

**CONDITIONS OF APPROVAL
(CASE NOS. 14-SPR-001 & 14-SP-029)**

STANDARD CONDITIONS

1. This decision for approval of the Site Plan/Architectural Review and Sign Permit application, 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 required forms and related fees with the City.
2. 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.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Sign Plans, Renderings and Color and Material Board.
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 approval is used within two (2) years from the date of City approval, Case Nos. 14-SPR-001 and 14-SP-029 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.
8. 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.

SOLID WASTE MANAGEMENT REQUIREMENTS

9. 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.

10. 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.
11. 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.

BUILDING AND SAFETY CONDITIONS

12. All new exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall comply with the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
13. This project shall comply with all federal, state and local accessibility requirements.
14. As part of the permitting process and prior to permit issuance applicant shall submit two (2) complete sets of construction plans including, Site Plan, Floor Plan, Elevation Plan, Roof Plan, Framing Plan, Mechanical Plan, Electrical Plan, Plumbing Plan, Detail Sheets, Title 24 Energy and Green Building Code Requirements, Engineering Calculations and any other necessary documents and construction notes required for review and approval of the project by the Building and Safety Department.
15. Provide detail information and dimensions for areas related to accessibility requirements to assure code compliance (i.e. accessible table and sitting space for indoor and outdoor dining areas).

SPECIAL CONDITIONS

16. The applicant shall replant the area around the base of the monument and any areas where landscaping was damaged during the remodel phase subject to the approval by the City Landscape Consultant.
17. Illumination of the signs shall be inspected after installation, reviewed for intensity and subject to the Planning and Community Director's approval.
18. In the event that new pole light fixtures are installed in the parking lot, the applicant shall provide a photometric plan demonstrating that the parking lot lighting will comply with a maximum of one foot candle at the property line.
19. A minimum of 37 parking spaces shall be maintained on the property and striped according to the Parking Ordinance requirements.
20. Roof equipment shall not be visible from any rights-of-way.
21. The use of red halo lighting is not permitted on the grill.

END