

Pertinent Data for the Proposal

|                     | <u>Existing</u> | <u>Proposed</u> | <u>Allowed/<br/>Required</u>   |
|---------------------|-----------------|-----------------|--------------------------------|
| <u>Rear (north)</u> |                 |                 |                                |
| Building 1:         | N/A             | 785 feet        | 28.5 feet min.                 |
| Building 2:         | N/A             | 741 feet        | 28.5 feet min.                 |
| Building 3:         | N/A             | 210 feet        | 29 feet min.                   |
| Building 4:         | N/A             | 178 feet        | 25 feet min.                   |
| Building 5:         | N/A             | 26 feet         | 25 feet min.                   |
| Building 6:         | N/A             | 47.3 feet       | 25 feet min.                   |
| Building 7:         | N/A             | 205 feet        | 27 feet min.                   |
| <u>West Side</u>    |                 |                 |                                |
| Building 1:         | N/A             | 70 feet         | 15 ft. min.,<br>70 ft. combin. |
| Building 2:         | N/A             | 281 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 3:         | N/A             | 170 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 4:         | N/A             | 15.6 feet       | 15 ft. min.,<br>70 ft. combin. |
| Building 5:         | N/A             | 64 feet         | 15 ft. min.,<br>70 ft. combin. |
| Building 6:         | N/A             | 203 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 7:         | N/A             | 331 feet        | 15 ft. min.,<br>70 ft. combin. |
| <u>East Side</u>    |                 |                 |                                |
| Building 1:         | N/A             | 272 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 2:         | N/A             | 45 feet         | 15 ft. min.,<br>70 ft. combin. |
| Building 3:         | N/A             | 177 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 4:         | N/A             | 398 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 5:         | N/A             | 305 feet        | 15 ft. min.,<br>70 ft. combin. |
| Building 6:         | N/A             | 86 feet         | 15 ft. min.,<br>70 ft. combin. |

Pertinent Data for the Proposal

|                       | <u>Existing</u> | <u>Proposed</u>                               | <u>Allowed/<br/>Required</u>   |
|-----------------------|-----------------|---|--------------------------------|
| Building 7:           | N/A             | 83 feet                                       | 15 ft. min.,<br>70 ft. combin. |
| 8. Parking            | N/A             | 217 spaces                                    | 208 spaces<br>minimum          |
| 9. Landscape Coverage | N/A             | 22.4%<br>(38% including<br>undisturbed areas) | 20% min.                       |
| 10. No. of Oak Trees  | 20 in vicinity  | 19 to be retained                             | N/A                            |

**II. STAFF ANALYSIS**

Site Plan

Due to the existing topography of the site and the applicant's desire to retain the natural knoll and its Oak habitat located in the center of the lot, five of the seven proposed buildings are proposed in the rear portion of the lot, and two buildings are proposed near the Canwood Street frontage to the south. One driveway on Canwood Street will serve as the sole point of access to the site, but driveways on the east and west side of the property will provide for interior access to the buildings and their adjacent parking spaces.

At the request of the Public Works Department, the westerly end of Canwood Street, along the property's frontage, will be required to be lowered by approximately 5 feet in order to minimize the existing topographic differential along this portion of Canwood Street. This change in topography will result in the finished floor elevations of Buildings 1 and 2 to be situated 15 feet and 24 feet respectively above the street. The remaining five buildings will have finished floor elevations situated 28 to 33 feet above Canwood Street. However, the highest point of the undisturbed knoll is 22 feet to 29 feet above the proposed finished floors of these five buildings.

Buildings 5 and 6 are proposed at the north end of the site, near the Annandale Condominium complex. The condominium complex's swimming pool and club house is located north of Building 5. Building 5 would be located 70 feet from the swimming pool and its highest roof element would be 12 feet above the pool deck. Building 6 would be located 72 feet from the closest residential units. The highest roof elements of Building 6 would be 12 feet above the

finished floor of these residential units. A security and fire access pedestrian path is proposed along the north ends of Buildings 5 and 6. No access door for any of the industrial units is oriented toward an adjacent developed parcel or street.

Outdoor seating areas for employees of the complex are proposed on the south end of Building 4 and the east end of Building 2. Staff recommends that the furniture within the seating areas be subject to staff's review and approval with the final landscape plan. The applicant will also be required to provide for public art within the project, or pay an in-lieu fee.

### Architectural Design

The applicant is proposing to use a tilt-up concrete construction method for each building. While such construction methods are discouraged in the City's Architectural Design Standards and Guidelines, the Architectural Review Panel (ARP) understood the practicality of tilt-up concrete methods of an industrial complex. Thus, the ARP reviewed several iterations of the project and provided recommendations to the applicant for an improved design, which have been incorporated into the project plans, that includes the use natural materials of ledgerstone veneer and standing seam metal roofs, and colors of tan, brown, olive green, beige and off-white incorporated into the building designs. Other design components that were applied to the building designs include varied roof elements and heights, trellis and corbel elements, and shed roofs over the garage doors. Clear window glazing is also proposed.

Approximately 20% of each of the proposed units is allocated for office use. As previously noted, no garage or entry door would be oriented to an existing developed parcel or street. Although the buildings are single-story in height and less than the maximum height allowed for the zone, the ARP's recommendations were intended to keep the project in a pedestrian scale, while acknowledging the need for the high ceiling space required for the use. The ARP finds the proposed design to be in keeping with the intent of the Architectural Design Standards and Guidelines. Staff would note that the most recently constructed industrial complex in the City, located in the Dale Poe industrial center on the east side Derry Avenue and north of the new Agoura Design Center, consists of tilt-up concrete with brick columns.

While tenant signage locations are shown above the office entries on the building elevation plans, they are simply conceptual in location and scale. A detailed sign program has not been submitted and staff is recommending that the applicant be conditioned to submit a sign program for the complex for the Planning Commission's review and approval at a later date.

The applicant has submitted a photometric plan for review, however staff would like additional time to review the proposed light fixture details for the project, prior to the consideration by the Planning Commission. Thus, staff is recommending that that prior to the issuance of a building permit the applicant be required to submit a detailed lighting plan for review and approval by the Planning Commission. The plan will be required to comply with the adopted lighting standards

contained within the City Architectural Design Guidelines and Standards. The lighting plan would also be subject to review by the Architectural Review Panel prior to review by the Planning Commission.

Of particular concern is that all lighting within the project, especially in the light sources that are visible from neighboring residential properties, be downcast and be shielded and oriented in a manner that will prevent spillage or glare. Staff is also concerned with the potential visibility of the parking lot light fixtures as seen from Canwood Street and the 101 Freeway. Wall-mounted light fixtures would be at the discretion of the Planning Commission.

Photo simulations of the project are provided as exhibits in the Mitigated Negative Declaration. Story-poles showing variations in building elevation heights have also been erected on the site for the Planning Commission's reference.

### Noise

Finally, project noise has always been a concern of the adjacent residential community. To address this issue, a Noise Impact Analysis was prepared for the project and is included in the project Mitigated Negative Declaration. The analysis found that light industrial manufacturing activities could involve the use of noise-generating equipment or processes, which could be audible at Annandale Condominium complex to the north of the project site. Buildings 5 and 6, located closest to the residential complex, have no vehicular access or regular door openings along the rear of these two buildings. Project traffic noise would be shielded by Buildings 5 and 6 with only a narrow gap between the buildings housing the trash enclosure. Any open doors during works days would face away from the adjacent residential development. Indoor noise levels would be reduced through normal structural attenuation with closed doors and the buildings' distances from neighboring properties. Impacts associated with interior activities were found not to be significant.

The use of roof-mounted mechanical equipment, as well as some light industrial operations that could include the use of air compressors and sprayers, could exceed noise impact thresholds. To reduce these impacts to less than significant levels, the following mitigation measures are included in the draft Mitigation Monitoring Program:

1. Light industrial equipment such as compressors, sprayers or power tools shall not operate outside of, or within open doors, at any light industrial unit.
2. Roof-top heating, ventilation or air conditioning (HVAC) equipment in Buildings 5 and 6 shall not operate between the hours of 10:00 p.m. and 7 a.m. unless it is demonstrated by noise measurement that the noise level from such operation does not exceed 50 dBA at the closest residential property line.
3. Mechanical equipment (HVAC) equipment operating outdoors shall be selected based upon attainment of a lowest reasonable noise level, and the equipment shall be shielded in order to not have a direct line of sight to any residential bedroom window.

City Engineer / Public Works Department

The City Engineer reviewed the project plans for required improvements within the public right-of-way. Based on his review, the City Engineer recommends that the applicant:

- Provide for a curb, gutter and meandering sidewalk along Canwood Street
- Underground overhead utilities
- Lower and repair Canwood Street along the project frontage
- Install street lights
- Pay the City Traffic Improvement Fee of \$4.183/square foot. The estimated fee for this 103,070 square foot project is \$431,141.

Oak Trees and Landscaping

An Oak Tree Report was prepared for the project which evaluated 20 Oak trees located in the vicinity of the project. The applicant is requesting approval of an Oak Tree permit to remove one (1) Oak tree and encroach within the protected zone of one (1) Oak tree for the proposed construction. The Oak tree proposed for removal (No. 14) is a multi-trunk Valley Oak tree with trunk diameters of 3.5 inches and 2.5 inches. The tree is approximately 9 feet in height, with average health and appearance. The tree is proposed to be removed to enable construction of the parking lot behind, and north of, Building 2. Even if additional retaining walls were added between the tree and the parking lot, the City Oak Tree Consultant finds the impacts would be substantial within the protected zone and the tree would not likely survive. The City Oak Tree Consultant supports the request to remove the tree with the requirement that 4 Valley Oak trees be planted in the same vicinity of the removal. It is recommended the replacement Valley Oak trees consist of two (2) thirty-six inch (36") box size trees, one (1) twenty-four inch (24") box size tree and one (1) fifteen (15) gallon container size tree.

Oak Tree Number 12 is proposed to be encroached upon. This is 40-foot high Valley Oak tree has a trunk diameter of thirty-five inches (35") and is of average health and appearance. The construction of the easterly driveway to the rear of the site requires a retaining that will be placed on the easterly dripline of the tree. The encroachment affects less than 10% of the protected zone and if carefully performed, can be accomplished without significant long-term detrimental impacts to the health of the tree. The Oak Tree Consultant supports the encroachment request and preservation measures are included within the conditions of approval to promote the survival of the tree. The 18 other Oak trees evaluated in the Oak Tree Report will remain undisturbed.

The applicant has submitted a preliminary landscape plan that has been reviewed and preliminarily approved by the City Landscape Consultant, subject to conditions. While the overall required shade coverage for the site will be met with the proposed landscape plan, the landscape plan does not provide for the 50% minimum shade coverage required for the parking areas. Rather, the applicant

is proposing 46% shade coverage. The City Landscape Consultant found that the site is somewhat constrained in that by fully protecting the oaks in the central part of the site, there is no opportunity to place additional trees to create canopy coverage in the parking areas. It is the opinion of the City Landscape Consultant and staff that the proposed landscape plan meets the intent of the shade requirement. If the Planning Commission agrees with staff, staff will review the final landscape plan to insure that appropriate shade trees are included to the greatest extent possible to provide the maximum benefit that can be obtained.

### Traffic and Parking

The City Traffic Engineer has reviewed the traffic report prepared by Associated Traffic Engineers for the proposed industrial park. For the purposes of the traffic report, a total project size of 103,070 square feet, 19,950 square feet of which would be dedicated for office space. The traffic report forecasts that the project would generate 718 vehicle trips (entering or exiting the site) per day, with 95 trips in the morning peak hour, and 101 trips in the afternoon peak hour.

Nine (9) key intersections were analyzed for changes in traffic operations as a result of this project. Five (5) of these intersections are located on Kanan Road, two (2) are located on Palo Comado Canyon Road, one (1) is located on Chesebro Road and the other one (1) is located on Dorothy Drive. The traffic report estimates that 511 (71%) percent of the project's peak morning and afternoon traffic will occur west of the project site, on Canwood Street. The remaining 207 (29%) traffic trips will occur east of the project site, on Canwood Street. The traffic report concluded that the project would incrementally increase traffic at each of the nine analyzed intersections. However, in all cases, the increase in traffic would be less than 2%. No exceedance of City thresholds would occur at any intersection and impacts would be less than significant. Thus, no mitigation measures were required or recommended.

The City Engineering Department, however, is recommending the project be conditioned for the improvements on Canwood Street along the property frontage, including the lowering of the street by approximately 5 feet at the west end of the site, and providing a curb, gutter and meandering sidewalk. The Los Angeles County Fire District has reviewed the project plans and finds the site plan, as proposed, to be sufficient for their access purposes.

A total of 217 parking spaces are proposed to accommodate the project. The Zoning Ordinance requires a minimum of 103 parking spaces be provided for industrial component of the project (103,070 square feet), plus 80 parking spaces for the office component (19,950 square feet), and 25 spaces for company vehicles (one (1) per business), for a total of 208 minimum number of required parking spaces. Thus, a surplus of 9 parking spaces is provided on-site.

### Geological and Geotechnical Review

The site was pre-graded prior to City incorporation and has since been disturbed for brush clearance purposes. Most of the site slopes downward from the north end of the property to the south at Canwood Street. The proposed locations of the buildings and the preservation of the centrally located knoll on the site requiring grading quantities of 59,990 cubic yards of cut and 83,750 cubic yards of fill of which 30,760 cubic yards of soil will be imported. The proposed grading will not result in any cut/fill slopes that exceed the permitted 2:1 slope gradient.

An extensive retaining wall system is required for access to the rear of the property and to retain the upper and lower portions of the graded slopes on the perimeter of the property. Retaining walls are proposed at the perimeter of the knoll, along both sides of the east and west drive aisles, behind the two northerly buildings (Buildings 5 and 6). The sloped front yard area of the project, adjacent to Canwood Street, will also include a retaining wall system for the upper and lower portions of the 2:1 slope, and a handicap access ramp. No wall is proposed to exceed 6 feet in height. A retaining wall that varies in height of 1-6 feet is proposed adjacent to the meandering street sidewalk, at the bottom of the slope, which can be screened with landscaping.

The preliminary geotechnical and geological report prepared by the J. Byer Group, Inc. evaluated the feasibility of the proposed construction. The report concludes that no landslides or adverse seismic features are present on the property and no fault traces trend across the development area. The City Geotechnical Consultant has reviewed the report and recommends the project be approved from a geotechnical perspective at this planning review stage. Geotechnical conditions of approval are included to ensure that recommendations contained in the report are incorporated into the grading plan and are adhered to during construction.

### Tentative Parcel Map

The applicant is requesting approval of a Tentative Parcel Map for the purpose of subdividing the buildings into 25 industrial/office condominium units. The proposed sizes of the condominium units are as follows:

- 3,000 sq. ft. (12 units)
- 3,330 sq. ft. (5 units)
- 6,035 sq. ft. (4 units)
- 6,570 sq. ft. (4 units)

Approval of the proposed subdivision will allow the property owner to sell the units individually. All areas of the property exclusive of the buildings would be maintained through common ownership and required Conditions, Covenants and Restrictions (CC&Rs). Staff finds that with multiple owners within the complex, the buildings and common area are more conducive for higher maintenance standards than industrial parks that are leased by one owner.

The City Engineer has reviewed the Tentative Parcel Map and finds that the proposed subdivision to be compliant with the Subdivision Map Act. If the Tentative Parcel Map is approved by the Planning Commission, the Final Parcel Map will be subject to City Council Approval prior to recordation.

Environmental Review/ Mitigated Negative Declaration

An Initial Study was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) to analyze the potential environmental consequences of the proposed project. The purposes of an Initial Study are:

- A. To provide the Lead Agency (City of Agoura Hills) with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- B. To enable the Lead Agency to modify a project, mitigating adverse impacts thus avoiding the need to prepare an EIR;
- C. To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

In the case of the proposed project, staff found that it would not result in any significant effects on the environment that cannot be mitigated to less than significant levels, and therefore prepared a Draft Mitigated Negative Declaration (MND) for review and adoption by the Planning Commission.

The primary issues of concern for the subject site included aesthetics, biological resources, cultural resources, noise, and geology/soils. To adequately address these potentially significant concerns, technical reports prepared by qualified professionals and field surveys were completed as part of this analysis. Mitigation measures were developed based on the degree of perceived significance related to these issues.

The City Environmental Analyst found that the project would not result in any significant effects on the environment that could not be mitigated to less than significant levels. The Draft MND circulated for a 30-day review period, which ends on May 19, 2008. The Final MND, which incorporates written responses to the comments received and includes a Mitigation Reporting and Monitoring Program, is presented for approval.



#### **IV. RECOMMENDATION**

Based on the forgoing review and analysis, it is recommended that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions. It is also recommended that the Planning Commission approve the Final Mitigated Negative Declaration and Mitigation Monitoring Program.

#### **V. ATTACHMENTS**

- Draft Resolution and Conditions for Conditional Use Permit and Oak Tree Permit
- Draft Resolution and Conditions for Tentative Parcel Map
- Reduced Photocopies of the Plans
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development



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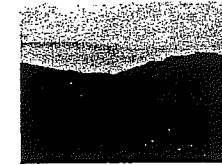
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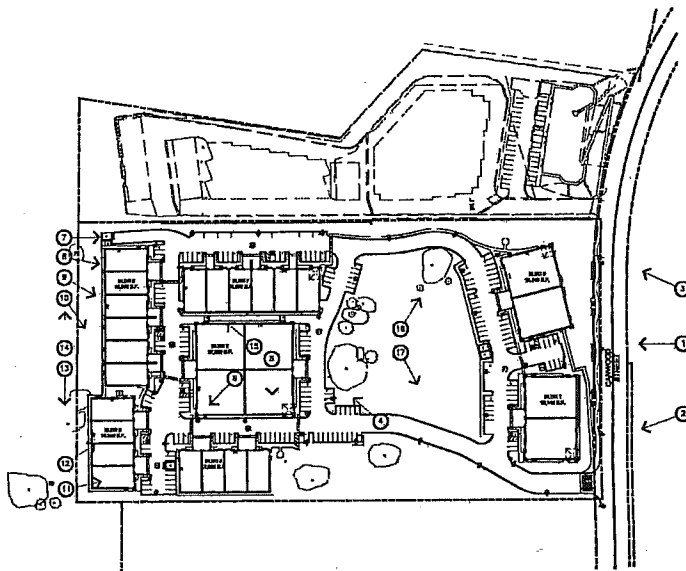
PHOTOGRAPHS

SITE AND SURROUNDING AREA

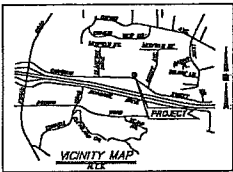
AGOORA HILLS BUSINESS PARK

KOMAR INVESTMENTS, LLC

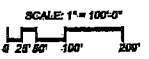
ARCHITECTS ORANGE



KEYPLAN  
SCALE: 1"=100'-0"



VICINITY MAP  
N.T.S.

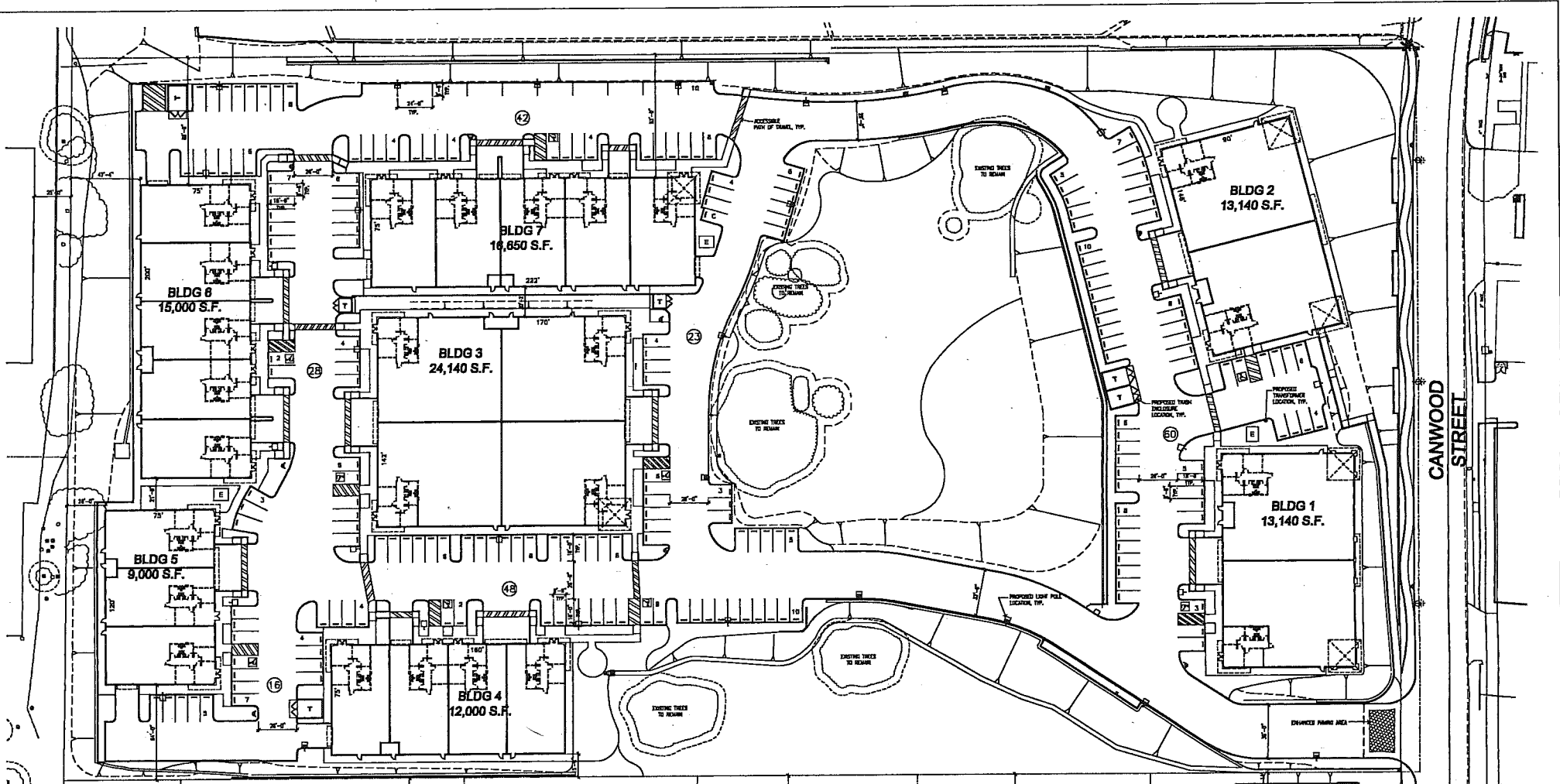


A-1.0  
2008-058-00 5-2-07



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ORANGE

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|   |              |
|---|--------------|
| TOTAL FLOOR AREA:                             | 103,070 S.F. |
| TOTAL OFFICES:                                | 16,850 S.F.  |
| <b>PARKING REQUIRED:</b>                      |              |
| 1/1000 FOR FIRST 5000 S.F. INDUSTRIAL:        | 5            |
| 1/2000 FOR ADDL. GROSS FLOOR AREA INDUSTRIAL: | 18           |
| 1 STALL / COMPANY:                            | 25           |
| 1/250 FOR GROSS FLOOR AREA COMMERCIAL:        | 80           |
| TOTAL REQUIRED:                               | 128 STALLS   |
| TOTAL PROVIDED:                               | 217 STALLS   |

**SITE PLAN**  
SCALE: 1"=20'-0"

KOMAR INVESTMENTS, LLC

**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

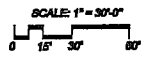
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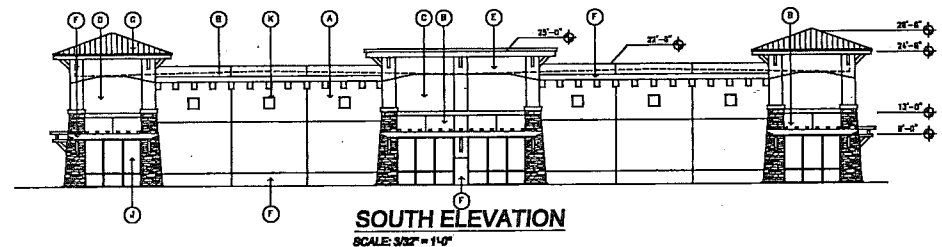
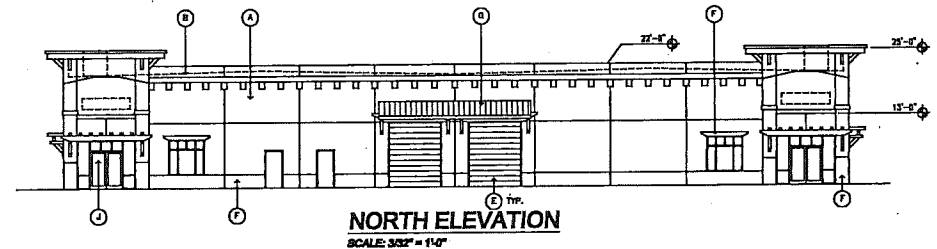
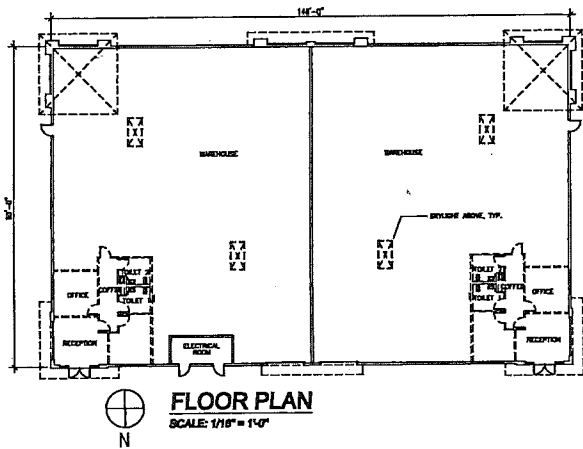
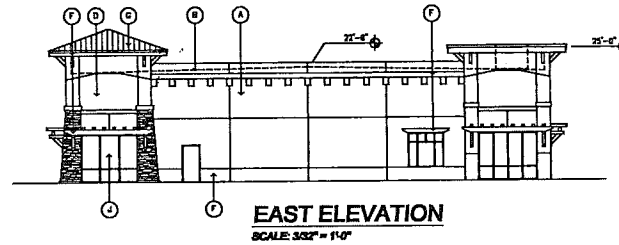
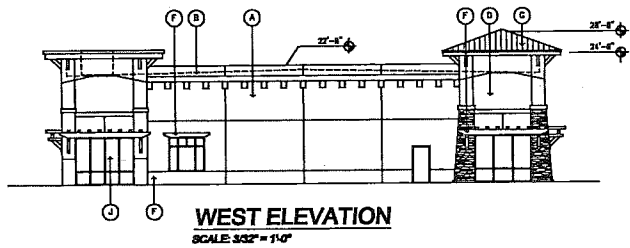
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**LEGEND:**

- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LIV 50 #D25333
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LIV 84 #D25322
- (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LIV 15 #D28112
- (D) PAINT - DUNN EDWARDS, "WINDY" LIV 20 #D28354
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #D2C718
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LIV 10 #D2K077
- (G) METAL ROOF - STANDING SEAMS "PATINA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLAZING - CLEAR
- (K) METALLION - PINEAPPLE CRONE DESIGN, DIA. 2 1/2" 31" #14CH-016
- (L) PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #D2C718
- (1) TOWER AND PLASTER STONE - ELDOGRADO "TRUSTIC LEDGE" - SEDUCIMA™

**BUILDING 1**

**KOMAR INVESTMENTS, LLC**

**AGOURA HILLS BUSINESS PARK**

**ARCHITECTS ORANGE**

**A-1.2**

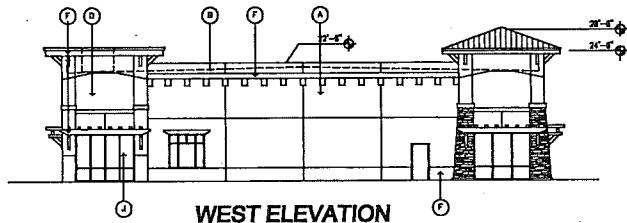
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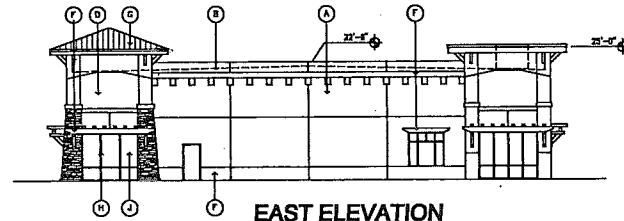
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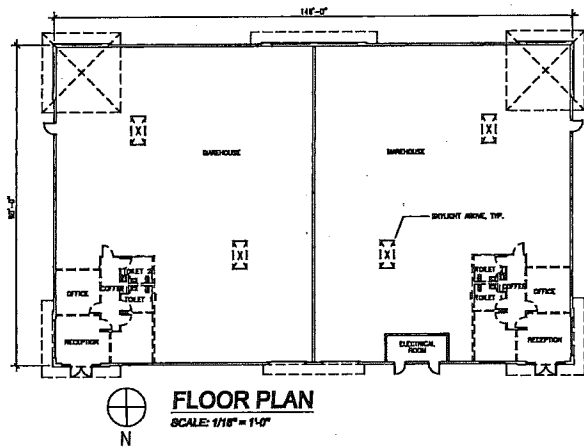
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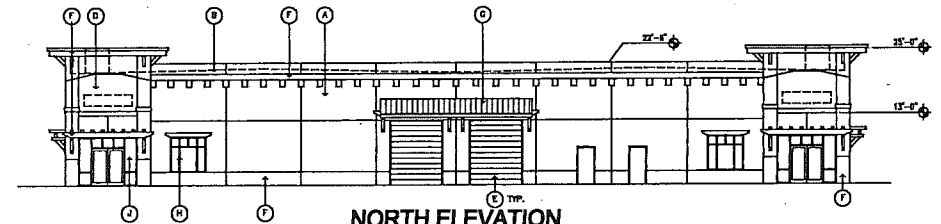
**WEST ELEVATION**  
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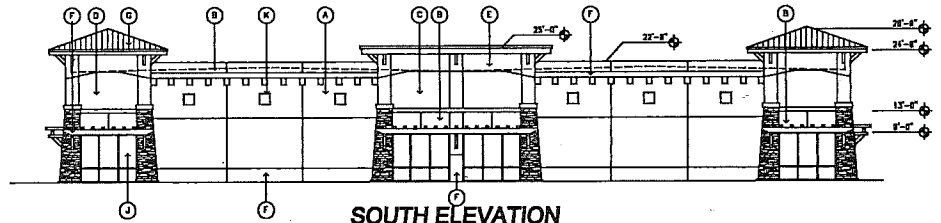
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**LEGEND:**

- (A) PAINT - DANN EDWARDS, "REGENCY CROWN" LRV 56 #J02323
- (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 84 #J03322
- (C) PAINT - DANN EDWARDS, "CEDAR CHEST" LRV 15 #J08112
- (D) PAINT - DANN EDWARDS, "WREATH" LRV 20 #J05858
- (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 37 #J02718
- (F) PAINT - DANN EDWARDS, "DEEP BROWN" LRV 10 #J08077
- (G) METAL ROOF - STANDING SEAMS "PATINA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLAZING - CLEAR
- (J) METALLEN - PINEAPPLE GROVE DESIGN, OAK 24" X 34" #1424-018
- (K) PAINT - DANN EDWARDS, "MESA TAN" LRV 37 #J02718
- (L) TOWER AND PLASTER STONE - ELDORADO "PLASTIC LEISURE - SERENUM"

**BUILDING 2**

KOMAR INVESTMENTS, LLC

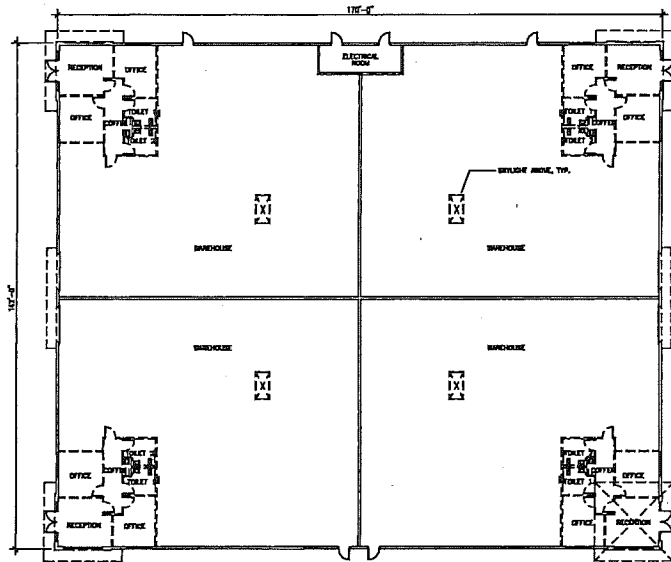
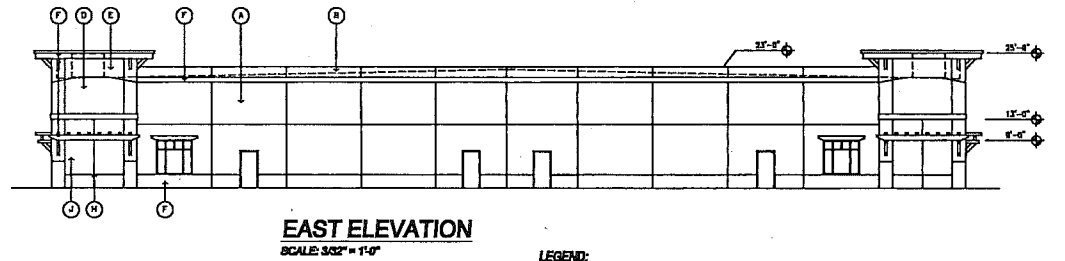
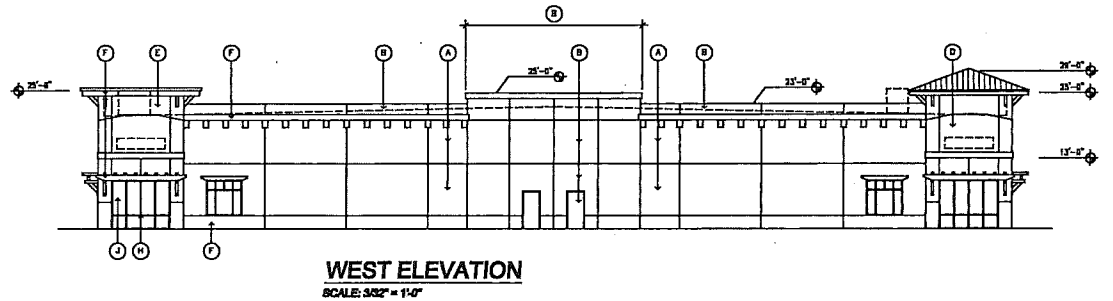
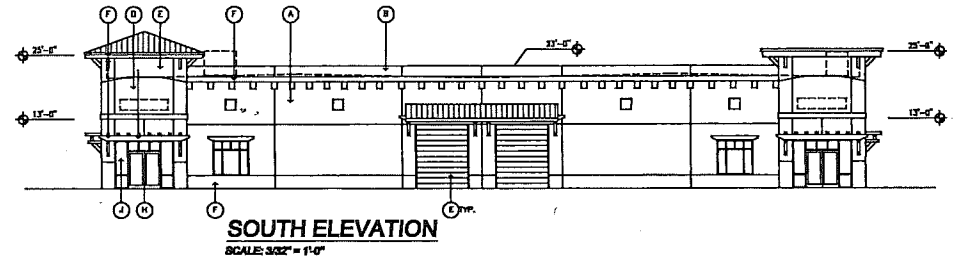
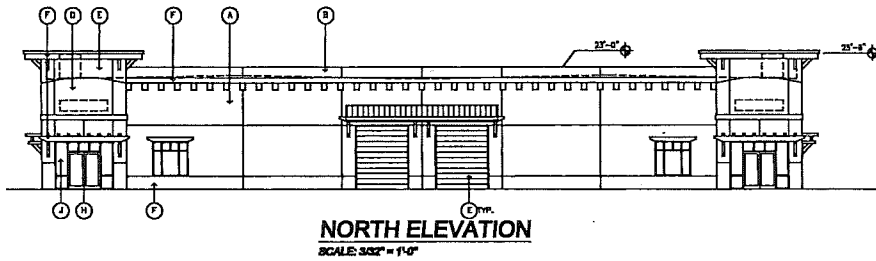
**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

**A-1.3**

2008-058-00 10-17-07



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**LEGEND:**

- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LRV 50 #DES325
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LRV 64 #DES332
- (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LRV 15 #DKR112
- (D) PAINT - DUNN EDWARDS, "WREATH" LRV 20 #DES458
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #DCC718
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LRV 10 #DES977
- (1) METAL ROOF - STANDING SEAM "PITHA GREEN"
- (2) STONEFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (3) GLAZING - CLEAR
- (4) MEDALLION - PINEAPPLE GROVE DESIGN, OAK 24" x 34" #24SM-018
- (X) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #DCC718

**BUILDING 3**

**KOMAR INVESTMENTS, LLC**

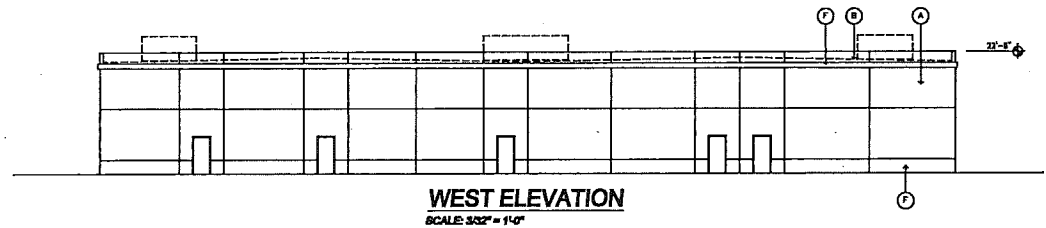
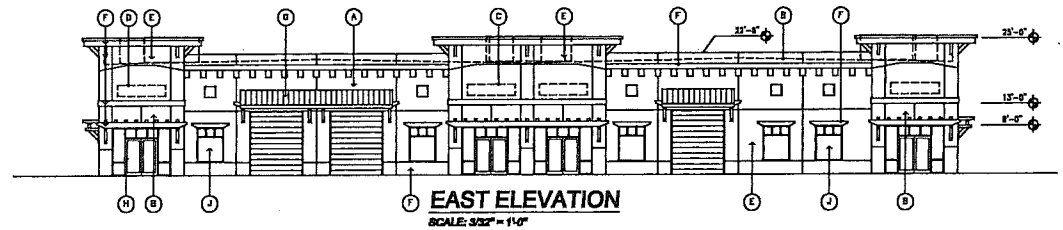
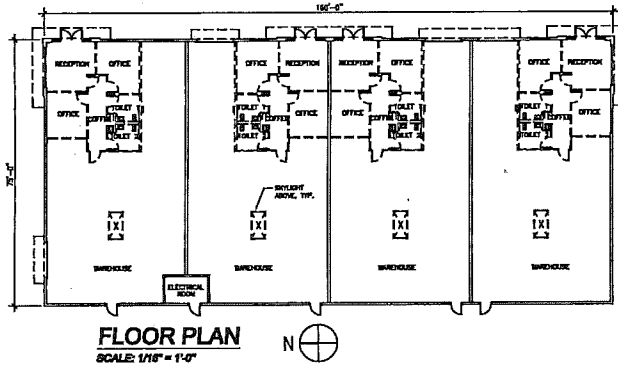
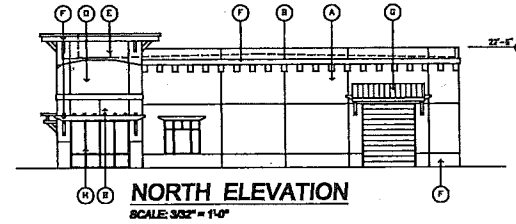
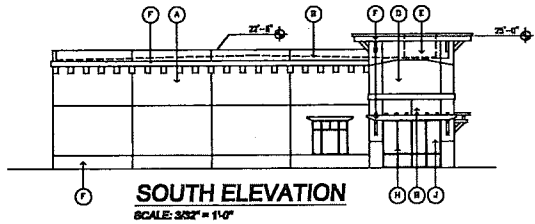
**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

**A-1.4**

2008-058-00 10-17-07



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**LEGEND:**

- A PAINT - DUNN EDWARDS, "REGENCY CREAM" LIV 50 #DES323
- B PAINT - DUNN EDWARDS, "PALE PEARL" LIV 04 #DES322
- C PAINT - DUNN EDWARDS, "CEDAR CHEST" LIV 15 #DC8112
- D PAINT - DUNN EDWARDS, "WREATH" LIV 20 #DES458
- E PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #DEC718
- F PAINT - DUNN EDWARDS, "DEEP BROWN" LIV 10 #DEN077
- G METAL ROOF - STANDING SEAMS "TITINA CREEK"
- H STONEFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- I GLAZING - CLEAR
- J METALLIC - PINEAPPLE GROVE DESIGN OAK 24" x 24" #245M-018
- K PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #DEC718

**BUILDING 4**

KOMAR INVESTMENTS, LLC

**AGOURA HILLS BUSINESS PARK**

**ARCHITECTS ORANGE**

**A-1.5**

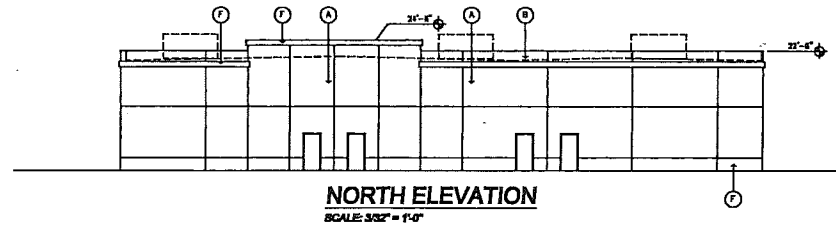
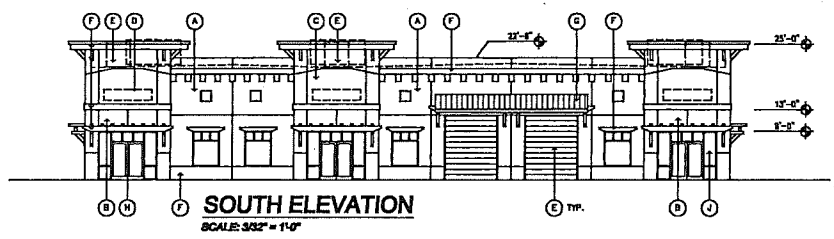
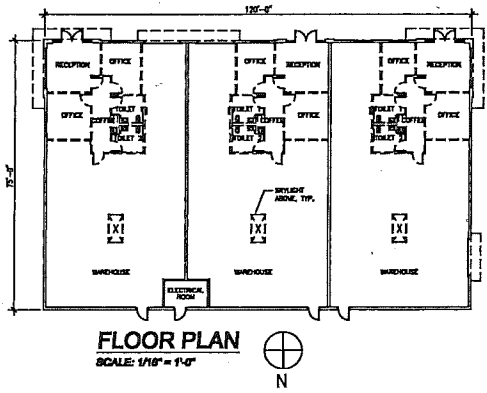
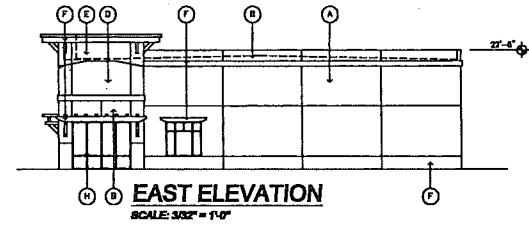
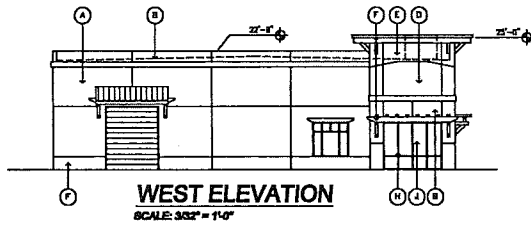
2008-059-00 10-17-07



**ARCHITECTS  
ORANGE**

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- LEGEND:**
- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LIV 50 #DEC325
  - (B) PAINT - DUNN EDWARDS, "PALE PEARL" LIV 64 #DEC332
  - (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LIV 15 #DEC112
  - (D) PAINT - DUNN EDWARDS, "WHEATY" LIV 20 #DEC658
  - (E) PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #DEC718
  - (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LIV 10 #DEC077
  - (G) METAL ROOF - STANBROOK SEASIDE "MITHA CHECK"
  - (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
  - (I) GLAZING - CLEAR
  - (J) METALLIC - PINEAPPLE GROVE DESIGN, OAK 24" X 24" #245M-018
  - (K) PAINT - DUNN EDWARDS, "MESA TAN" LIV 27 #DEC718

# BUILDING 5

**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

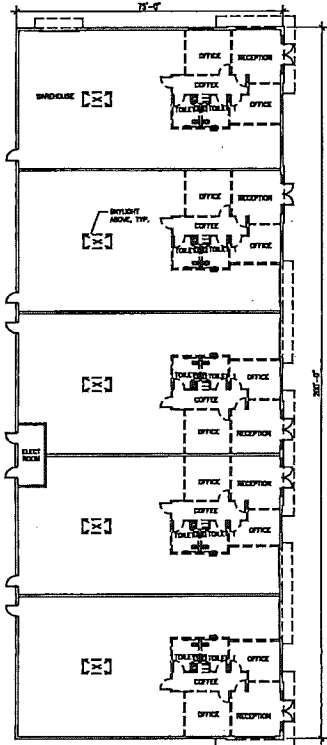
**KOMAR INVESTMENTS, LLC**

**A-1.6**  
 2009-059-00 10-17-07



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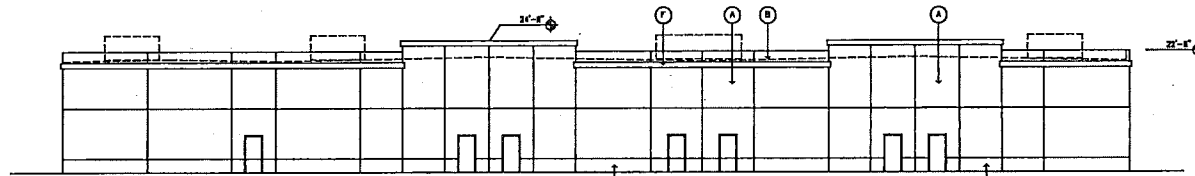




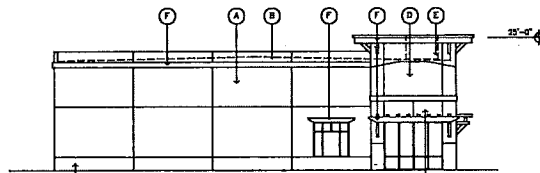
**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



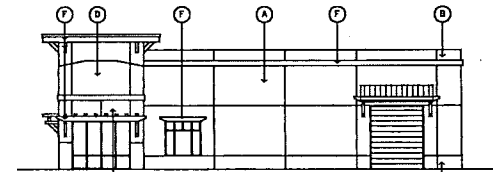
**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**LEGEND:**

- (A) PAINT - DANN EDWARDS, "REGENCY CREAM" LRV 50 #DE3328
- (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 84 #DE3332
- (C) PAINT - DANN EDWARDS, "CEDAR CHEST" LRV 15 #DE1112
- (D) PAINT - DANN EDWARDS, "WREATH" LRV 20 #DE3436
- (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #DE2718
- (F) PAINT - DANN EDWARDS, "DEEP BROWN" LRV 10 #DE0777
- (G) METAL ROOF - STANDING SEAMS "PATINA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLAZING - CLEAR
- (J) METALLEN - PINEAPPLE GROVE DESIGN, OAK 2 1/2" x 2 1/2" #245M-018
- (K) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #DE2718

**BUILDING 6**

KOMAR INVESTMENTS, LLC

**AGOURA HILLS BUSINESS PARK**

**ARCHITECTS ORANGE**

**A-1.7**

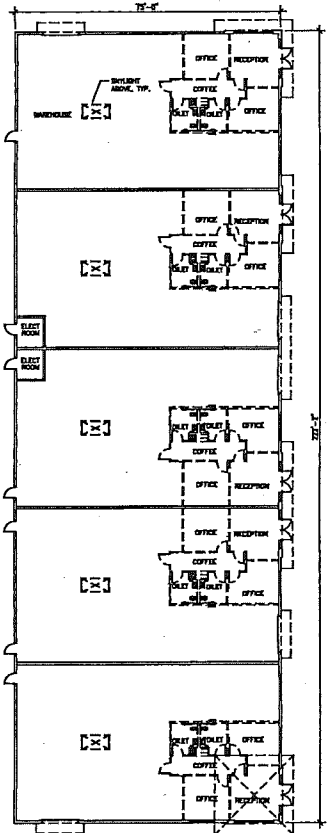
2008-058-00 10-17-07



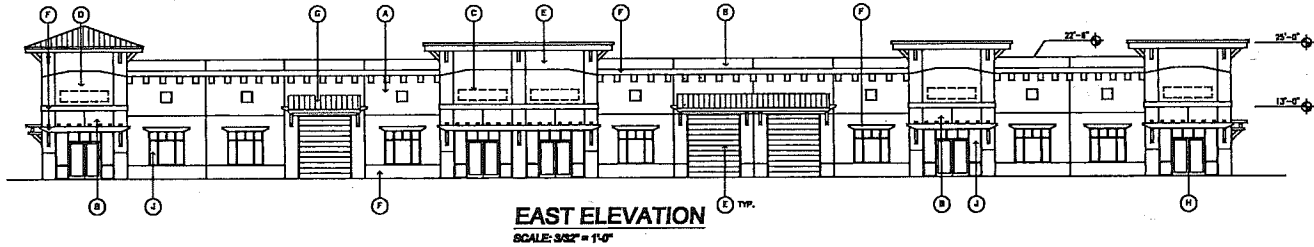
**ARCHITECTS  
ORANGE**

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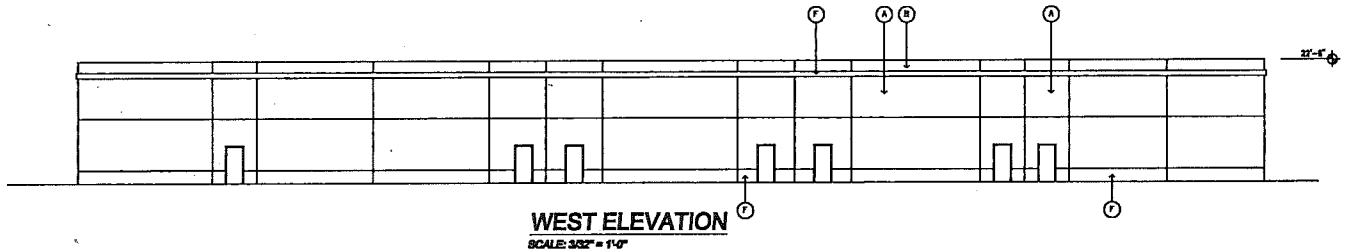
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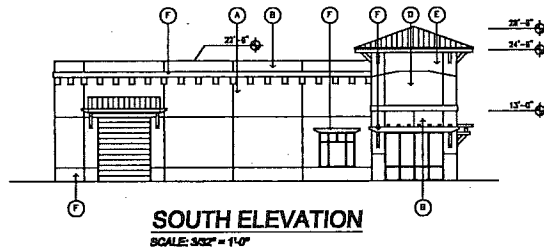
**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



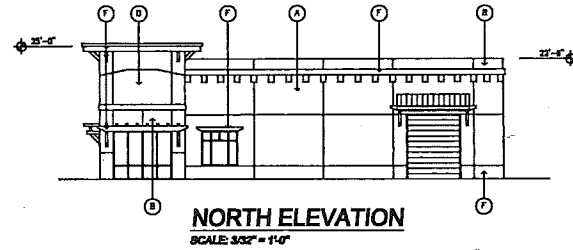
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**LEGEND:**

- (A) PAINT - DANN EDWARDS, "REGENCY CREAM" LRV 50 #D6X325
- (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 84 #D63323
- (C) PAINT - DANN EDWARDS, "CEDAR CHEST" LRV 13 #D6A113
- (D) PAINT - DANN EDWARDS, "BREATHE" LRV 20 #D63555
- (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #D6C718
- (F) PAINT - DANN EDWARDS, "DEEP BROWN" LRV 10 #D6B077
- (G) METAL ROOF - STANDING SEAMS "TITINA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLAZING - CLEAR
- (K) METALLION - PINEAPPLE GROVE DESIGN, OAK 24" X 24" #245M-018
- PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #D6C718

**BUILDING 7**

**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

**ARCHITECTS ORANGE**

**A-1.8**

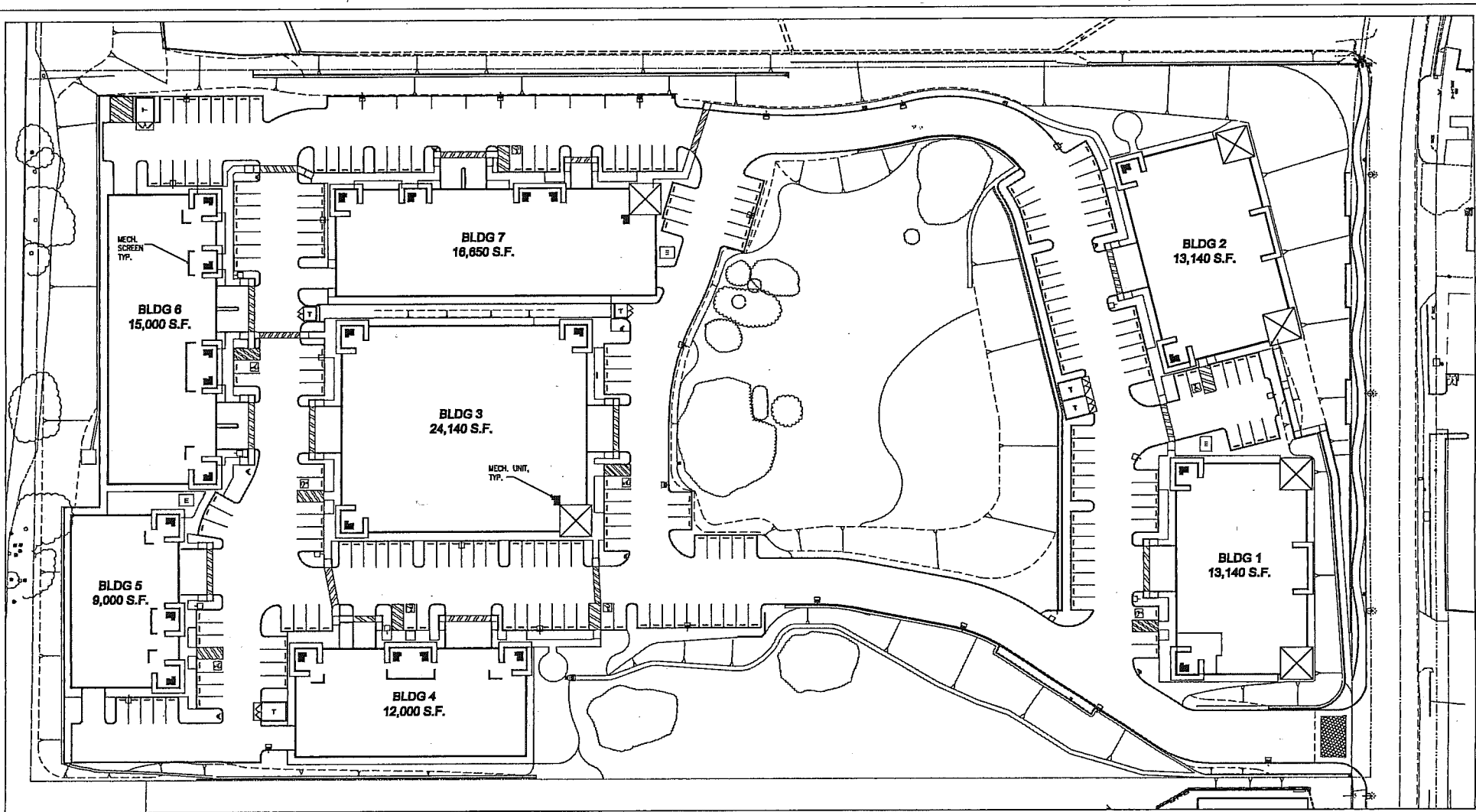
2008-058-00 10-17-07



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**ROOF PLANS**

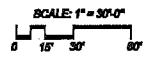
**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

**ARCHITECTS ORANGE**

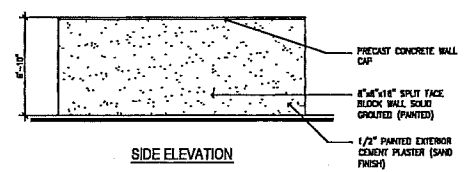
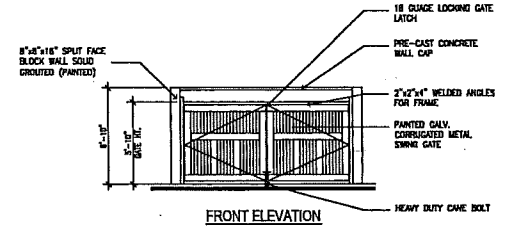
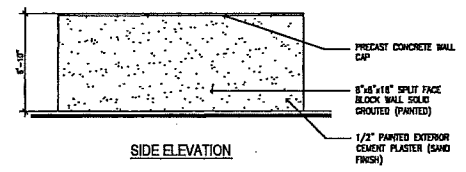
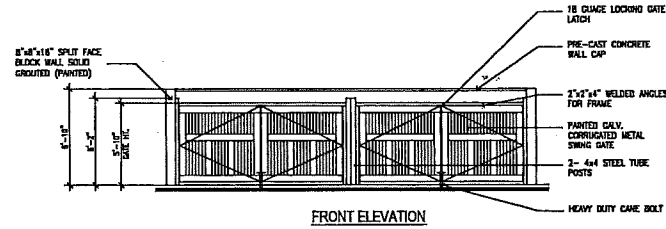
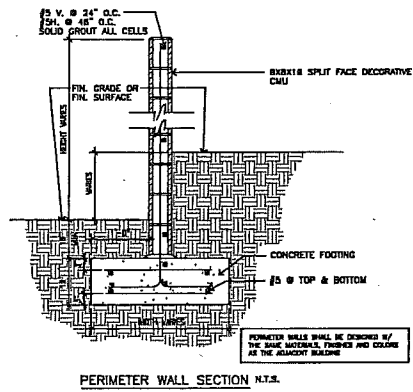
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2006-058-00 10-17-07



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# WALL / TRASH ENCLOSURE DETAILS

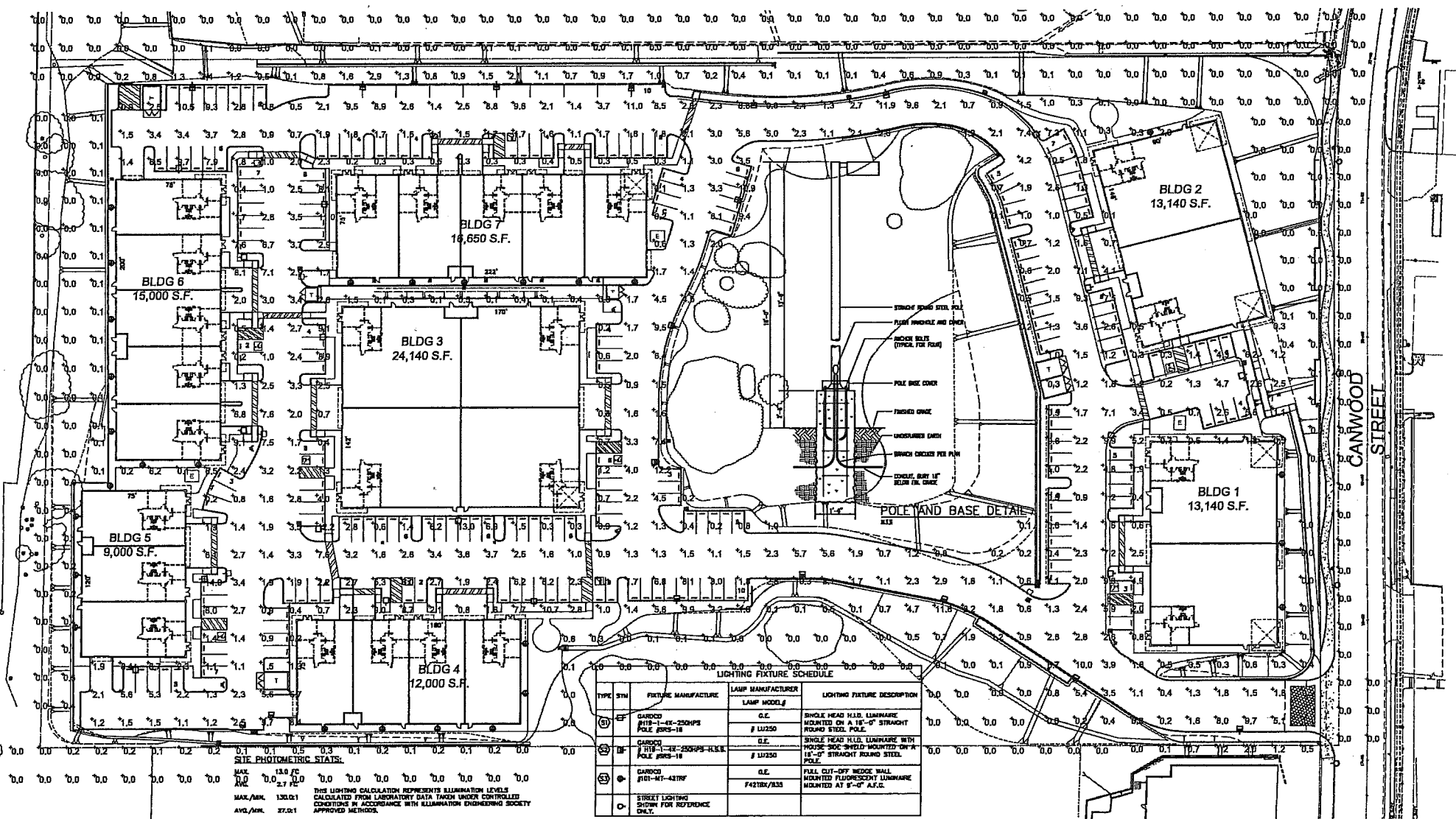
**AGOURA HILLS BUSINESS PARK**  
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**KOMAR INVESTMENTS, LLC**

**A-2.0**  
 2008-052-00 10-17-07



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**SITE PHOTOMETRIC PLAN** ①  
 SCALE: 1" = 30'-0"

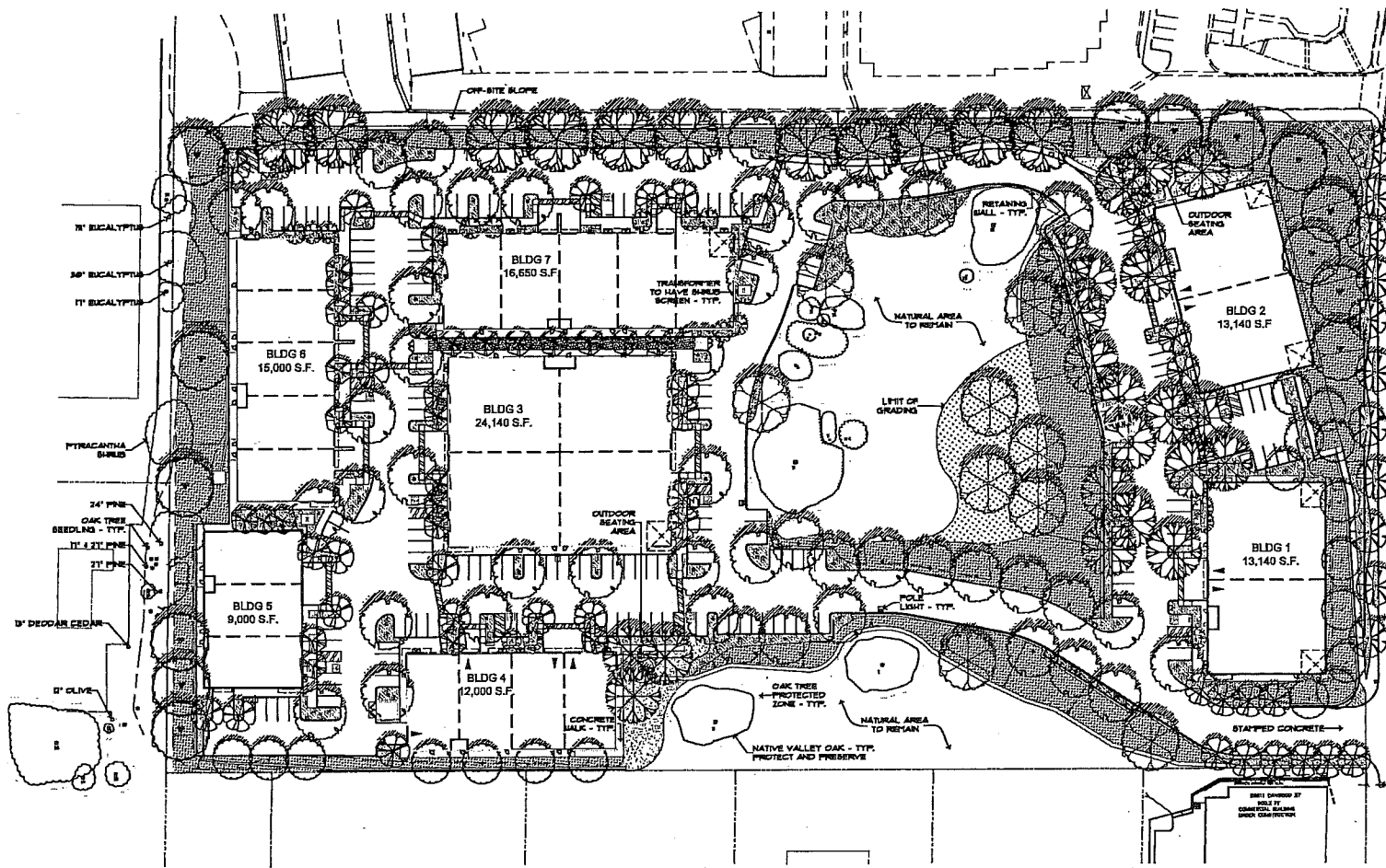
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**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

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- PLANT LIST**
- BILDKI GRAPE MYRTLE  
LAGENSTROEMIA INDICA 'BILDKI' (TU)  
24" BOX
  - BOTTLE TREE  
BRACHYDONTION PORNIFORMIS (TU)  
24" BOX
  - CALIFORNIA SYCAMORE  
PLATANUS RACEMOSA  
24" BOX
  - COAST LIVE OAK  
QUERCUS AGROPOLIA (L)  
8 GAL. NATURAL
  - MARNA STRAUBERRY TREE  
ARBUSUS 'MARNA' (TU)  
24" BOX - FULL-TI-TRUNK
  - TEXICAN SYCAMORE  
PLATANUS TEXICAN (TU)  
24" BOX
  - RAYWOOD ASH - STREET TREE  
FRAXINUS ANAETHIFOLIA 'RAYWOOD' (TU)  
24" BOX
  - TIPI TREE  
TIPIA TIPI (TU)  
24" BOX
  - VALLEY OAK  
QUERCUS LOBATA (L)  
1 @ 24" BOX  
1 @ 24" BOX  
3 @ 9 GAL.
  - WEeping BOTTLEBRUSH  
CALLISTEMON VITIFOLIUS (TU)  
24" BOX

- SHRUB LIST**  
CANWOOD SLOPE & ENTRY, EAST SLOPE & NORTHERLY PORTION OF WEST SLOPE
- CEANOTHUS HORIZONTALIS 'YANKEE POINT'  
YANKEE POINT CEANOTHUS - 9 GAL. (L)
  - DIETES VEGETA  
PORTNIGHT LILY - 1 GAL. (TU)
  - GREVILLEA NOELLII  
NEN. - 3 GAL. (TU)
  - JARROLDI BERTINI  
PREFRIGEE JARROLDI - 9 GAL. (TU)
  - PARTHENOCIDIBUS TROSPIDATA  
BOSTON IVY - 9 GAL. (TU)
  - ROSA FLORIDA CANNY PRANK, 'RED' & WHITE  
CANNY ROSE - 9 GAL. (TU)
  - BALMA LEBICANTHA  
TEXICAN BURN BAGE - 9 GAL.
  - OAK KNOLL SLOPE & NORTH SLOPE
  - CEANOTHUS 'CONCHA'  
NEN. - 3 GAL. (L)
  - CEANOTHUS HORIZONTALIS 'YANKEE POINT'  
YANKEE POINT CEANOTHUS - 9 GAL. (L)
  - HETEROTHELES ARBUSTIFOLIA  
TOYON - 9 GAL. (L)
  - PARKING LOT PLANTERS AND ADJACENT TO BUILDINGS
  - ASAPANTHUS AFRICANUS 'QUEEN ANNE'  
LILY OF THE MILE - 1 GAL. (TU)
  - DIETES BICOLOR  
PORTNIGHT LILY - 1 GAL. (TU)
  - DIETES VEGETA  
PORTNIGHT LILY - 1 GAL. (TU)
  - BURTOPUS VIRIDIS  
NEN. - 9 GAL. (TU)
  - FIGUS REPENS  
CREEPING FIG - 9 GAL. (TU)
  - GREVILLEA NOELLII  
NEN. - 3 GAL. (TU)
  - HETEROCALLIS HYBRID YELLOW  
DAYLILY - 1 GAL. (TU)
  - NANDINA DORSTENICA  
HEAVENLY BURNING - 9 GAL. (TU)
  - PODOCARPUS GRACILIOR  
RYN FINE - 3 GAL. (TU)
  - PODOCARPUS HENKELII  
LONG-LEAVED YELLOWWOOD (TU)
  - RHAPHIOLEPIS INDICA 'SALLENNA'  
INDIA HAWTHORN - 9 GAL. (TU)
  - BALMA LEBICANTHA  
TEXICAN BURN BAGE - 9 GAL.
  - TRACHELOSPERUM JARROLDI  
STAR JARROLDI - 9 GAL. (TU)

- GROUND COVERS & SHRUBS**
- LANDSCAPE PLANTING  
COLORADO SPRINGS  
BY DICHONIA GROUND COVER
  - ALPINE PLANTING  
LOW WATER USE SHRUBS  
BY FUCHSIA ROSEMARY GROUND COVER
  - SHADE PLANTING  
SHADE TOLERANT SHRUBS  
BY DICHONIA GROUND COVER
  - LAWN  
HYBRID PERENNIAL SOFT  
NATIVE GRASS & WILDFLOWER  
HYDRANGEA PINK  
NARELLA PALM  
NARELLA LEMNA  
FELICIA CALIFORNICA  
ESCHSCHOLZIA CALIFORNICA

**NOTES:**  
 1. PLANT BOSTON IVY OR CREEPING FIG AT 8' O.C. ALONG ALL RETAINING WALLS & TRASH ENCLOSURES.  
 2. ALL TRANSPIRENTS SHALL BE SCREENED WITH 9 GALLON SHRUBS.  
 3. IRRIGATION SYSTEM SHALL UTILIZE RECLAIMED WATER SOURCE IN CANWOOD STREET.



**IMPORTANT NOTE**  
 Section 490 (412) of the Government Code  
 requires that all contracts for the purchase of  
 any amount in excess of \$100,000 by the State  
 be awarded to the lowest responsible bidder.  
 The State of California  
 Office of the State Architect  
 TOLL FREE 800-422-4100  
 No working days before your day



**JOHN K. INNES, INC.**  
 LANDSCAPE ARCHITECT  
 497 W. FARGO STREET  
 THOUSAND OAKS, CA.  
 805 492-8844



**REVISIONS**

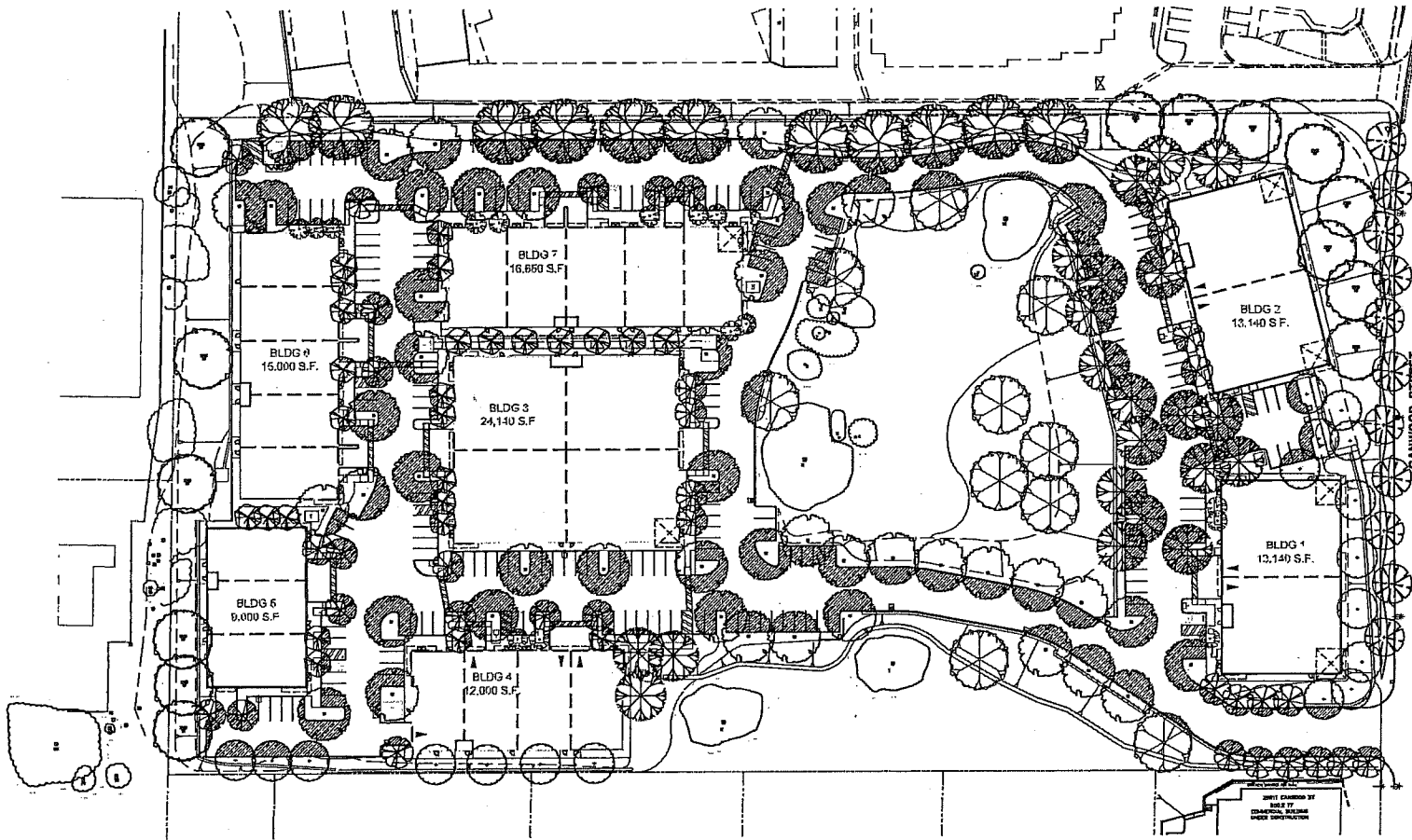
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| 8-28-06  | 1 | ADD | REVISIONS |
| 10-25-06 | 2 | ADD | REVISIONS |
| 11-27-06 | 3 | ADD | REVISIONS |
| 12-07    | 4 | ADD | REVISIONS |
| 7-17-07  | 5 | ADD | REVISIONS |
| 10-11-07 | 6 | ADD | REVISIONS |

**PROJECT**  
 A. H. BUSINESS PARK  
 28000 CANWOOD STREET  
 AGOURA HILLS, CA 91301

**CONCEPT LANDSCAPE PLAN**

**DATE** 2-15-06  
**SCALE** 1"=40'-0"  
**DRAWN BY** JKI INC  
**CHECKED BY** BW

**SHEET NO.**  
 OF



**PLANT LIST**

- BLDG CRAPE MYRTLE  
LAMNOSTRICHIA INDICA 'BLOND' (TU)  
24" BOX
- BOTTLE TREE  
BRACHYCATON POPULNEUS (TU)  
24" BOX
- CALIFORNIA SYCAMORE  
PLATANUS RACEMOSA  
24" BOX
- COAST LIVE OAK  
QUERCUS AGROFOLIA (L)  
18 GAL. NATURAL
- HAWAII STRAIGHTENED TREE  
ARDISIA TAIWANA (TU)  
24" BOX - MULTI-TRUNK
- MEXICAN SYCAMORE  
PLATANUS MEXICANA (TU)  
24" BOX
- RATWOOD ASH - STREET TREE  
FRAXINUS ANGUSTIFOLIA 'RATWOOD' (TU)  
24" BOX
- TIPU TREE  
TIPLIANA TIPU (TU)  
24" BOX
- VALLEY OAK  
QUERCUS LOBATA (L)  
1 = 36" BOX  
2 = 24" BOX  
3 = 18 GAL.
- KEEPPING BOTTLEBRUSH  
CALLISTEMON VERNALIS (TU)  
24" BOX

**PARKING LOT SHADE COVERAGE**  
 PAVEMENT 22,491 SF.  
 SHADDED AREA 93,769 SF.  
 PERCENT COVERAGE 41%



**JKI**  
 JOHN K. BINES  
 INC.  
 LANDSCAPE ARCHITECT  
 497 W. FARGO STREET  
 THOUSAND OAKS, CA.  
 805 492-8844  
 A.S.L.A.

**REVISIONS**

|   |                 |          |
|---|-----------------|----------|
| 1 | DATE REVISION   | 8-26-06  |
| 2 | A SITE REVISED  | 10-27-06 |
| 3 | A MISCELLANEOUS | 11-23-06 |
| 4 | A MISCELLANEOUS | 9-2-07   |
| 5 | A MISCELLANEOUS | 7-7-07   |
| 6 | A MISCELLANEOUS | 10-1-07  |

**PROJECT**  
 A. H. BUSINESS PARK  
 2800 S. CANWOOD STREET  
 AGOURA HILLS, CA 91301

**SIDE COVERAGE PLAN**

**DATE** 2-15-06  
**SCALE** 1"=40'-0"  
**DESIGN** JKI INC  
**DRAWN** BW

**SHEET NO.**  
 OF

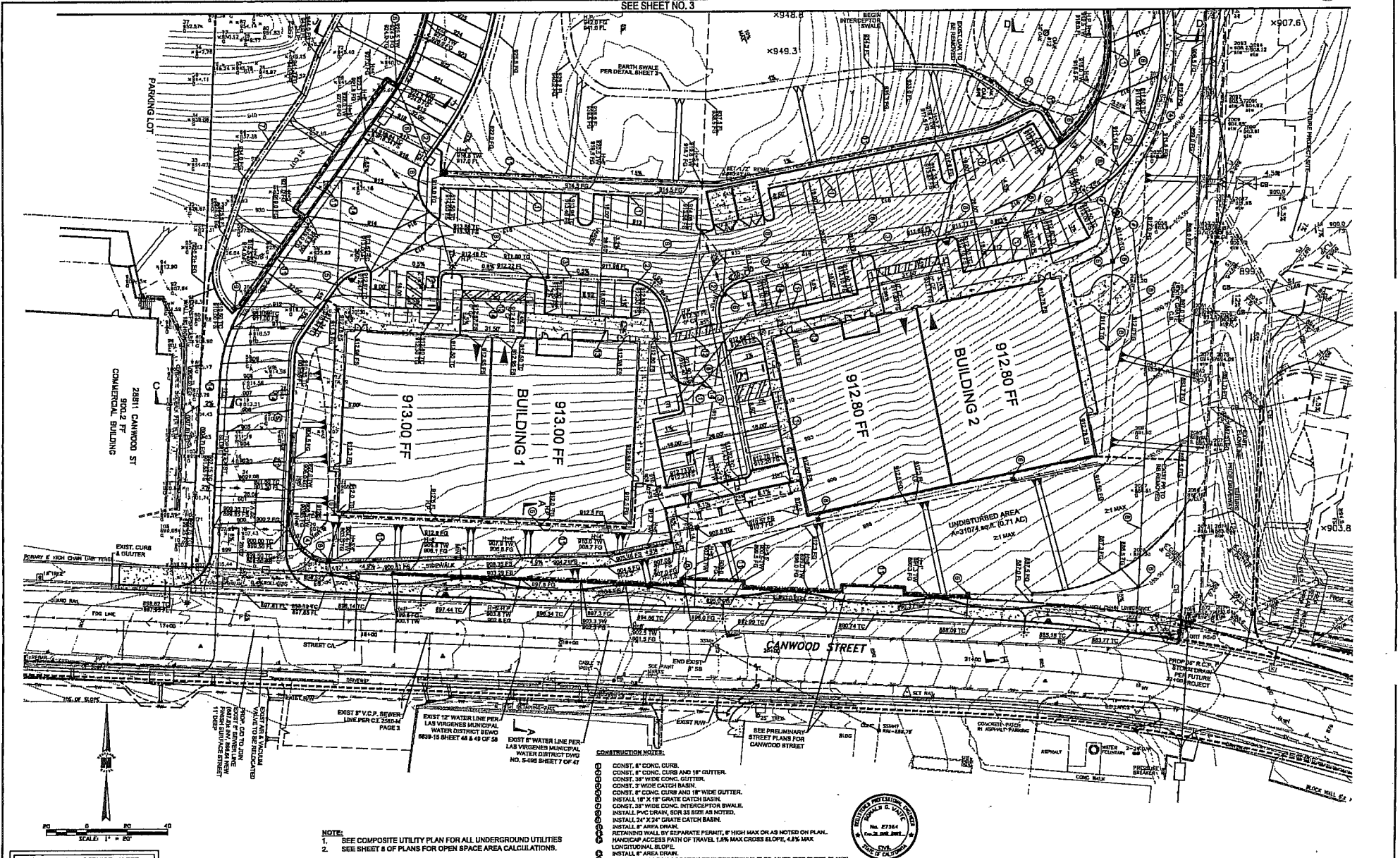
**IMPORTANT NOTICE**  
 Section 4131 (a)(2) of the Government Code requires a signed certification bearing the signature of the professional seal holder to be placed on all drawings, reports, or other documents prepared by the professional seal holder.  
 TOLL FREE: 800-422-4133  
 The working days before you die.







SEE SHEET NO. 3



EXIST 12" WATER LINE PER LAS VIRGENES MUNICIPAL WATER DISTRICT SHEET 809-18 SHEET 48 & 49 OF 50  
 EXIST 8" WATER LINE PER LAS VIRGENES MUNICIPAL WATER DISTRICT DWG NO. S-088 SHEET 7 OF 47

CONSTRUCTION NOTES:  
 CONST. 6" CONC. CURB.  
 CONST. 6" CONC. CURB AND 18" GUTTER.  
 CONST. 36" WIDE CONC. GUTTER.  
 CONST. 7" WIDE CATCH BASIN.  
 CONST. 6" CONC. CURB AND 18" WIDE GUTTER.  
 INSTALL 24" X 18" GRADE CATCH BASIN.  
 CONST. 36" WIDE CONC. INTERCEPTOR SWALE.  
 INSTALL PVC DRAIN, SDR 35 PER AS NOTED.  
 INSTALL 24" X 24" GRADE CATCH BASIN.  
 INSTALL 6" AREA DRAIN.  
 RETAINING WALL BY SEPARATE PERMIT, 8" HIGH MAX OR AS NOTED ON PLAN.  
 HANDICAP ACCESS PATH OF TRAVEL 1.5% MAX CROSS SLOPE, 4.8% MAX LONGITUDINAL SLOPE.  
 INSTALL 6" AREA DRAIN.  
 PROPOSED APPROX. LOCATION OF UNDERGROUND ELEC. LINES (SEE ELECT. PLANS)

NOTE:  
 1. SEE COMPOSITE UTILITY PLAN FOR ALL UNDERGROUND UTILITIES.  
 2. SEE SHEET 8 OF PLANS FOR OPEN SPACE AREA CALCULATIONS.



**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-227-2800

TWO WORKING DAYS BEFORE YOU DIG

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
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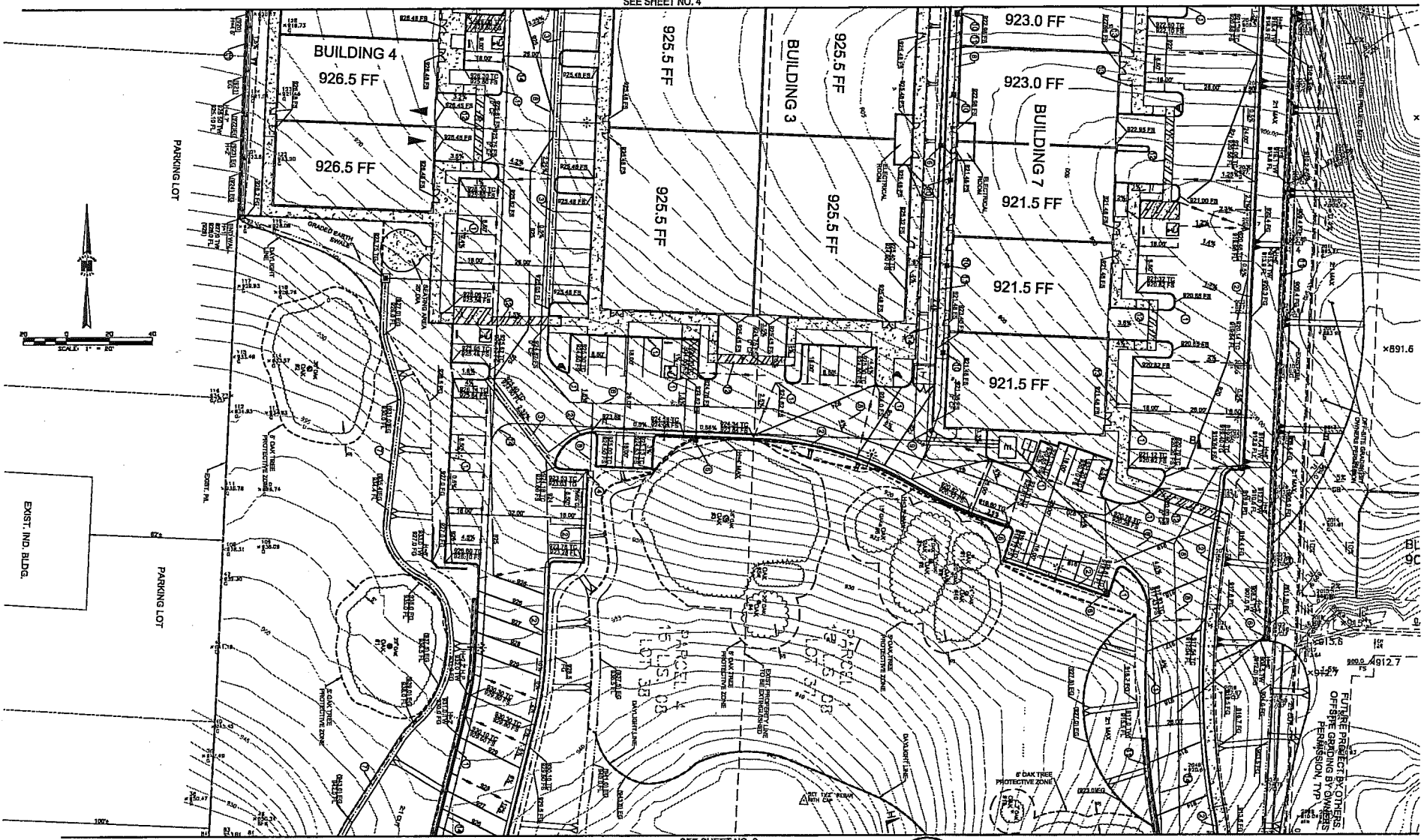
PREPARED FOR:  
 SFP AGOURA HILLS, LLC  
 23 CORPORATE PLAZA, SUITE 247,  
 NEWPORT BEACH, CA 92660  
 TEL. 949-718-4844

WESTLAND CIVIL, INC.  
 No. 27384  
 CIVIL ENGINEER  
 CITY OF AGOURA HILLS  
 PROJECT NO.

**SITE/GRADING PLAN**  
 AGOURA HILLS BUSINESS PARK  
 28000 CANWOOD ST  
 AGOURA HILLS, CALIFORNIA 91301

SHEET 2 OF 8  
 10-11-07

SEE SHEET NO. 4



SEE SHEET NO. 2

NOTE: SEE CONSTRUCTION NOTES ON SHEET 2



**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-287-2800

TWO WORKING DAYS BEFORE YOU DIG

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PREPARED FOR:  
SFP AGOURA HILLS, LLC  
23 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92660  
TEL. 949-716-6844

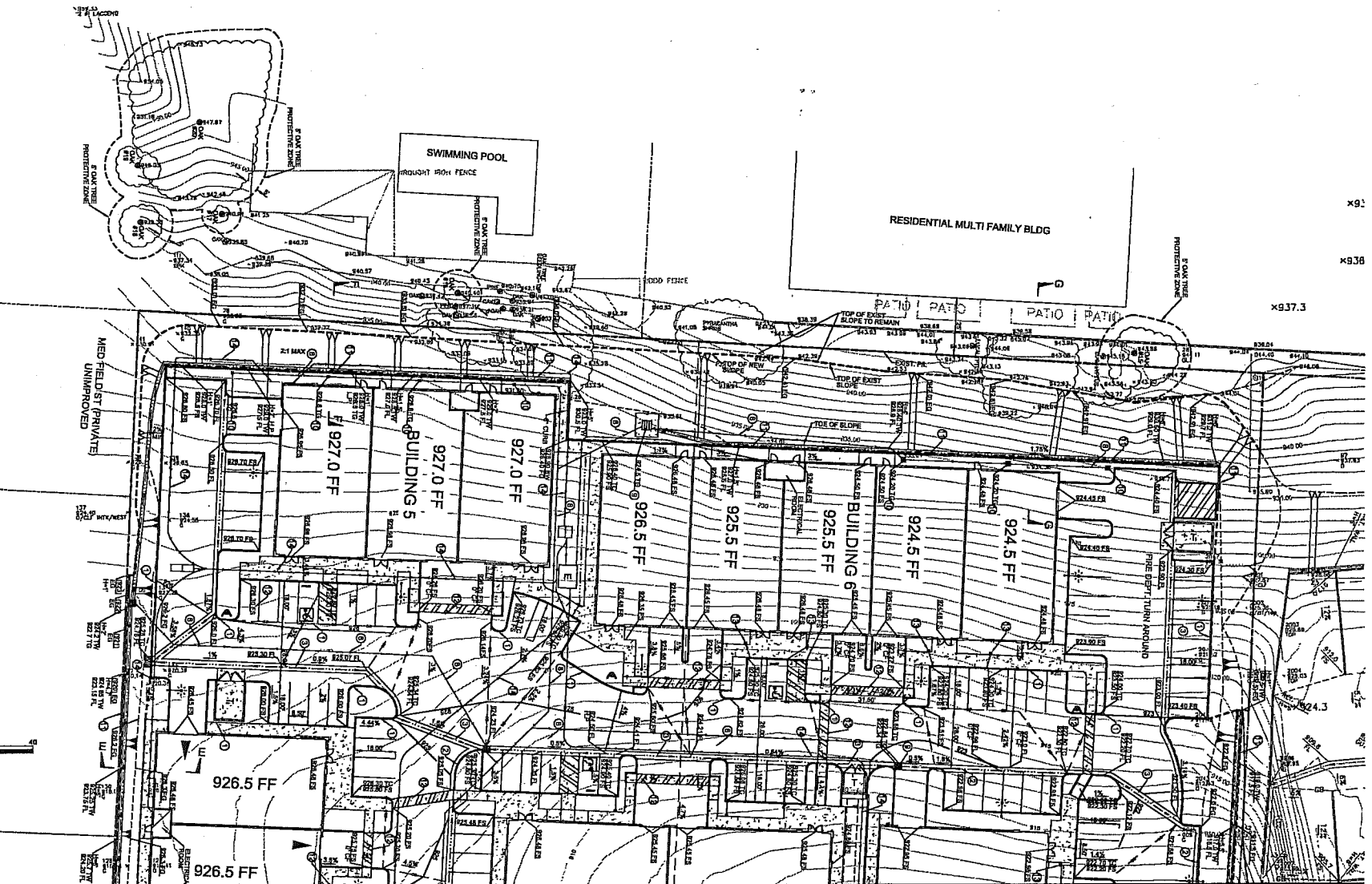
PREPARED BY: WESTLAND CIVIL, INC.  
100 N. Harbor Blvd., Suite 200, Newport Beach, CA 92660  
Tel: 949-441-2200 Fax: 949-441-2201



**SITE/GRADING PLAN**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 3 OF 8  
10-11-07

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SEE SHEET NO. 3



NOTE:  
SEE CONSTRUCTION NOTES ON SHEET 2

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-227-2400

TWO WORKING DAYS BEFORE YOU DIG

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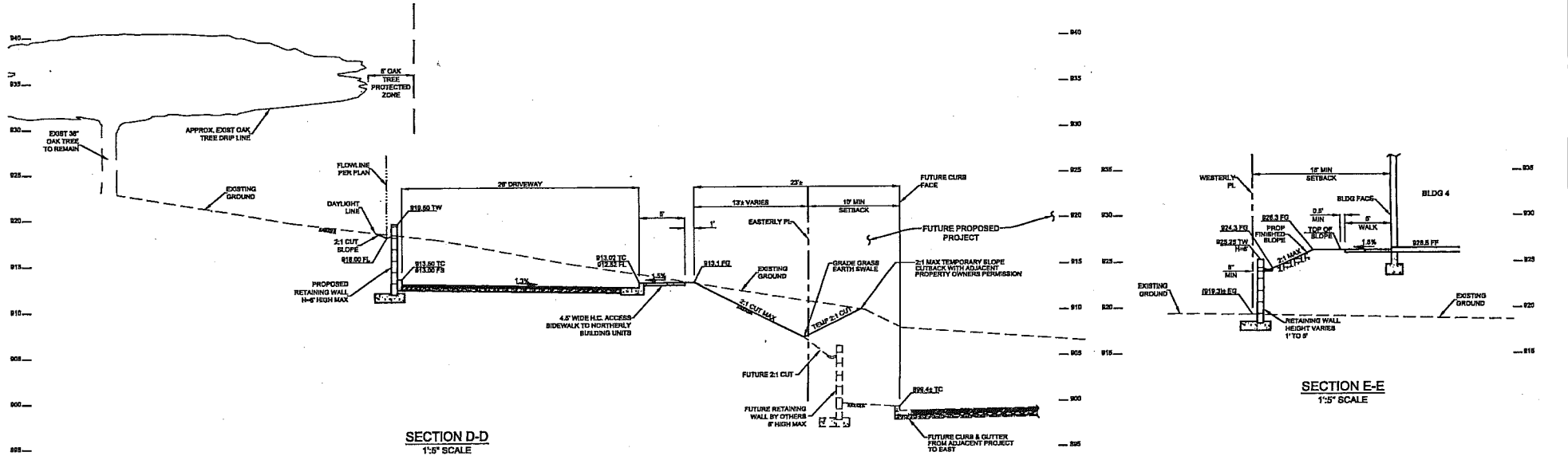
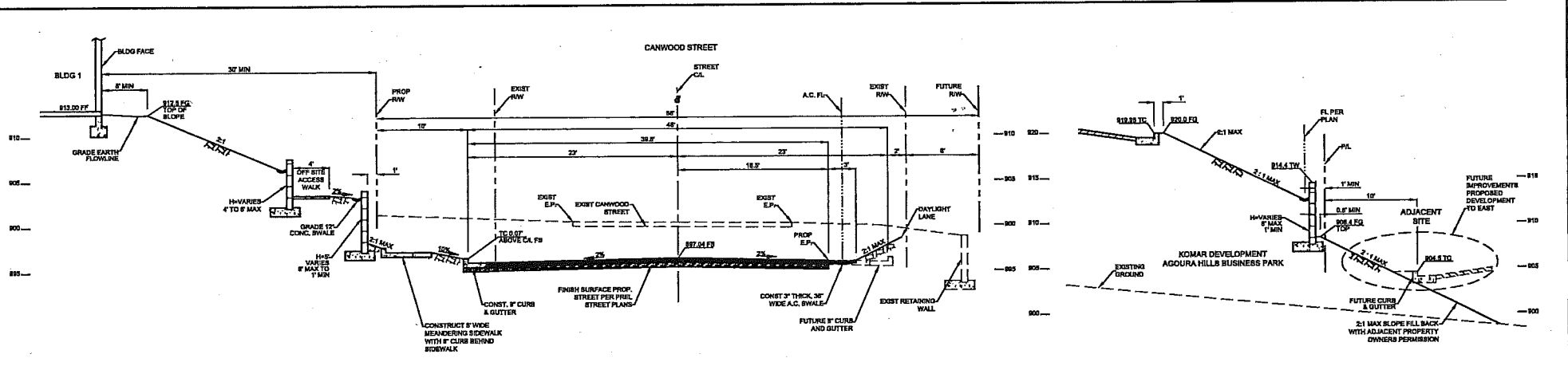
PREPARED FOR:  
SFIP AGOURA HILLS, LLC  
25 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92660  
TEL. 949-718-4844

PREPARED BY:  
WESTLAND CIVIL, INC.  
1000 Corporate Plaza, Suite 247  
Newport Beach, CA 92660  
REG. NO. 27384



**SITE/GRADING PLAN**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 4 OF 8



**UNDERGROUND SERVICE ALERT**  
CALL TOLL FREE  
1-800-327-2838  
TWO WORKING DAYS BEFORE YOU DIG

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
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PREPARED FOR:  
SPF AGOURA HILLS, LLC  
23 CORPORATE PLAZA, SUITE 347,  
NEWPORT BEACH, CA 92660  
TEL. 949-718-4844

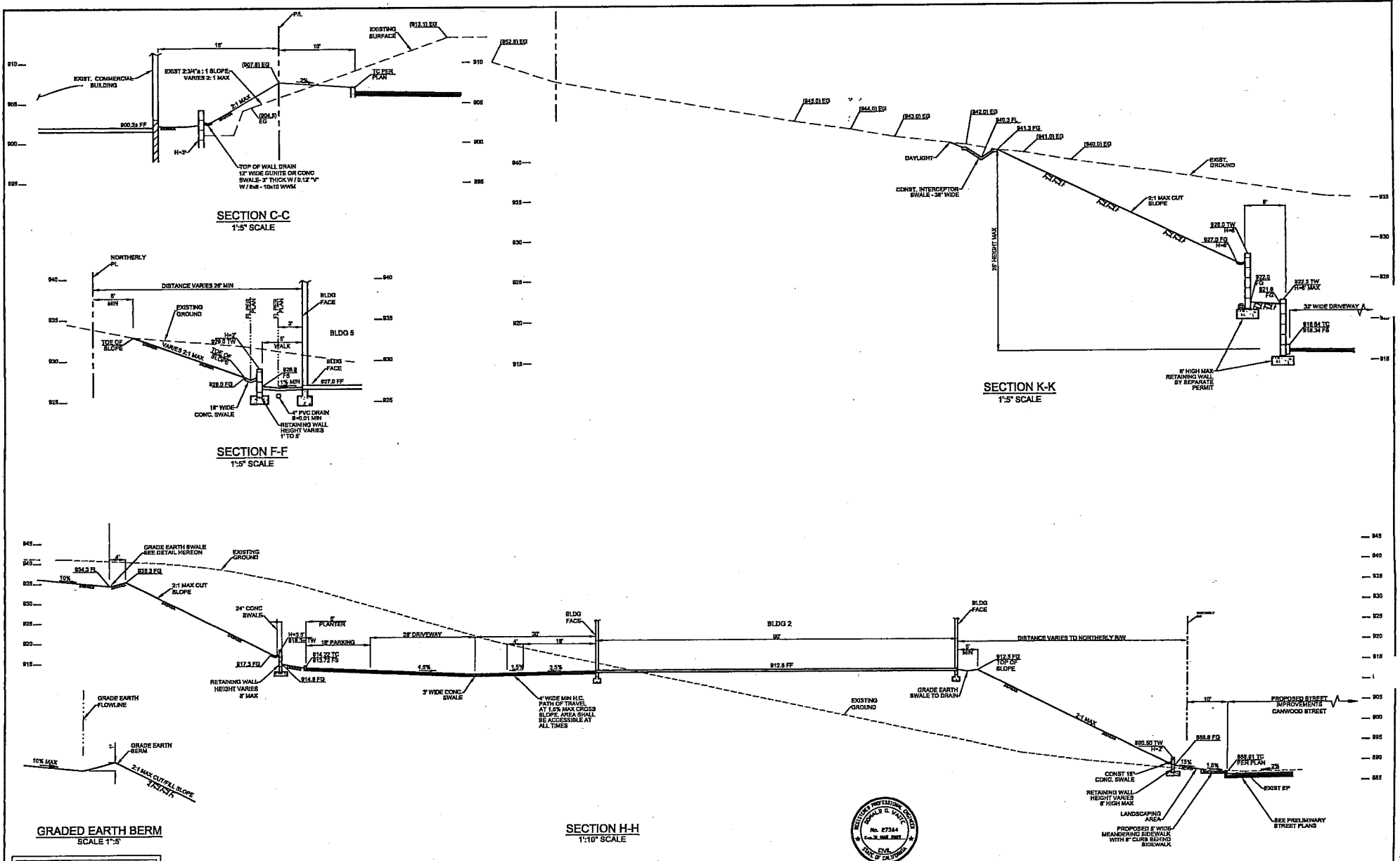


PREPARED BY:  
**WESTLAND CIVIL, INC.**  
1000 WESTLAND BLVD., SUITE 200  
SAN ANTONIO, TEXAS 78201  
TEL. 214-343-1400  
WWW.WESTLANDCIVIL.COM



**SECTIONS SHEET**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 8 OF 8  
10-11-07



**GRADED EARTH BERM**  
SCALE 1"=5'

**SECTION H-H**  
1"=10" SCALE

**SECTION K-K**  
1"=5" SCALE

**SECTION C-C**  
1"=5" SCALE

**SECTION F-F**  
1"=5" SCALE

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-287-2800

TWO WORKING DAYS BEFORE YOU DIG

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
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PREPARED FOR:  
SFP AGOURA HILLS, LLC  
23 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92660  
TEL. 949-718-4844

PREPARED BY: **WESTLAND CIVIL, INC.**

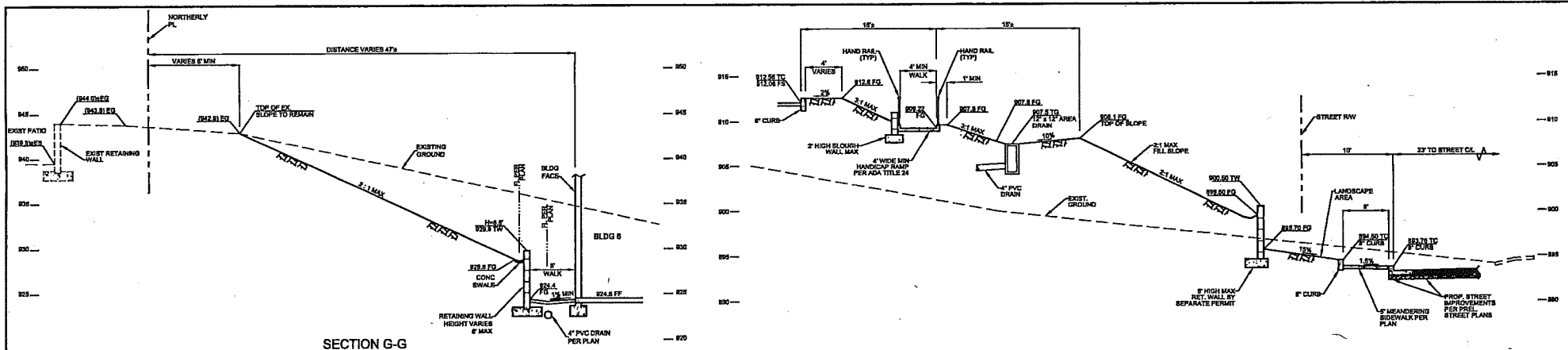
REGISTERED PROFESSIONAL ENGINEER  
No. 27344  
EXPIRES 06/30/2007  
CIVIL  
STATE OF CALIFORNIA



**SECTIONS SHEET**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

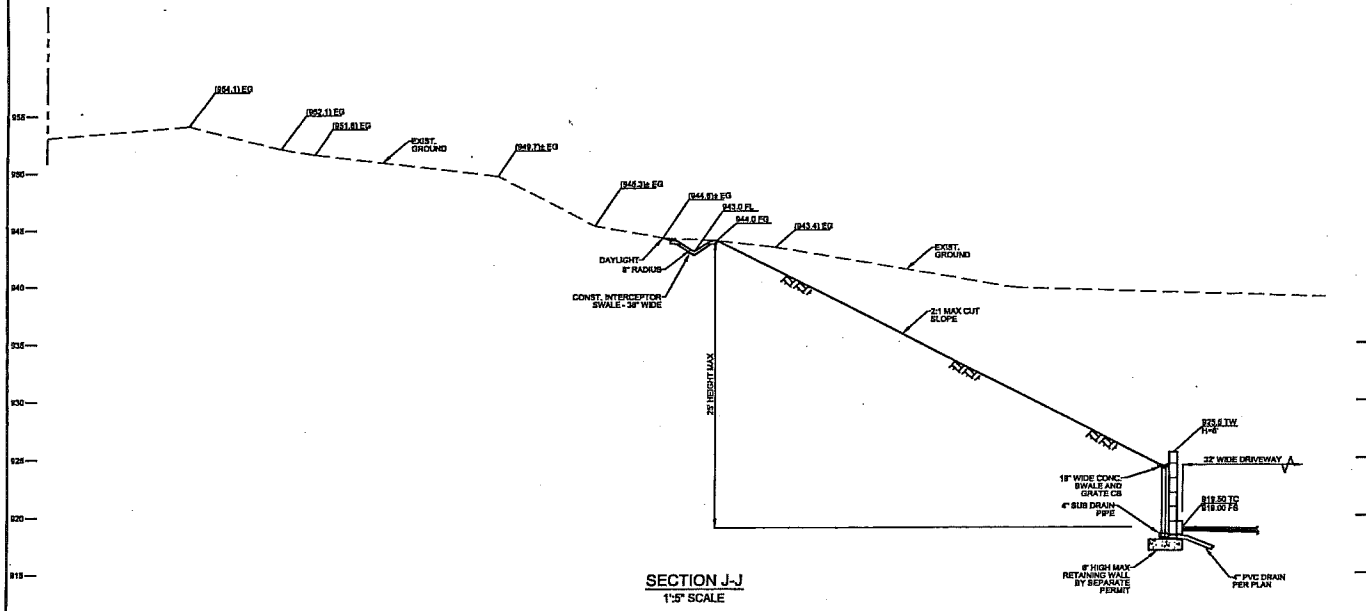
PROJECT NO. \_\_\_\_\_ SHEET 8 OF 8  
10-11-07

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**SECTION G-G**  
1"=5' SCALE

**SECTION I-I**  
1"=5' SCALE



**SECTION J-J**  
1"=5' SCALE

**UNDERGROUND SERVICE ALERT**



CALL TOLL FREE  
1-800-327-2800

TWO WORKING DAYS BEFORE YOU DIG

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
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PREPARED FOR:  
SPFP AGOURA HILLS, LLC  
53 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92860  
TEL. 949-718-4844

PREPARED BY:  
**WESTLAND CIVIL, INC.**  
100 Corporate Center / Suite 100  
100 W. Center St., Suite 100, Newport Beach, CA 92660  
Tel: 949-444-1111 Fax: 949-444-1111



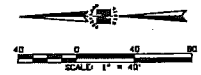
**SECTIONS SHEET**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 7 OF 8

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- LEGEND**
- UNDISTURBED NATURAL AREA 89511sq.ft. = 1.80 AC = 15.85%
  - GREENBELTS / GRADING OF SLOPES TO CONTOUR APPEARANCE AREA 80907sq.ft. = 1.85 AC = 15.15%
  - LANDSCAPE AREAS ADJACENT TO STREETS AREA 16783sq.ft. = 0.43 AC = 4.21%



TOTAL OPEN SPACE COVERAGE AREA 38.05%



PREPARED BY  
**WESTLAND CIVIL, INC.**  
 1000 Westwood Blvd., Suite 200  
 Newport Beach, CA 92660  
 TEL: 949-718-4844



PROJECT NO.

**OPEN SPACE CALCULATIONS**  
 AGOURA HILLS BUSINESS PARK  
 28000 CANWOOD ST  
 AGOURA HILLS, CALIFORNIA 91301

SHEET 5 OF 5

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
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PREPARED FOR:  
**SFP AGOURA HILLS, LLC**  
 23 CORPORATE PLAZA, SUITE 247,  
 NEWPORT BEACH, CA 92660  
 TEL: 949-718-4844

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
 1-800-227-2300

TWO WORKING DAYS BEFORE YOU DIG

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**STREET IMPROVEMENT NOTES**

- ALL WORK SHALL CONFORM TO THESE IMPROVEMENT PLANS, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) "HARBENBOOK", AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC).
- NO DEVIATION FROM THESE PLANS SHALL BE MADE UNLESS A CHANGE ORDER IS APPROVED BY THE CITY ENGINEER.
- ALL CONTRACTORS AND SUBCONTRACTORS DOING WORK WITHIN CITY LIMITS SHALL POSSESS A VALID BUSINESS REGISTRATION WITH THE CITY OF AGOURA HILLS PRIOR TO COMMENCING WORK.
- CONTRACTORS SHALL COMPLY WITH ALL CAL-OSHA SAFETY STANDARDS.
- CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR FORTY EIGHT (48) HOURS PRIOR TO COMMENCING WORK AND TWENTY FOUR (24) HOURS IN ADVANCE OF ANY SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
- ALL WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM AND IS SUBJECT TO INSPECTION BY THE PUBLIC WORKS DEPARTMENT.
- CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE CITY ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTORS SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THESE OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER/CIVIL ENGINEER AND THE CITY PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INsofar AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS SHALL BE BORNE BY THE CONTRACTOR.
- EXISTING TRAFFIC SIGNS AND NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORKZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (I.A.T.C.E. MANUAL). TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED AT THE DEVELOPER'S EXPENSE.
- ALL MEASURES SHALL BE TAKEN TO INSURE THAT DUST CONTROL IS MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
- "RECORD DRAWING" PLANS SHALL BE SUBMITTED PRIOR TO FINAL WALK-THROUGH INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY.
- ALL TRAFFIC MEDIAN SHALL BE DESIGNED AND CONSTRUCTED PER CITY ENGINEER APPROVAL.
- TRENCH WORK SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. "CAPPING ACT" SHALL BE APPLIED TO ALL TRENCH CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. REFER TO DETAIL HEREON FOR TRENCH SECTION.
- EQUESTRIAN TRAILS AND FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. EQUESTRIAN TRAILS ON PUBLIC-MAINTAINED ROADS REQUIRE DEDICATION OF TRAIL EASEMENTS TO THE CITY OF AGOURA HILLS. APPLICANT IS RESPONSIBLE FOR PREPARING ALL LEGAL DOCUMENTATION NEEDED TO DEDICATE EASEMENT. EQUESTRIAN TRAILS ON PRIVATE ROADS ARE TO BE MAINTAINED AT THE EXPENSE OF THE PROPERTY OWNERS.
- AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF PERMIT. ALL WORK INVOLVING STREET IMPROVEMENTS REQUIRES APPROVAL FROM THE PUBLIC WORKS INSPECTOR. APPLICANT SHALL ALLOW 48 HOURS ADVANCE NOTICE TO THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE ALL INSPECTIONS.
- CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- REQUIREMENT FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LAS VIRGENES MUNICIPAL WATER DISTRICT WORKS MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT.
- PRIOR TO CONNECTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VIRGENES MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.

**PUBLIC UTILITIES / SERVICES**

**WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT  
4232 LAS VIRGENES ROAD  
CALABASAS, CA 91302  
(818) 281-2159

**ELECTRICAL:** SOUTHERN CALIFORNIA Edison  
3348 FOOTHILL DRIVE  
THOUSAND OAKS, CA 91321  
(805) 464-7652

**TELEPHONE:** SBC (PAC BELL)  
1521 RAYNER STREET, #208  
VAN NUYS, CA 91408  
(818) 274-4768

**Gas:** SOUTHERN CALIFORNIA GAS  
877 CHAMBERLAIN  
SUN VALLEY, CA 91355  
(805) 624-2041

**SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
1002 E. FREMONT AVENUE, BLDG. 40 EAST  
ALHAMBRA, CA 91803  
(626) 303-3308

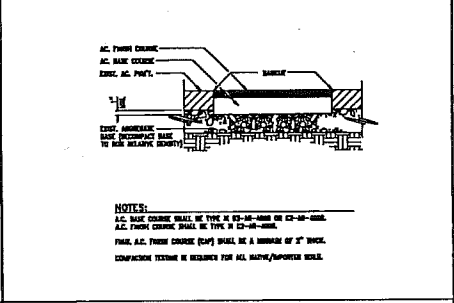
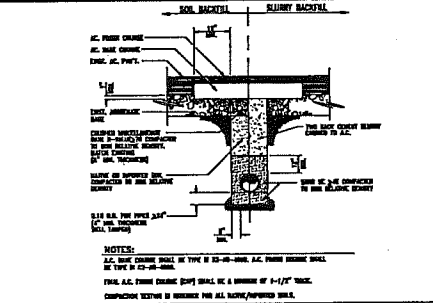
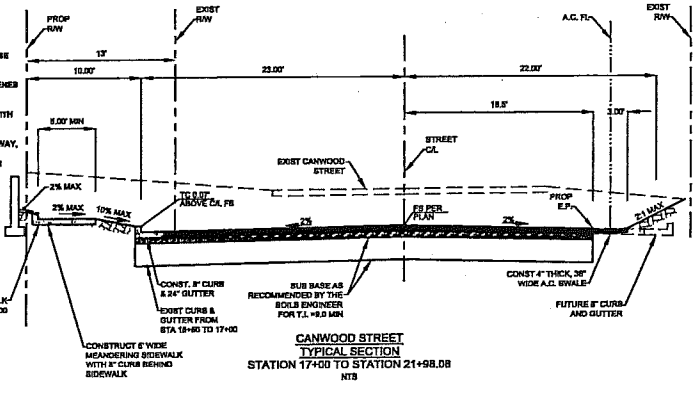
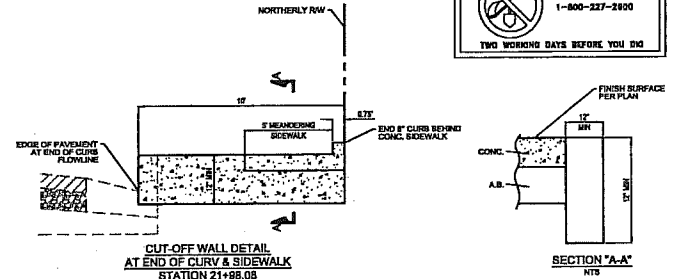
**CABLE:** ADELPHI  
3228 RIVOLI DRIVE  
VENTURA, CA 93003  
(805) 477-4433

**CABLE:** CHARTER COMMUNICATIONS  
3006 CROSSCREEK ROAD  
MALIBU, CA 90263  
(310) 454-9019

**CALTRANS:** CALTRANS  
5648 REYESA BOULEVARD  
TAYLOR, CA 91756  
(951) 288-1428

**UNDERGROUND SERVICE ALERT**

 CALL TOLL FREE  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG



**TRENCH DETAIL (NOT TO SCALE)**

**INDEX OF DRAWINGS**

| SHEET NO. | DESCRIPTION                         |
|-----------|-------------------------------------|
| 1         | PRELIMINARY COVER SHEET             |
| 2         | PRELIMINARY STREET PLAN             |
| 3         | PRELIMINARY STREET PLAN             |
| 4         | PRELIMINARY SIGNING & STRIPING PLAN |

**STREET REPAIR DETAIL (NOT TO SCALE)**

**OWNER**  
NAME: SUBRAMANIAN FAMILY INVESTMENT PARTNERSHIP  
ADDRESS: 23 CORPORATE PLAZA, SUITE 247, NEWPORT BEACH, CA 92660  
REPRESENTATIVE: ZAVEN HANESBIAN  
TELEPHONE: 949-413-0403

**CIVIL ENGINEER**  
NAME: WETLAND CIVIL, INC.  
ADDRESS: 530 ST. CHARLES DR. STE 206, THOUSAND OAKS, CA 91320  
REPRESENTATIVE: DON WAITE  
TELEPHONE: 805-485-1330

**GEOTECHNICAL ENGINEER**  
NAME: THE J. BYER GROUP, INC.  
ADDRESS: 1411 E. CHEVY CHASE DR. #209, GLENDALE, CA 91204  
REPRESENTATIVE: ROBERT L. ZWIGLER  
TELEPHONE: 626-848-9338

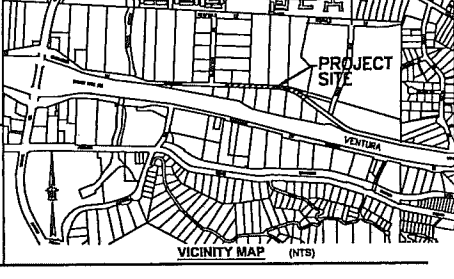
**BENCHMARK:**

DESCRIPTION: BM NO. 1732  
ROBIN TAG & CO 300 MM H ICH @ NE CORNER  
KAMAH RD & CANWOOD ST 188 N 4200 E. CO.  
INT (AND 181 FRONT)  
ELEVATION: 564.75

**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 NOS. \_\_\_\_\_ 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



**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 SIGNED 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 DIRT/SEDIMENT 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 BMP'S 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 PRIOR TO NOVEMBER 1ST THROUGH APRIL 1ST.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL DRINKING WATER STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INBERTS 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.

PROPOSED BY:  **WETLAND CIVIL, INC.**  
3000 CROSSCREEK ROAD, MALIBU, CA 90263  
TEL: (310) 454-9019 FAX: (310) 454-9018

CITY OF AGOURA HILLS APPROVAL: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

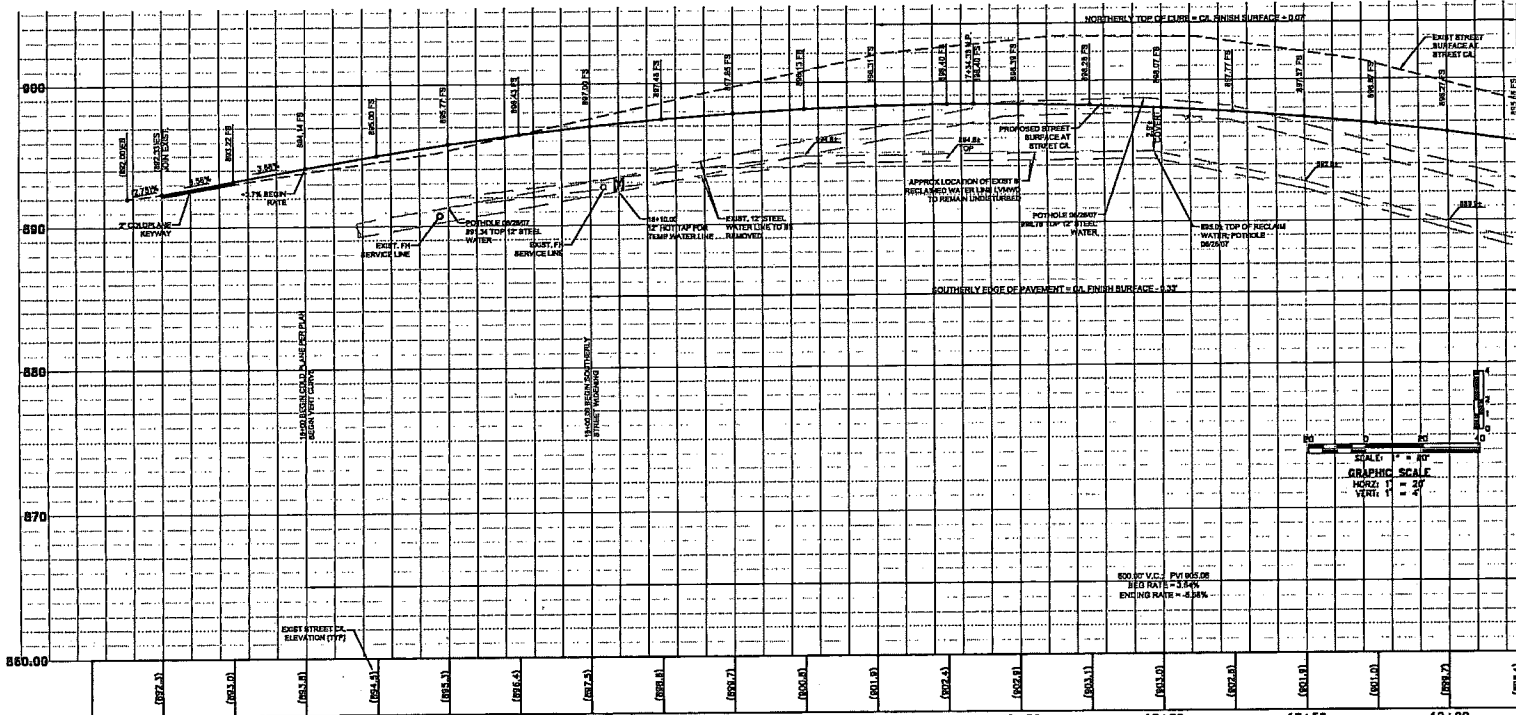
JAY PATEL CITY ENGINEER DATE: \_\_\_\_\_ RCE NO.: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

 **AGOURA HILLS**

**06 CUP - 003**  
**PRELIMINARY STREET PLAN COVER SHEET**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 01 OF 04

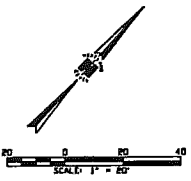
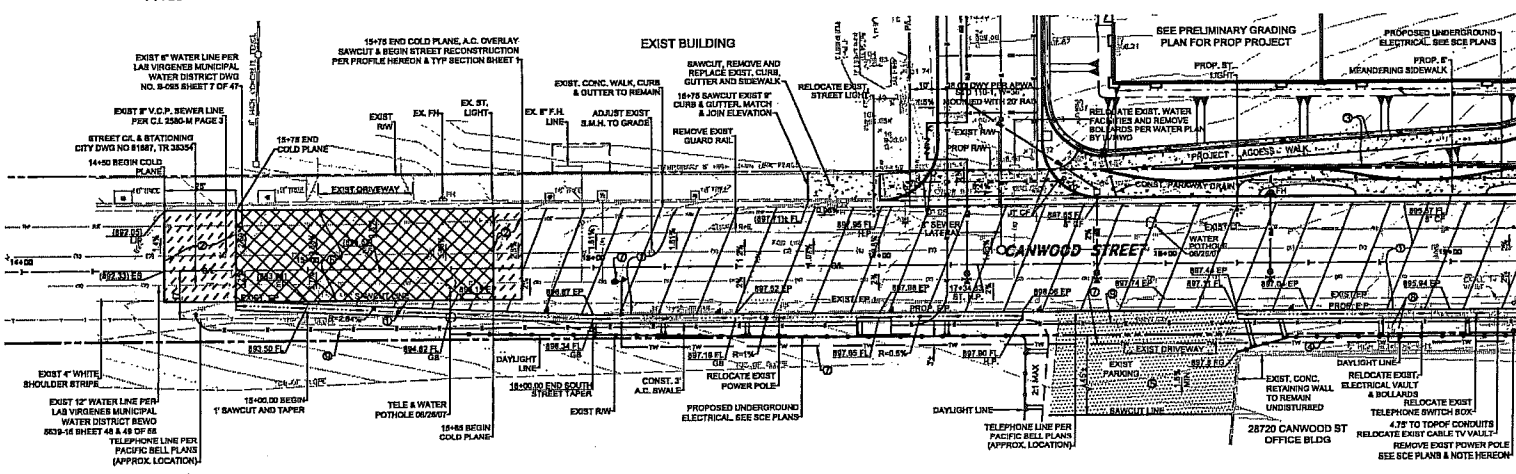




MATCH LINE ST. STA. 18+25.00 SEE SHEET NO. 3 OF 4

**ELECTRICAL UNDERGROUND NOTE:**  
 ALL SOUTHERN CALIFORNIA Edison OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND PER SOUTHERN CALIFORNIA PLANS. LOCATIONS SHOWN FOR REFERENCE ONLY, SEE S.C.E. PLANS FOR FINAL LOCATION.

- CONSTRUCTION LEGEND:**
- ① REMOVE EXISTING STREET PAVEMENT SECTION AND RECONSTRUCT CANNWOOD STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION SHEET 1
  - ② 2" A.C. OVERLAY AND 2" COLD PLANE WHERE NOTED
  - ③ PROP. RETAINING WALL 8" HIGH MAX
  - ④ DAYLIGHT LINE
  - ⑤ 4" A.C. ON 8" A.B. OR AS RECOMMENDED BY THE SOLE ENGINEER.
  - ⑥ VARIABLE THICKNESS AC OVERLAY, VARIES 2" TO 4"
  - ⑦ TEMPORARY 12" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 12" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS. NOT TAP AT EXISTING STATION 18+16.86 AND 18+43.86 WITH 12" GATE VALVE & 90° ELBOW. LOCATION BY PROPERTY OWNERS FURNISHMENT.
  - ⑧ RELOCATE EXIST. WATER METERS 2 TOTAL
  - ⑨ PROP. Edison CONDUITS



**06 CUP - 003**

**PRELIMINARY STREET PLAN**  
 AGOURA HILLS BUSINESS PARK  
 CANNWOOD ST., ST. STA. 15+25 TO 19+25  
 AGOURA HILLS, CALIFORNIA 91301

| REV | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE |
|-----|--------|-----------------------|-----|------|
|     |        |                       |     |      |
|     |        |                       |     |      |

PREPARED BY  
  
**WESTLAND CIVIL, INC.**  
 200 S. GARDEN ST., SUITE 200, ANAHEIM, CALIF. 92805  
 (714) 944-1100 FAX (714) 944-1101

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

JAY PATEL  
 CITY ENGINEER

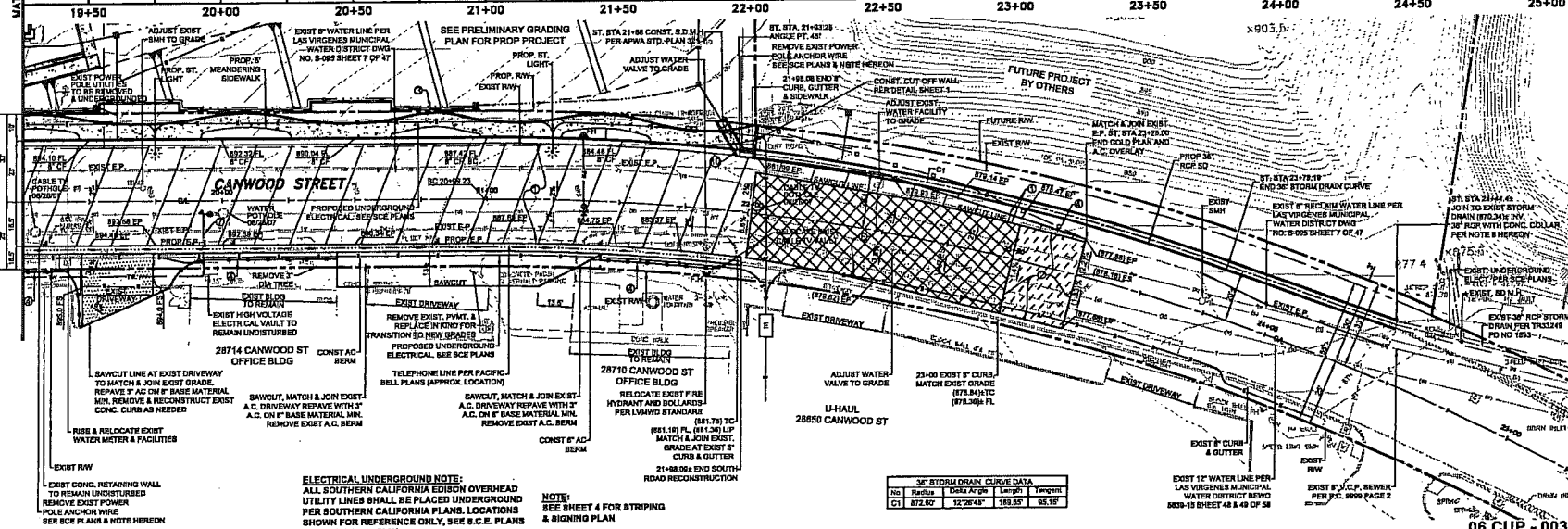
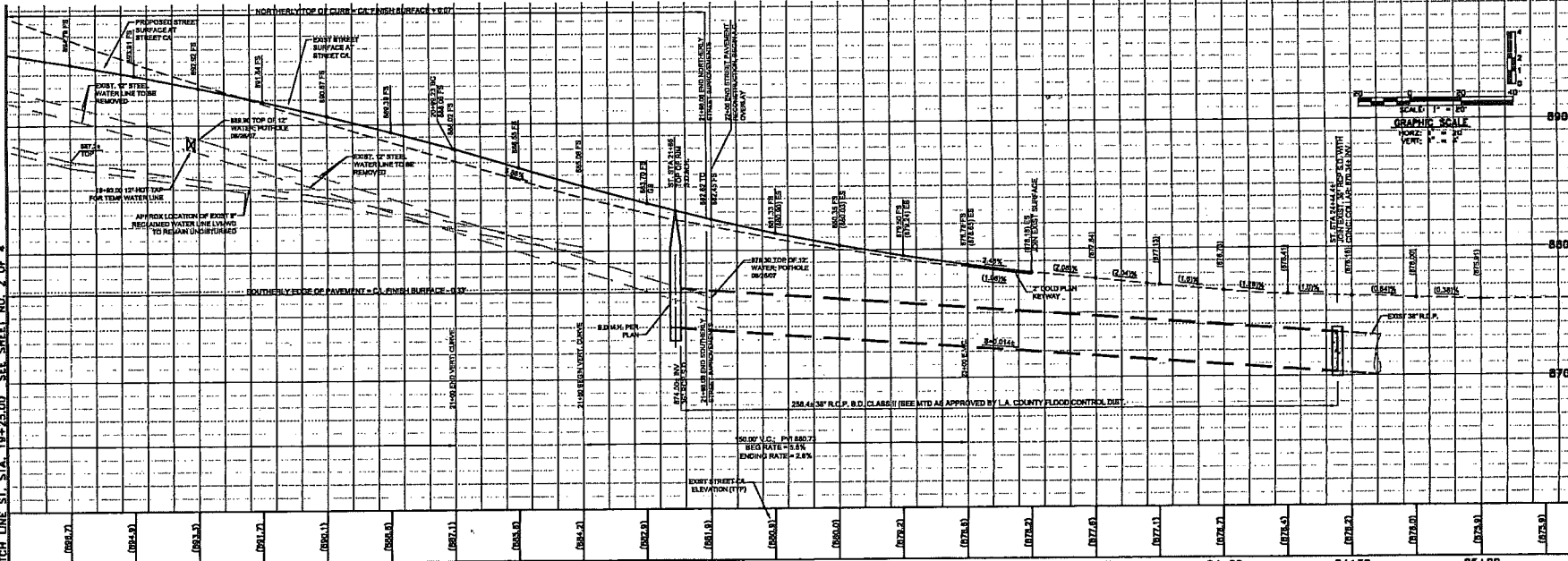
DATE \_\_\_\_\_ RCE/NO. EXP DATE \_\_\_\_\_

CITY OF  
  
**AGOURA HILLS**

PROJECT NO. \_\_\_\_\_ SHEET 02 OF 04

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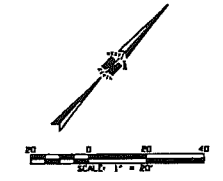
MATCH LINE ST. STA. 19+25.00 SEE SHEET NO. 2 OF 4



- CONSTRUCTION LEGEND:**
- ① REMOVE EXISTING STREET PAVEMENT SECTION AND RECONSTRUCT CANWOOD STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION 100-05
  - ② 2" A.C. OVERLAY AND 2" COLD PLANE WHERE NOTED
  - ③ PROP. RETAINING WALL 8" HIGH MAX
  - ④ DAYLIGHT LINE
  - ⑤ AC DRIVEWAY RECONSTRUCT 4" A.C. ON 8" A.B. OR AS RECOMMENDED BY THE SOLE ENGINEER.
  - ⑥ VARIABLE THICKNESS AC OVERLAY, VARIES 2" TO 8"
  - ⑦ TEMPORARY 12" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 6" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS. HOT TAP AT STREET STATION 18+10.00 AND 18+48.00 WITH 12" GATE VALVES & 30" ELEV. LOCATION BY PROPERTY OWNER'S PERMISSION. RELOCATE EXIST. WATER METERS 2" TOTAL PROP. EXIST CONCRETE COLLAR PER APWA BTD. PLAN 360-3

**30" STORM DRAIN CURVE DATA**

| No. | Radius  | Curve Length | Length  | Offset |
|-----|---------|--------------|---------|--------|
| C1  | 872.00' | 12.2854'     | 100.00' | 55.31' |



PROPOSED BY  
**WESTLAND CIVIL, INC.**  
28505 LINDEN AVE., SUITE 100, VAN NUYS, CA 91411  
(818) 705-1212 FAX (818) 705-0501

CITY OF AGOURA HILLS APPROVAL

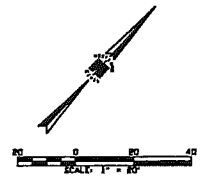
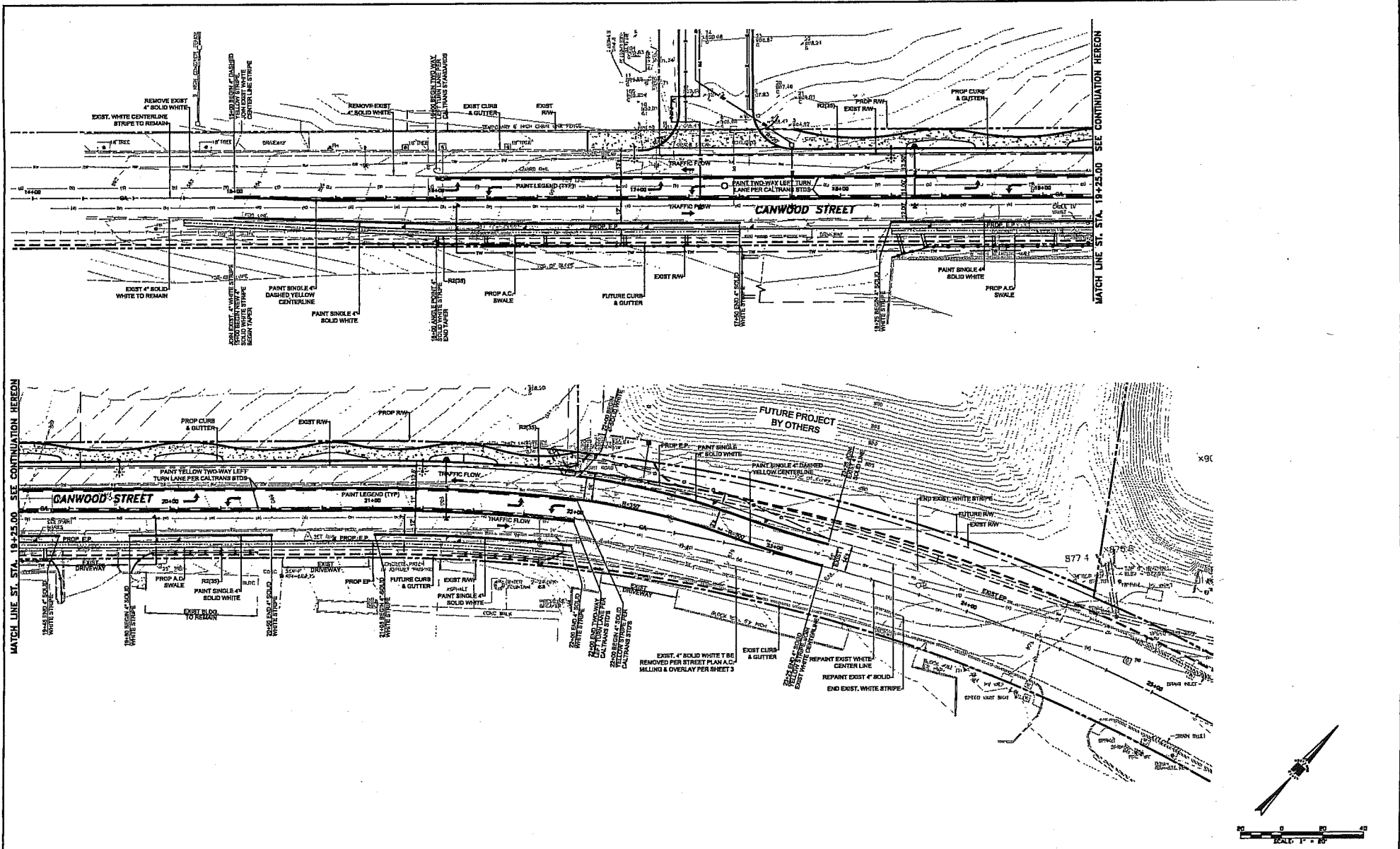
REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

JAY PATEL  
CITY ENGINEER

CITY OF AGOURA HILLS

**PRELIMINARY STREET PLAN**  
AGOURA HILLS BUSINESS PARK  
CANWOOD ST, ST. STA. 19+25 TO 23+75  
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. \_\_\_\_\_ SHEET 03 OF 04



|  |        |                       |     |  |                              |      |  |   |  |  |  |
|--|--------|-----------------------|-----|--|------------------------------|------|--|---|--|--|--|
| PREPARED BY<br><b>WESTLAND CIVIL, INC.</b><br><small>1000 Westland Blvd., Suite 100, Westland, CA 93884<br/>         (916) 499-1100 FAX (916) 499-1101</small> |        |                       |     | CITY OF AGOURA HILLS APPROVAL<br>REVIEWED BY _____ DATE _____<br>JAY PATEL CITY ENGINEER DATE _____ RC# NO. _____ EXP DATE _____ |                              |      |  | <b>06 CUP - 003</b><br><b>PRELIMINARY STRIPING AND SIGNING PLAN</b><br><b>AGOURA HILLS BUSINESS PARK</b><br><b>28000 CANWOOD ST</b><br><b>AGOURA HILLS, CALIFORNIA 91301</b><br>PROJECT NO. _____ SHEET 04 OF 04<br><small>08-16-07</small> |  |  |  |
| REV  | SYMBOL | DESCRIPTION OF CHANGE | RCE | DATE   | REVISIONS ENGINEER NO. 27384 | DATE |  |   |  |  |  |

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LEGAL DESCRIPTION

Real property in the City of Agoura Hills, County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of Lot 174 of the western of the Rancho Los Virreyes, as per map of said parcel filed with the Clerk in Case No. 2960 of the Superior Court, unimproved as follows:

Beginning at the Northwest corner of said Lot 174... (Detailed legal description of Parcel 1)

Parcel 2:

That 1/20th part of said parcel of Parcel 1... (Detailed legal description of Parcel 2)

Parcel 3:

As measured the real portions to be used in connection with other... (Detailed legal description of Parcel 3)

Parcel 4:

That portion of Lot 174 of the western of the Rancho Los Virreyes... (Detailed legal description of Parcel 4)

Beginning at the Northwest corner of said Lot 174... (Detailed legal description of Parcel 4 continued)

Parcel 5:

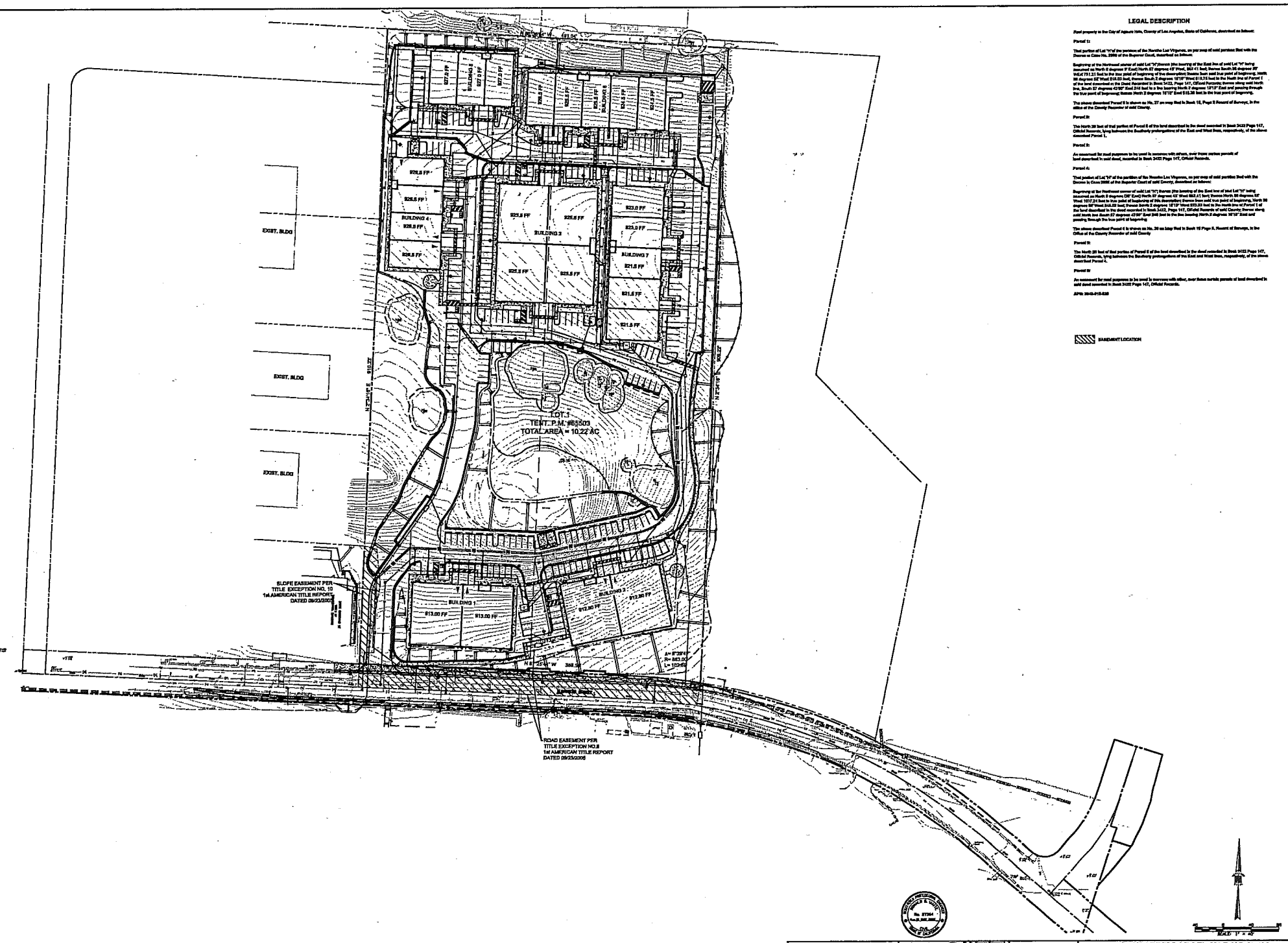
That 1/20th part of said parcel of Parcel 1... (Detailed legal description of Parcel 5)

Parcel 6:

As measured the real portions to be used in connection with other... (Detailed legal description of Parcel 6)

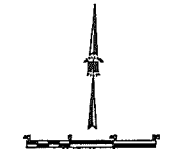
APNs: 9866-010-000

SEWER LOCATION



ELOPE EASEMENT PER TITLE EXCEPTION NO. 10 AMERICAN TITLE REPORT DATED 08/26/2008

ROAD EASEMENT PER TITLE EXCEPTION NO. 8 AMERICAN TITLE REPORT DATED 08/26/2008

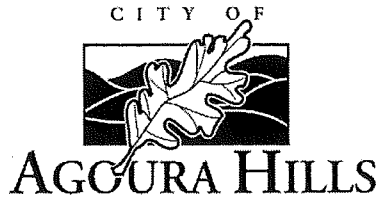


|   |   |  |  |
|---|---|--|--|
| PREPARED FOR:<br>BRYANTMAN FAMILY INVESTMENT PARTNERSHIP<br>23 CORPORATE PLAZA, SUITE 200,<br>REPORT BEACH, CA 92662<br>TEL: 949-719-0841 | DRAWN BY:<br><br>SURVEYING CIVIL, INC.<br>10000 WILSON AVENUE, SUITE 100,<br>WESTMINSTER, CA 92683<br>TEL: 949-881-1100 | CITY OF:<br><br>AGOURA HILLS<br>PROJECT NO.: | TENTATIVE PARCEL MAP NO 85503<br>FOR INDUSTRIAL CONDOMINIUM PURPOSES<br>28000 CANWOOD ST<br>AGOURA HILLS, CALIFORNIA 91301<br>SHEET 01 OF 01 |
|---|---|--|--|

# AGOURA HILLS BUSINESS PARK



# EXHIBIT G-2



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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**ACTION DATE:** May 5, 2011

**TO:** Planning Commission

**APPLICANT:** Brett Trebil for Agoura Business Center North, LLC  
5304 Derry Avenue, Suite A  
Agoura Hills, CA 91301

**CASE NOS.:** 06-CUP-003 (Amendment), 06-OTP-005 (Amendment), and  
TPM 65503 (Amendment)

**LOCATION:** 28721 Canwood Street (APN 2048-012-026)

**REQUEST:** Request for approval of a one-year time extension for a previously-approved Conditional Use Permit that allows for the construction of seven (7) light industrial buildings totaling 103,070 square feet in size; a request for a one-year time extension for an approved Oak Tree Permit that allows for the removal of one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction; and a request for a one-year time extension of a Tentative Parcel Map for the subdivision of the 10-acre parcel into 25 commercial/industrial condominium units.

**ENVIRONMENTAL DETERMINATION:** The proposed project is consistent with Mitigated Negative Declaration and Mitigation Monitoring Program adopted on June 19, 2008, by Planning Commission Resolution No. 937.

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003 (Amendment), Oak Tree Permit Case No. 06-OTP-005 (Amendment), and Tentative Parcel Map No. 65503 (Amendment), subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay)

GENERAL PLAN  
DESIGNATION: BP-M (Business Park-Manufacturing)

## **I. PROJECT BACKGROUND AND DESCRIPTION**

On June 19, 2008, the Planning Commission reviewed a Conditional Use Permit application (Case No. 06-CUP-003) from Gregory Alekian of Komar Investments, LLC, for the proposed construction of seven (7) light industrial buildings totaling 103,070 square feet in size, known as the “Agoura Hills Business Park.” The 10-acre project site is located at 28721 Canwood Street, between Derry Avenue and Clareton Drive, within the BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay) zone. Also requested was an Oak Tree Permit (Case No. 06-OTP-005) to remove one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction, and a Tentative Parcel Map (No. 65503) to subdivide the property into 25 commercial/industrial condominium units. The Planning Commission approved the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map on a 2-1 vote (Commissioner Nouzille opposed; Commissioners Buckley Weber and Rishoff were absent).

Pursuant to the provisions in the Zoning Ordinance and the project conditions of approval, the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map were valid for an initial two (2) year period (to June 19, 2010). As allowed by the Zoning Ordinance and the project conditions of approval, the applicant requested and received a one (1) year administrative extension for each of the three entitlements (to June 19, 2011). The property was subsequently sold to Agoura Business Center North, LLC, and the current owner submitted building plans and grading plans into plan check in August of 2010. As is noted in the applicant’s attached letter of extension request, the building plans and grading plans remain in plan check, and the property owner is now requesting a second, one-year extension of the permits, which the Zoning Ordinance allows to be considered by the Planning Commission. The applicant anticipates commencing grading shortly after issuance of grading permits, in August 2011.

## **II. STAFF ANALYSIS**

The project has not changed from its original approval and all conditions of approval would remain valid. A copy of the original staff report and adopted Resolutions and conditions of approval are attached for reference. The applicant has been in plan check for approximately



eight months and is close to receiving grading and building permits. As stated in his attached request for a time extension, the requested extension would allow extra time for the applicant to coordinate grading of the site with two other commercial lots in the vicinity.

The City Oak Tree Consultant has reviewed the original conditions of approval and has found the project to be in keeping with the original scope of approved work. The City Oak Tree Consultant feels that no additional conditions are needed and recommends approval of the time extension.

The Engineering/Public Works Department has also reviewed the request and the previously approved conditions of approval. Commercial development projects have been approved and constructed in the area since the applicant's project was approved in June of 2008. However, the Engineering/Public Works Department finds that the original conditions regarding traffic impact mitigations and fees are still current. Also, it was determined that no additional or amended conditions from the Engineering/Public Works Department are needed for the applicant's time extension request.

Staff has reviewed the request to extend the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map, and finds the request to be consistent with the project described in the Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA). Upon review of the mitigation measures included in the Final Mitigated Negative Declaration, staff has determined that impacts would still be reduced to less than significant levels. Therefore, no further review under CEQA is required for the time extension request.

### **III. RECOMMENDATION**

Based on the foregoing review and analysis, staff believes that the Conditional Use Permit and Oak Tree Permit requests are acceptable as there are no changes that are proposed to the project, and that there are no significant changes to the site, to the surrounding area, nor the regulations that affect the site. Therefore, staff finds the previous findings of approval made by the Planning Commission for the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map are still valid. Staff recommends that the Planning Commission adopt a motion to approve an amendment to Conditional Use Permit Case No. 06-CUP-003, Oak Tree Permit Case No. 06-OTP-005, and Tentative Parcel Map 65503, granting a one-year time extension that would expire on June 19, 2012, subject to conditions, based on the findings of the attached draft Resolution.

#### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Applicant's Request for an Extension
- Reduced Photocopies of Project Plans
- Approved Planning Commission Resolution No. 937 and Conditions of Approval
- Approved Planning Commission Resolution 938 and Conditions of Approval
- Adopted Mitigation Monitoring and Reporting Program
- June 19, 2008 Planning Commission Meeting Minutes
- June 19, 2008 Planning Commission Staff Report
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development

# EXHIBIT G-3

RESOLUTION NO. 937

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING CONDITIONAL USE PERMIT CASE NO. 06-CUP-003  
AND OAK TREE PERMIT CASE NO. 06-OTP-005

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

Section I. An application was duly filed by Gregory Alekian of Komar Investments, LLC, with respect to the real property located at 28701 Canwood Street (Assessor's Parcel No. 2048-012-026), requesting approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; and requesting an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction. A Public hearing was duly held on June 19, 2008, 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 II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearings.

Section III. Pursuant to Section 9673.2.E of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The property zoning designation and General Plan Land Use designation allows for development industrial buildings. The proposal meets the development standards for the BP-M-FC (Business Park-Manufacturing - Freeway Corridor Overlay) zones relative to building height, lot coverage, and setbacks from property lines. The project also meets the stated purpose of the Business Park-Manufacturing zone, which is "to provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in integrated developments compatible with adjacent commercial and residential development."

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed industrial park is allowed use within the Business Park-Manufacturing zone. The single-story building design which incorporates earthtone colors and natural materials are compatible with the surrounding commercial and residential development. The service doors for each proposed unit is oriented inward to site, thereby minimizing potential noise and visual impacts to adjacent residential and commercial properties.