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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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DATE: May 17, 2012

TO: Planning Commission

APPLICANT: Brent Schneider for Gil Zahavi  
2282 Townsgate Road, Suite 3  
Westlake Village, CA 91361

CASE NO.: 11-SPR-005

LOCATION: 6021 Colodny Drive  
(A.P.N. 2055-028-036)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 5,781 square foot, two-story, single-family residence, with a 584 square foot attached garage, a 574 square foot detached garage, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn.

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA), per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-005, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RV-OA-EQ (Very Low Density Residential-Old Agoura Design Overlay –Equestrian Overlay)

GENERAL PLAN DESIGNATION: RV – (Residential Very Low Density)

## I. PROJECT BACKGROUND AND DESCRIPTION

On March 6, 2008, the Planning Commission held a public hearing to consider a request for a Site Plan/Architectural Review to construct a 5,694 square foot, two-story, single family residence and 1,158 square feet of attached garages, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn at 6021 Colodny Drive. The request was unanimously approved by the Planning Commission, but the entitlement has since expired and the parcel remains vacant.

A new application has been submitted by the applicant, Brent Schneider for Gil Zahavi (new owner), requesting approval of a Site Plan/Architectural Review to construct a new 5,781 square foot, two-story, single-family residence with a 584 square foot attached two-car garage, a 574 square foot detached two-car garage, a 464 square foot attached tack room, and a 1,050 square foot barn. The applicant is also proposing a swimming pool and horse-keeping areas.

The 1.04 acre vacant lot is located on the west side of Colodny Road, and north of Balkins Drive. This gently west-sloping lot is relatively flat (average topographic slope of 9.94%) and extends from Colodny Drive westerly to the rear portion of the lot where there is an off-site natural drainage course below. The subject property is generally at the same topographic elevation as the adjoining developed residential properties to the north and south. The parcel is zoned RV-OA-EQ (Very Low Density Residential – Old Agoura Design Overlay- Equestrian Overlay) district, and is also adjacent to a developed lot to the west and across Colodny Drive to the east.

New single-family homes are subject to review by the Planning Commission. Since the property has an average topographical slope that is less than 10%, the project is not subject to the City Hillside Ordinance or Conditional Use Permit and, therefore, can be reviewed as a Site Plan/Architectural Review application.

The proposed single-family residence is a permitted use in the RV zone and will meet the minimum required development standards, relative to lot coverage, height and building placement. Listed below are the proposed development data pertaining to the project:

### Pertinent Data

	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Size:	1.04 acres existing (45,227 sq. ft.)	1 acre min. (43,560 sq. ft.)
2. Lot Depth:	333 ft.	N/A
3. Lot Width:	138 ft.	N/A

4. Building Height:	30 ft.	35 ft. or two-stories max.
5. Building Sizes:		
a. First Floor	3,413 sq. ft.	N/A
b. <u>Second Floor</u>	<u>2,368 sq. ft.</u>	N/A
Total House Area	5,781 sq. ft.	
c. Attached Garage	584 sq. ft.	N/A
d. Detached Garage	574 sq. ft.	N/A
e. Attached Tack/Equip. Room	464 sq. ft.	N/A
f. Barn	1,050 sq. ft.	N/A
g. <u>Covered Terraces</u>	<u>880 sq. ft.</u>	N/A
Total Structures	9,333 sq. ft.	
6. Lot Coverage:		
a. Residence & Attached Garage	3,934 sq. ft. (9.0%)	N/A
b. Detached Garage	574 sq. ft. (1.0%)	N/A
c. Covered Terraces	880 sq. ft. (1.9%)	N/A
d. Tack/Equip. Room	464 sq. ft. (1.0%)	N/A
e. Barn	1,050 sq. ft. (2.3%)	N/A
f. Swimming Pool & Deck	2,058 sq. ft. (4.6%)	N/A
g. Hardscape/Walkways	<u>1,948 sq. ft. (4.3%)</u>	N/A
Total	10,908 sq. ft. (24.1%)	11,306 sq. ft. (max. 25%)
7. Building Setbacks:		
Front (East)	48 ft.	25 ft. min.
Rear (West)	133 ft.	25 ft. min.
Left Side (South)	30 ft.	12 ft. min.
Right Side (North)	24 ft.	12 ft. min.
8. No. of Oak Trees:	0	N/A
9. Average Topographic Slope:	9.94%	N/A

## II. STAFF ANALYSIS

### Site Plan/Building Layout

The 5,781 square foot, two-story residence, which would occupy 13 percent of the 1.04-acre lot, has been proposed to be located in the center portion of the lot and has been designed to accommodate an uncovered court yard, front entry porch, and horse turn out area in the front

of the lot. The rear yard is intended for equestrian use, a swimming pool, and 880 square feet of covered patios/terraces behind the residence.

The building pad elevation is proposed at 1,064 feet, which is approximately 11 feet below the average street elevation of Colodny Drive. The residence is proposed to setback 48 feet from the front (east) property line, 24 feet from the north side property line, 30 feet from the south property line, and 133 feet from the rear property line. There are single story elements on the west and south sides of the residence to help reduce the mass of the building. As proposed the project exceeds the minimum setback requirements of the RV zone, and would be located 50 feet from the adjoin residence to the north, and 47 feet from the adjoining residence to the south.

In addition to the main residence, the applicant is proposing two separate garages: an attached, two-car garage and a detached, two-car garage, for a combined total of 1,158 square feet, with a motor court area to be located on the south side of the house. The 20-foot wide, 245-foot long, onsite driveway access to the motor court area, garages and barn is provided along the south side of the property, from Colodny Drive. The Los Angeles County Fire Department has tentatively approved the Site Plan for this project for required access.

A pool, barn and horse arena are proposed for the rear, western portion of the site, west of the main dwelling. Stairs will provide access to the pool from the terrace at the west side of the residence. The pool deck would be at an elevation of 1,057 feet (7 feet lower than the house) and the pool would be surrounded by concrete decking. The proposed barn and corrals would be located 24 feet south of the pool at a finished grade of 1,054 feet (10 feet lower than the house), and two small corral structures are proposed adjacent to the barn to the east. A horse arena is proposed for the extreme west portion of the site at an elevation of 1,052 feet (12 feet lower than the house).

The project was reviewed for compliance with the Equestrian Overlay District, approved in 2009, which applies to the Old Agoura residential neighborhood. The Overlay District requires properties to accommodate a horse keeping area of at least 1,500 square feet in size that could include a 144 square foot covered stall with a corral and a 150 square foot area for hay and tack storage. Furthermore, the location of the equestrian area must be accessible from the street for veterinary care and the delivery of supplies. The proposed Site Plan shows horse keeping areas in the rear and front yards of the property, which includes an area approximately 7,800 square foot in size for a horse arena, a 450 square foot area for two small corrals, and a 1,050 square foot area for a barn at the rear of the property, and at the front northeast site corner of the property an approximate 1,260 square foot turn out area and a 464 square foot area for a tack/equipment room. The distance between the barn and the horse arena to the neighboring residence to the south would be 75 feet, and 170 feet to the neighbor's residence to the north.

The 1,050 square-foot detached barn structure proposed within the rear portion of the lot is a permitted use by the Zoning Ordinance. Accessory structures cannot occupy more than 25% of the rear yard plus 40% of the buildable area in combination with any other

accessory buildings on the site. The proposed north facing barn structure would be located more than 10 feet distance between the main structure and the horse arena, 24 feet from the swimming pool to the north, and 21 feet from the south side property line. The maximum height of the structure would be 22 feet and would also comply with the maximum allowable lot coverage limitation for accessory structures in the buildable area. Barns are required to be placed at least 35 feet from any habitable structure or street. The placement of the proposed barn area of the structure is 43 feet to the nearest habitable structure (proposed residence) and 205 feet to the nearest street (Colodny Drive), which meets the requirement. Access paths are proposed along the north and south side yards.

The footprint of the proposed residence, attached and detached garage, swimming pool, barn, and the hardscape totals 10,908 square feet or 24.1% of the lot area, which is below the maximum allowable lot coverage of 25% for the RV zone.

### Architectural Design

As the property is located within the Old Agoura Design Overlay District, which calls for the preservation of the semi-rural character of the community and promotion of the natural environment with the utilization of natural materials and earth tone colors. The applicant is proposing a Spanish Mission style of architecture for the residence with a multi-colored tile roof, tan color stucco, and dark brown trim. The home design is a blend of Spanish Mission architecture with reduced massing of first and second story design elements, low pitch roofs, inset windows, and the use of indoor/outdoor spaces that include large covered patios/terraces on the rear elevation and a courtyard on the front elevation; as well as, the ranch style influences with the use of exposed natural materials of wood beams, exposed rafter tails, wood columns, and stone veneer used on the front elevation and to clad the chimneys.

The home is designed to overlook the horse riding area, corral and barn. The rear of the house, designed for window views and patios/terraces, is intended to be the gathering place or a focal point for the residents as well as guests. The design is intended to embrace the integration of the horse arena/keeping areas into the gathering space with views of the equestrian area.

The street frontage includes a horse keeping area, a separate gate for horse/rider access, completely away from the automobile side of the lot, a bridle trail with wood three rail fencing that joins the two horse areas (front and rear); further integrating the equestrian nature of the lot with the house.

The overall height of the proposed residence is 30 feet, which is below the maximum height of 35' allowed for a residence. The City Architectural Review Panel (ARP) found the architectural style of the proposed residence to be in keeping with the Old Agoura Design Overlay requirements and the City Architectural Design Guidelines and Standards. The Old Agoura Homeowners Association's written comments on the proposed project are attached to this report for the Commission's review.

### Neighborhood Compatibility

The proposed new residence has been compared with the floor area of homes that are within 300-feet of the subject site. The proposed residence would be one of the largest of the 19 closest homes in the immediate neighborhood that includes average home sizes of approximately 3,516 square feet, as shown in the attached exhibit. The proposal is 2,265 square feet above the neighborhood average.

The Old Agoura Residential Design Guidelines, adopted in 2009, recommends a maximum 5,305 square feet of floor area based on the size and topography of the lot. The Planning Commission is not necessarily bound by the guidelines, and they have the flexibility to allow projects that exceed the recommended floor area ratio based on a case-by-case review. In this instance, the Floor Area Ratio table would allow a maximum floor area ratio of 11.7% or 5,305 square feet.

The applicant has proposed a floor area ratio of 15.6% or 7,125 square feet, of which 5,781 is the residence, 464 square feet is a tack/equipment room, and 880 square feet covered patios/terraces. The 7,125 square feet exceeds the recommended floor area ratio of 5,305 square feet by 1,820 square feet. The design of the residence lends to a substantial amount of the covered outdoor areas along with an attached tack/equipment room, which the applicant desires. The applicant would like the Planning Commission to consider the additional square footage used toward the covered patios/terraces and tack/equipment room as evidence that the applicant wants to take advantage of the outdoor space as much as possible. In considering the application, the Planning Commission will have to make a determination whether the extra 1,820 square feet over the maximum floor area is out-of-scale relative to the lot size and to other homes in the neighborhood.

### Engineering/Public Works Department Review

The proposed graded parcel has been designed to consist of three main terraces: the house, swimming pool, and horse arena. Proposed grading of the property would be balanced on-site with 1,500 cubic yards of cut and 1,500 cubic yards of fill soil, therefore, no import or export of soil material will be required. As shown on the grading plan, a maximum 6-foot-high, 2:1 cut slope is proposed at the northeast site corner. A maximum 6-foot-high, 2:1 slope will be graded at the extreme west portion of the site to create the horse arena, while a proposed 10-foot-high, 2:1 fill slope will facilitate the grade change between the terrace, west of the residence and the barn area.

Retaining walls are proposed along the south and north property lines, varying in height between 1 and 5 feet. A 5-foot high retaining wall is proposed for the terrace, west of the residence. A retaining wall is proposed along the west side of the corral, and north and east of the residence. The retaining walls proposed on the property will be of stucco finish to match the residence.

A semi-permeable surface material (interlocking pavers) is proposed for the 20-foot wide driveway and motor court /Fire Department turnaround areas along the south property line to access the proposed attached and detached garages and barn. The applicant is also proposing decomposed granite for the on-site bridle path along the north property line to access the horse area.

A private septic system, located on the front (east) center portion of the property, will serve the residence. The location and feasibility of the septic system has been tentatively approved by the Los Angeles County Health Department.

The City's Geotechnical Consultant has reviewed the geotechnical reports prepared for this project and recommends that the project be approved from a geotechnical perspective. The City's Geotechnical Consultant's letter dated July 28, 2011 is attached for reference. Construction traffic and related vehicular routes will also be reviewed by the City Engineer prior to the issuance of a grading permit with the intent to minimize impacts to the neighbors.

#### Landscaping

The City Landscape Consultant has reviewed the preliminary landscape plan that was submitted for the cut and fill slopes shown on the grading plan. The City Consultant supports the preliminary plan, subject to compliance with the landscape recommendations included in conditions of approval that are included within the attached draft Resolution. The planting scheme is required to utilize native, drought tolerant plants, which comply with the City's Landscape Design Guidelines. No Oak trees are located on-site or within the vicinity of the construction area.

#### Environmental Review

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

In conclusion, staff finds that the proposed project meets the development standards established by the Residential Very Low Density zone and the Old Agoura Design Overlay zone and the project is designed and sited to be compatible with the neighborhood. Geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The proposed building design and materials are in keeping with the semi-rural character of the neighborhood.

### **III. RECOMMENDATIONS**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-005, subject to Conditions, based on the findings of the attached draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Letter from Old Agoura Homeowners Association
- Exhibit B: Square Footage Analysis Map and Table
- Exhibit C: Colored Elevations of the Residence
- Exhibit D: Reduced Copies of Plans
- Exhibit E: GeoDynamics Letter of Recommendation
- Exhibit F: Environmental Determination
- Exhibit G: Vicinity Map

Case Planner: Renee Madrigal, Associate Planner



DRAFT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-005

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

Section 1. An application was duly filed by Brent Schneider for Gil Zahavi with respect to the real property located at 6021 Colodny Drive (Assessor's Parcel Number 2055-028-036), requesting the approval of a Site Plan/Architectural Review Case No. 11-SPR-005 to construct a 5,781 square foot, two-story, single-family residence with a 584 square foot attached garage, a 574 square foot detached garage, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn. A public hearing was duly held on May 17, 2012, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and that notice of the time, date and place and purpose of the aforesaid was duly given.

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

Section 3. The Planning Commission finds, pursuant to Agoura Municipal Code Section 9677.5, 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 proposed project is located within the Very Low Density Residential and Old Agoura Design and Equestrian Overlay (RV-OA-EQ) district, which allows single-family development. Minimum development standards have been met for the proposed two-story residence with regard to lot coverage, building height, building setbacks, architectural design standards and guidelines, and equestrian use.

B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare in that the design of the residence will ensure adequate light, air, privacy and open space to surrounding properties. The project exceeds the minimum setback requirements of the RV zone. Geological, geotechnical, drainage studies and landscape plans have been provided and approved by the City's consultants. A private septic system will serve this 1.04 acre parcel and meets the conditions of the Los Angeles County Health Department. Vehicular access to the property will be provided via Colodny Drive. The applicant will be required to construct the project in compliance with the City Building Code.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area. The proposed design, colors, and materials, including the tan stucco walls, dark brown trim, stone chimneys and

siding, exposed rafter tails, wood columns, wood beams, low pitch roofs, inset windows, covered terraces, and courtyard, are in keeping with the rustic style of homes desired for the Old Agoura neighborhood. Thus, the proposed use is compatible with the surrounding neighborhood. The project was reviewed by the City's Architectural Design Review Panel and was found to be in compliance with the City's Architectural Design Guidelines and Standards of the Old Agoura Design Overlay District. The project also meets the intent of the Old Agoura Residential Design Guidelines.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The project meets the development standards of the Residential Very Low Density zone and the Old Agoura Design Overlay District. The proposed residence meets all required building setbacks, lot coverage, and building height requirements for the zone, as well as setbacks for horse facilities and horse keeping area requirements of the equestrian overlay. In addition, the proposed residence incorporates natural building materials in the project design.

E. The proposed use, as conditioned, is consistent with the City's General Plan in that the project allows for keeping of horses on the property and maintains the rustic character of Old Agoura, as called for in the General Plan Land Use and Community Form Element, Goal LU-8.1.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements of the Residential Very Low Density zone and will be placed 48 feet from the street serving the property, thereby preserving public views. Furthermore, the project was designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence.

Section 4. The Planning Commission finds, pursuant to Agoura Hills Zoning Municipal Code Section 9677.7(G), that:

A. The proposed use, as conditioned, is consistent with the General Plan, and design standards adopted by the City Council. The project conforms to Policy LU-8.7 Neighborhood Identity by providing open space areas suitable for horses, thereby enhancing the equestrian and rural character of the area. The architectural style of the proposed residence is in keeping with the City Architectural Design Guidelines and Standards.

B. As conditioned, the design and location of the proposed development and its relationship to existing developments and traffic in the vicinity thereof is such that it will increase the desirability of investment or occupation in the neighborhood. The proposed development will not unreasonably interfere with the use and enjoyment of existing or proposed residential developments in the vicinity, and will not create traffic hazards or congestion. Access to the site is via Colodny Drive, a private street. The driveway location will not interfere with neighboring developments or create traffic hazards, and sufficient space is available for on-site parking for the new residence.

C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The proposed building design and materials are in keeping with the rustic style of homes in the Old Agoura neighborhood, are compatible with the surrounding neighborhood, and have exceeded the minimum development standards established by the Zoning Ordinance. The single-family residence is a permitted use in the RV zone.

D. The design of the proposed development, as conditioned, provides a desirable environment for its occupants, as well as for the project's neighbors, and is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the neighborhood. The distance between structures exceeds all minimum setback requirements and the orientation of the structures allows for privacy for future occupants and neighbors. The project will not significantly impact view-sheds of surrounding properties. The project was designed to accommodate for horse-keeping facilities.

E. The proposed use, as conditioned, complies with all applicable requirements of the RV-OA-EQ zone in which it is located and all other applicable requirements since a single-family residence is a permitted use in the RV zone. Minimum development standards have been met with regard to building setback, height, lot coverage, Architectural Design Standards and Guidelines, and equestrian use.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The design of the residence will ensure adequate light, air, privacy and open space to surrounding properties. The project exceeds the minimum setback requirements of the RV zone. Geological, geotechnical, drainage studies and landscape plans have been provided and approved by the City's consultants. A private septic system will serve this 1.04 acre parcel and meets the conditions of the Los Angeles County Health Department. Vehicular access to the property will be provided via Colodny Drive. The applicant will be required to construct the project in compliance with the City Building Code.

Section 5. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). As such, the project does not require adoption of an environmental impact report or negative declaration.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 11-SPR-005, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED, and ADOPTED this 17<sup>th</sup> day of May, 2012, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

\_\_\_\_\_  
John O'Meara, Chairperson

ATTEST:

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

## CONDITIONS OF APPROVAL (Case No. 11-SPR-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.
3. Except as modified herein, the approval of this action is limited to and requires complete conformance to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plan, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
11. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.

12. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. Unless this permit is used within two (2) years from the date of City approval, this permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
14. The applicant shall 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.
15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.20 per square foot (effective as of May 14, 2012).
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9296 per square foot of new floor area.
18. 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.
19. 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.
20. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

#### BUILDING AND SAFETY

21. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. The residence shall comply with this requirement.

22. All new or replacement windows shall be tempered on at least one side of the dual pane, or a 20 minute rated, or glass block per Section 704A of the 2010 California Building Code.
23. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
24. As part of the permitting process and prior to building permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Title 24 including Cool Roofing, Mechanical, Electrical, Plumbing, Energy Plans, Septic Tank plans shall be submitted to Building and Safety Department for plan review and approval.
25. The project shall provide a 2% slope away from the building, around all new structures.

#### ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

##### General

26. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
27. For all work within the 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, 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).
28. Prior to permitting, the applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
29. All existing street and property monuments within or abutting this project site shall be preserved. 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.

30. 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.
31. The 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.
32. The Grading plan shall include a survey 25 feet outside the project boundaries.
33. A 20 foot total travel lane on Colodny Drive shall be maintained.
34. Prior to permitting, the applicant shall submit electronic files (i.e. CAD file, on disk) 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 if not accompanied by CAD files.
35. Prior to permitting, the applicant shall submit a soils/geology report to the Public Works Project Manager for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
36. Prior to issuance of permits from the Engineering Department, this project will require the applicant to obtain a permit from Las Virgenes Municipal Water District and Southern California Edison.
37. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation, as well as elevation certifications for the entire site, to the City's satisfaction. Contact the Engineering Department @ (818) 597-7322 for approved City certification forms.
38. The applicant shall obtain a temporary easement for construction of retaining walls.

#### Public Improvements

39. Public improvements shall be designed in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.
40. The 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.



Septic

41. The applicant shall provide the City a copy of the septic system permit from Los Angeles County Health Department.

Water

42. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD.

Drainage/Hydrology

43. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered with 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.

Stormwater Quality (NPDES)

44. Prior to the approval of the Building Plans and issuance of Building Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The ESCP shall specifically identify the Best Management Practices (BMP's) that will be implemented on this project, during construction, to reduce 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 BMP's;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge into the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicles washing and any other activities shall be contained at the project site;
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combinations of BMP's such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

45. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan design guidelines. SUSMP shall identify, among other things, all Post Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMP's) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

46. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to 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:

- Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - 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;
  - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  - 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.
47. Prior to issuance of Certificate of Occupancy, all remaining fees/deposits required by the Engineering Department must be paid in full.

48. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in the conditions must be completed to the satisfaction of the City Engineer.
49. Prior to issuance of Certificate of Occupancy, the Applicant's Engineer shall submit a set of Mylar Record Drawings (as-built) for off-site 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 a final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless mylar record drawings (as-built), satisfactory to the City, are submitted.
50. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with 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).

#### LANDSCAPING CONDITIONS

51. Prior to the approval of grading permits, the applicant shall submit three (3) sets of landscape plans to address landscaping of graded slopes for review by the City Landscape Consultant and approval by the Director of Planning and Community Development. The plans must meet the following requirements:
  - 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
52. The Planting Plan shall indicate the botanical name and size of each plant.
53. Plant symbols shall depict the size of the plants at maturity.
54. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
55. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
56. 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.
57. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- h. Design and static pressures
  - i. Point of connection
  - j. Backflow protection
  - k. Valves, piping, controllers, heads, quick couplers
  - l. Gallon requirements for each valve
58. 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.

59. 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
60. Native, drought resistant plants shall be utilized on all graded slopes in accordance with the Old Agoura Design Overlay District requirements.
61. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
62. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.
63. The landscape plan must be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of building permits.

#### FIRE DEPARTMENT CONDITIONS

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

#### SOLID WASTE MANAGEMENT STANDARD CONDITIONS

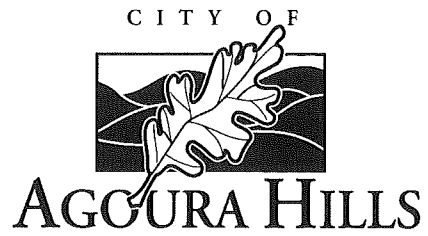
65. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to 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.

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

#### SPECIAL CONDITIONS

68. All future fencing and accessory structures shall be reviewed and approved by the Director of Planning and Community Development and the Building and Safety Department prior to construction.
69. The applicant shall provide a permeable or semi-permeable surface for the driveway, subject to review and approval by the Director of Planning and Community Development and the Fire Department prior to the issuance of a grading permit.

END



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT A**

**LETTER FROM OLD AGOURA  
HOMEOWNERS ASSOCIATION**

DATE: June 26, 2011

RE: Request for comments on proposed project

FROM: Planning and Zoning Committee,  
Old Agoura Homeowners Association

TO: Mike Kamino, Director  
Department of Planning & Community Development  
City of Agoura Hills

SUBJECT: 11-SPR-005 (Schneider/Zahavi)

We have been asked to comment on a Site Plan/Architectural Review application requesting approval to construct a 5,781 square foot, two-story, single-family residence and 1,158 square feet of attached garages, a 464 square foot attached tack room, a swimming pool, 880 square feet of covered terraces, and a 1,050 square foot barn at 6021 Colodny Drive.

The Zoning and Planning Committee of the Old Agoura Homeowners Association met in March 2011 with Mr. Zahavi, who was in escrow to purchase the Araujo land at 6021 Colodny. We were given the opportunity to review his proposed plans.

The footprint of the project together with the exterior appears mostly unchanged from the plans of the previous property owner, Mr. Arauo. There is still a very large horse-keeping area and we were pleased to see that the applicant has reduced the original two story barn to a single story.

During the Planning Commission meeting to consider the original Araujo project, the OAHA noted with pleasure the size of the horse keeping area. We expressed some concern about the size of the proposed house, but noted that its spaces were well broken up, and that it sat well back from the street, to the same degree as the homes on either side. We also noted that it would sit down a slope, further diminishing its impact.

There is still a turnout area at the front of the house, which is a favored feature in Old Agoura. The Spanish mission elements do reflect the history of the area and the Old Agoura Overlay's design guidelines. Finally, at that hearing we noted that neighbors immediately adjacent to the property came and spoke in support for the project, and it was passed.

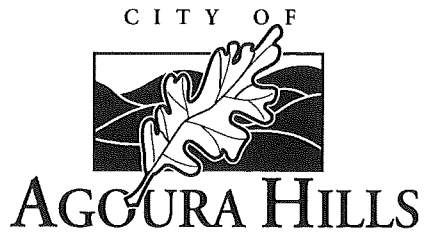
The entitlements on the property expired while Mr. Zahavi was in escrow. Had he been able to lay a foundation in time, this project would not be back in front of you. Mr. Zahavi is now presenting essentially the same project that the Planning Commission approved for Mr. Arauo. With the same support from immediate neighbors, the OAHA will support the application.



Should you have questions about these comments please contact the Planning and Zoning Committee of the Old Agoura Homeowners Association at [pz@oldagoura.org](mailto:pz@oldagoura.org).

Robyn Britton  
Chairperson  
Zoning & Planning Committee  
Old Agoura Homeowners Association

cc: Rene Madrigal, Planning



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

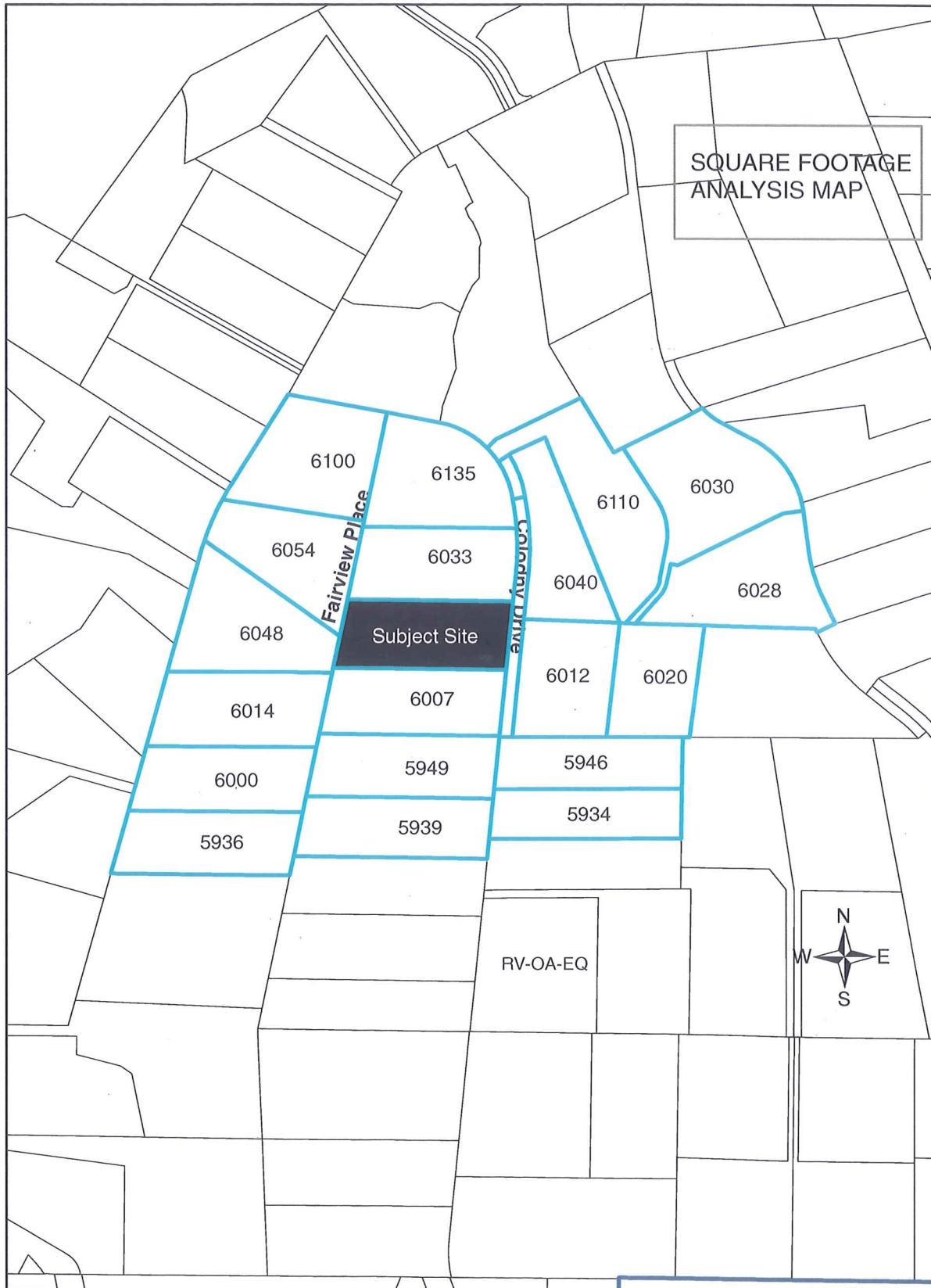
**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT B**

**SQUARE FOOTAGE ANALYSIS  
MAP AND TABLE**

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-005  
(A.P.N. 2055-028-036)

19 homes that are within 300-feet of 6021 Colodny Drive



## SQUARE FOOTAGE ANALYSIS TABLE

Address	Total Lot Area (Sq. Ft.)	Floor Area of Existing Home (Sq. Ft.)
5936 Fairview	43,995	5,637
6000 Fairview	43,996	3,656
6014 Fairview	43,996	4,069
6048 Fairview	53,574	2,050
6054 Fairview	47,476	3,916
6100 Fairview	54,005	2,841
5934 Colodny	37,000	3,079
5939 Colodny	40,946	2,641
5946 Colodny	37,000	2,249
5949 Colodny	41,378	2,445
6007 Colodny	41,378	5,442
6012 Colodny	43,996	2,622
6020 Colodny	43,996	3,337
6028 Colodny	43,560	4,252
6030 Colodny	49,223	3,455
6033 Colodny	40,946	2,617
6040 Colodny	37,888	6,535
6110 Colodny	60,113	2,146
6135 Colodny	43,116	3,820
Average for 19 homes within 300-feet of project site	44,610	3,516
6021 Colodny Drive (Proposed Home)	45,227	5,871



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT C**

**COLORED ELEVATIONS OF THE RESIDENCE**



**EAST ELEVATION  
STREET VIEW**



**SOUTH ELEVATION**

**CUSTOM RESIDENCE**  
6021 COLODNY ROAD., LOT No. #36  
AGOURA HILLS, CALIFORNIA

ARCHITECT: SCHNEIDER ARCHITECTS



**WEST ELEVATION**



**NORTH ELEVATION**

**CUSTOM RESIDENCE**  
6021 COLODNY ROAD., LOT No. #36  
AGOURA HILLS, CALIFORNIA

**ARCHITECT: SCHNEIDER ARCHITECTS**



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT D**

**REDUCED COPIES OF PLANS**



# GENERAL NOTES

## STANDARD NOTES FOR R-3 RESIDENTIAL CONSTRUCTION

2018 CBC, CBCA, CBCA, CBCA, CBCA 1 2018 CBCA

THESE NOTES ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

### ARCHITECTURAL REQUIREMENTS, 2018 CBC, CBCA AND 1-1

#### GENERAL REQUIREMENTS

1. Work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.

#### PERMITS

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
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#### CONSTRUCTION REQUIREMENTS

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
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#### FINISHES

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the applicable agencies.
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### STANDARD ABBREVIATIONS

A	AD	E	EMPT	H	HIDE DANISH	N	NOB
B	BR	F	FLOOR	I	IRON	O	ORANGE
C	CENTRAL	G	GRASS	J	JANOR LIGHT	P	PURPLE
D	DRY	H	HARDWOOD	K	KELLY	R	RED
E	EMPT	L	LANTANA	L	LEAF	S	SILVER
F	FLOOR	M	MARBLE	M	MARBLE	T	TAN
G	GRASS	N	NORWAY	N	NORWAY	V	VANILLA
H	HIDE DANISH	O	ORANGE	O	ORANGE	W	WALNUT
I	IRON	P	PURPLE	P	PURPLE	X	X
J	JANOR LIGHT	R	RED	R	RED	Y	YELLOW
K	KELLY	S	SILVER	S	SILVER	Z	Z
L	LEAF	T	TAN	T	TAN		
M	MARBLE	V	VANILLA	V	VANILLA		
N	NORWAY	W	WALNUT	W	WALNUT		
O	ORANGE	X	X	X	X		
P	PURPLE	Y	YELLOW	Y	YELLOW		
R	RED	Z	Z	Z	Z		
S	SILVER						
T	TAN						
V	VANILLA						
W	WALNUT						
X	X						
Y	YELLOW						
Z	Z						

### PROJECT CONSULTANTS

**ARCHITECT**  
SCHNEIDER ARCHITECTS  
14000 BURNING BERRY, SUITE 100  
LANTANA, CALIFORNIA 92053  
909.378.8878

**CIVIL ENGINEER - GRADING**  
GEO LOGIC, INC.  
14000 BURNING BERRY, SUITE 100  
LANTANA, CALIFORNIA 92053  
909.378.8878

**SOILS ENGINEER**  
ROBERT HOLLANDSMITH  
14000 BURNING BERRY, SUITE 100  
LANTANA, CALIFORNIA 92053  
909.378.8878

**TITLE - 31 ENERGY CALCULATIONS**  
SOLARISE  
14000 BURNING BERRY, SUITE 100  
LANTANA, CALIFORNIA 92053  
909.378.8878

**STRUCTURAL ENGINEER**  
SCHNEIDER ARCHITECTS  
14000 BURNING BERRY, SUITE 100  
LANTANA, CALIFORNIA 92053  
909.378.8878

### SHEET INDEX

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A-3	SCHEDULE SHEET / ENERGY NOTES
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A-5	SECOND FLOOR PLAN
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	WALL SECTIONS / ARCHITECTURAL DETAILS
A-9	FRAMING SECTIONS
A-10	FIRST FLOOR LIGHTING SWITCHING PLAN
A-11	SECOND FLOOR LIGHTING SWITCHING PLAN / SINGLE LINE DRAWING
A-12	FIRST FLOOR REFLECTED CEILING PLAN
A-13	SECOND FLOOR REFLECTED CEILING PLAN
A-14	ARCHITECTURAL DETAILS
M-1	FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
P-M-1	PLUMBING PLANS
P-M-2	PLUMBING PLANS
S-1	STRUCTURAL GENERAL NOTES
S-2	TYPICAL STRUCTURAL DETAILS
S-3	FOUNDATION PLAN
S-4	SECOND FLOOR / LOWER ROOF FRAMING PLAN
S-5	FIRST ROOF FRAMING PLAN
D-1	FOUNDATION STRUCTURAL DETAILS
D-2	FRAMING STRUCTURAL DETAILS
D-3	FRAMING STRUCTURAL DETAILS

### PROJECT INFORMATION

**STANDARD NOTES**  
LOT: 36  
TRACT: BOOK 35, PAGE 33, PORTION LOT 5  
LOCALITY: COUNTY OF LOS ANGELES, CITY OF AGOURA HILLS  
ACCESSORS PARCEL NO.: 2690 - 670 - 036  
SQUARE FEET - LOT SIZE: 4927 SQUARE FEET - 1.14 ACRES  
FIRST FLOOR: 240 SQUARE FEET  
SECOND FLOOR: 860 SQUARE FEET  
COVERED TERRACE(S): 860 SQUARE FEET  
TOTAL CONDITIONED SPACE: 1960 SQUARE FEET  
DETACHED GARAGE: 860 SQUARE FEET  
ATTACHED TACK / EQUIPMENT ROOM: 464 SQUARE FEET  
DETACHED GARAGE: 860 SQUARE FEET  
BLAUN: 1960 SQUARE FEET  
FOOTPRINT: 1960 SQUARE FEET  
OPEN TERRACE - UPPER: 344 SQUARE FEET  
POOL / LOWER TERRACE: 360 SQUARE FEET  
BUILDING CODES: 2018 CALIFORNIA BUILDING CODE, 2018 CBC, 2018 CBCA, 2018 CPC, AND ALL OTHER LOCAL CODES & ORDINANCES  
FIRE SPRINKLERS: YES

**SCHNEIDER**  
Architect

**MR. & MRS. GIL ZAHAVI**  
AGOURA HILLS, CALIFORNIA

CITY OF AGOURA HILLS  
PLAN CHECK NO.:

### COVER SHEET

REVISIONS: 1. 11/15/2018  
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SHEET No. **A1**  
OF 37



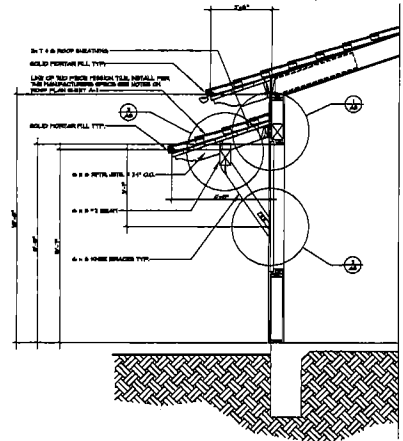




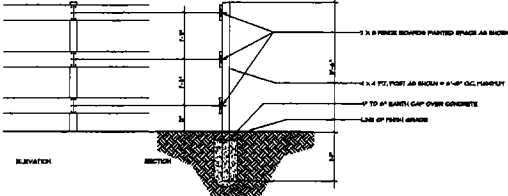
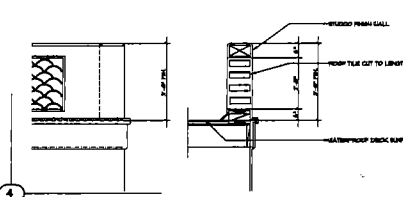
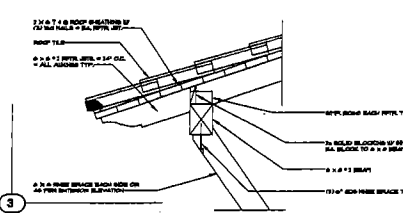
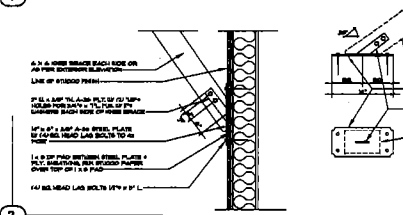
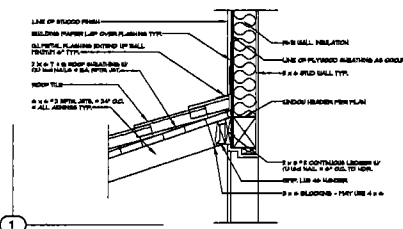




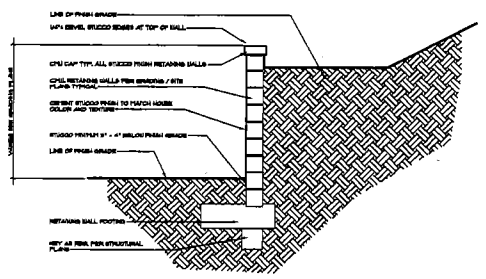
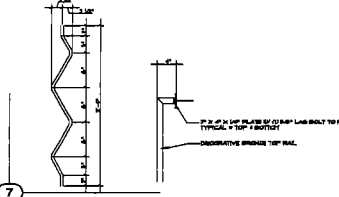
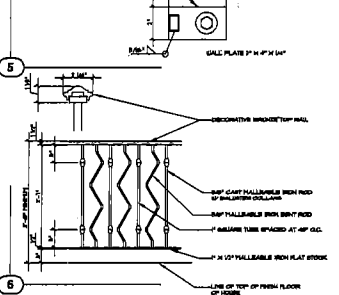
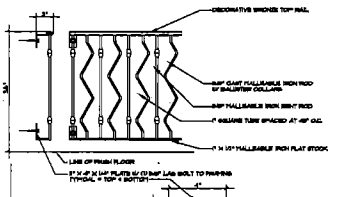




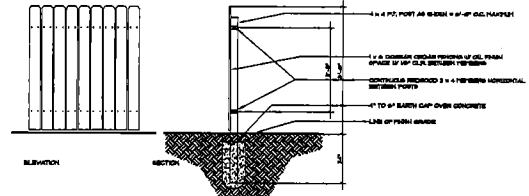
**A AWNING DETAIL EXTERIOR** 1/2" = 1' - 0"



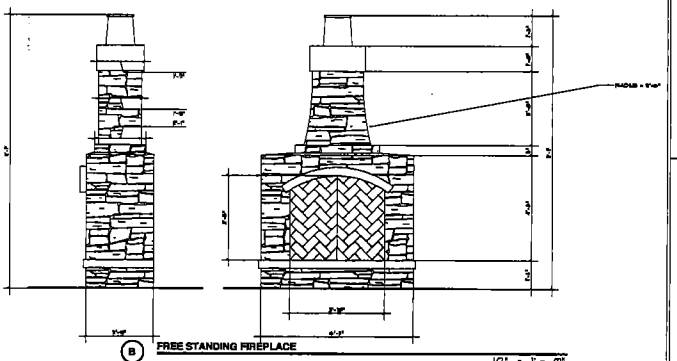
**WOOD FENCE TYPICAL PROPERTY LINE / HORSE TRAIL FENCING** 1/2" = 1' - 0"



**TYPICAL RETAINING WALL FINISH** 1/2" = 1' - 0"



**WOOD FENCE TYPICAL EQUIPMENT SCREENING FENCING** 1/2" = 1' - 0"



**B FREE STANDING FIREPLACE** 1/2" = 1' - 0"

**ARCHITECTURAL DETAILS**

**ARCHITECTURAL DETAILS**

DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 38  
 SHEET NO.: A8  
 OF 27  
 RESIDENCE FOR: MR. & MRS. GIL ZAHAVI  
 8500 W. 10TH AVENUE, SUITE 38  
 LAJUNTA, CALIFORNIA 92033  
 PHONE (619) 515-7700 FAX (619) 515-7700







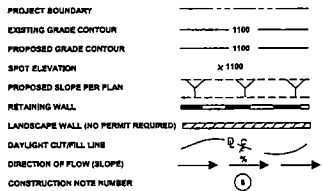
**GRADING NOTES**

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 4 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREBY SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
  - ROUGH GRADING REPORT, PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  - FINAL GRADING REPORT, PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
  - AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATION OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND LOCATION OF ALL RETAINING WALL BACKRAYS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
  - A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
  - ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

**INSPECTION NOTES**

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF WORK:
- WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNPROPOSED FILL HAS BEEN SCRAPED, BENCHED, OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
  - ROUGH: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED: DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF SLOPE, AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
  - FINAL: WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE INSTALLED AND THE RECORD DRAWINGS (AS-BUILT PLANS), REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.
- ALL REQUIRED REPORTS AND STATEMENTS TO THE BUILDING AND SAFETY DEPARTMENTS SHALL BE PREPARED IN ACCORDANCE WITH SECTIONS 1200 AND 702 OF THE BUILDING CODE.

**LEGEND AND SYMBOLS**



**PUBLIC UTILITIES / SERVICES**

- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT  
4222 LAS VIRGENES ROAD  
CALABAZAS, CA 91302  
(916) 864-1119
- ELECTRICAL:** SOUTHERN CALIFORNIA EDSON  
288 FORTMILL DRIVE  
THOUSAND OAKS, CA 91321  
(805) 494-1111
- TELEPHONE:** SBC (PAC BELL)  
1625 RAYMER STREET, #113  
VAN NUYS, CA 91406  
(818) 373-8889
- GAZ:** SOUTHERN CALIFORNIA GAS  
8405 GANDALE AVENUE  
CHATTWORTH, CA 91313  
(818) 701-3204
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
1095 S. FREDRONT AVENUE, BLDG. 40 EAST  
ALHAMBRA, CA 91803  
(626) 380-3308
- CABLE:** THE WARNER CABLE  
2526 TOPANCA CANYON BLVD.  
CHATTWORTH, CA 91311  
(818) 882-0133
- CABLE:** CHARTER COMMUNICATIONS  
288 CROSBREECH ROAD  
MALIBU, CA 90265  
(310) 458-6610
- CALTRANS:** CALTRANS  
565 NISBENA BOULEVARD  
TANANA, CA 91356  
(805) 384-1026

**PUBLIC IMPROVEMENT NOTES**

- AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW), ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF PERMIT. ALL WORK INVOLVING STREET IMPROVEMENTS REQUIRES APPROVAL FROM THE PUBLIC WORKS INSPECTOR. APPLICANTS SHALL ALLOW 48 HOURS ADVANCE NOTICE TO THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE ALL INSPECTIONS.
- CONTRACTORS SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION.
- REQUIREMENTS FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSES AND APPROVED BY CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIALS.
- WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT WORKS MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT.
- PRIOR TO CONNECTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VIRGENES MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

**OAK TREE NOTES**

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 957-7930, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES".
- FOR OAK TREES EXISTING ON OR OFF-SITE OR IMMEDIATELY ADJACENT (WITHIN 100 FEET OF THE PROJECT BOUNDARIES) THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY WORK THAT FENCING AROUND OAK TREES PROTECTIVE ZONES SHALL BE PROVIDED, AND ALL CLEARING AND DUBBING OF DRAGAGE MATTERS AND REMOVAL OF DEBRIS AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AS STIPULATED UNDER THE OAK TREE PERMIT, BEFORE THE APPROVAL TO PROCEED WITH THE GRADING WILL BE ISSUED. AFTER NOTIFICATION THAT THIS STAGE HAS BEEN COMPLETED, THE SITE WILL BE INSPECTED BY THE CITY'S OAK TREE ADMINISTRATOR, WHEN APPROVED, THE APPROVAL TO PROCEED WILL BE ISSUED IN WRITING BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- ALL OAK TREE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AGOURA HILLS TREE ORDINANCE AND OAK TREE PRESERVATION AND PROTECTION GUIDELINES.
- UNDER NO CIRCUMSTANCES SHALL ANY WORK BE DONE WITHIN THE PROTECTED ZONE OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND 48 HOURS ADVANCE NOTICE TO THE CITY, FURTHERMORE, NO PROTECTIVE FENCING SHALL BE RELOCATED OR MOVED WITHOUT CITY APPROVAL.

**ABBREVIATIONS**

- |                         |                           |
|-------------------------|---------------------------|
| AC - ASPHALTIC CONCRETE | HP - HIGH POINT           |
| BF - BOTTOM OF FOOTING  | IN - INVERT               |
| CB - CATCH BASIN        | NO - NATURAL GROUND       |
| CF - CURB FACE          | NTS - NOT TO SCALE        |
| E - CENTERLINE          | PL - PROFILE LINE         |
| CF - CHAIN LINK FENCE   | POB - POINT OF BEGINNING  |
| CO - CLEAN OUT          | SDM - STORM DRAIN MANHOLE |
| DB - DEBRIS BASIN       | SMH - SEWER MANHOLE       |
| DL - DAYLIGHT           | SS - STORM SEWER          |
| EO - EDGE OF CUTTER     | TS - TOP OF BERM          |
| EP - EDGE OF PAVEMENT   | TC - TOP OF CURB          |
| FF - FINISHED FLOOR     | TF - TOP OF FOOTING       |
| FG - FINISHED GRADE     | TO - TOP OF GRADE         |
| PH - FINE HYDRANT       | TY - TOP OF WALL          |
| FL - FLOWLINE           | TYT - TYPICAL             |
| FS - FINISH SURFACE     | WN - WATER METER          |
| HC RAMP - HANDICAP RAMP | WV - WATER VALVE          |

**STORMWATER POLLUTION NOTES**

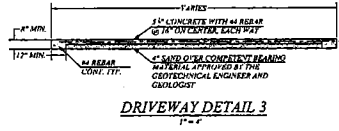
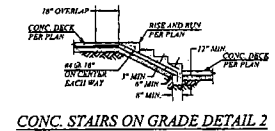
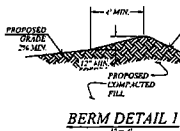
- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OFF-SITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND IDENTIFY THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM NOVEMBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTERS INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR RIND.
- STOCKPILES OR EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEBUSHED VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON (NOVEMBER 1ST THROUGH APRIL 15TH OF THE SUCCEEDING YEAR) FOR EACH YEAR THE GRADING REMAINS INCOMPLETE. REFER TO SITE-SPECIFIC WET-WEATHER EROSION-CONTROL PLAN.
- CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

**CONSTRUCTION NOTES**

- OVER EXCAVATE ENTIRE BUILDING PLUS 2' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- OVER EXCAVATE ALL LANDSCAPE AND HANDSCAPE FILL AREAS 1' TO 2' AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- OVER EXCAVATE ENTIRE POOL PLUS 3' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

**ADDITIONAL NOTES**

- ALL FOUNDATION AND SLOPE RETRACTIONS TO ADHERE TO USC SPECIFICATION, THE GEOTECHNICAL ENGINEER RECOMMENDATIONS, AND THE CITY OF AGOURA HILLS SPECIFICATIONS, WHOEVER IS GREATER.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING, BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
- AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE THE RESULTS OF ALL COMPACTION TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATION OF ALL SUBDRAINS AND FLOW LINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKRAYS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.



INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GRADING & DRAINAGE PLAN
3	CROSS SECTIONS
4	DRAINAGE DETAILS

ESTIMATED EARTHWORK QUANTITIES			
ESTIMATED CUT:	1500 CY	ESTIMATED EXPORT:	0 CY
ESTIMATED FILL:	1500 CY	ESTIMATED IMPORT:	0 CY
ESTIMATED OVER-EXCAVATION:	_____ CY		

BENCHMARK:		
DESCRIPTION: BM NO. _____	ELEVATION: _____	SURVEY DATE: _____

**RECORD DRAWING STATEMENT**

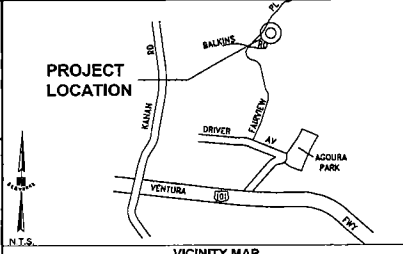
I, JUSTIN HOLT, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. 1 THROUGH 4, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER	DATE	RCE NO.	EXP. DATE

SOILS APPROVAL			
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED: <b>JUNE 21, 2007</b>			
REGISTERED GEOLOGIST	DATE	RCE NO.	EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER	DATE	RCE NO.	EXP. DATE

OWNER	
NAME:	CEL ZAHAYI
ADDRESS:	840 W. WASHINGTON BOULEVARD, CA
REPRESENTATIVE:	BRENT SCHNIDER - ARCHITECT
TELEPHONE:	(805) 341 7840
CIVIL ENGINEER	
NAME:	GEORGE S. JUSTIN HOLT
ADDRESS:	5155 COCHRAN STREET, BIRMI VALLEY, CA 93363
REPRESENTATIVE:	JUSTIN HOLT
TELEPHONE:	(805) 304-2511
GEOTECHNICAL ENGINEER	
NAME:	GROVER HOLLINGSWORTH
ADDRESS:	31128 VIA COLINAS, SUITE #707, WESTLAKE VILLAGE, 91362
REPRESENTATIVE:	CHEG BYRNE
TELEPHONE:	(818) 889 0844



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PREPARED BY:	CITY OF AGOURA HILLS APPROVAL	CITY OF AGOURA HILLS APPROVAL
					Justin Holt		

GeoWorks  
3128 Clocktower St.  
Brea, CA 92615  
(951) 894-2101 ext  
(951) 892-2285 fax  
71452



**COVER SHEET**  
8021 COLONY DRIVE  
AGOURA HILLS, CA 91301  
07-SPR-010, APN 2055-028-036  
PROJECT NO. GW1023 SHEET 1 OF 4

**ABBREVIATIONS**

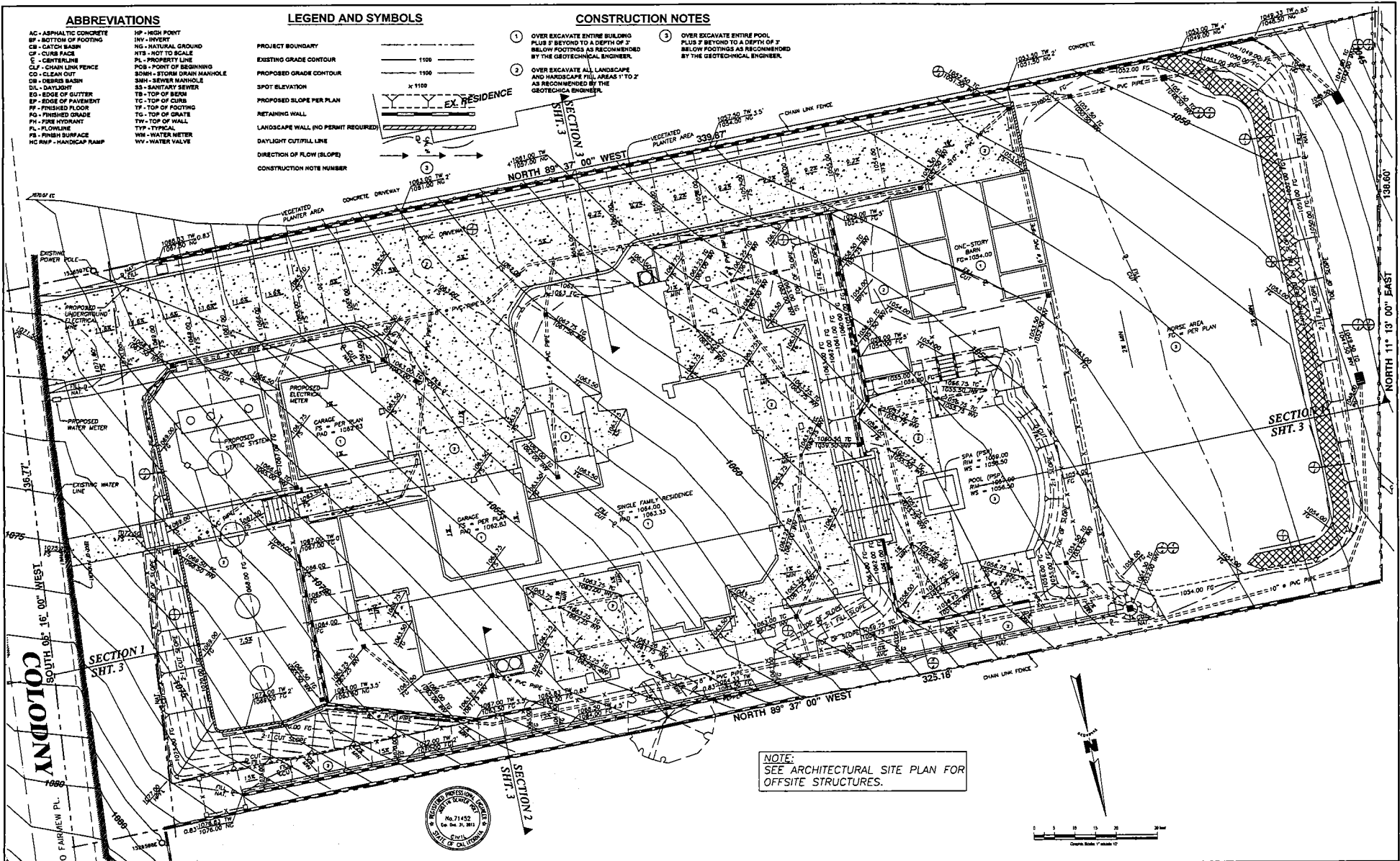
AC - ASPHALTIC CONCRETE  
 BF - BOTTOM OF FOOTING  
 CB - CATCH BASIN  
 CP - CURB FACE  
 C - CENTERLINE  
 CLF - CHAIN LINK FENCE  
 CO - CLEAN OUT  
 DB - DEBRIS BASIN  
 DL - DAYLIGHT  
 EG - EDGE OF GUTTER  
 EP - EDGE OF PAVEMENT  
 FF - FINISHED FLOOR  
 FG - FINISHED GRADE  
 FH - FIRE HYDRANT  
 FL - FLOWLINE  
 FB - FINISH BURSAE  
 HC RMP - HANDICAP RAMP  
 HP - HIGH POINT  
 INV - INVERT  
 NG - NATURAL GROUND  
 NTS - NOT TO SCALE  
 PL - PROPERTY LINE  
 POB - POINT OF BEGINNING  
 SDMH - STORM DRAIN MANHOLE  
 SSM - SEWER MANHOLE  
 SS - SANITARY SEWER  
 TB - TOP OF BEAM  
 TC - TOP OF CURB  
 TF - TOP OF FOOTING  
 TG - TOP OF GRADE  
 TH - TOP OF HALL  
 TYP - TYPICAL  
 WM - WATER METER  
 WV - WATER VALVE

**LEGEND AND SYMBOLS**

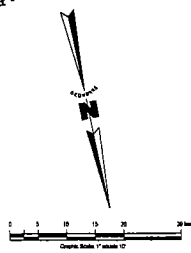
PROJECT BOUNDARY  
 EXISTING GRADE CONTOUR  
 PROPOSED GRADE CONTOUR  
 SPOT ELEVATION  
 PROPOSED SLOPE PER PLAN  
 RETAINING WALL  
 LANDSCAPE WALL (NO PERMIT REQUIRED)  
 DAYLIGHT CUT/PULL LINE  
 DIRECTION OF FLOW (SLOPE)  
 CONSTRUCTION NOTE NUMBER

**CONSTRUCTION NOTES**

- OVER EXCAVATE ENTIRE BUILDING PLUS 3' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- OVER EXCAVATE ALL LANDSCAPE AND HARDSCAPE FILL AREAS 1' TO 2' AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- OVER EXCAVATE ENTIRE POOL PLUS 3' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



NOTE:  
 SEE ARCHITECTURAL SITE PLAN FOR  
 OFFSITE STRUCTURES.



PREPARED BY: 3139 Chichewa St. Shreveport, LA 71209 (985) 304-7700 (985) 342-1228 71452		CITY OF AGOURA HILLS APPROVAL		CITY OF AGOURA HILLS			
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	RCE	DATE

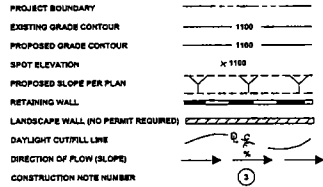
**GRADING AND DRAINAGE PLAN**  
 6021 COLODNY DRIVE  
 AGOURA HILLS, CA 91301  
 07-SPR-010, APN 2053-028-036  
 SHEET 2 OF 4



**ABBREVIATIONS**

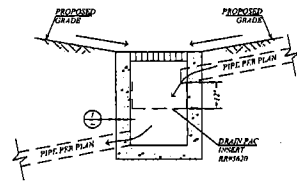
- AC - ASPHALTIC CONCRETE
- BF - BOTTOM OF FOOTING
- CB - CATCH BASIN
- CF - CURB FACE
- E - CENTERLINE
- CLP - CHAIN LINK FENCE
- CO - CLEAN OUT
- DB - DIBBLE BASIN
- DIL - DAILY LIGHT
- EG - EDGE OF GUTTER
- EP - EDGE OF PAVEMENT
- FF - FINISHED FLOOR
- FG - FINISHED GRADE
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- TG - TOP OF GRATE
- TH - TOP OF WALL
- TYP - TYPICAL
- FIN - FINISH SURFACE
- WC - WATER CURB
- WV - WATER VALVE

**LEGEND AND SYMBOLS**



**CONSTRUCTION NOTES**

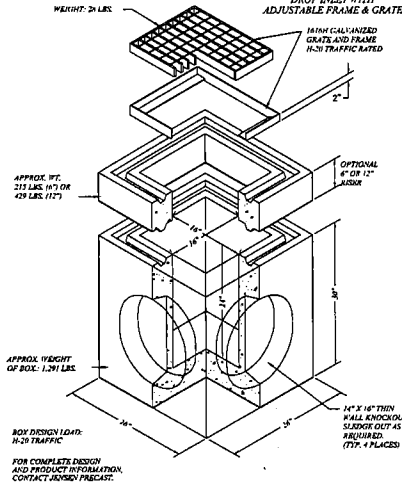
- 1 OVER EXCAVATE ENTIRE BUILDING PLUS 3' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- 2 OVER EXCAVATE ALL LANDSCAPE AND HARDSCAPE FILL AREAS 1' TO 2' AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- 3 OVER EXCAVATE ENTIRE POOL PLUS 3' BEYOND TO A DEPTH OF 3' BELOW FOOTINGS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



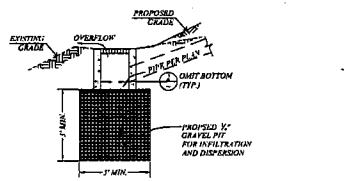
**CATCH BASIN/ DRAIN PAC INSERT DETAIL 4**  
1" = 2'

**CONCRETE SWALE BEHIND RETAINING WALL DETAIL 7**  
1" = 1'

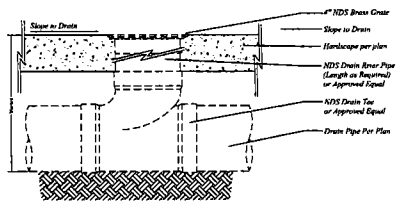
**1616-HDI**  
16" LONG x 16" WIDE x 24" HIGH  
DROP INLET WITH  
ADJUSTABLE FRAME & GRATE



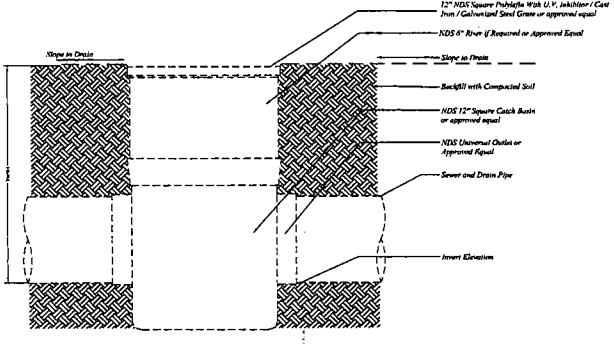
**16" CATCH BASIN DETAIL 2**  
1" = 2'



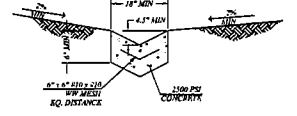
**CATCH BASIN/ GRAVEL PIT DETAIL 3**  
1" = 2'



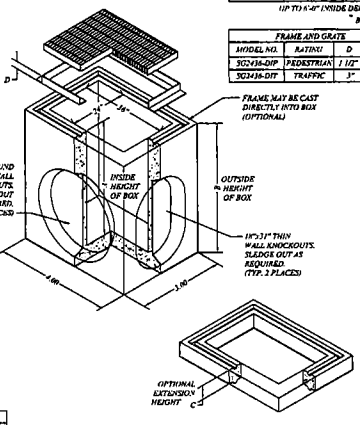
**4" NDS BRASS GRATE BASIN DETAIL 5**  
NOT TO SCALE



**12" NDS SQUARE CATCH BASIN DETAIL 6**  
NOT TO SCALE



**CONCRETE SWALE DETAIL 8**  
1" = 1'



**24" x 36" CATCH BASIN DETAIL 1**  
1" = 2'

DROP INLET			
MODEL NO.	A	B	WEIGHT
D21436	36"	42"	1028 LBS.
D21438	48"	54"	1889 LBS.
D21440	60"	66"	2811 LBS.
D21442	72"	78"	3872 LBS.

(UP TO 4" INSIDE DEPTH)  
BOX ONLY

FRAME AND GRATE			
MODEL NO.	MATERIAL	D	WEIGHT
SC24M-DIT	PEDESTALIAN	1/2"	43 LBS.
SC24M-DIT	TRAFFIC	3/4"	177 LBS.

FRAME MAY BE CAST DIRECTLY INTO BOX (OPTIONAL)

1 1/2" ROUND THIN WALL KNOCKOUTS, SLOTTED OUT AS REQUIRED. (TYP. 2 PLACED)

1 1/2" THIN WALL KNOCKOUTS, SLOTTED OUT AS REQUIRED. (TYP. 2 PLACED)

OPTIONAL EXTENSION HEIGHT

EXTENSION		
MODEL NO.	C	WEIGHT
ES21466	6"	430 LBS.
ES21467	12"	800 LBS.

■ FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTALIAN MODELS

■ FRAME AND SOLID COVER ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTALIAN MODELS

■ DESIGN FOR HS-20-44 BRIDGE LOADING.

■ ASSEMBLY TO BE PLACED ON A 6" BARS OF CHAIRS RUN FOR BASE OF INSTALLATION AND BY AIR LOAD DISTRIBUTION.

■ FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

**24" x 36" DRAIN INLET**  
11-28-00

**JENSEN PRECAST**  
DI2436



PREPARED BY: **GeoWorks**  
313M Cochran Dr.,  
Shelbyville, CA 93865  
(805) 396-2161 ph  
(805) 382-1216 fax  
71452

CITY OF AGOURA HILLS APPROVAL



**DRAINAGE DETAILS**  
6021 COLONY DRIVE  
AGOURA HILLS, CA. 91301  
07-SPR-010, APN 2055-028-036  
PROJECT NO. \_\_\_\_\_ SHEET 4 OF 4

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT E**

**GEODYNAMICS LETTER OF RECOMMENDATION**

Date: July 28, 2011  
GDI #: 07.00103.0155

## CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Renee Madrigal

Project Location: AIN 2055-028-036, Agoura Hills, California.

Planning Case #: 11-SPR-005 (Zahavi)

Building & Safety #: None

Geotechnical Report: Grover Hollingsworth and Associates, Inc. (2011b), "Addendum Report/Response to City of Agoura Hills, Geologic and Review Sheet, AIN: 2055-028-036, 6021, Colodny Road, Agoura Hills, California," GH15118-G, dated July 19, 2011 (Revised July 28, 2011).

Grover Hollingsworth and Associates, Inc. (2011a), "Geologic and Soils Engineering Update and Plan Review, Proposed Dwelling, Pool, Horse Barn, Riding Arena and Retaining Walls, AIN: 2055-028-036, 6021 Colodny Road, Agoura Hills, California," GH15118-G, dated April 15, 2011.

Grover Hollingsworth and Associates, Inc. (2007c), "Additional Response to City of Agoura Hills – Geotechnical Review Sheet, AIN: 2055-028-036, Colodny Road, Agoura Hills, California," GH13480-G, dated November 21, 2007.

Grover Hollingsworth and Associates, Inc. (2007b), "Response to City of Agoura Hills – Geotechnical Review Sheet, AIN: 2055-028-036, Colodny Road, Agoura Hills, California," GH13480-G, dated October 19, 2007.

Grover Hollingsworth and Associates, Inc. (2007a), "Geologic and Soils Engineering Exploration, Proposed Dwelling, Pool, Horse Barns, Riding Arena, and Retaining Walls, AIN 2055-028-036, Colodny Road, Agoura Hills, California," GH13480-G, dated June 21, 2007.

Plans: Geo Works, "Grading and Drainage Plan, Sheets 1 through 4, Scale: 1"=10', 6021 Colodny Drive, Agoura Hills, CA 91301," Project No. GW1025, undated.

Grading and Drainage Plan, Lot 36, Colodny Road, Agoura Hills, CA 91301, City of Agoura Hills Drawing, Scale: 1"=10'.

Schneider Architects (2007), "Architect Drawings, Sheets A2, A3, A6 and A7," , Job Number: BTS 07-119, dated January 7, 2007.

Previous Reviews: August 8, 2007 and July, 2007

### FINDINGS

#### Planning/Feasibility Issues

- Acceptable as Presented  
 Response Required

#### Geotechnical Report

- Acceptable as Presented  
 Response Required

### REMARKS

Grover Hollingsworth and Associates, Inc. (consultant) provided a response to the geotechnical review letter by the City of Agoura Hills dated August 8, 2007 regarding the proposed development at the site located at 6021 Colodny Road, City of Agoura Hills, California. The proposed development includes the construction of a two-story single-family residence with two attached two-car garages at the site located



at Colodny Road, City of Agoura Hills, California. The proposed development includes the construction of several manufactured slopes and retaining walls.

The City of Agoura Hills – Planning Department reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GeoDynamics, Inc. (GDI) performed the geotechnical review on behalf of the City. Based upon the City's review, the updated report did not include or incorporate recommendations provided in the report/response by the consultant dated October 19, 2007 and November 21, 2007. To expedite the review process, the reviewers contacted the consultant and discussed this issue. The consultant provided an additional addendum report/response on July 28, 2011 that addresses this issue. As such, we recommend the Planning Commission consider approval of Case No. 11-SPR-005 (Zahavi) from a geotechnical perspective. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments.

### **Plan-Check Comments**

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The grading plan should include the limits and depths of overexcavation of the building pad and flatwork areas as recommended by the Consultant.
3. The following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils, and foundation and slab plans should be reviewed by the Geotechnical Consultant and revised, if necessary, accordingly."*
4. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
5. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
6. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
7. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
8. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
9. Provide a note on the grading and foundation plans that states: *"An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."*

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

Respectfully Submitted,

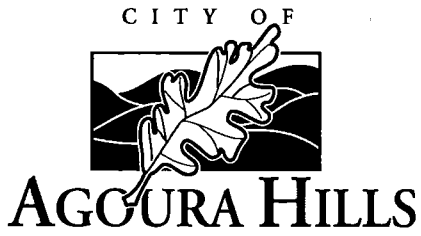
**GeoDynamics, INC.**

*Ali A. Haq*

Ali Abdel-Haq  
Geotechnical Engineering Reviewer  
GE 2308 (exp. 12/31/11)

*Christopher J. Sexton*

Christopher J. Sexton  
Engineering Geologic Reviewer  
CEG 1441 (exp. 11/30/12)



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT F**

**ENVIRONMENTAL DETERMINATION**

## Notice of Exemption

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, Ca 95814

From: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

County Clerk  
County of Los Angeles  
Los Angeles County Clerk  
12400 E. Imperial Hwy.  
Norwalk, CA 90659

**Project Title:** Zahavi Single-Family Residence (Case No. 11-SPR-005)

**Project Location-Specific:** 6021 Colodny Drive (APN 2055-028-036)

**Project Location-City:** City of Agoura Hills

**Project Location-County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** The project consists of a 5,781 square foot, two-story, single-family home with a 584 square-foot attached two-car garage and a 574 square foot detached two-car garage. The request is for a Site Plan Review.

**Name of Public Agency Approving Project:** City of Agoura Hills

**Name of Person or Agency Carrying Out Project:** Schneider for Zahavi

**Exempt Status:** (Check One)

- Ministerial (14 Cal Code of Regs. Sec. 15268);  
 Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))  
 Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e)). State subsection letter  
 Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number  
 Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303, Class 3. New Construction or Conversion of Small Structures  
 No possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3))

**Reasons why project is exempt:** The project consists of the construction of one single-family residence, and garages. The project would not result in any significant environmental impacts. The project site is not within: 1) an environmentally sensitive resource area; 2) a state designated scenic highway area; 3) a hazardous waste site; or 4) an historical resource area.

**Lead Agency Contact Person:** Renee Madrigal, Associate Planner, City of Agoura Hills

**Area Code/Telephone/Extension:** (818) 597-7339

Signature: Renee Madrigal Date: 4/30/12 Title: Associate Planner



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-005**

**FOR THE PROPERTY LOCATED AT  
6021 COLODNY DRIVE, AGOURA HILLS**

**EXHIBIT G**

**VICINITY MAP**

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-005  
(A.P.N. 2055-028-036 - ZAHAVI)

