAVEMENT | TO - TOP OF GRATE |
| FP - FINISHED FLOOR | TW - TOP OF WALL |
| FG - FINISHED GRADE | TY - TYPICAL |
| FI - FIRE HYDRANT | WM - WATER METER |
| FL - FLOWLINE | WV - WATER VALVE |
| FS - FINISH SURFACE | |
| HC RMP - HANDICAP RAMP | |
| HP - HIGH POINT | |
| IN - INVERT | |

LEGEND AND SYMBOLS

- PROJECT BOUNDARY _____
- EXISTING GRADE CONTOUR _____ 1100
- PROPOSED GRADE CONTOUR _____ 1100
- SPOT ELEVATION X 1160
- PROPOSED SLOPE PER PLAN _____
- RETAINING WALL _____
- DAYLIGHT CUTFILL LINE _____
- DIRECTION OF FLOW (SLOPE) _____
- CONSTRUCTION NOTE NUMBER (1)

STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE REVIEWED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 1ST.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

OAK TREE NOTES

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 967-7250, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
PORTION OF LOT 0 IN MICHAEL LEONES 19427 AC ALLOT'S BCC 15447.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	Grading Plan Cover Sheet
2	Grading Plan
3	Details

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: _____ CY ESTIMATED EXPORT: _____ CY
ESTIMATED FILL: _____ CY ESTIMATED IMPORT: _____ CY
ESTIMATED OVER-EXCAVATION: _____ CY

BENCHMARK

DESCRIPTION: BM NO. Y 001 ELEVATION: 82.246 SURVEY DATE: 2002
ADBM TAG IN SLY CH 1.5M W/O BCR @ SW COR THOUSAND OAKS BLVD & ARDOS ST 13M S & 15M W/O CL INT

RECORD DRAWING STATEMENT

I, _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NO. _____ THROUGH _____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE _____ RCE NO. _____ EXP. DATE _____

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN COMPLIANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED _____

REGISTERED GEOLOGIST DATE _____ RCE NO. _____ EXP. DATE _____
REGISTERED GEOTECHNICAL ENGINEER DATE _____ RCE NO. _____ EXP. DATE _____

08-CUP-002, 08-ZC-001, PM 69698 & 08-GPA -001

OWNER

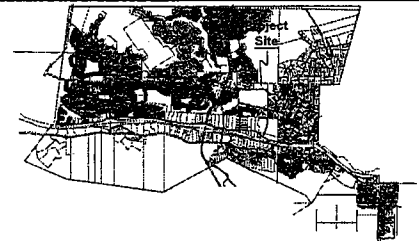
NAME: _____
ADDRESS: 1841 HT. Olympus Dr., Los Angeles, CA 90048
REPRESENTATIVE: Majid Kamal - M. Kamal & Associates, LLC
TELEPHONE: 805/334-0341

CIVIL ENGINEER

NAME: Peter Frankel
ADDRESS: 8903 Beaufort Ave., Valley Village, CA 91607
REPRESENTATIVE: Majid Kamal - M. Kamal & Associates, LLC
TELEPHONE: 805/334-0341

GEOTECHNICAL ENGINEER

NAME: Southwest Geotechnical, Inc.
ADDRESS: 21704 W. Golden Triangle Rd., Suite 425, Santa Clarita, CA 91350
REPRESENTATIVE: Conrad Carls
TELEPHONE: 805/232-8944



VICINITY MAP

GRADING & DRAINAGE

Hallim Residence
APN 2048-03-02 SHEET ___ OF ___

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

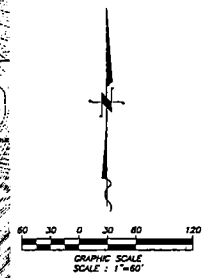
PREPARED BY:
New Vision Civil Engineering, Inc.
PLANNING ENGINEERING SURVEYING
1770 AVIAR SCOTT, SUITE 150
VALENCIA, CALIFORNIA 91355
861.257.5777 FAX: 861.257.4885

CITY OF AGOURA HILLS APPROVAL

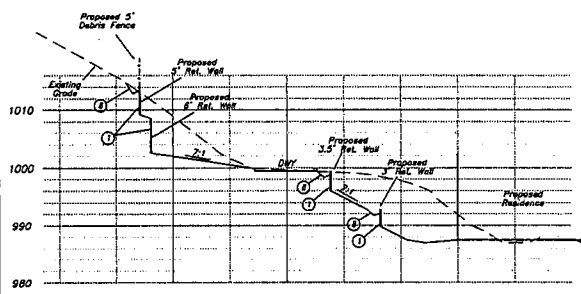
REVIEWED BY _____ DATE _____
RAMIRO ADEVA
CITY ENGINEER

8685 RCE NO. 8/20/10 EXP. DATE

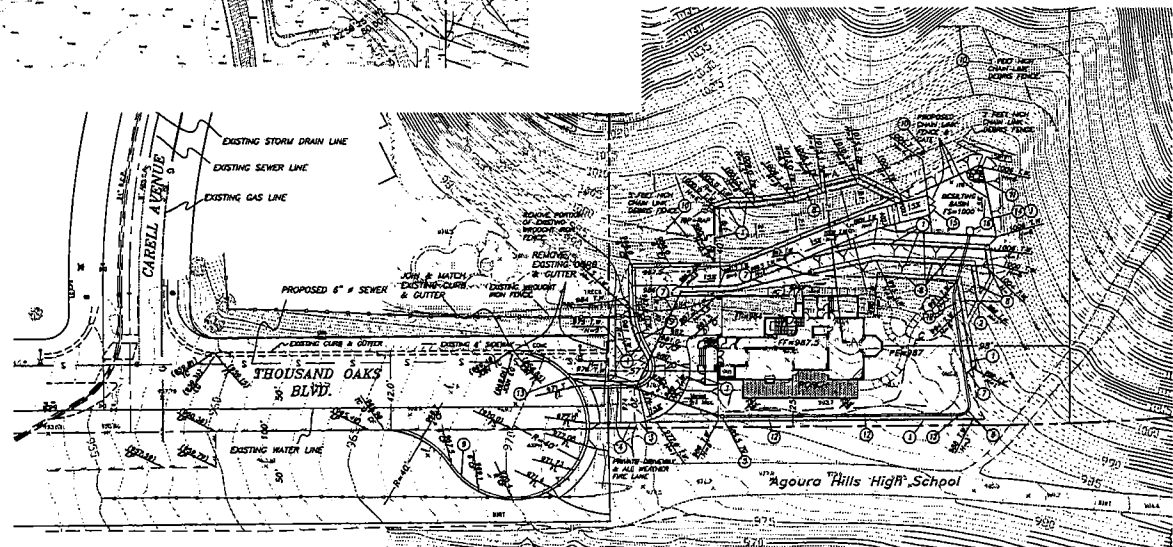
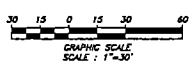




- CONSTRUCTION NOTES:**
- ① CONST. RETAINING WALL PER SEPARATE PERMIT.
 - NOTE: (Retaining Wall permit (for Grading) must be pulled at the same time as Grading Permit).
 - ② CONST. CONC. INTERSECTOR SHALE PER DETAIL "C" ON SHEET 3.
 - ③ CONST. CONC. DOWNPIECE PER DETAIL "D" ON SHEET 3.
 - ④ CONST. 6" PVC CURB PER APMA STD. A1-150, UNLESS OTHERWISE NOTED.
 - ⑤ CONST. 24"x36" GRATE TYPE CATCH BASIN W/TRAFFIC GRATE PER BROOKS PRODUCT 2424.
 - ⑥ CONST. 10" PVC DRAIN @ 2% SLOPE GRADE.
 - ⑦ CONST. 4" PVC DRAIN @ 1% SLOPE.
 - ⑧ CONST. 2" CONC. DOWNPIECE PER DETAIL "H" ON SHEET 3.
 - ⑨ CONST. 8" CONC. CURB AND GUTTER PER APMA STD. 120-1.
 - ⑩ CONST. CHAIN LINK SOFTEN FENCE PER DETAIL "I" ON SHEET 3. SEE PLAN FOR HEIGHT.
 - ⑪ CONST. ROCK BR-RAP PER DETAIL "J" ON SHEET 3.
 - ⑫ STUMP DRAIN CLEAN-OUT AT 50 FEET INTERVALS.
 - ⑬ CONST. PARALLEL DRAIN PER APMA STD. 151-1.
 - ⑭ CONST. 8 FEET HIGH CHAIN LINK FENCE PER APMA STD. 600-1.
 - ⑮ CONST. 5 FEET DOUBLE DOME GAZE PER APMA STD. 600-1.
 - ⑯ CONST. 10" GRATE CATCH BASIN PER BROOKS PRODUCT 2424.



SECTION "A-A"
SCALE: 1"=30'



08-CUP-002, 08-ZC-001, PM 69698 & 08-GPA -001

PREPARED BY:
NEW VISION CIVIL ENGINEERING, INC.
 PLANNING ENGINEERING SURVEYING
 27720 AVENUE SCOTT, SUITE 150
 VALENCIA, CALIFORNIA 91355
 881.257.7877 FAX: 881.257.4985

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY	DATE	RAMIRO ADEVA CITY ENGINEER	DATE	66845 RCE NO.	8/3/10 EXP DATE
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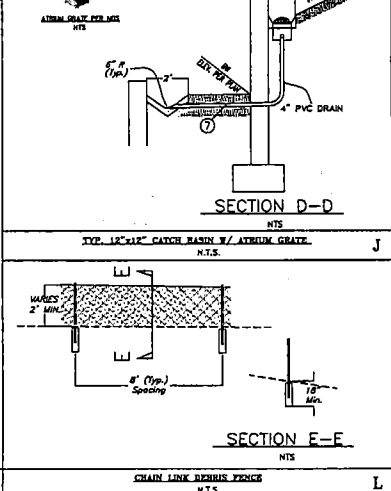
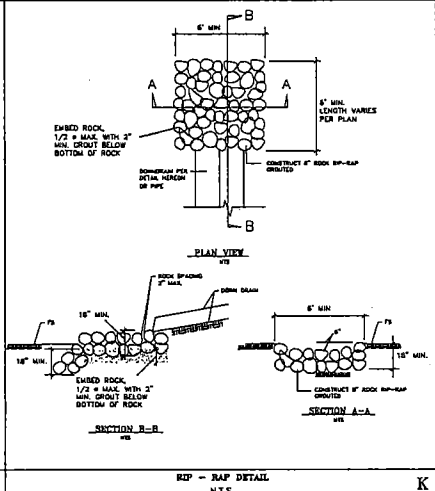
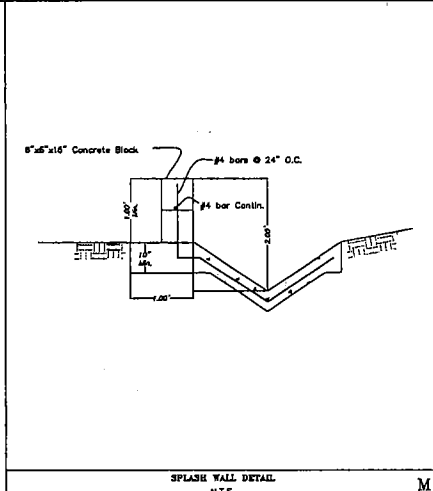
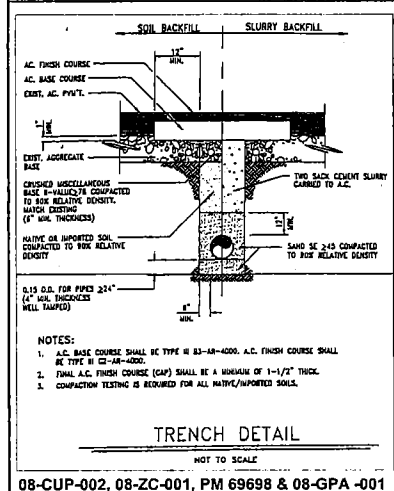
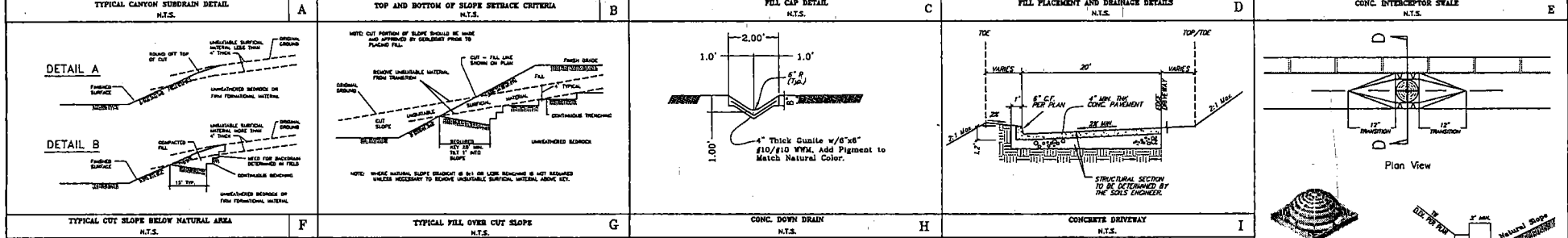
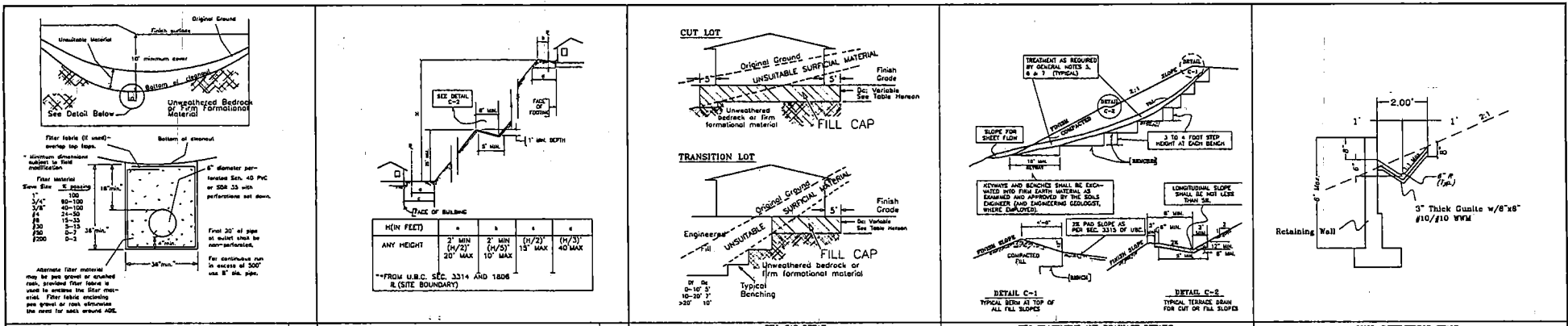


GRADING & DRAINAGE

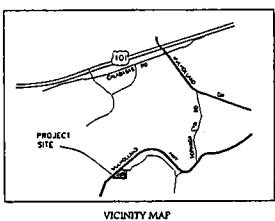
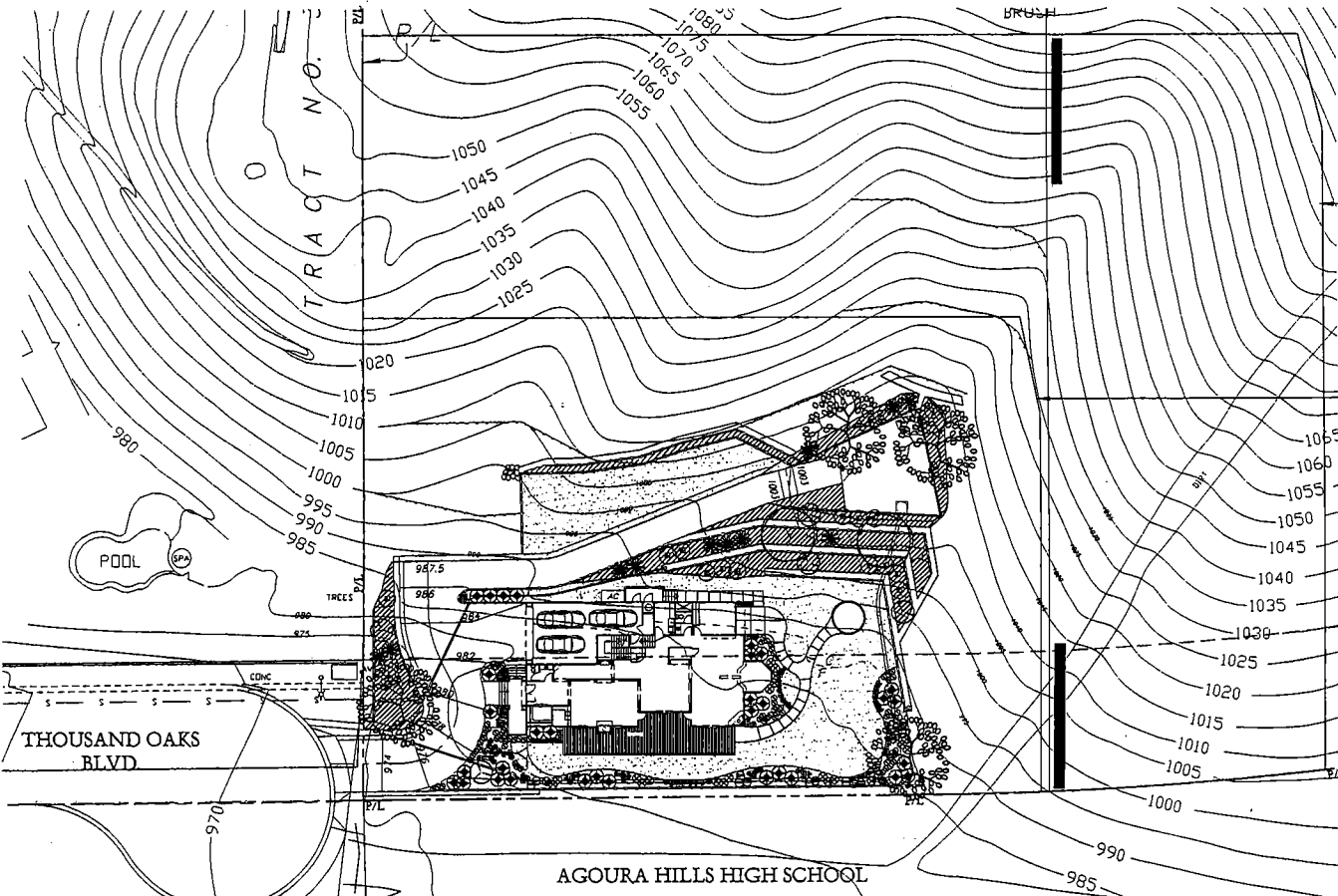
Hallmi Residence
 APN 2048-03-02 SHEET 2 OF 3

CITY OF AGOURA HILLS DWG. NO. _____

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE



08-CUP-002, 08-ZC-001, PM 69698 & 08-GPA -001		PREPARED BY: New Vision Civil Engineering, Inc. PLANNING ENGINEERING SURVEYING 27720 AVENUE SCOTT, SUITE 150 VALENCIA, CALIFORNIA 91355 861.251.7677 FAX: 861.257.4985	CITY OF AGOURA HILLS APPROVAL		AGOURA HILLS	GRADING & DRAINAGE Hallmi Residence APN 2048-03-02 SHEET 3 OF 3
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE
					RAMIRO ADEVA CITY ENGINEER	



PLANTING CONCEPT:
 THE LANDSCAPE PLANTING CONCEPT SHALL BE DIVERSIFIED YET HARMONIOUS TO THE SITE SPECIFIC LOCATION AND COASTAL VALLEY INFLUENCE. THE PROPOSED LANDSCAPE PLANT PALETTE WILL ADD STRENGTH AND CHARACTER THROUGH A UNIFIED DESIGN APPROACH. THE PALETTE OF PLANT FORMS, COLORS, AND TEXTURES WILL ULTIMATELY CREATE A SENSE OF HARMONY.

IRRIGATION CONCEPT:
 THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC, REMOTELY CONTROLLED. WATER CONSERVATION PRINCIPLES SHALL BE INCORPORATED INTO THE DESIGN BY UTILIZING LOW GALLONAGE HEADS, RAIN SENSING OVERRIDE DEVICES, AND MULTIPLE SCHEDULING AND REPEAT CYCLE AUTOMATIC CONTROLLERS. VALVING FOR ALL SYSTEMS SHALL INCLUDE SEPARATE CONTROL VALVES TO MATCH WATERING REQUIREMENTS FOR VARIOUS SOLAR ORIENTATIONS (NORTH AND EAST, SOUTH AND WEST). ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE CITY OF AGOURA GUIDELINES AND CODE REQUIREMENTS.

DESIGN CRITERIA:
 ALL LANDSCAPING FOR THIS PROJECT SHALL COMPLY WITH THE CITY OF AGOURA LANDSCAPE STANDARDS.

ZONE C - THINNING ZONE:
 NATIVE OPEN SPACE TO REMAIN (TYPICAL)

ZONE B - IRRIGATED ZONE:
 MANUFACTURED SLOPE AREA SHALL EXTEND TO 100' FROM STRUCTURE (TYPICAL)

ALL LANDSCAPED MANUFACTURED SLOPE AREAS 3' IN HEIGHT AND ABOVE AND FIRE CLEARANCE AREAS SHALL BE INSTALLED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER.

ALL SLOPE AREAS BELOW 3' IN HEIGHT AND FRONT/REAR YARD LANDSCAPE AREAS SHALL BE INSTALLED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER.

MANUFACTURED SLOPE AREAS SHALL INCORPORATE EROSION CONTROL MATTING, PER CITY STANDARDS, AS APPLICABLE. TREE AND SHRUB QUANTITIES ARE BASED UPON STANDARD GUIDELINES FOR MANUFACTURED SLOPES AND FUEL MODIFICATION ZONES, PER THE COUNTY OF LOS ANGELES FIRE DEPT. FUEL MODIFICATION GUIDELINES.

LANDSCAPE PLANTING PALETTE:

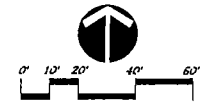
BOTANICAL NAME - COMMON NAME	SIZE
SLOPE TREES:	
HETEROMELES ARBUTIFOLIA - TOYON	15 GALLON
QUERCUS AGRIFOLIA - COAST LIVE OAK	24" BOX
SAMBUCUS MEXICANA - BLUE ELDERBERRY	15 GALLON
SLOPE SHRUBS:	
CEANOTHUS CRASSIFOLIUS - HOARY LEAF CEANOETHUS	5 GALLON
ROSEMARINUS OFFICINALIS - ROSEMARY	5 GALLON
NOTE: ALL SLOPE SHRUBS SHOULD BE PLANTED 1 PER 150 SQ. FT. PER COUNTY OF LOS ANGELES STANDARDS, AS APPLICABLE AND IN COMPLIANCE WITH CITY OF CALARNAS STANDARDS.	
SHRUBS:	
DIETES BICOLOR - FORENIGHT LILY	5 GALLON
HEMEROCALLIS HYBRIDS - DAYLILY	1 GALLON
PHORMIUM TENAX 'MACRI MAIDEN' - FLAX	15 GALLON
PITTOSPORIUM TOBIRA 'WHEELERS DWARF' - DWARF TOBIRA	5 GALLON
TRACHYSPERMUM ASIATICUM - STAR JASMINE	1 GALLON

GROUND COVER (HYDRO-SEEDED):
 MUEhlenBERGIA MICROSTERMA - ANNUAL MUIHLY @ 5 LBS/AC
 NASSELLA CERNUA - VALLEY NEEDLEGRASS @ 1 LBS/AC
 PAGONIA CALIFORNICA - CALIFORNIA PEONY @ 2 LBS/AC
 SOLANUM DOUTIGLII - DOUGLAS NIGHTSHADE @ 2 LBS/AC

MULCH SLEEKY MIX FOR HYDROSEED APPLICATION @ 2000 LBS/AC
 CONWID FIBER MULCH @500 LBS/AC
 FERTILIZER (HY-GROW 20-10-5)

LAWN (MARATHON II - FROM SOD)

FUEL MODIFICATION ZONES:
 FUEL MODIFICATION ZONE C SHALL REMAIN NATIVE AND SHALL BE MAINTAINED PER THE CITY OF AGOURA AND COUNTY OF LOS ANGELES FIRE ORDINANCE GUIDELINES.



APN2048-03-02

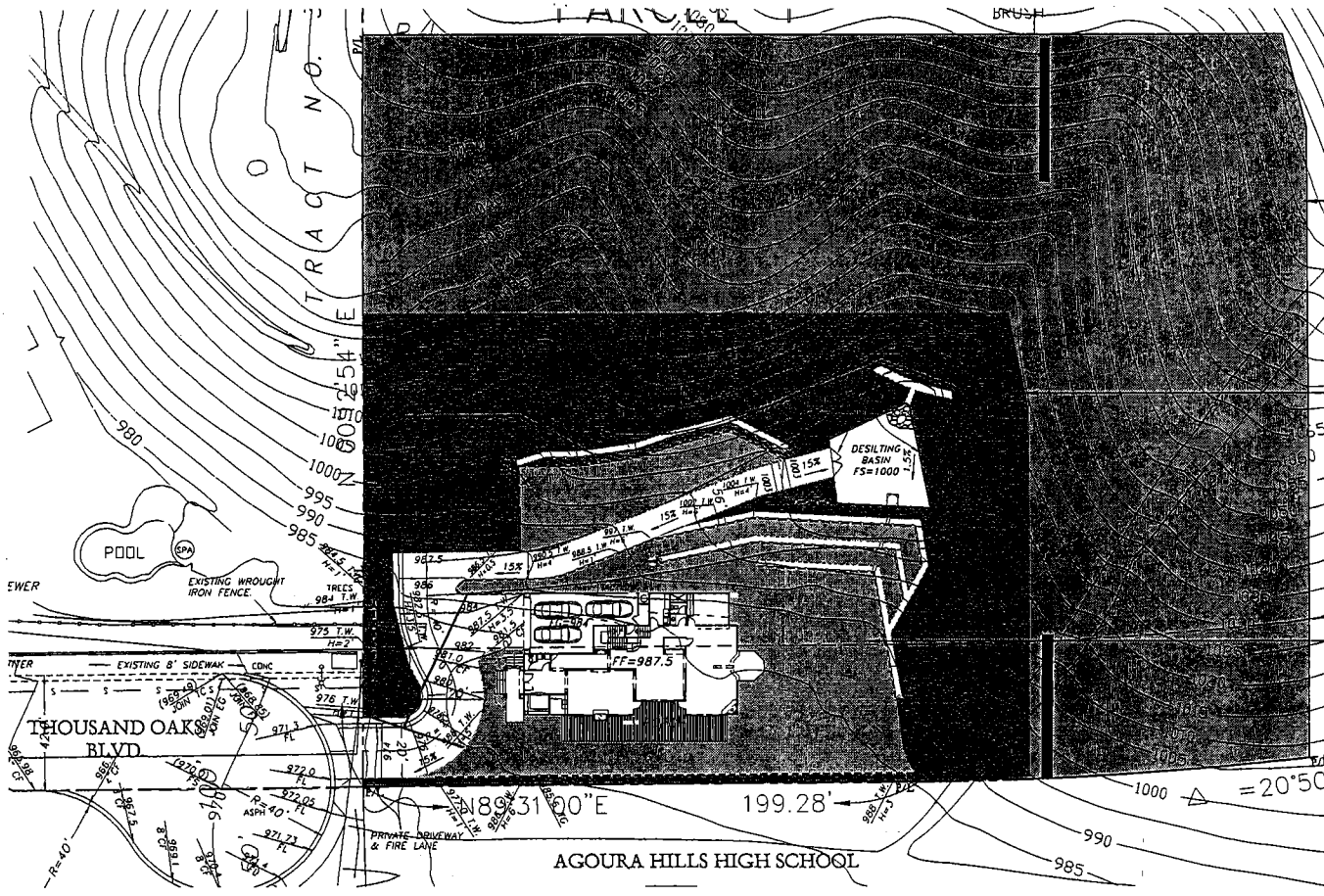
PRELIMINARY LANDSCAPE PLAN

AGOURA HILLS, CALIFORNIA

PREPARED FOR: HENRY HALIMI 1961 MT.OLYMPUS DR. LOS ANGELES, CA 90046 - 213.840.2504
 PREPARED BY: THE DESIGN CONSORTIUM, 138 GORRION AVENUE, VENTURA, CA 93004 - 805.650.3006

LANDSCAPE ARCHITECTURE - LAND PLANNING - URBAN DESIGN

07-549
 SHEET 1 of 2
 February 25, 2008
 Revised July 10, 2008
 Revised August 5, 2008
 Revised April 22, 2009
 Revised August 27, 2009
 Revised October 29, 2011



ZONE C - THINNING ZONE
NATIVE OPEN SPACE TO REMAIN (TYPICAL)

ZONE B - IRRIGATED ZONE
MANUFACTURED SLOPE AREA ZONES SHALL EXTEND 10' FROM STRUCTURE (TYPICAL)

ZONE A - SETBACK ZONE
LIMITED VEGETATION ZONES SHALL EXTEND TO 20' FROM STRUCTURE (TYPICAL)

FUEL MODIFICATION NOTES

ZONE A - SETBACK ZONE

1. Extend 20 feet beyond the edge of combustible structure, attached accessory structure, or appendage or projection.
2. Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with live fuel moisture and greater fire resistance.
3. Landscaping and vegetation in this zone shall consist primarily of green lawn, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
4. Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant Reference. Other species may be utilized subject to approval.
5. Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
6. Taproot species including but not limited to Eucalyptus, Pin, Juniper, Cypress, Cedar, Canary Island Date Palm, California Fan Palm, Mexican Fan Palm and Bougainvillea shall not be allowed within 10 feet of combustible structures.
7. Vine climbing plants shall not be allowed on any combustible structure.

ZONE B - IRRIGATED ZONE

1. Extend from outermost edge of Zone A to 100 feet from structure.
2. Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high fuel moisture and greater fire resistance.
3. Landscaping and vegetation in this zone shall consist primarily of green lawn, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
4. Plants in Zone B shall be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant Reference. Other species may be utilized subject to approval.

ZONE C - NATIVE BRUSH THINNING ZONE

1. Extend from the outermost edge of Zone B to 200 feet from structure.
2. Irrigation systems are not required for this zone. Native plants are generally not compatible with regular, un-aerated supplemental water.
3. Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees or both. There may also be replacement landscape planting with ornamental or low flammable native species to meet minimum slope coverage requirements of City or County Public Works or Parks & Recreation Landscaping or Hillside Ordinance. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
4. Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk including but not limited to laurel sumac, chinquapin, manzanita, sage, sage brush, buckwheat, and California poplar. Please reference the Fuel Modification Plant Reference.
5. Fuel loads shall be reduced by pruning or by the lower 1/3 of remaining main stem shrubs and removing dead wood. Native plants may be thinned by reduced mowcut as the distance from development increases.
6. Plants in Zone C shall be spaced appropriately. Species selection should be made referencing the Fuel Modification Plant Reference. Other species may be utilized subject to approval.
7. General spacing for existing native shrubs is 18 feet between canopy.
8. General spacing for existing native trees is 20 feet between canopy.

FIRE ACCESS ROAD ZONE

1. Extend 10 feet from the edge of any public or private roadway that may be used as access for fire fighting apparatus or equipment.
2. Clear and remove flammable growth for a minimum of 10 feet on each side of the Access Road. (Fire Code §17.10)
3. Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance. (Fire Code §20.11)
4. Landscaping and native plants within the 10-foot Fire Access Road Zone shall be appropriately spaced and maintained to provide safe access in a wild land fire environment.

Maintenance

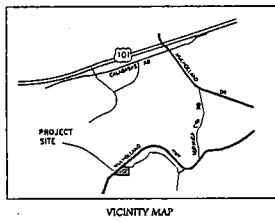
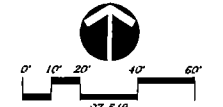
- Vegetation maintenance shall be regularly performed in all zones which require:
1. Removal and thinning of undesirable combustible vegetation and replacement of dead or dying landscaping.
 2. Pruning and thinning to reduce the overall fuel load and continuity with other fuels.
 3. Trimming lower branches of trees and tree-form shrubs to 1/3 of their height for 6 feet from lowest hanging branch to help prevent fire from spreading upward into the crown.
 4. Unless otherwise approved, ground cover shall be maintained at a height not to exceed 6 inches in Zone A, 12 inches within 50 feet of a structure in Zone B, and 18 inches in Zone C beyond 50 feet. Annual grasses and weeds shall be maintained at a height not to exceed 5 inches.
 5. Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 3 inches.
 6. Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or underwatering.
 7. Compliance with the Fire Code is a year round responsibility. Enforcement will occur following inspection by the Fire Department annually and as needed. Annual inspections are conducted following the natural drying of grasses and fire fuels, between the months of April and June depending on geographic region.
 8. Written clearance endorsement issued on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 963-2375.
 9. All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation.
 10. Questions regarding landscape planting and maintenance with regard to the fire safety should be directed to the Fire Department's Fuel Department Fuel Modification Unit at (626) 963-9205.

LONG TERM MAINTENANCE AGREEMENT

The property owner(s) agree to be responsible for the long-term maintenance of this fuel modification plan, as described herein. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Fuel Modification plan must be submitted to the Fuel Modification unit for approval, prior to implementation. Failure to comply with the Fuel Modification Plan requirements may result in possible enforcement action.

Name (Print) _____ Signature _____ Date _____

Name (Print) _____ Signature _____ Date _____



APN2048-03-02

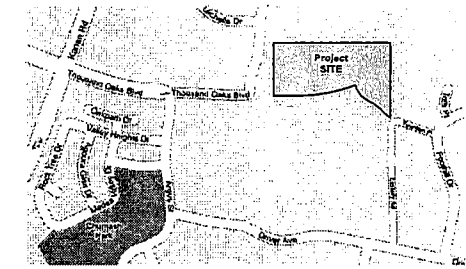
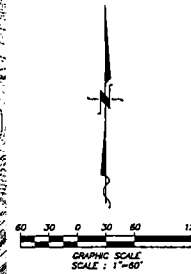
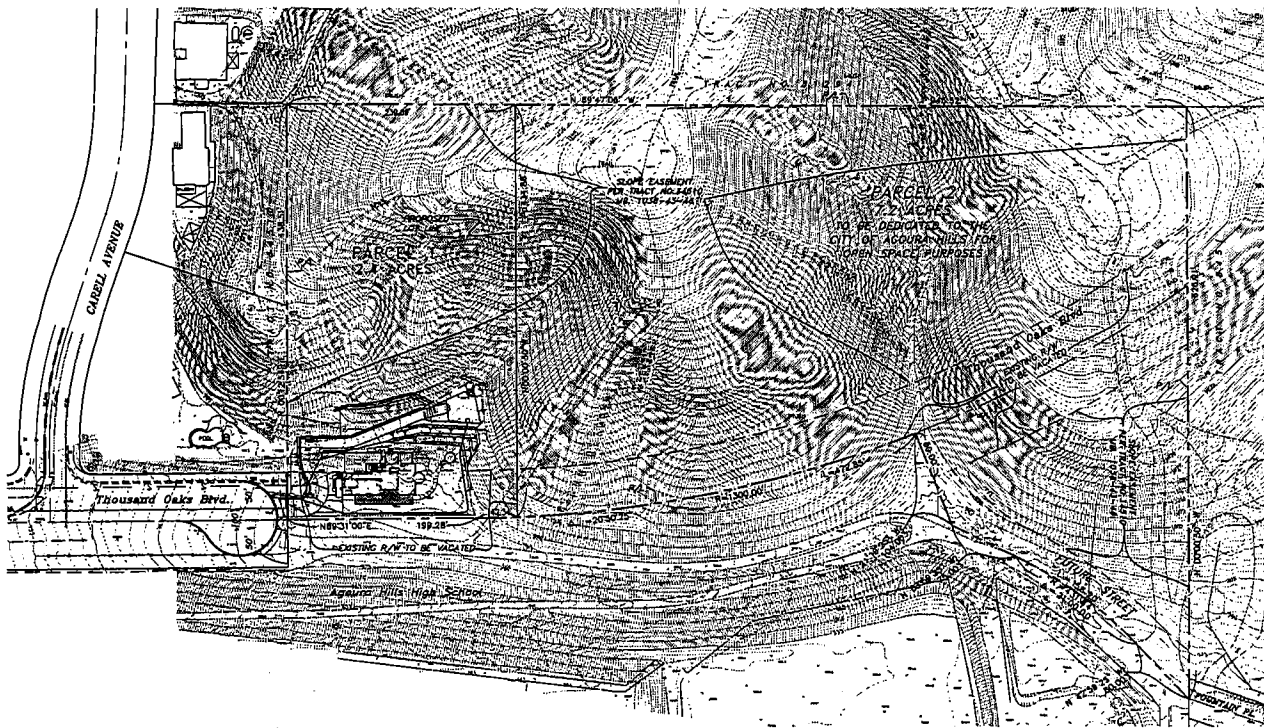
FUEL MODIFICATION PLAN

AGOURA HILLS, CALIFORNIA

PREPARED FOR: HENRY HALIMI 1961 MT.OLYMPUS DR. LOS ANGELES, CA 90046 - 213.840.2504
 PREPARED BY: THE DESIGN CONSORTIUM, 1190 SOUTH VICTORIA AVENUE, SUITE 305, VENTURA, CA 93003 - 805.650.3006

LANDSCAPE ARCHITECTURE - LAND PLANNING - URBAN DESIGN

07-549
 SHEET 2 of 2
 February 25, 2005
 Revised July 11, 2005
 Revised August 5, 2005
 Revised April 24, 2009
 Revised August 27, 2009



Locality Map
NOT TO SCALE

Notes:

- Existing Zoning P
- Proposed Zoning OS
- Assessors Parcel No. 2048-003-002
- Thomas Guide 559 B5
- Number of Oak Trees On Site None

Owner:

Henry Halimi
1961 Mt. Olympus Dr.
Los Angeles, CA 90046
213/840-2504

Applicant:

Majid Kamal
M. Kamal & Associates, LLC
616 E Avenida De Los Flores
Thousand Oaks, CA 91360
805/338-0361

Area:

GROSS AREA 9.6 ACRES
PARCEL 1 - HALIMI RESIDENCE 2.4± ACRES
PARCEL 2 - DEDICATION 7.2± ACRES

Earth Work

Site is balanced. No Import/Export.

UTILITIES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES ROAD
CALABASAS, CA 91302
(818) 880-4110

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
3589 FOOTHILL DRIVE
THOUSAND OAKS, CA 91361
(805) 494-7016

TELEPHONE: SBC (PAC BELL)
16201 RAYMER STREET, #115
VAN NUYS, CA 91406
(818) 373-6889

GAS: SOUTHERN CALIFORNIA GAS
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-3324

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1000 S. FRENCH AVENUE, BLDG A9 EAST
ALHAMBRA, CA 91803
(626) 300-3308

CABLE: TIMEWARNER
2323 TELLER ROAD
NEWBURY PARK, CA 91320
(888) 892-2253

CABLE: CHARTER COMMUNICATIONS
3808 CROSSCREEK ROAD
MALIBU, CA 90265
(310) 456-9010

Slope Analysis

$$S = iL \times 100 / A$$

$$S = (1) (194526.0) (100) / 416748.75$$

$$S = 46.68$$

Bench Mark:

BM NO. Y 9991
SURVEY DATE: 2003
ELEVATION: 907.845

RDBM TAG IN SLY CB 1.5M W/O
BCR @ SW COR THOUSAND OAKS
BLVD & ARCOS ST 1.3M S & 15M
W/O C/L INT

LEGAL DESCRIPTION:

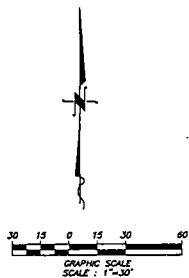
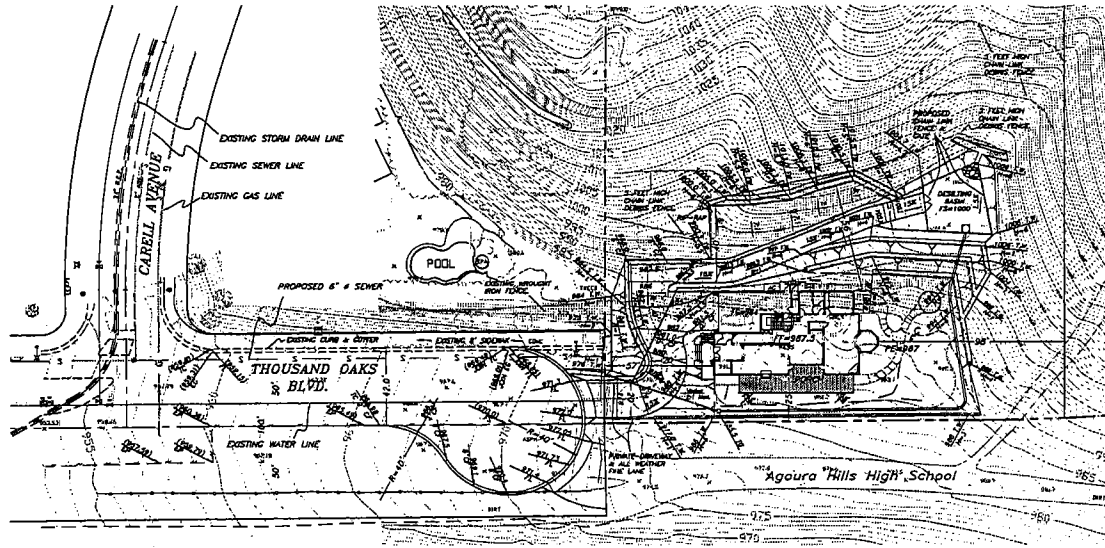
PORTION OF LOT G IN MICHAEL
LEONES 184.77 AC ALLOTS SCC
15847.

NOTE:

ALL SLOPE EASEMENTS,
THOUSAND OAKS BLVD, EXISTING
R/W, AND FUTURE STREET, IS TO
BE VACATED.

ABBREVIATIONS

- T.M. TOP OF WALL
- H. HEIGHT
- S.F. SQUARE FEET
- M. PAD ELEVATION
- FF FINISHED FLOOR



PREPARED BY:
Aalbers & Associates
2382 N. Conard Blvd
Suite 201 Conard, CA 93036



08-CUP-002 & 08-GPA-001

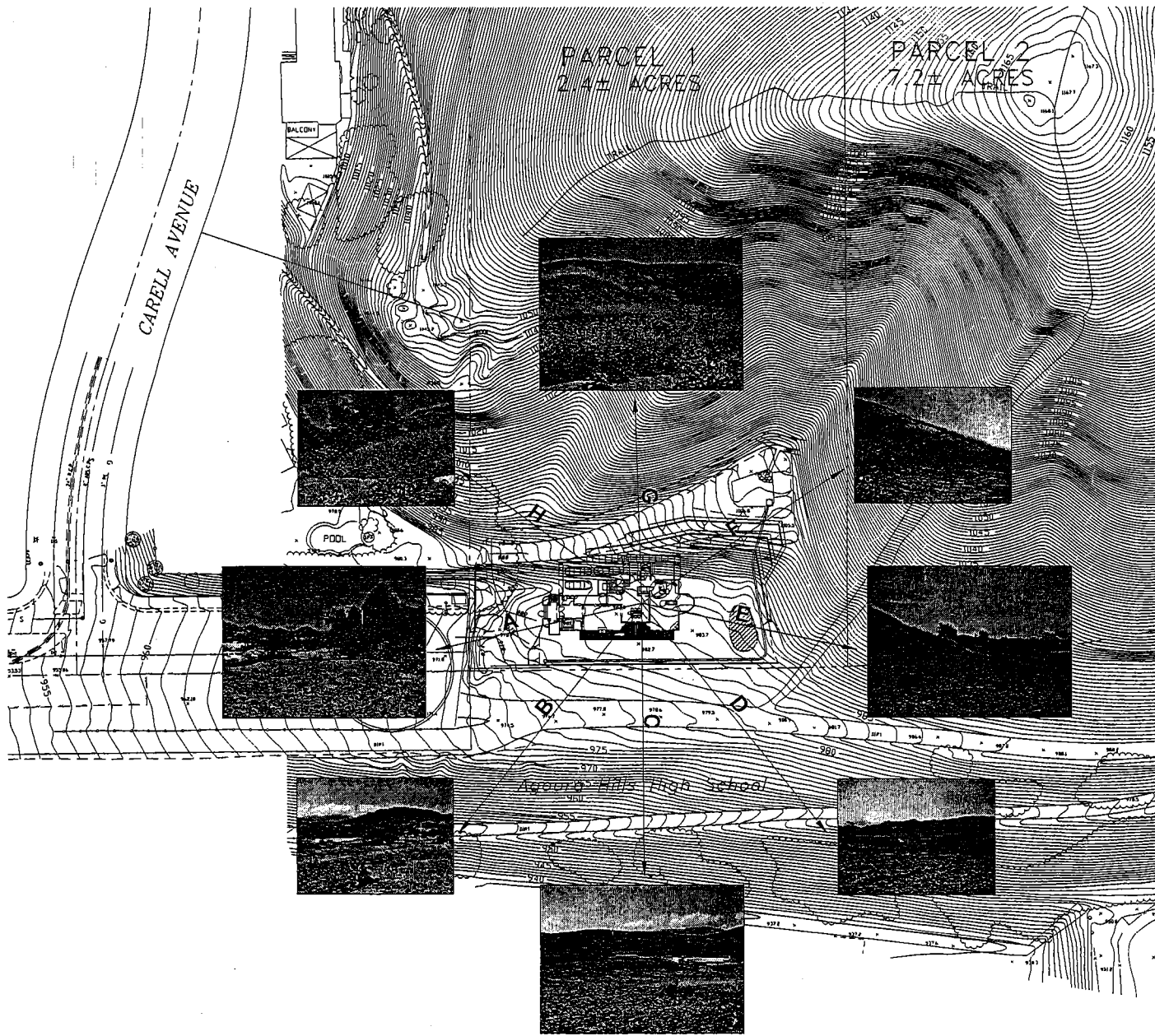
Tentative Parcel Map No. 69698

Thousand Oaks Boulevard

City of Agoura Hills

APN: 2048-03-02

DATE: 4/2/06, REV 1/26/09, Rev 4/2/09, Rev. 8/12/09, Rev. 9/16/11



NOT TO SCALE

Line Of Sight Plan
Thousand Oaks Boulevard
City Of Agoura Hills
APN: 2048-03-02



**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

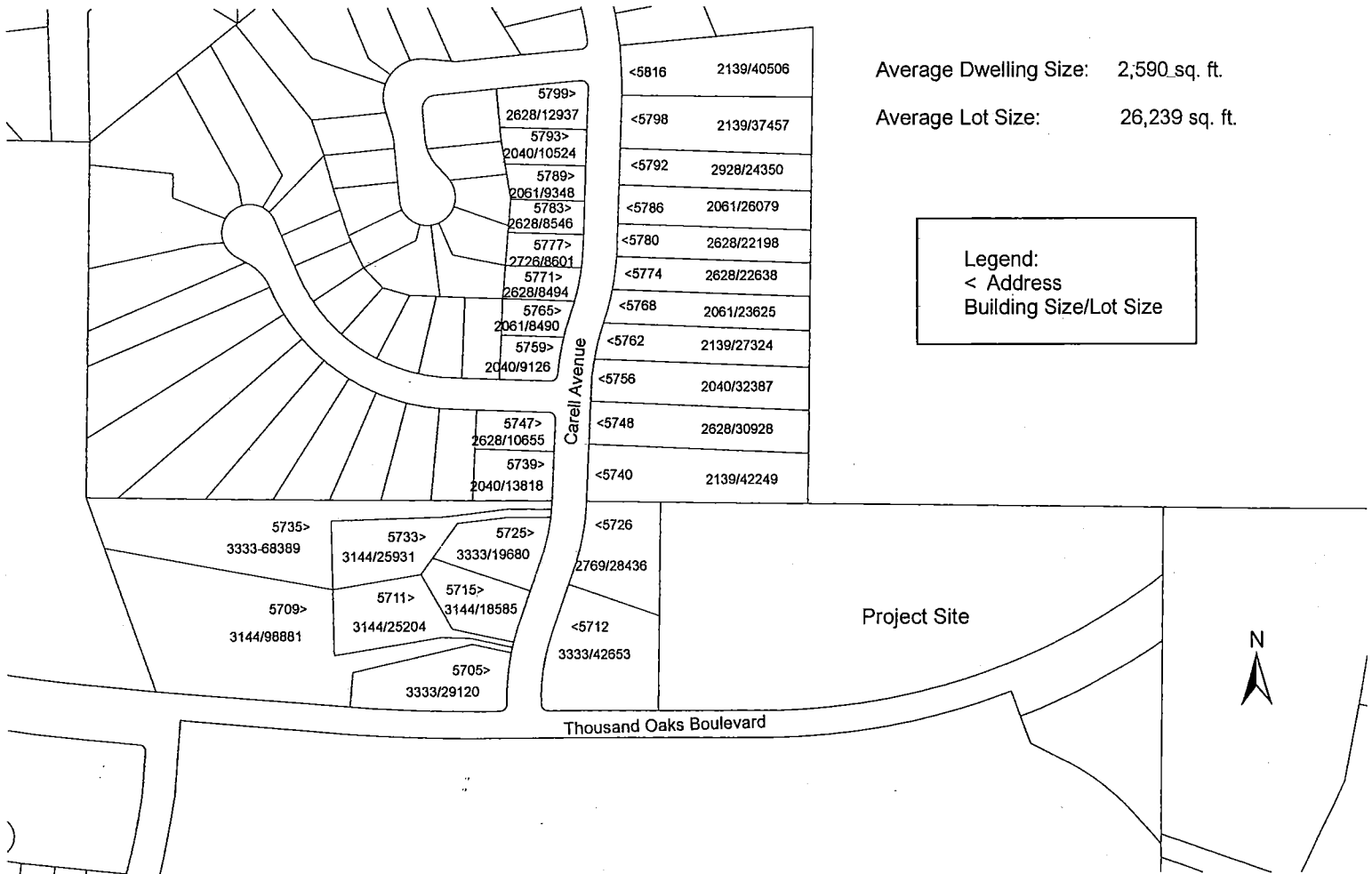
**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULEVARD,
AGOURA HILLS**

EXHIBIT C

SQUARE FOOTAGE ANALYSIS MAP

Conditional Use Permit Case No. 08-CUP-002 & Tentative Parcel Map Case No. TPM 69698
(A.P.N. 2048-003-002)

SQUARE FOOTAGE ANALYSIS MAP



Average Dwelling Size: 2,590 sq. ft.

Average Lot Size: 26,239 sq. ft.

Legend:
< Address
Building Size/Lot Size

<5816	2139/40506
<5798	2139/37457
<5792	2928/24350
<5786	2061/26079
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3333/29120

<5726
2769/28436
<5712
3333/42653



**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULEVARD,
AGOURA HILLS**

EXHIBIT D

GEODYNAMICS LETTER OF RECOMMENDATION

Date: October 14, 2009
GDI #: 08.00103.0166**CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET**

To: Renee Madrigal

Project Location: APN: 2048-003-002, 28700 Thousand Oaks Boulevard, Agoura Hills, California.

Planning Case #: 08-CUP—002 (Halimi)

Building & Safety #: None

Geotechnical Report: Southwest Geotechnical Inc. (2009), "Geotechnical Engineering Response to Geotechnical Review Sheet Dated May 5, 2009, Proposed Single-Family Residence, Retaining Walls and Swimming Pool, 28700 Thousand Oaks Boulevard, APN 2048-003-002, City of Agoura Hills, California," SGI Project No. 0705190-C, dated September 24, 2009.

Southwest Geotechnical Inc. (2009), "Geotechnical Engineering Response to Geotechnical Review Sheet Dated February 6, 2009, Proposed Single-Family Residence, Retaining Walls and Swimming Pool, 28700 Thousand Oaks Boulevard, APN 2048-003-002, City of Agoura Hills, California," SGI Project No. 0705190-C, dated April 15, 2009.

Southwest Geotechnical Inc. (2008b), "Geotechnical Engineering Response to Geotechnical Review Sheet Dated May 16, 2008, Proposed Single-Family Residence, Retaining Walls and Swimming Pool, APN 2048-003-002, Thousand Oaks Boulevard, City of Agoura Hills, California," SGI Project No. 0705190-B, dated November 26, 2008.

Southwest Geotechnical Inc. (2008a), "Preliminary Geologic and Soils Engineering Report, Proposed Single-Family Residence, Retaining Walls and Swimming Pool, APN 2048-003-002, Thousand Oaks Boulevard, City of Agoura Hills, California," SGI Project No. 0705190, dated February 29, 2008.

Plans: Harrichi, Hassan, RCE (2008), "Tentative Parcel Map No. 69698, Thousand Oaks Boulevard, City of Thousand Oaks, APN-20048-03-02", Dated April 7, 2008.

Harrichi, Hassan, "Grading and Drainage Plan, Halimi Residence, APN-20048-03-02", Undated.

J. Sobhani, Architect Planning Design and Interiors; Architectural Plans for Mr. & Mrs. Halimi's Residence, (undated).

The Design Consortium (2008) "APN 2048-03-02, Conceptual Landscape Plan, Agoura Hills, California", Project No. 07-549, dated February 25, 2008.

Unattributed Slope Analysis dated April 7, 2008.

Unattributed Line of Sight Plan dated April 7, 2008.

Previous Reviews: May 16, 2008, February 6, 2009, May 5, 2009.

FINDINGS

Planning/Feasibility Issues

Acceptable as Presented

Response Required

Geotechnical Report

Acceptable as Presented

Response Required

REMARKS

Southwest Geotechnical, Inc. (SGI; Consultant) prepared a response to the review letter referenced above regarding the subject site located at the east end of a cul-de-sac in Thousand Oaks Boulevard north of Agoura Hills High School, in the City of Agoura Hills, California. The proposed development includes a new two-story, single-family residence, retaining walls and a swimming pool. Minor cut and fill grading is proposed to create a level building pad and surrounding slopes.

Geodynamics, Inc. (GDI) reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GDI performed the geotechnical review on behalf of the City of Agoura Hills – Planning Department. Based upon a review of the submitted reports and plans, the referenced reports should be acceptable as presented and we recommend that the Planning Commission consider approval of Case No. 08-CUP-002 (Halimi). The Geotechnical Report Review comments should be addressed by the consultant prior to Grading Plan-Check Approval. Plan-Check comments should be addressed in Building & Safety Plan Check. A separate geotechnical submittal is not required for plan-check comments.

Report Review Comments

1. The consultant should provide a geotechnical review of the future detailed grading plans to verify that their recommendations relative to setback distances, debris fences and retaining wall foundations have been properly incorporated into the plans and meet the intent of the setback requirements of the City of Agoura Hills. The consultant should provide additional geotechnical recommendations as necessary to address the various aspects of the detailed grading plans.

Plan-Check Comments

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The following note must appear on the grading and foundation plans: *"All retaining wall excavations shall be reviewed by the project engineering geologist for the presence of adversely oriented joint surfaces. Adverse surfaces shall be evaluated and supported in accordance with recommendations of the project geotechnical engineer."*
3. The grading plan should include the limits and depths of overexcavation for the swimming pool, the road and flatwork areas as recommended by the Consultant.
4. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
5. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
6. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
7. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
8. The consultant should review and approve final debris flow mitigation plan.
9. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.

10. Provide a note on the grading and foundation plans that states: "An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."

If you have any questions regarding this review letter, please contact GDI at (805) 496-1222.

Respectfully Submitted,

GeoDynamics, Inc.

Ali A. Haq

Ali Abdel-Haq
Geotechnical Engineering Reviewer
GE 2308 (exp. 12/31/09)

Christopher J. Sexton

Christopher J. Sexton
Engineering Geologic Reviewer
CEG 1441 (exp. 11/30/10)



**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULVEARD,
AGOURA HILLS**

**EXHIBIT E
VICINITY MAP**

**Conditional Use Permit Case No. 08-CUP-002 and
Tentative Parcel Map No. 69698
(A.P.N. 2048-003-002)**





**CONDITIONAL USE PERMIT
CASE NO. 08-CUP-002, AND
TENTATIVE PARCEL MAP NO. 69698**

**FOR THE PROPERTY LOCATED AT
28700 THOUSAND OAKS BOULVEARD,
AGOURA HILLS**

EXHIBIT F

COLOR AND MATERIAL BOARD



SOUTH ELEVATION

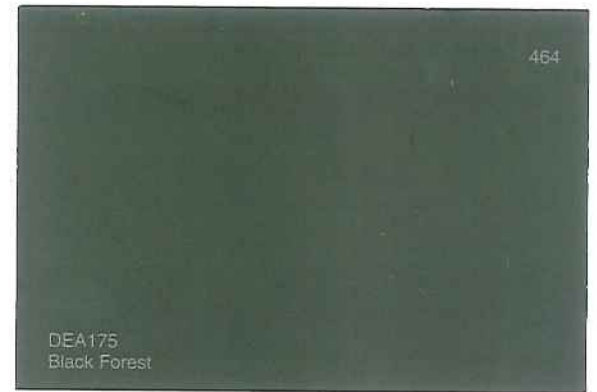
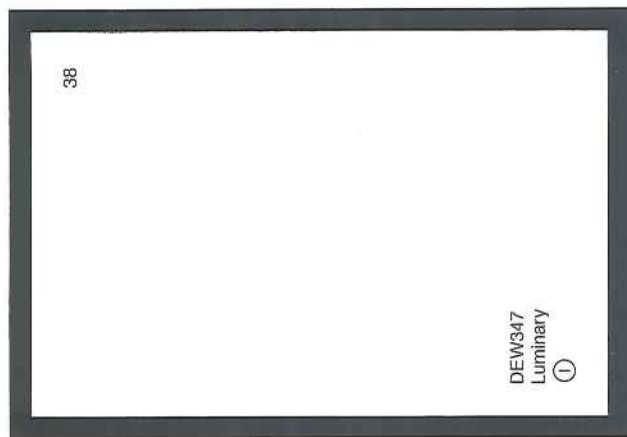
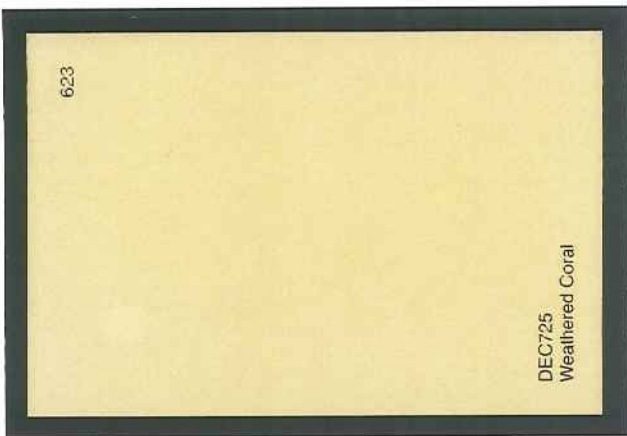
08-CAP-002

MR. & MRS. HALIMI'S RESIDENCE

AGOURA HILLS, CALIFORNIA

drawn by:
J. SOBHANI

date



1 EXT. WALLS & MOLDINGS

2 ACCENT

3 W.I. RAILING



4 ROOF TILE BY EAGLE ROOFING

TOP OF CHIMENEY
ROUND BALUSTERS
TOP OF SQUARE BALUSTERS
UNDER THE BALCONIES

ALL PAINTS ARE REFERENCED TO DUNN EDWARDS BRAND

03-Cup-002

MR. & MRS. HALIMI'S RESIDENCE

AGOURA HILLS, CALIFORNIA

drawn by:
J. SOBHANI

date