



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: March 20, 2014

TO: Planning Commission

APPLICANT: Bryce Wendel
Dioji
618 Litchfield Lane
Santa Barbara, CA 93109

CASE NOS.: 14-CUP-001, 14-OTP-001 and 14-SP-007

LOCATION: 5076 Chesebro Road (APN 2061-013-032)

REQUEST: Request for the Planning Commission to approve a Conditional Use Permit to renovate a commercial lot and operate a dog care facility with overnight boarding; an Oak Tree Permit to encroach within the protected zone of one oak tree for the renovation of the yard area; and a Sign Permit to install one building wall sign and a monument sign face change.

ENVIRONMENTAL ANALYSIS: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 14-CUP-001, Oak Tree Permit Case No. 14-OTP-001, and Sign Permit Case No. 14-SP-007, based on the findings in the attached Draft Resolution.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail Service – Freeway Corridor Overlay – Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: CRS (Commercial Retail Service)

I. BACKGROUND AND PROJECT DESCRIPTION

On December 5, 2013, the Planning Commission held a public hearing and unanimously recommended approval of Bryce Wendel's request for a Zoning Ordinance Amendment to allow commercial daytime dog care, including overnight boarding, as a conditionally permitted use in the Old Agoura Commercial Center Area of the Commercial Retail Service (CRS) zoning district. The City Council held a public hearing on January 8, 2014, to consider the request and approved Case No. 13-ZOA-002 by adopting Ordinance No. 14-405 on February 26, 2014.

Bryce Wendel is now requesting the Planning Commission's approval of a Conditional Use Permit to operate a daytime dog care facility (Dioji K-9 Resort & Athletic Club), with overnight boarding, on a commercially developed parcel located at 5076 Chesebro Road, on the southeast corner of Chesebro Road and Dorothy Drive, and within the Old Agoura Design Overlay (OA) and Freeway Corridor Overlay (FC) zoning districts. The applicant's project description, which also includes retail and dog grooming services, is attached for reference.

The property was last occupied by World Class Motoring, which was an automotive parts and accessories retail business, and is surrounded by Dorothy Drive and a gasoline station to the north, Chesebro Road and a professional office complex to the west, a vacant commercially zoned parcel to the south, and a light industrial complex to the east. The subject property includes an existing, 3,112 square-foot, single-story retail building situated near the northeast corner of the 0.51 acre lot.

The Conditional Use Permit includes a proposed remodel of the existing retail building, and renovation of the exterior parking lot and yard areas to accommodate dog play areas, including a dog pool, and reconfiguration of the parking lot. In addition to the Conditional Use Permit, the applicant is requesting approval of an Oak Tree Permit to encroach within the protected zone of one oak tree to accommodate the renovated yard area, and a Sign Permit to install one building-mounted sign and sign face change on the existing monument sign.

While the kennels will remain under staff watch 24 hours each day, the facility is proposed to be open to the public from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 5:00 p.m. on the weekends. According to the applicant, the maximum number of dogs the facility could accommodate for day care is 75. Overnight boarding is anticipated to average approximately 50 dogs. The Conditional Use Permit review process allows the Planning Commission to review the specific request to ensure compatibility with neighboring uses and to impose reasonable conditions to the project and business operation.

II. STAFF ANALYSIS

A. Site Plan

Although situated across from the 101 Freeway/Chesebro Road on-ramp/off-ramp, the property is accessed from Dorothy Drive. Parking is to be provided off the sole driveway serving the property, and located in front of the building, on the north side of the property. The existing building is proposed for renovation but no additional building area is proposed.

The south side of the property, which currently accommodates additional parking, is proposed for extensive renovation. The project includes the provision of small and large dog yard areas totaling approximately 8,438 square feet, and a dog swimming pool of 970 square feet in size. A dog run area is proposed around the perimeter of the dog yard area.

The dog yard area will be graded for the dog yard areas and pool and artificial turf will be used as the surface material. An eight-foot high stained redwood security fence constructed with horizontal slats and decorative cap is proposed on the west and south perimeter of the property, on the outside of the dog run areas. According to the applicant, the eight-foot high fence is needed for operational purposes within the dog yard areas and serves to screen the proposed chain link fences. The eight-foot high fence is proposed to be located 10 feet from the Chesebro Road sidewalk, and as close as 3 feet from the property line. Likewise, the same eight-foot high redwood fence is proposed on the north side of the building, 10 feet from the Dorothy Drive sidewalk, for the provision of small boarding dog yards of 440 square feet and 325 square feet in size.

The CRS Service zone requires minimum street-facing yard areas of 10 feet from the west (street) side property line and 20 feet from the north (front) property line. This setback distance would typically apply to any fencing over six feet in height. However, the Old Agoura Design Overlay district allows the Planning Commission the discretion to define required building and fencing setback distances from property lines for development on parcels within the Old Agoura Commercial Center Area. It is staff's intent to have the 8-foot high fences to be adequately screened with landscaping given the proximity of the fences to the street.

The applicant is also proposing to provide 6-foot high, wood-framed, chain link fencing within the dog yard areas to separate the dogs and provide screening from the perimeter dog run area. The design of the chain link fence, as well as the redwood fence, is shown on the Landscape Plan. Staff would note that both the 8-foot high redwood fence and the chain link fence are shown to be located on the south side of the proposed parking lot area. For consistency and to screen the dog yard area from public view, staff recommends this fencing facing the parking lot be the redwood material along its entire length. This recommendation is included as a condition of approval. Staff also recommends the pool equipment, shown as being located southwest of the pool, be screened on all sides with a solid fence and gate, as required per the Zoning Ordinance.

B. Grading and Retaining Walls

Proposed grading of the site extends from the parking lot in front of the building to south property line, and includes removal of the planter in front of the building, south of the main entrance. The driveway serving the parking lot is proposed to be raised approximately one foot. The dog yard area south of the parking lot is proposed to be lowered approximately two feet from existing grade, with all asphalt and landscaping, with the exception of an oak tree, to be removed. The boarding dog yards proposed on the north side of the building, east of the driveway, is also proposed to be graded to remove existing raised planters to allow for access into the yard area.

The vacant parcel to the south of the applicant's property is raised and there are two existing retaining walls located near to and parallel with the south property line. The applicant is proposing to keep these walls and provide redwood fencing on top of the exterior retaining wall (not to exceed 8 feet in height), and framed chain link fencing on top of the interior retaining wall.

A three-foot high retaining wall is proposed along the west side of the property, on the exterior of the dog run area, and a 4'2" high retaining wall is proposed on the east side of yard area, on the exterior of the dog run area. A three-foot high retaining wall is also proposed on the exterior of the pool equipment area, and one-foot high wall is proposed Yard #1 and Yard #2.

A gasoline station and automotive repair shop were operated on the property during the 1960s and 1970s. Underground gasoline storage tanks are located on the southwest portion of the property and will be removed for this project. Fuel pump islands were located north of the storage tanks. Soil boring tests were conducted by the applicant's consultant (Conservation Consulting International) on December 30, 2013, through a Phase II Environmental Site Assessment Soil Sampling Report. The soil borings ranged from 2 feet to 20 feet in depth and no groundwater was encountered. Based on the results of the assessment, which were reviewed by staff, it does not appear that former gasoline station and automotive repair operations have significantly impacted the subsurface soil beneath the property. The minor concentrations of total petroleum carbons and heavy metals were detected, but were below the respective regulatory screening levels. As such, no additional subsurface assessment is recommended at this time.

The City Engineering/Public Works Department reviewed the project and determined that no street or sidewalk improvements will be required for this project since they are currently in place. However, other site improvement requirements from the Engineering/Public Works Department are included in the draft conditions of approval.

C. Parking

The applicant is proposing to remove 14 parking existing parking spaces located on the south side of the property to accommodate the dog yard areas, and reconfigure the northerly parking lot to provide six (6) parking spaces for the proposed use. The Zoning Ordinance requires the provision of one (1) parking space for each 500 square feet for kennels. Staff considers the 1,300 square-foot retail component of the dog care facility to be ancillary to the kennel use, and would not apply an additional parking requirement beyond those required for kennels. As such, the six (6) proposed parking spaces meet the minimum standard for the use within the 3,112 square foot facility.

The applicant operates two Dioji dog care facilities of similar sizes to the proposed facility. One is located in Goleta and the other in Santa Barbara. According to the applicant, both facilities operate with no more than six parking spaces, including a designated drop-off parking space. The applicant has informed staff that approximately 90% of the retail sales are with customers leaving or picking-up their dog, and that the drop-off and pick-up wait time can be as low as 5-minutes, creating frequent availability of parking spaces.

D. Architectural Review

Interior tenant improvement will be required to accommodate the proposed use and a Floor Plan has been provided for reference. As noted above, no additional square footage is proposed to the existing building. Rather, the applicant is proposing to renovate the exterior of the building through the application of new tan colored paint on the stucco and wood cladding. The proposed trim color is dark brown. The existing red brick cladding on each elevation is to remain, as is the beige colored asphalt shingle roof material and the windows and doors of the front (west) building elevation. The green window awnings currently on the building are proposed to be replaced with brown awnings.

A roll-up door is located on the north side of the building. This door is to be replaced with a new roll-up door. A second roll-up door and a pedestrian door are also proposed to replace the framed glass doors on the same elevation for access to the dog yard area. These doors will be screened from public view by perimeter fencing. In addition, two windows on the north elevation of the building, facing Dorothy Drive, are proposed to be replaced with two, metal double-doors in order to provide access to the boarding yard areas. These doors will be screened by the proposed redwood fence located between the building and Dorothy Drive sidewalk.

Staff finds the proposed exterior building renovations, including the colors and materials, to be compatible with the City Architectural Design Standards and Guidelines and compatible with the

neighborhood and character of the Old Agoura Design Overlay district. The single-story building will remain in low profile as viewed from the street and the proposed exterior design enhances the property.

E. Signage

The former tenant of the property, World Class Motoring, had business signage located on the building, above the main entrance, as well as on a monument sign located at the northwest corner of the property. The applicant is requesting approval of a Sign Permit to replace these signs with new signs in the same locations. Specifically, a 33.4 square foot sign and logo advertising "dioji" "K-9 Resort & Athletic Club," is proposed over the main entrance, on the west building elevation. The logo color is blue and brown, and the lettering is dark brown and are 3/4"-thick acrylic, painted finish and to be pin-mounted on the building façade. No illumination of this sign is proposed.

No structural changes to the monument sign are proposed. Rather, the applicant proposed to replace the face of the sign with a new 38 square foot acrylic sign face that includes vinyl graphics to match the building sign text, logo and colors. In keeping with the commercial requirements of the Old Agoura Design Overlay district, the monument sign is not internally illuminated. Instead, the applicant is proposing to retain use the existing garden lights to illuminate the sign.

Staff finds the signs are appropriate given the size of the property and the proposed sign colors and materials are compatible with the buildings served by the signs.

F. Oak Tree Permit and Landscaping

There is one mature, coast live oak tree located on the property, near the southwest corner of the lot. This tree has a trunk diameter of 7.7 inches, a canopy of approximately 20 feet, and is rated to be in good health. Construction of the project as proposed would impact 100% of the protected zone of the oak tree. As such, the applicant is requesting an Oak Tree Permit to allow the proposed encroachment within the protected zone of the tree. An Oak Tree Report was prepared by Trees, Etc. and reviewed by the City Oak Tree Consultant.

The project plans note the installation of a dog run, and a yard area for large dogs, covered with artificial turf within the protected zone of the oak tree (5 feet beyond the tree canopy). In addition, planting would be installed within the tree's protected zone, just outside the tree's dripline. The Oak Tree Ordinance limits the removal of up to 20% of an oak tree's canopy or root system in certain exceptional cases. The installation of the artificial turf would require removal of approximately 15% of the tree's root system. In addition to this removal, the artificial turf manufacturer recommends application of one pound per square foot of artificial turf

sand or PREGRA Super Fill on top of the turf to neutralize animal urine odors. The manufacturer also recommends regularly applying approximately one gallon of enzyme urine and odor removing carpet cleaning products per 500 square feet of turf. The City Oak Tree Consultant believes there is a high potential for accumulated damage to the oak tree, in part due to excess nitrogen and phosphate, which would likely lead to the premature decline and death of the tree.

The tree is currently situated in a 20-foot wide curbed planter that is shown on the grading plan. While staff supports the proposed grading of the yard area, the City Oak Tree Consultant recommends the fencing in Big Dog Yard #1 be adjusted to preserve the existing landscape planter dimensions if the oak tree is to remain viable. It is recommended the applicant erect a permanent fence around the oak tree, specifically along the line of the existing parking lot curb on the easterly and northerly sides of the tree. At the northerly edge of the tree dripline, the fence should turn west and extend westward to the proposed eight-foot tall security fence along the west property line, and the framed chain link fence atop the retaining wall on the southerly side of the tree will continue to the security fence along the west property line. The City Oak Tree Consultant recommends no artificial turf be installed within this fenced area around the tree. The recommendations of the City Oak Tree Consultant are included in the attached draft conditions of approval.

The applicant has stated staff his concern with reducing the play area for the dogs as a result of staff's recommendations for protection of the oak tree. As such, the Planning Commission could consider amending the draft conditions of approval to allow the yard area to remain as proposed, but require the applicant to also plant additional oak trees on site as part of the proposed property renovation and shown on the final landscape plan. This action would assume there is a high likelihood for the existing oak tree to decline in health and the planting of the four new oak trees would assist in mitigation should the existing tree need to be removed at some point in the future. For oak tree replacement mitigation, the Oak Tree Ordinance calls for trunk diameter inch-for-inch replacement, with a minimum of four new trees. To meet this requirement, four new Coast live oak tree sizes of one (1) 36" box, two (2) 24" box, and one (1) 15 gallon will need to be planted on-site.

A preliminary landscape plan has been prepared for the project and reviewed by the City Landscape Consultant. All existing landscaping located south of the proposed parking lot area, to the south property line (exclusive of the oak tree), is proposed for replacement, with existing trees and shrubs along the perimeter of this area to be replaced with artificial turf inside the fenced area. The landscaping within the proposed parking lot area is proposed to be retained. However, in order to ensure compliance with current landscape development standards and guidelines, recommended modifications to the landscape plan are attached as draft conditions of approval. These conditions include installation of low-water use landscape plantings with a naturalistic appearance, as called for in the Freeway Corridor Overlay District development

standards; the removal of the non-native palm trees from the plant list; the requirement of all parking lot finger planters to be at least eight feet wide; and the screening of the parking lot area near the northwest corner of the property using a combination of mounding, landscaping, low-profile walls and grade separation as called for in the City Parking Ordinance.

G. Lighting

No parking lot light fixtures are currently situated on the property. The applicant desires to install four new, 20-foot high, bronze colored light poles/LED fixtures within the dog yard area of the lot. A detail of the light fixture is shown on Sheet E-2 of the Lighting Plans. Parking lot light fixtures are required per the Zoning Ordinance to be no higher than 16 feet. However, since the proposed fixtures are within the yard area and not within the parking lot, their height is at the discretion of the Planning Commission. In order to reduce illumination spillover and glare beyond the property boundaries, the City's Lighting Guidelines call for external illumination levels not to exceed 1.0 footcandle measured at the property lines. The photometric plan on Lighting Plan Sheet E-3 notes illumination levels exceeding this threshold along the south property line and at the northwest corner of the dog yard area. As such, a condition of approval is included requiring a revised photometric plan be submitted for approval by the Director of Planning and Community Development.

Four bronze colored, wall-mounted LED light fixtures are proposed on the building. One is proposed above the entrance door on the west building elevation, one on the south building elevation, and two on the north building elevation. These fixtures are shielded and directed downward. A detail of the light fixture is shown on Lighting Plan Sheet E-3.

H. Environmental Review

The proposed project consists of minor alterations within an existing building of less than 10,000 square feet in size for the conversion of a commercial use. The project also consists of minor alterations to the existing parking lot and no expansion of the size of the existing building. As noted above, the project also includes the removal of empty, underground fuel tanks from the property. Soil boring tests were conducted by the applicant's consultant (Conservation Consulting International) on December 30, 2013, through a Phase II Environmental Site Assessment Soil Sampling Report. The soil borings ranged from 2 feet to 20 feet in depth and no groundwater was encountered. Based on the results of the assessment, which were reviewed by staff, it does not appear that former gasoline station and automotive repair operations have significantly impacted the subsurface soil beneath the property. The minor concentrations of total petroleum carbons and heavy metals were detected, but were below the respective regulatory screening levels. No additional subsurface assessment is recommended at this time. As such, staff finds the project to be exempt from the California Environmental Quality Act

(CEQA), per Section 15301 of the CEQA Guidelines, and no negative declaration or environmental impact report is required.

I. Summary

Staff finds the proposed use to be compatible with the purpose of the CRS zone, which is to provide areas for a diversity of general commercial, retail and service uses, and provide for the needs of the residents of the City and surrounding area. In addition, staff finds the proposed land use to be compatible with the existing mix of developed property in the neighborhood and with other allowable uses in the CRS zone, including per stores and veterinarian/animal hospitals. Overall, the proposed project is found to be an improvement to the otherwise vacant commercial site, and the proposed renovations to the property will be compatible with surrounding development.

III. RECOMMENDATION

Based on our analysis of the project and the project's compliance with the development standards of the proposed land use designations and Architectural Design Standards and Guidelines, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 14-CUP-001, Oak Tree Permit Case No. 14-OTP-001 and Sign Permit Case No. 14-SP-007, subject to conditions.

IV. ATTACHMENTS

- Exhibit A:** Draft Resolution and Conditions of Approval
- Exhibit B:** Applicant's Project Description
- Exhibit C:** Vicinity Map
- Exhibit D:** Reduced Copy of Project Plans

Case Planner: Doug Hooper, Assistant Director of Community Development

EXHIBIT A

DRAFT RESOLUTION NO. 14-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS APPROVING CONDITIONAL USE PERMIT CASE NO. 14-CUP-001 FOR A DOG CARE FACILITY WITH OVERNIGHT BOARDING AND ANCILLARY RETAIL TO BE LOCATED AT 5076 CHESEBRO ROAD; APPROVING OAK TREE PERMIT CASE NO. 14-OTP-001 TO ALLOW ENCROACHMENT WITHIN THE PROTECTED ZONE OF ONE OAK TREE; AND APPROVING SIGN PERMIT CASE NO. 14-SP-007 FOR THE INSTALLATION OF THE ONE BUILDING-MOUNTED SIGN AND A MONUMENT SIGN FACE CHANGE (WENDEL, APPLICANT)

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

Section 1. An application was duly filed by Bryce Wendel, with respect to real property located at 5076 Chesebro Road (Assessor's Parcel No. 2061-013-032), requesting approval of a Conditional Use Permit to remodel an existing commercial lot and operate a dog care facility with overnight boarding and ancillary retail (Case No. 14-CUP-001); an Oak Tree Permit to encroach within the protected zone of one oak tree for the reconstruction of the yard area (Case No. 14-OTP-001); and a sign permit to install one building-mounted sign and a monument sign face change (Case No. 14-SP-007). A public hearing to consider Case Nos. 14-CUP-001, 14-OTP-001 and 14-SP-007 was duly held on March 20, 2014, 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 was duly given and published as required by state law.

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

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9673.2.E of the Agoura Hills Municipal Code, that:

- A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the zoning district in which the use is located. The proposed, conditionally permitted use will be located within an existing building and meets one of the purposes of the Commercial Retail Service (CRS) zoning district, which is to provide areas for a diversity of general commercial, retail and service uses intended for the needs of the residents of the City and the surrounding area. The use and building remodel also meet the development standards of the Old Agoura Design (OA) Overlay district and the Freeway Corridor (FC) overlay district.

- B. The proposed use, as conditioned, is compatible with the surrounding properties. The use will be located indoors and also within a fenced yard area, and will provide for sufficient on-site parking without impacting neighboring office and commercial development. The dog care facility and ancillary retail use will be compatible with neighboring commercial uses and the hours of operation will not negatively impact the operation of other surrounding businesses.
- C. The proposed use, as conditioned, and the condition under which it will be operated and maintained will not be detrimental to the public health, safety, or general welfare. The use will be located indoors, within an existing building, as well as outdoors in fenced yard areas. All required tenant improvements will be subject to compliance with the City Building Code and development standards of the Zoning Ordinance.
- D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance relative to the use and standards of operation. No building additions are proposed and parking will be provided on-site to accommodate the use.
- E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The nearest dog care facility in the City is located 1.6 miles from the subject property.
- F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed use meets the Goal No, LU-2 of the General Plan Land Use and Community Form Element, which is to provide for a mix of land uses that meet the diverse needs of the Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Section 4. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9657.5.C.3 of the Agoura Hills Municipal Code, that it is necessary to encroach into the protected zone of one oak tree because its continued existence would prevent the development of the subject property as proposed, as based on the following findings:

- A. The proposed construction and encroachment within the protected zone of one (1) oak tree, as conditioned, will be accomplished without endangering the health of the tree on the subject property. The oak tree is located in the southwest vicinity of the parcel.
- B. The encroachment into the protected zone of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. The approved grading plan for the construction of the project ensures adequate slope stability and property drainage both on-site and off-site.

- C. The encroachment into the protected zone of the oak tree is necessary because its continued existence at the present location prevents the planned improvements for the realignment of the access driveway to such an extent that alternative development plans cannot achieve the same yard area as proposed for the facility.

Section 5. Based on the evidence presented at the public hearing, include the staff report and oral and written testimony, the Planning Commission finds, pursuant Sections 9655.5.D of the Agoura Hills Municipal Code, that:

- A. The proposed sign permit is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The proposed signs enhance the visual character of the property and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan.
- B. The location of the proposed signs and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions prevailing where the sign is to be installed. The project identification sign will be subtly externally illuminated to identify the facility.
- C. The location and design of the proposed signs, their sizes, shapes, illumination, and colors are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The signs are appropriate given the size of the property and the proposed sign colors and materials are compatible with the building served by the signs.
- D. The proposed sign permit is consistent with the sign standards of the Sign Ordinance in that the number of colors, the proposed materials, and the illumination of the project identification sign are consistent with the standards specified in the Sign Ordinance and Old Agoura Design Overlay District.
- E. The proposed signage is consistent with the City's adopted sign design guidelines. The proposed sign colors and letter styles are compatible with the architectural design of the building that is served.

Section 6. The proposed project consists of minor alterations within an existing building of less than 10,000 square feet in size for the conversion of a commercial use. The project also consists of the removal of subsurface, empty gasoline tanks and alterations to the existing parking lot and no expansion of the size of the existing building. As such, the Planning Commission finds the project to be exempt from the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines, and no negative declaration or environmental impact report is required.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 14-CUP-001, Oak Tree Permit Case No. 14-OTP-001 and Sign Permit Case No. 14-SP-007, subject to the attached conditions, with respect to the property described in Section 1 herein.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 20th day of March, 2014, by the following vote to wit:

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

Michael Justice, Chairperson

Mike Kamino, Secretary

CONDITIONS OF APPROVAL
(Case No. 14-CUP-001, 14-OTP-001 and 14-SP-007)

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. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan, Floor Plans, Elevation Plans, Civil/Grading Plan, Lighting Plans, Landscape Plan, Sign Plan, and material/color samples.
3. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared 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. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 14-CUP-001, 14-OTP-001 and 14-SP-007 shall expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
8. All tenant improvements shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of a Building Permit.
10. The applicant shall obtain a Business License from the City of Agoura Hills prior to issuance of a building permit, and shall comply with all business license application requirements.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

11. The applicant shall provide a soils report for this project.

12. An accessible path of travel must be provided from public right of way or the accessible stall to the main entrance of the building(s) and other facilities on site that public can access.
13. The applicant shall provide the number and the location of all accessible and van accessible parking stalls in the project on plan.
14. 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 AHMC.
15. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, Structural and Energy calculations shall be submitted to Building and Safety Department to be reviewed for compliance with the latest adopted codes.
16. Accessible signage shall be provided throughout the site/building including, accessible entrance sign, parking, and other directional signs.
17. The applicant shall provide occupancy and occupant load for this project.
18. The applicant shall identify number of plumbing fixtures required for this project.
19. The applicant shall provide a description of the use and the function of each room/area.
20. The plans shall identify the height, size, type of fences around the pool and the location and detail of the access gate to the pool area
21. An accessible chair lift for the pool will be required if workers are entering the water.
22. The applicant shall provide a layout of all items in the retail area including the racks, storage, aisle width, etc.
23. The applicant shall provide handrails for areas that have 4 or more steps/stairs.
24. The plans shall identify the dark circles shown on the floor plan and what they represent.
25. The applicant shall identify the use of the sinks in the cage area.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

26. Prior to permitting, the applicant's Registered Professional Engineer shall prepare documents to vacate the public right-of-way along the east side of Chesebro Road between the edge of the sidewalk and the existing property line.
27. Prior to permitting, the applicant shall submit a title report not older than 30 days.
28. 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.
29. 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.
30. 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.
31. 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.
32. The grading Plan shall show location(s) of all Oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.
33. 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.

34. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
35. Prior to issuance of permits from the Engineering Department, this project will require the applicant to obtain a permit from the Los Angeles County Health Department and Flood Control District.
36. For any improvements which may affect the adjacent parcels, the applicant shall obtain and submit written authorization from the property owners.
37. 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.
38. 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; and
 - 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.

39. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm water 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 Storm water 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.
40. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
41. Prior to issuance of Certificate of Occupancy, all requirements must be completed to the satisfaction of the City Engineer.
42. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*
43. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
44. Prior to issuance of Certificate of Occupancy, all monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction,
45. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

LANDSCAPE AND OAK TREE CONDITIONS

Oak Trees

46. The landscape plan shall be amended to include the tag number, canopy spread and protected zone of the oak tree as shown on the tree location map and grading plan.
47. The applicant shall install a permanent fence around the Coast live oak tree located near the southwest corner of the property, to run along the line of the existing parking lot curb on the easterly and the northerly sides of the tree. At the northerly edge of the dripline the fence shall turn westward and extend to the proposed property-line fence along Chesebro Road. The chain link fence atop the retaining wall on the southerly side of the tree will continue to the security fence along the front property line. No artificial turf shall be installed within this fenced-in area.
48. All excavation within the protected zone of the oak tree shall be performed using only hand tools under the direct observation of the applicant's oak tree consultant. Light construction equipment may be utilized with prior approval of the City Oak Tree Consultant.
49. Prior to the start of any mobilization or construction activities on the site, the oak tree shall be fenced at the edge of the protected zone in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location subsequent to installation and prior to the start of any mobilization or work on the site.
50. The applicant shall provide forty-eight (48) hour notice prior to the start of any approved work within the protected zone of the oak tree.
51. No planting or irrigation is permitted within the protected zone of an existing oak tree without approval from the City of Agoura Hills Landscape and Oak Tree Consultant.
52. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of the oak tree at any time, except as specifically required to complete the approved work.
53. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
54. Prior to occupancy, the existing oak tree shall be mulched throughout the dripline with three inches (3") of approved organic mulch as needed to supplement natural leaf litter.

55. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
56. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of the oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscape

57. The landscape plans shall substantially conform to the Landscape Concept Plan prepared by Landmark Design Landscape Architecture, dated February 11, 2014, with the exceptions noted herein and as approved by the City of Agoura Hills Planning Commission.
58. 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
59. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting 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, rights-of-way, 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
60. The Planting Plan shall indicate the botanical name and size of each plant.
61. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
62. Plant symbols shall depict the size of the plants at maturity.
63. 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 shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
 - 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.
64. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
65. 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.

66. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - Design and static pressures
 - Point of connection
 - Backflow protection
 - Valves, piping, controllers, heads, quick couplers
 - Gallon requirements for each valve
67. 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.
68. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
69. 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. The applicant will work with staff to ensure the proposed design meets the highest percentage of canopy coverage that can be achieved.
70. A complete Landscape Documentation package shall be provided 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.
71. The Landscape Plan shall not include any non-native plants considered invasive in the Santa Monica Mountains by the California Native Plant Society or the California Exotic Pest Plant Council.
72. The final plans shall not include any palm species.
73. All plant material shall be considered compatible with Sunset Zone 18.
74. A minimum of ten percent (10%) of the total lot shall be landscaped.
75. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
76. All finger planters shall be at least eight feet (8') wide.
77. 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.

78. No other usage or storage shall be permitted within any required yard, including transformers and trash enclosures.
79. Any unsightly uses, including trash enclosure and transformers shall be screened with berms, decorative walls, or landscaping.
80. 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.
81. 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.
82. The applicant shall provide landscape berming, with a minimum variation in elevation of 30 inches along the public right-of-way where feasible.
83. The applicant shall provide screening of the parking area from the street using a combination of mounding, landscaping, low profile walls and grade separation.
84. The Freeway Corridor - Old Agoura overlay requires locally native, low water use landscape plantings with a naturalistic appearance to preserve the rural character of the area. The applicant and his landscape architect shall work with the City Landscape Consultant to ensure this requirement is met.
85. All finger planters shall be at least eight feet (8') wide.

SOLID WASTE MANAGEMENT CONDITIONS

87. 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.
88. 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.

89. 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

90. Permitted public hours of operation shall be as follows:

Monday through Friday: 7:00 a.m. to 7:00 p.m.

Saturday and Sunday: 9:00 a.m. to 5:00 p.m.

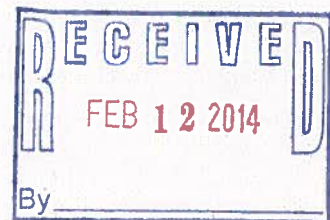
91. All new rooftop equipment shall be screened from public view from the adjacent roadways and surrounding properties to the satisfaction of the Director of Planning and Community Development.
92. The applicant shall submit a revised photometric plan for review by the Director of Planning and Community Development. The plan shall demonstrate exterior illumination levels not exceeding one footcandle measured at the property lines.
93. The redwood fence material shown identified on the Landscape Plan, Site Plan and Grading Plan shall consist of horizontal slats and shall be capped. The north side of the dog yard area, adjacent to the parking lot, shall be screened with a horizontal-slat redwood fence along its entire length.
94. Approved signage shall be subject to a building permit. Illumination of the signs, if proposed, shall be external and shall be subject to approval by the Director of Planning and Community Development.
95. A minimum of six (6) parking spaces shall be provided on-site and shall be pin-stripped per City standards.

END

EXHIBIT B

**WRITTEN DESCRIPTION OF
PROPOSED USE**

5076 CHESEBRO / DIOJI





Conditional Use Permit – Description of Proposed Use

Dioji K-9 Resort & Athletic Club seeks to open a retail and associated services boutique offering dog food, toys and other essential items along with outdoor dog daycare and indoor overnight boarding within the CRS zone and OA overlay at 5076 Chesebro Road.

With over 6 years in business, Dioji K-9 Resort & Athletic Club currently operates 2 locations serving as the greater Santa Barbara area's premier retail pet boutique and associated dog daycare and boarding facility, offering a wide variety of pampering pet products and services to its club members. In fact, Dioji has swept the "Best of Santa Barbara" awards as voted by its residents for the past 5 years running. Dioji offers a wide variety of the highest-quality, essential retail pet products, tested and approved by our highly trained and knowledgeable staff, on-hand to provide best-in-show customer service. Dioji staff is on site 24 hours a day to deliver the finest quality, highly personalized service and care within its 10,000 sq ft luxury, cage-free facility and plush grounds complete with unparalleled resort amenities. This concept is the culmination of best practices across the nation, enhanced by the creativity of the Dioji founders.

Who we ARE:



Dioji's Doggie Boutique

Dioji's Doggie Boutique offers the best of the best in canine products, all hand selected by our retail specialist and tested by our member dogs. We offer only the finest in human-grade, organic dog foods and treats to satisfy even the most discriminating in canine taste. Our exquisite collection of dog leads, collars, bowls and beds has dogs living in style, while our full suite of all-natural grooming products will ensure that each dog's coat remains in pristine condition. We offer a wide variety of fun and innovate toys, all in-house tested for their quality, durability and popularity among Club Member dogs. Our knowledgeable team is always ready to assist with product selection.





Dioji's Retail Services

Dioji is a new concept and the evolution of an industry that encompasses a commitment to the community. Dioji is the Four Seasons Resort for dogs. Dioji maintains a state of the art facility and employs and trains professional dog handlers. At Dioji, the dogs are constantly monitored in a safe and clean environment created within the framework of a family owned and run business.

Dioji's facility design epitomizes canine luxury, illuminating the brand image as the premier dog daycare with a tropical, resort feel from façade to core. Dioji's structure goes well beyond the standard bleak warehouse and slab of cement enclosed by a barren chain-linked fence. Dioji creates a 10,000 sq ft indoor/outdoor tropical playground that more closely resembles a Pacific island resort, complete with pool, cabanas, misters and dense green foliage. The facility caters to pampering pet parents wanting only the very best for their canine kids.

Dioji takes advantage of the mild coastal climate to provide a play space full of fresh air. Turf grass covers the grounds to cushion tumbling, reduce sore paws, and provide a much more appealing environment. Cabanas and trees are scattered throughout for shade, with a cluster of cabanas in the far corner lined with misters for relief on those hot days. A giant bone-shaped pool lures water-loving dogs, and elevated beds line the walls to provide a shady lounge for poolside naps. In addition, the design includes a designated bathroom area, multiple fresh drinking water stations and an open entrance to the indoor facility for those club members that prefer the cooler indoors.

The adjoining indoor facility is sectioned off into separate areas for large and small dogs to ensure play groups are appropriately matched, protecting the well-being of all Dioji guests. The atmosphere mirrors that of the outdoors, with state-of-the-art rubber matting to cushion the floors, elevated beds for rest, a plethora of toys in an assorted variety and multiple water stations. In addition, the indoor





playground houses a brightly colored agility set, similar to a child's jungle gym with slides and crawl spaces.

Dioji offers 24-hour supervised, cage-free boarding with an unparalleled facility and second-to-none care. To minimize the stress of its canine clients, Dioji emulates a multitude of at-home environments. The night room is fully enclosed and filled with all types of sleeping arrangements, such as doghouses, crates, elevated dog beds and slip-covered couches. A staff member stays directly in the room with the dogs, providing personalized care and attention. Each dog is fed individually in a secluded space and medications administered according to owner instructions. Finicky eaters even have the option of being hand fed. Owners also have the choice of leaving their dog's favorite toy and night-time treats in a personalized cubby. Soothing mood music and lighting fill the room to ease the tensions of excess stimulation. In addition, detailed records are kept on each guest's likes, dislikes and anxieties to further smooth the transition. A stay at Dioji is the canine equivalent of a stay at the Four Seasons.

Dioji's Community Based Approach

Dioji provides for the community: Dioji fulfills a major need of the community by offering everyday retail services at a convenient location within the community. We deliver peace of mind to dog owners for their dogs' wellbeing by providing a safe, highly structured play environment. Dioji also delivers retail products and supplies at affordable prices while serving a major community service by alleviating neighborhood dog disturbances and establishing happy and healthy dogs.

Dioji supports the community: Dioji gives to the community by employing 25 full and part-time residents with top industry compensation packages including health insurance and retirement plans. Dioji is also actively involved in customer education creating a safer and healthier neighborhood dynamic. Dioji constantly donates its time and resources to the community through outreach programs, partnerships with local charities and events to promote local dog shelters and adoption programs including licensing and spay/neuter efforts. Further, Dioji is actively involved with disaster relief initiatives and served as a major evacuation point during the recent Santa Barbara fire disasters.

Dioji respects the community: Dioji incorporates community input, addresses all community concerns and embraces a green approach, constantly striving to be proactive and not just reactive.

Who we are NOT:

Dioji is NOT a kennel with dogs continuously caged and constantly barking. Dioji is NOT a dilapidated and unappealing facility with odors emanating from an unsanitary concrete building.

The three most common misconceptions concerning Dioji's dog daycare and boarding business are as follows:



Dog Daycares & Boarding Facilities Create Noise – Barking is most often triggered by frustration stemming from the seclusion of being caged. Dioji is not a caged environment and the vigorous interview process ensures that only the most good-natured dogs become members. Additionally, dogs are continuously monitored by our highly trained and extremely knowledgeable staff, to facilitate controlled, quiet play. Finally, sound proofing materials are utilized to further minimize the already limited noise arising from the dog play and no dogs are allowed in the external play areas outside of operating hours.

Dog Daycares & Boarding Facilities Create Odor – Dioji's facility is as clean as a hospital. The facility is spot sanitized continuously with full anti-bacterial scrub downs twice daily along with the periodic replacement of flooring and equipment. The cleanliness of the facility is a key component to Dioji's service offering and thus held in the highest regard.

Dog Daycares & Boarding Facilities Create Safety Issues – Dioji serves as the premiere dog daycare and boarding facility and as such has the highest commitment to quality and service. Dioji's stringent dog interview process coupled with its highly trained and knowledgeable staff creates the utmost in safe, controlled and continuously monitored play.

Please feel free to visit us at www.dioji.com for more information.

EXHIBIT C

101 Freeway

Dorothy Dr.

Chesebro Rd.

5076 Chesebro Rd.

Palo Comado Cyn Rd.

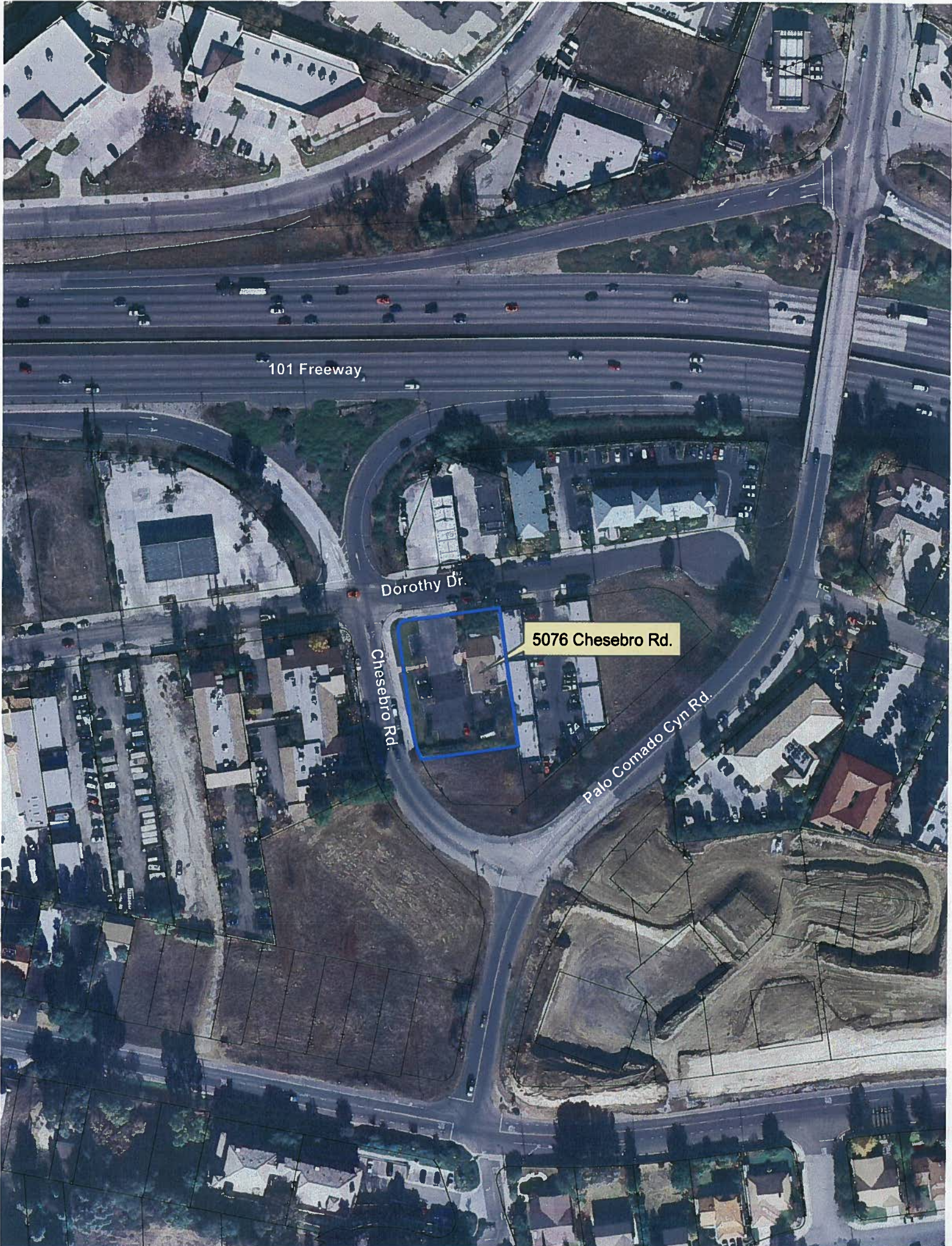
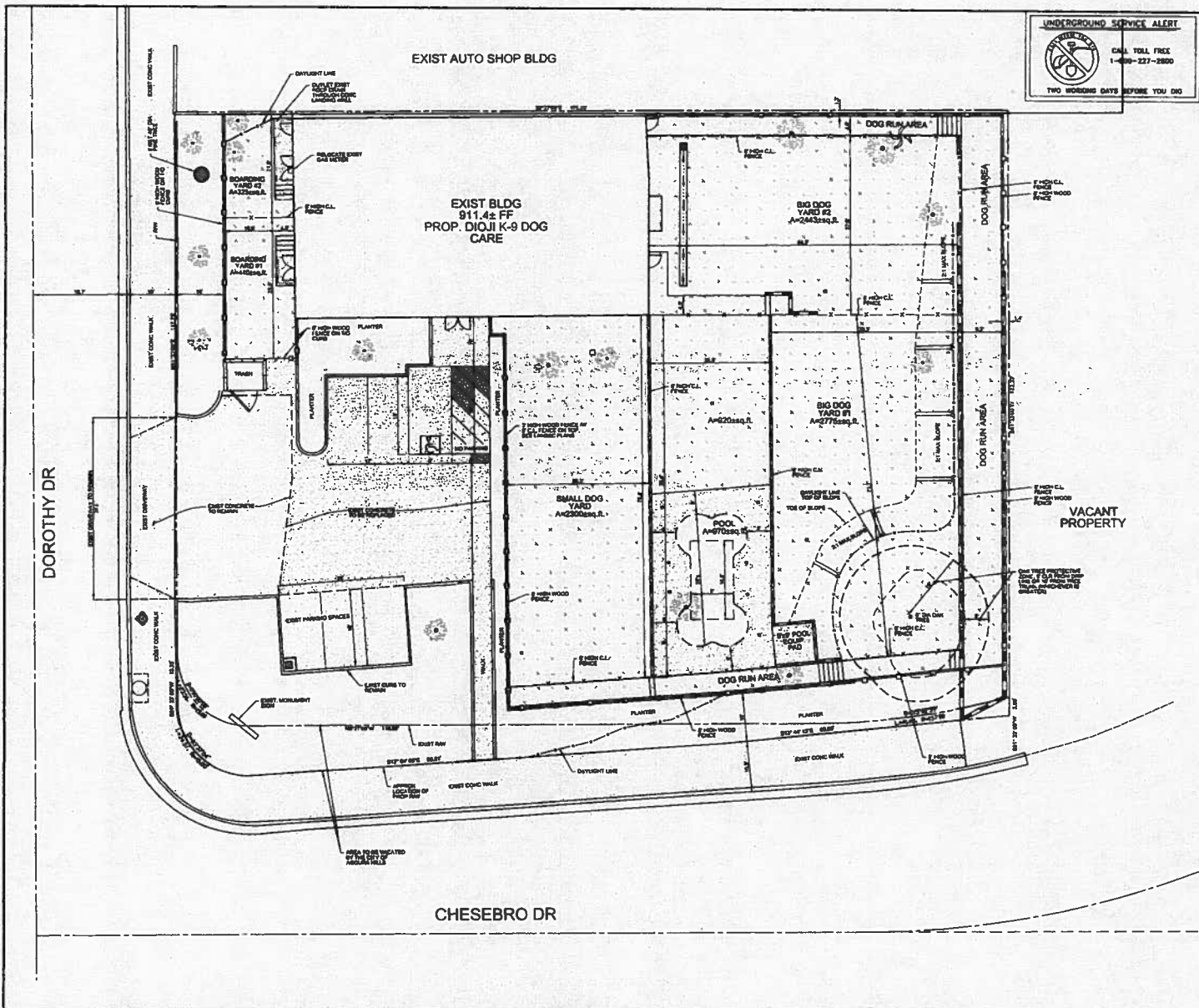


EXHIBIT D

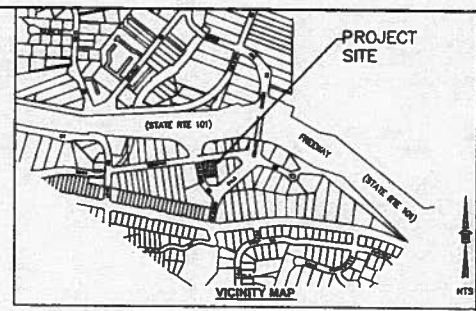


dioji™

K-9 RESORT & ATHLETIC CLUB



UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-227-2800
 TWO WORKING DAYS BEFORE YOU DIG



- ABBREVIATIONS**
- A.C. ASPHALTIC CONCRETE
 - C.F. CURB FACE
 - C.L. CENTER LINE FENCE
 - C.C. CLEAN OUT
 - CONC. CONCRETE
 - D. DRAIN
 - D.L. DAYLIGHT
 - D.L.A. DIMETER
 - EG. EXISTING GRADE
 - E.P. EDGE OF PAVEMENT
 - F.C. FIRE DEPT. CONNECTION
 - F.F. FINISHED FLOOR
 - F.G. FINISHED GRADE
 - F.H. FIRE HYDRANT
 - F.L. FLOW LINE
 - F.S. FINISHED SURFACE
 - GB. GRADE BREAK
 - H.P. HIGH POINT
 - IN. INVERT
 - L.F. LINEAL FEET
 - M.H. MANHOLE
 - P.L. PROPERTY LINE
 - P.V.C. POLYVINYL CHLORIDE
 - PAVT. PAVEMENT
 - R.D. ROAD
 - S. SEWER
 - S.D. SUB DRAIN
 - ST. STA. STREET STATION
 - T.C. TOP OF CURB
 - T.G. TOP OF GRATE
 - T.O. TOP OF
 - T.M. TOP OF MALL
 - W.M. WATER METER
 - W.V. WATER VALVE
- LEGEND**
- PROPERTY LINE
 - GARDEN OR BLOUGH WALL
 - RETAINING WALL
 - DAYLIGHT LINE
 - C.L. FENCE
 - WOOD FENCE
 - STORM DRAIN
 - FLOW LINE
 - 2:1 FILL SLOPE
 - 1:1/2:1 CUT SLOPE
 - DRAIN INLET
 - AREA DRAIN
 - CONC. PAVEMENT ON BASE
 - A.C. PAVEMENT ON BASE
 - ARTIFICIAL GRASS
 - PALM TREE
 - EXIST. TREE

PROJECT AREA SUMMARY

TOTAL SITE AREA:	2328± sq. ft.
BUILDING AREA:	2108± sq. ft.
PAVEMENT AREA:	488± sq. ft.
LANDSCAPE AREA:	451± sq. ft.
ARTIFICIAL GRASS AREA:	1059± sq. ft.

NOTES
 1. SEE LANDSCAPE PLAN FOR TREE REMOVALS.



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY
WESTLAND CIVIL, INC.
 2000 Westland Blvd., Suite 200, Westland, CA 92090
 (619) 594-1100

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: _____ DATE: _____
 RAMIRO S. AGUIVA III
 CITY ENGINEER

08885
 RCE NO. 08/12/14
 EXP DATE



CONCEPT SITE PLAN
 APN 2061-013-032
 DIOJI K-9 DOG CARE
 5076 CHESEBRO RD, AGOURA HILLS, CA
 SHEET 1 OF 1

EXIST AUTO SHOP BLDG

EXIST BLDG
911.4± FF

DOG RUN AREA

BIG DOG
YARD #2
A=2443sq.ft.

BOARDING
YARD #2
A=325sq.ft.

BOARDING
YARD #1
A=440sq.ft.

BIG DOG
YARD #1
A=2776sq.ft.

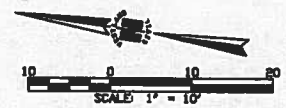
SMALL DOG
YARD
A=2300sq.ft.

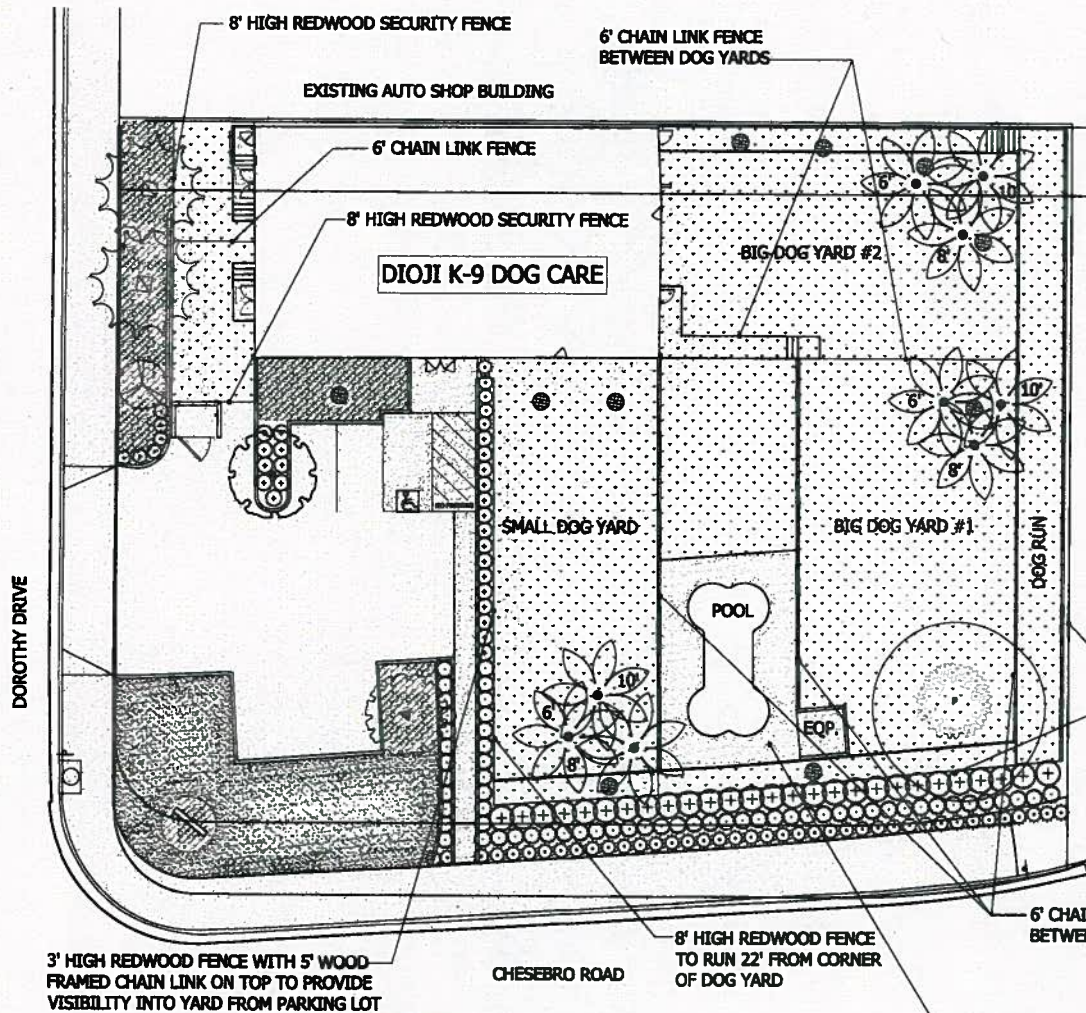
POOL
A=970sq.ft.

VACANT
PROPERTY

DOROTHY DR

CHESEBRO DR





PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	ARECATHA ROMANOFFIANUM / QUEEN PALM	8TH	9	
	EXISTING TREE / TO BE REMOVED	EXISTING TO REMOVE	7	
	LAGERSTROEMIA INDICA / CHAPE MYRTLE	EXISTING TO REMAIN	1	
	LAGERSTROEMIA X "MUSKOGEE" / CHAPE MYRTLE LIGHT LAVENDER	24"BOX	1	
	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	EXISTING TO REMAIN	3	
	PINUS / PINE	EXISTING TO REMAIN	2	
	PYRUS CALLERYANA / ORNAMENTAL PEAR	EXISTING TO REMAIN	1	
	QUERCUS AGRIFOLIA / COAST LIVE OAK	EXISTING TO REMAIN	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AGAPANTHUS X "STORM CLOUD" / DARK BLUE LILY OF THE Nile	5 GAL	51	
	PITTOSPORUM TENNIFOLIUM "GOLF BALL" / TANNINGW	5 GAL	59	
	PRUNUS CAROLINIANA "COMPACTA" / CAROLINA CHERRY	5 GAL	27	
	TRACHELOSPERMUM JASMINODES / STAR JASMINE	5 GAL	24	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	DOGGY LAWN / PREIRA ARTIFICIAL TURF	ART. TURF		0,820 SF
	EXISTING LAWN TO OVERSEED / EXISTING TO REMAIN	EXISTING SOO TO REMAIN		1,437 SF
	EXISTING PLANTING / PLANTING TO REMAIN	EXISTING TO REMAIN		1,130 SF

8' HIGH REDWOOD SECURITY FENCE, SLATS TO BE VERTICAL 2 X 6'S, DECORATIVE REDWOOD CAP ON TOP OF FENCE AS SHOWN.



LANDMARK DESIGN

Landscape Architecture
 275 E. HILLCREST DR. SUITE 170
 THOUSAND OAKS, CA 91320
 PH 805.494.8133 FX 805.494.9061
 LICENSE NUMBER 2062
 WWW.LANDMARKDESIGN.COM



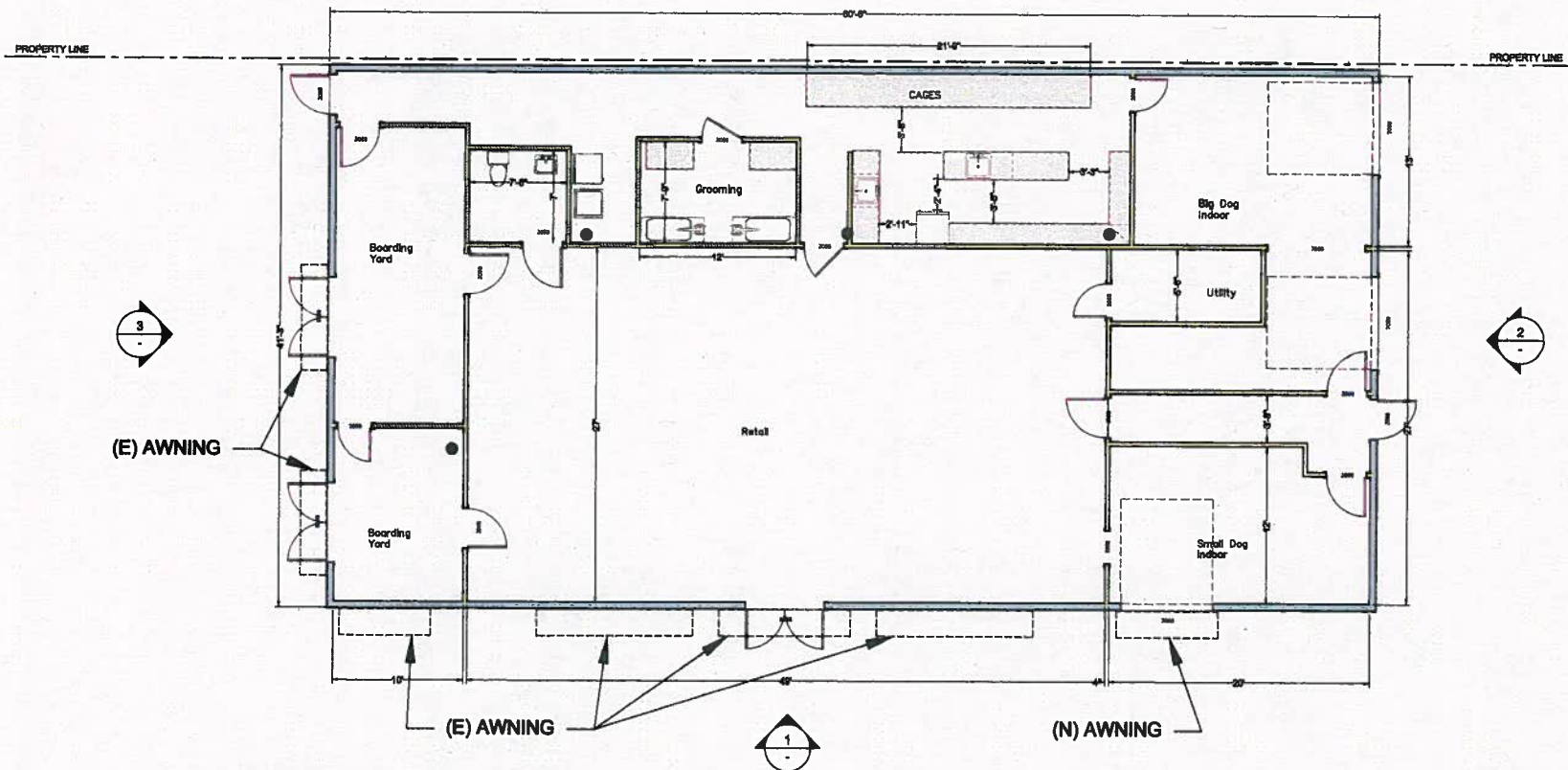
CLIENT
 DIOJI
 7340 HOLLISTER AVE.
 GOLETA, CA 93117

PROJECT
 DIOJI K-9 DOG CARE
 CHESEBRO RD. AT DOROTHY DR.
 AGOURA HILLS, CA

PROJECT NUMBER
 04701
DATE
 02-11-14
REVISIONS

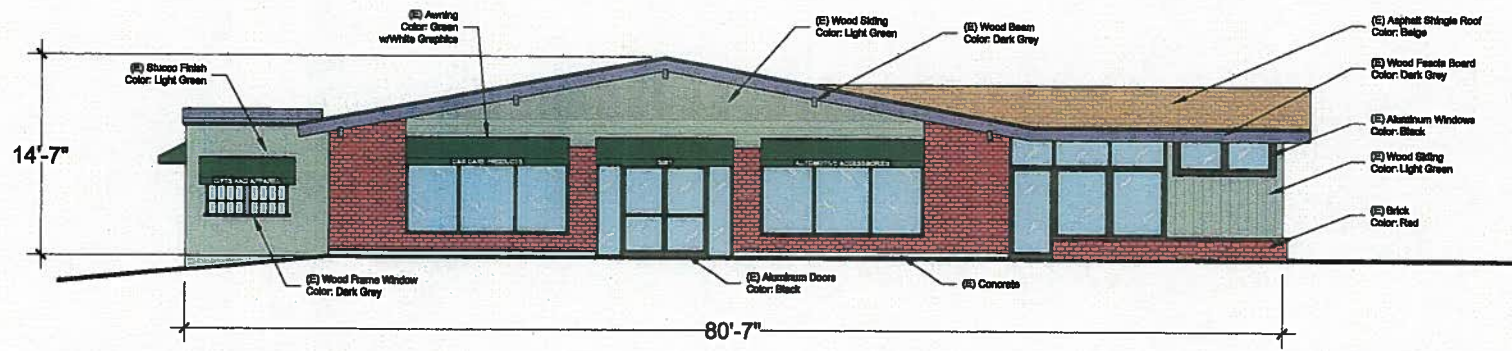
DRAWN AP **CHECKED** CR
SHEET TITLE
 LANDSCAPE
 CONCEPT
 PLAN
SCALE
 1"=10'-0"
SHEET NUMBER
 L-0





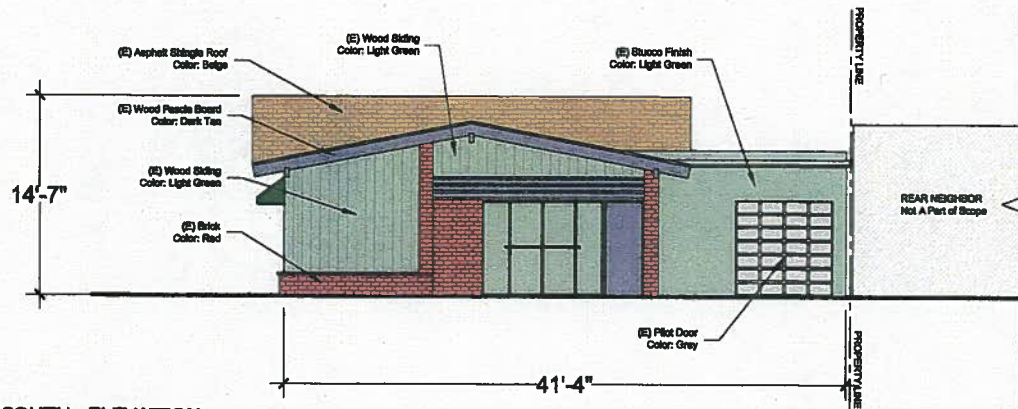
00 FLOOR PLAN

SCALE 1/4"=1'-0"



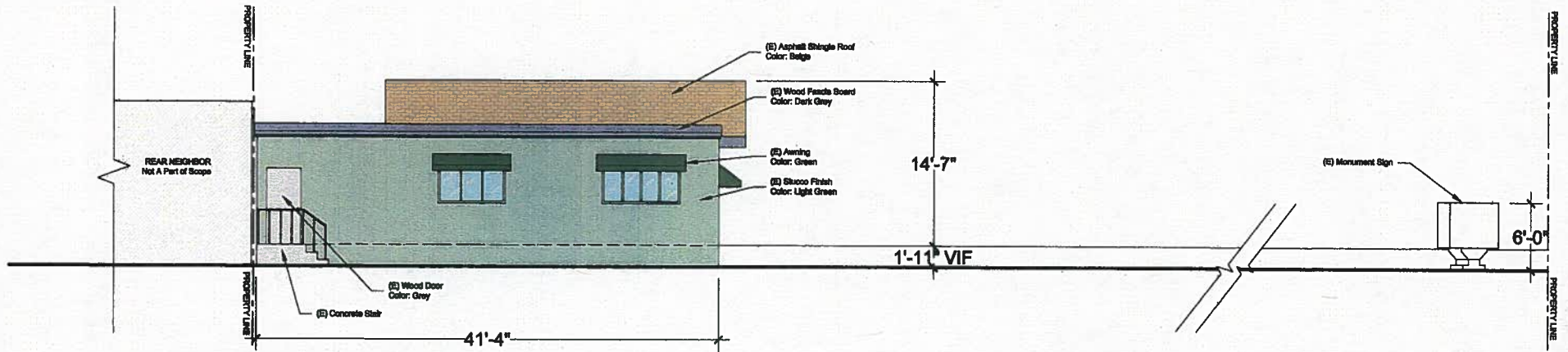
1 WEST ELEVATION
EXISTING CONDITION

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



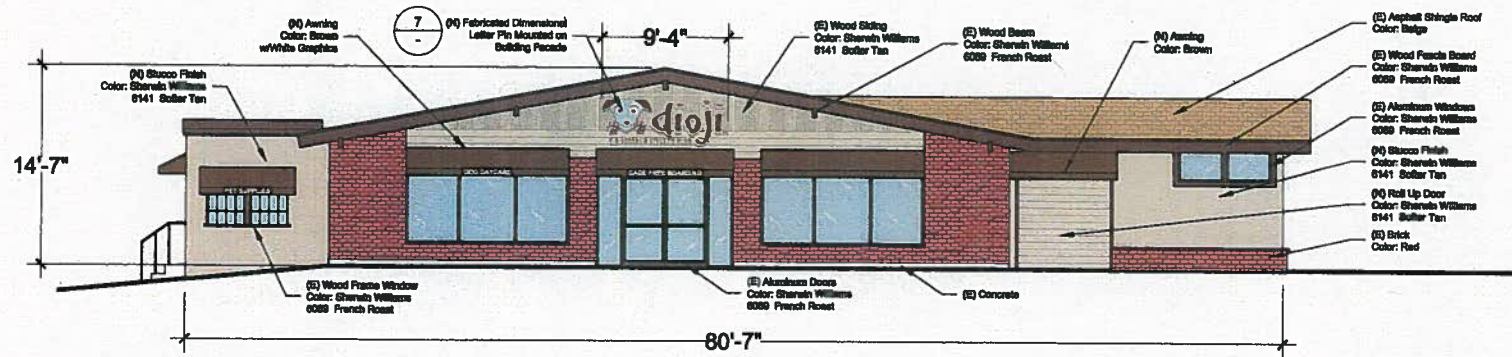
2 SOUTH ELEVATION
EXISTING CONDITION

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



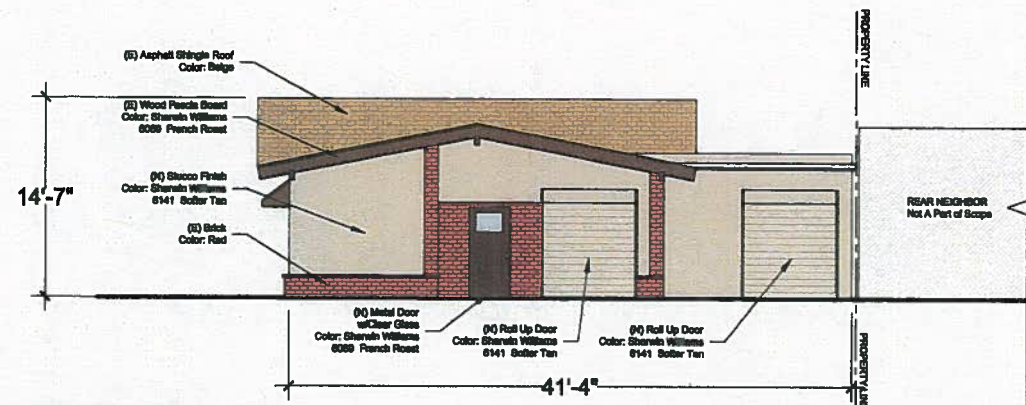
3 NORTH ELEVATION
EXISTING CONDITION

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



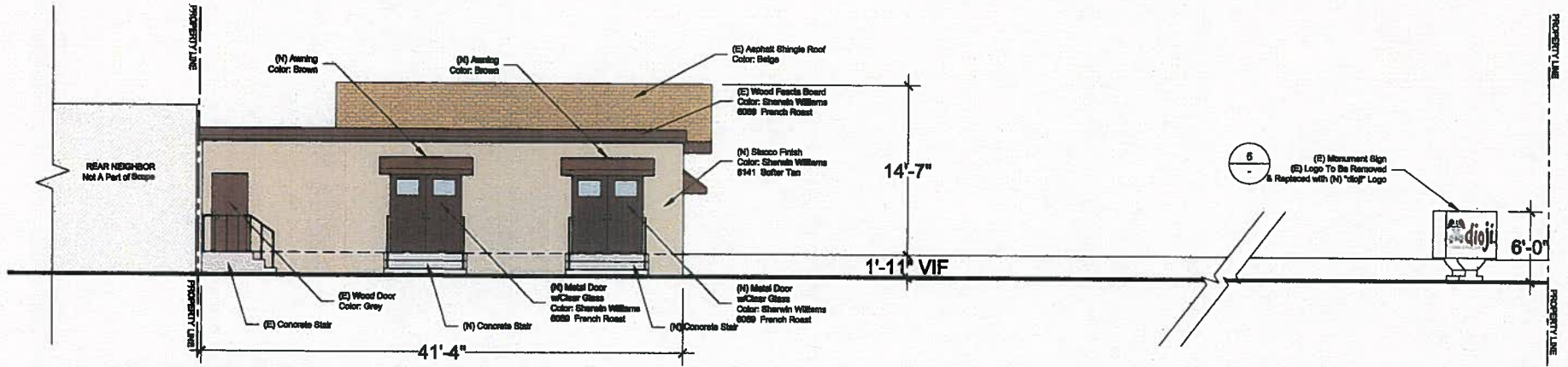
1 WEST ELEVATION
PROPOSED CONDITION

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



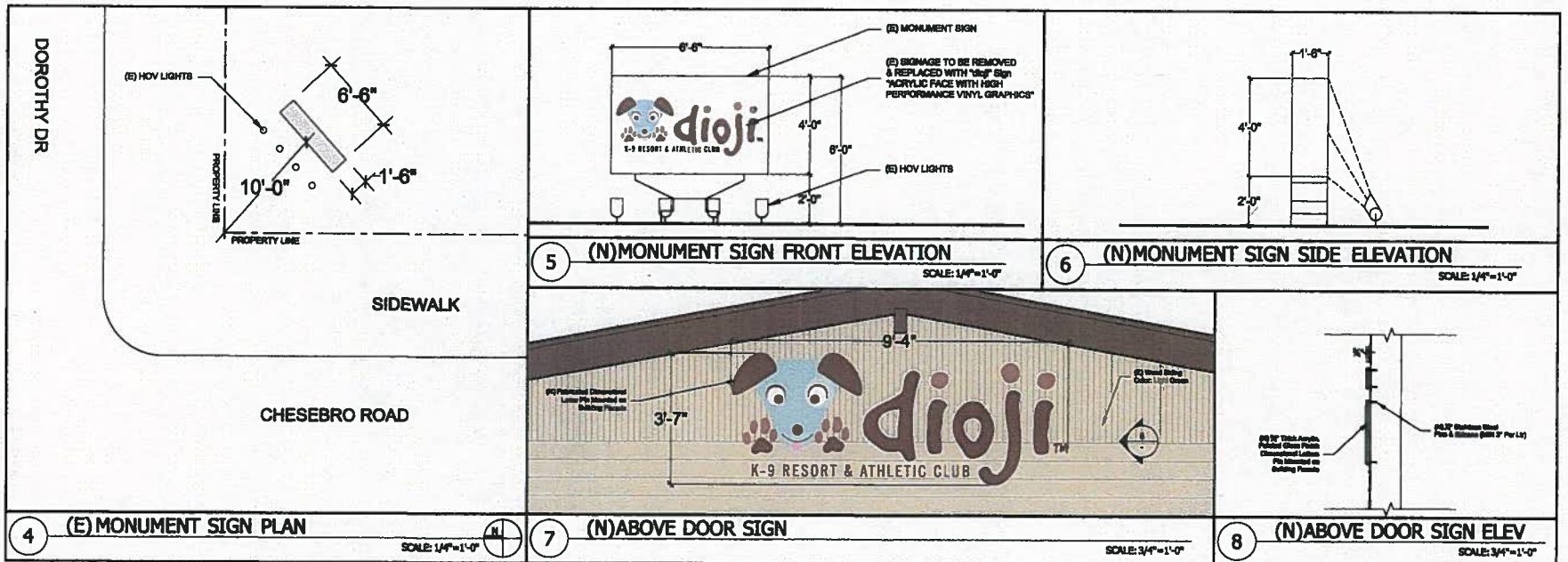
2 SOUTH ELEVATION
PROPOSED CONDITION

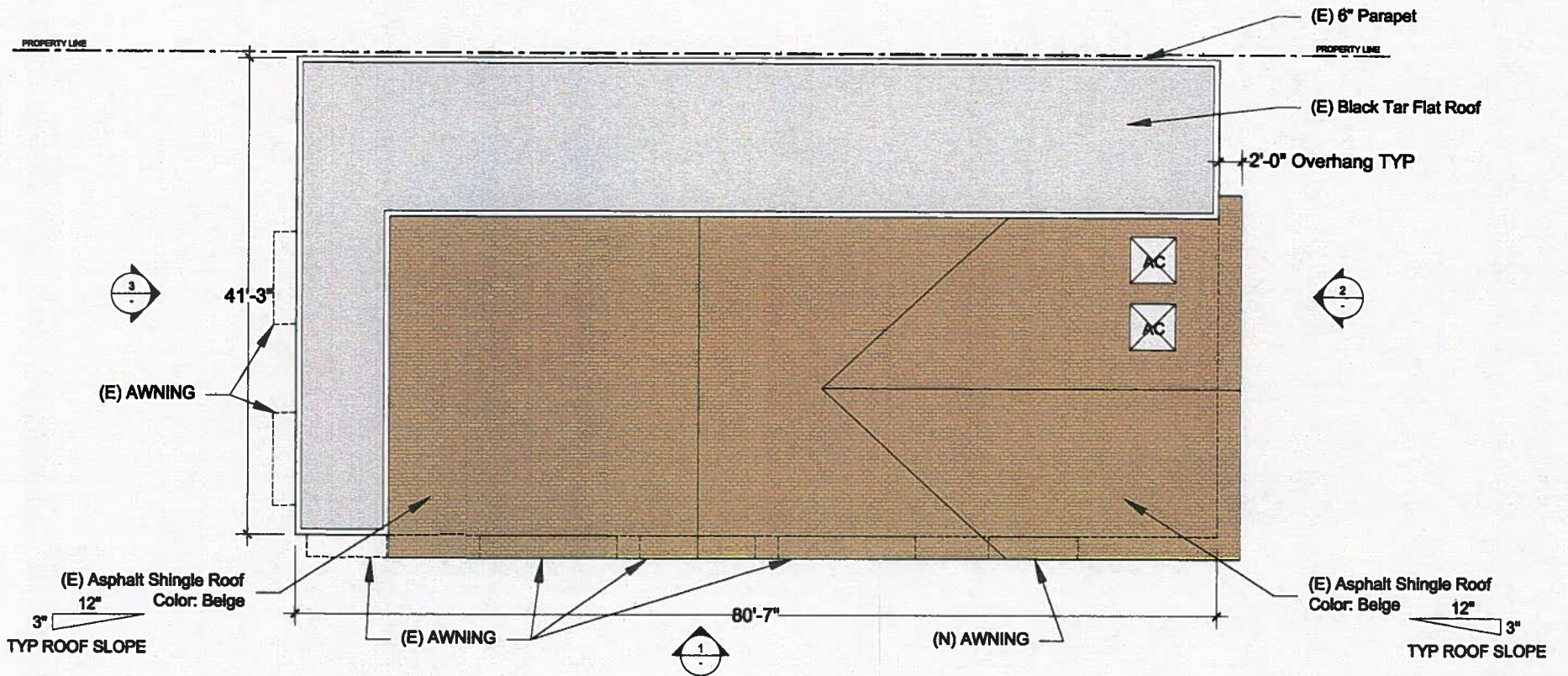
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
PROPOSED CONDITION

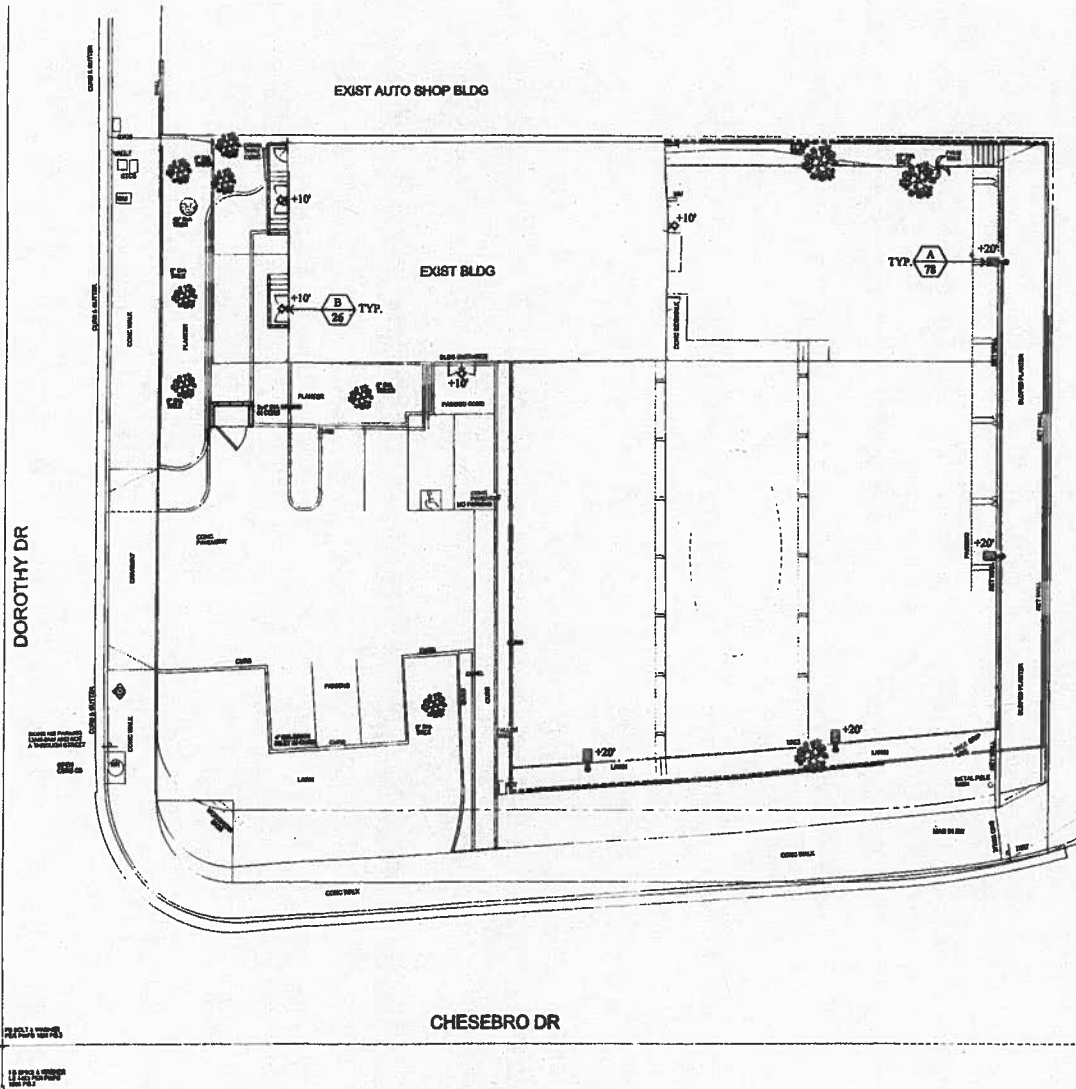
SCALE: 1/4"=1'-0"





0 ROOF PLAN

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



SITE PLAN
3/82'-1'-0"

LIGHTING FIXTURE SCHEDULE									
MOUNTING		LAMPS		LOAD	TYPE DESCRIPTION	MANUFACTURER AND CATALOG NO.	FINISH & REMARKS		
TYP	DESC	TYPE	WATTAGE					V.A.	
⊗	RECESSED	WALL MOUNTED	26		RAB LIGHTING	WPLED06			
⊗	RECESSED	WALL MOUNTED	78		RAB LIGHTING	ALED2T78N			

ALED2T78N

Standardized Series Ales light fixture is the Type II distribution fixture in the RAB lighting line. It is designed to provide uniform illumination in a wide range of applications. It is available in 26 and 78 watt configurations.

LED Type	Color Temp	Color Rendering Index	Beam Angle	Beam Spread
78W	4000K (Neutral White)	90	30°	4.5ft
26W	4000K (Neutral White)	90	30°	4.5ft
78W	3000K (Warm White)	90	30°	4.5ft
26W	3000K (Warm White)	90	30°	4.5ft

Technical Specifications

UL Listing: Submits for wet locations as a recessed fixture.

Lighting Performance: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IES Classification: The Type II distribution fixture is used for wide wallwash, on ramps and outdoor walkways, entry porches and other long and narrow lighting applications. This type is suited for lighting larger areas and usually is located near the entrance. This type of lighting is commonly based on number of foot candles or foot-candle.

Attention Projected Area: 874 x 6.75"

LEDs: 60 (2) multi-chip, 12W, high-output, long-life LEDs.

Driver: Constant Current, Class 2, 3200mA, 100-277V, 90-200% L-VA, Power Factor 0.95.

TSC: 4.8% at 120V, 13.9% at 277V.

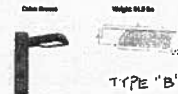
Ambient Temperature: Suitable for use in 49°C ambient temperatures.

Range Protection: 40V.

Cold Weather Starting: The minimum starting temperature is -49°F/-40°C.

Thermal Management: Superior heat sinking with external Air-Flow Fan.

RAB LIGHTING
RAB LIGHTING, INC.
1300 N. 10th Street, Suite 100
Aurora, CA 94502
Tel: (925) 962-8888
Fax: (925) 962-8899
www.rablighting.com



Mounting: Use cast aluminum housing, fast frame and mounting arm.

Color Consistency: 3-year flicker-free testing to achieve consistent beam-to-beam color.

Color Rendering: RAB's range of CCT (Correlated Color Temperature) allows the selection of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (ANSI) Product, ANSI C78.377-2008.

Material: Superior vacuum-cast polycarbonate.

Finish: High temperature off-white powder.

Flame: Can withstand high-temperature powder coatings and is suitable for high-temperature and long-life use.

Range Protection: ALED2T78N is suitable with a 10V surge protector (SPV). SPV available.

Green Technology: Mercury and UV free.

REVISIONS BY

NO.	DESCRIPTION	BY	DATE

PERKINS ENGINEERING & SURVEILLANCE, INC.
1300 N. 10th Street, Suite 100
Aurora, CA 94502
Tel: (925) 962-8888
Fax: (925) 962-8899
www.perkins-engineering.com

SITE LIGHTING PHOTOMETRIC
SITE CHESEBRO RD
AURORA HILLS, CA

Date: 02-05-14
Drawn: M.D.
Job #: M14-281



Sheet **E-2**

