

# EXHIBIT I-1

Planning Commission  
Staff Report  
(June 19, 2008)



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**DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

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**ACTION DATE:** June 19, 2008

**TO:** Planning Commission

**APPLICANT:** Gregory Alekian  
Komar Investments, LLC  
23 Corporate Plaza, Suite 247  
Newport Beach, CA 92260

**CASE NOS.:** 06-CUP-003; 06-OTP-005; and PM 65503

**LOCATION:** 28701 Canwood Street (A.P.N. 2048-012-026)

**REQUESTS:** A request for approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; a request for 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 request for approval of a Tentative Parcel Map to subdivide the 10-acre parcel into 25 commercial/industrial condominium units; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**RECOMMENDATION:** Staff recommends approval of 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. Staff also recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

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

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

**I. BACKGROUND AND PROJECT DESCRIPTION**

The subject property is a vacant 10-acre infill lot located on the northside of Canwood Street, between Clareton Drive and Derry Avenue, at 28701 Canwood Street. The applicant, Gregory Alekian of Komar Investments, LLC, is seeking approval of a Conditional Use Permit to construct 103,070 square foot light industrial complex. The project consists of seven (7) separate, single-story buildings intended to accommodate 25 individual units. The Zoning Ordinance requires the Planning Commission's consideration of Conditional Use Permit since the 14.8% average slope of the property exceeds the City's 10% threshold for requirement of a Conditional Use Permit. Although the property has an average topographic slope of more than 10%, the property is an infill lot that has been pregraded and is not at the base of a hill or mountain. As such, the Director of Planning and Community Development determined, as allowed per previous Planning Commission direction, that the lot is not subject to the City hillside development standards. The development proposal includes a request for a Parcel Map to subdivide the project for condominium purposes. The applicant is also seeking 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 topography of the lot undulates, but rises from Canwood Street to the north, and is relatively flat at the northern, back portion of the lot. The property is located in the BP-M (Business Park-Manufacturing) and FC (Freeway Corridor Overlay) zones. A light industrial complex is a permitted use within these zones. The project meets the development standards relative to building height, lot coverage, and required parking. Adjacent property uses include a vacant parcel and an industrial/warehouse complex to the east, and the Annandale Condominium units to the north. To the south of the project site is Canwood Street, a light industrial/retail complex and an office building. To the east are a furniture center, an industrial/warehouse complex, and the U.S. Post Office.

The following is a summary of the proposed development relative to the City Code requirements.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Area	10 acres	10 acres	3 acres min.
2. Lot Width	491 feet	491 feet	N/A
3. Lot Depth	920 feet	920 feet	N/A

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
4. Building Size			
Building 1:	N/A	13,140 sq. ft.	N/A
Building 2:	N/A	13,140 sq. ft.	N/A
Building 3:	N/A	24,140 sq. ft.	N/A
Building 4:	N/A	12,000 sq. ft.	N/A
Building 5:	N/A	9,000 sq. ft.	N/A
Building 6:	N/A	15,000 sq. ft.	N/A
<u>Building 7:</u>	<u>N/A</u>	<u>16,650 sq. ft.</u>	<u>N/A</u>
Total	N/A	103,070 sq. ft.	N/A
5. Bldg. Height			
Building 1:	N/A	28.5 feet	35 feet max.
Building 2:	N/A	28.5 feet	35 feet max.
Building 3:	N/A	29 feet	35 feet max.
Building 4:	N/A	25 feet	35 feet max.
Building 5:	N/A	25 feet	35 feet max.
Building 6:	N/A	25 feet	35 feet max.
Building 7:	N/A	27 feet	35 feet max.
6. Total Bldg. Lot Coverage	N/A	23.6%	30% max.
7. Bldg. Setbacks			
<u>Front (south)</u>			
Building 1:	N/A	43 feet	28.5 feet min.
Building 2:	N/A	50 feet.	28.5 feet min.
Building 3:	N/A	534 feet	29 feet min.
Building 4:	N/A	580 feet	25 feet min.
Building 5:	N/A	814 feet	25 feet min.
Building 6:	N/A	789 feet	25 feet min.
Building 7:	N/A	489 feet	27 feet min.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ 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., 70 ft. combin.
Building 2:	N/A	281 feet	15 ft. min., 70 ft. combin.
Building 3:	N/A	170 feet	15 ft. min., 70 ft. combin.
Building 4:	N/A	15.6 feet	15 ft. min., 70 ft. combin.
Building 5:	N/A	64 feet	15 ft. min., 70 ft. combin.
Building 6:	N/A	203 feet	15 ft. min., 70 ft. combin.
Building 7:	N/A	331 feet	15 ft. min., 70 ft. combin.
<u>East Side</u>			
Building 1:	N/A	272 feet	15 ft. min., 70 ft. combin.
Building 2:	N/A	45 feet	15 ft. min., 70 ft. combin.
Building 3:	N/A	177 feet	15 ft. min., 70 ft. combin.
Building 4:	N/A	398 feet	15 ft. min., 70 ft. combin.
Building 5:	N/A	305 feet	15 ft. min., 70 ft. combin.
Building 6:	N/A	86 feet	15 ft. min., 70 ft. combin.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
Building 7:	N/A	83 feet	15 ft. min., 70 ft. combin.
8. Parking	N/A	217 spaces	208 spaces minimum
9. Landscape Coverage	N/A	22.4% (38% including 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.

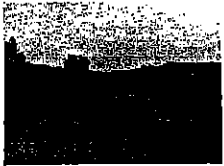
#### **IV. RECOMMENDATION**

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



1



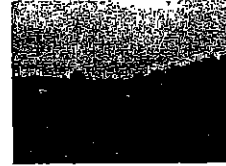
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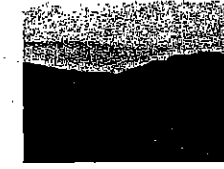
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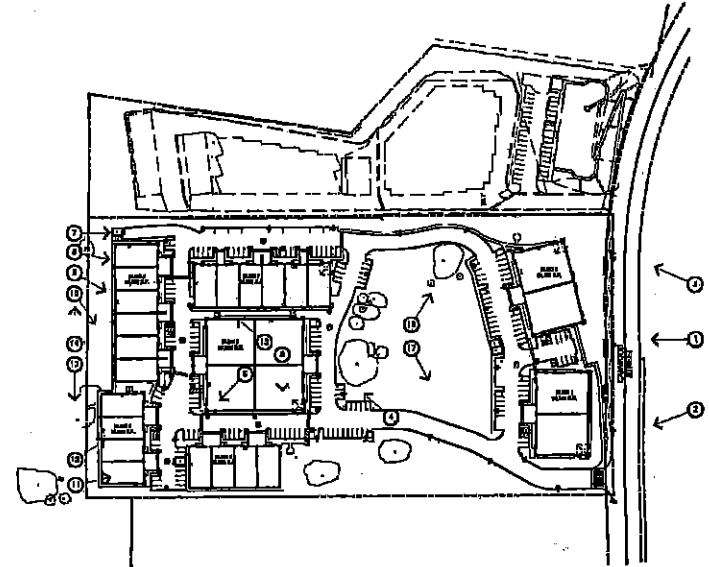
PHOTOGRAPHS

SITE AND SURROUNDING AREA

AGOORA HILLS BUSINESS PARK

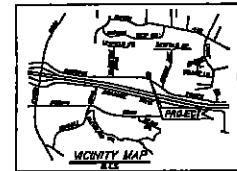
KOMAR INVESTMENTS, LLC

ARCHITECTS ORANGE

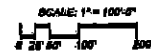


KEYPLAN

SCALE: 1"=100'-0"



VICINITY MAP  
N.T.S.



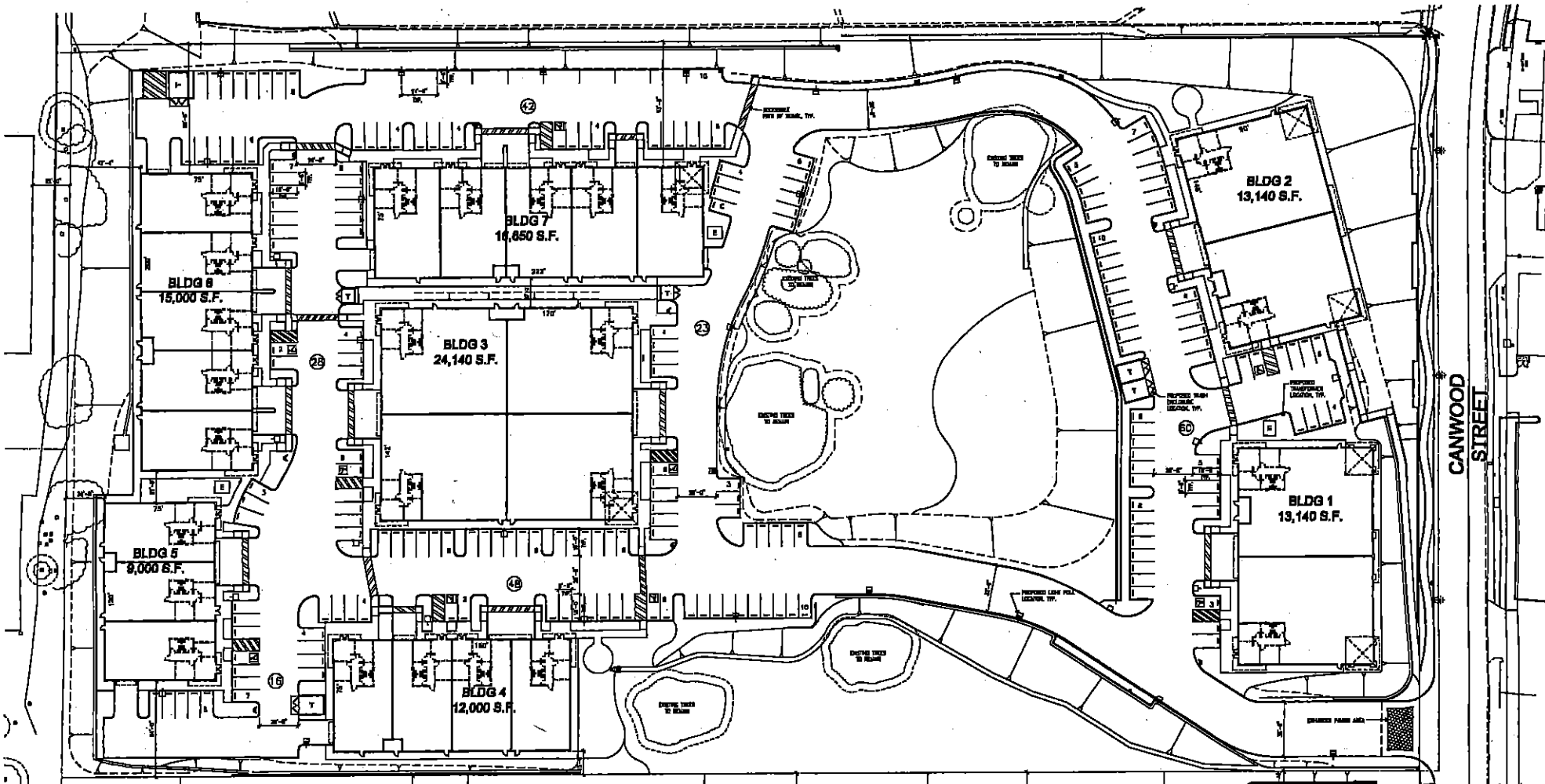
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ARCHITECTS  
ORANGE

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TOTAL FLOOR AREA:	183,070 S.F.
TOTAL OFFICES:	18,850 S.F.
<b>PARKING REQUIRED:</b>	
1/1000 FOR FIRST 5000 S.F. INDUSTRIAL:	5
1/8000 FOR ADD'L GROSS FLOOR AREA INDUSTRIAL:	16
1 STALL / COMPANY:	25
1/250 FOR GROSS FLOOR AREA COMMERCIAL:	80
TOTAL REQUIRED:	126 STALLS
TOTAL PROVIDED:	217 STALLS

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

KOMAR INVESTMENTS, LLC

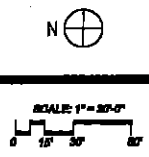
**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

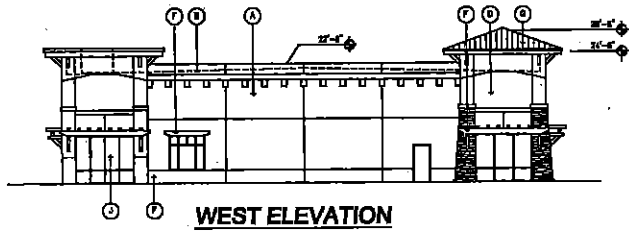
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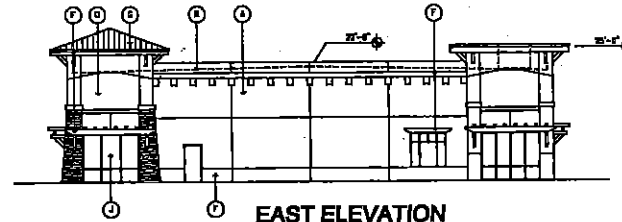
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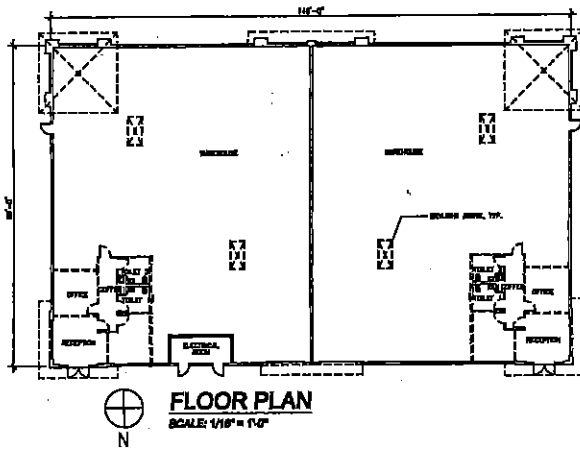




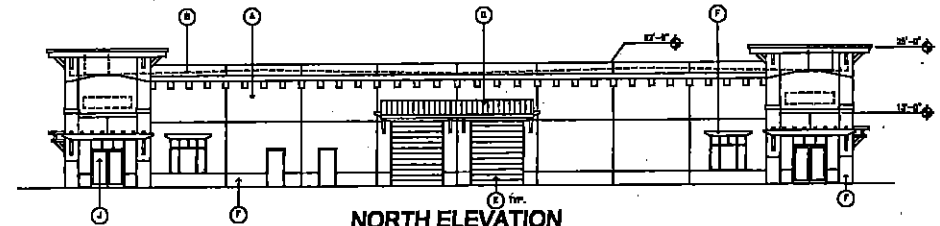
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



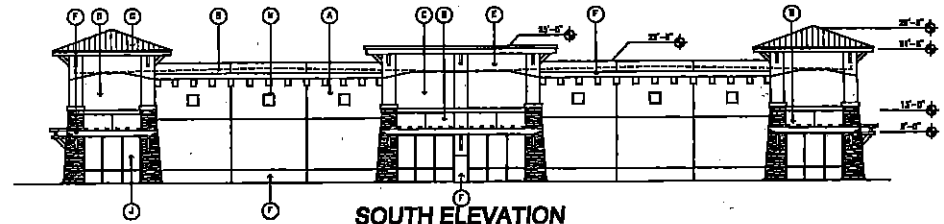
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



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



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



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

**LEGEND:**

- (A) PAINT - DAWN EDWARDS, "WINDY CREEK" LIV 06 020228
- (B) PAINT - DAWN EDWARDS, "PALE PEARL" LIV 04 020322
- (C) PAINT - DAWN EDWARDS, "COOL CREST" LIV 15 020812
- (D) PAINT - DAWN EDWARDS, "WINDY" LIV 20 020828
- (E) PAINT - DAWN EDWARDS, "MESA TAN" LIV 27 020718
- (F) PAINT - DAWN EDWARDS, "MESA TAN" LIV 10 020827
- (G) METAL ROOF - STANBROOK SKANS "PINKA GREEN"
- (H) STORMDOOR - ANPAKAL ALUMINUM METAL BRIDGE
- (I) GLASS - CLEAR
- (J) MIDDLE - PINEAPPLE STONE DESIGN, DAY 24'S 24" 02020-016
- (K) PAINT - DAWN EDWARDS, "MESA TAN" LIV 27 020718
- (L) TOUCH AND PLASTER STONE - FLOORING "PLASTIC LEASE - SETLON"

**BUILDING 1**

KOMAR INVESTMENTS, LLC

**AGOURA HILLS BUSINESS PARK**

**ARCHITECTS ORANGE**

**A-1.2**

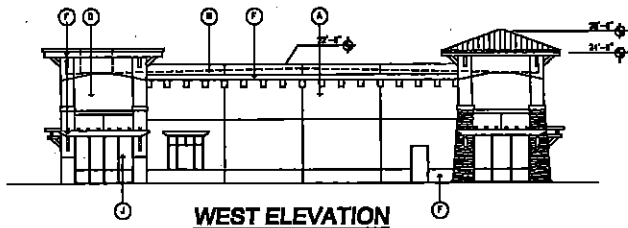
0000-008-00 10-17-07



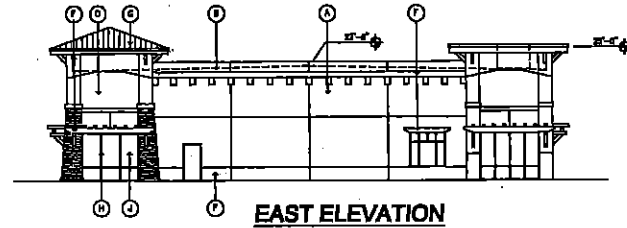
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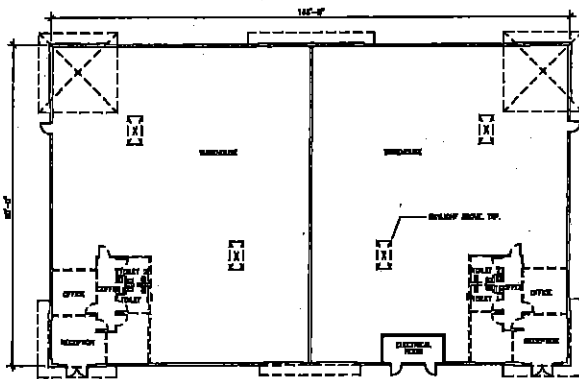




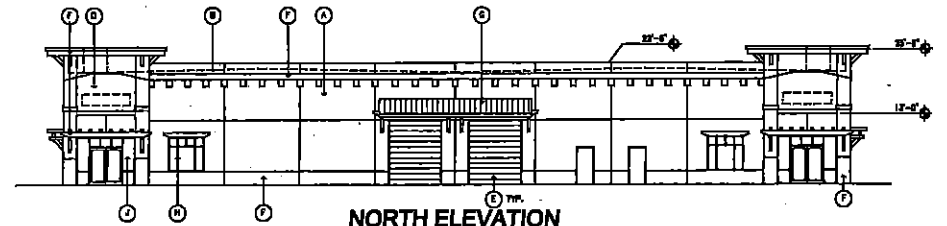
**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



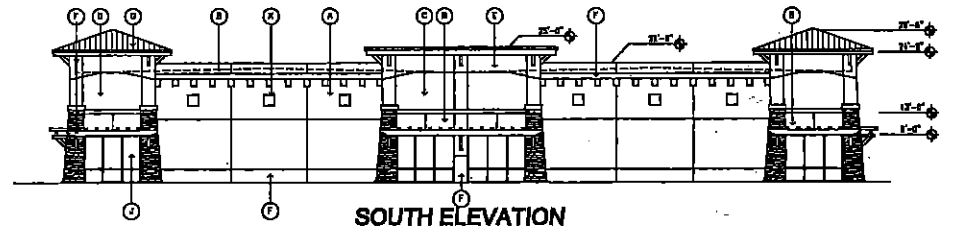
**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



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



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



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

**LEGEND:**

- ① PAINT - DAN EDWARDS, "HOLIDAY CIRQUE" LRV 55 #J25223
- ② PAINT - DAN EDWARDS, "PALE PEARL" LRV 84 #J25223
- ③ PAINT - DAN EDWARDS, "CEDAR CHEST" LRV 18 #J25213
- ④ PAINT - DAN EDWARDS, "WHEAT" LRV 20 #J25238
- ⑤ PAINT - DAN EDWARDS, "MESH TAN" LRV 37 #J25278
- ⑥ PAINT - DAN EDWARDS, "DEEP BROWN" LRV 10 #J24977
- ⑦ METAL ROOF - STANDING SEAM "PATINA GREEN"
- ⑧ STONETONE - ANODIZED ALUMINUM METAL BRUSH
- ⑨ GLASS - CLEAR
- ⑩ METALLIC - PLYMOUTH ROCK METAL, OAK 24" x 36" #1424-018
- ⑪ PAINT - DAN EDWARDS, "MESH TAN" LRV 37 #J25278
- ⑫ TOWER AND PLASTER STONE - BLOOMING "TRUSTY LEDGE" - STONER

**BUILDING 2**

KOMAR INVESTMENTS, LLC

**AGOURA HILLS BUSINESS PARK**

**ARCHITECTS ORANGE**

**A-1.3**

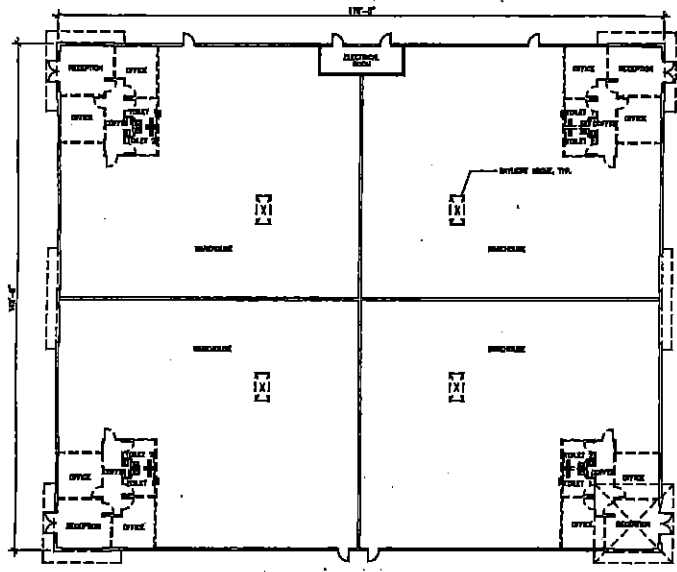
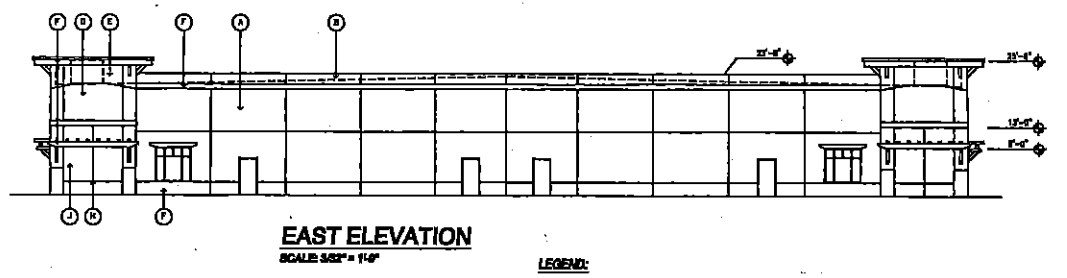
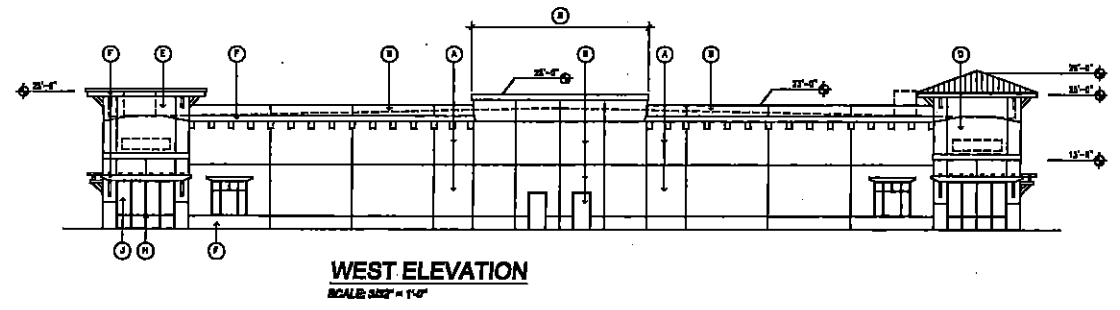
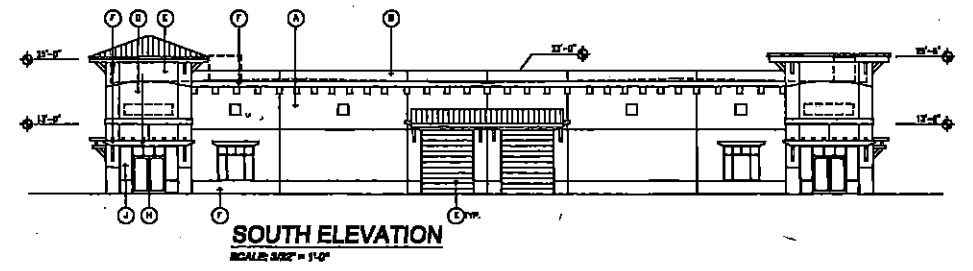
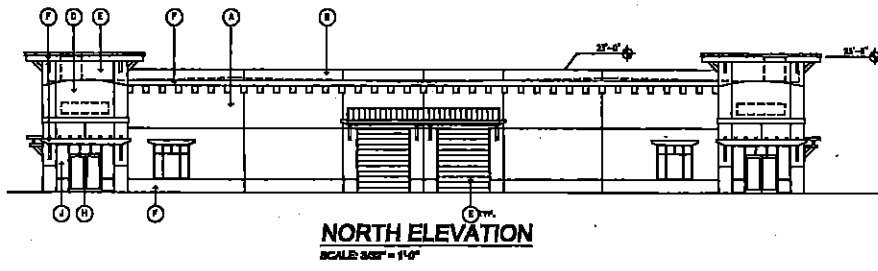
2008-028-01 10-17-07



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- LEGEND:**
- (A) PAINT - DANN EDWARDS, "REGENCY CREAM" LRV 50 #003228
  - (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 84 #002118
  - (C) PAINT - DANN EDWARDS, "TEXAS CHEST" LRV 13 #002118
  - (D) PAINT - DANN EDWARDS, "WHEATH" LRV 30 #002158
  - (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 37 #002218
  - (F) PAINT - DANN EDWARDS, "DEEP MUDRY" LRV 10 #002077
  - (G) METAL ROOF - STANBROOK BRASS "VINTAGE GREEN"
  - (H) STONEWORK - ANKERSTADT ALUMINUM MEDIUM BRUSH
  - (I) GLAZING - CLEAR
  - (K) METALLIC - PRINCIPLES OF ARCHITECTURE, DAY 24 24 #1410-018
  - (L) PAINT - DANN EDWARDS, "MESA TAN" LRV 37 #002218

**BUILDING 3**

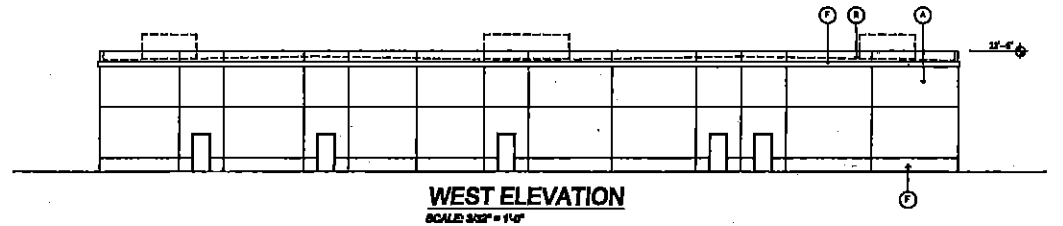
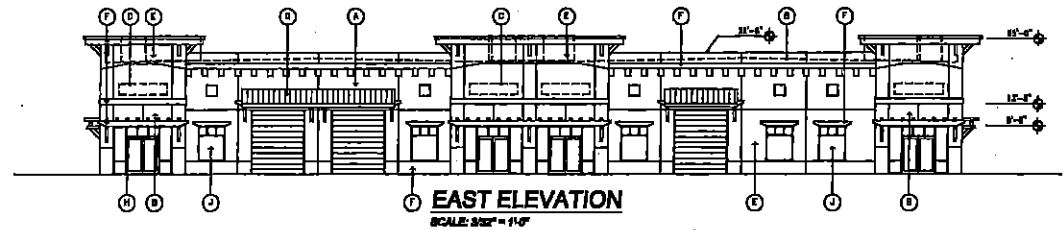
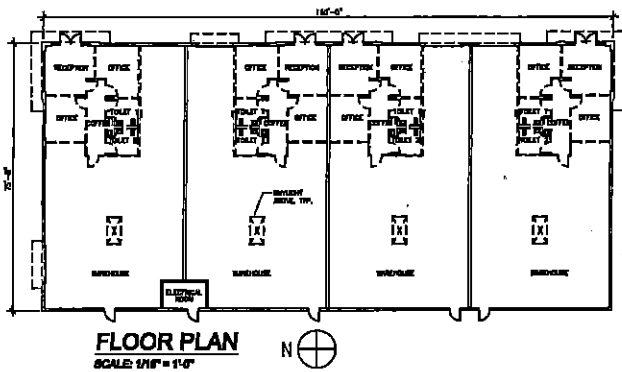
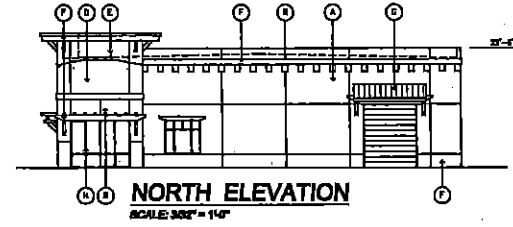
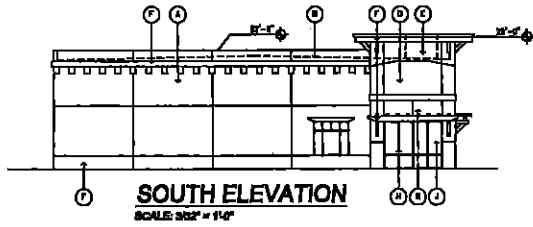
**KOMAR INVESTMENTS, LLC**

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

**A-1.4**  
2008-028-00 10-17-07

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**LEGEND:**

- (A) PAINT - DANN EDWARDS, "TERRAZZO GREY" LRV 56 #028325
- (B) PAINT - DANN EDWARDS, "TALE PEARL" LRV 54 #028322
- (C) PAINT - DANN EDWARDS, "VEDAR CHEST" LRV 15 #028112
- (D) PAINT - DANN EDWARDS, "WHEATH" LRV 20 #028384
- (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 57 #028218
- (F) PAINT - DANN EDWARDS, "DEEP BROWN" LRV 10 #028277
- (G) METAL ROOF - STANERVI BEACH "PITHA GREEN"
- (H) STAINTECH - ANODIZED ALUMINUM SATIN BRONZE
- (I) GLASS - CLEAR
- (J) METALLIC - PINEAPPLE CROWN BRUSH, SAN 947 24" #145A-218
- (K) PAINT - DANN EDWARDS, "MESA TAN" LRV 57 #028218

**BUILDING 4**

KOMAR INVESTMENTS, LLC

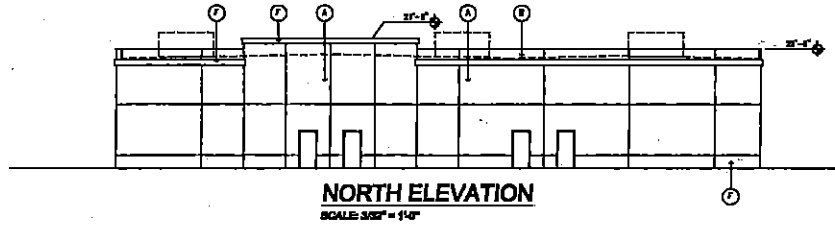
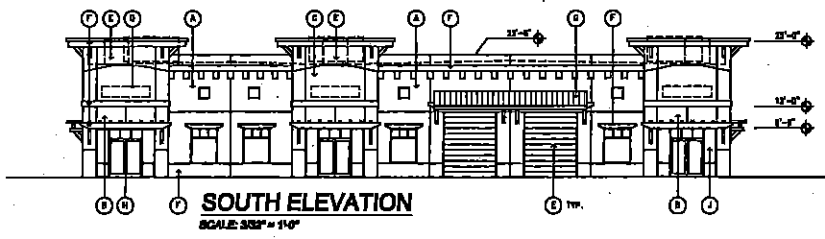
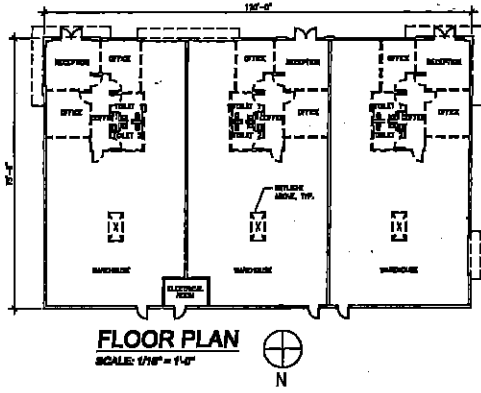
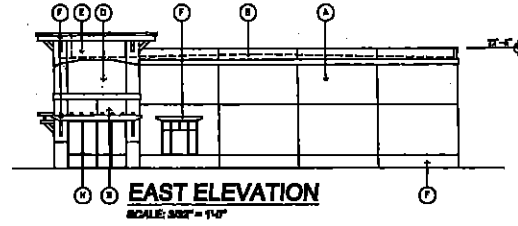
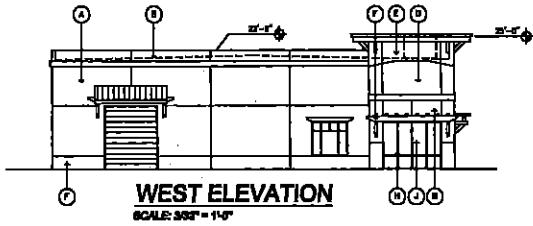
**AGOURA HILLS BUSINESS PARK**  
**ARCHITECTS ORANGE**

**A-1.5**

2020-058-00 10-17-07



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- LEGEND:**
- (A) PAINT - DANN EDWARDS, "TROPICNY CREAM" LRV 50 200333
  - (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 54 200322
  - (C) PAINT - DANN EDWARDS, "CEDAR CHEST" LRV 16 200219
  - (D) PAINT - DANN EDWARDS, "WHEATY" LRV 20 200208
  - (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 200216
  - (1) PAINT - DANN EDWARDS, "DUSTY BROWN" LRV 10 200207
  - (2) METAL ROOF - EXHIBING BEAMS "MAYRA CRISTO"
  - (3) STAIRS/FLOOR - ANODIZED ALUMINUM MEDIUM BRUSH
  - (4) GLAZING - CLEAR
  - (5) METALLIC - PINEAPPLE BRICK DESIGN, DIA 2 1/2" 24" 27458-016
  - (6) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 200216

# BUILDING 5

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

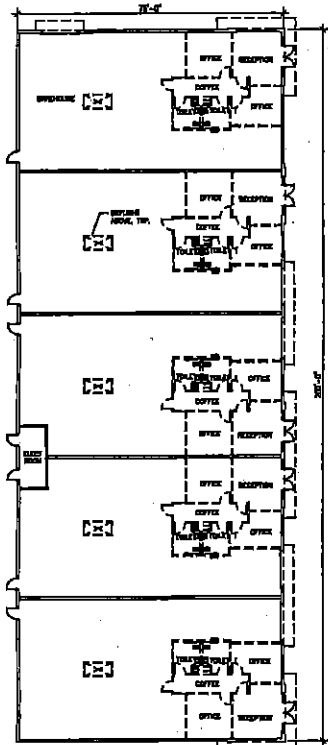
**KOMAR INVESTMENTS, LLC**

**A-1.6**

2005-055-00 10-17-07



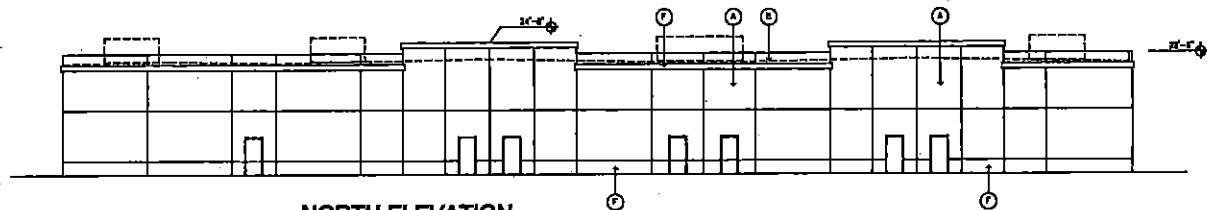
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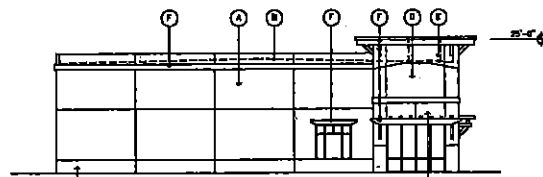
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



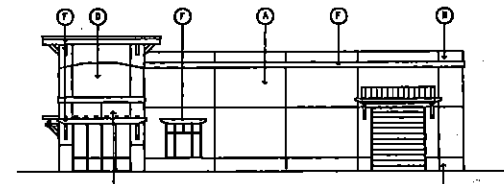
**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**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, "TROPICAN CHALK" LRV 50 #023228
- (B) PAINT - DANN EDWARDS, "PALE PEARL" LRV 84 #023228
- (C) PAINT - DANN EDWARDS, "TERRA CHALK" LRV 13 #023212
- (D) PAINT - DANN EDWARDS, "WREATH" LRV 20 #023254
- (E) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #023218
- (F) PAINT - DANN EDWARDS, "DEEP MUD" LRV 10 #023277
- (G) METAL ROOF - STANBRO SEALS "HYPER GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLAZING - CLEAR
- (J) METALLUM - PINEAPPLE GROVE DESIGN, OAK 2 1/2" x 4" #0432-014
- (K) PAINT - DANN EDWARDS, "MESA TAN" LRV 27 #023218



**BUILDING 6**

**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

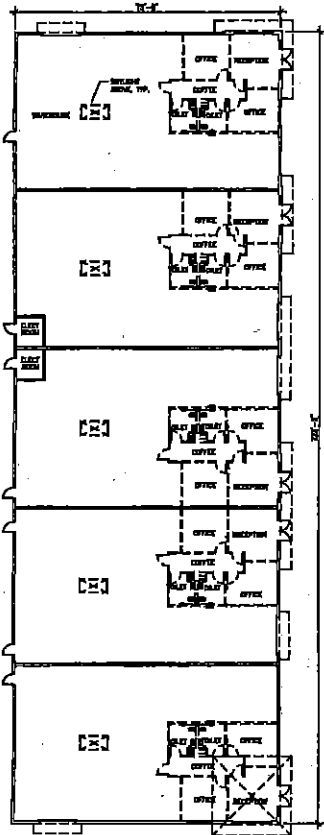
**ARCHITECTS ORANGE**

**A-1.7**

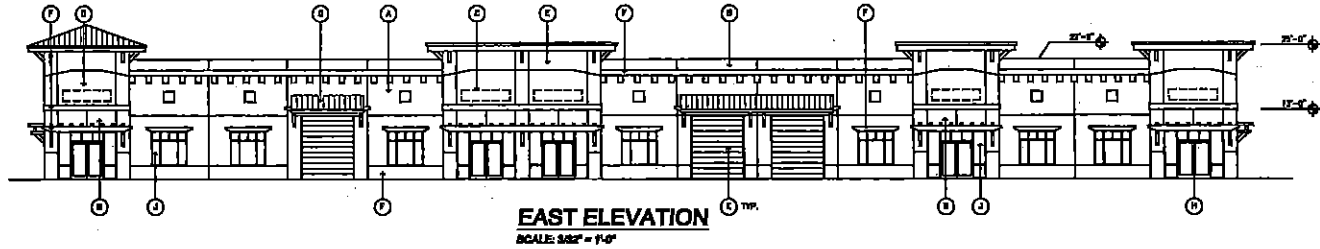
2008-048-00 10-17-07



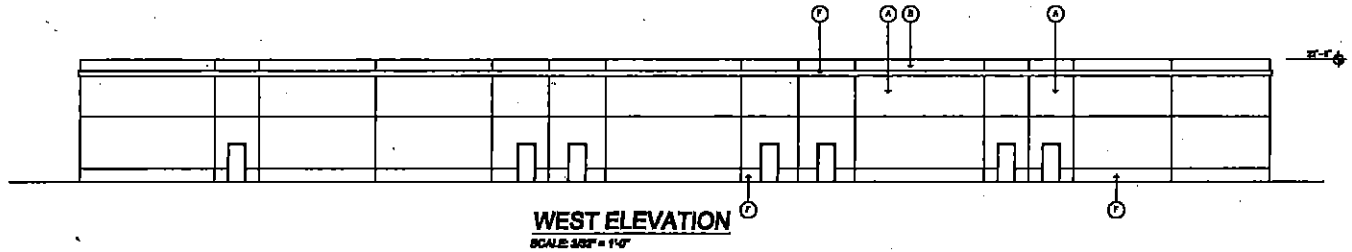
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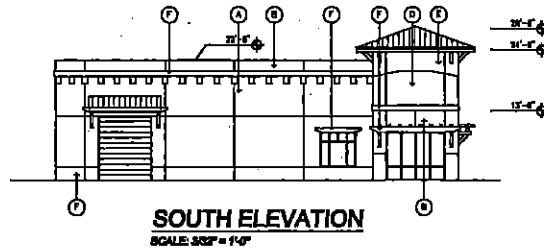
**FLOOR PLAN**  
SCALE 1/8" = 1'-0"



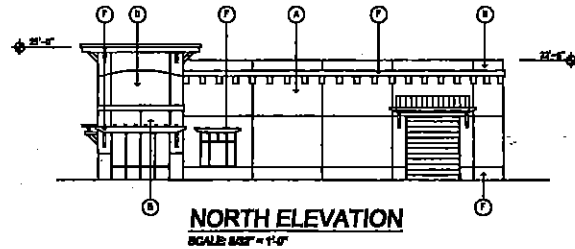
**EAST ELEVATION**  
SCALE 3/32" = 1'-0"



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



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



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

**LEGEND:**

- (A) PAINT - DARR EDWARDS, "VIGOROUS GREEN" LRV 50 #025323
- (B) PAINT - DARR EDWARDS, "PALE PEARL" LRV 84 #025324
- (C) PAINT - DARR EDWARDS, "TANTRON GREY" LRV 15 #025118
- (D) PAINT - DARR EDWARDS, "MISTY" LRV 20 #025256
- (E) PAINT - DARR EDWARDS, "MISTY TAN" LRV 27 #025218
- (F) PAINT - DARR EDWARDS, "DEEP BROWN" LRV 10 #025077
- (G) METAL ROOF - STANDING SEAM "PANTON GREEN"
- (H) STAINLESS STEEL - ALUMINUM ANODIZED METAL FINISH
- (I) GLASS - CLEAR
- (J) METALLIC - PINEAPPLE GROVE DESIGN, DIA 3/4" 84" #4554-018
- (K) PAINT - DARR EDWARDS, "MISTY TAN" LRV 27 #025218

**BUILDING 7**

**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

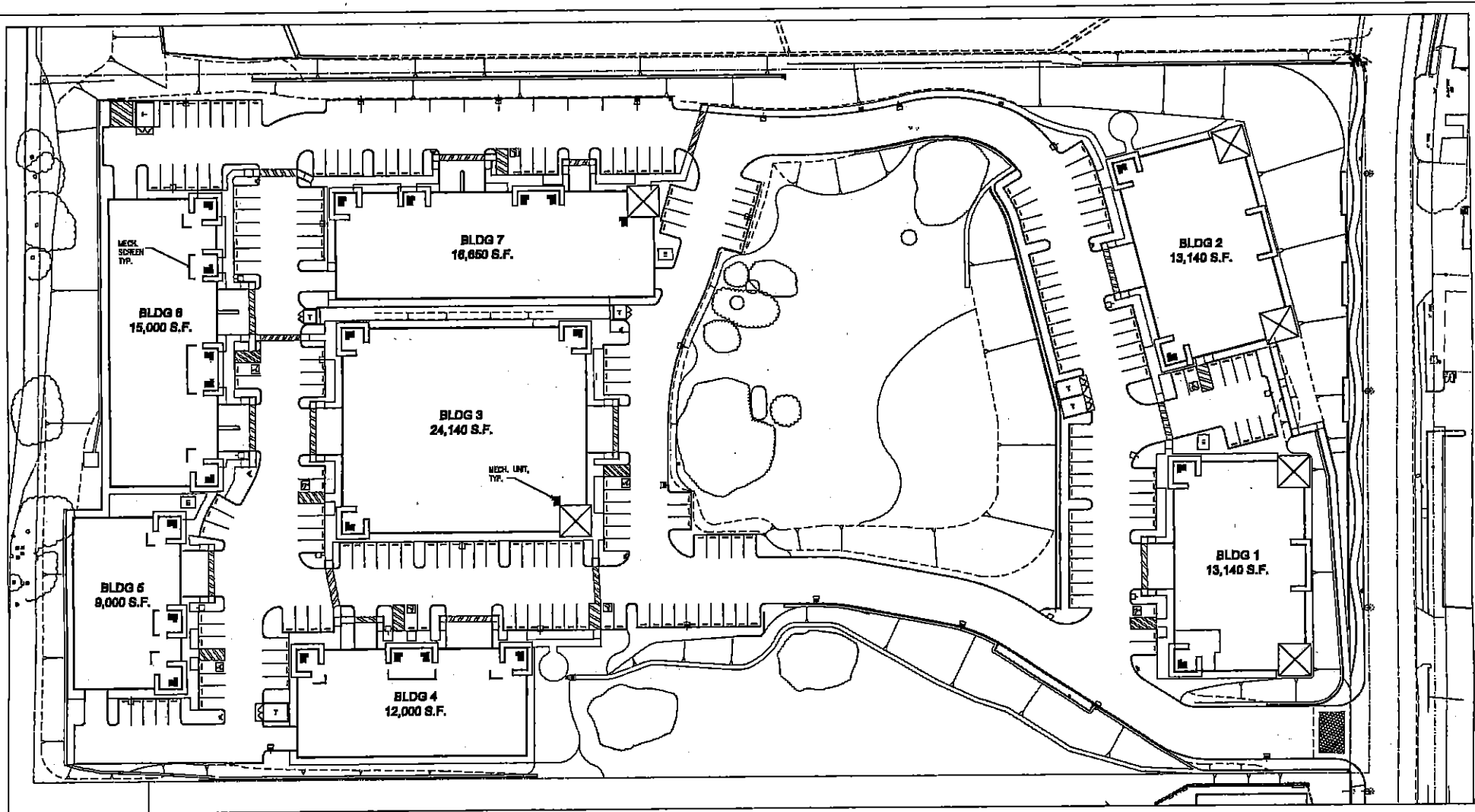
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**A-1.8**

8008-008-00 10-17-07



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**ROOF PLANS**

**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

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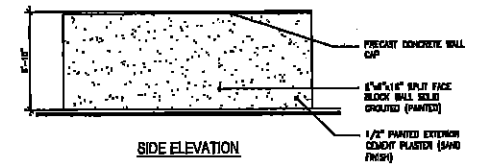
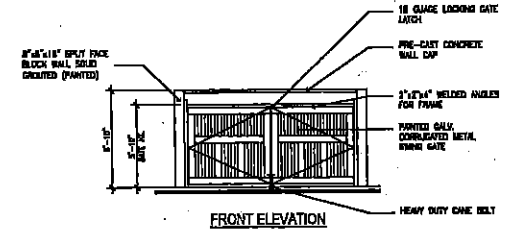
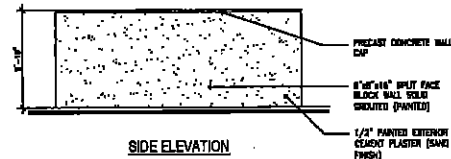
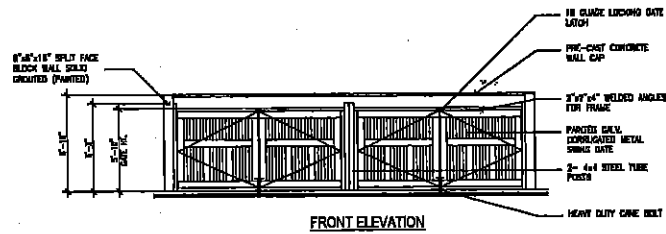
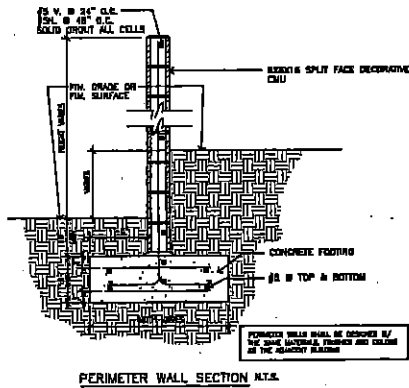
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ORANGE**

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## WALL / TRASH ENCLOSURE DETAILS

**A-2.0**

2004-058-00 10-17-07



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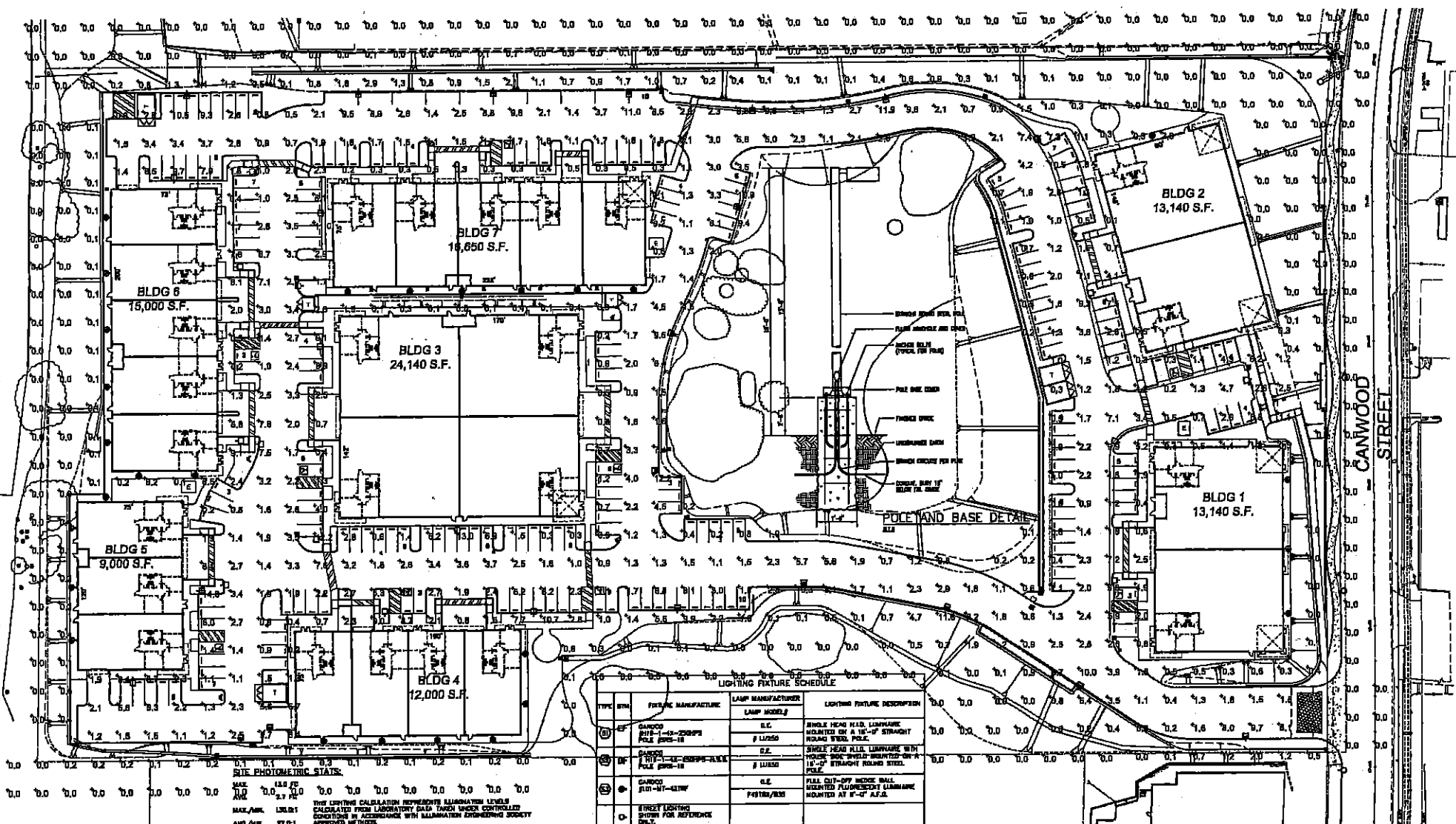
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**AGOURA HILLS BUSINESS PARK**

**KOMAR INVESTMENTS, LLC**

**ARCHITECTS ORANGE**



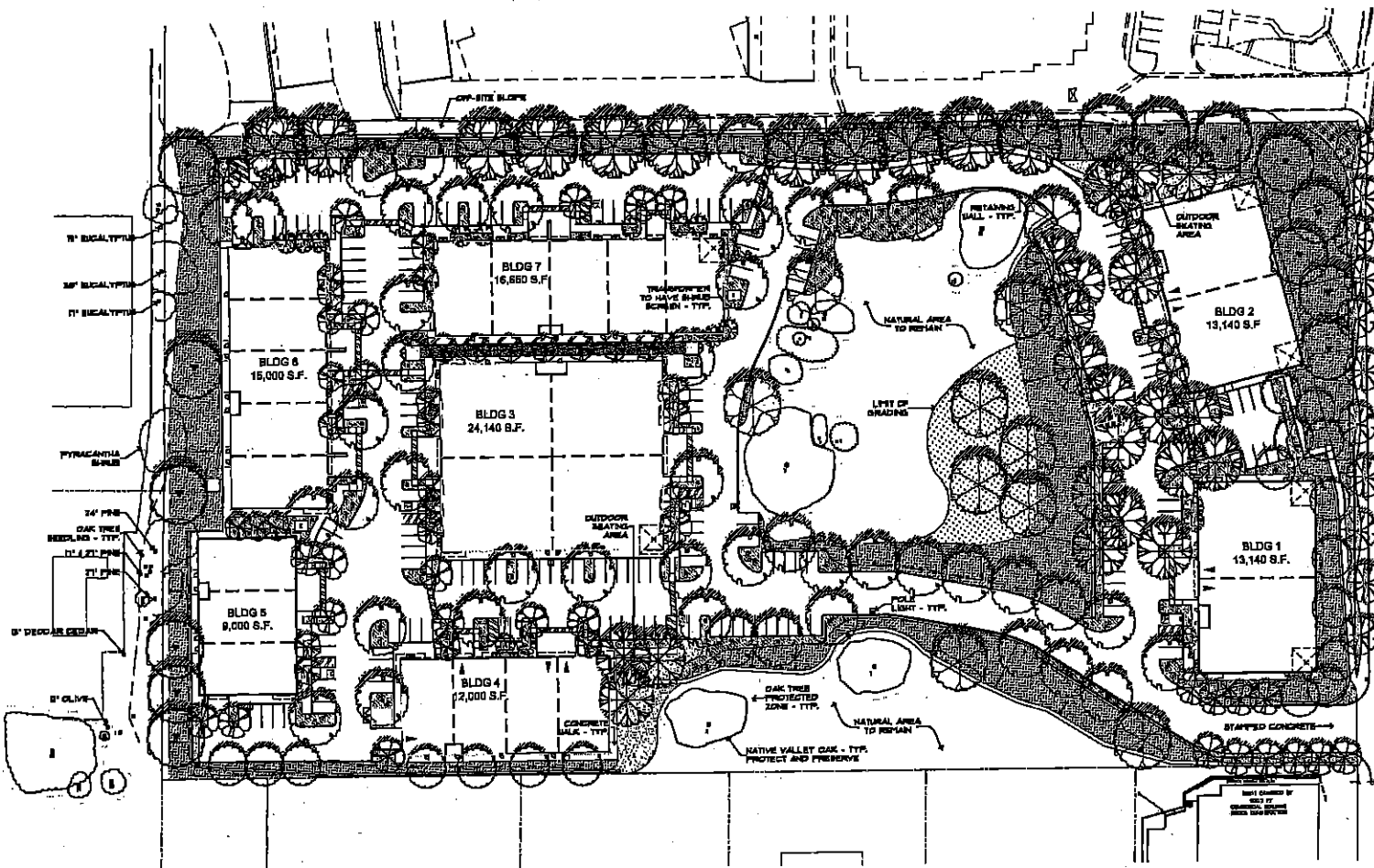


**SITE PHOTOMETRIC PLAN** ①  
 SCALE: 1" = 50'-0"



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

**KOMAR INVESTMENTS, LLC**



- ### PLANT LIST
- BLOSSOM CRATE FIDDLE LEAF FICUS INDICA 'WILLOW' (TU) 24" BCK
  - BOTTLE TREE BRACCHYTENOPOLINUS (TU) 24" BCK
  - CALIFORNIA SITTICAPES PLATANUS RACEMOSA 24" BCK
  - COAST LIVE OAK QUERCUS AGRIFOLIA (L) 8 GAL NATURAL
  - FLORIDA STRAWBERRY TREE ARDISIA FLORIDA (TU) 24" BCK - MULTI-TRUNK
  - FRODOAN SITTICAPES PLATANUS VEGICANUS (TU) 24" BCK
  - REDWOOD ASH - STREET TREE FRAXINUS AMSTYFOLIA 'REDWOOD' (TU) 24" BCK
  - TRPL TREE TITMUNA (TU) (TU) 24" BCK
  - VALLEY OAK QUERCUS LAEVOATA (L) 1" 24" BCK 2" 24" BCK 3" 24" BCK
  - WEISSING BOTTLE BRUSH CALLISTEMON VERTICALIS (TU) 24" BCK

- ### SHRUB LIST
- CANOEED SLOPE 4 ENTRY, EAST SLOPE 4 NORTHERLY PORTION OF WEST SLOPE
  - CEANOTHUS HORIZONTALIS 'YANCEE POINT' YANCEE POINT CEANOTHUS - 8 GAL (L)
  - DIERIS VESGATA FORTNIGHT LILY - 1 GAL (TU)
  - OROVILLA MOBELLII NEN. - 8 GAL (TU)
  - JARVISI FERRETTI PRIFROSA JARVISI - 8 GAL (TU)
  - MARTINICOLA THROLOPIDATA BOSTON IVY - 8 GAL (TU)
  - NORVA FLOER GARNET 'NORVA' 'NORVA' GARNET NORVA - 8 GAL (TU)
  - SALVIA LERICANTHA MEDICAN BURN SAGE - 8 GAL
  - DAK RUSSELL SLOPE 4 NORTH SLOPE
  - CEANOTHUS 'GONCHIA' NEN. - 8 GAL (L)
  - CEANOTHUS HORIZONTALIS 'YANCEE POINT' YANCEE POINT CEANOTHUS - 8 GAL (L)
  - HETEROPHELLA ANSITIFOLIA TOYON - 8 GAL (TU)

- ### FARKINS LOT PLANTERS AND ADJACENT TO BUILDINGS
- ASAPHANTHUS APICATUS 'ELEGANT ANNE' LILY OF THE NILE - 1 GAL (TU)
  - DIERIS BIUCOLON FORTNIGHT LILY - 1 GAL (TU)
  - DIERIS VESGATA FORTNIGHT LILY - 1 GAL (TU)
  - EURYTOPIS VIRIDIS NEN. - 8 GAL (TU)
  - FERN REPENS CREeping FER. - 8 GAL (TU)
  - OROVILLA MOBELLII NEN. - 8 GAL (TU)
  - MARTINICOLA THROLOPIDATA BUTYRILY - 1 GAL (TU)
  - NANDINA DOMESTICA HEAVENLY BARRINGO - 8 GAL (TU)
  - PODOCAMPUS ORACILLON FERN FER. - 8 GAL (TU)
  - PODOCAMPUS HENKELII LONG-LEAVED YELLOWWOOD (TU)
  - QUERCUS LAEVOATA 'NORVA' - 8 GAL (TU)
  - SALVIA LERICANTHA MEDICAN BURN SAGE - 8 GAL
  - TRACHELOSPERUM JARVISI JARVISI STAR JARVISI - 8 GAL (TU)

- ### GROUND COVERS & SHRUBS
- LANDSCAPE PLANTING OF DICHONDRUM GROUND COVER
  - FLOER PLANTING
  - SHADE PLANTING SHADE TOLERANT SHRUBS OF DICHONDRUM GROUND COVER
  - LAWN
  - NATIVE GRASS 1' W/ 1/2" FLOER
  - HYPERICUM PER
  - HARELLA LEMIDA
  - HELIX CALIFORNICA
  - BRICKWALLA CALIFORNICA

NOTES:  
1. PLANT BOSTON IVY OR CREEPING FER AT 4' CS. ALONG ALL RETAINING WALLS & TRASH ENCLOSURES.  
2. ALL TRANSPIRENTS SHALL BE SCREENED WITH 9 GALLON BAGS.  
3. IRRIGATION SYSTEM WILL UTILIZE RECLAIMED WATER SOURCES IN CANOEED STREET.



**JOHN K. INNES, INC.**  
LANDSCAPE ARCHITECT  
4777 SANDWICH STREET  
TOLSON AND OAKS, CA.  
800-482-9844

**JK**  
REVISED: 8-29-08  
DATE: 8-29-08  
DESIGNED BY: JKI/INC  
DRAWN BY: JKI/INC  
CHECKED BY: JKI/INC  
DATE: 8-29-08

**PROJECT**  
A. H. BUSINESS PARK  
38000 CANWOOD STREET  
AGGORA HILLS, CA

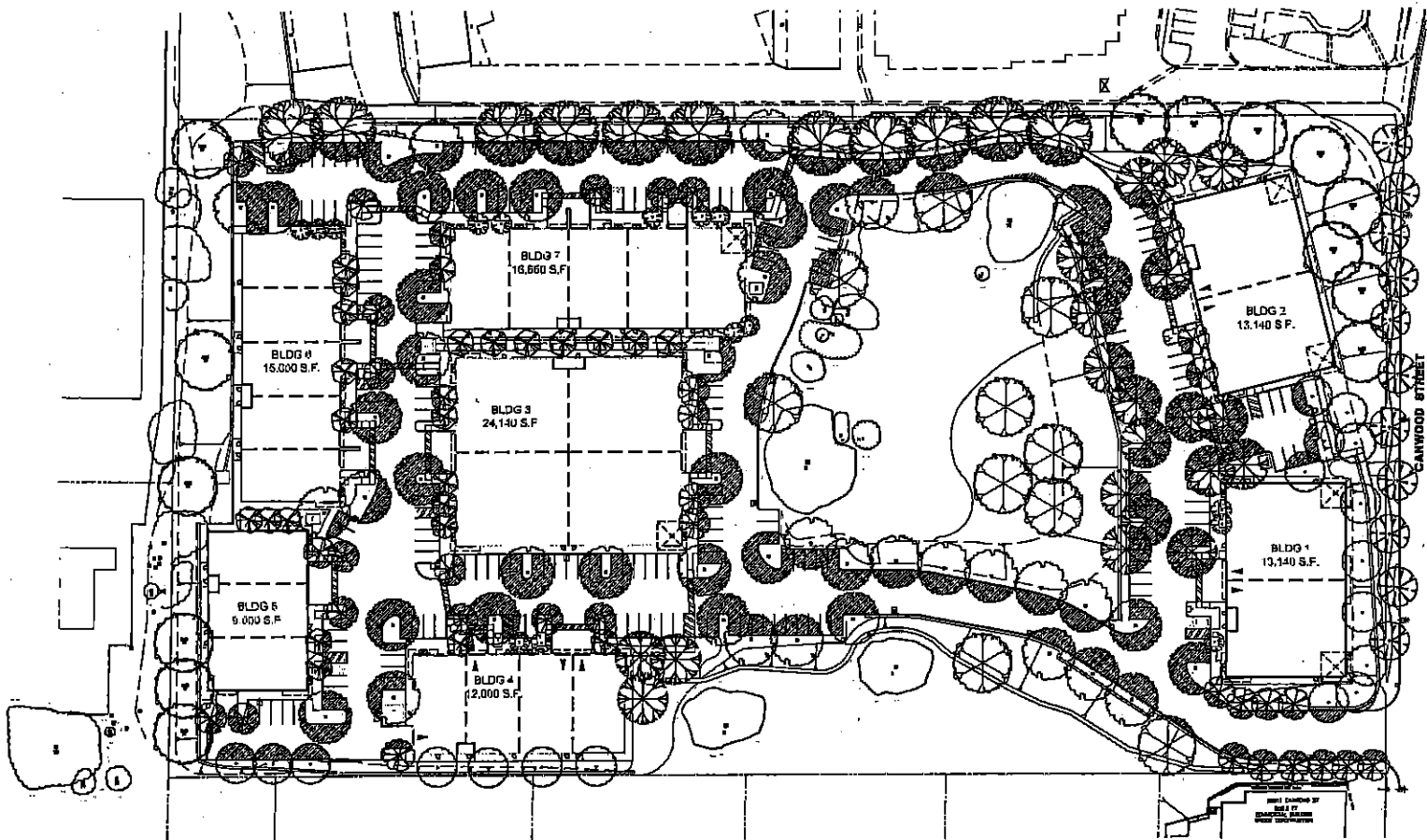
**CONCEPT**  
LANDSCAPE PLAN

**DATE** 2-15-06  
**SCALE** 1"=40'-0"



**IMPORTANT NOTES**  
Scale 4000/1 of the Department of Planning & Research  
This plan is prepared under the authority of the State of California  
Professional Seal No. 8144  
Toll Free 800-482-9844  
For more information visit us at  
www.jki.com

**SHEET NO.**  
2 OF 2



**PLANT LIST**

- BILLOXI GRAPE HYDRANGEA  
LACONOSTEREA MOSSIA 'BILLOXI' (TU)  
24" BOX
- BOTTLE TREE  
BRACHYCACTUS POTTIANUS (TU)  
24" BOX
- CALIFORNIA SYCAMORE  
PLATANUS RACEMOSA  
24" BOX
- COAST LIVE OAK  
QUERCUS AGROBOLIA (L)  
18 GAL. NATURAL
- PARANA STRANGLER TREE  
ARTESIAS PLATANUS (TU)  
24" BOX - MULTI-TRUNK
- MEXICAN SYCAMORE  
PLATANUS MEXICANA (TU)  
24" BOX
- RATWOOD ASH - STREET TREE  
FRAXINUS AMMIXTIPOLIA 'RATWOOD' (TU)  
24" BOX
- TPU TREE  
TYPHANA TPU (TU)  
24" BOX
- VALLEY OAK  
QUERCUS LORAYA (L)  
18" 36" BOX  
24" 24" BOX  
18" 36" GAL.
- WEEPING BOTTLEBRUSH  
CALLISTEMON VERNALIS (TU)  
24" BOX

**PARKING LOT SHADE COVERAGE**

PAVEMENT: ASPHALT  
SHADE AREA: 23,158 SQ. FT.  
PERCENT COVERAGE: 40%

**IMPORTANT NOTICE**  
 Review this plan at the Department of Public Works & Industrial Development, County of Santa Clara, 1000 Santa Clara Street, San Jose, CA 95128.  
 TOLL FREE 800-452-4328  
 Your working days before you die



**JOHN K. JONES, INC.**  
 LANDSCAPE ARCHITECT  
 487 W. PARGO STREET  
 THOUSAND OAKS, CA  
 805 482-6646 A.S.L.A.

**REVISIONS**

DATE	BY	DESCRIPTION
10-27-08	JJK	ISSUE FOR PERMITS
11-23-08	JJK	REVISIONS
12-22-08	JJK	REVISIONS
1-22-09	JJK	REVISIONS
7-17-09	JJK	REVISIONS

**PROJECT**  
**A. H. BUSINESS PARK**  
 28000 CANNWOOD STREET  
 ACCURIA HILLS, CA 95001

**SITE COVER PLAN**

DATE: 2-15-08  
 SCALE: 1"=40'-0"  
 DRAWN BY: JJK INC  
 CHECKED BY: BW

**SHEET NO.**  
 09



SEE SHEET NO. 3



EXIST. 18" WATER LINE PER LAB VIRGENES MUNICIPAL WATER DISTRICT SHEET NO. 48 & 49 OF 48

EXIST. 36" CORR. CURB AND 18" GUTTER

EXIST. 18" WATER LINE PER LAB VIRGENES MUNICIPAL WATER DISTRICT SHEET NO. 48 & 49 OF 48

- CONSTRUCTION NOTES:**
- 1. CONST. 18" CORR. CURB AND 18" GUTTER.
  - 2. CONST. 36" WIDE CORR. GUTTER.
  - 3. CONST. 18" WIDE CORR. DRAIN.
  - 4. CONST. 18" CORR. CURB AND 18" WIDE GUTTER.
  - 5. INSTALL 18" X 18" GRATE CATCH BASIN.
  - 6. CONST. 18" WIDE CORR. INTERCEPTOR DRAIN.
  - 7. INSTALL PVC DRAIN, 20" AS SHOWN AS NOTED.
  - 8. INSTALL 24" X 24" GRATE CATCH BASIN.
  - 9. INSTALL 18" AREA DRAIN.
  - 10. RETAINING WALL BY REPHASCO'S PERMIT. 18" HIGH MAX. CROSS SLOPE. 1:3.5 MAX. HORIZONTAL SLOPE.
  - 11. INSTALL 18" AREA DRAIN.
  - 12. PROPOSED APPROX. LOCATION OF UNDERGROUND ELEC. LINES (SEE ELEC. PLAN).



- NOTE:**
1. SEE COMPOSITE UTILITY PLAN FOR ALL UNDERGROUND UTILITIES.
  2. SEE SHEET 4 OF PLANS FOR OPEN SPACE AREA CALCULATIONS.

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-257-2808

TWO BUSINESS DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

PREPARED FOR:

8787 AGOURA HILLS, LLC  
23 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92660  
TEL. 949-718-4844

PREPARED BY:

**WESTLAND CIVIL, INC.**  
10000 S. HAVENWAY, SUITE 100, NEWPORT BEACH, CA 92660  
TEL. 949-441-1111

PROPOSED ENGINEER NO. 87841

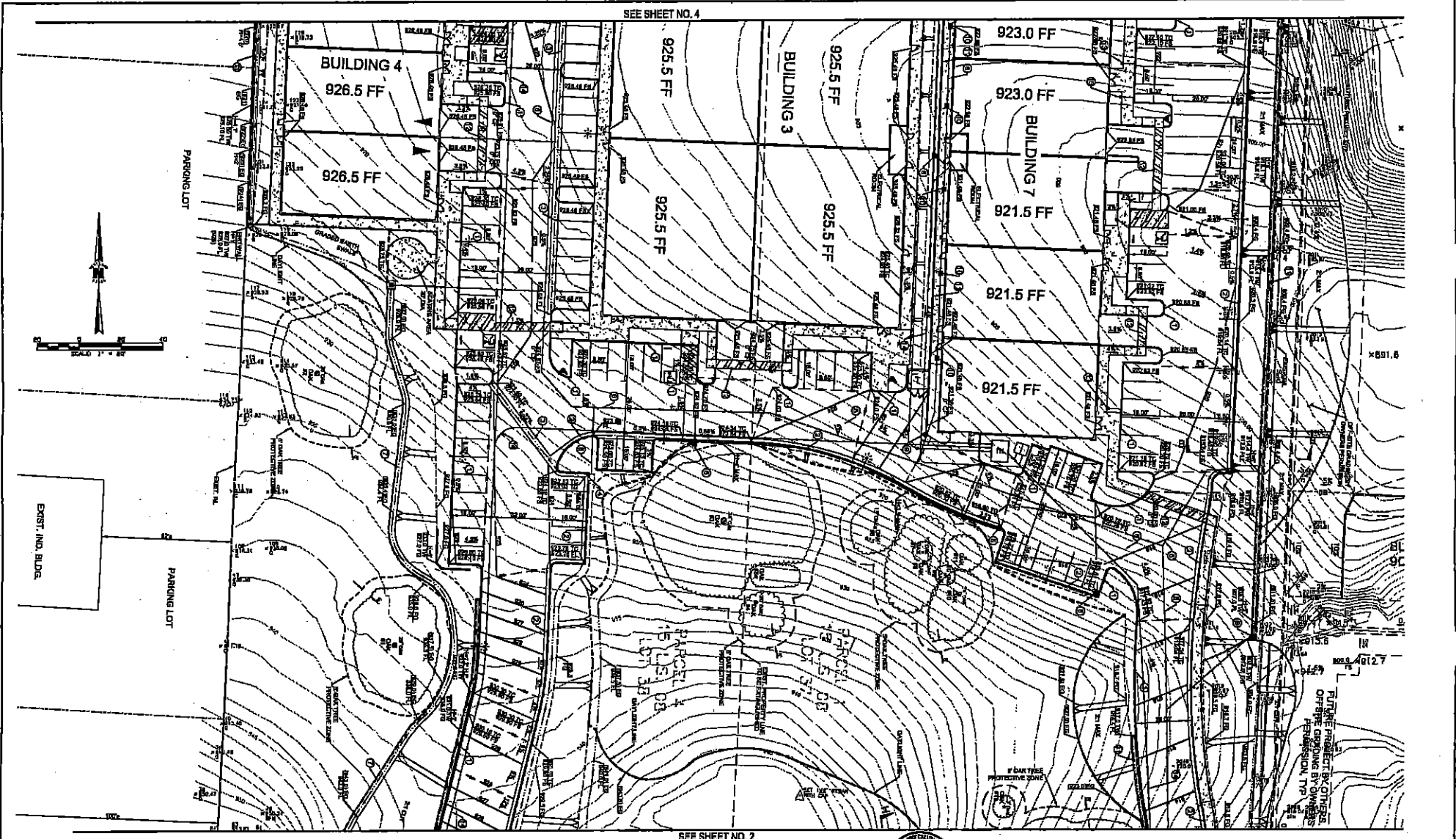
CITY OF AGOURA HILLS

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

PROJECT NO. \_\_\_\_\_

SHEET 2 OF 2

SEE SHEET NO. 4



SEE SHEET NO. 2

NOTE: SEE CONSTRUCTION NOTES ON SHEET 3



**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE  
 1-800-287-3800  
 TWO BUSINESS DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	REV	DATE

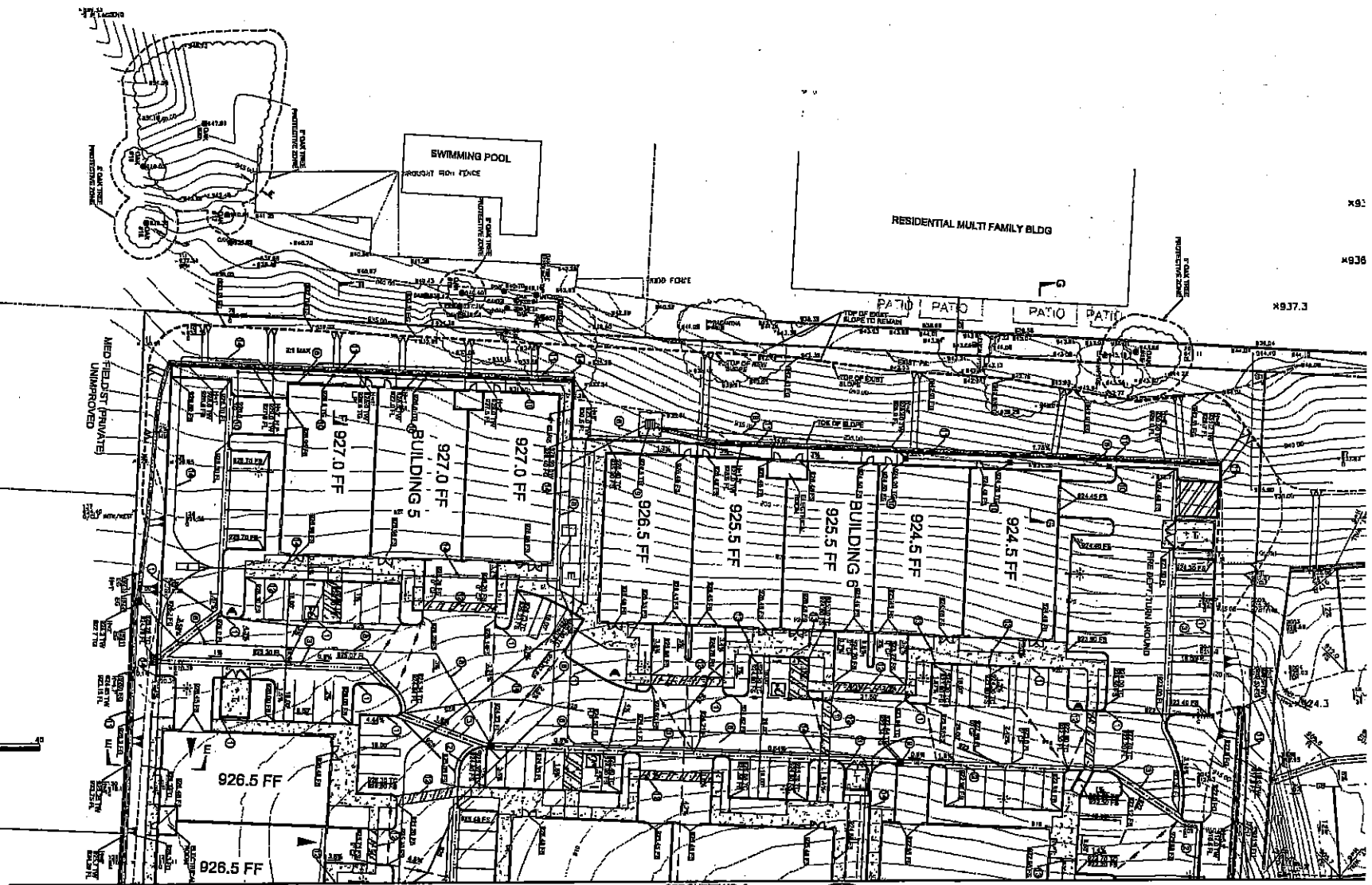
PREPARED FOR:  
 SPP AGOURA HILLS, LLC  
 23 CORPORATE PLAZA, SUITE 247,  
 MEMPHIS BEACH, CA 92853  
 TEL. 949-718-4844

DESIGNED BY:  
  
 WESTLAND CIVIL, INC.  
 100 W. GARDEN ST., SUITE 200, GARDEN GROVE, CA 92640  
 TEL. 949-441-1111

AGOURA HILLS

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

PROJECT NO. \_\_\_\_\_ SHEET 3 OF 5



SEE SHEET NO. 3



NOTE:  
SEE CONSTRUCTION NOTES ON SHEET 2

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-827-8600

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

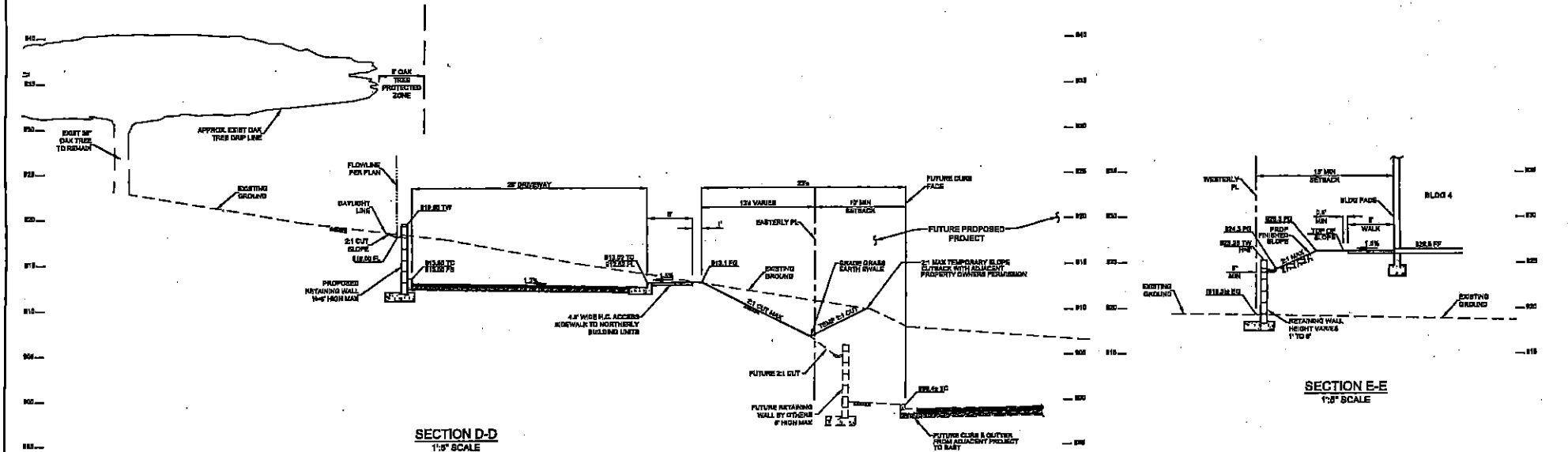
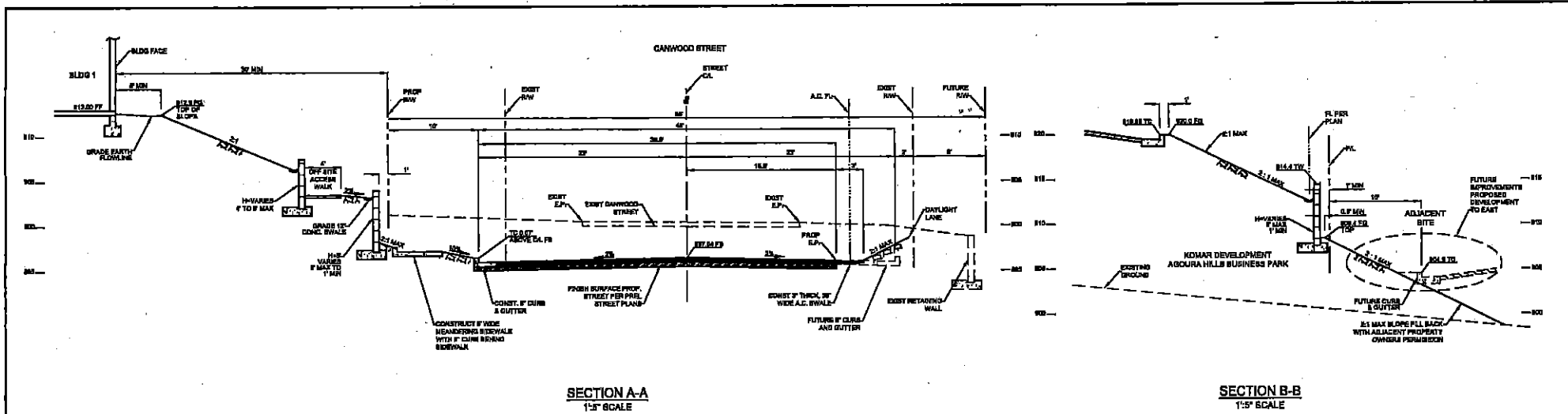
PREPARED FOR:  
SFP AGOURA HILLS, LLC  
33 CORPORATE PLAZA, SUITE 247,  
HERMISTON BEACH, OR 97138  
TEL. 549-718-6844

PREPARED BY:  
  
**WESTLAND CIVIL, INC.**  
10000 WESTLAND BLVD., SUITE 200  
WESTLAND, CA 94090  
EDWARD CHENG, P.E. (PRINCIPAL)

**AGOURA HILLS**

**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  
 1-800-257-8868  
 TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

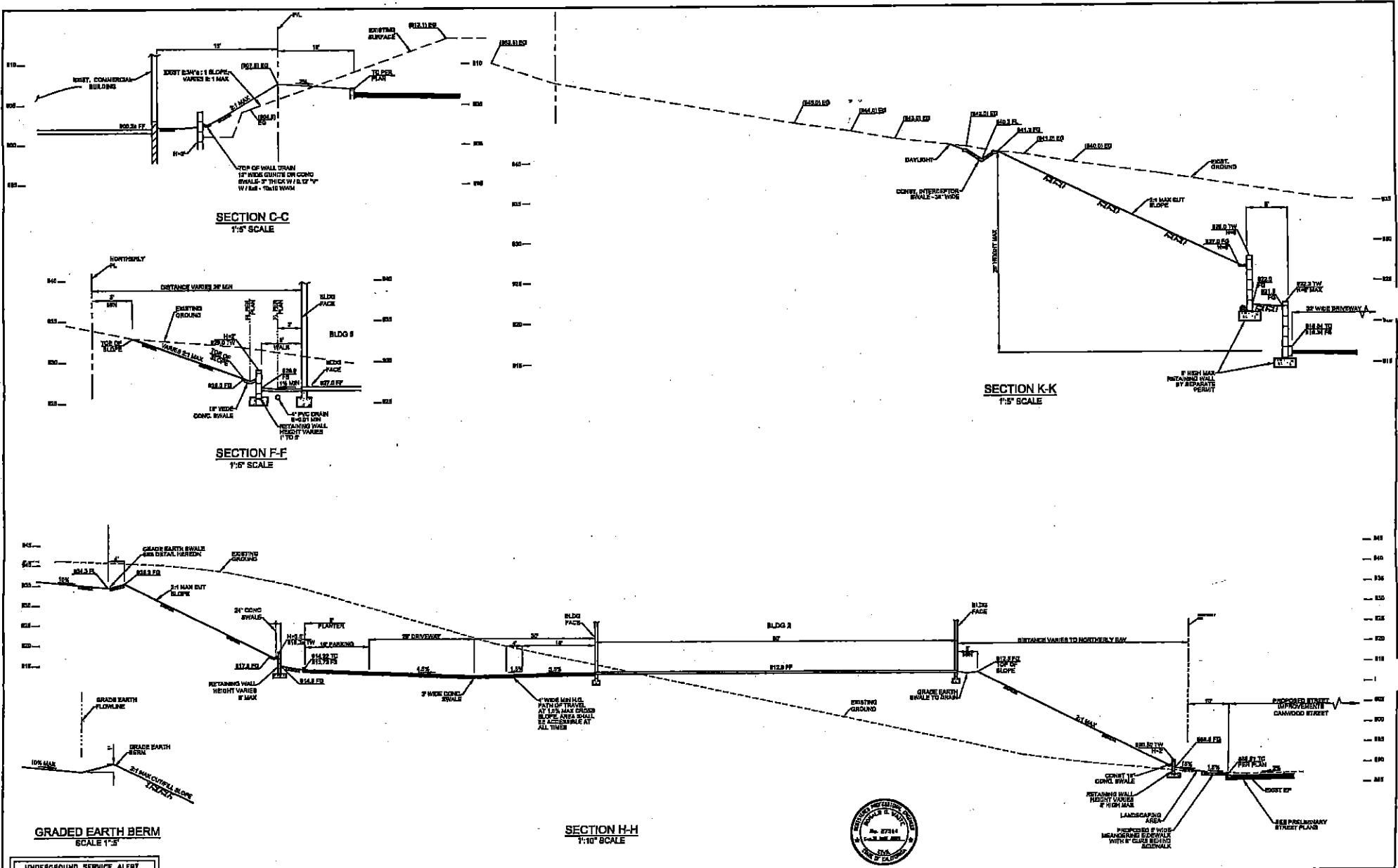
PREPARED FOR  
 SPH AGOURA HILLS, LLC  
 23 CORPORATE PLAZA, SUITE 247,  
 HERMISTON BEACH, GA 31203  
 TEL. 918-718-6644

PREPARED BY  
**WESTLAND CIVIL, INC.**  
 1000 W. UNIVERSITY BLVD., SUITE 100  
 ATLANTA, GA 30309  
 (404) 525-1234



**SECTIONS SHEET**  
**AGOURA HILLS BUSINESS PARK**  
 28000 CANWOOD ST  
 AGOURA HILLS, CALIFORNIA 91301  
 PROJECT NO. \_\_\_\_\_ SHEET 8 OF 8





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

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

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

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

**GRADED EARTH BERM**  
SCALE 1"=2'

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-4-A-SHIELD

90 DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:  
SPP AGOURA HILLS, LLC  
21 CORPORATE PLAZA, SUITE 247,  
NEWPORT BEACH, CA 92660  
TEL. 949-748-4844



PREPARED BY:

**WESTLAND CIVIL, INC.**  
2100 S. GARDEN BLVD., SUITE 100, GARDEN GROVE, CA 92640  
TEL. 949-440-1111

**CITY OF**

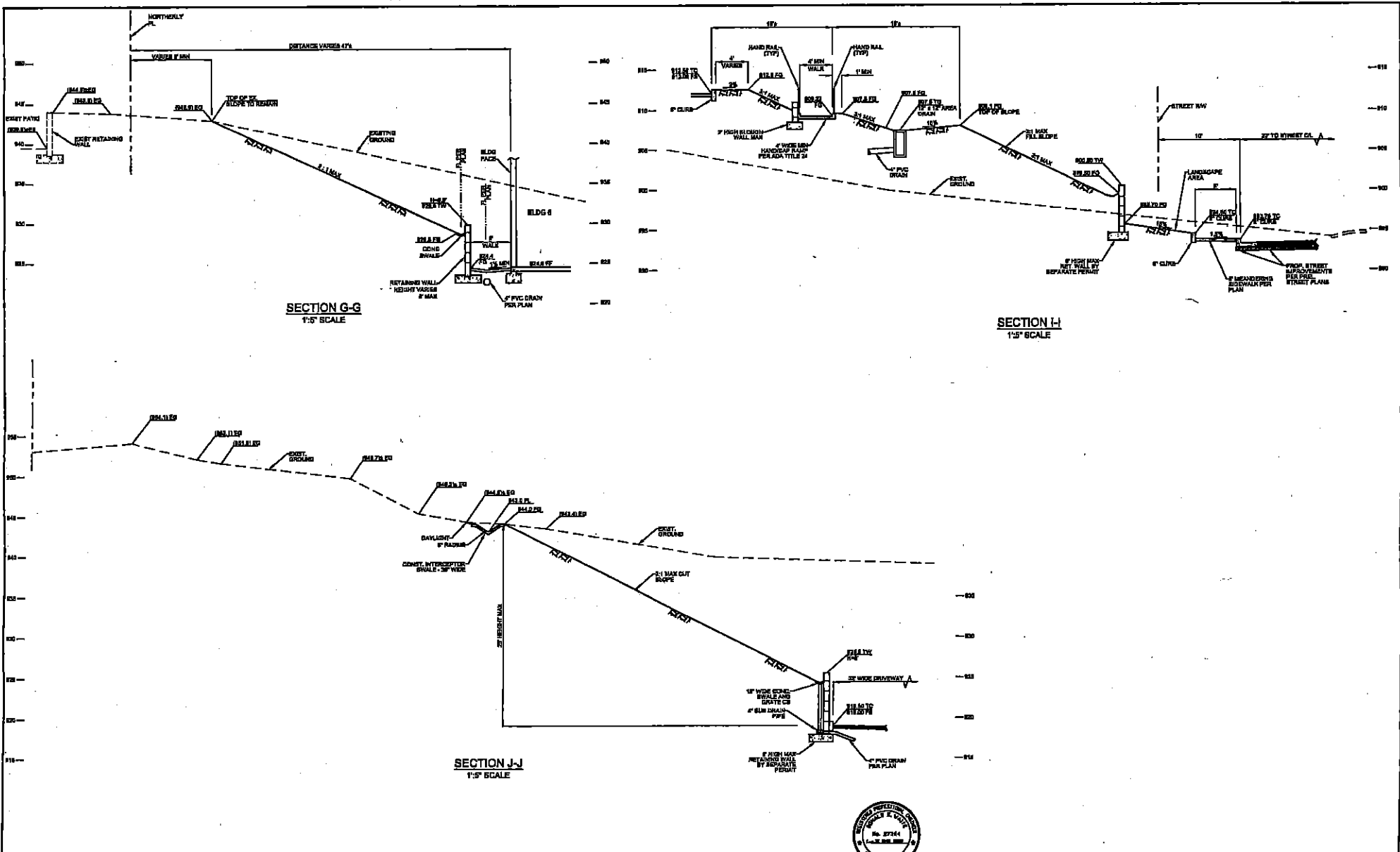
**AGOURA HILLS**

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

PROJECT NO. \_\_\_\_\_

SHEET 8 OF 8  
10-11-01

C:\Users\jgall\OneDrive\Work\Projects\28000 Canwood St\28000 Canwood St.dwg, 10/11/2001 12:12:36 PM



**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-327-3428

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:  
SFP AGOURA HILLS, LLC  
33 CORPORATE PLAZA, SUITE 247,  
HERNDON, VA 20151  
TEL. 848-718-4844

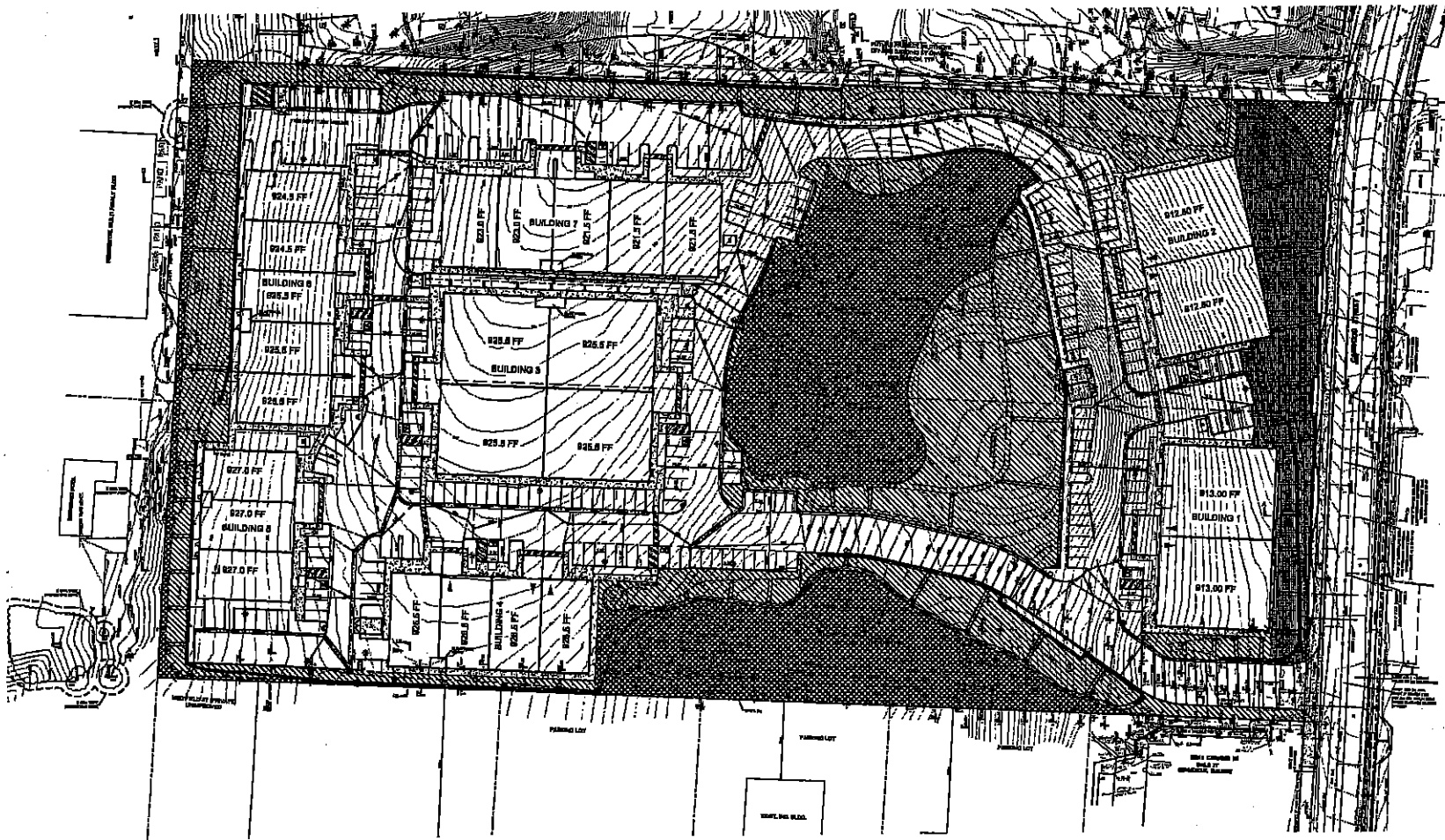


PREPARED BY:  
**WESTLAND CIVIL, INC.**  
10000 SHERWOOD BLVD., SUITE 100  
DUBLIN, CA 94568  
TEL. 925-835-8800

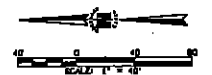


**SECTIONS SHEET**  
AGOURA HILLS BUSINESS PARK  
28000 CANWOOD ST  
AGOURA HILLS, CALIFORNIA 91301

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



- LEGEND**
- UNDISTURBED NATURAL AREA 8951 sq. ft. = 1.90 AC = 18.8%
  - GREENBELTS / GRADING OF SLOPES TO CONTOUR APPEARANCE AREA 8007 sq. ft. = 1.86 AC = 16.1%
  - LANDSCAPE AREAS ADJACENT TO STREETS AREA 1878 sq. ft. = 0.43 AC = 4.21%



TOTAL OPEN SPACE COVERAGE AREA 28.93%

**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE  
 1-800-327-2300  
 TWO WEEKS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

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

PREPARED BY:  
  
**WESTLAND CIVIL, INC.**  
 22 S. AVENUE 88, SUITE 200, NEWPORT BEACH, CA 92660  
 TEL. 949-718-4844  
 LICENSED ENGINEER NO. 6726

CITY OF  
  
**AGOURA HILLS**

PROJECT NO.

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

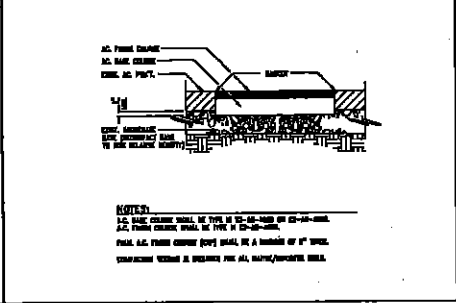
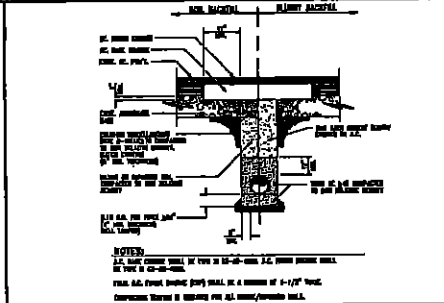
SHEET 8 OF 8  
 16-11-07

**STREET IMPROVEMENT NOTES**

- ALL WORK SHALL CONFORM TO THESE IMPROVEMENT PLANS, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPWP) "ORDINANCE", AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPWP).
- NO DEVIATION FROM THESE PLANS SHALL BE MADE UNLESS A CHANGE ORDER IS APPROVED BY THE CITY ENGINEER.
- ALL CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN CITY LIMITS SHALL POSSESS A VALID BUSINESS REGISTRATION WITH THE CITY OF AGOURA HILLS PRIOR TO COMMENCING WORK.
- CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA SAFETY STANDARDS.
- CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR POINT-TO-POINT 48 HOURS PRIOR TO COMMENCING WORK, AND TWENTY-FOUR (24) HOURS IN ADVANCE OF SPECIFIC INSPECTION PERIOD 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 MAINTAIN ANY ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THESE OPERATIONS. ONCE WORKING, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S CIVIL ENGINEER AND THE CITY'S PUBLIC WORKS DEPARTMENT. THE SUPERVISING CIVIL ENGINEER SHALL ASSESS ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES KNOWN OR SUSPECTED TO BE UNDERGROUND. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY LINES, CONDUITS, OR STRUCTURES KNOWN OR NOT KNOWN OR THESE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY KNOWN OR SUSPECTED TO BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REPAIRING, AND RECONSTRUCTING THE PROPERTY SHALL BE BORNE BY THE CONTRACTOR.
- EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORKING TRAFFIC SIGNS AND STRIPING SHALL BE PROVIDED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL, MANAGEMENT (W.A.T.C.M.) MANUAL. TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED AT THE DEVELOPER'S EXPENSE.
- ALL MEASURES SHALL BE TAKEN TO ENSURE THAT DUST CONTROL IS MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE IDENTIFIED 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 SIGNALS SHALL BE DESIGNED AND CONSTRUCTED PER CITY ENGINEER APPROVAL.
- TRENCH WORK SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. "C-CUT-OFF" SHALL BE APPLIED TO ALL TRENCH CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE PROVIDED BY THE CITY ENGINEER. REFER TO DETAIL DRAWING FOR TRENCH SECTION.
- SEWERMAN TRAILS AND FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. SEWERMAN TRAILS ON PUBLIC-ACCESSIBLE ROADS REQUIRING ELEVATION OF TRAIL SEGMENTS TO THE CITY OF AGOURA HILLS. APPLICANT IS RESPONSIBLE FOR PREPARING ALL LEGAL DOCUMENTATION NEEDED TO DEDICATE EASEMENT. SEWERMAN TRAILS ON PRIVATE SIGNS ARE TO BE BARRICADED AT THE BORDERS 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 SECURED POSTERIOR PRIOR TO RELEASE OF PERMIT. ALL WORK IN PUBLIC RIGHT-OF-WAY 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) 1-800-424-4132 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 BANK MATERIALS.
- WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LAS VEGASIES MUNICIPAL WATER DISTRICT WORKS MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VEGASIES MUNICIPAL WATER DISTRICT.
- PRIOR TO CONSTRUCTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VEGASIES MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.

**PUBLIC UTILITIES / SERVICES**

- WATER:** LAS VEGASIES MUNICIPAL WATER DISTRICT  
4831 LAS VEGASIES ROAD  
CALAGOURA, CA 91301  
(916) 251-8100
- ELECTRICAL:** SOUTHWEST CALIFORNIA SERVICE  
2400 FOOTBALL DRIVE  
THOUSAND OAKS, CA 91320  
(818) 484-7633
- TELEPHONE:** BCC (PAGE BELL)  
1811 BAYVIEW STREET, FIVE  
5000 NORTH, CA 91303  
(818) 274-9100
- GAZ:** SOUTHWEST CALIFORNIA GAS  
877 HAMBURG LANE  
SUN VALLEY, CA 91352  
(818) 823-2800
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
2101 S. FREIGHT AVENUE, ELIHO AS BAY  
ALHAMBRA, CA 91803  
(626) 286-3300
- CABLE:** ADOLPHUS  
2021 PHOENIX DRIVE  
VICTORIA, CA 91803  
(916) 477-4028
- CABLE:** SMARTER COMMUNICATIONS  
2020 CROCKERWOOD ROAD  
MILPITAS, CA 95035  
(415) 438-9818
- CALTRANS:** CALTRANS  
804 ESTEREA BOULEVARD  
TAMPA, CA 91380  
(818) 348-1428



**INDEX OF DRAWINGS**

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

**OWNER**  
NAME: BIRNBAUM FAMILY INVESTMENT PARTNERSHIP  
ADDRESS: 23 CORPORATE PLAZA, SUITE 207, NEWPORT BEACH, CA 92660  
REPRESENTATIVE: JAVAN BAKHARJAN  
TELEPHONE: 949-412-0402

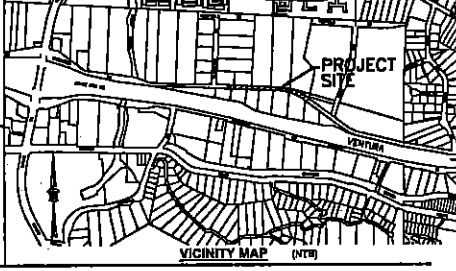
**CIVIL ENGINEER**  
NAME: WESTLAND CIVIL, INC.  
ADDRESS: 600 ST. CHARLES DR. STE 201, THOUSAND OAKS, CA 91320  
REPRESENTATIVE: DON WAITE  
TELEPHONE: 805-485-1330

**GEOTECHNICAL ENGINEER**  
NAME: THE J. EYER GROUP, INC.  
ADDRESS: 1491 N. GENTRY CHASE DR. SUITE 100, GLENDALE, CA 91204  
REPRESENTATIVE: ROBERT L. FENWOLDS  
TELEPHONE: 714-947-9920

**BENCHMARK:**  
DESCRIPTION: BM NO. 1, 2ND FLOOR TOWER 2000 S. GARDEN ST. IN CORNER KANAWOOD & CANWOOD ST. (SEE SHEET 3 & 4).  
ELEVATION: 100.00

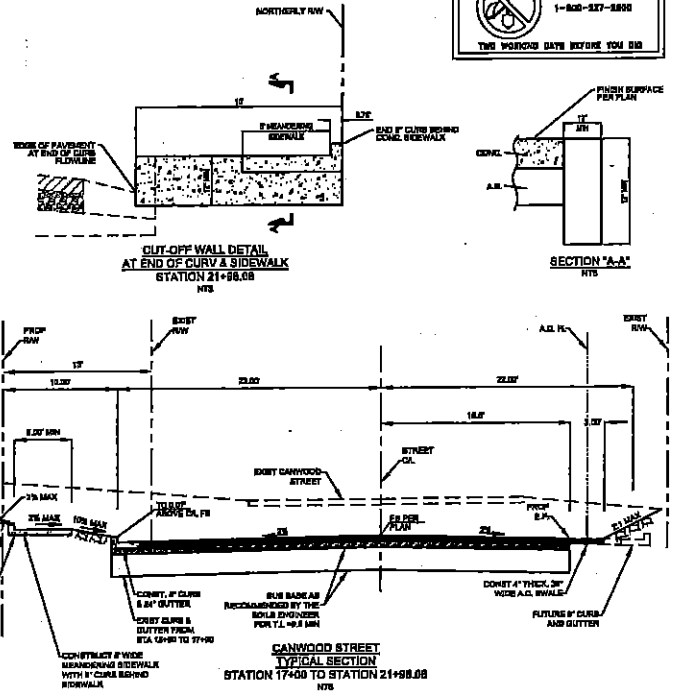
**RECORD DRAWING STATEMENT**  
I, \_\_\_\_\_, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NO. \_\_\_\_\_ THROUGH \_\_\_\_\_ HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, NOTES, CHANGE ORDERS, AND FIELD CHANGES.

REQUIREMENTS: CIVIL, 10/10/2017 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 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 SOLIDS POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC "WET-WEATHER BASIN/CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL BECOME A PART OF THE SWPPP. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND REPLICATED PRIOR TO NOVEMBER 1ST THROUGH APRIL 1ST.
- IF IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL DRAINAGE STRUCTURES, THE OWNER SHALL MAINTAIN THEM. GATED BASIN FOR THE BASIN 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.



APPROVED BY: WESTLAND CIVIL, INC. 10/10/2017

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

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

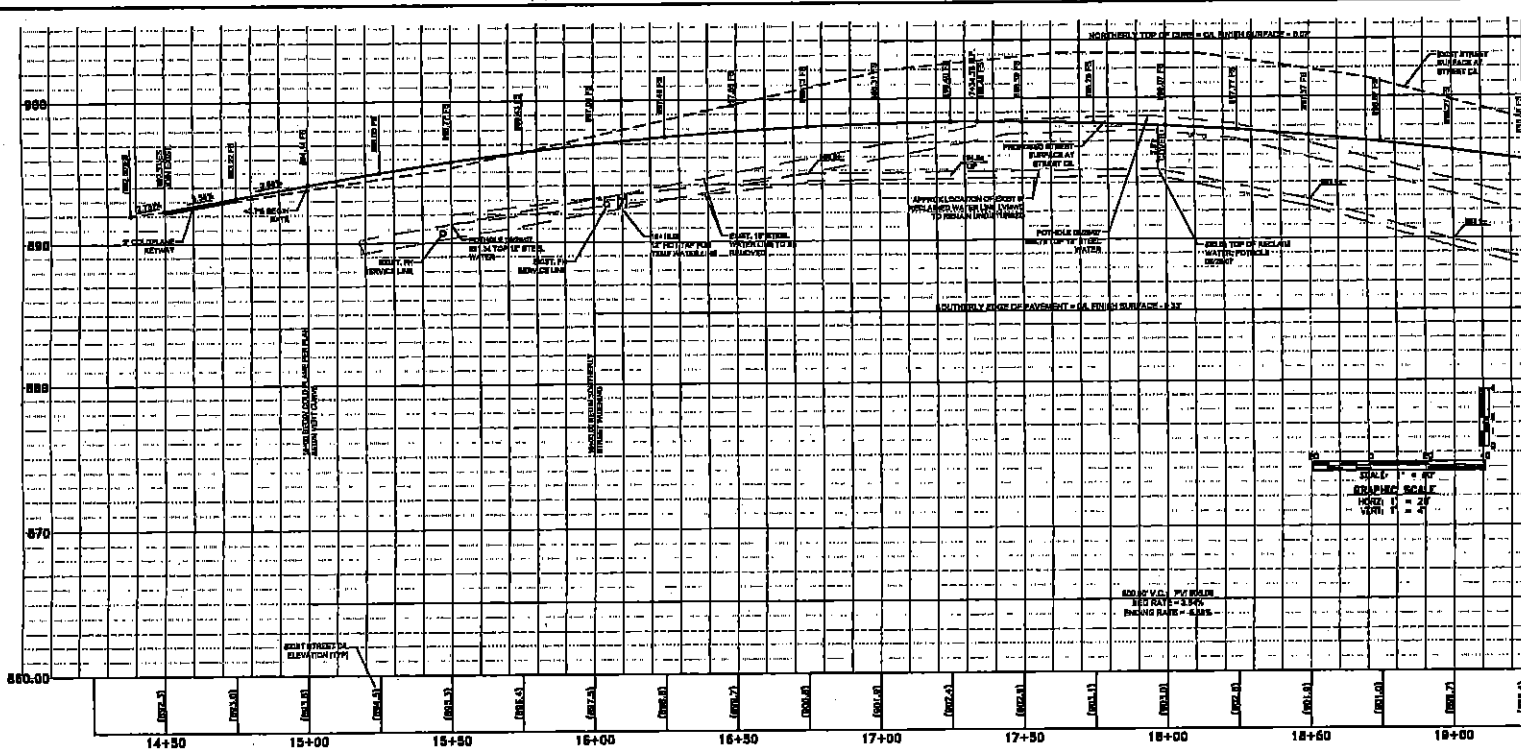
JAY PATEL, CITY ENGINEER

88 CUP - 003

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

PROJECT NO.: \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

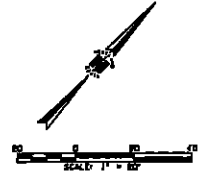
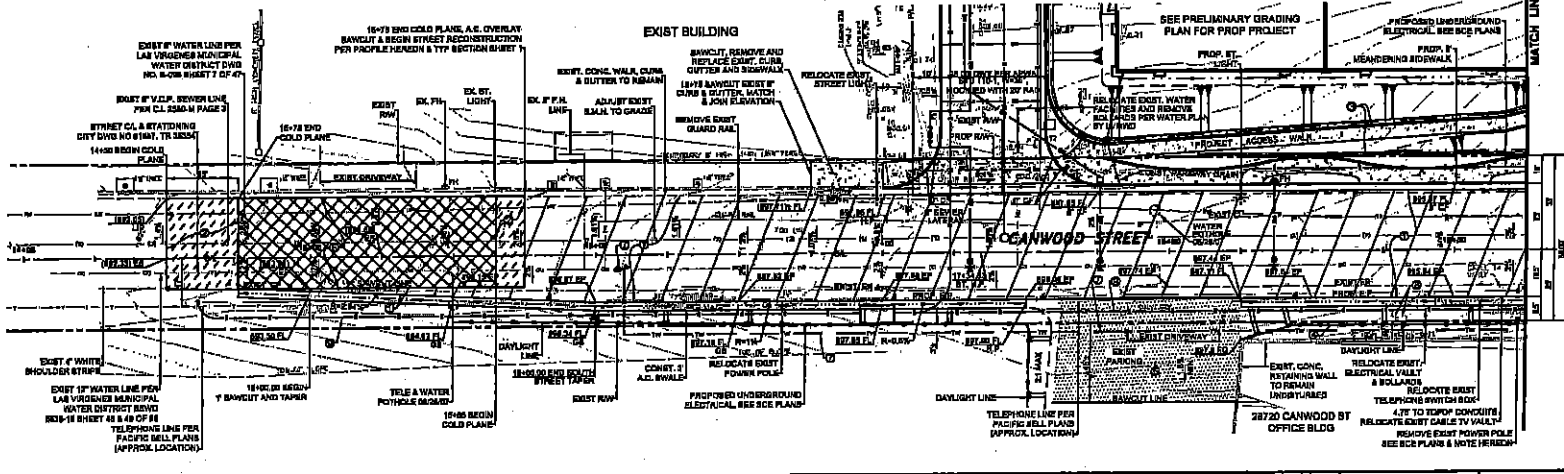
CITY OF AGOURA HILLS DWG. NO. \_\_\_\_\_



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 CANWOOD STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION SHEET 1
  - ② 4" A.C. OVERLAY AND 8" COLD PLACE WHERE NOTED
  - ③ PERM. RETAINING WALL 4' HIGH MAX
  - ④ DAYLIGHT LINE
  - ⑤ AC DRIVEWAY RECONSTRUCT 4" A.C. ON 8" A.C. OR AS RECOMMENDED BY THE SUB-SUBGRADER.
  - ⑥ VARIABLE THICKNESS AC OVERLAY, VARIER 4" TO 6"
  - ⑦ TEMPORARY 18" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 18" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS. NOT TAP AT STREET STATION (18" LINES AND 8" LINES WITH 18" GATE VALVES & 8" GATE VALVES). LOCATION BY PROPERTY OWNER'S PERMISSION.
  - ⑧ RELOCATE EXIST. WATER METERS & TAPAL
  - ⑨ PROP. REINFOR CONCRETE



NOTE:  
 SEE SHEET 4 FOR STRIPING & SIGNING PLAN

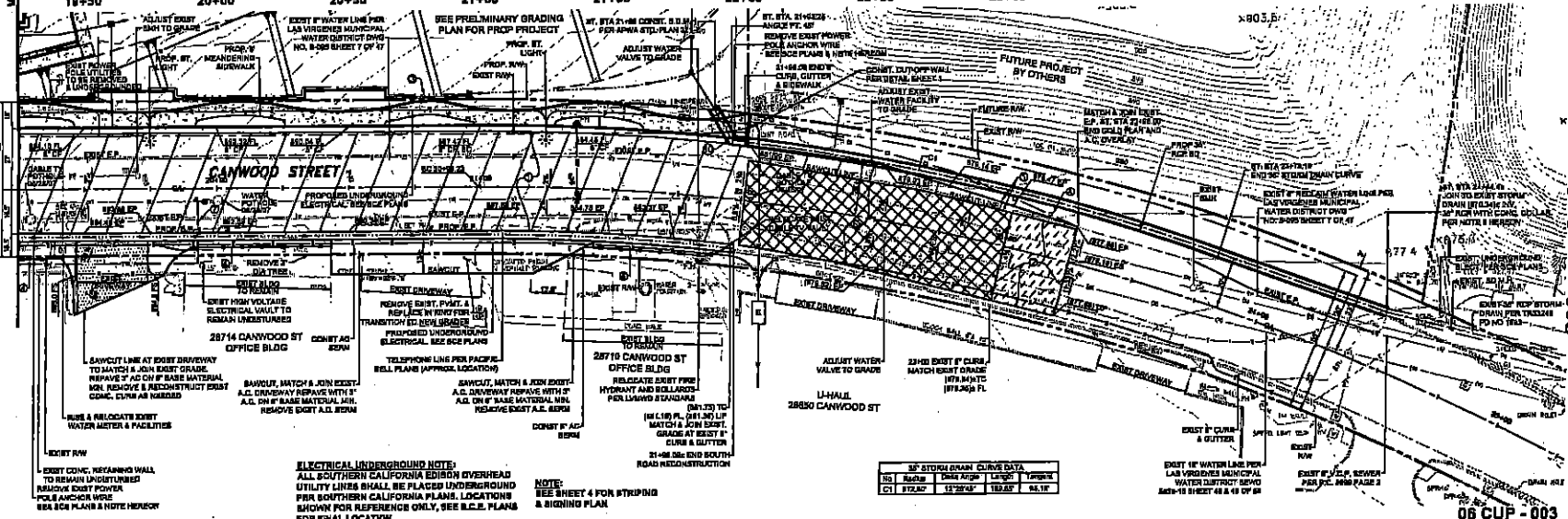
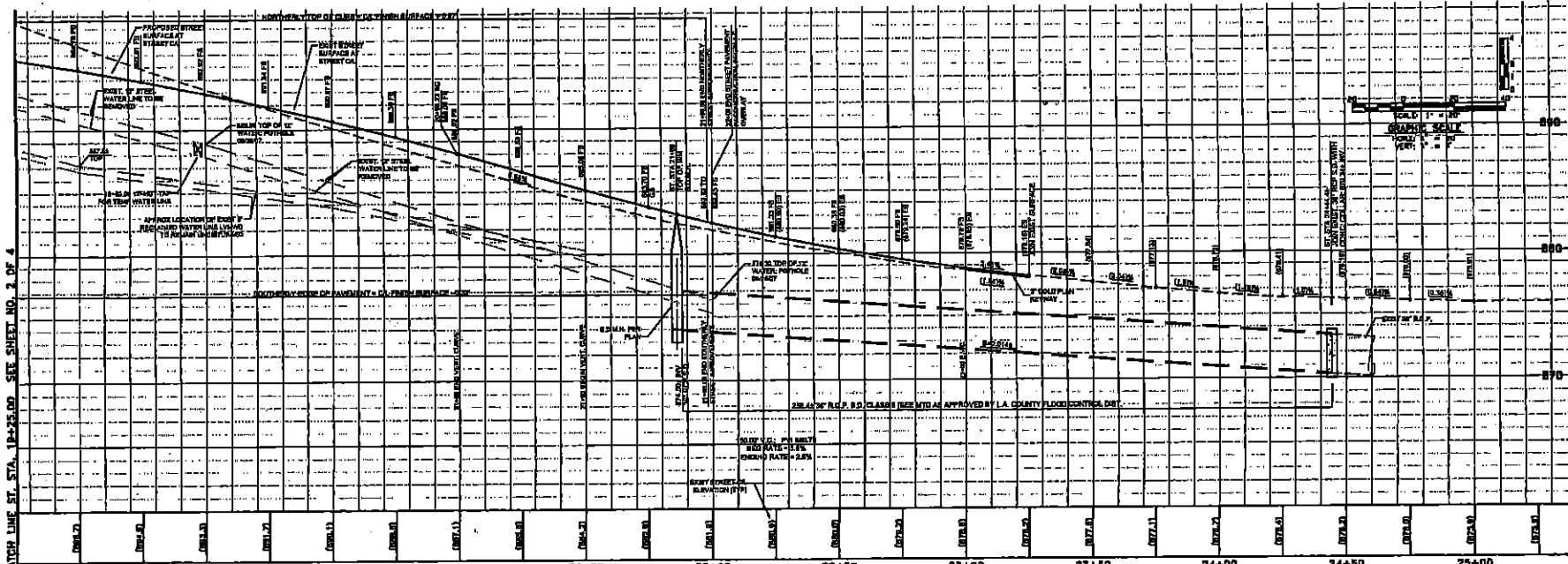
**06 CUP - 003**

**PRELIMINARY STREET PLAN**  
 AGOURA HILLS BUSINESS PARK  
 CANWOOD ST. ST. STA. 16+25 TO 19+25  
 AGOURA HILLS, CALIFORNIA 91301

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	APPROVED ENGINEER OR PROFESSIONAL SEAL	DATE	REVIEWED BY	DATE	JAY PATEL CITY ENGINEER	DATE	REC'D.	EXP DATE



PROJECT NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_



**CONSTRUCTION LEGEND:**

- ① REMOVE EXISTING STRAIT PAVEMENT SECTION AND RECONSTRUCT GRANITE STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION 10'-0"
- ② A.C. OVERLAY AND 2" GOLD PLANS WHERE NOTED
- ③ PROP. RETAINING WALL 1' FROM RAIL
- ④ DAYLIGHT LINE
- ⑤ AS DRIVEWAY RECONSTRUCT 4" A.C. ON 6" BASE OR AS RECOMMENDED BY THE SOIL ENGINEER
- ⑥ VARIABLE THICKNESS AC OVERLAY, VARIES 1" TO 6"
- ⑦ TEMPORARY 12" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 18" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS. JUST TAP AT STREET STATION 19+11.00 AND 19+22.00 WITH 12" DRAIN VALVES & 8" BY ALLOWING LOCATION BY PROPERTY OWNERS PERMISSION. RELOCATE EXIST. WATER BETWEEN 8'-TOTAL PROP. ROSSON CONCRETE CONSTRUCT CONCRETE COLLAR PER AREA PLAN SHEET.

06 CUP - 003

SCALE 1" = 20'

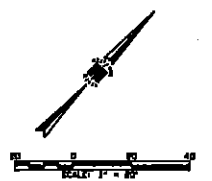
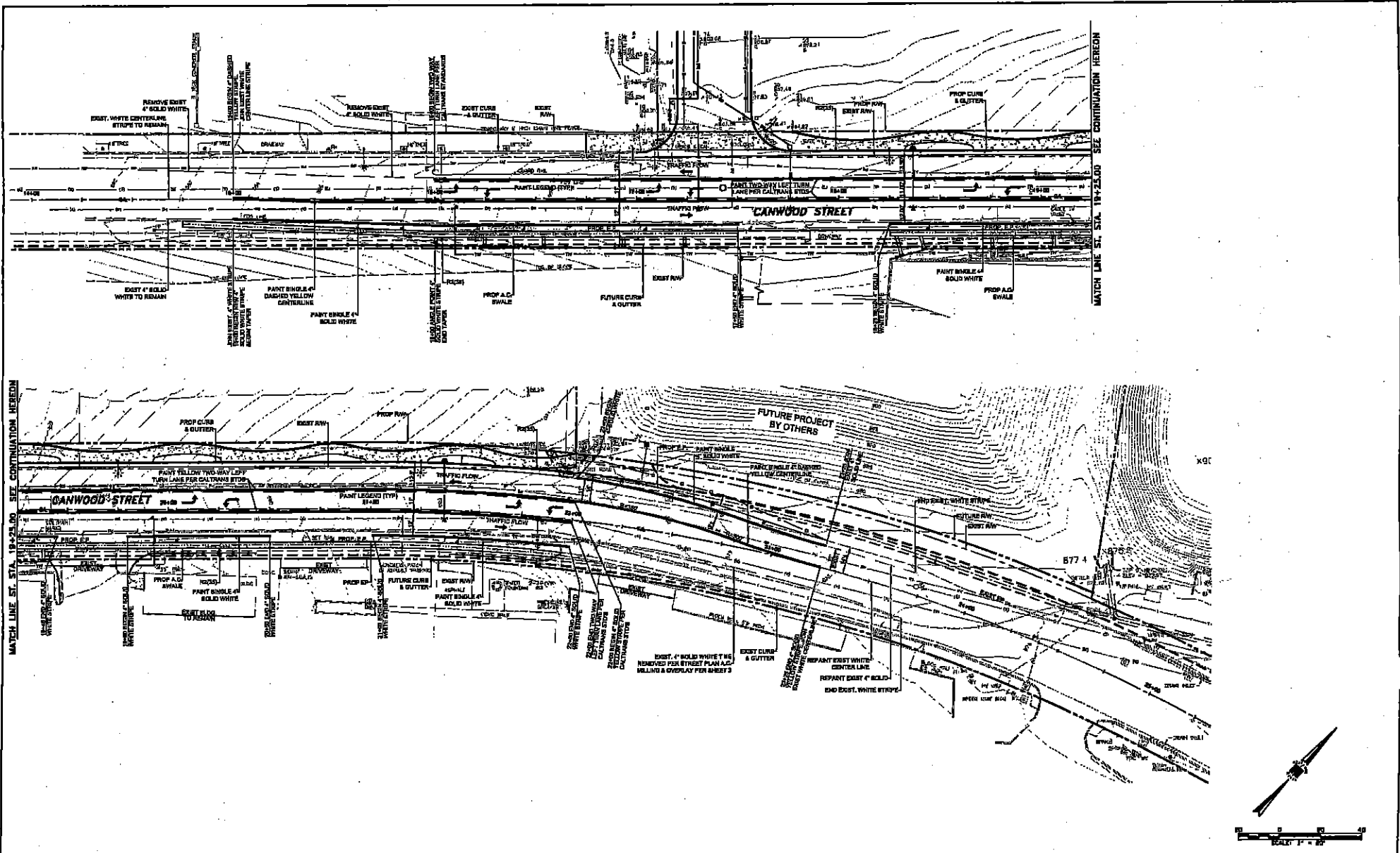
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

REVIEWED BY	DATE	DATE	RCE NO.	EXP DATE
JAY PATEL CITY ENGINEER				

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

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

CITY OF AGOURA HILLS



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY  
  
 WESTLAND CIVIL, INC.  
 1000 N. GARDEN ST., SUITE 100  
 GARDEN GROVE, CA 92640  
 (714) 942-1111

CITY OF AGOURA HILLS APPROVAL			
REVIEWED BY	DATE	JAY PATEL CITY ENGINEER	DATE

**08 CUP - 003**  
**PRELIMINARY STRIPING AND SIGNING PLAN**  
 AGOURA HILLS BUSINESS PARK  
 28000 CANWOOD ST  
 AGOURA HILLS, CALIFORNIA 91301  
 PROJECT NO. \_\_\_\_\_  
 SHEET 04 OF 04  
 CITY OF AGOURA HILLS DRAWING NO. 28100





# AGOURA HILLS BUSINESS PARK



# EXHIBIT I-2

Planning Commission  
Staff Report  
(May 5, 2011)



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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.

Planning Commission

Case Nos. 06-CUP-003, 06-OTP-005, and TPM 65503 (Amendments)

Page 4

#### **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 I-3

# Planning Commission Resolutions

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.



C. The proposed use and the conditions in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the property will be one driveway located on Canwood Street, and two main driveways within the site. Sufficient on-site parking will be provided for the use. The varied roof lines of the buildings and its proximity to neighboring properties will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The project meets the maximum building coverage standards for the Business Park-Manufacturing zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The single buildings are less than the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and setbacks from property lines exceed the minimum distance required of the zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although existing light industrial uses are located on Derry Avenue and Clareton Street in close proximity to the project site, the proposed industrial park will contribute to a mix of land uses which meet the diverse needs of Agoura Hills residents, offer a variety of employment opportunities, and allow for capture of regional growth, as called for Goal No. 1 of the General Plan Land Use Element. The project also meets the implementation measures of the General Plan Economic Element by encouraging the location and development of services that will support the industrial and commercial office base.

Section IV. The removal of one (1) oak tree and the encroachment within the protected zone of one (1) oak tree, as conditioned, are needed for access within the site. Measures will be implemented to mitigate the loss of oak trees through the requirement to provide for at least four (4) new oak trees on the site.

Section V. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the Planning Commission, the Planning Commission finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The Planning Commission has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The Planning Commission hereby adopts the attached Mitigated Negative Declaration and Mitigation Monitoring Plan.

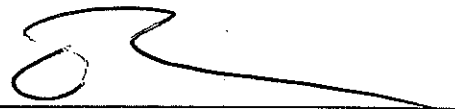
Resolution No. 937

Page 3

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-003 and Oak Tree Permit Case No. 06-OTP-005, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 19<sup>th</sup> day of June, 2008, by the following vote to wit:

AYES: (2) O'Meara, Zacuto  
NOES: (1) Nouzille  
ABSTAIN: (0)  
ABSENT: (2) Buckley Weber, Rishoff



John O'Meara, Chairperson

ATTEST:

  
\_\_\_\_\_  
Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (Case Nos. 06-CUP-003 and 06-OTP-005)

### 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 labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, Grading Plans and Landscape Plans.
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 in the Conditional Use Permit.
7. 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.
8. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
9. If required, the applicant shall provide road markers opposite the existing or proposed fire hydrants serving the property to the satisfaction of the City Engineer.

10. A minimum of two hundred and seventeen (217) parking spaces shall be provided on the subject property, at nine (9) of which shall be designated for handicap parking. All parking spaces shall include wheel stops and the spaces shall be of standard size and pinstriped, in conformance with the City Parking Ordinance.
11. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
12. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
13. 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.
14. Unless Conditional Use Permit Case No. 06-CUP-003 and Oak Tree Permit Case No. 06-OTP-005 are used within two (2) years from the date of City approval, the permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
15. The applicant shall provide a paved all-weather access from the parking area to the street, as required by the City Engineer.
16. Prior to the issuance of a Building Permit, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.47/gross square foot for commercial/industrial construction. Actual fees will be determined at the time of building permit issuance.
17. The applicant shall pay to the City the applicable Fire District Developer Fee prior to the issuance of Building Permits. The current fee is \$0.9223/gross square foot for commercial construction. Actual fees will be determined at the time of building permit issuance.
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.

19. 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.

## **OAK TREE AND LANDSCAPING CONDITIONS**

### Oak Trees

20. The applicant is permitted to remove Oak Tree Number 14 to construct the project as approved. Four (4) replacement oak trees shall be planted to mitigate the removal. The replacement trees shall 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. The species shall be *Quercus lobata* (Valley Oak) and the trees shall be located in the same vicinity as the original tree location. The City Oak Tree Consultant shall approve the final mitigation program.
21. The applicant is permitted to encroach within the protected zone of Oak Tree Number 12 to construct the project as approved.
22. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.
23. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced with temporary chain link fencing at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
24. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
25. Pruning of live branches is not authorized unless specifically approved by the City Oak Tree Consultant.

26. All approved excavation performed within the protected zone of any oak tree shall be performed with hand tools under the direct supervision of the applicant's oak tree consultant or the City Oak Tree Consultant.
27. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
28. No irrigation or planting shall be installed within the drip line of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
29. Natural oak leaf litter shall be preserved within the dripline of each oak tree. At the completion of construction, the applicant shall place three inches (3") of an approved mulch throughout the dripline of each oak tree if required to supplement natural leaf litter.
30. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the City. The certification shall describe all work performed and whether such work was performed in accordance with the above permit conditions.
31. Prior to the issuance of grading permits, the applicant shall submit an objectively observable maintenance and care program to insure the health and care of all oak trees within the property. Both existing trees and trees to be planted shall be addressed.

Landscaping

31. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, subject to review by the City Landscape Consultant and approval 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
  - h. The Planting Plan shall indicate the botanical name and size of each plant.
32. Plant symbols shall depict the size of the plants at maturity. Tree spacing specifically shall be adjusted to allow for optimum growth of each tree species.
  33. The final plans shall not include any palm species.
  34. All finger planters shall be at least eight feet (8') wide and spaced no more than ten (10) stalls apart.
  35. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
  36. In addition to any oak trees required for mitigation purposes, the landscape plan shall include one (1) twenty-four inch (24") box size oak tree per fifteen thousand (15,000) gross square feet of building area. It is expected that eight (8) such oak trees will be required to meet this requirement.

37. 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. All trees planted on the site shall meet minimum nursery stock standards as developed by the California Department of Forestry and Fire Protection.
  - c. 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.
38. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
39. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
40. 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.
41. 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
42. 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.



43. 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
44. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
45. A minimum of twenty percent (20%) of the total lot shall be landscaped.
46. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
47. To the extent feasible, shade trees shall be provided such that fifty percent (50%) of the parking lot, including driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation.
48. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement shall provide more naturalistic and native theme, emphasizing native oak trees, throughout the development.
49. All plant material must be considered compatible with Sunset Zone 18.
50. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
51. Poor landscape practices such as topping, hedging and “lollipopping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
52. Any new perimeter walls shall be decorative with a height of six feet (6’), subject to review and approval by the City Landscape Consultant and the Director.

**PUBLIC WORKS/ENGINEERING DEPARTMENT CONDITIONS**

**PRIOR TO PERMITTING (GRADING, BUILDING ENCROACHMENT, ETC.)**

**General**

53. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
54. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
55. 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.
56. 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](http://www.ci.agoura-hills.ca.us).
57. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. The current fee is \$4.183 per square foot of gross building area.
58. 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.

59. 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.
60. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
61. 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.
62. 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.
63. Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies: Las Virgenes Municipal Water District (prior to water and sewer connections).
64. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.

Public Improvements

65. Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements may include, but not be limited to, the following:

Conditions of Approval (Case Nos. 06-CUP-003 and 06-OTP-005)

Improvement Item	CANWOOD STREET
Curb & Gutter	<input checked="" type="checkbox"/> New; 23~ ft from C/L <input type="checkbox"/> Replace Damaged <input checked="" type="checkbox"/> Remove existing & Relocate Improvements
AC Pavement	<input checked="" type="checkbox"/> Remove and reconstruct as approved <input checked="" type="checkbox"/> Grind and modify as shown on plans
PCC Drive Approach	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement on south side
Sidewalk	<input checked="" type="checkbox"/> New
ADA Access Ramp	<input checked="" type="checkbox"/> New
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (with irrigation)
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (with irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Relocation -- on south side, if any
Sewer Service (See sec. 2C)	<input checked="" type="checkbox"/> Main -- show accurately on plan & profile and modify, if necessary due to grade adjustment. <input checked="" type="checkbox"/> Lateral
All water appearances are per LVMWD standards (see Section 2D)	<input checked="" type="checkbox"/> Yes
Storm Drain (See sec. 2E)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Catch Basin
Traffic Signal Facilities (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation
Traffic Signing and Striping (See sec. 2G)	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modification
Bus Stop and/or Turn-out (See Sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities	<input checked="" type="checkbox"/> Yes -- as determined during final plan check process
Removal of	<u>Roadway bed and affected driveways and parking surface on (existing) private parking areas on south side of Canwood Street.</u>
Other required improvements	<u>See Specific Note hereunder</u>

SPECIFIC NOTES FOR IMPROVEMENTS LISTED ABOVE: With existing operational businesses on both sides, traffic phasing during construction must be reviewed and approved by City Traffic Engineer and the City Engineer, prior to issuance of Encroachment Permit.

66. The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: Canwood Street
67. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

Sewer

68. 8-inch sewer line is available for connection by this project in Canwood Street [Ref. Sewer Plan Dwg # CO2-0190-01, -02 and CO2-0201-01, -02, and -03.]
69. Due to vertical grade adjustment of roadway, potential sewer relocation may be required as determined by City Engineer. All costs associated with any relocation shall be sole responsibility of applicant.

Water

70. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
71. Due to vertical grade adjustment of roadway, potential water relocation may be required as determined by City Engineer. All costs associated with any relocation shall be sole responsibility of applicant.

Drainage/Hydrology

72. 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. Applicant's engineer shall design any proposed main lines and obtain review and approval of the City Engineer.

Stormwater Quality (NPDES)

73. 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:
- A. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - B. 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;
  - C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  - D. 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.
74. 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.

75. 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.
76. SWPPP Plan – 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 Stormwater BMP Handbook for Construction at: [www.cabmphandbooks.com](http://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:

- A. Sediments generated on the project site shall be retained using adequate Treatment Control or structural BMPs;
- B. 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;
- C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
- D. 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.

Traffic/Transportation

77. The applicant is required to submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Engineer: parking, on- and off-site circulation, and/or build-out and future years traffic Level of Service (LOS) and impacts at intersections selected by the City.
78. All mitigation measures or requirements as identified in the Traffic Impact Study shall automatically become Conditions of Approval for this project.

PRIOR TO CERTIFICATE OF OCCUPANCY

79. All remaining fees/ deposits required by the Engineering Department must be paid in full.
80. All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
81. 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. *Please note that 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.*
82. The applicant shall *record a covenant for continued stormwater 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](http://www.agoura-hills.ca.us).
83. 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.

**FIRE DEPARTMENT CONDITIONS**

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



### **SOLID WASTE MANAGEMENT CONDITIONS**

85. 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.
86. 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.
87. 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.

### **PLANNING DEPARTMENT/SPECIAL CONDITIONS**

88. A pre-construction conference shall be held prior to the issuance of a grading permit with all construction personnel involved with the grading operations. A procedure shall be established to handle any complaints received from the surrounding property owners or residents of the City during the grading and construction operations. Applicant shall deposit funds with the City necessary to cover costs of the City hiring an environmental mitigation monitor.

89. Roof-mounted mechanical equipment shall be screened from public view and views from adjoining properties in a manner that is architecturally compatible with the buildings and subject to review and approval by the Director of Planning and Community Development.
90. Prior to the issuance of a building permit, the applicant shall submit a comprehensive sign program for the project for review and approval by the Planning Commission.
91. Prior to submitting plans into plan check for a building permit, and in addition to complying with the requirements of the adopted Mitigation and Monitoring Program for this project, the applicant shall provide an exterior lighting fixture detail plan and photometric plan for review and approval by the Planning Commission. The plan shall comply with the City's lighting design standards and guidelines. Roof-mounted lighting is prohibited and wall-mounted lights are discouraged but may be considered by the Planning Commission upon review of a lighting fixture detail plan and photometric plan. The light intensity of installed project light fixtures shall be subject to field review and approval by the Community Development Director. The lighting shall be of a low intensity that is compatible with the natural environment.
92. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit a public art plan for the buildings which meets the requirements set forth by the City Council, for review and approval by the Director of Planning and Community Development. Prior to the issuance of occupancy for the buildings, the artwork shall be constructed and thereafter displayed for public view in a location approved by the Director of Planning and Community Development. If the approved art display is not maintained in good condition, or is altered without the permission of the Director of Planning and Community Development so that the improvements no longer conform to the approved arts plan, the certificate of occupancy may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.
93. Enclosures required for solid waste and recyclable materials shall be constructed per the design requirements of Municipal Code Section 9606.5.
94. On-site decorative paving shall be provided at the driveway entrance serving the site and on the pedestrian pathways located between the buildings within the parking areas. The color, materials, length and location of the decorative paving shall be subject to review and approval by the Director of Planning and Community Development.

95. Prior to the submittal of plans into plan check for a Grading Permit or Building Permit, the applicant shall comply with the project recommendations of the City Geotechnical Consultant and the City Geological Consultant.
96. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
97. The applicant shall comply with all building material samples approved by the Planning Commission. Prior to final painting and final application of stone veneer on the buildings, the applicant shall provide color samples on the building wall for review and approval by the Director of Planning and Community Development.
98. Location and design details for all proposed walls and fences shall be provided for review and approval by the Director of Planning and Community Development, prior to the issuance of a grading permit. Garden walls and retaining walls shall be decorative (such as split-face block).
99. The Grading Plan shall specify proposed paving materials and include a note that refers to the Landscape Plan for specific landscape materials shown on the Grading Plan.
100. Satellite dish antennas shall be screened from view from the parking lot and adjacent roadways, including the freeway. The location and screening methods proposed for installation of a satellite dish shall be subject to review and approval by the Director of Planning and Community Development.
101. Except as otherwise approved herein, the applicant shall comply with all conditions of approval for Tentative Parcel Map No. 65503.
102. The applicant shall comply with all mitigation measures within the Mitigation Monitoring Program prepared for the adopted Mitigated Negative Declaration adopted for the project. The applicant shall pay for all mitigation review and monitoring completed by outside consultants such as the City Arborist, City-approved biologist or other consultants needed to ensure compliance with the Mitigation Monitoring Plan as determined by the Director of Planning and Community Development.

103. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. Temporary construction fencing and gates shall be maintained in good order at all times.
104. Furniture details for the outdoor eating areas shall be shown on the landscape plan and shall be subject to approval by the Director of Planning and Community Development.

END

RESOLUTION NO. 938

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING TENTATIVE PARCEL MAP NO. 65503

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 Tentative Parcel Map to subdivide a 10-acre parcel for 25 industrial/office condominiums. 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. 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 BP-M (Business Park Manufacturing) in that the proposed Parcel Map will encourage the location and development of services that will support the industrial and commercial office base, as called for in the Land Use Element of the General Plan.

B. The site is physically suitable for future development in that the parcels of the Tentative Parcel Map are within proposed buildings which meet the development standards of the BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay) zones relative to building locations, lot coverage, building height, and parking.

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 parcels.

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 parcels will be provided via Canwood Street.

Section IV. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the Planning Commission, the Planning Commission finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The Planning Commission has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 65503, subject to the attached conditions, with respect to the property described in Section I hereof.

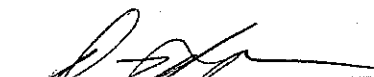
PASSED, APPROVED, and ADOPTED this 19<sup>th</sup> day of June, 2008, by the following vote to wit:

AYES: (2) O'Meara, Zacuto  
NOES: (1) Nouzille  
ABSTAIN: (0)  
ABSENT: (2) Buckley Weber, Rishoff



John O'Meara, Chairperson

ATTEST:

  
\_\_\_\_\_  
Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (Tentative Parcel Map No. 65503)

### 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. 65503.
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 building 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. 65503 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.
10. Tentative Parcel Map No. 65503 shall only be valid with Conditional Use Permit 06-CUP-003.

## **ENGINEERING DEPARTMENT CONDITIONS**

### Prior to Final Map Recordation

11. Dedicate the following right-of-way in the following locations: 13 feet on Canwood Street for total of one-half street ROW = 33 feet
12. Restrict vehicular access as follows: Only to those driveway locations shown on approved TPM.
13. Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access parking areas and drives.
14. Provide a copy of proposed Covenants, Conditions and Restrictions (CC&Rs), as applicable to the project, to the City Engineer and Director of Planning and Community Development for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&Rs shall be recorded prior to the issuance of a Building Permit.
15. Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
16. Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
17. Provide a preliminary title report not older than 30 days.
18. Show a key map clearly showing all parcels listed on the Tentative Parcel Map No. 65503 and all existing and proposed easements .
19. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.

END



RESOLUTION NO. 11-1032

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING AN AMENDMENT  
TO CONDITIONAL USE PERMIT CASE NO. 06-CUP-003,  
OAK TREE PERMIT CASE NO. 06-OTP-005,  
AND TENTATIVE PARCEL MAP NO. 65503  
FOR THE PURPOSE OF GRANTING A ONE-YEAR TIME EXTENSION

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

Section 1. An application was duly filed by Brett Trebil for Agoura Business Center North, LLC, with respect to real property located at 28721 Canwood Street (A.P.N. 2048-012-026), requesting approval of a Conditional Use Permit amendment, an Oak Tree Permit amendment, and a Tentative Parcel Map amendment for a one-year time extension to construct seven light industrial buildings totaling 103,070 square feet in size, to remove one oak tree and to encroach within the protected zone of one oak tree, and subdivide the parcel into twenty-five commercial/industrial condominium units. A public hearing was duly held on May 5, 2011, at 6:30 p.m. in the City Council Chambers of 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 that the request for a time extension is acceptable given that there are no changes that are proposed to the project and that there are no significant changes to the site, to the surrounding area and to the regulations that affect the site. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds that the findings contained in Planning Commission Resolution Nos. 937 and 938, approved on June 19, 2008, are still valid and state as follows:

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.

C. The proposed use and the conditions in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the property will be one driveway located on Canwood Street, and two main driveways within the site. Sufficient on-site parking will be provided for the use. The varied roof lines of the buildings and its proximity to neighboring properties will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The project meets the maximum building coverage standards for the Business Park-Manufacturing zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The single buildings are less than the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and setbacks from property lines exceed the minimum distance required of the zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although existing light industrial uses are located on Derry Avenue and Clareton Street in close proximity to the project site, the proposed industrial park will contribute to a mix of land uses which meet the diverse needs of Agoura Hills residents, offer a variety of employment opportunities, and allow for capture of regional growth, as called for Goal No. 1 of the General Plan Land Use Element. The project also meets the implementation measures of the General Plan Economic Element by encouraging the location and development of services that will support the industrial and commercial office base.

F. The removal of one (1) oak tree and the encroachment within the protected zone of one (1) oak tree, as conditioned, are needed for access within the site. Measures will be implemented to mitigate the loss of oak trees through the requirement to provide for at least four (4) new oak trees on the site.

G. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan designation of BP-M (Business Park Manufacturing) in that the proposed Parcel Map will encourage the location and development of services that will support the industrial and commercial office base, as called for in the Land Use Element of the General Plan.

H. The site is physically suitable for future development in that the parcels of the Tentative Parcel Map are within proposed buildings which meet the development standards of the BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay) zones relative to building locations, lot coverage, building height, and parking.

I. 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 parcels.

J. 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 parcels will be provided via Canwood Street.

Section 4. Upon review of the mitigation measures included in the adopted Mitigated Negative Declaration previously prepared for the project, the Planning Commission determines that impacts would still be reduced to less than significant levels. Therefore, the Planning Commission hereby finds that no further review under the California Environmental Quality Act is required.

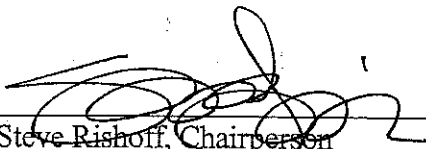
Section 5. Based upon the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-0003 Amendment, Oak Tree Permit Case No. 06-OTP-005 Amendment, and Tentative Parcel Map No. 65503 Amendment, with respect to property described in Section 1 hereof, subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED this 5<sup>th</sup> day of May, 2011, by the following vote to wit:


AYES:	(4)	Justice, O'Meara, Moses, Rishoff
NOES:	(0)	
ABSENT:	(1)	Buckley Weber
ABSTAIN:	(0)	

Resolution No. 11-1032

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\_\_\_\_\_  
Steve Rishoff, Chairperson

ATTEST:

  
\_\_\_\_\_  
Mike Kamino, Secretary

**CONDITIONS OF APPROVAL**  
**CASE NOS. 06-CUP-003 (AMENDMENT), 06-OTP-005 (AMENDMENT),**  
**AND TPM 65503 (AMENDMENT)**

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 appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing at the applicant is aware of and accepts all conditions 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 project plans as approved by the Planning Commission on June 19, 2008.
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 is 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. The applicant shall obtain a building permit and commence construction before June 19, 2012, or the entitlement will become void.
7. All Conditions of Approval in Planning Commission Resolution No. 937, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Planning Commission Resolution No. 937 are amended as follows:  
  
    “14. Unless Conditional Use Permit Case No. 06-CUP-003 Amendment and Oak Tree Permit Case No. 06-OTP-005 Amendment are used ~~within two (2) years from the date of City approval~~ by June 19, 2012, the permits will expire. ~~A written request for a one year extension may be considered prior to the expiration date.~~”
8. All Conditions of Approval in Planning Commission Resolution No. 938, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Planning Commission Resolution No. 938 are amended as follows:

- “9. Unless the Final Parcel Map is recorded, or unless otherwise extended per the Subdivision Map Act, Tentative Parcel Map No. 65503 shall expire within two (2) years from the date of Planning Commission approval on June 19, 2012. ~~A written request for a one year extension may be considered prior to the expiration date.~~”

END