



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: July 7, 2016

TO: Planning Commission

APPLICANT: Clive Dawson for John Fletcher
28925 Pacific Coast Highway
Malibu, CA 90265

CASE NOS.: CUP-01164-2015, OAK-01165-2015 &
VAR-01166-2015

LOCATION: 6505 Chesebro Road
(A.P.N. 2055-029-004)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,505 square foot, two-story, single-family residence with a 2,000 square-foot attached garage, and 1,884 square-feet of attached covered patios and a 800 square-foot accessory structure; an Oak Tree Permit to encroach in the protected zone of two (2) on-site Oak Trees; and a Variance request to allow for a 12 percent building site coverage instead of 10 percent.

ENVIRONMENTAL DETERMINATION: Consistent with the Certified Final Environmental Impact Report for the Palo Comado Ranch Project.

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01164-2015, Oak Tree Permit Case No. OAK-01165-2015, and VAR-01166-2015, subject to conditions, based on the findings of the attached Draft Resolutions.

ZONING DESIGNATION: OS-R-D-OA-EQ (Open Space-Restricted-Drainage - Old Agoura Design – Equestrian Overlays) and OS-R-OA-EQ. Located in the Significant Ecological Area (SEA #12)

GENERAL PLAN DESIGNATION: Open Space – Restricted (OS-R)

I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Clive Dawson representing John Fletcher, is requesting approval of a Conditional Use Permit (CUP) to construct a 3,505 square-foot, two-story, single-family residence with an attached 2,000 square-foot garage (which can be converted to a future barn), 1,884 square feet of attached covered patios and an 800 square-foot accessory structure to be used as a pool house/recreation room. The flat, 1.33-acre lot is located on Chesebro Road in the Palo Comado Ranch residential tract partially in the Open Space-Restricted-Drainage, Old Agoura Design Overlay, and Equestrian Overlay (OS-R-D-OA-EQ) zones, and partially within the OS-R-OA-EQ zones with a Significant Ecological Area designation (SEA#12). The residential project is the second within an eight-lot subdivision approved by the City Council in 2000 as part of the Palo Comado Ranch Project (Tract Map 52396). The tract is surrounded by Palo Comado Canyon Creek and restricted open space land to the west, restricted open space to the north, a single-family home to the south, and the Agoura Pony Club to the east. Although lots in the OS-R zone are typically much larger than the one here, the City Council approved the clustering of smaller sized lots in the flatter portion of the tract area, primarily adjacent to Chesebro Road, in exchange for the preservation of Palo Comado Canyon Creek and the hillsides. The applicant is applying for a Variance to exceed the lot coverage of ten percent, given the constraints of the smaller lots. The project encroaches into the protected zone of two (2) on-site oak trees, therefore the applicant is also requesting an Oak Tree Permit.

Given that the project is within the OS-R zone, and a Significant Ecological Area designation, and pursuant to the tract conditions of approval, the project requires a CUP. This lot is not subject to the Hillside Ordinance development standards because the average topographic slope of the property is less than ten 10 percent (in this case, 9.73%). The proposed single-family residence is a permitted use in the OS-R zone. Accessory buildings, uses and structures are permitted as well as long as a CUP is granted for the project. Additionally, portions of the parcel are located in the Drainage Overlay (D) zone which restricts certain types of structures and improvements from being built. They include such improvements that would broaden the flood plain or direct flood flows out of the natural floodplain and encroachment of developments that could increase the water surface elevations of the 100-year flood zone by more than one foot or cannot fully offset by stream improvements or human habitation. The Drainage Overlay zone applies to areas believed to be subject to flooding. Pursuant to the FEMA Flood Insurance Rate Map (FIRM), none of the structures proposed are in a flood zone. The project does not propose to grade with the effect of broadening the flood plain, increasing water surface elevation of the flood zone, and building a dwelling unit in the flood zone.

Along with the CUP, the applicant is requesting the approval of a Variance to exceed the maximum allowable building site coverage in the OS-R zone of ten (10) percent. The total proposed lot coverage for the project (house, garage, accessory structure's footprint, and covered patios) is 7,134 square feet, which represents 12.3 percent of the lot size.

The owner of the tract previously graded the other adjacent lots along Chesebro Road, improved Chesebro Road with a cul-de-sac, built a bridge to the lots beyond the creek, and provided three-rail fencing along the street frontage. As new development occurs on

each private property along the Chesebro Road, the property owner is required to construct a portion of the equestrian trail along the lot frontage. A condition has been added that will require construction of the equestrian trail along this lot's frontage.

The project proposes ground-mounted lighting to illuminate the walking paths around the structures that are located within the buildable area of the lot. The lights are intended to provide a safe pathway to the entrances of each building. The lighting is not expected to impact the natural resources in proximity to the development because the lights are low intensity, screened and low to the ground. The elevation plans do not indicate any lighting fixtures on the structures. Any lighting fixtures are required by the Old Agoura Design Overlay district to not spill over onto adjacent properties. Condition No. 22 requires that a photometric plan be submitted prior to issuance of a Building Permit showing how much light will be emitted at the property line.

The table below outlines the project and its consistency with zoning requirements:

Data	Existing	Proposed	Required	
Lot Size				
Lot Size in Square Feet	57,908 sq.ft.	57,908 sq.ft.	217,800 sq.ft.	
Lot Size in Acres	1.33 acres	1.33 acres	N/A	
Lot Width	275 ft.	275 ft.	N/A	
Lot Depth	400 ft.	400 ft.	N/A	
Building Setbacks from Property Lines				
Residence Setbacks				
Front (East)		50 ft.	50 ft. min.	
Rear (West)		296 ft.	50 ft. min.	
Side (North)		90 ft.	25 ft. min.	
Side (South)		25 ft.	25 ft. min.	
Accessory Structure Setback				
Front (East)		206 ft.	10 ft.	
Rear (West)		125 ft.	10 ft.	
Side (North)		50 ft.	5 ft.	
Side (South)		25 ft.	5 ft.	
Building Size				
Residence	1 st Floor	N/A	2,415 sq.ft.	N/A
	2 nd Floor	N/A	1,090 sq.ft.	N/A
Attached Garage		N/A	2,000 sq.ft.	N/A
Patio Cover Areas				
	Attached Solid Covers	N/A	868 sq.ft.	N/A
	Lattice Covers	N/A	1,016 sq.ft.	N/A
	Accessory Structure		800 sq.ft.	N/A

Building Height				
Residence		N/A	26-ft -11in.	35 feet
Accessory Structure		N/A	14 feet	14 feet
Building Coverage				
All Buildings		N/A	12.3%	10%

II. STAFF ANALYSIS

A. Site Plan

This irregularly-shaped lot is adjacent to Palo Comado Canyon Creek, a vacant parcel, and open space hillsides owned by the Mountains Recreation and Conservation Authority to the west. This lot takes access from Chesebro Road, south of the cul-de-sac. The closest residences to the tract are located between 1,000 feet to the south (6441 Chesebro Road) and 1,300 feet southeast of the parcel (6390 Chesebro Road). No other residences exist north and west of the subject property. One residence currently exists south of the proposed project. The house was built in 2008 on a one of the eight buildable lots. The Palo Comado Ranch Project (Tract Map No. 52396) Final Environmental Impact Report (EIR) (2000) provides a general location of the building pad on each lot of the tract to assist future property owners in avoiding further environmental impacts. The designated area for this lot remains outside of the flood plain boundary that runs on both sides of the creek and a pipeline easement that crosses the rear of the parcel.

The residence would not be any closer than 50 feet from the front property line, 296 feet from the rear property line and 25 feet from the south property line and 90 feet from the north side of the property, both considered side property lines, meeting the setback requirement of the OS-R zone. This allows the garage to be 32 feet, and the residence 70 feet, from the flood plain boundary, and seven feet and 15 feet, respectively, from the oak tree protected zone. The accessory structure is located 126 feet away from the primary residence, 25 feet from the closest side property line, and 104 feet from the front and 123 feet from the rear property line. The accessory structure would not encroach in the flood zone, the oak tree canopy line, or the utility easement.

The proposed height of the residence is 26 feet and 11 inches as measured to the ridge of the roof. The maximum height allowed for a residence is 35 feet. The height of the accessory structure is 14 feet, meeting the allowed height.

Building site coverage calculations include the footprints of the house, the garage, the accessory structure and patio covers. Other amenities proposed on the property include a pool in the rear yard with a spa, which are not counted in the building site coverage. The project building site coverage occupies a total of 7,134 square feet, which is 12.3 percent of the lot, and in excess of the maximum allowable ten (10) percent per the OS-R zone, and the applicant has applied for a Variance.

The project site is within the Equestrian Overlay District (EQ), which requires that a 1,500 square-foot horse-keeping area be identified on the property for equestrian

purposes. A horse keeping area has been designated in the rear yard between the proposed dwelling and the accessory structure, about 20 feet from the dripline of the oak trees and 30 feet from the creek banks. Although the applicant is not interested in keeping horses on the property at this time, the accessory structure and the garage would continue to meet the minimum 35-foot required separation to the on- and off-site habitable space if the structures were to be converted into a stable. The design also provides a twenty-foot wide paved driveway on the south side of the residence for vehicles to access a future corral as needed.

In an effort to evaluate the compatibility of the proposed size of the home with the neighboring structures, staff found only one approved and built dwelling unit in the tract. The total square footage of the existing residence at 6491 Chesebro Road is 5,587 square feet. The structure was approved with a 765 square-foot, attached garage, a 923 square-foot, detached garage, and 1,024 square feet of attached patio covers on a 1.46 acre-lot. The proposed residence would be 3,505 square feet with a 2,000 square-foot attached garage, an 800 square-foot detached accessory structure and 1,884 square feet of attached patio covers on a 1.33-acre lot. The ratio of living space to size of the lot for the existing residence is 0.087 or 0.114 if both garage buildings are included. The proposed project ratio is 0.060 or 0.108 if the garage and accessory structure are included, which is lower than the existing residence.

The project site is within the Old Agoura Design Overlay District (OA) for which guidelines pertaining to the size of the development were developed and incorporated in the City's Architectural Design Standards and Guidelines. These guidelines have specific recommendations for the Old Agoura residential neighborhood. The guidelines provide a total square footage for the dwelling unit, garage and other habitable structures in relation to the lot size so that a house is in proportion with the size of the lot. Unlike the building site coverage, the recommended square footage in the guidelines includes the second story square footage as well, but also allows for specific structures and interior spaces to be excluded from the calculations. In this case, the guidelines recommend a maximum of 5,558 square feet for the 57,908 square-foot lot. In comparing the proposed square footage to the recommended square footage and after exempting the trellis cover and portions of the accessory structure square footage that could be potentially used for equestrian purposes, the project exceeds the recommended square footage by 625 square feet. However, the square footage appears reasonable when considering the small size of the 1.33-acre lot, and that some of the structures are not visible from the street. The square footage calculations in the guidelines are only recommended square footages. Furthermore, the tract was designed to cluster smaller lots near the flat areas of the property to connect to an existing street, the smaller floor area ratio remains appropriate. Exceeding the recommended maximum allowable building square footage on the land does not require a Variance because the guidelines are advisory, rather than mandatory. Thus, the Planning Commission has discretion to approve this project at the current floor area ratio so long as it finds that the project complies with the overall purpose and intent of the guidelines. By way of comparison, the total square footage of the lone existing residence in the same tract predates the adoption of the recommended square footage guidelines. The recommended square footage for that house would have been 5,673 square feet for a 63,637 square-foot lot had the guidelines been in effect at the time of the

application review. As built, however, the home exceeds the guidelines' recommended floor area ratio by 960 square feet with an applicable total square footage of 6,633 square feet. Despite the additional square footage beyond that recommended in the guidelines and above the maximum building site coverage allowed in the OS-R zone, both the tract's existing house and this proposed house provides sufficient separation between structures both on-site and off-site consistent with the requirements to maintain privacy and a rural character of the area. The additional square footage and building site coverage is a reflection of small lot sizes originally approved in the tract. The lots were designed to be smaller and clustered to preserve more valuable open space in the hillsides beyond the creek boundaries. The proposed building square footage is similar to other residential development in this general area of Old Agoura. The resulting small lots make development otherwise difficult in this case. The ten percent maximum lot coverage standard typically applies to lots that are much larger in the OS-R zone, than the one proposed here at 1.33 acres.

B. Architectural Review

Zoning Code Sections 9555.B.2 and 9555.C.1 require that projects proposed in Old Agoura embrace an eclectic, rural style that preserves the equestrian nature of the area, and that the design is in character with the existing development with Old Agoura District. The Architectural Design Standards and Guidelines also provide general recommendations on how to maximize architectural compatibility of new dwelling units with existing residential development, including the height of the structure, materials, colors, roof pitch, roof eaves and the preservation of privacy. The applicant proposes a rustic style of architecture for the residence. The exterior materials include Spanish tiles for the roof, and smooth stucco for the walls. The design incorporates a covered breezeway between the garage and the house and a long covered porch with both solid and lattice roofs in the rear elevation of the house along the pool. One covered balcony is also proposed in the rear of the house; the balcony adds architectural interest to the rear elevation. The roofs over the patios and balcony are supported by heavy wood members. The overall color scheme is an earth tone palette, with beige walls and brown trim. The accessory structure will be treated with the same building materials and colors as the house. This proposed design includes vertical and horizontal articulation in that the structures have various roof heights and the elevations are set back from each other. The second story is smaller than the first floor, which helps in minimizing the impact of the massing of the house as viewed from the street.

The Architectural Review Panel (ARP) reviewed the project and, upon review of the original plans, suggested more details on the walls. The applicant's architect would rather not add any more details to keep with the simplicity of the Spanish Revival style of architecture design standards. The project does comply with the City's Architectural Guidelines in that it uses earth tones and quality materials that are true to the architectural style selected for this property. A letter from the Old Agoura Homeowners Association regarding the project is included as Attachment 3.

C. Oak Trees/Landscaping

The landscape plan for the site includes trees, shrubs, and grasses, some of which are native, and several fruit trees and grape vines. Irrigated landscaping is limited to around the perimeter of the house in order to minimize impacts to the creek and oak trees along the creek from possible over-watering. The fruit trees are allowed by the Los Angeles County Fire Department and are considered non-invasive. The project does not require the removal of oak trees, but would result in minor encroachment in the protected zone of two (2) on-site oak trees. Per Municipal Code Section 9657.5, an Oak Tree Permit approved by the Planning Commission must be issued due to the encroachment. Both the City Oak Tree and the City Landscape Consultants have reviewed the Landscape Plan and support the design and palette subject to conditions, which include, but are not limited to providing plans that are acceptable to the Los Angeles County Fire Department Fuel Modification Division and eliminating invasive non-native plants. Conditions have been incorporated into the project to ensure impacts to the oak trees are minimized. They include minimizing ground disturbance occurring within the protected zone of the on-site oak trees and using hand tools only while grading under the observation of the applicant's oak tree consultant, as well as fencing the oak trees during the construction phase.

D. Significant Ecological Area

The project site is located in a Significant Ecological Area (SEA #12) designation. The goal of the SEA is to preserve the natural resources of the area. Projects must be compatible with the biotic resources; maintain water courses in a natural state; maintain wildlife corridors; and retain vegetation and/or open spaces to buffer critical resource areas. The project has been designed to be compatible with the SEA, as development would not occur in the oak forest or creek, and the areas between the proposed buildings and these resources would be left in a natural state. Only minor encroachment to two on-site oak trees is required but the oaks would remain and not require mitigation. No special status wildlife and plant species are expected on-site in the area to be developed pursuant to the Biological Assessment Study dated January 2016. A condition has been added that a bird nesting survey be conducted by the applicant prior to the project construction activities and that any nests found be avoided to ensure nesting birds are not adversely affected by the project construction. The study found that the project would not affect the Southern Coast Live Oak Forest or Palo Comado Canyon Creek on-site, as the development would be situated sufficient distance from those resources. Wildlife may use those two areas as a pathway, but the project would not adversely affect the continued use of these areas for wildlife travel. The Los Angeles County Fire Department Fuel Modification Division staff works with applicants to create fuel modification measures to minimize impacts to oak trees. Based on the comments received by the Fire Department, the development will not cause adverse impacts to the on-site oak trees in order to meet Fuel Modification requirements.

E. Engineering/Public Works

The preliminary Grading Plan has been reviewed by the Engineering Department. The topography of this irregularly shaped lot slopes slightly downward toward the west, near

the creek. Grading will occur toward the front, east end, of the parcel. The applicant's civil engineer proposes 601 cubic yards of cut and 188 cubic yards of fill to level out the slight undulations of the lot. Only 413 cubic yard of soil will be exported off the site. No grading is proposed within the flood hazard areas (per the Flood Insurance Rate Map No. 06037C1261F) and the protected zones of the oak trees. The project is conditioned to provide an equestrian trail along the front property line, as required by the City's General Plan. Chesebro Road, which is a private street, has already been improved by the developer of the tract. No other public improvements are required of the applicant. A septic system will serve the proposed residence. The project includes a condition to obtain final approval from the Los Angeles County Health Services Department of the proposed system prior to issuance of a Building Permit. The system, which will be located in the front of the lot, will not conflict with the proposed structures.

F. Geotechnical

The City Geotechnical Consultant (GeoDynamics, Inc.) has reviewed and approved the geotechnical report submitted for the project by the applicant's consultant, GSC GeoSoils Consultants, Inc., dated March 4, 2015 and February 8, 2016. The City Consultant recommends approval of the geotechnical report at this feasibility and planning stage, subject to conditions.

G. Variance Request Summary

The applicant is requesting a Variance from Zoning Ordinance Section 9488.3 to exceed the maximum ten (10) percent building site coverage allowed in the OS-R zone. Lots in the Palo Comado Ranch Tract average 1.75 acres in size with development restricted areas. The OS-R zone requires a maximum of ten (10) percent building site coverage, whereas the subject site is allowed 5,791 square feet of footprint, in contrast to a similarly-sized lot in the Residential Very Low density (RV) zone, adjacent to this tract, allowing up to 25 percent of building site coverage. Properties in rural Old Agoura, in general, have more structures than in a typical tract development because of the equestrian uses and open natural areas that often require property maintenance equipment storage. The granting of the Variance would allow the applicant to make full use of the lot for a dwelling and accessory structures consistent with other surrounding residential developments. The small lot size was established by the tract development approval to minimize impacts to adjacent natural resources by congregating development in a limited area of the private property. Strict application of the building site coverage requirement of the district would deprive the applicant from full use of the lot as a residence with accessory structures for property maintenance, recreation, and horse-keeping. The larger building site coverage will not cause a public hazard. The project is proposed to be built to current Building Code standards. The project will not block the line-of-sight for the traffic making a U-turn at the cul-de-sac. The structures do not encroach in the yard setbacks, and the flood zone and do not impact utility easement on and off the property. The geotechnical report prepared for the project, including required conditions, demonstrates all structures can be safely developed. The project design will allow the placement of a septic system that will meet the Los Angeles County Environmental Health Services Department. The number and type of structures does not exceed those typically found on residential lots in Old Agoura.

The structures will be screened from off-site views by new trees, and all structures will be designed to be aesthetically compatible with Old Agoura.

H. General Plan Consistency

Goal LU-3 City of Open Spaces.

Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

- Policy LU-3-1. Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City.

The project has been designed to avoid significant impacts to the habitat and creek areas on site.

- Policy LU-3-2. Creeks and Natural Drainages. Maintain the form and health of resources and habitat in the City's natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements.

The creek exists in its natural state and will remain as such. The project will not encroach in the creek bed or on the banks. The project proposes a drainage system that will allow storm water to infiltrate into the ground at a safe distance from the creek, thereby protecting the creek banks from erosion. Furthermore, no structure is proposed that will affect the natural course of water.

Goal LU-7 Livable and Quality Neighborhoods

Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

- Policy LU-7-1 Neighborhoods Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.

The project complies with Goal LU-7 in that the project is a single-family residence comparable to other single-family residences in the Old Agoura residential neighborhood, and it adheres to the architectural style and rustic character of the neighborhood.

- Policy LU-7-2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building forms, scale, massing, and relationship to street

frontages; architectural design; landscape; property setback; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing lands forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the Standards and Guidelines.

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

The project is consistent with the City's Architectural Design Standards and Guidelines with respect to design and form in relation to an irregularly shaped lot. The rustic style of architecture allows for more integration with the natural surroundings. The garage is placed west of the residence to protect the main residence from the afternoon sun exposure. The garage is connected by a breezeway and has the effect of reducing the appearance of the mass from Chesebro Road. The building incorporates a balcony, attached patio covers, and wide roof overhang to protect from the elements. The building materials are of high quality and the building color is a neutral tone of color. The proposed single-family residence conforms to the required height, front, sides and rear yard setbacks of the OS-R zone. The building scale and massing is broken up vertically and horizontally; the second floor is set back 26 feet from the first floor side elevations, and the front elevation of the first floor is set back 3 feet from the second story front elevation. The project is similar to the only other residence in the tract in that it is a two-story structure setback 50 feet from the edge of the street with a detached garage and a pool in the rear yard. The closest residential properties zoned OS-R are located 1,000 feet away and have larger lots and less constraints on the lot to place structures further from the street. Lots vary from a low 1.2 acres to 20.6 acres and the residences sizes vary from 2,963 square feet to 9,038 square feet. The proposed residence would be 3,505 square feet on a 1.33-acre lot in the OS-R zone which represents a low square footage by comparison to the range of living space square footage and to the more recently approved residential projects square footages.

Goal LU-9 Single Family Neighborhoods

Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

- Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes in Agoura Hills' single-family neighborhoods.

The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with the other residences in the neighborhood. The oversize garage accommodates a recreational vehicle, as well as other personal vehicles, and is attached to the house by way of a

breezeway to cluster the development so as to not impact the aesthetics value of the open space surrounding the property. The building height and front yard setback are consistent with the other residence developed in the tract.

I. Environmental/CEQA

An Environmental Impact Report (EIR) was prepared per the California Environmental Quality Act (CEQA) for the Palo Comado Ranch Tract (Tract Map No. 53396), and certified by the City in February 2000. The EIR addresses the potential environmental impacts for this parcel and seven other contiguous parcels in the tract. For this particular site, the EIR assumed the development of a single-family residence and ancillary uses as proposed here. The project is therefore consistent with the general development guidelines assumed in the EIR. The tract has been previously graded, and each individual lot fenced and maintained for weed abatement in preparation for the sale of each lot. Per the requirements of the EIR, the geology, drainage, biology and oak tree reports were prepared for the specific project and reviewed by staff and expert consultants. The reports do not reveal new substantial information that would require further environmental analysis.

Per Section 15162(a) of the CEQA Guidelines, no subsequent EIR is required to be prepared for this project because:

- (1) No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) No substantial changes would occur with respect to the circumstances under which the project is undertaken that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (3) No new information of substantial importance not known since the previous EIR was certified has been revealed. No new significant impacts were found when reviewing the project. No new significant effects or mitigation measures would apply to the project.

Staff has determined that this project is consistent with the project analyzed in the prior EIR. Staff concludes that because the project is consistent with the EIR, no additional environmental analysis per the California Environmental Quality Act (CEQA) is required. Any mitigation measures in the EIR that are applicable to the project have been incorporated into the project design, or have been made project conditions of approval. Many of the mitigation measures have already been completed by the tract owner, such as the restoration of biological habitat. As such, they are not required of this specific project. Other mitigation measures have been incorporated as conditions of approval, such as those pertaining to bird nesting, storm water pollution and erosion prevention, compliance with the recommendations of the project geotechnical report and oak tree

protection measures. The project design incorporates other mitigation measures, such as sufficient distance between the creek and horse-keeping areas.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-1164-2015, Oak Tree Permit Case No. OAK-01165-2015, and Variance Case No. VAR-01166-2015, subject to conditions, based on the findings of the attached Draft Resolutions.

IV. ATTACHMENTS

1. Draft Resolution for Variance Request with Exhibit A-Conditions of Approval
2. Draft Resolution for Conditional Use Permit and Oak Tree Permit with Exhibit A-Conditions of Approval
3. Letter from the Old Agoura Homeowners Association
4. Vicinity/Zoning Map
5. Reduced Copies of the Proposed Project Architectural Plans and Color Renderings
6. Photographs of the Property and Color and Material Board

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. 16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01166-2015 TO INCREASE THE BUILDING SITE COVERAGE FOR THE PROPERTY LOCATED AT 6505 CHESEBRO ROAD

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

Section I. An application was duly filed by Clive Dawson for John Fletcher with respect to the real property located at 6505 Chesebro Road, Assessor's Parcel Number 2055-029-004 requesting approval of Variance Case No. VAR-01166-2015 to increase the building site coverage from the maximum allowable ten (10) percent to twelve and three-tenths (12.3) percent.

Section II. The project is a request for one single-family residence. The project is consistent with the certified Final Environmental Impact Report (EIR) for the Palo Comado Ranch Project (Tract No. 52396) certified by the city in 2000. The EIR addressed development of the subject parcel and several other lots for single-family residential use as proposed here. Thus, the project is consistent with the development assumed in the EIR. All applicable mitigation measures in the EIR have been incorporated into the project design or have been made conditions of approval in Exhibit A of the resolution including those pertaining to bird nesting, storm water pollution, and erosion prevention, oak tree protection measures, and recommendations of the geotechnical report prepared for the project. Subsequent, additional environmental technical studies have been prepared for the project including biological, oak tree, drainage and geotechnical, as called for in the EIR for site specific development. Such studies have not identified any changed circumstances or presented new information regarding the environmental conditions at the project site. No circumstances exist that would require the preparation of a subsequent EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162(a), as the project is consistent with the project analyzed in the EIR. There are no substantial changes to the project or circumstances under which the project would be undertaken warranting revisions of the previous EIR, involving new significant effects or an increase in severity of previously identified significant effects; and no new information of substantial importance has been revealed since the previous EIR was certified. Therefore, no additional CEQA analysis is required for the proposed project.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on July 7, 2016, at 6:30 p.m. in the Council Chambers, City Hall, at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Variance. 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 V. 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. 9676.2.E. of the Agoura Hills Municipal Code, that:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The OS-R zone requires a maximum of ten (10) percent building site coverage. Lots in the OS-R zone are generally larger than the lots in Tract 52395 because of topographic conditions. Lots created as part of the approval of the Palo Comado Ranch Project, which includes this subject site, are smaller than those typically found in the surrounding Old Agoura area. The lots of the subdivision were clustered near a street to preserve sensitive natural areas. As a result, the lots are irregular in shape to avoid any development from encroaching in the creek and the oak woodland. The subject site is 1.33 acres (57,908 square feet) which allows 5,791 square feet of footprint under the OS-R zone's ten percent standard. The proposed footprint square footage of the project's structures alone total 5,215 which is below the requirement. However, also included in the total footprint calculations, per the Zoning Ordinance, are patio covers and breezeways. When all accessory structures and buildings are accounted for, the square footage accounts for 12.3 percent of the lot and exceeds the building site coverage standard. Other properties in Old Agoura have larger building footprint but with lot sizes that are mostly equal or larger than the subject site and parcels. Under other zoning in Old Agoura, particularly the Residential Very Low (RV) zone, such lots can accommodate a building site coverage of up to 25 percent of the total acreage, which if applied to the subject lot, equates to 14,477 square feet of building site coverage. Properties in this semi-rural neighborhood, in general, have more structures than in a typical tract development because of the equestrian uses and open natural areas that often require property maintenance equipment storage. Thus, due to the relative smaller size of the lots in the subject tract, strict application of the ten percent coverage standard would deprive this owner of the privileges of development that other property owners in the vicinity who have developed single family homes.
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The granting of the Variance would allow the applicant to make full use of the lot for a dwelling and accessory structures consistent with other surrounding residential developments. The building site coverage is based on the size of the lot, which is restrictive when applied to lots in the Palo Comado Ranch tract, because the lot sizes are smaller than lots found in the OS-R zone. The proposed 12.3 percent building site coverage on a 1.33 acre lot is lower than the building site coverage allowed in the adjacent Residential Very Low (RV) zone whereby a maximum of 25 percent of the total lot size is allowed for lots one acre and above in size.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The small lot size was established by the tract development approval to minimize impacts to adjacent natural resources by clustering development in a limited area

of the land. The Zoning district, OS-R, contemplates a minimum lot size much greater than the subject lot, and as a result, the lot sizes in the tract are uncommonly small. The proposed project mitigated any potential environmental impacts. As such, strict application of the site building coverage requirement of the district would deprive the applicant from full use of the lot as a residence with accessory structures for property maintenance, recreation, and horse-keeping.

- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The larger building site coverage will not cause a public hazard. The project is proposed to be built to current Building Code standards. The project will not block the line-of-sight for the traffic making a U-turn at the cul-de-sac. The structures do not encroach in the yard setbacks, and the flood zone and do not impact utility easement on and off the property. The geotechnical report prepared for the project, including required conditions, demonstrates all structures can be safely developed. The project design will allow the placement of a septic system that will meet the Los Angeles County Environmental Health Services Department.
- E. The granting of the Variance will be consistent with the character of the surrounding area. The building site coverage and number and type of structures do not exceed those typically found on residential lots in Old Agoura. The structures will be screened from off-site views by new trees, the lighting will be of lower intensity, and all structures will be designed to be aesthetically compatible with Old Agoura.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01166-2015 subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

Section VII. 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 7th day of July, 2016, by the following vote to wit:

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

ATTEST

John O'Meara, Chair

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL (Case No. VAR-01166-2015)

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 this variance with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on July 7, 2016.
4. It is hereby declared to be the intent that if any provision of this variance is held or declared to be invalid, the variance 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 variance 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 the approval is used within two (2) years from the date of City approval, Case No. VAR-01166-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. VAR-01166-2015 is valid only in conjunction with Conditional Use Permit Case No. CUP-01164-2015 and Oak Tree Permit Case No. OAK-01165-2015 and the conditions of approval therein. The effectiveness of this variance is contingent upon approval of those entitlements.
8. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.
9. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

END

DRAFT RESOLUTION NO. 16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01164-2015 AND OAK TREE PERMIT CASE NO. OAK-01165-2015 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6505 CHESEBRO ROAD; AND MAKING A FINDING OF CONSISTENCY WITH THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PALO COMADO RANCH PROJECT

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

Section I. An application was duly filed by Clive Dawson for John Fletcher with respect to the real property located at 6505 Chesebro Road (Assessor's Parcel No. 2055-029-004), requesting approval of a Conditional Use Permit to allow the construction of a new 3,505 square-foot, two-story residence, a 2,000 square-foot, attached garage, 1,884 square feet of attached patio cover and an 800 square-foot accessory structure (Case No. CUP-01164-2015); and a request for an Oak Tree Permit to encroach in the protected zone of two (2) on-site oak trees for the proposed development.

Section II. The project is a request for one single-family residence. The project is consistent with the certified Final Environmental Impact Report (EIR) for the Palo Comado Ranch Project (Tract No. 52396) certified by the city in 2000. The EIR addressed development of the subject parcel and several other lots for single-family residential use as proposed here. Thus, the project is consistent with the development assumed in the EIR. All applicable mitigation measures in the EIR have been incorporated into the project design or have been made conditions of approval in Exhibit A of the resolution including those pertaining to bird nesting, storm water pollution, and erosion prevention, oak tree protection measures, and recommendations of the geotechnical report prepared for the project. Subsequent, additional environmental technical studies have been prepared for the project including biological, oak tree, drainage and geotechnical, as called for in the EIR for site specific development. Such studies have not identified any changed circumstances or presented new information regarding the environmental conditions at the project site. No circumstances exist that would require the preparation of a subsequent EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162(a), as the project is consistent with the project analyzed in the EIR. There are no substantial changes to the project or circumstances under which the project would be undertaken warranting revisions of the previous EIR, involving new significant effects or an increase in severity of previously identified significant effects; and no new information of substantial importance has been revealed since the previous EIR was certified. Therefore, no additional CEQA analysis is required for the proposed project.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on July 7, 2016 at 6:30 p.m. in the City Hall Council

Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

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

Section V. Conditional Use Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Conditional Use Permit, pursuant to Section 9673.2.E. of the Agoura Hills Zoning Ordinance, 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, and will comply with each of the applicable provisions of the Zoning Ordinance at the exception of the building site coverage. The proposed project is located within the Open Space-Restricted (OS-R) and Significant Ecological Area (SEA) zoning district, which allows for the development of single-family residences with a Conditional Use Permit. The subject site is 1.33 acres (57,908 square feet). Lots created as part of the approval of the Palo Comado Ranch Project, which includes this subject site, are smaller than those typically found in the surrounding Old Agoura area. One intention of the subdivision was to cluster development in a portion of the tract and create reduce lot sizes to preserve sensitive natural areas as separate open space lots. The project complies with the SEA requirements of preserving the natural resources despite the reduced size of the lot. Upon approval of the Variance for building site coverage exceeding the maximum percentage allowed, the project complies with Section 9489.2 which dictates the setback requirements of the OS-R zone. The OS-R zone requires 50 feet for the front and rear yards and 25 feet for each side yard. The project will preserve the natural features of the approved tract by concentrating the structures within the buildable area of the lot and creating a buffer between the structures and the oak woodland and creek. The project is also subject to the Old Agoura Design and Equestrian Overlay Districts pertaining to site layout. The site plan does not have solid walls in the front yard and can accommodate an equestrian area, including a corral and accessory structures that could be converted to serve equestrian needs, and therefore complies with the Equestrian Overlay District. The project is also generally consistent with the Old Agoura Design Guidelines, except for the floor area ratio standard that the Planning Commission finds to be overly restrictive when applied to this project. The project complies with the Drainage Overlay (D) zone in that although the Drainage Overlay zone extends over the parcel, the project does not propose to grade with the effect of broadening the flood plain, or increasing water surface elevations of the flood zone, or building a dwelling unit in the flood zone.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed Spanish revival style of architecture and building materials, which include beige colored stuccoed walls, Spanish tile clad roof, and brown wood trims will all contribute to the rustic appearance of the property. The project was reviewed by the City's Architectural Review Panel, and was found to be in compliance with the City's Architectural Design Standards and Guidelines with respect to the architecture. The project exceeds the recommended floor area ratio found in the Guidelines in relation to the lot size. However, the only other developed residence of the tract also exceeds this standard and the Planning Commission finds that the floor area ratio would be overly restrictive if

strictly applied to this project. Exceeding the floor area ratio requirement does not require a Variance because the Guidelines are advisory rather than mandatory and as long as the rustic style of the property is maintained.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air, open space to surrounding properties and privacy by recessing the second floor from the first floor building envelope and providing the required yard setbacks. The proposed two-story structure provides sufficient separation between the proposed building and the adjacent residence per the setback requirements of the OS-R zone. Geotechnical and drainage studies, as well as landscape plans, have been provided and approved by the City's Consultants. Vehicular access to the property will be provided via Chesebro Road, a developed street, and an equestrian trail will be built per City standards to connect with the existing segment in front of the adjacent property. The project will be in full compliance with the City's Building Code. The site will be served by a private septic system, which has been conditioned to receive Los Angeles County Environmental Health approval prior to issuance of grading and building permits.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, upon approval of a variance for the building site coverage. The project meets the development standards of the underlying zone relative to the required front, side and rear yard setbacks, and height, as well as the Old Agoura Design, and Equestrian Overlay Districts relative to the rustic style of architecture and minimum size of the equestrian use of the parcel. The project complies with the Drainage zone in that the project does not propose to grade with the effect of broadening the flood plain, or increasing water surface elevations of the flood zone, or building a dwelling unit in the flood zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The OS-R zone allows for residential units and accessory uses. The structures comply with the OS-R zone setback requirements which provide substantial distance from adjacent properties. This allows for a fifty-foot distance between on and off-site structures specifically with the only other residence in the Palo Comado Ranch housing tract, and protection of views and privacy. The closest home in the tract is adjacent to this lot and homes outside of the tract are located over two hundred feet from the proposed development. The approved Tract Map 52396 dictated the size and shape of the lots and a general location for development in order to minimize impacts on natural features, which this project complies with. The placement of the structures is tailored to fit within the irregularly shaped parcel and narrow depth of the lot while minimizing impacts of the mass on the street and neighboring properties. The development is proposed on a flat part of the lot away from the sloping banks of the creek. The lots have been fenced and have already been graded for a future development pad. The rustic style of the residence fits with the unique size and shape of the existing lot, which adds to the diversity of the placement of structures on open space zoned lots.

F. The proposed use is consistent with the City's General Plan. The project complies with Goal LU-3 and Policies LU-3-1 and 3-2 in that it preserves scenic areas and corridors and protects plant habitats and riparian areas by maintaining the development boundaries at a reasonable distance from the on-site and off-site natural features. The project is consistent with Goal LU-7 and

Policy LU-7-1 and LU-7-2, which dictate that houses types, densities and design be diversified and, which recognizes the contribution of the project to the City's identity and quality of life for residents. The project architecture is different from adjacent homes and yet maintains the rustic character of the area by its rustic style of architecture. The project incorporates the equestrian features found in the Old Agoura residential neighborhood, which includes areas for future corrals and a multi-purpose structure built to accommodate animal and animal related equipment housing. The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with the other residences in the neighborhood. The oversize garage accommodates a recreational vehicle, as well as other personal vehicles, and is attached to the house by way of a breezeway to cluster the development so as to not impact the aesthetics value of the open space surrounding the property. The front, rear and side yards comply with the OS-R zone requirements, and is not cluttered with structures. Fruit trees and native planting will enhance the development.

Section VI. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Oak Tree Permit, pursuant to Section 9657.5.C and the Oak Tree Preservation Guidelines of the Agoura Hills Zoning Ordinance, that:

The proposed use will not endanger the health of the remaining trees on the subject property and the encroachment into the protected zone of two (2) on-site oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. The encroachment will not will not endanger the health of the remaining trees on the lot. The encroachment is considered to be minor in that it is less than ten (10) percent of all the trees on the subject property, and will not need to be mitigated by replacement trees but rather by adhering to protection measures to preserve the health of both oak trees during the construction phase described in the City of Agoura Hills, Oak Tree Preservation Guidelines, Appendix A.

Section VII. Significant Ecological Area. The project as conditioned will be compatible with the biotic resources present. The project landscape plan provides native planting and non-invasive plants so as to not overtake adjacent native vegetation. The development is kept at a safe distance from the creek bed and banks and will maintain the water courses in their natural state. No wildlife movement corridor is known to cross the approved tract and, therefore, the development will not prohibit protected movement of local wildlife. The site plan keeps the development at a reasonable distance from the oak woodland and the creek, thereby protecting existing natural resources areas, and no fences are required to buffer important habitat areas as a result of the development. The necessary roads and utilities serving the project will not conflict with critical resources, habitat areas and migratory paths. All essential utilities are provided in the street and do not reach into environmentally sensitive areas.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01164-2015 and Oak Tree Permit Case No. Oak-01165-2015, subject to the attached conditions attached as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 7th day of July, 2016, by the following vote to wit:

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

John O'Meara, Chair

ATTEST

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. CUP-01164-2015 & OAK-01165-2015)

PLANNING DEPARTMENT 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. The approval of these permits shall not be effective for any purpose until the applicant has agreed in writing that he is aware of, and accepts, all conditions of the permits with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plans, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits 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 permits 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 permits 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 Planning Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property for the primary residence, 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. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. 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.

12. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01164-2015 and Oak Tree Permit Case No. OAK-01165-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. 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.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.48 per square foot for residential construction.
15. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/applicant, has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.
16. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assess the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City." 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.
17. 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.
18. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations in attendance.
19. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.

20. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees, from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.
21. To the extent feasible, the applicant shall not remove or otherwise disturb vegetation, prepare the site, or conduct any other construction related activities within the work areas to avoid impacts to breeding and/or nesting birds from February 1 through September 1, the recognized breeding, nesting and fledging season for raptor and bird species. If such activities in the work areas during the breeding and nesting season cannot be avoided, then prior to any ground or vegetation disturbing activities, the applicant shall have a qualified biologist/ornithologist acceptable to the City Planning Department conduct a survey of all breeding and nesting habitats within the work areas and vicinity within one (1) week prior to construction or vegetation clearing activities. The extent of the survey buffer area surrounding the site shall be established by the biologist to ensure that direct and indirect effects to nesting/breeding birds are avoided. A report discussing the results of the bird survey shall be submitted for review to the City Planning Department prior to issuance of Grading and Building Permit prior to any vegetation removal, site preparation or construction activity. If active nests are found within the survey area, activities within a 300-foot radius (500 feet for raptors) shall not be allowed until an appropriate buffer can be established. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Activities within the buffer area shall be postponed or halted at the discretion of a biological monitor until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. If a state or federally listed species is found, the California Department of Fish and Wildlife and/or the United State Fish and Wildlife Service, as applicable, shall be notified within 24 hours of the sighting, and construction work shall not occur until concurrence has been received that operations may proceed. The biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds, and provide the documentation to the City Planning Department upon completion of the work and prior to issuance of a Certificate of Occupancy.
22. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Planning Director, prior to issuance of a Building Permit.
23. The accessory structure shall not be used for residential purposes.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

24. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures must comply with the Very High Fire Hazard Severity Zone as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.

25. A two percent (2%) slope away from the structure for drainage (on the first 5 feet) all around all new structures shall be provided.
26. The applicant shall note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minute rated window or glass blocks per Section 704A.3.2.2 of the 2013 California Building Code.
27. This project shall be subject to the 2013 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.
28. Per AQMD Rule 445, only fireplaces fueled by gas (such as gas logs) may be installed in a new residence. Permanently installed indoor or outdoor wood-burning fireplaces or stoves are not permitted.
29. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
30. A soils report is required to be submitted to the Building and Safety Department for this project.
31. Built in BBQ's shall be 3 feet away from any combustible materials unless the material above is non-combustible or an approved UL listed hood is provided.
32. Pool fencing shall be provided in accordance with all applicable laws. If utilizing the perimeter fencing for this purpose, the fence must comply with all the pool fencing requirements including but not limited to height, type, latch and swing of door.
33. Los Angeles County Fire Department review and approval will be required for all new structures.
34. Los Angeles County Health Department approval is required for the installation of any septic tanks, leach fields or seepage pits and future leach fields and seepage pits.
35. Las Virgenes Municipal Water District approval will be required.
36. Las Virgenes School District fees will be required (livable sq ft x \$3.48).

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

37. 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.
38. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of any permits, all 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.

39. Prior to permitting, the applicant shall pay all applicable Transportation Impact Fee (TIF) to the Building and Safety Department.
40. 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.
41. 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.
42. 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 Preservation Guidelines, and the City's Oak Tree Consultant's Conditions of Approval, which are incorporated herein by this reference.
43. Prior to permitting, 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.
44. 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.
45. Prior to permitting, the project shall obtain a permit from the Los Angeles County Health Department and Las Virgenes Municipal Water District.
46. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department at 818.597.7322 for approved City certification forms.
47. Building Permits shall not be issued until applicant has obtained septic system approval from Los Angeles County Health Department.
48. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved Conditions of Approval for

the area. The project is required to install a new pavers driveway approach, install an equestrian trail & fence per City's Standard along parcel frontage on Chesebro Road, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.

49. The following existing street(s) being cut for new services or being finish with curb and gutter may require an asphalt concrete overlay: Chesebro Road along entire easterly property line.
50. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
51. Applicant shall submit a title report that is not older than 30 days.
52. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
53. The applicant shall submit 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. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
54. This project shall be subject to the Low Impact Development (LID) requirements of Chapter 5 of Article V of the Agoura Hills Municipal Code.
55. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites.
 - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs.
 - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff.
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
 - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

56. 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.
57. SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
58. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
 59. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in Condition Number No. 46 must be completed to the satisfaction of the City Engineer.
 60. 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.

61. 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.
62. 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.
63. 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 conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL CONDITIONS

64. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval memorandum dated March 15, 2016, which is incorporated herein by this reference.

LANDSCAPE AND IRRIGATION CONDITIONS

65. The Final Landscape Plans shall substantially conform to the Landscape Plans prepared by James Dean, Landscape Architecture dated May 15, 2016 as approved by the City of Agoura Hills Planning Commission, and incorporated herein by this reference.
66. If any tree of heaven (*Ailanthus altissima*) is found on the site, it shall be permanently eradicated.
67. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
68. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he/she has reviewed the civil engineering drawings and that the Landscape Plan is not in conflict with the requirements of the

National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

69. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The plant sizes shall be as indicated on the Fuel Modification Plan dated 5-31-16.
70. The Final Landscape Plans shall include the following notes:
 - a. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
 - b. Identification of the total square footage of the landscape area within the project.
71. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.
72. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
73. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
74. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.
75. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
76. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

OAK TREE CONDITIONS

77. An Oak Tree Permit Application and associated fees shall be submitted to the city, and approved, prior to the initiation of any ground disturbance activities.
78. All new subsurface ground disturbance that will occur within the protective zone of an oak tree shall be performed using only hand tools under the direct observation of the applicant's oak tree consultant. If vegetation clearing or grading is not feasible within the protective zone with the use of hand tools, mechanical equipment may be allowed so long as a certified arborist is present to ensure that no impacts occur to the oak tree.

79. Prior to the start of any work or mobilization at the site, protective fencing shall be installed at the protective zone of preserved oak trees. The applicant or his/her consulting arborist shall consult with the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant.
80. The applicant shall provide a minimum of 48 hours notice to the City Oak Tree Consultant prior to the start of approved work within the protected zone of any oak tree.
81. No grading, scarifying or other soil disturbance shall be permitted within the portion of a protected zone of any oak tree except as specifically required to complete the approved scope of work and in accordance with this oak tree permit.
82. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
83. No irrigation or ground cover shall be installed within the Protective Zone of any existing oak tree unless specifically approved by the City Oak Tree Consultant and the Planning Director.
84. 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.
85. No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City Oak Tree Consultant and/or following an approved Oak Tree permit. 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.
86. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

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 Planning Department 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 City's Waste Reduction & Recycling 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 to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
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.

END

**Old Agoura Home Owners Association
Planning and Zoning Committee**

November 5, 2015

Attn: City of Agoura Hills Planning Dept.

Re: 6505 Chesebro Road.

The Planning and zoning committee from the Old Agoura Home Owners Association has visited the subject site, and reviewed the architectural plans provided by Clive Dawson, dated October 2015. Also included, was the landscape plan by James Dean, and a grading plan.

Project consist of a new house and accessory structure to be built on lot that is 57,908 sf. The house and accessory structures, will exceed the maximum allowed by 82 s.f. The lot coverage, will also be exceeded by 1,023 s.f. (excluding the pool). We suggest, the applicant consider reducing the size of the garage and the pool, to conform to local building requirements.

The Spanish architecture is part of Old Agoura's heritage. However, given the height and mass of the front and side of the residence and the garage, we would like to see some additional architectural elements added. The small patio, trellis, beam work, and covered walk in the back of the residence are visually pleasing. Perhaps, the applicant can add those elements to the front and side of the house.

The applicant has provided for space for future equestrian use between the pool house and the pool. This would not be practical, we suggest moving the pool house closer to the pool, and the horse area to where the pool house is currently located. Or, identifying another horse friendly area on the lot.

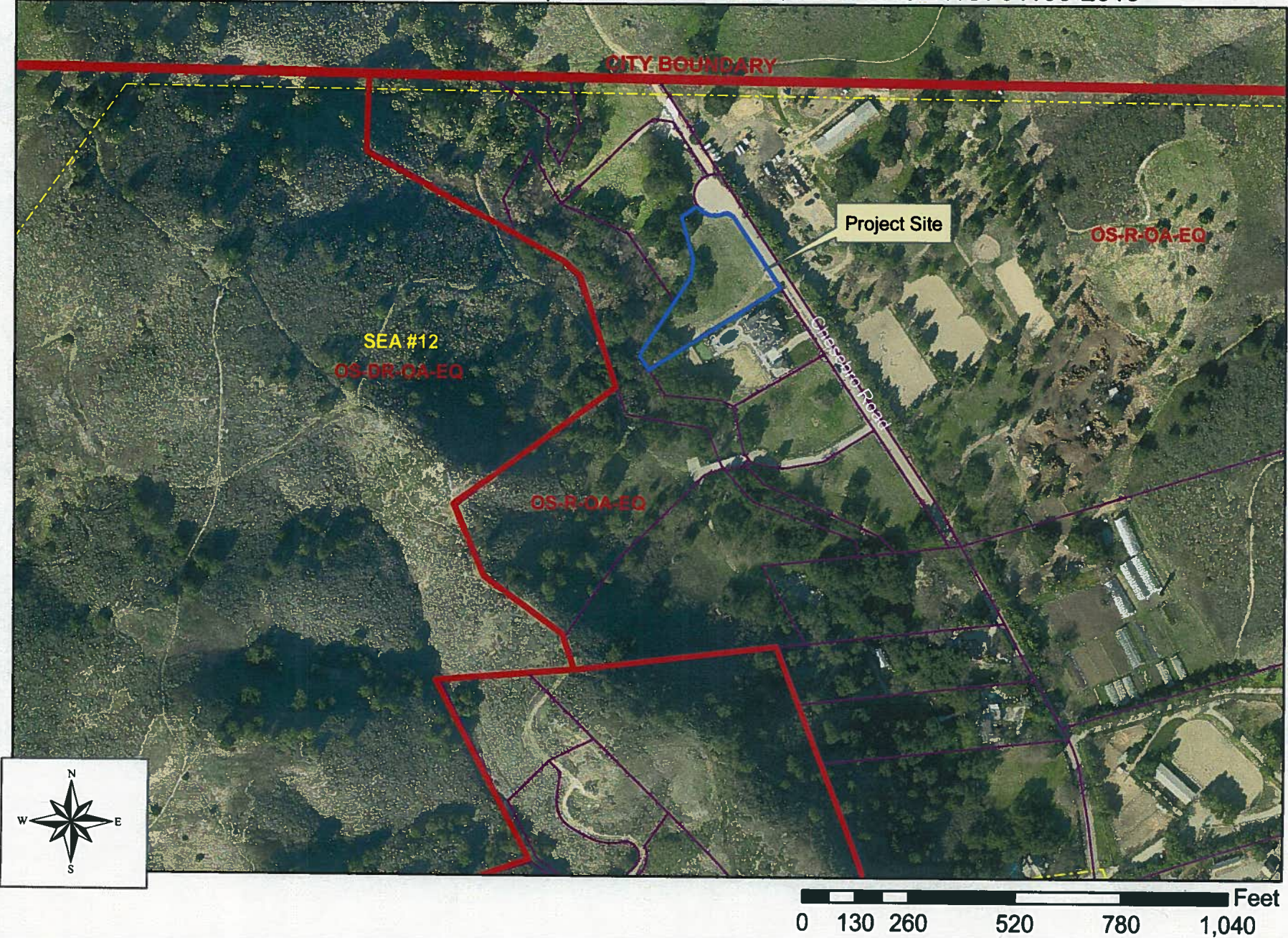
We thank you for the opportunity to review this project. We understand this area is challenging to develop with only 10 % lot coverage. Overall the project has many nice elements, and with some adjustments can be a nice fit. We wish the applicant well, and welcome them to the neighborhood. Please feel free to call if you have any questions, I can be reached at 818-599-6842.

Sincerely,
Daniel Farkash
Phil Ramuno
Mike Colabella.

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. 01164-2015,
OAK TREE PERMIT CASE NO. 01165-2015, & VARIANCE REQUEST CASE NO. 01166-2015

Vicinity Map
with Zoning





SOUTHEAST VIEW

6505 CHESEBRO ROAD, AGOURA HILLS, CALIFORNIA 91301

06-03-16

CLIVE DAWSON A.I.A.
architecture and planning

28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921



SOUTHEAST VIEW

6505 CHESEBRO ROAD, AGOURA HILLS, CALIFORNIA 91301

06-03-16

CLIVE DAWSON A.I.A.
architecture and planning

28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

SURVEY NOTES

ASSESSOR'S PARCEL NUMBER:

2055-029-004

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 33°50'00" W ALONG THE SOUTH WESTERLY LINE OF CHESBRO ROAD (PRIVATE & FUTURE STREET) AS SHOWN ON TRACT NO. 52398 BOOK 1280 PAGES 8-12 AS RECORDED IN THE COUNTY OF LOS ANGELES

BENCHMARK:

BM Y 8982 (2008 ADJ.)
ELEVATION=999.507'
LAT @ ANGLE POINT NW COR CONC DRAIN 3M (10' NO FAIRVIEW PL & 13M (43') W/O CL CHESBRO RD

NOTES:

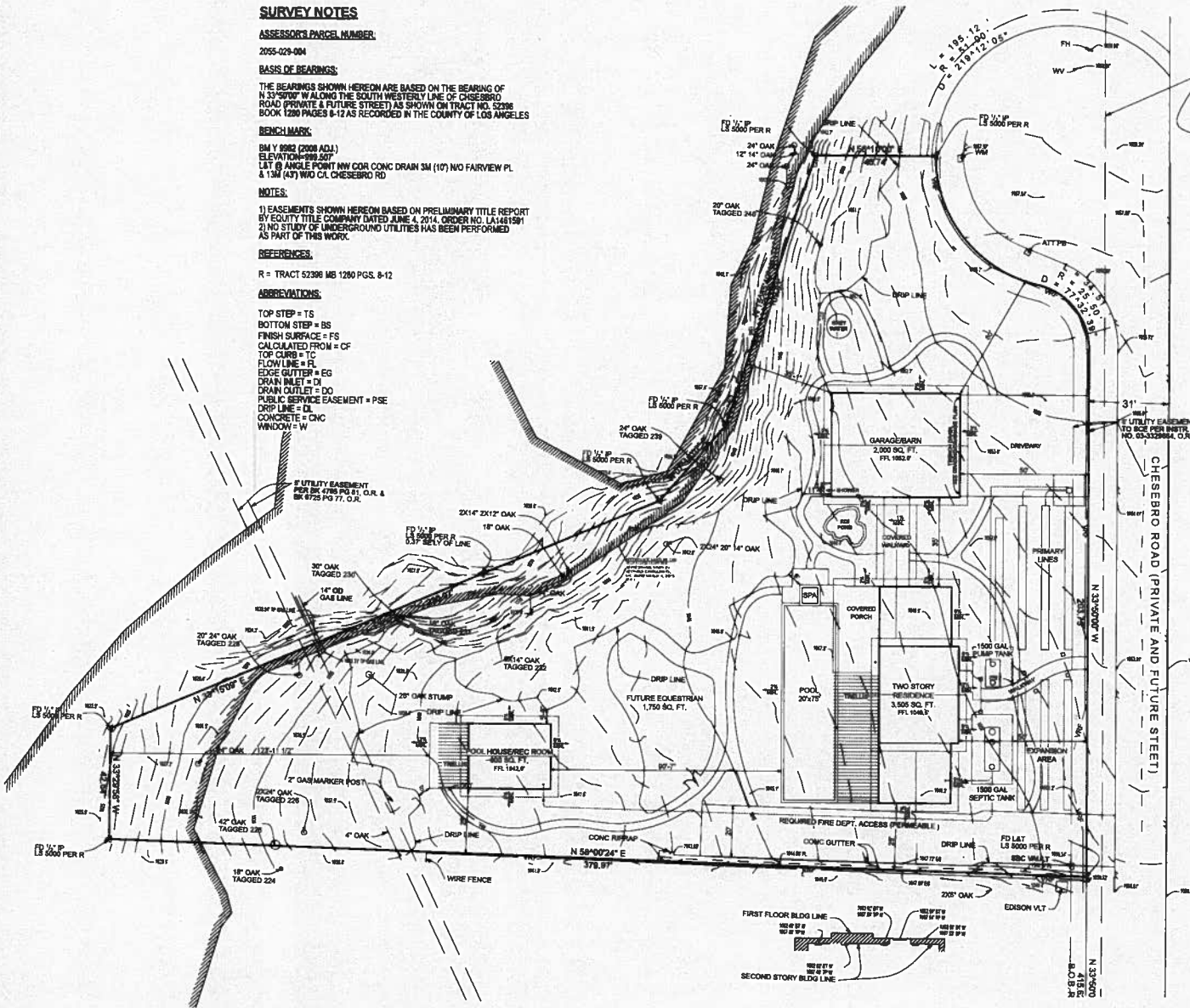
1) EASEMENTS SHOWN HEREON BASED ON PRELIMINARY TITLE REPORT BY EQUITY TITLE COMPANY DATED JUNE 4, 2014, ORDER NO. LA1481591
2) NO STUDY OF UNDERGROUND UTILITIES HAS BEEN PERFORMED AS PART OF THIS WORK.

REFERENCES:

R = TRACT 52398 MB 1280 PGS. 8-12

ABBREVIATIONS:

TOP STEP = TS
BOTTOM STEP = BS
FINISH SURFACE = FS
CALCULATED FROM = CF
TOP CURB = TC
FLOW LINE = FL
EDGE GUTTER = EG
DRAIN INLET = DI
DRAIN OUTLET = DO
PUBLIC SERVICE EASEMENT = PSE
DRAIN LINE = DL
CONCRETE = CNC
WINDOW = W



VICINITY MAP

SITE CALCULATIONS

GROSS LOT AREA	57,908 SQ. FT.
NET LOT AREA	57,908 SQ. FT.
FLOOR AREA:	
MAXIMUM ALLOWABLE	5,558 SQ. FT.
EXEMPTIONS:	
2-CAR GARAGE	800 SQ. FT.
DRIVEWAY	370 SQ. FT.
STREET FACING PATIO	1,810 SQ. FT.
TOTAL	1,810 SQ. FT.
RESIDENCE	3,516 SQ. FT.
COVERED PATIO	574 SQ. FT.
COVERED 1ST FLOOR DECK	77 SQ. FT.
COVERED 2ND FLOOR DECK	2,700 SQ. FT.
STREET FACING PATIO	1,810 SQ. FT.
POOL HOUSE	800 SQ. FT.
EXEMPTIONS	-7,290 SQ. FT.
TOTAL	6,840 SQ. FT.
SITE COVERAGE:	
MAXIMUM ALLOWABLE	5,791 SQ. FT.
BUILDING FOOTPRINTS:	
RESIDENCE	2,860 SQ. FT.
POOL HOUSE	800 SQ. FT.
TOTAL	5,250 SQ. FT.
COVERED PATIO	524 SQ. FT.
COVERED WALKWAY	344 SQ. FT.
TRELLISED PATIO	780 SQ. FT.
TOTAL	259 SQ. FT.
TOTAL	7,184 SQ. FT.

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.	2055-029-004
ZONING	OS
NUMBER OF PARKING SPACES REQUIRED	2 COVERED
NUMBER OF PARKING SPACES PROPOSED	3 COVERED
OCCUPANCY	R3, U
FIRE ZONE	VHFSZ
FIRE SPRINKLERS	YES
BUILDING CODES	2013 CRC, MC, CPC ELEC. C, ENERGY C, GBC AGOURA HILLS MC
BUILDING SQUARE FOOTAGE:	
MAIN RESIDENCE	2,416 SQ. FT.
FIRST FLOOR	1,080 SQ. FT.
SECOND FLOOR	1,336 SQ. FT.
TOTAL	3,516 SQ. FT.
GARAGE/BARN	2,000 SQ. FT.
POOL HOUSE	800 SQ. FT.
OWNER'S INFORMATION:	
JOHN FLETCHER	
2305 PACIFIC COAST HWY	
MALIBU, CA 90210	
(310) 210-1151	

SITE PLAN

REVISIONS	BY
01-21-18	ZD
APR 2018	ZD

PROPOSED SINGLE FAMILY RESIDENCE, GARAGE, & POOL HOUSE FOR:
JOHN FLETCHER
6505 CHESBRO ROAD
AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
architecture and planning
28923 Pacific Coast Highway, Malibu, California 90265 310.389.1911

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DRAWN	OCTOBER 2015
SCALE	1/16" = 1'-0"
DATE	07/27/14
SHEET	A-100



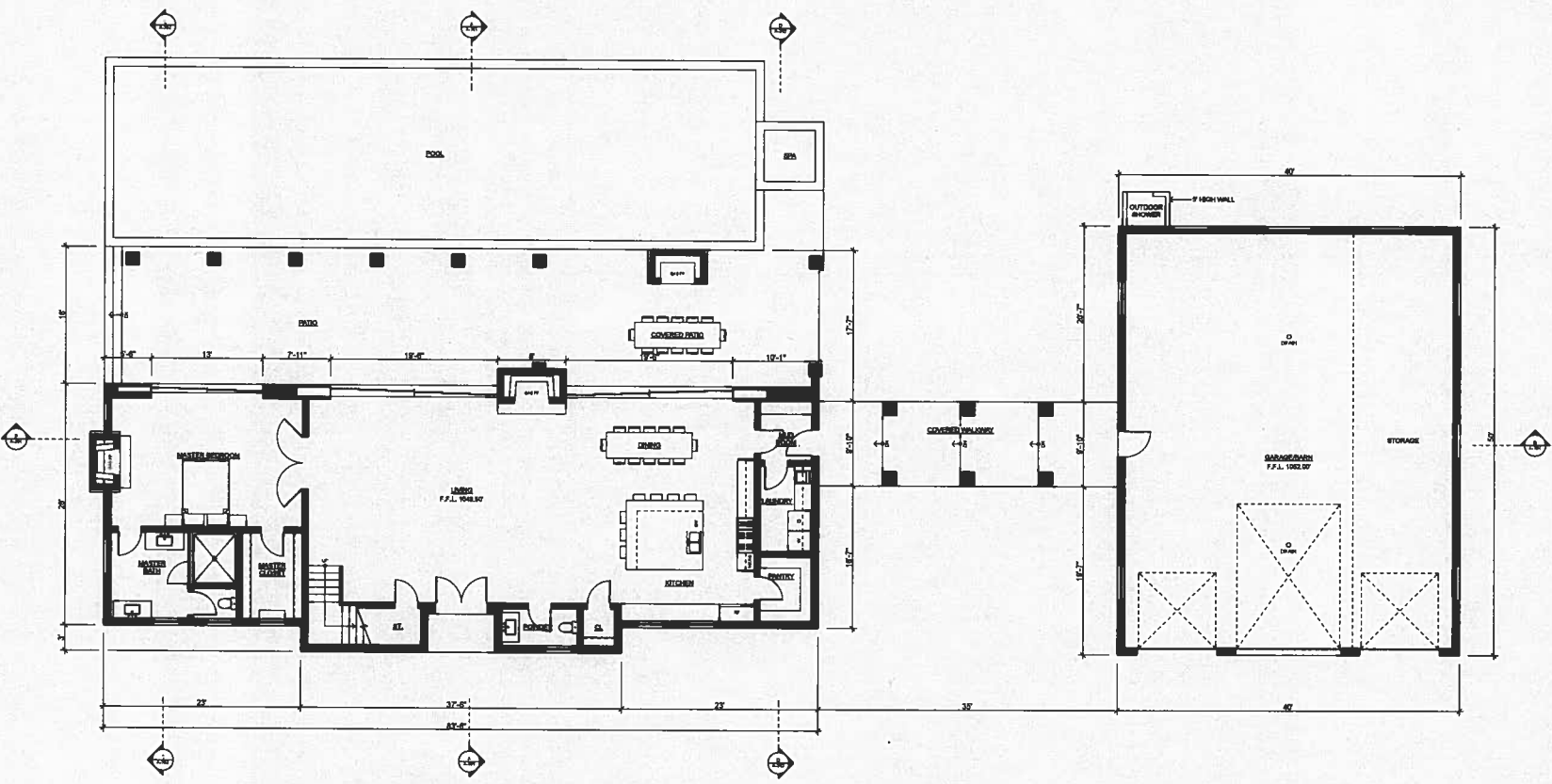
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APR 2016	ZO

PROPOSED SINGLE FAMILY RESIDENCE GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.588.1921

DATE	
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FIRST FLOOR
 2,415 SQ. FT.

NOTES:
 ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VI8 IN THE AGOURA HILLS MUNICIPAL CODE.
 ALL NEW OR REPLACED WINDOWS MUST BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN. RATED WINDOW OR GLASS BLOCKS PER SECTION 704.3.2.2 OF THE 2013 CALIFORNIA BUILDING CODE.
 POOL FENCING SHALL BE PROVIDED. IF UTILIZING THE PERIMETER FENCING FOR THIS PURPOSE, THE FENCE MUST MEET THE POOL FENCING REQUIREMENT FOR THE HEIGHT, TYPE, LATCH AND SWINGS OF DOOR, ETC.

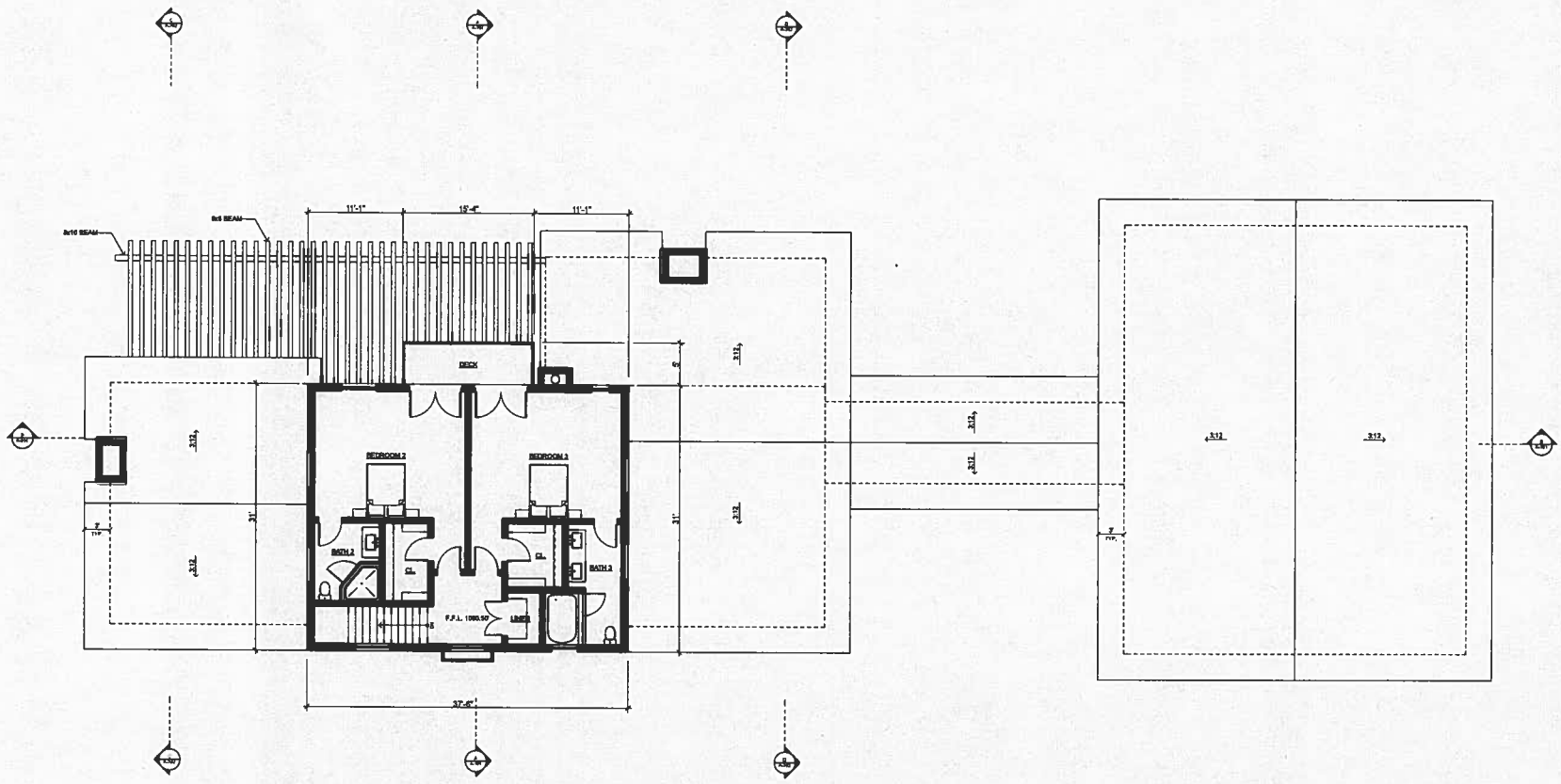
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APR 2016	ZD

PROPOSED SINGLE FAMILY RESIDENCE GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 8505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.399.1921

DATE	2-0
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DATE	OCTOBER 2015
SCALE	3/16" = 1'-0"
DATE	07/27/14
BY	

A-102



SECOND FLOOR

1,090 SQ. FT.

NOTES:
 ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE 16.01 IN THE AGOURA HILLS MUNICIPAL CODE.
 ALL NEW OR REPLACED WINDOWS MUST BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN. RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2013 CALIFORNIA BUILDING CODE.

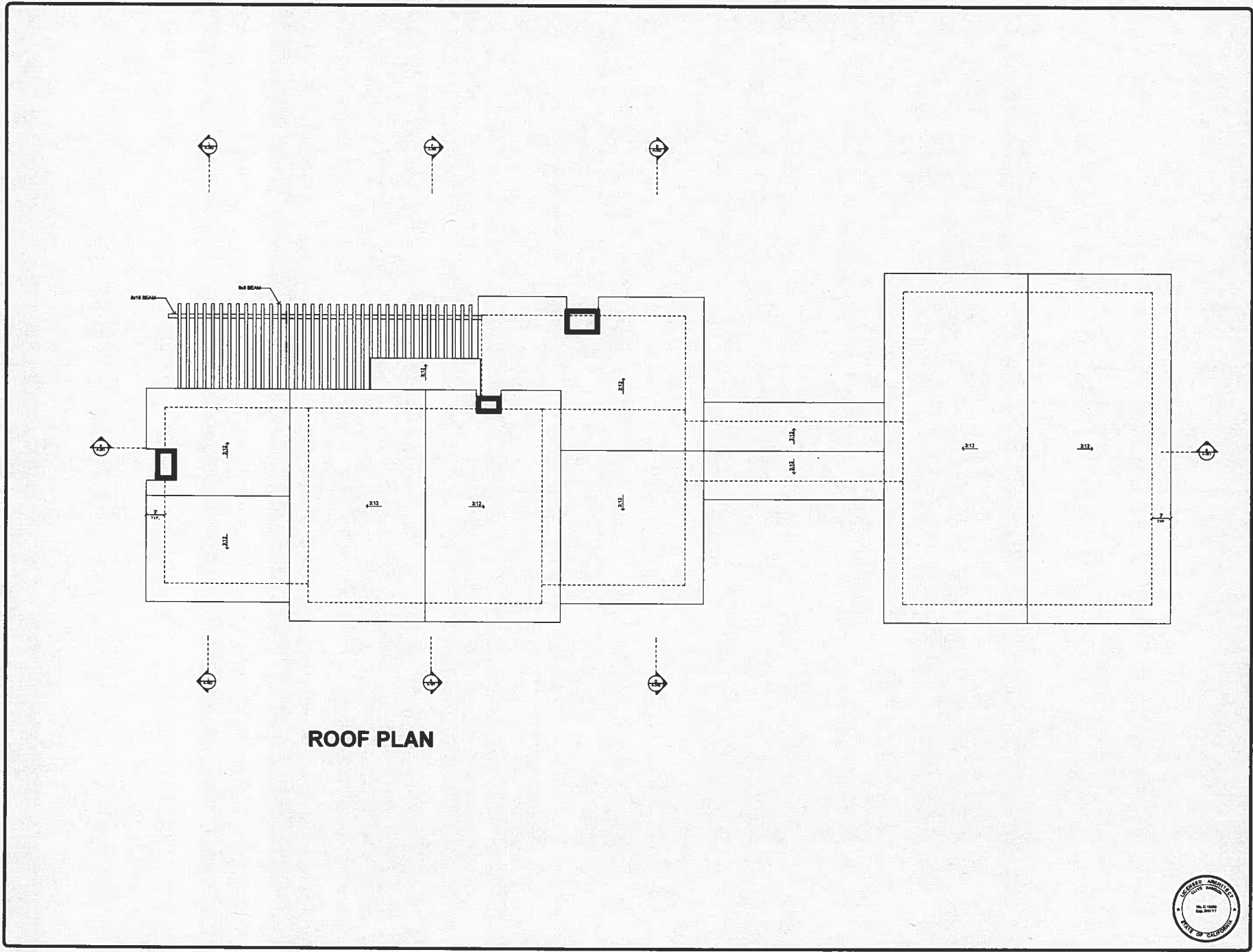
REVISION	BY
APR 2016	ZO

PROPOSED SINGLE FAMILY RESIDENCE GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6805 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

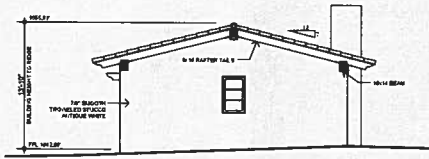
CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90263 310.389.1921

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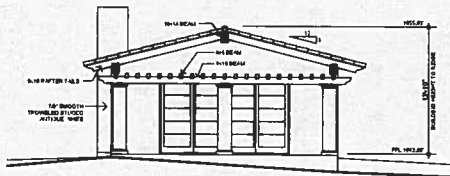
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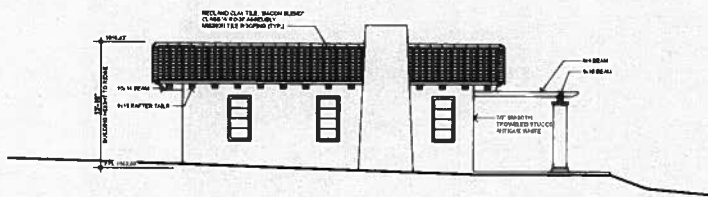
ROOF PLAN



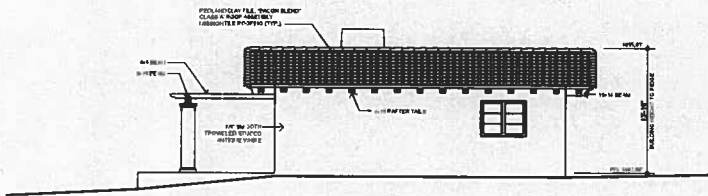
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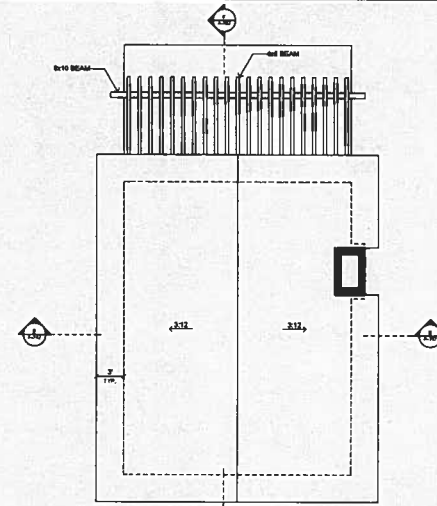
WEST ELEVATION



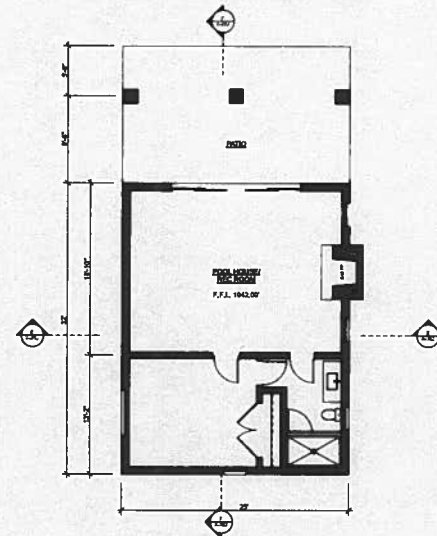
NORTH ELEVATION



SOUTH ELEVATION



ROOF PLAN



FLOOR PLAN

800 SQ. FT.

POOL HOUSE

NOTES:

ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VIII IN THE AGOURA HILLS MUNICIPAL CODE.
 ALL NEW OR REPLACED WINDOWS MUST BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN. RATED WINDOW OR GLASS BLOCKS PER SECTION 7044.3.2.2 OF THE 2013 CALIFORNIA BUILDING CODE.

REVISION	BY
APR 2018	ZD
JAN 2016	ZD

PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

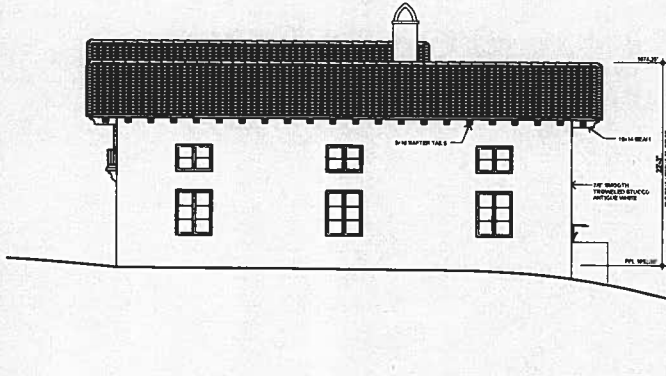
CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

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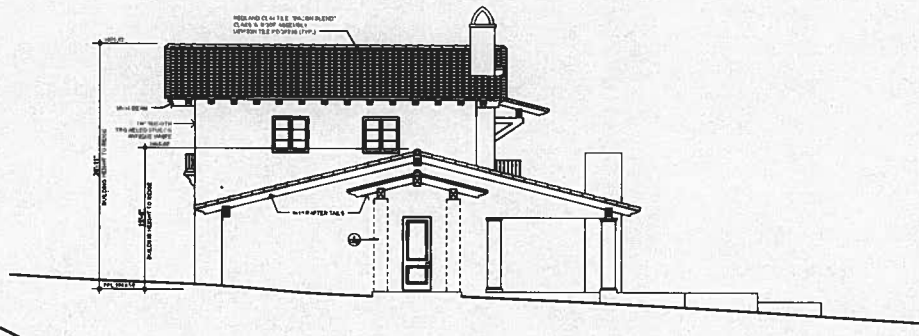
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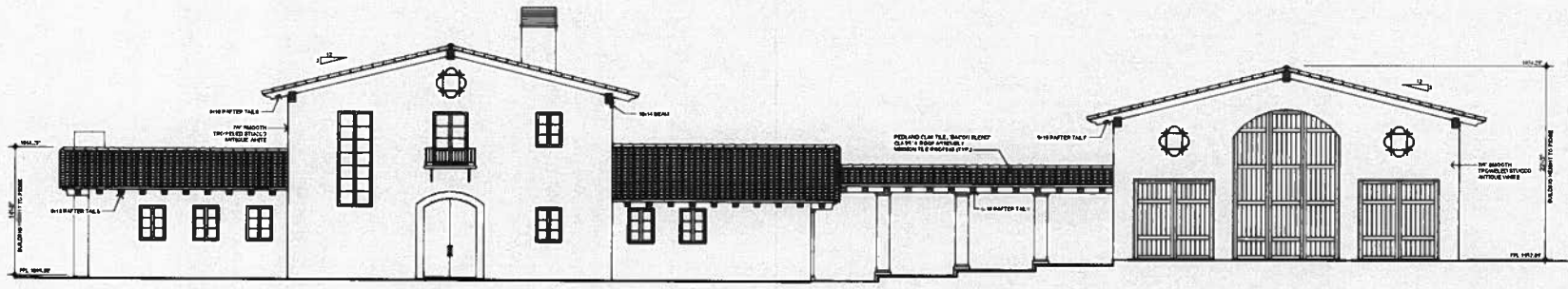
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JUN 2016	ZD



GARAGE NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOTES:
 ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, DECKS, CANopies, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VIII IN THE AGOURA HILLS MUNICIPAL CODE.
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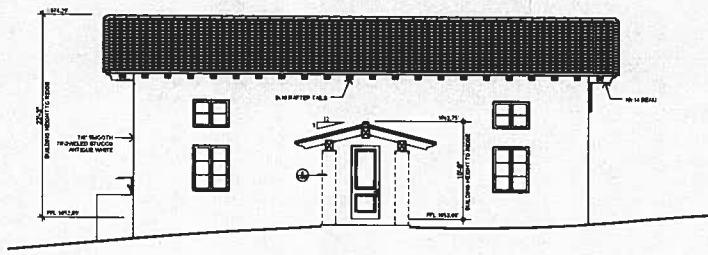


PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

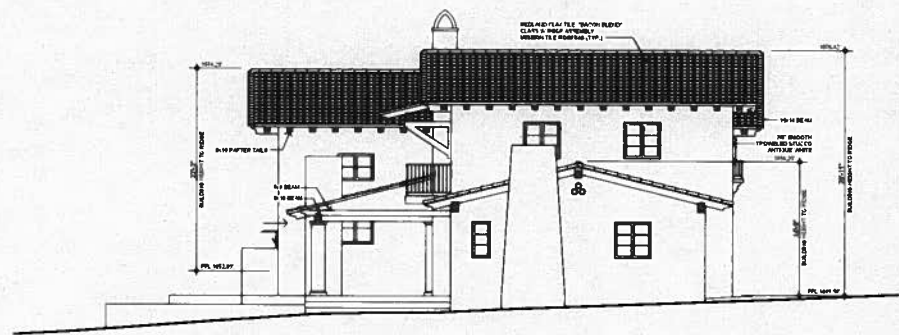
CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90245 310.889.1921

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CHECK	08/07
A-201	

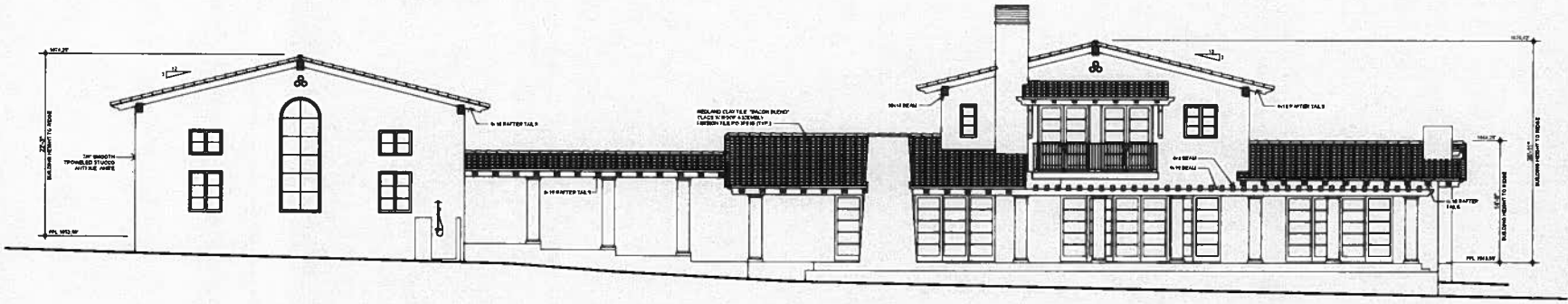
REVISION	BY
APR 2018	ZD
JUN 2019	ZD



GARAGE SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTE:
 ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE 5.08 IN THE AGOURA HILLS MUNICIPAL CODE.
 ALL NEW OR REPLACED WINDOWS MUST BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN. RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2013 CALIFORNIA BUILDING CODE.

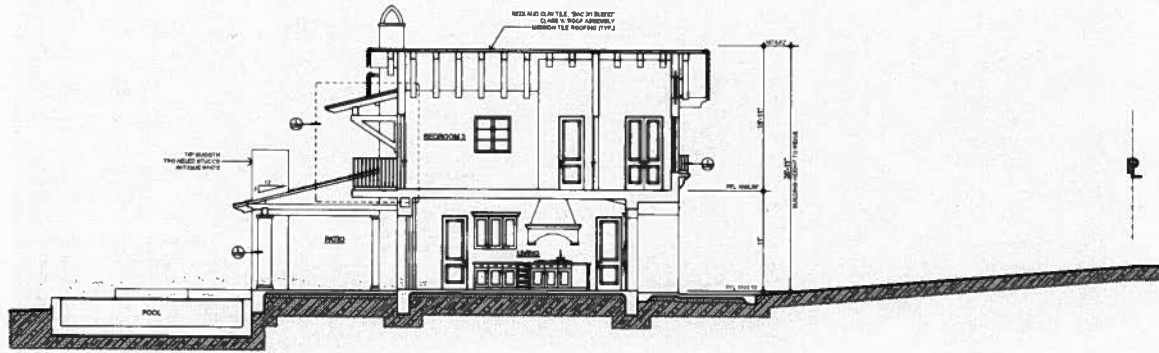
PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 8505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

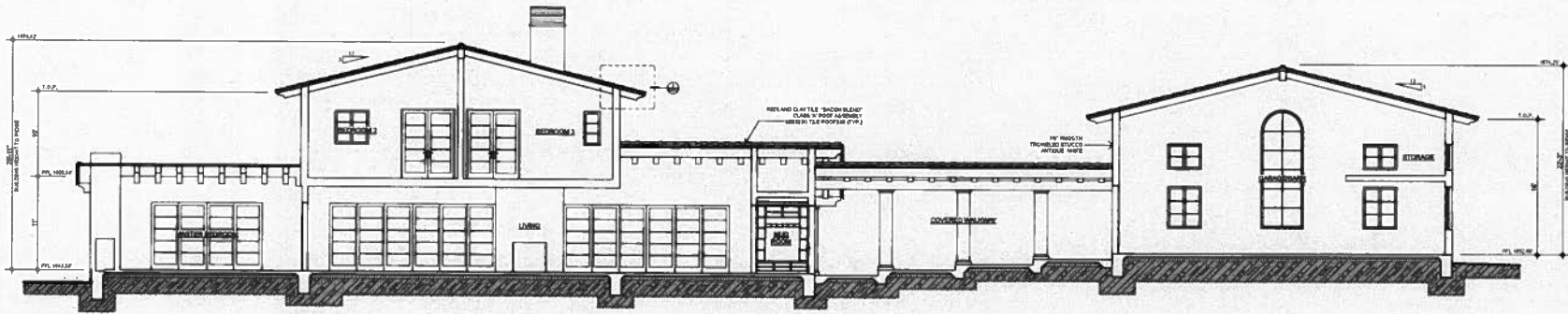


DATE	BY
OCTOBER 2018	ZD
DATE	SCALE
OCTOBER 2018	3/16" = 1'-0"
DATE	SCALE
OCTOBER 2018	3/16" = 1'-0"
DATE	SCALE
OCTOBER 2018	3/16" = 1'-0"

A-202



SECTION A-A



SECTION B-B

REVISION	BY
APR 2016	ZO
JUN 2016	ZO

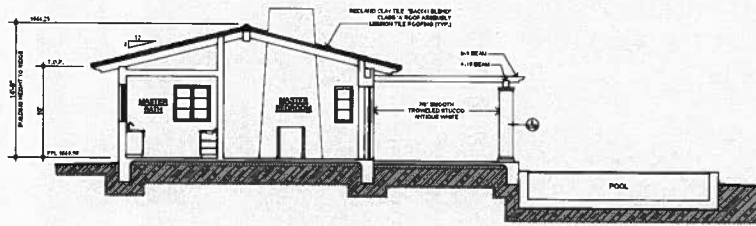
PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

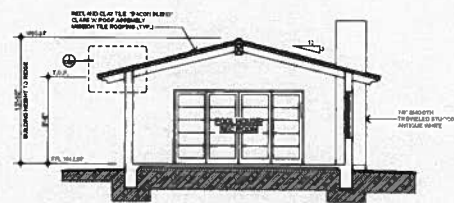


DATE	2.20
OWNER	
DATE	OCTOBER 2015
SCALE	
1/8" = 1'-0"	
DATE	JAN 16
PROJECT	

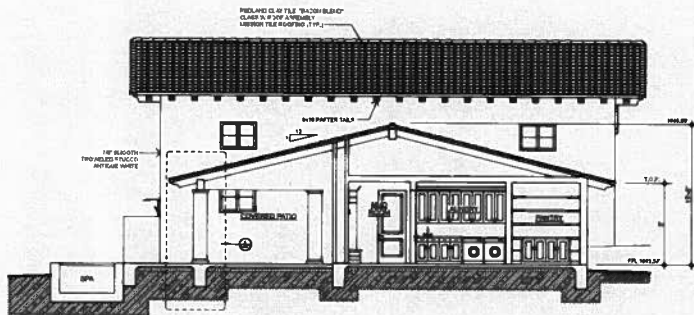
A-301



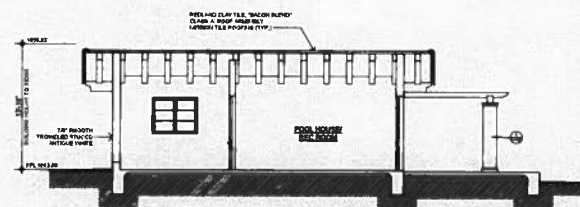
SECTION C-C



SECTION E-E



SECTION D-D



SECTION F-F

REVISIONS	BY
APR 2015	ZO
JUN 2015	ZO

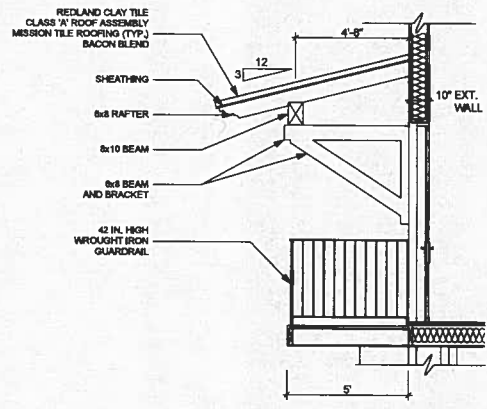
PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.599.1921

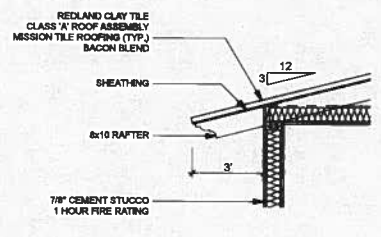
DATE	03/01/15
DESIGNED	ZJO
DATE	OCTOBER 2015
SCALE	3/16" = 1'-0"
DATE	07/27/14
DATE	08/11/15

A-302

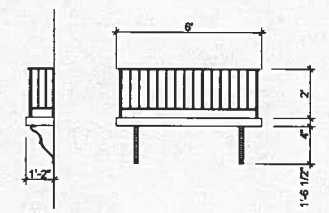




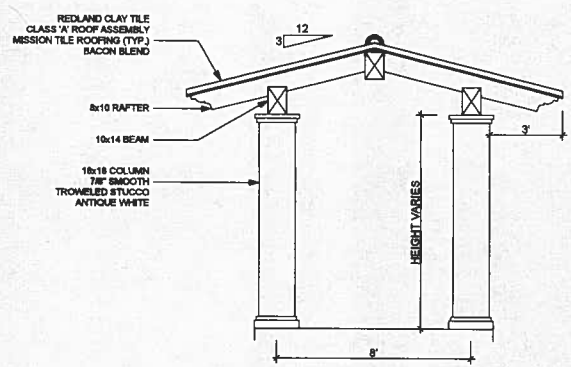
① 2nd FLOOR BEDROOM DECK



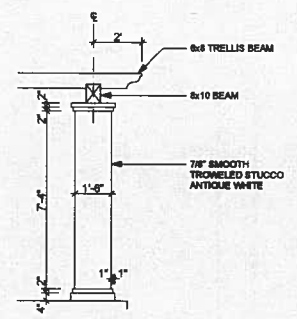
② EAVE DETAIL



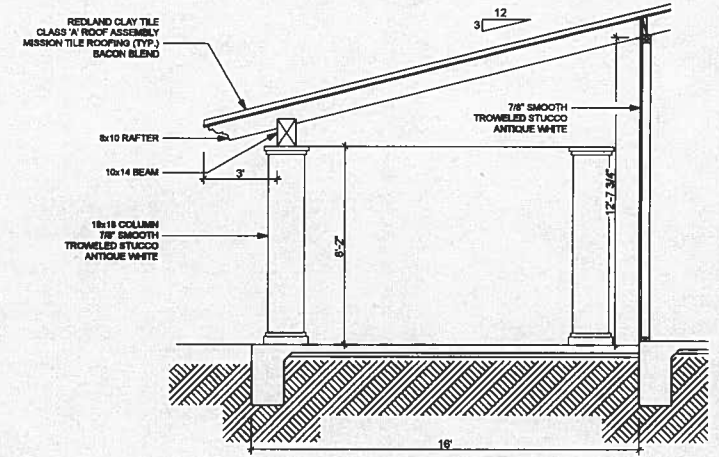
③ WROUGHT IRON BALCONY



④ COVERED WALKWAY



⑤ COLUMN



⑥ COVERED PATIO

DETAILS



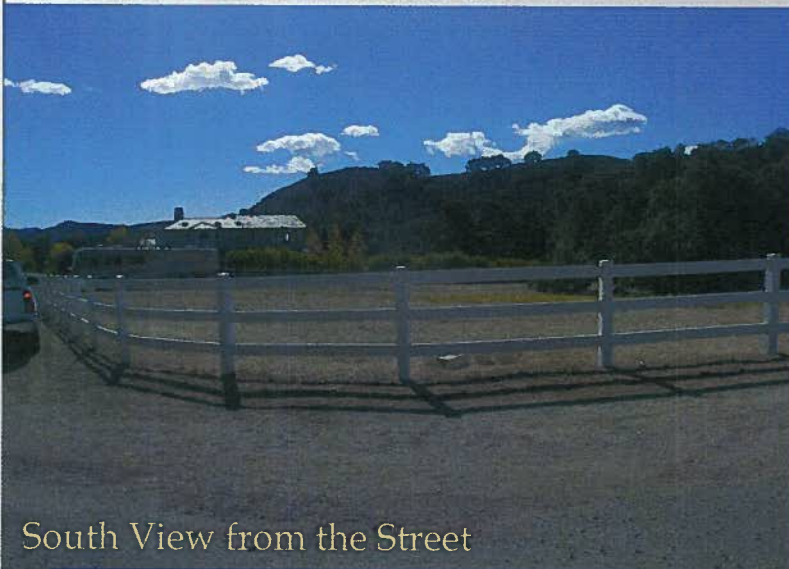
REVISION	BY
APR 2015	ZD
JUN 2015	ZD

PROPOSED SINGLE FAMILY RESIDENCE, GARAGE & POOL HOUSE FOR:
 JOHN FLETCHER
 6505 CHESEBRO ROAD
 AGOURA HILLS, CALIFORNIA 91301

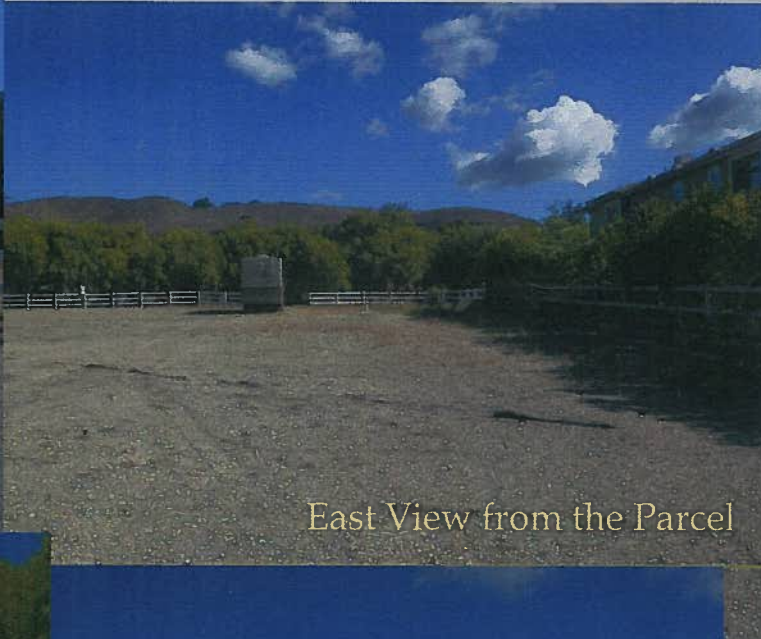
CLIVE DAWSON A.I.A.
 architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

DATE	2/20
SCALE	AS SHOWN
DATE	OCTOBER 2015
SCALE	1/2" = 1'-0"
DATE	07/20/14
SCALE	AS SHOWN
A-501	

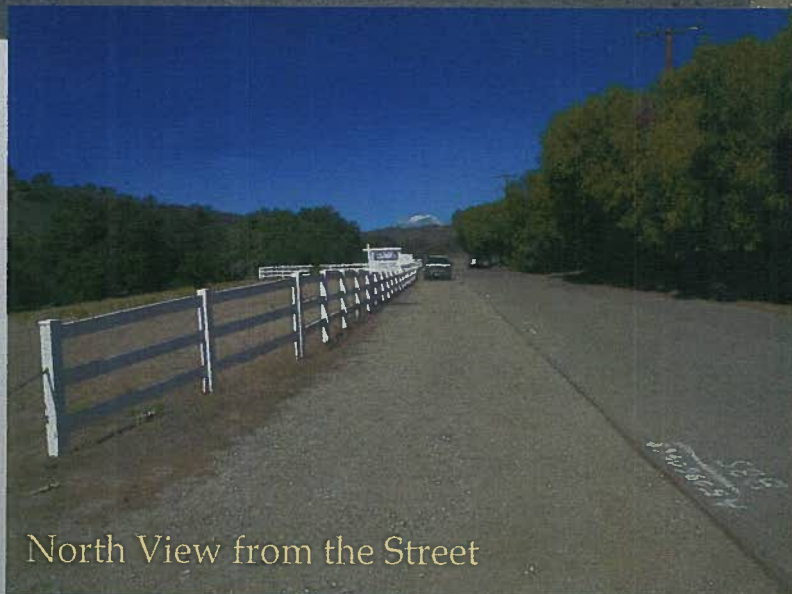
Fletcher Residence



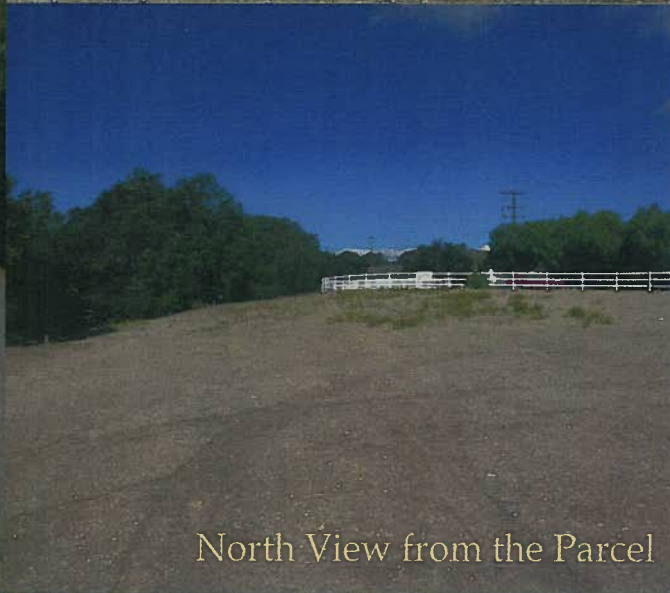
South View from the Street



East View from the Parcel



North View from the Street



North View from the Parcel



DRIVEWAY/PATHS

**ANGELUS PAVING STONES
CASTLE COBBLE I & II
SAND-STONE-MOCHA**



ROOF TILE

**REDLAND CLAY TILE, "BACON BLEND"
CLASS 'A' ROOF ASSEMBLY
MISSION TILE ROOFING (TYP.)**



IRON WORK

DECORATIVE BALCONY



EXTERIOR WALLS

**7/8" SMOOTH TROWELED STUCCO
COLOR: ANTIQUE WHITE, SW6119
SHERWIN-WILLIAMS**



GARAGE DOORS

**GARAGE DOOR
STYLE AND COLOR**



DOORS AND WINDOWS

**KOLBE, ULTRA SERIES,
EXTERIOR FINISH: MUDDIE**



COLOR AND MATERIALS BOARD

REVISIONS	BY
APR 2016	ZO
JUN 2016	ZO

PROPOSED SER. GARAGE, POOL HOUSE FOR:
JOHN FLETCHER
8505 CHESEBRO ROAD
AGOURA HILLS, CALIFORNIA, 91301

CLIVE DAWSON A.I.A.
architecture and planning
28922 Pacific Coast Highway, Malibu, California 90265 310.589.1921

JOB NO. 07387.14
SCALE
DATE FEB 2016