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**PLANNING DEPARTMENT**

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**ACTION DATE:** July 28, 2016

**TO:** Planning Commission

**APPLICANT:** Peter J. Kruse for Agoura Hills Huntington Hotel Group  
Kruse Development Services Group Inc.  
3247 Sitio Oceano  
Carlsbad, CA 92009

**CASE NOS.:** CUP-01150-2015; OAK-01153-2015; SIGN-01152-2015; VAR-01151-2015(A&B); and VTPM 74192 – PMAP-01254-2016

**LOCATION:** 29505 and 29515 Agoura Road  
(A.P.N. 2061-004-030)

**REQUEST:** Request for the Planning Commission to conduct a public hearing to approve: 1) a Conditional Use Permit to construct a new 136,408 square-foot, three-story hotel on a vacant site, the Marriott Courtyard and TownePlace Suites; 2) the merger of two parcels by way of a Vesting Tentative Parcel Map; 3) an Oak Tree Permit to remove one (1) landmark oak tree and encroach into the protected zone of five (5) other oak trees; 4) a Sign Permit to allow for on-site signage; 5) Variances from Zoning Ordinance Section 9655.8.B.1 to exceed the maximum allowable signage on the primary and secondary elevations of the hotel building, and from Section 9389.3 to exceed the maximum building height by 4 feet; and 6) the adoption of an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

**ENVIRONMENTAL DETERMINATION:** Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit Case No. 01150-2015; Oak Tree Permit Case No. OAK-01153-2015; Sign Permit Case No. SIGN-01152-2015; Variance Case No. VAR-01151-2015(A&B); and Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016, subject to conditions, based on the findings of the attached Draft Resolutions. Staff also recommends the Planning Commission adopt the project's Initial Study/Mitigated Negative Declaration.

ZONING DESIGNATION: Planned Office and Manufacturing - Freeway Corridor Overlay District (POM-FC)

GENERAL PLAN DESIGNATION: Planned Office and Manufacturing (POM)

## I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Peter J. Kruse for Huntington Hotel Group, Inc., has submitted a Conditional Use Permit application (Case No. CUP-01150-2015) to build a single 225-room, Marriott Courtyard and TownePlace Suites brand hotel within a single, three-story 136,408 square-foot building on a 5.65-acre site. The vacant site, located at 29505 and 29515 Agoura Road, is currently owned by Selleck Development Group. Although the site is currently being used for temporary soil stock piling purposes, the topography of the project site varies in elevation from the highest elevation point of 870.8 feet to the lowest elevation of 850.5 feet representing a difference of 20.3 feet. The site is lower than the freeway corridor and Agoura Road travel lanes. The site is zoned Planned Office and Manufacturing (POM) and Freeway Corridor (FC) Overlay, which allows a hotel use and associated amenities. It consists of two separate lots with one parcel number (A.P.N. 2061-004-030), which are bordered to the north by U.S. Highway 101; to the east by a currently vacant property on which the Agoura Park Project has been approved for a fitness facility and a restaurant; to the west by the Los Angeles County Animal Shelter; and to the south by Agoura Road, beyond which is vacant land in the Agoura Village Specific Plan area. The site can be accessed from both Agoura Road and a private road to the north along U.S. Highway 101, which was previously the Roadside Drive terminus.

The lots are proposed to be merged by way of a Vesting Tentative Parcel Map (Case No. VTPM 74192). The Planning Commission is being asked to approve a Vesting Tentative Parcel Map. If approved, the applicant would then prepare a Final Map to be considered by the City Council. The applicant is also requesting to install new building and ground-mounted signs, which require the review and approval of a Sign Permit (Case No. SIGN-01152-2015); to remove one (1) on-site oak tree, and to encroach in the protected zone of five (5) other oak trees (Case No. OTP-01153-2015); a Variance request from Zoning Ordinance Sections 9655.8.B.1.a and 9655.8.1.k. (Sign Ordinance) to exceed the maximum allowable sign size for the primary (front) and secondary (rear) elevations by nine (9) square feet (1.129 percent increase) and by 54 square feet (316 percent increase) (Case No. VAR-01151-2015(A)); and a Variance from Zoning Ordinance Section 9389.3 (POM district) to exceed the maximum allowable height for the building by four (4) feet (Case No. VAR-01151-2016(B)).

A 368 square-foot structure was permitted by the County of Los Angeles in 1948, and can be seen on historical aerial photographs. The structure was located at the northeast corner of the parcel at the end of Roadside Drive. There is no evidence of a structure today. The site is covered with natural vegetation, including oak trees, and surrounded by a chain link fence.

The main features of the project include:

- 130 guest rooms in the Courtyard Hotel portion of the building
- 95 guest units in the TownePlace Suites Hotel portion of the building
- Interior courtyard outdoor area of 14,678 square feet, which includes a 1,467 square foot pool and patio area and fire pit
- An outdoor dining patio of 817 square feet along front elevation
- An outdoor public area of 3,888 square feet along front elevation of building near hotel entrance, which would accommodate an art piece
- An 1,800 square-foot restaurant including the kitchen
- A lobby lounge of 6,500 square feet including the bar area
- A fitness center of 1,050 square feet
- A rooftop deck with patio, trellis, lounge area and fire pit of 4,575 square feet
- Work rooms and a small conference room near the lobby of 700 square feet
- Four (4) conference rooms of 1,556 – 1,784 square feet each, totaling 5,910 square feet
- A “green” roof garden of 1,744 square feet

The three-story hotel has a unique concept in that it would serve two types of clientele, vacationers and short stay visitors in the Courtyard portion of the hotel (west side), and business professionals in the TownePlace Suites portion (east side). There would be 130 guest rooms in the Courtyard hotel area. The TownePlace Suites hotel area, located on the east side of the building, would consist of 95 suites of studio, double queen, one-bedroom, and two-bedroom options, all with kitchenettes. The Suites are intended for longer stays of approximately five (5) days, according to the applicant. Condition Nos. 40 and 41 included in Attachment 3, Exhibit A, preclude use of a room/suite for more than 30 consecutive days by any one individual and preclude use of the hotel for residency. Hotel services include an ancillary restaurant, the Marriott Courtyard Bistro. The restaurant would be used primarily by hotel guests, but would not exclude members of the public, and would be open daily from 6:00 AM to 10:00 PM. The restaurant includes outdoor dining along the front of the hotel facing the parking lot and Agoura Road where most of the pedestrian traffic is expected to occur. The less formal outdoor activities, including lounge and seating areas by the 1,467 square-foot pool, would take place in an interior courtyard, as the hotel name suggests, and are screened from the roadways and adjacent business activities on four sides by the building. The more formal activities, such as business meetings and receptions, would take place on the roof top or interior conference rooms, of which there are four (4).

The rooms/suites are generally placed on three sides of the building and have visual access to either the courtyard or the perimeter of the site. The fourth (south) side is occupied with the lobby area, eating areas, conference rooms and other hotel office functions. The front elevation is enhanced with a vehicle porte-cochere. Other amenities on the site include enhanced paving at the entrance of the main driveway and around the porte-cochere and hotel building entry, where pedestrian passage is the heaviest. A rooftop gathering area with a trellis cover and a “green roof” are also proposed.

The following is a summary comparison of the project and the relevant zoning development standards:

	Existing	Proposed	POM Requirement	FC Requirement
<b>Lot Area</b>				
Parcel 1:			20,000 sq.ft.	N/A
Parcel 2:			20,000 sq.ft.	N/A
<b>Total:</b>		<b>5.62 acres</b> (244,807.2)		
<b>Building Size</b>				
1 <sup>st</sup> floor	N/A	48,716 sq.ft.	N/A	N/A
2 <sup>nd</sup> floor	N/A	48,198 sq.ft.	N/A	N/A
3 <sup>rd</sup> floor	N/A	39,494 sq.ft.	N/A	N/A
<b>Total:</b>	N/A	<b>136,408 sq.ft.</b>	N/A	N/A
<b>Bldg. Height</b>	N/A	39	35 max.	N/A
<b>Lot Coverage</b>	N/A	19.9%	60% max.	N/A
<b>Bldg. Setbacks</b>				
Front (South):	N/A	190	20	N/A
Side (East):	N/A	77	10	N/A
Side (West):	N/A	77	10	N/A
Rear (North):	N/A	95	20	2x Bldg. Height (78 ft.)
<b>Landscape Coverage</b>	N/A	23%	15%	N/A

## II. STAFF ANALYSIS

### A. Site Plan and Buildings

As shown in the table above, the project complies with the POM district standards with the exception of the building height. The POM and FC Overlay districts allow a maximum building height of 35 feet, while the hotel's height is proposed at a maximum of 39 feet. The building would reach up to 31 feet and nine (9) inches, which includes three (3) levels of the habitable floors of the hotel and approximately four (4) feet of additional height to accommodate utilities between the floors. Partial shed roof features are proposed along the roof perimeter to screen roof mechanical equipment and creating a more aesthetically pleasing structure, thereby increasing the height to 39 feet. Other features of the building, including the 45-foot elevator override in one location, the two (2) 43-foot tower elements that serve as the stairway override, and the open rooftop deck trellis at a height just under 43 feet, are considered architectural projections and are not included when calculating building height. The appearance of building height would be lower from both Agoura Road and the freeway. The elevation of Agoura Road along the length of the site ranges from 872 to 877 feet. With the hotel building pad at an elevation of 863 along this frontage (a difference of nine

9 to 14 feet), the building would be set below the roadway elevation, and would extend between 25 to 30 feet above the roadway. This reduced appearance of height given the grade differential is furthered by the large 190-foot setback of the building from Agoura Road, such that the building would not seem as large to passersby. The elevation of the freeway along the rear portion of the building ranges from 875.5 to 876.5 feet, while the building pad is set lower at 863.5 feet, resulting in a grade difference of 12 to 13 feet. Therefore, the building would appear as 26 to 27 feet high to freeway passersby. The building's rear yard setback of 95 feet helps further to reduce the appearance of height and building mass from freeway views, given the large distance between the building and freeway. In any case, the proposed 39 feet exceeds the maximum 35 feet allowed, and so a Variance from Zoning Ordinance Section 9389.3 is required. A summary of the Variance is provided below under Item "M. Variances," and the Variance findings are provided in the Draft Resolution (Attachment 4).

The building is situated to comply with both the POM and FC Overlay district setback requirements. The POM requires a front and rear yard setback of a minimum of 20 feet and a side yard setback of a minimum of ten (10) feet. The FC Overlay has a rear yard setback requirement from the freeway. When no public road exists between a parcel and the freeway corridor, as in this case, the setback is calculated as two (2) feet for every one (1) foot of building height. The hotel's height at a maximum of 39 feet would require a setback of at least 78 feet. The proposed setback is in excess of the standard at 95 feet. The proposed front yard setback is 190 feet and each side yard setback is 77 feet, exceeding the minimum setbacks required. The building site coverage is under 20 percent, whereas the POM zone allows up to 60 percent, and the landscape coverage is proposed at 23 percent, whereas the zone requires a minimum of 15 percent.

The goal of the POM district is to allow a mix of land uses that are cohesive and reflect a distinct district identity. Given the proximity of the POM district to Agoura Village, uses in the POM district are to be complementary to those in Agoura Village. Projects must provide a site layout that encourages pedestrian activities by facilitating access to the site by foot, and by providing outdoor amenities, such as seating and gathering areas near the buildings that exhibit a high level of urban design. Bicycle racks are also required to be provided in convenient locations. The POM district requires that individually owned parcels be connected to each other by way of driveways and pedestrian paths in addition to providing the traditional egress and ingress on the primary roadway frontages. Access drives are required to be easily identifiable and designed with decorative paving and special landscaping and design features. Pedestrian paths linking parking to other outdoor areas, and to on-site buildings, are called for in the POM district.

The project supports the purpose of the POM in that it contains attractive walking paths with enhanced paving and trellis features. Three driveways serve the site with walking paths along them. One is located on the south side, connecting Agoura Road, and two on the west side of the property to connect with the adjacent property to the east. There would be a reciprocal access easement with the property to the east to maintain circulation between both parcels in perpetuity. Furthermore, an enhanced pedestrian pathway connects Agoura Road, via the parking lot, to the hotel front entrance and outdoor seating area, both of which face Agoura Road. Because the hotel restaurant is open to the public with an outdoor dining area located along the front building elevation, the pedestrian pathways from Agoura Road and the property to the east are especially important to make the site

easily accessible to non-hotel guests. The outdoor dining area provides an attractive space integrated within the building architecture, and the outdoor seating area with public art provides an attractive gathering space for hotel guests and other visitors as well. Bicycle racks are sited at two locations along the front building elevation. The main vehicle and pedestrian entry to the site from Agoura Road is embellished with decorative paving and landscaping consisting of an existing oak tree grove. With multiple vehicle access points and pedestrian walkways, the project provides adequate and attractive connectivity within the site and with adjacent properties, consistent with the POM district requirements.

### B. Architectural Design

The project was reviewed by the City Architectural Review Panel and Planning Department staff for compatibility with the City Architectural Design Standards and Guidelines. Original concepts showed very long, unbroken roof elements that made the building appear more massive and less architecturally interesting. The applicant revised the project by creating new roof elements, adding outriggers, revising the porte-cochere design by increasing its coverage, and extending the stone application on the facades by a few feet. There are no shiny surfaces and the flat roofs are screened with partial shed roofs. The building is well-articulated on each elevation and incorporates design elements, such as horizontal bands and reveals, which help customize the design for the local area. The style, which is Craftsman-inspired and utilizes natural materials like stone and wood, and the color palette, which includes brown and green colors, are in keeping with the POM and FC Overlay district.

The City Architectural Design Standards and Guidelines Section III Building Design does not allow trademark or prototype style of architecture, but rather encourages the use of well-articulated buildings with features that reduce the appearance of the bulk and massiveness of a building as viewed from the street and adjacent parcels. The Guidelines suggest the use of windows and recessed opening and entrances, a change in texture and colors on wall surfaces, and surface details including the use of reveals, accent bands, cornices, moldings, and similar features that provide visual interest. Similar architectural relief should be provided on all sides of the building. The height and scale of the building should be mitigated with the use of articulation of facades both horizontally and vertically. Guidelines Section VII. Planned Office and Manufacturing District Design Guidelines emphasize pedestrian scale features and amenities, transitions and connections between building and sites, outdoor social gathering areas with aesthetics treatments, and attractive site furniture and features such as trellises, planters and seating. The Guidelines also call for parking areas to be broken up into smaller sections and treated with attractive and convenient pedestrian features. For the POM district, predominantly warm and natural color palettes and materials are encouraged on buildings, along with using materials that reduce sun glare. The facades should step in and out, and the floors should have a distinct separation using different colors or materials. The project incorporates each of the elements recommended by the City Architectural Design Standards and Guidelines noted above.

### C. Public Art

The project is subject to the Art in Public Places requirement because the building exceeds 30,000 square feet in size. A location for the art piece has been tentatively set at the outdoor

seating/gathering area near the hotel entrance. The applicant will be working with the City Cultural Art Council for the selection of an artist as well as an art piece. Condition No. 36 in Exhibit A of Attachment 3 requires that the applicant submit an arts plan to be reviewed and approved by the City Cultural Arts Council and constructed before the issuance of final occupancy of the building.

#### D. Lighting

The applicant has selected bell-shaped parking lot luminaries for the project, which focus light downward. Thirty four (34) 16-foot tall single-fixture light poles are proposed to be installed on the perimeter of the parking lot serving single rows of parking spaces, and one double fixture serving a double row of parking spaces. Five (5) 10-foot tall single-fixture light poles are proposed along the front of the building with seven (7) bollards interspersed between the light poles. Three (3) of the seven (7) bollards are near the entrance of the driveways and the other four (4) are located under the porte-cochere. Including the base, the maximum allowable height for a light pole is 16 feet, which this proposal meets. The fixture specifications are included as Sheet E1.1 and E1.1P of the Project Plans for the Commission's review. Building mounted light fixtures are subject to the Planning Director's review and approval prior to installation and will be reviewed during the plan check process. They are shown on Sheet 19 of Attachment 7. The photometric plan submitted by the applicant indicates that the project does meet the City's Architectural Design Standards & Guidelines of no more than one (1) foot-candle of illumination at the property line with the exception of one (1) foot candle reading of 1.4 at the main driveway and 4.4 at the secondary driveway connecting the site with the parcel to the east. The entrance of the main driveway, at the front property line, is located 60 feet from the travel lanes and does not impact the traffic or the animal shelter property to the east. The lighting at the secondary driveway, although located on the property line, serves a driveway between the two properties and should be illuminated similar to a street. The project, nonetheless, is conditioned (Condition No. 29, Exhibit A of Attachment 3) to submit a final lighting plan to address the recommended lighting levels for review by the Planning Director prior to the issuance of a Building Permit.

#### E. Parking

The Zoning Ordinance requires hotels to provide parking at one (1) space for every room. The hotel offers 225 rooms and the applicant proposes 225 on-site parking spaces. The project complies with the Parking Ordinance.

#### F. Traffic/Circulation/Street Improvements

The City of Agoura Hills is currently undertaking the widening of Agoura Road between the westerly City limits and Cornell Road. The improvements along the frontage of the project site include grading to create two full size travel lanes in each direction with a bike lane, a meandering parkway, and sidewalk, curb and gutter. As a result, the applicant will not be required to make any changes to the frontage of the property other than to cut the existing sidewalk to build the driveway leading to the pad.

A twenty-foot wide, two-way driveway with a sidewalk would be constructed by the applicant to access the site from Agoura Road. A secondary private driveway along the back side of the parcel, which is an extension of Roadside Drive, will be constructed by the Agoura Park Project to the east of the parcel, with the hotel project accommodating the vehicle access into the site plan. This

driveway is required to be accessible at all times to improve circulation to the site, and in the POM district overall (as called for in the City Architectural Design Standards & Guidelines, Section VII. Planned Office and Manufacturing District Design Guidelines). Additionally, the Agoura Park Project is required to open up a proposed driveway that bisects the property east-west and connects to the hotel property to provide additional access options, also as called for in the Guidelines. A reciprocal access easement would be recorded to ensure driveway use for both locations would be shared between the two sites. An easement was a condition of approval for the neighboring project, and is included as Condition No. 38 for the hotel as well (Exhibit A of Attachment 3).

A Traffic and Circulation Study was prepared for the project by the applicant's consultant and reviewed by the City's Traffic Engineer. There will be no project specific traffic impacts from the hotel development. There is expected to be a significant cumulative impact when considering this and other future development anticipated in the area that would result in the need for a traffic signal at the intersection of Agoura and Roadside Roads at a future date. Therefore, the project is required to pay a fair share fee for the construction of the signal. The signal would be installed at a later date, when determined necessary by the City, and traffic volumes would be monitored by the City Public Works Department. The fair share payment is identified in the Initial Study/Mitigated Negative Declaration as Mitigation Measure TRA-1 (Exhibit A of Attachment 1) (See Item "O. Environmental Review", below).

#### G. Signage

The Sign Ordinance requires that new commercial projects design and implement signage as an integral part of the total building design. The intent of the requirement is to incorporate the signage into the proposed architectural design. As such, the applicant has submitted concept signage plans for the building's primary and secondary elevations and for a monument sign. The sign exhibits are incorporated as Sheet 14 of the Architectural Plans (Attachment 7). The plans indicate two identification signs, one each on the north and south elevations of the hotel building. Both are 79 square feet in size. The signs will be constructed using internally illuminated aluminum channel letters with a Plexiglas face. The letters will appear black during the day time and white during the nighttime. The Sign Ordinance allows for a 70 square-foot sign on the primary elevation if the building is located more than 100 feet from the front property line, and one 25 square-foot secondary sign facing the freeway. The building is located more than 100 feet from the front setback, thus, a 70 square-foot sign is permitted on the primary elevation and a 25 square-foot sign is permitted on the freeway facing elevation. The proposed sign for this project's primary elevation would exceed the 70 square-foot maximum by 9 square feet. Also, the 70-foot square sign facing the freeway (north elevation) would exceed the maximum allotment by 54 square feet. As a result, the applicant has submitted a Variance request to exceed the requirements.

Each building sign is made up of the two brand names of the hotel: Courtyard and TownePlace Suites with the Marriott name below. When the names are stacked, the height of the sign is six (6) feet and seven (7) inches and the length is 12 feet. The signs are made of internally-lit channel letters. Further discussion of the Variance request is provided below under Item "M. Variances." One monument sign with a 30 square-foot face is proposed on the south side of the project site by the main driveway with the same content as the wall signs. Overall, the



monument is smaller than the maximum 48-square feet allowed for monument signs. The sign is a masonry structure clad with stucco supported by a stone veneer clad base and a decorative wood frame to blend with the building architecture. The name of the hotel is identified on both sides of the monument. The monument sign is internally illuminated. The colors of the letters will be the same as that of the building.

#### H. Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC are to incorporate naturalistic and native landscaping, particularly oaks; preserve key vistas to the Santa Monica Mountains; screen unsightly uses; exhibit a low intensity development style; convey a high quality image; minimize impacts to sensitive and endangered species; and use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor.

Per the FC Overlay requirements, staff finds the project does not overwhelm the City's low-intensity development style. The project, which is well below the maximum building coverage allowed (about 20 percent versus 60 percent), is proposed to be developed on a relatively large site that allows for ample space between on- and off-site structures. Because the building is set back greater distances from the property lines than both the FC Overlay and POM districts require (as discussed above), the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, and adjacent properties, are minimized. This allows for maintenance of views from the site and from off-site to the Santa Monica Mountains. Further, the proposed open rooftop deck provides an attractive feature and provides a venue to view the hillsides. The site design maintains a substantial open space buffer between Agoura Road and the front of the building, preserving native oak trees grove along the frontage as well as a landscape buffer between the freeway travel lanes and the property line, at the northwest corner of the property, in the Caltrans right-of-way. The project also includes oak trees in the Landscape Plan; the new oak trees are a combination of mitigation trees and those required based on the new construction square footage (one oak tree per every 15,000 square feet of development, as discussed in Item "L. Landscaping"). The building is situated on the site at a considerable distance, 190 feet, from Agoura Road and 95 feet from the freeway corridor. Since Agoura Road is adjacent to the sloping hillsides of Ladyface Mountain, the large setback maximizes views of the mountain. The height of the building at 39 feet is significantly below the elevation of the adjacent Agoura Road and freeway, resulting in an effective appearance of 25 to 30 feet from these roadways. The shape and siting of the building on the property allows parking areas to be situated evenly on the site, and landscaped, which avoids vast expanses of uninterrupted parking spaces. The building is to be constructed from the lowest elevation possible, considering the topography of the site, and maintains the natural grade differential between the building pad and both Agoura Road and the freeway without the need for tall retaining walls. The project design mitigates the removal of one on-site oak tree by adding four (4) 36 inch-box valley oaks, and does not impact any sensitive or endangered plants and animals or sensitive habitats, pursuant to the biological study prepared for the project contained in the IS/MND (Exhibit A of Attachment 1) (See Item "O. Environmental Review," below). The building contains natural colors and materials, rustic design elements reflective of the Craftsman style, attractive architectural elements, and adequate architectural articulation appropriate for the semi-rural

development style of the City. Trash enclosures are screened with a masonry wall and a wood trellis cover, and roof equipment is screened by shed roof elements, so that functional aspects of the development are treated aesthetically.

#### I. Geotechnical

The geotechnical report prepared for the project by the applicant's consultant contains recommendations and requirements for final design and construction, which have been reviewed and accepted by the City's Geotechnical Consultant and made conditions of approval (Condition No. 94), included as Exhibit A of the Draft Resolution for the CUP and OTP (Attachment 3). The report recommends that the artificial fill found on the site, which is the result of stock piling of soil originating from other construction sites, be removed and/or analyzed to determine whether it is suitable to be compacted to support the structure. Specific recommendations are provided for suitable compaction levels for the building foundation and driveways. The final project plans would need to incorporate the recommendations and requirements, and would be reviewed by the City Geotechnical Consultant prior to issuance of a grading permit.

#### J. Public Works/Engineering Department

The site is somewhat concave with various grades because of past stock piling. In order to develop the site, the soil will have to be removed and new grades established. The proposed pad elevation will be at approximately 863 feet, whereas Agoura Road is at 872 to 877 feet. The grading plan indicates that the proposed development will require 16,900 cubic yards of cut and 34,800 cubic yards of fill for a net import of 18,000 cubic yards.

The project drainage is designed to be directed to tree well filters and to an underground runoff detention facility located at the base of the slope along Agoura Road. From this facility, the runoff would be discharged into the underground Los Angeles County Flood Control box culvert that bisects the site within the lower one-third of the property. The County Flood Control District would need to approve any development above the box culvert, but the District commonly allows parking and driveways to be created. Retaining walls ranging from 0.5 to 5.9 feet high are proposed along portions of the eastern boundary and southwestern area of the site. Condition No. 25 in Exhibit A of Attachment 3 requires such walls to have a decorative appearance, to be approved by the Planning Director during final plan check.

The applicant is requesting the approval of a Vesting Tentative Parcel Map. The map merges two lots into one single lot. Once merged, the parcel will exceed the 20,000 square-foot minimum lot area specifications of the POM district with 244,807 square feet or 5.62 acres. Additionally, the parcel will be longer and wider than the POM district's 125-foot minimum depth and 100-foot minimum width, with a 615-foot depth and a 393-foot width.

#### K. Oak Trees

The applicant has applied for an Oak Tree Permit to remove one on-site Landmark oak tree (Oak Tree No. 342, 64 inches in diameter) in order to construct the building, and to encroach in the protected zone of five (5) other oak trees (Oak Tree Nos. 220, 303, 304, 345 and 347) to grade the site and construct a retaining wall. Oak Tree No. 342 is of poor health and was determined to be a

hazard. As a result of the removal of a Landmark oak tree, the applicant will be required to mitigate for the loss by planting four (4) 36-inch box trees on the site. The four trees will be incorporated into the Landscape Plan per the City Oak Tree Consultant conditions of approval (Condition No. 95 of Exhibit A of Attachment 3). With respect to the encroachment into the protected zones of the other trees, the City Oak Tree Consultant finds the encroachment is less than ten (10) percent and would not adversely affect the trees. As a result, no mitigation is necessary. However, the City Oak Tree Consultant recommends protective measures in Condition Nos. 98 through 107, Exhibit A of Attachment 3 to the Draft Resolution for the CUP and OTP applications, to ensure protection of the life of the trees through the construction phase and beyond.

#### L. Landscaping

Since the building is located in the center of the parcel and is set back 190 feet from the front property line and 95 feet from the rear lot line, there is ample opportunity for the introduction of new landscaping, and at the same time, to preserve the existing oak tree grove along Agoura Road. Landscaping is proposed around the buildings, along the property lines and throughout the parking lot. The off-site landscaping including oak trees in the Caltrans right-of-way would not be affected by the project. Landscaping consisting of shrubs and trees, in an approximate 25-foot wide planter, is proposed along the northern border of the site along the freeway to screen views to the parking lot. Based on the building square footage proposed on the site (136,408 square feet), at least nine (9) new oak trees must be included in the planting palette, per the POM district requirement of one (1) new oak tree for every 15,000 square feet of new floor area. This requirement is in addition to the mitigation oak trees to be planted. In total, 13 oak trees have been incorporated into the preliminary Landscape Plan. The proposed planting palette incorporates primarily native and drought tolerant planting material. The project is subject to the 50 percent canopy coverage, with which it complies (52.6 percent provided). The site will be irrigated with a reclaimed water line, and the Final Landscape Plan will be required to comply with the City's Water Efficient Landscape Ordinance (Condition No. 111 of Exhibit A of Attachment 3). The Preliminary Landscape Plan was reviewed by the City Landscape Consultant and found to be compatible with City guidelines and requirements. The Landscape Plan will also be subject to approval by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of a Building Permit (Condition No. 119 of Exhibit A of Attachment 3).

#### M. Variances

The applicant is requesting a Variance from Zoning Ordinance Section 9389.3 to exceed the maximum allowed 35-foot building height by four (4) feet. Although the hotel is taller than allowed, the building pad is lower than the freeway by 12 to 13 feet, and Agoura Road by 9 to 14 feet, such that the building elevation appears as 26 to 27 feet high from the freeway, and 25 to 30 feet high from Agoura Road. Factors contributing to the increase in height are the desired high volume ceilings, the need to house utilities in an area between the first and second floors and to screen roof mounted mechanical equipment by way of shed roof features. The building is over 100 feet from an existing, off-site single-story building to the west, 220 feet from the proposed single-story building and 135 feet from the proposed two-story, 38-foot high building to the east that are part of the approved Agoura Park Project. As a result, the building would not overwhelm and would not be out of character with any structures in the vicinity. The Zoning Ordinance

allows for three story structures and requires that all roof mounted equipment be fully screened from public rights-of-way, thereby adding to the height of a structure. In this case, the project must screen the equipment from the freeway corridor, Agoura Road and the more distant Roadside Road. In order to mitigate potential visual impacts and to integrate the project into its surroundings, the applicant has chosen to break up the roof into separate elements to minimize the mass of one single, large, sloped roof element (which could potentially result in an even taller structure), and has designed the three-story building with a shed roof instead of a flat roof to give it a more residential character.

Furthermore, the applicant is requesting a Variance from Zoning Ordinance Sections 9655.8.B.1.a and 9655.8.B.1.k. (Sign Ordinance) to exceed the size of the primary and secondary building signs. Given the building's distance to Agoura Road (190 feet), and the freeway (95 feet), and that the signage would need to include both hotel brand names, larger signs are requested. A larger 79 square-foot, internally illuminated sign is being requested on the north (rear) and south (front) elevations to accommodate each brand of hotel and the company name. The signage for each brand was combined to avoid clutter on each elevation. As a result, some "unusable space" around the lettering is created, which must be accounted for in the calculations of the total square footage of the sign. Without the empty space, the signs would be 61 square feet. The building facades were designed such that the area where a sign could be installed allows multiple names without impacting the architectural design of the building. The proposed signs' size and illumination are intended to help regional users unfamiliar with the area to locate the hotel. The sign is proportional with the size of the hotel's front and rear elevations, and does not detract from the hotel architecture. Despite its additional square footage, the signs will comply with the City Building Code and will be compatible with the aesthetics of the site building. The sign copy is designed with plain letters and no logo, which is consistent with other signs in the area and especially along the freeway corridor. The signs are designed the same way for the front and rear elevations and match the design of the monument sign as well, creating a uniform appearance. The monochromatic signs comply with the maximum numbers of colors allowed for a new development. The applicant proposes to use one single color and differentiate the two brands of hotel via font styles, which creates a simpler view along the freeway corridor.

#### N. General Plan Consistency

The project would be consistent with the following applicable General Plan goals and policies:

##### Goal LU-12: Diverse District and Corridors

A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills' residents and visitors.

- *Policy LU-12.2: Freeway Corridor.* Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner.

- *Policy LU-12-4: Visitor Serving Commercial.* Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users.

The project complies with Goal LU-12 by providing a hotel that helps create a vital, active commercial district. The project merges two vacant parcels to accommodate a larger business that requires high visibility from the freeway corridor and serves the local community as well as visitors to Agoura Hills. The outdoor activities are screened from the public right-of-way by the building to maintain a commercial appearance. The design of the hotel is compatible with the Agoura Hills community and provides an attractive view from the freeway in that the Craftsman-inspired architecture and use of natural materials and earth tone colors are reflective of the natural surroundings. The hotel supports the tourism industry by accommodating visitors using regional recreational facilities.

#### Goal LU-13: Well-Designed and Attractive Districts

Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

*Policy LU-13.1 Enhanced Design Character.* Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers, more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. (Imp LU-20, LU-30).

- *Policy LU-13.2 Architecture and Site Design.* Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:
  - Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials.
  - Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
  - Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
  - Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape way-finding signage.

The project complies with Goal LU-13 and Policies LU-13.1 and LU-13.2 in that a hotel would replace an existing vacant infill property and would improve the aesthetics of the area. The project parking is distributed throughout the site evenly so as to not cause large expanses of paved surfaces resulting in a heat-island effect on the environment. Pedestrian paths are available within the

property and connecting to the adjacent eastern parcel and Agoura Road. The architectural style of the building uses features of the Craftsman style with earth tone colors and natural materials as accents. Pavers are used at the entrance of the driveways and in drive-aisles to delineate the pedestrian connections. The oak trees along Agoura Road would remain, and be incorporated into the Landscape Plan, providing attractive natural habitat along Agoura Road. The remainder of the site is landscaped with predominantly native species, including numerous other oak trees that provide shade coverage and reflect the natural surroundings.

Goal LU-24: Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

- *Policy LU-24.1 Development Transformation.* Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center.
- *Policy LU-24.3 Internal Street Network.* Consider the development of an internal street and sidewalk network that breaks up the block into smaller street grid, promoting pedestrian activity.
- *Policy LU-24.4 Site Development.* Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network.
- *Policy LU-24.5 Connectivity.* Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village.

Goal LU-24 and Policies LU-24.1, LU-24.3, LU-24.4, and LU-24.5 specifically address the POM district. The project complies with Goal LU-24 and the associated policies in that it provides hotel and restaurant services that are compatible with surrounding properties, and the project site is linked to adjoining properties by pedestrian and vehicular driveways facilitating convenient circulation in the POM district. An attractive, delineated pedestrian walkway would connect Agoura Road, through the site parking lot, to the hotel lobby entry. The pedestrian-oriented development complements Agoura Village to the east and south by providing services in walking distance to the future developments in the south and southeast.

#### O. Environmental Review

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project, in compliance with the California Environmental Quality Act (CEQA). It is included as Exhibit A to Attachment 1 of this report. The IS/MND concluded that, although potentially significant impacts to biological resources, cultural resources, geology and soils, noise and transportation/traffic may occur, these impacts would be reduced to a level of less than significant with incorporation of the mitigation measures outlined in the IS/MND. The following

issues areas were found to have no impact: mineral resources and recreation, while less than significant impacts were found for the following: aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, lands use/planning, public services, population and housing, and utilities and service systems. Air quality impacts were found to be less than significant; however the IS/MND lists standard dust minimizing measures to be implemented during construction, as required by the South Coast Air Quality Management District (SCAQMD). These measures have been incorporated into the Conditions of Approval, Exhibit A of Attachment 3, which is the Draft Resolution for the CUP and OTP.

The Draft IS/MND was circulated for public review from June 2, 2016 to July 5, 2016. The Notice of Availability and Notice of Intent to Adopt the MND (NOA/NOI) was published in the Acorn newspaper on June 2, 2016, and posted at City Hall, the Agoura Hills Library, and at the City Recreation Center, as well as on the City's website. The NOA/NOI was also mailed to public and regulatory agencies and interest groups that typically receive CEQA document notices. A hard copy of the IS/MND was made available for public review at the Planning Counter at City Hall and at the Agoura Hills Library, and the document was posted on the City's website. The City received three (3) comments on the Draft IS/MND in addition to the State Clearinghouse letter. Comments received during the public review period were addressed in writing as part of the Response to Comments section of the IS/MND (refer to Final IS/MND Response to Comments on the Draft IS/MND, page 76). The Final IS/MND includes the Mitigation Monitoring and Reporting Program following the Responses to Comments (refer to the last section of the analysis in the Final IS/MND), which outlines when each mitigation measure will be implemented and what entity is responsible for ensuring it is implemented. Minor changes are proposed to the text of the IS/MND for further clarification of comments received regarding odors from the neighboring Animal Control Center, and that the City is within the Consolidated Fire Protection District of the County of Los Angeles. These minor changes do not introduce new information or otherwise affect the analysis and conclusions of the IS/MND, and so do not require recirculation of the document for public review.

A copy of the Final IS/MND has been posted on the City's website. A notice of the availability of the Final IS/MND and the Planning Commission hearing to consider adoption of the Final IS/MND has been published in the Acorn and sent to the entities on the City's CEQA document mailing list. All persons and entities that provided comments on the Draft IS/MND have been provided with a notice of the public hearing and a copy of the Responses to Comments.

Pursuant to CEQA, to adopt the IS/MND, the Planning Commission must find that it independently reviewed the IS/MND and all comments received regarding the document, and based on the whole record before it, finds that: (1) the IS/MND was prepared in compliance with CEQA and the City's local CEQA Guidelines; (2) that City staff has correctly concluded that there is no substantial evidence that the project will have a significant effect on the environment; and (3) the IS/MND reflects the independent judgment and analysis of the Planning Commission. These findings are outlined in the Draft Resolution for the CEQA document (Attachment 1).

The following is a summary of the impacts and mitigation.

	Impact	Mitigation
Biological Resources	<ul style="list-style-type: none"> <li>• Nesting birds during construction</li> <li>• Oak tree removal and protected zone encroachment</li> </ul>	<ul style="list-style-type: none"> <li>• Nesting bird survey and construction avoidance zone, if necessary</li> <li>• Oak tree replacement and preservation program</li> </ul>
Cultural Resources	<ul style="list-style-type: none"> <li>• Possible archeological or paleontological resources</li> <li>• Possible human remains</li> </ul>	<ul style="list-style-type: none"> <li>• A monitor is required during grading phase</li> <li>• Consultation with County Coroner if human remains found</li> </ul>
Geology and Soils	<ul style="list-style-type: none"> <li>• Seismic ground shaking</li> </ul>	<ul style="list-style-type: none"> <li>• Follow recommendations of geotechnical report and City's Geotechnical Consultant</li> </ul>
Transportation/Traffic	<ul style="list-style-type: none"> <li>• Increase in cumulative traffic level</li> </ul>	<ul style="list-style-type: none"> <li>• Pay a fair share fee toward a signal installation</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• Freeway noise on hotel occupants</li> <li>• Construction noise on adjacent property</li> </ul>	<ul style="list-style-type: none"> <li>• Construction related noise reduction measures</li> <li>• Noise attenuating measures installed in hotel</li> </ul>

### III. RECOMMENDATION

Based on the foregoing analysis, staff recommends the Planning Commission adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and approve Conditional Use Permit Case No. 01150-2015; Oak Tree Permit Case No. OAK-01153-2015; Sign Permit Case No. SIGN-01152-2015; Variance Case No. VAR-01151-2015(A&B); and Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016, subject to conditions, based on the findings of the attached draft Resolutions.

### IV. ATTACHMENTS

1. Draft Resolution for the IS/Mitigated Negative Declaration with Exhibit A Final IS/MND, and Mitigation Monitoring and Reporting Program (Under Separate Cover)
2. Draft Resolution for the Vesting Tentative Parcel Map with Exhibit A for the Conditions of Approval
3. Draft Resolution for the Conditional Use Permit and Oak Tree Permit with Exhibit A for the Conditions of Approval
4. Draft Resolution for the Height Variance with Exhibit A for the Conditions of Approval
5. Draft Resolution for the Sign Permit and Variance with Exhibit A for the Conditions of Approval
6. Vicinity/Zoning Map



**Planning Commission**

(Case Nos. CUP-01150-2015, OAK-01153-2015, SIGN-01152-2015, VAR-01151-2015(A&B), VTPM  
74192-PMAP-01254-2016)

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7. Photocopies of Project Plans including Signage and Color Renderings
8. Color and Material Board

**Case Planner:** Valerie Darbouze, Associate Planner



**ATTACHMENT 1**

**DRAFT RESOLUTION FOR  
FINAL INITIAL STUDY-  
MITIGATED NEGATIVE DECLARATION  
WITH  
EXHIBIT A  
FINAL INITIAL STUDY-  
MITIGATED NEGATIVE DECLARATION WITH  
MITIGATED MONITORING AND REPORTING  
PROGRAM  
(Under Separate Cover)**

RESOLUTION NO. 16-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MARRIOTT COURTYARD AND TOWNEPLACE SUITES HOTEL PROJECT AT 29505 AND 29515 AGOURA ROAD (CASE NOS. CUP-01150-2015; OAK-01153-2015; VAR-01151-2015 (A) AND (B); SIGN-01152-2015 AND VTPM 74192 PMAP-01254-2016.

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 Peter J. Kruse for Agoura Hills Huntington Hotel Group, with respect to the real property located at 29505 and 29515 Agoura Road (Assessor Parcel No. 2061-004-030), requesting approval of a Conditional Use Permit (Case No. CUP-01150-2015); an Oak Tree Permit (Case No. OAK-01153-2015); a Variance (Case No. VAR-01151-2015 (A) and (B)); a Sign Program (Case No. SIGN-01152-2015); and Vesting Tentative Parcel Map 74192 (Case No. PMAP-01254-2016) as part of the Marriott Courtyard and TownePlace Suites Hotel Project (the "Project").

A. The above noted application requests have been processed, including, but not limited to, in the time and manner prescribed in state and local law, including the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the City's Local CEQA Guidelines, and, pursuant to CEQA, the City is the Lead Agency for the project.

B. In accordance with CEQA, the CEQA Guidelines, and the City's Local CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. The following environmental issue areas were addressed in the IS/MND: aesthetics; agriculture resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gases; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation/traffic; and utilities and service systems. The following issue areas were found to have potentially significant impacts that can be reduced to a less than significant level with incorporation of mitigation measures identified in the IS/MND: biological resources; cultural resources; geology and soils; noise; and transportation and traffic. All other issues areas had either no impacts or less than significant impacts.

C. Along with the Draft IS/MND, a Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was circulated for public review from June 2, 2016 to July 5, 2016, as required by law. The NOA/NOI, with the availability of the IS/MND for public review noted, was duly noticed in the local newspaper, and posted at City Hall, the City Recreation Center, and the Agoura Hills Library in accordance with state law. A copy of the IS/MND was made available for review on the City's website, at the Planning Counter at City Hall, and at the Agoura Hills Library. The IS/MND was circulated to the State Clearinghouse of the State of California's Office of Planning and Research.

D. The City accepted and responded in writing to comments on the IS/MND received during the public review period. Both the comments and the City's written responses thereto were incorporated in the Final IS/MND. Only minor changes to the IS/MND for clarification purposes were required as a result of the comments. The changes do not introduce new information or otherwise affect the analysis and conclusion of the IS/MND, and do not require recirculation of the document for public review pursuant to CEQA Guidelines Section 15073.5. The Final IS/MND consists of the IS/MND, comments and responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP), and is attached hereto as Exhibit A.

E. On July 28, 2016, the Planning Commission conducted a duly noticed public hearing to consider the Final IS/MND and the Project, during which opportunity was given to address the adequacy of the Final IS/MND. All comments regarding the Final IS/MND raised during the hearing were considered by the Planning Commission.

F. The Planning Commission finds that the IS/MND was completed in compliance with the provisions of the State CEQA and the CEQA Guidelines promulgated pursuant thereto, and the City's Local CEQA Guidelines, and is legally adequate. The Planning Commission has reviewed and considered the contents of the Final IS/MND, along with any comments received during the public comment period, prior to deciding whether to approve the application for the Project.

G. The Planning Commission finds, on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment. Feasible mitigation measures have been incorporated into the Project IS/MND that reduce potential impacts to a less than significant level.

H. The Final IS/MND reflects the Planning Commission's independent judgment and analysis.

I. The Planning Department of the City of Agoura Hills is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301.

Section II. The Planning Commission of the City of Agoura Hills, California, exercising its independent judgment and analysis, and after considering the administrative

record, hereby adopts the Final IS/MND and Mitigation Monitoring and Reporting Program for the Project.

PASSED, APPROVED AND ADOPTED this 28<sup>th</sup> day of July, 2016, by the following vote to wit:

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

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

ATTEST:

\_\_\_\_\_  
Allison Cook, Secretary



**ATTACHMENT 1  
EXHIBIT A**

**FINAL INITIAL STUDY-  
MITIGATED NEGATIVE DECLARATION WITH  
MITIGATED MONITORING AND REPORTING  
PROGRAM  
(Under Separate Cover)**



**ATTACHMENT 2**

**DRAFT RESOLUTION FOR  
THE VESTING TENTATIVE PARCEL MAP  
WITH  
EXHIBIT A FOR THE  
CONDITIONS OF APPROVAL**

RESOLUTION NO. 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VESTING TENTATIVE PARCEL MAP NO. 74192 CASE NO. PMAP-01254-2016 FOR THE MARRIOTT COURTYARD AND TOWNPLACE SUITES HOTEL PROJECT LOCATED AT 29505 AND 29515 AGOURA 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 Peter J. Kruse for Agoura Hills Huntington Hotel Group, with respect to the real property located at 29505 and 29515 Agoura Road (Assessor Parcel No. 2061-004-030), requesting approval of a Vesting Tentative Parcel Map VTPM 74192 (Case No. 01254-2016) to merge two (2) parcels into one (1) for the Marriott Courtyard and TownePlace Suites Hotel Project (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On July 28, 2016, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. \_\_\_\_\_, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. \_\_\_\_\_ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public meeting held on July 28, 2016, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date and place and purpose of the aforesaid 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. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance that:

A. The proposed Vesting Tentative Parcel Map (VTPM), as conditioned, is consistent with the City's General Plan Goal LU-12 and Policies LU-12.2 and LU-12.4 by providing a hotel that helps create a vital, active commercial district. The project merges two vacant parcels to accommodate a larger business that requires high visibility from the freeway corridor and serves the local community as well as visitors to Agoura Hills. The design and improvement of the proposed



development is consistent with General Plan Goal LU-13 and Policies LU-13.1 and LU-13.2 in that a hotel would replace an existing vacant infill property and would improve the aesthetics of the area. The project parking is distributed throughout the site evenly, and punctuated by landscaping so as to not cause large expanses of paved surfaces resulting in a heat-island effect on the environment. Pedestrian paths are available within the property and connecting to the adjacent eastern parcel and Agoura Road. The architectural style of the building uses features of the Craftsman style with earth tone colors and natural materials as accents. The oak trees along Agoura Road would remain, and be incorporated into the Landscape Plan, providing attractive natural habitat along Agoura Road. The remainder of the site is landscaped with predominantly native species, including numerous other oak trees which provide shade coverage and reflect the natural surroundings. The VTPM is consistent with Goal LU-24 and policies LU-24.1, LU-24.3, LU-24.4 and LU-24.5 because the project provides hotel and restaurant services that are compatible with surrounding properties, and the project site is linked to adjoining properties by pedestrian and vehicular driveways facilitating convenient circulation in the POM district. An attractive, delineated pedestrian walkway would connect Agoura Road, through the site parking lot, to the hotel lobby entry. The pedestrian-oriented development complements Agoura Village to the east and south by providing services in walking distance to the future developments in the south and southeast.

B. The site is physically suitable for a vital commercial development in that by combining two parcels, it will allow for the development of a well designed hotel and adequate parking, better circulation throughout the site and within the POM district, greater landscape coverage, more pedestrian amenities, and safer access between buildings, as specified in the Zoning Ordinance for the POM district.

C. The site is physically suitable for the proposed density of the development. The proposed size of the parcel exceeds the 20,000 square-foot minimum parcel size and the project meets the maximum allowed building site coverage and building setbacks.

D. The design of the development is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because an IS/MND was prepared for the project that assessed potential impacts to biological resources and mitigation measures were incorporated in the approval to reduce environmental impacts to a less than significant level.

E. The design of the VTPM and proposed improvements is not likely to cause serious public health problems. On-site improvements, such as circulation, storm water and sewer services, and fire access will be required upon development of the site and the improvements will be designed per City and other applicable standards and requirements.

F. The design of the VTPM and type of improvements, as conditioned, will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the site will be provided via Agoura Road and the other private driveway easements off Roadside Road and through the parcel to the east, and reciprocal access easements will be required to be recorded.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016, subject to Conditions of Approval, attached herein 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 this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 28<sup>th</sup> day of July, 2016, by the following vote to wit:

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

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

ATTEST:

\_\_\_\_\_  
Allison Cook, Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**  
**(VESTING TENTATIVE PARCEL MAP**  
**VTPM 74192 CASE NO. PMAP-01254-2016)**

1. This decision for approval of the Vesting Tentative Parcel Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all conditions of this action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Vesting Tentative Parcel Map reviewed and approved by the Planning Commission on July 28, 2016.
4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval 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 approval shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the approval or on the approved Vesting Tentative Parcel Map.
8. Applicant shall preserve all public utility easements and maintain public access within vacated portion of Roadside Drive.
9. The applicant shall provide and record a reciprocal access and use agreement to assure in perpetuity common ingress and egress between the subject parcel and the parcel directly to the east (APN # 2061-004-015) at two locations on the subject site: (1) eastern border access point; and (2) access point at northeastern portion of subject site.

10. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
11. Prior to issuance of building permit, applicant shall record Vesting Tentative Parcel Map 74192 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
12. 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 up 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.
13. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from an 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 at applicant's expense.

END



**ATTACHMENT 3**

**DRAFT RESOLUTION FOR  
THE CONDITIONAL USE PERMIT & OAK TREE PERMIT  
WITH  
EXHIBIT A FOR THE  
CONDITIONS OF APPROVAL**

RESOLUTION NO. 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01150-2015 FOR THE CONSTRUCTION OF A THREE-STORY HOTEL AND OAK TREE PERMIT CASE NO. OAK-01153-2015 FOR THE MARRIOTT COURTYARD AND TOWNEPLACE SUITES HOTEL PROJECT LOCATED AT 29505 AND 29515 AGOURA 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 Peter J. Kruse for Agoura Hills Huntington Hotel Group, with respect to the real property located at 29505 and 29515 Agoura Road (Assessor Parcel No. 2061-004-030), requesting approval of a Conditional Use Permit (Case No. CUP-01150-2015) to construct a 136,408 square-foot, three-story hotel on a vacant parcel; and a request for an Oak Tree Permit (Case No. OAK-01153-2015) to remove one (1) landmark oak tree and encroach in the protected zone of five (5) other oak trees for the Marriott Courtyard and Towneplace Suites Hotel Project (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On July 28, 2016, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. \_\_\_\_\_, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. \_\_\_\_\_ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on July 28, 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 and published as required by state law.

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, 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. The property designation allows for the development of a three-story hotel building and the proposal meets the development standards for the Planned Office and Manufacturing, and Freeway Corridor Overlay districts (POM-FC) relative to use, lot coverage, parking, access, circulation, amenities, and landscape and tree canopy coverage.

B. The proposed use is compatible with the surrounding properties. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The project is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the area. The pedestrian-oriented development increases compatibility with nearby properties. The building was placed below the adjacent grade to minimize visual impacts to motorists on the freeway, and the residential development across the freeway. The roof elements were raised in order to screen the equipment from the freeway corridor travel lanes and not cause visual impacts. The project is compatible with the City's low intensity development style, as the building coverage is substantially less than allowed by the zoning. The project design successfully incorporates the new structures within the surrounding built and natural setting, with respect to architectural design, colors and materials; on-site pedestrian; vehicular circulation; mostly native landscaping; oak tree preservation; and preservation of views to the Santa Monica Mountains from the site and off-site.

C. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The buildings will be constructed to comply with the most recent Building Code requirements. The project is subject to the Zoning Ordinance standards with respect to noise, light, and operational standards. The use of lighting that is shielded downward and incorporation of native landscaping will minimize the impacts on the undeveloped hillsides south of Agoura Road. The driveways and distribution of the parking were designed to limit conflicts between pedestrians and vehicles. The project's finish pad elevation below the adjacent freeway and Agoura Road will help screen the project from these roadways and travel lanes. The Agoura Road roadway was widened by the City as part of the Agoura Road Widening Project to improve traffic flow and conditions. The project will contribute a fee toward future construction of a traffic signal to ensure adequate traffic flow. The access in and out of the site is designed to maximize safety in the right-of-way and for quick and safe exit. The placement and design of the buildings will preserve the light, air, and privacy of the adjacent parcels by maximizing the side yard setback adjacent to privately owned properties, and providing such setbacks in excess of the minimum required by the zoning district. The project will be constructed to geotechnical requirements and recommendations of the project geotechnical report and of the City's Geotechnical Consultant. The project will connect to the existing sewer system and the storm water flows will be detained in an on-site facility before discharging into the existing storm drain system.

D. The proposed use will comply with each of the applicable provisions of the regulatory provisions of the Zoning Ordinance, except for approved variances or modifications. The use is conditionally permitted in the POM and FC overlay district. The building site coverage is below the POM District requirements, which creates greater setback zones all around the building where

ample landscaping is provided. The on-site parking layout is evenly distributed to serve all ingress points into the building and provide easy circulation throughout. The project is consistent with the zoning standards for parking, access, circulation, lot size, amenities, landscaping, and the tree canopy coverage. The project would be consistent with all zoning requirements regarding building height and sign size upon approval of the requested variances.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. There are currently three hotels operating in the City within 2,700, 3,900 and 4,600 feet from the proposed project; all three are located in the commercially zoned parcels along the freeway corridor. There are a limited number of vacant parcels in the City that allow for new development of this type. The project is expected to provide services for two different types of hotel service clientele, short-term and long-term. The project is located near the intersection of Kanan and Agoura Roads that serves the City's population and also nearby communities.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan Goal LU-12 and its policies by providing a hotel that helps create a vital, active commercial district. The project merges two vacant parcels to accommodate a larger business that requires high visibility from the freeway corridor and serves the local community as well as visitors to Agoura Hills. The outdoor activities are screened from the public right-of-way by the building to maintain a commercial appearance. The design of the hotel is compatible with the Agoura Hills community and provides an attractive view from the freeway in that the Craftsman-inspired architecture and use of natural materials and earth tone colors are reflective of the natural surroundings. The hotel supports the tourism industry by accommodating visitors using regional recreational facilities. The project complies with Goal LU-13 and its policies in that a hotel would replace an existing vacant infill property and would improve the aesthetics of the area. The project parking is distributed throughout the site evenly so as to not cause large expanses of paved surfaces resulting in a heat-island effect on the environment. Pedestrian paths are available within the property and connecting to the adjacent parcel and Agoura Road. Pavers are used at the entrance of the driveways and in drive-aisles to delineate the pedestrian connections. The oak trees along Agoura Road would remain, and be incorporated into the Landscape Plan, providing attractive natural habitat along Agoura Road. The remainder of the site is landscaped with predominantly native species, including numerous other oak trees that provide shade coverage and reflect the natural surroundings. The project complies with Goal LU-24 and its policies, which specifically address the design requirements of the POM district. The project complies with Goal LU-24 and the associated policies in that it provides hotel and restaurant services that are compatible with surrounding properties, and the project site is linked to adjoining properties by pedestrian and vehicular driveways facilitating convenient circulation in the POM district. An attractive, delineated pedestrian walkway would connect Agoura Road, through the site parking lot, to the hotel lobby entrance. The pedestrian-oriented development complements Agoura Village to the east and south by providing services in walking distance to the future developments in the south and southeast.

G. The purpose of the Freeway Corridor (FC) Overlay district is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC are to incorporate naturalistic and native landscaping, particularly oaks; preserve key vistas to the Santa Monica Mountains; screen unsightly uses; exhibit a low intensity development style; convey a high quality image; minimize impacts to



sensitive and endangered species; and use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor. Per the FC Overlay requirements, the project does not overwhelm the City's low-intensity development style. The project, which is well below the maximum building coverage allowed (about 20 percent versus 60 percent), is proposed to be developed on a relatively large site that allows for ample space between on- and off-site structures.

H. The project complies with preserving the views of Ladyface Mountain. The building is set back greater distances, 190 feet from the property line adjacent to Agoura Road and 95 feet from the property line adjacent to the freeway corridor, both the FC Overlay and POM districts require, therefore the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, north of the freeway corridor, and adjacent properties are minimized. The height of the building, at 39 feet, is significantly below the elevation of the adjacent Agoura Road and freeway, resulting in an effective appearance of 25 to 30 feet from these roadways. This allows for maintenance of views from the site and from off-site to the Santa Monica Mountains. Further, the proposed open rooftop deck provides an attractive feature and provides a venue to view the hillsides. The site design maintains a substantial open space buffer between Agoura Road and the front of the building, preserving native oak trees along the frontage. The project also includes a minimum of 13 oak trees in the Landscape Plan, which are a combination of mitigation trees and those required based on the new construction square footage.

I. The project complies with an attractive parking lot layout in that the shape and siting of the building on the property allows parking areas to be situated evenly on the site, and landscaped, which avoids vast expanses of uninterrupted parking spaces. Pedestrian access into the building is provided all around the building with parking in proximity, which maximizes the efficiency of the parking lot.

J. The building is to be constructed from the lowest elevation possible, considering the topography of the site, and maintains the natural grade differential between the building pad and both Agoura Road and the freeway without the need for tall retaining walls as required by the FC overlay district. The project site layout incorporates almost all the existing on-site oak trees with the exception one. The project design mitigates the removal of one on-site oak tree by adding four (4) 36 inch-box valley oaks, and does not impact any sensitive or endangered plants and animals or sensitive habitats, pursuant to the biological study prepared for the project contained in the Initial Study/Mitigated Negative Declaration.

K. The image of the City is preserved in that the building contains natural colors and materials that are non-reflective, rustic design elements reflective of the Craftsman style, and adequate architectural articulation appropriate for the semi-rural development style of the City. Variations in roof lines are used to add interest to the building and to reduce the effect of the massing as viewed from the public rights-of-way. The project includes oak trees in the plant palette, but more importantly, the project proposes to preserve an oak tree grove along the front of the property along Agoura Road. Because the building is set back greater distances from the property lines than both the FC Overlay and POM districts require, the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, and adjacent properties, are minimized.

L. All new impacts associated with the development have been mitigated to the maximum extent feasible, including: traffic whereby the project will contribute toward adding a traffic signal; lighting whereby the light fixtures are focused downward, and the light will not spill onto adjacent properties; lighting fixtures that comply with the maximum allowed height; and noise whereby the building is designed to shield roof mounted equipment and the outdoor activities are situated in an interior courtyard and screened by the building. All other environmental impacts have been analyzed and reduced to a less than significant impact. The project is not located in an immediate proximity of residential neighborhoods, and still complies with minimizing visual impact on adjacent properties.

Section VI. Oak Tree Permit. In regards to the oak trees, the Planning Commission finds pursuant to Section 9657.5.C. that the removal of one landmark oak tree and encroachment into the protected zone of five (5) other oak trees is required because otherwise the oak trees would prevent the development of the subject property for the hotel use. The proposed use will not endanger the health of the remaining trees on the subject property and the removal of the tree will not result in soil erosion through the diversion or increased flow of surface waters. The removal of one tree and encroachment of the other five (5) trees is necessary because their continued existence, under current condition, precludes the reasonable and efficient use of the property for a use otherwise authorized on that parcel and to the permitted density. The health of the tree to be removed is rated poor and if kept on-site, could potentially create hazardous conditions upon completion of the development. The removal of the oak tree will be mitigated by the addition of at least four (4) new oak trees. The extent of encroachment into the five (5) other oak trees is minor so as not to necessitate mitigation for the encroachments. The trees to be encroached upon and the remaining oak trees on site will be protected per the requirements of the City Oak Tree Preservation Guidelines, Appendix A. Additional oak trees are proposed on site, and will help preserve the natural character of the community.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01150-2015 and Oak Tree Permit Case No. OAK-01153-2015, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VIII. 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 28<sup>th</sup> day of July, 2016, by the following vote to wit:

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

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

ATTEST

\_\_\_\_\_  
Allison Cook, Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**  
**(Case Nos. CUP-01150-2015 & OAK-01153-2015)**

PLANNING DEPARTMENT

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 applicants have agreed in writing that they are aware of, and accept, all conditions of these 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 Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of 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 these 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 Director of Planning.
9. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
10. 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.
11. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01150-2015 and Oak Tree Permit Case No. OAK-01153-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

12. 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.
13. 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.
14. 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.
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 during ground disturbing activities, 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 assessed 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.
17. 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 retain a qualified biologist/ornithologist acceptable to the City Planning Department to conduct a survey of all breeding and nesting habitats within the work areas and vicinity within one (1) week of 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 by the City Planning Department 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 CDFW and/or the USFWS, 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.

18. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
19. 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.
20. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
21. If substantial changes are made to the approved Preliminary Landscape Plan, as determined by the Planning Director, the revised Landscape Plan shall be subject to approval by the Planning Commission.
22. 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 up 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.
23. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from an 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 at applicant's expense.
24. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Planning Director. Temporary construction fencing and gates shall be maintained in good order at all times.

25. All proposed retaining walls shall be a maximum of six (6) feet and consist of materials subject to review and approval by the Planning Director.
26. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
27. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.
28. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
29. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Planning Director, prior to issuance of a Building Permit.
30. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept at the construction site at all times.
31. Inspections shall be scheduled by the applicant as required by the Building and Safety Department and coordinated with the Engineering and Planning Departments.
32. On-site decorative paving shall be provided at the driveway entrances serving the site and the walking pathway around the proposed buildings. The color, materials and length of the decorative paving shall be subject to review and approval by the Planning Director.
33. All transformers, other equipment, and refuse containers shall be screened from view. A plan showing this shall be reviewed and approved by the Planning Director.
34. All parking stalls shall be pinstriped. A minimum of 225 parking spaces shall be provided for the project per the Parking Ordinance requirements, and as indicated on the project plans.
35. In the event that revisions to the plans required during the Plan Check process cause substantial changes to the project design as determined by the Planning Director, the project will be subject to additional review and approval by the Planning Commission.
36. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit an arts plan for the building which meets the requirements set forth by the City Council, for review and approval by the Planning Director. Prior to the issuance of occupancy for the building, the art shall be constructed and thereafter displayed for view by the public in a location approved by the Planning Director. If the approved art display is not maintained in good condition, or is altered without the permission of the Planning Director so that the improvements no longer conform to the approved arts plan, the Certificate of Occupancy may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.

37. The Variance Case No. VAR-01151-2015(A&B) is valid only in conjunction with Case Nos. CUP-01150-2015, OAK-01153-2015, SIGN-01151-2015, and VTPM 74192-PMAP-01254-2016 and the approved conditions of approval therein.
38. Both driveways connecting the subject site to the adjacent property to the east and providing mutual access between the sites shall be maintained in perpetuity. Appropriate easements shall be incorporated in the final Vesting Parcel Map 74192 to the satisfaction of the Planning Director and Public Works Director.
39. Applicant shall obtain final approval from the Los Angeles County Fire Department Land Development Unit – Fire Prevention Division with respect to on-site emergency pedestrian access around the buildings, vehicular access to the building, fire hydrant location and water availability for the site, and other items as required by the Fire Department prior to issuance of any City permit.
40. Any one room/suite in the hotel shall not be occupied in excess of thirty (30) days by any one individual.
41. The rooms of both brands of hotel are intended for intermittent occupancy. The use of any room/suite in the hotel for residency is prohibited and may result in revocation of the Conditional Use Permit.
42. Personal items, decorations, or signs belonging to guests of the hotel shall not be displayed or stored outside of any hotel room in public view.
43. Oversized vehicles, including recreation vehicles and motorhomes of hotel occupants, shall be parked on the west side of the parking lot.
44. The building mounted signs shall not exceed the dimensions of six (6) feet seven (7) inches in height and 12 feet in width for a maximum square footage of 79 square feet.
45. The applicant shall comply with each mitigation measure listed in the Final Initial Study/Mitigated Negative Declaration and outlined in the Mitigation Monitoring and Reporting Program for the project approved on July 28, 2016. The Mitigation Monitoring and Reporting Program is hereby attached to these Conditions of Approval and incorporated herein as Exhibit 1.
46. A list of all project conditions of approval and mitigation measures found in the Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution, on the construction plans submitted prior to issuance of a Grading or Building Permit.
47. SCAQMD air quality measures (Rule 403) shall be copied onto the cover sheets of the Grading Plans. They include:
  - A. Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.



- B. Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
- C. Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- D. No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
- E. Street Sweeping. Construction contractors should sweep all onsite driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

#### BUILDING AND SAFETY DEPARTMENT

- 48. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.
- 49. Final plans shall indicate a two (2) percent slope away from the structure for drainage (on the first 5 feet) all around the new structure(s).
- 50. Final plans shall indicate that all new windows shall be tempered on at least one side of the dual pane, or a twenty minute-rated window or glass blocks provided per Section 704A.3.2.2 of the 2010 California Building Code.
- 51. This project shall be subject to the 2013 California Building Code, 2013 Mechanical Code, 2013 California Plumbing Code, 2013 Electrical Code, and 2013 Energy Code, 2013 Green Building Code and Agoura Hills Municipal Code. Unless submitted after January 1, 2017, at which point it will be reviewed under the 2016 California Building Code as adopted by City of Agoura Hills.
- 52. Fire sprinklers for all new structures are required per Agoura Hills Municipal Code 903.2 and shall be shown on the final plans prior to Building Permit issuance.

53. Soils report is required to be submitted for this project at the time of plan check review.
54. Evidence of approval by the Los Angeles County Fire Department shall be provided prior to Building Permit issuance.
55. Evidence of approval by the Los Angeles County Industrial Waste Department shall be provided to Building Permit issuance.
56. Evidence of approval by the Los Angeles County Health Department shall be required for prior to Building Permit issuance.
57. Evidence of approval by the Las Virgenes Municipal Water District shall be required prior to Building Permit issuance.
58. Las Virgenes Unified School District fees shall be paid (based on the livable square feet multiplied by \$0.54) prior to issuance of a Building Permit.
59. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, Title 24 plans will need to be submitted to Building and Safety Department for plan review and approval. Please be advised that this is a preliminary review and does not constitute a final Building and Safety approval.

#### PUBLIC WORKS/ENGINEERING DEPARTMENT

60. Applicant shall preserve all public utility easements and maintain public access within vacated portion of Roadside Drive.
61. The applicant shall provide and record a reciprocal use agreement to assure common ingress and egress for parcel directly to the east (APN # 2061-004-015) in perpetuity.
62. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater, as part of final plan review.
63. The applicant shall provide a preliminary title report not older than 30 days as part of final plan review.
64. Prior to issuance of Building Permit, applicant shall record Parcel Map No. 74192 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
65. All required plans and studies as part of final plan submittal shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

66. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of these permits, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).
67. Prior to the issuance of a Grading Permit, applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
68. 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.
69. 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.
70. Grading Plan shall show location(s) of all oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to oak trees as outlined in the City Oak Tree Consultant's conditions of approval.
71. 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.
72. 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.
73. Prior to issuance of permits from the Engineering Department, this project shall require a permit from the following agencies:
  - Los Angeles County Health Department
  - Los Angeles County Flood Control District (LACFCD)
  - Las Virgenes Municipal Water District

74. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department at 818.597.7322 for approved City certification forms.
75. Prior to permitting, applicant shall provide written permission from affected property owner for any off-site construction. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the Director of Public Works.
76. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved conditions of approval for the area.
77. Applicant shall overlay Agoura Road with concrete asphalt for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works, and incorporated as part of the conditions of approval.
78. The applicant shall design and construct road improvements necessary for vehicle transition and pedestrian access to Roadside Drive. Said improvements shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, pavement markings, and street lights from Roadside Road to easterly property line. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works and Planning Director.
79. Applicant shall connect to the 10-inch sewer line that is available for this project in Agoura Road. [Ref. Sewer Plan Dwg # T-104]
80. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
81. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
82. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
83. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
84. 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.

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  2. 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;
  3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  4. 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.
85. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to, and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:
- Identification of whether the proposed project is a Designated or Non-Designated Project.
  - If the proposed project is a Designated Project, identification of the project category.
  - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
  - Source control measure(s) proposed to be implemented.
  - Calculation of the SWQDv.
  - Discussion on whether stormwater runoff harvest and use is feasible.
  - Stormwater quality control measure(s) proposed to be implemented.
  - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
  - Proposed hydromodification controls and calculations (if necessary).
  - Proposed maintenance plan (if necessary).
86. All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under these permits is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the

Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.

87. SWPPP Plan - All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: [www.cabmphandbooks.com](http://www.cabmphandbooks.com) and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site. Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:
  1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  2. 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;
  3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  4. 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.
88. Prior to certificate of occupancy, all remaining fees/ deposits required by the Engineering Department shall be paid in full.
89. Prior to certificate of occupancy, all requirements including construction of improvements must be completed to the satisfaction of the City Engineer.
90. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.
91. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).

92. 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.
93. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.
94. Prior to issuance of a building permit, the applicant shall pay \$64,254, which is the fair share cost attributed to the project, that will be applied toward the construction costs for the proposed ultimate improvements at the intersection of Agoura Road and Roadside Road to mitigate the traffic impacts resulting from the project.

#### GEOTECHNICAL

95. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) memorandum dated March 25, 2016 and the applicant's Geotechnical Consultant's Report dated May 20, 2015 and Responses to Comment Letters dated October 9, 2015, February 4, 2016, and March 16, 2016, which are incorporated herein by this reference.

#### OAK TREE

96. All tree replacement, monitoring, and avoidance and minimization measures outlined in the Oak Tree Report prepared by the applicant (Envicom, dated August 2015) be implemented. As stated in the Response to Memorandum (Envicom Corporation, November 24, 2015), four (4) 36-inch box valley oaks (*Quercus lobata*) will be planted onsite to offset the removal of tree #342.
97. The Final Landscape Plan shall depict the locations of the four (4) mitigation valley oak trees that will be planted onsite.
98. All oak trees located on the property that would be encroached upon or otherwise avoided shall be preserved in perpetuity in accordance with the mitigation measures outlined in the Oak Tree Report (Envicom Corporation, August 24, 2015), and consistent with the City's Oak Tree Preservation Guidelines (Appendix A) of the Municipal Code.
99. 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.

100. 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 or her consulting arborist shall consult 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.
101. 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.
102. 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.
103. 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.
104. 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.
105. 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.
106. 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.
107. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the herbicide program is first reviewed and endorsed by the City Oak Tree Consultant.
108. The applicant's consulting arborist shall submit certification letters for all work completed within the protected zone of an oak tree within five (5) working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.
109. In accordance with Section 9389.6 of the Municipal Code, one (1) native oak tree, twenty-four-inch box in size, per fifteen thousand (15,000) square feet of building area shall be provided on site. The location of the oak tree shall be depicted on the Final Landscape



Plan and shall be planted prior to final construction inspections and field verified by the City's Oak Tree Consultant.

## LANDSCAPING

110. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by CJM –LA, L-1, L-2, L-3, dated November 23, 2015, as approved by the City of Agoura Hills Planning Commission.
111. Any trees of heaven (*Ailanthus altissima*) that are present on site are to be permanently eradicated. The Final Landscape Plans must contain a note to this effect and specify the method of eradication.
112. 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.
113. At the time of Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he or 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) .
114. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The tree and shrub sizes shall be as indicated on the approved preliminary landscape plan. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with the Sunset Guide's Climate Zone 18.
115. 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. The total square footage of the landscape area shall be indicated on the plan.
116. 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.
117. 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.

118. 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.
119. 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.
120. 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.
121. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to Final Building Permit inspection.

#### SOLID WASTE MANAGEMENT

122. 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.
123. 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.
124. 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



**ATTACHMENT 3**

**EXHIBIT 1**

**DRAFT RESOLUTION FOR  
THE CONDITIONAL USE PERMIT & OAK TREE PERMIT  
WITH THE CONDITIONS OF APPROVAL**

**WITH EXHIBIT 1  
FOR THE MITIGATED MONITORING AND REPORTING  
PROGRAM  
(MMRP)**

Marriott Courtyard and Towneplace Suites Hotel Project  
**Mitigation Monitoring and Reporting Program**

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
<b>BIOLOGICAL RESOURCES</b>							
<p><b>BIO-1 Nesting Birds.</b> To the extent feasible, the applicant shall not remove or otherwise disturb vegetation, prepare the site, or conduct any other construction related activities in the work areas from February 1 through September 1 to avoid impacts to breeding and/or nesting birds, as this is the recognized breeding, nesting, and fledging season for raptor and other 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 in the work areas and vicinity within one week of 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 by the City Planning Department prior to any vegetation removal, site preparation, or construction activity. If active nests are found in the survey area, activities within a 300-foot radius (500-foot radius 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 in 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 CDFW and/or the USFWS, as applicable, shall be</p>	<p>Verification that birds during breeding and nesting are not disturbed; if work during breeding and nesting season cannot be avoided, confirm that a biological survey has been conducted and required measures have been implemented.</p>	<p>Prior to start of construction (if during nesting season)</p>	<p>Once</p>	<p>AHPCD, OCM</p>			

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 OCM – Onsite Construction Manager



**Marriott Courtyard and Towneplace Suites Hotel Project  
Mitigation Monitoring and Reporting Program**

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<p>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. The biologist shall then provide the documentation to the City Planning Department upon completion of the work and prior to issuance of a Certificate of Occupancy.</p>							
<p><b>BIO-2 Oak Tree Replacement and Maintenance Program.</b> Prior to issuance of Grading Permits, a Final Landscape Plan shall be reviewed and approved by the Director of Planning to include four 36-inch box native oaks. The mitigation is compensation for the loss of Oak Tree #342. The exact species and planting locations shall be reviewed and approved by the Director of Planning in consultation with the City Oak Tree Consultant. The planting shall be completed in accordance with the Oak Tree Planting and Replacement Program outlines in the City's Oak Tree Preservation Guidelines (Section V.C.1.1).</p> <p>The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines. The applicant shall submit a letter outlining the maintenance program and include a statement agreeing to maintain the health of the mitigation trees for a minimum of five years.</p>	<p>Verification of Final Landscape Plan; must include four 36-inch box native oaks.</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>AHPCD, City Oak Tree Consultant</p>			

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If mitigation on the project site is determined by the Director of Planning to be infeasible, an additional site as close as possible to the area of oak removal may be acceptable. If onsite or offsite planting locations are found infeasible, the Applicant may provide an in-lieu fee mitigation to the City's Oak Tree Mitigation Fund to be determined by the Planning Director in consultation with the City Oak Tree Consultant. A determination of infeasibility shall be made by the Director of Planning.							
<p><b>BIO-3 Oak Tree Preservation Program.</b> The project applicant shall submit an Oak Tree Preservation Program prepared by a qualified oak tree specialist for review and approval by the City Planning Department and City Oak Tree Consultant prior to the granting of a Grading Permit or Building Permit, whichever occurs first. The Oak Tree Preservation Program shall comply with the City Consultant's Conditions of Approval and establish measures to further protect oak trees on and near the site that are not identified for removal during project construction.</p> <p>The program shall include but not be limited to the following components:</p> <ul style="list-style-type: none"> <li>Maintain soil levels at natural grade in the TPZ of Tree Numbers 220, 303, 304, and 347.</li> <li>Procure a certified arborist to perform all pruning cuts according to the <i>International Society of Arborists' Best Management Practices: Tree Pruning</i> and according to American National Standards Institute (ANSI) A300 pruning standard. Work shall be performed in accordance with the ANSI Z133.1 safety standard.</li> </ul>	<p>Verification of preparation of approved Oak Tree Preservation Program</p> <p>Verification of implementation of Oak Tree Preservation Program</p>	<p>Prior to issuance of grading or building permits, whichever occurs first</p> <p>Throughout construction activities</p>	<p>Once</p> <p>Periodically</p>	<p>AHPCD, City Oak Tree Consultant</p> <p>AHPCD, OCM</p>			

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<ul style="list-style-type: none"> <li>Remove all concrete, trash, and debris located in the TPZ. The TPZs shall be kept free of construction materials.</li> <li>Install protective fencing at the edge of the TPZ around the protected oak trees to remain in place in the proximity of the proposed activities. Fencing can be taken down or moved to the edge of canopy or edge of grading only when approved work is carried out under the observation of the applicant's oak tree consultant. The location of the fencing may be adjusted on a day-to-day basis as agreed to by the City of Agoura Hills' oak tree consultant and the applicant's oak tree consultant.</li> <li>Move or remove fencing to the edge of canopy or edge of grading only when approved work is being carried out under the observation of the applicant's oak tree consultant. The location of the fencing may be adjusted on a day-to-day basis as agreed to by the City of Agoura Hills' oak tree consultant and the applicant's oak tree consultant. Signs with a minimum size of 2'x 4' shall be installed on the fence, equidistant from each other around each tree. Signs shall be posted 50' apart on a grove of trees, where fencing cannot be placed around a single tree. The sign must read: WARNING-THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.</li> <li>Utilize only hand tools for all work performed in the TPZ of any oak. This</li> </ul>							

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<p>work must be monitored by the project arborist.</p> <ul style="list-style-type: none"> <li>• Treat minor roots less than one inch in diameter exposed during project grading with an approved compound by the project arborist before the improvements are installed. Root pruning cuts shall be clean cut at a 45-degree angle with the cut surface facing downward.</li> <li>• Cut roots over three inches in diameter exposed during project grading only with City approval, with clean cuts at a 45-degree angle with the cut surface facing downward. These cuts must be treated with an approved compound by the project arborist before the improvements are installed.</li> <li>• Leave leaf-litter build-up under the canopy of the oak in place, without alteration, when possible as it is ideal for healthy tree growth and root development. A three inch layer of mulch may be advisable in settings where leaf-litter has been lost.</li> <li>• Do not remove the tags numbering each oak on the site.</li> <li>• Prohibit storing or discarding construction materials in the TPZ of any oak. Rinse water, concrete residue, liquid contaminants (e.g., paint, thinners, gasoline, oils) of any type shall not be deposited in any form at the base of an oak.</li> <li>• Restrict parking of any vehicles in the TPZ of an oak.</li> <li>• Maintain the project arborist's oversight of the care of mitigation oaks and existing oaks that remain onsite through the</li> </ul>							

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completion of the construction phase of the project. <ul style="list-style-type: none"> <li>Ensure operations conform to the City of Agoura Hills Oak Tree Preservation Guidelines.</li> </ul>							
<b>CULTURAL RESOURCES</b>							
<p><b>CR-1 Archaeological/Paleontological Monitoring.</b> Monitoring of all project-related ground disturbing activities of sediments that appear to be in a primary context shall be conducted by a qualified archaeologist and paleontologist, if applicable, and a Native American monitor qualified to identify Chumash and Gabrieleno resources, as approved by the City Planning Department. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS, 1983). Paleontological monitoring shall be performed by a paleontologist meeting the Society of Vertebrate Paleontology's Paleontological Resource Monitor (SVP, 2010). A cross-trained monitor meeting both of these requirements may also be used. Archaeological monitoring is required until excavation is complete or until a soil change to a culturally sterile formation is achieved, to be determined by the archaeologist. The archaeologist and/or paleontologist may reduce or stop monitoring depending on observed conditions. Paleontological monitoring is required until excavation is complete or until ground disturbance is no longer occurring within the Topanga or Monterey Formations, to be determined by the paleontologist. If archaeological/paleontological resources are encountered during ground-</p>	<p>Verification that a qualified archaeologist and/or paleontologist has been retained for individual project components involving excavation of native sediments</p> <p>Field verification of monitoring</p>	<p>Prior to issuance of grading permits</p> <p>During ground disturbing activities of native sediments</p>	<p>Once for verification that a monitor has been retained</p> <p>Periodically throughout construction for field verification</p>	AHPCD, OCM			

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disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until the archaeologist and/or paleontologist 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 a qualified archaeologist/paleontologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.							
<b>CR-2 Unanticipated Discovery of Human Remains.</b> The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the City Planning Director and the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be prehistoric or to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). 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. The MLD shall complete the inspection of the site within 48 hours of notification and will then help determine what course of action should be taken in dealing with the remains. If an	Verification that County Coroner and/or NAHC consultation has occurred (if human remains unearthed)	As needed during construction	As needed	AHPCD, OCM			

**Key:** AHPWE – City of Agoura Hills Public Work/Engineering  
AHPCD – City of Agoura Hills Planning & Community Development  
OCM – Onsite Construction Manager



Marriott Courtyard and Towneplace Suites Hotel Project  
**Mitigation Monitoring and Reporting Program**

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
archaeologist and/or a Native American representative is needed to assessed 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.							
<b>GEOLOGY/SOILS</b>							
<b>GEO-1 Geotechnical Requirements.</b> The applicant must abide by the recommendations and requirements of the Geotechnical report prepared by Geocon West, Inc. dated May 20, 2015 and of the City's Geotechnical Consultant memorandum dated March 26, 2016. These recommendations and requirements shall be reflected on the final plans prior to issuance of a Grading Permit.	Verification of compliance with all recommendations in the Geotechnical Engineering Update Study	Prior to issuance of grading permit	Once	AHPCD			
<b>NOISE</b>							
<b>NOISE-1 Animal Shelter Construction Noise Mitigation.</b> The following noise mitigation shall be incorporated to reduce the potential for noise impacts upon the adjacent animal shelter.  1. Erect a temporary sound barrier along the common property line between the project site and the adjacent animal shelter. See Noise Study, Appendix K for details. 2. Locate all stationary noise sources as far from the animal shelter property as practically possible for each construction activity. 3. Prohibit the use of radios or other music reproduction devices within 50 feet of the common property line. 4. Maintain all construction equipment, especially engine exhaust mufflers, in like-new condition for the duration of the construction phase.	Review construction plans to ensure compliance with mitigation measure  Field verification of compliance	Prior to issuance of grading or building permits, whichever occurs first  Throughout construction activities	Once  Periodically	OCM/AHPCD			

**Key:**    AHPWE – City of Agoura Hills Public Work/Engineering  
            AHPCD – City of Agoura Hills Planning & Community Development  
            OCM – Onsite Construction Manager



Marriott Courtyard and Towneplace Suites Hotel Project  
**Mitigation Monitoring and Reporting Program**

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification														
					Initial	Date	Comments												
<p><b>NOISE-2 Interior Noise Control.</b> The building shall be constructed, as a minimum, in accordance with the following characteristics below (<i>Table 7, from page 12 of the Noise Study, Appendix K</i>). These construction minimums will provide around 20 dBA of interior noise reduction which is acceptable for exterior noise levels as high as 65 dBA CNEL.</p> <table border="0"> <tr> <td><b>Panel</b></td> <td><b>Construction</b></td> </tr> <tr> <td>Exterior</td> <td>Wall Siding or stucco, 2 inch X 4 inch studs, R-13 fiberglass insulation, 0.5 inch drywall</td> </tr> <tr> <td>Windows</td> <td>Double Pane</td> </tr> <tr> <td>Sliding Glass</td> <td>Door Double Pane</td> </tr> <tr> <td>Roof</td> <td>Shingle over 0.5 inch plywood, fiberglass insulation, 0.625 inch drywall, vented</td> </tr> <tr> <td>Floor</td> <td>Carpeted except kitchen and bathrooms</td> </tr> </table> <p>This will be adequate for all units with the following exceptions:</p> <ul style="list-style-type: none"> <li>• Add STC 36 glazing to all guest rooms facing U.S. 101</li> <li>• Add STC 32 glazing to all guest rooms facing east or west</li> <li>• Add STC 26 glazing to all guest rooms facing south or into the ventral courtyard</li> <li>• Add resilient channels to the exterior wall assemblies of all studio and one bedroom guest units facing north, east, or west</li> <li>• All through-wall HVAC units shall be sound rated at least STC 36</li> </ul>	<b>Panel</b>	<b>Construction</b>	Exterior	Wall Siding or stucco, 2 inch X 4 inch studs, R-13 fiberglass insulation, 0.5 inch drywall	Windows	Double Pane	Sliding Glass	Door Double Pane	Roof	Shingle over 0.5 inch plywood, fiberglass insulation, 0.625 inch drywall, vented	Floor	Carpeted except kitchen and bathrooms	<p>Review construction plans to ensure compliance with mitigation measure</p>	<p>Prior to issuance of a building permit</p>	<p>Once</p>	<p>Agoura Hills Building Official</p>			
<b>Panel</b>	<b>Construction</b>																		
Exterior	Wall Siding or stucco, 2 inch X 4 inch studs, R-13 fiberglass insulation, 0.5 inch drywall																		
Windows	Double Pane																		
Sliding Glass	Door Double Pane																		
Roof	Shingle over 0.5 inch plywood, fiberglass insulation, 0.625 inch drywall, vented																		
Floor	Carpeted except kitchen and bathrooms																		

**Key:**    **AHPWE** – City of Agoura Hills Public Work/Engineering  
**AHPCD** – City of Agoura Hills Planning & Community Development  
**OCM** – Onsite Construction Manager



Marriott Courtyard and Towneplace Suites Hotel Project  
**Mitigation Monitoring and Reporting Program**

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
<b>TRANSPORTATION/TRAFFIC</b>							
<b>TRA-1 Fair Share Cost for the Signal Warrant.</b> The applicant shall pay a fair share of the cost of a signal for the intersection of Agoura Road and Roadside Road to be constructed at a future date to be determined by the City Public Works Department. Out of the estimated total cost for the future signal (\$350,000), the fair share fee allocated to this Project is \$62,254 (18.4 percent of \$350,000). The fair share fee shall be paid to the City of Agoura Hills prior to issuance of a Building permit.	Verification of "fair share" fee payment	Prior to issuance of building permits	Once	AHPWE			

Key: AHPWE – City of Agoura Hills Public Work/Engineering  
 AHPCD – City of Agoura Hills Planning & Community Development  
 OCM – Onsite Construction Manager





**ATTACHMENT 4**

**DRAFT RESOLUTION FOR  
THE HEIGHT VARIANCE  
WITH  
EXHIBIT A FOR THE  
CONDITIONS OF APPROVAL**

RESOLUTION NO. 16-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01151-2015(A) TO INCREASE THE HEIGHT OF THE BUILDING FOR THE MARRIOTT COURTYARD AND TOWNPLACE SUITES HOTEL PROJECT LOCATED AT 29505 AND 29515 AGOURA 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 Peter J. Kruse for Agoura Hills Huntington Hotel Group, with respect to the real property located at 29505 and 29515 Agoura Road (Assessor Parcel No. 2061-004-030), requesting approval of a Variance Case No. VAR-01151-2015(A) to increase the height of the building by four (4) feet above the maximum height allowed by Zoning Ordinance Section 9389.3 for the Marriott Courtyard and TownePlace Suites Hotel Project (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On July 28, 2016, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. \_\_\_\_\_, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. \_\_\_\_\_ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on July 28, 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. 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. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, in which the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other property in the vicinity and under

identical zoning classification. Absent of the approved variance, the project would be deprived of privileges enjoyed by an adjacent property for which a height variance was approved to increase the building height above the maximum 35 feet allowed. Although the hotel at 39 feet is taller than the maximum 35 feet allowed by the Zoning Ordinance, the building pad is lower than the freeway corridor by 12 to 13 feet, and Agoura Road by 9 to 14 feet, such that the building elevation appears as 26 to 27 feet above the freeway and 25 to 30 feet above Agoura Road. Factors contributing to the increase in height are the desired high volume ceilings common for a use of this type, the need to house utilities in an area between the first and second floors, and to screen roof mounted mechanical equipment by way of a shed roof feature. The roof line measures 39 feet, which is four (4) feet taller than the maximum allowable height. Other building elements that exceed 35 feet in height, including the elevator and stairwell overrides at 45 feet and 43 feet respectively, and the open roof trellis at approximately 43 feet, are considered architectural projections, and not included in the calculation of building height. Given the size of the site, reducing the number of stories of the hotel would result in a larger footprint on the ground to accomplish the desired number of rooms/suites, reducing the parking availability and increasing building coverage, which may require the elimination of the existing oak tree grove along the Agoura Road frontage. Without the additional height of the shed roof elements along the perimeter of the roof, the parapet roof would not convey an attractive roofline along the freeway corridor; as proposed, the shed roof features convey a more residential, less industrial-looking, design, more consistent with the design aesthetic sought along the freeway corridor.

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 property is set at an elevation below the adjacent rights-of-way and therefore the effective building height of 25-30 feet will not exceed the height of the buildings in proximity that are level with the right-of-ways. The building is lower than the adjacent, public Agoura Road right-of-way and the freeway travel lanes and is set back, on average, more than some of the other commercial buildings on this south side of the freeway corridor. All of the proposed building setbacks far exceed those required, and so the building would not overwhelm or be out of character with structures in the vicinity. The building, as viewed from passersbys, will not exceed the height of many existing buildings in proximity that are level with the rights-of-way, and those proposed adjacent to the site that also have building pads set below the elevations of adjacent roadways.

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 Zoning Ordinance allows for three story structures and also requires that all roof mounted mechanical equipment be fully screened from public rights-of-way, thereby adding to the height of a structure. In this case, the project must screen the equipment from the freeway corridor, Agoura Road and the more distant Roadside Road. To mitigate the potential for visual impacts, and to integrate the project into its surroundings, the applicant has chosen to break up the roof into separate elements to minimize the mass of one single, large, sloped roof element, which could potentially result in an even taller structure. The shed roof elements that screen the equipment would contribute to an attractive building design along the freeway corridor. Because the roof has been broken into separate elements, the building height is measured from the highest point of the roof at 39. If the building had a full roof, the height would be measured at the midpoint of the roof slope, resulting in a lower calculated height, within the building height limit, although the



appearance of height would remain the same. Given the size of the site, reducing the number of stories of the hotel would result in a larger footprint on the ground to accomplish the desired number of rooms/suites, reducing the parking availability and increasing building coverage, which may require the elimination of the existing oak tree grove along the Agoura Road frontage.

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 building is over 100 feet from an existing, off-site single-story building to the west, 220 feet from the proposed single-story building and 135 feet from the proposed two-story, 38-foot high building to the east on a parcel approved for development. The building height and location will not block views of adjoining properties because the building is placed further from all property lines than the minimum required setbacks. The project has provided additional pedestrian and vehicular access for emergency services as required by both the Building Code and Fire Code that would not be required for a 35-foot tall building. The additional building height will allow for attractive screening of roof mechanical equipment, and the rustic Craftsman-inspired architecture and native plantings and oak trees will contribute to the overall improved aesthetic of the project and freeway corridor area. Views from off-site, across the project site, to the Santa Monica Mountains, will be maintained, and a proposed rooftop deck will create an attractive venue from which to view the mountains.

E. The granting of the Variance will be consistent with the character of the surrounding area. The topography along the south side of the freeway varies greatly between the western City limit and Kanan Road, and, as such, building heights vary. Therefore, the character of the community would not be impacted by the increased height of the hotel building. To further mitigate the potential for visual impacts, the three-story building is designed with a shed roof, instead of a flat roof, to give it a more residential character and to screen all the roof mounted equipment. The building pad, set below the adjacent roadways, helps reduce the appearance of height from the freeway corridor and Agoura Road. The substantial distance of the building, as set back from Agoura Road and the freeway, and which exceeds the minimum distance required by the Zoning Ordinance, also minimizes the appearance of height.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01151-2015(A) subject to the conditions of approval, attached herein 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 28<sup>th</sup> day of July, 2016, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

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

\_\_\_\_\_  
Allison Cook, Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**  
**(Case No. VAR-01151-2015(A))**

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 action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the conditions of approval.
4. It is hereby declared to be the intent that if any provision of this action is held or declared to be invalid, the approval 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 approval 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-01151-2015 (A) will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. Variance Case No. VAR-01151-2015(A) is valid only in conjunction with Conditional Use Permit Case No. 01150-2015; Oak Tree Permit Case No. OAK-01153-2015; Sign Permit Case No. SIGN-01152-2015; Variance Case No. VAR-01151-2015(B); and Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016, and the approved conditions of approval therein.
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 up 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 an 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 at applicant's expense.

END



**ATTACHMENT 5**

**DRAFT RESOLUTION FOR  
THE SIGN PERMIT AND VARIANCE  
WITH  
EXHIBIT A FOR THE  
CONDITIONS OF APPROVAL**

RESOLUTION NO. 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01152-2015 AND VARIANCE REQUEST CASE NO. VAR-01151-2015(B) TO INCREASE THE SIZE OF TWO BUILDING-MOUNTED SIGNS FOR THE MARRIOTT COURTYARD AND TOWNEPLACE SUITES HOTEL PROJECT LOCATED AT 29505 AND 29515 AGOURA 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 Peter J. Kruse for Agoura Hills Huntington Hotel Group, with respect to the real property located at 29505 and 29515 Agoura Road (Assessor Parcel No. 2061-004-030), requesting approval of a Sign Permit (Case No. SIGN-01152-2015) to install two (2) building-mounted signs and a ground-mounted sign and a Variance Request (Case No. VAR-01151-2015(B)) to increase the size of two (2) building-mounted signs for the Marriott Courtyard and TownePlace Suites Hotel Project (the "Project).

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On July 28, 2016, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. \_\_\_\_\_, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. \_\_\_\_\_ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on July 28, 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. 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 meeting.

Section V. Sign Permit Review. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section. 9655.5.D. of the Agoura Hills Municipal Code, that:

A. The proposed signs are consistent with the General Plan and the provisions of the Zoning Ordinance. The building mounted signs are integrated with the building's architectural

character and provide meaningful identification for the business, specifically, the hotel, as called for in Policy LU-13.2 of the General Plan, as viewed from the freeway corridor and Agoura Road

B. The locations of the proposed building and ground mounted signs are legible under normal viewing conditions where the signs are to be installed. The signs will be built so as to identify the business clearly during the daytime and nighttime without impacting nearby properties. The building-mounted sign letters and the monument sign are internally lit and the font highly legible. The content of the signs and the number of colors comply with the Sign Ordinance requirements. The signage contains a limited number of colors, attractive fonts, simple design, and is lit to the minimum level necessary, all of which minimize impacts to neighboring properties.

C. The location and design of the proposed signs for the building's front and rear elevation, and their size, shape, illumination, and colors are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. Each sign will be in the center of the front and rear elevation and will not block the window space and will not compete with any other architectural feature. The monument sign is limited in size, and will not interfere with vehicular traffic.

D. The proposed signs are consistent with the sign standards of the Sign Design Guidelines in that the signs use one color during the day time and one color during in the nighttime, and do not compete with the design of the building, and the illumination of the sign does not flood the building façade. With the exception of the size, the number of colors, the illumination method, and all other design elements are in compliance with the Sign Ordinance for both the building and ground-mounted signs.

E. The proposed signs are consistent with the adopted Sign Design Guidelines in that the dimensions of the signs are in good proportion, the building signs do not interfere with windows or other architectural features, and the building signs do not exceed the height of the roof line.

Section VI. Variance. 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 such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The 79 square-foot internally illuminated signs proposed on the north (rear) and the south (front) elevations will help maintain visibility from the travel lanes on the adjacent rights-of-way, given that the site is concave and the building pad is lower than each roadway, and placed 95 feet from the edge of the freeway corridor and 190 feet from Agoura Road. The signage for each of the two hotel brands was combined so as to minimize clutter on each elevation. As a result, additional blank space is created between the lettering, which must be accounted for in the calculations of the total square footage of the sign. Therefore, the actual portion of the sign devoted to the hotel names is less than the overall sign calculations (61 square feet). The applicant has provided building setbacks along Agoura Road and the Freeway in excess of those required. As a result, since additional landscape screening is provided to ensure sufficient project identification,

slightly larger building signs are needed. The building facades were designed such that the area where a sign could be installed permits a larger sign without impacting the architectural design of the building.

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 in which the subject property is situated. Because the building is setback 95 feet from the rear property line and 190 feet from the front property line, and placed lower in elevation on the parcel than other buildings along the corridor, a larger sign is required to be visible to the traffic traveling the freeway and Agoura Road. The signs include two hotel brand names, which are combined into one single sign to avoid clutter and designed as are other office building signs. Size and illumination, as proposed, will help regional users unfamiliar with the area to locate the site. The most commercial developments along the freeway have larger signs than the maximum allowed on the freeway facing sides of the buildings, so the requested square footage for the new signs, in this case, would not be inconsistent with other similar properties along the freeway corridor.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in impractical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. In order to design the signs in a most efficient manner and avoid clutter on each elevation, both brands of hotel are combined into one sign. As a result, some additional blank space is created, which must be accounted for in the calculations of the total square footage of the sign. Without the empty space, each sign would be 61 square feet. Furthermore, the size of the signs on each elevation matches in order to be consistent and uniform for the site. Because of the large building setbacks provided on the front and rear sides of the site, which allowed for landscape screening and a reduction in the appearance of the building mass, which improves the aesthetics of the freeway corridor, the applicant is asking for a small increase in sign size to ensure adequate identification of the hotel from on- and off-site. The increased sign size would be mitigated by the substantial distance of the building from both the freeway and Agoura Road.

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. Despite the additional square footage, each sign will comply with the City Building Code and will be compatible with the aesthetics of the building and overall site design. No modification to the building is required to accommodate the proposed signs as the signs have been designed to be integral to the architecture and building elevations. The signs are monochromatic, simple in design, and minimally lit, and do not detract from the architecture of the building or adjacent properties, or distract users of nearby rights-of-way.

E. The granting of the Variance will be consistent with the character of the surrounding area. Larger signs have been approved on the freeway facing facades. No aspect of the sign is distracting to motorists and the sign represents less than one (1) percent of the total front and rear buildings facades with twelve feet of sign width over 265 feet of linear building frontage adjacent to the freeway, and 225 feet linear building frontage adjacent to Agoura Road. There is sufficient separation between the freeway facing sign and residential developments located north of the freeway so as to not cause light pollution onto those neighborhoods. The signs are designed the same way for the front and rear elevations and match the design of the monument sign as well,



creating a uniform appearance. The monochromatic signs comply with the maximum number of colors allowed for the development. The applicant proposes to use one single color and use a different font style instead in order to differentiate the two brands of hotel, which maintains a simple design and reduces the visual impacts on the freeway corridor and Agoura Road.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. SIGN-01152-2015 and Variance Case No. VAR-01151-2015(B) subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VIII. 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 28<sup>th</sup> day of July, 2016, by the following vote to wit:

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

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

\_\_\_\_\_  
Allison Cook, Secretary

**Exhibit A**  
**CONDITIONS OF APPROVAL**  
**(Case Nos. SIGN-01152-2015 & VAR-01151-2015(B))**

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 action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the conditions of approval.
4. It is hereby declared to be the intent that if any provision of this action is held or declared to be invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case Nos. SIGN-01152-2015 and VAR-01151-2015 (B) will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Sign Permit Case No. SIGN-01152-2015 and the Variance Case No. VAR-01151-2015(B) are valid only in conjunction with Conditional Use Permit Case No. 01150-2015; Oak Tree Permit Case No. OAK-01153-2015, and Vesting Tentative Parcel Map Case No. 74192 Case no. PMAP-01254-2016, and the approved conditions of approval therein.
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 up 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 an 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 at applicant's expense.

END



+

## **ATTACHMENT 6**

## **VICINITY MAP**

# City of Agoura Hills

Vicinity/Zoning  
Map

CUP-01150-2015, OAK-01153-2015, SIGN-01152-2015, VAR-01151-2015 A&B, & VTSM 74192-PMAP-01254-2016





**ATTACHMENT 7**

**PHOTOCOPIES OF THE PROJECT PLANS**

# COURTYARD & TOWNEPLACE SUITES

29505 & 29515 Agoura Road  
Agoura Hills, California 91301

28 July 2016



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY	PROJECT ARCHITECT	DATE	REVIEWED BY	DATE	DATE	RC#NO	EXP DATE	MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301
							07/29/16						SHEET 1 OF ____

# COURTYARD & TOWNEPLACE SUITES

29505 & 29515 Agoura Road  
Agoura Hills, California 91301

28 July 2016

## SHEET INDEX

- ARCHITECTURAL**
- COVER SHEET
  - TITLE PAGE / GUESTROOM MATRIX
  - VICINITY MAP
  - SITE PLAN
  - COLOR CODED PLANS
  - FLOOR PLAN - GROUND LEVEL
  - FLOOR PLAN - 2ND LEVEL
  - FLOOR PLAN - 3RD LEVEL
  - ROOF PLAN
  - EXTERIOR ELEVATIONS - COLORED
  - EXTERIOR ELEVATIONS - BLACK AND WHITE
  - EXTERIOR ELEVATIONS - COLORED
  - EXTERIOR ELEVATIONS - BLACK AND WHITE
  - EXTERIOR ELEVATIONS, DETAILS
  - PROJECT SECTION
  - PROJECT SECTION
  - LINE OF SIGHT STUDY
  - SIGN PROGRAM
  - PERSPECTIVE VIEW
  - PERSPECTIVE VIEW
  - ACCESSIBLE GUESTROOMS
  - GROUND AND THIRD EXTERIOR LIGHTING PLAN
  - EXTERIOR LIGHTING CUT SHEETS

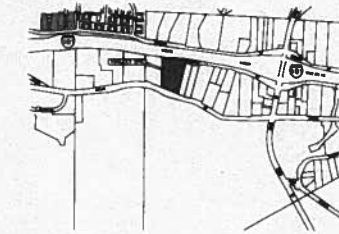
- CIVIL**
- C-1 EXISTING CONDITIONS PLAN
  - C-2 GRADING AND DRAINAGE PLAN
  - C-3 UTILITY PLAN

- LIGHTING**
- E1.1 SITE PLAN LIGHTING
  - E1.1P ELECTRICAL PHOTOMETRICS SITE PLAN

- LANDSCAPE**
- L-1 PRELIMINARY LANDSCAPE PLAN - FUEL MODIFICATION PLAN
  - L-2 PRELIMINARY LANDSCAPE PLAN - FUEL MODIFICATION PLAN
  - L-3 SHADE PLAN
  - LI-1 PRELIMINARY IRRIGATION PLAN - FUEL MODIFICATION PLAN

## VICINITY MAP

N.T.S.



## CONTACT INFORMATION

**OWNER**  
HUNTINGTON HOTEL GROUP  
105 DECKER COURT  
SUITE 500  
IRVING, TX 75062  
ATTN: KEVIN KEEFER  
TEL: 972-510-1201  
FAX: 972-257-1175

**CITY OF AGOURA HILLS**  
3001 LADYFACE CIRCLE  
AGOURA HILLS, CA 91301  
TEL: 818-597-7334  
FAX: 818-597-7352

**LANDSCAPE ARCHITECT**  
CJM:LA  
300 EAST CANON PERDIDO ST. #C2  
SANTA BARBARA, CA 93101  
TEL: 805-698-2120  
EMAIL: COURTNEY@CJM-LA.COM

**OWNER REPRESENTATIVE**  
KRS PROJECT MANAGER  
KRUSE DEVELOPMENT  
SERVICES, INC.  
ATTN: PETER J. KRUSE  
3247 SITIO OCEANO  
CARLSBAD, CA 92009  
TEL: 760-845-2400  
EMAIL: PJKCA@ATT.NET

**CIVIL**  
STANTEC  
111 EAST VICTORIA ST.  
SANTA BARBARA, CA 93101  
TEL: 805-963-9532  
EMAIL: ROBERT.SCHMIDT@STANTEC.COM

**ARCHITECT**  
AWSREY COOK ROGERS  
MCGILL ARCHITECTS  
1045 14TH STREET  
SUITE 100  
SAN DIEGO, CA 92101  
ATTN: SCOTT MCGILL  
TEL: 619-398-3480

## GUESTROOM MATRIX

COURTYARD												
UNIT TYPE	KING	KING W/ TUB	KING (ADA)	KING (ADA) W/ TUB	KING H.I.	TOTAL	DOUBLE QUEEN	DOUBLE QUEEN W/ TUB	DOUBLE QUEEN (ADA)	DOUBLE QUEEN (ADA) W/ TUB	DOUBLE QUEEN H.I.	TOTAL
GROUND FLOOR	9	10	1	1	1	22	6	6	1	-	1	14
2nd FLOOR	13	13	1	-	1	28	8	8	-	1	1	18
3rd FLOOR	14	14	-	1	1	30	8	8	-	1	1	18
SUB-TOTAL	36	37	2	2	3	80	22	22	1	2	3	50
COURTYARD TOTAL											130	
TOWNEPLACE												
UNIT TYPE	STUDIO	STUDIO W/ TUB	STUDIO (ADA)	STUDIO (ADA) W/ TUB	STUDIO H.I.	TOTAL	DOUBLE QUEEN	DOUBLE QUEEN W/ TUB	DOUBLE QUEEN (ADA)	DOUBLE QUEEN (ADA) W/ TUB	DOUBLE QUEEN H.I.	TOTAL
GROUND FLOOR	12	-	1	-	1	14	8	-	-	-	1	9
2nd FLOOR	13	-	-	1	1	15	12	-	1	-	1	14
3rd FLOOR	13	-	1	-	1	15	13	-	-	1	-	14
SUB-TOTAL	38	-	2	1	3	44	33	-	1	1	2	37
TOWNEPLACE											95	
GRAND TOTAL											225	

## PROPERTY DESCRIPTION

### PROJECT DESCRIPTION:

DUAL BRAND COURTYARD AND TOWNE PLACE HOTEL WITH 225 ROOMS. HOTEL AMENITIES INCLUDE BAR AND LOUNGE, OUTDOOR POOL AREA, FITNESS ROOM, GUEST LAUNDRY, OUTDOOR PATIO, MEETING ROOMS, AND ROOF DECK.

**ZONING:** NORTH AGOURA ROAD PLANNING AREA (PD)

### LEGAL DESCRIPTION:

PARCEL 1:  
PARCEL 2, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED JULY 11, 1972, AS INSTRUMENT NO. 2011, AND MAY 16, 1983, AS INSTRUMENT NO. 1740, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 1A:  
THAT PORTION OF ROADSIDE DRIVE, WEST OF KANAN ROAD, VACATED BY THE CITY COUNCIL OF THE CITY OF AGOURA HILLS BY RESOLUTION NO. 91-859, RECORDED ON AUGUST 26, 1991, AS INSTRUMENT NO. 91-1335732, OFFICIAL RECORDS.

PARCEL 2:  
PARCEL 1, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED AUGUST 13, 1976, AS INSTRUMENT NO. 5740, OFFICIAL RECORDS.

ALSO EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED MAY 16, 1983, AS INSTRUMENT NO. 1740, IN BOOK D-2030, PAGE 924, OF OFFICIAL RECORDS AND JULY 11, 1972, AS INSTRUMENT NO. 2011, OFFICIAL RECORDS, BOTH IN SAID OFFICE OF THE COUNTY RECORDER.

## PARKING

**MOTOR VEHICLE**  
TOTAL SPACES REQUIRED: 225 SPACES  
TOTAL SPACES PROVIDED: 225 SPACES

REVISION #				SYMBOL				DESCRIPTION OF CHANGE				APPROVED				DATE			
PREPARED BY:				PROJECT ARCHITECT:				DATE:				CITY OF AGOURA HILLS APPROVAL:				DATE:			
REVIEWED BY:				DATE:				DATE:				RC#NO:				EXP#DATE:			



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
29505 & 29515 AGOURA ROAD  
AGOURA HILLS, CALIFORNIA 91301

SHEET 2 OF 2





**A** STREETVIEW: AGOURA ROAD. TOWARDS NORTH EAST



**B** STREETVIEW: AGOURA ROAD. TOWARDS NORTH



**C** STREETVIEW: AGOURA ROAD. TOWARDS NORTH WEST



**D** STREETVIEW: INTERSECTION AGOURA ROAD AND ROADSIDE DRIVE. TOWARDS NORTH WEST



**AERIAL VIEW**  
NORTH

N.T.S.



**E** STREETVIEW: ROADSIDE DRIVE. TOWARDS SOUTH WEST



**F** STREETVIEW: ROADSIDE DRIVE. TOWARDS SOUTH WEST



**G** STREETVIEW: VENTURA FREEWAY. TOWARDS SOUTH



**H** STREETVIEW: VENTURA FREEWAY. TOWARDS SOUTH EAST

**VICINITY MAP LEGEND**

PROJECT SITE LOCATION

**CITY OF AGOURA HILLS APPROVAL**

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

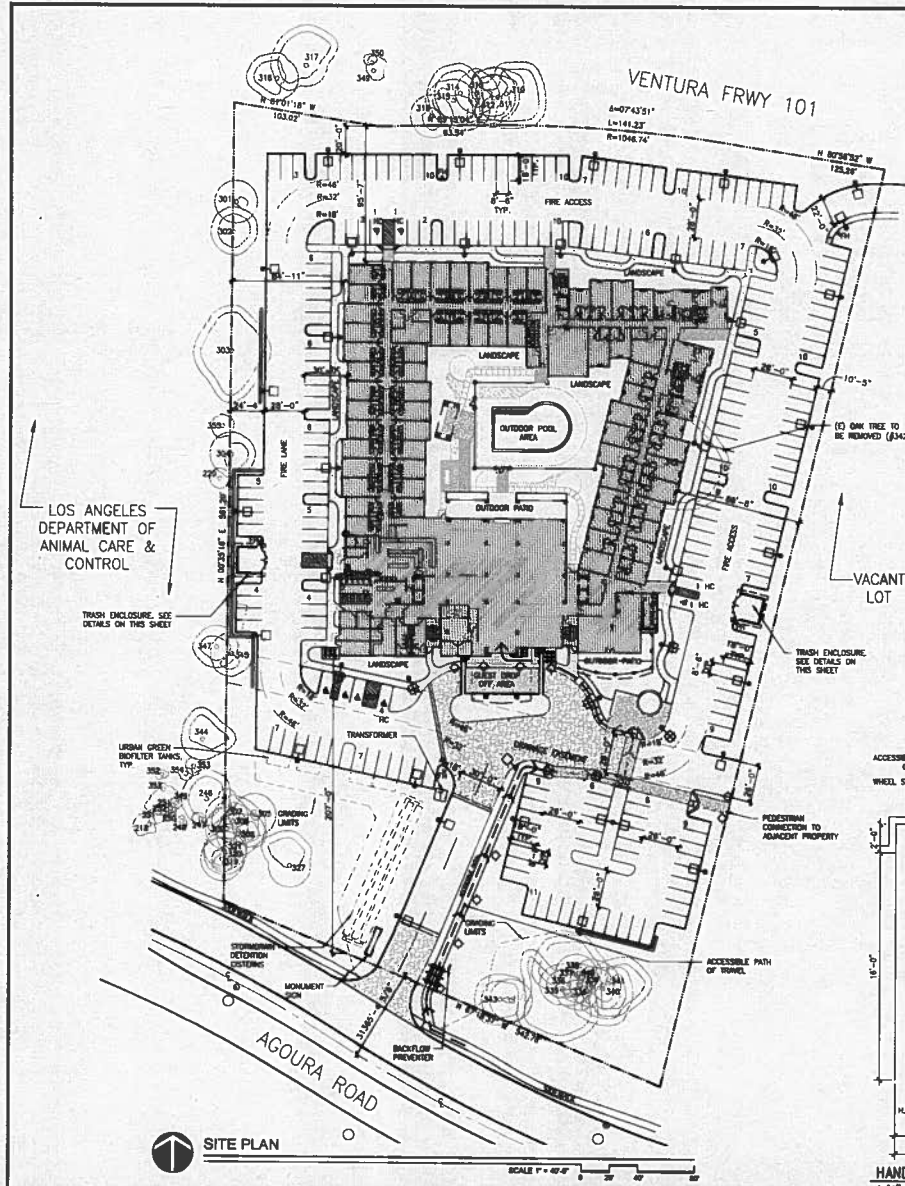
PREPARED BY  
PROJECT ARCHITECT  
DATE 07/28/18



REVIEWED BY	DATE	DATE	TRCE NO.	EXP. DATE



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
29505 & 29515 AGOURA ROAD  
AGOURA HILLS, CALIFORNIA 91301



**PROPERTY DESCRIPTION**

PROPERTY USE: THREE STORY DUAL BRANDED COURTYARD AND TOWNEPLACE HOTEL WITH A TOTAL OF 225 ROOMS.

SITE AREA: 24,0236 SF  
5,315 ACRES

APN #: 2081-004-030

**LEGAL MEMORANDUM**

PARCEL 1: IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 13, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED JULY 11, 1972, AS INSTRUMENT NO. 20111, AND MAY 18, 1983, AS INSTRUMENT NO. 1740, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 1A: THAT PORTION OF ROADSIDE DRIVE, WEST OF HANNAH ROAD, VICARIED BY THE CITY COUNCIL OF THE CITY OF AGOURA HILLS BY RESOLUTION NO. 91-559, RECORDED ON AUGUST 28, 1991, AS INSTRUMENT NO. 91-133732, OFFICIAL RECORDS.

PARCEL 2: PARCEL 1, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 13, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED AUGUST 13, 1978, AS INSTRUMENT NO. 5740, OFFICIAL RECORDS.

ALSO EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED MAY 18, 1983, AS INSTRUMENT NO. 1740, IN BOOK 20-303; PAGE 824, OF OFFICIAL RECORDS AND JULY 11, 1972, AS INSTRUMENT NO. 20111, OFFICIAL RECORDS, BOTH IN SAID OFFICE OF THE COUNTY RECORDER.

**BUILDING AREA ANALYSIS**

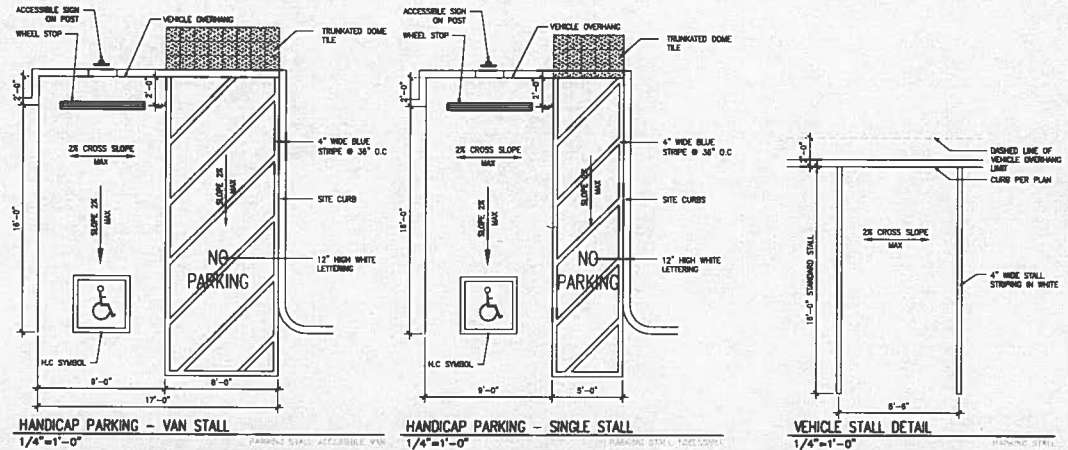
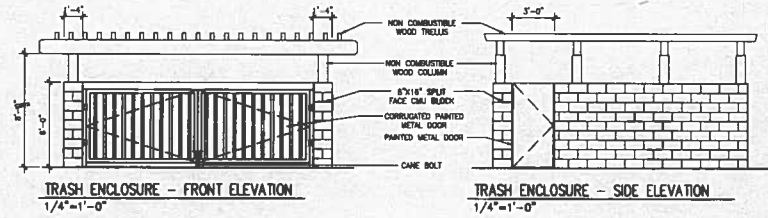
1ST FLOOR:	48,718.5E
2ND FLOOR:	48,189.5E
3RD FLOOR:	59,484.5E
<b>TOTAL BUILDING AREA:</b>	<b>156,400 SF</b>

**PARKING**

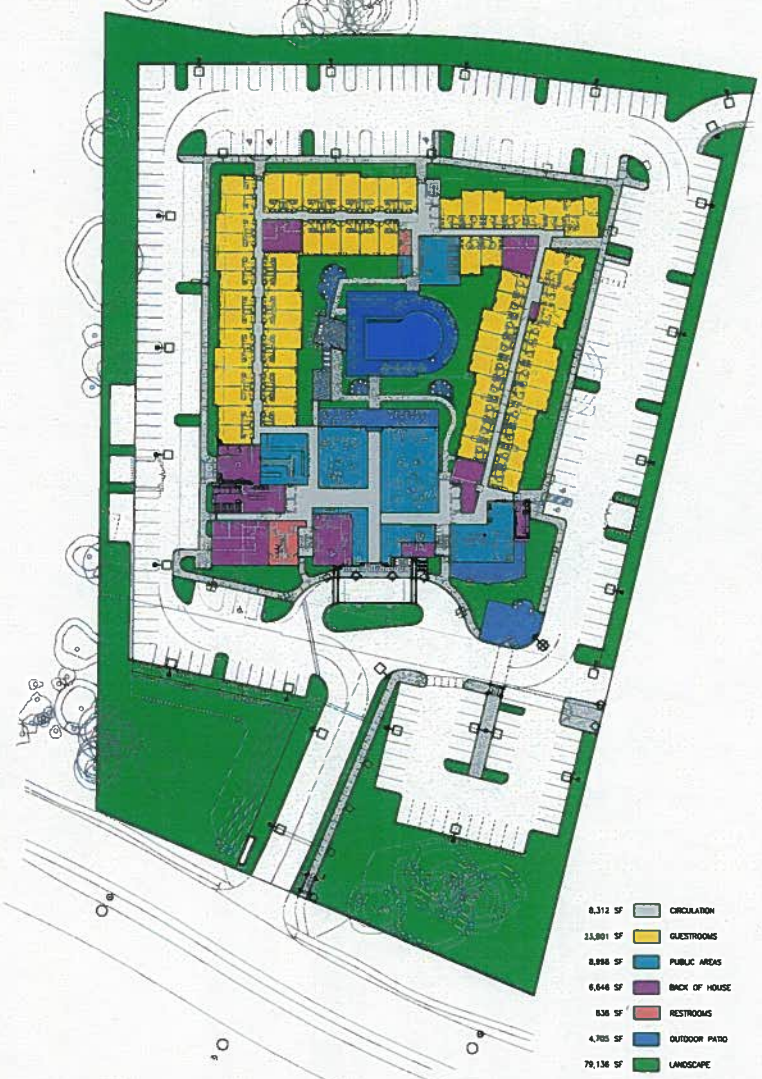
<b>MINOR VEHICLE</b>	
TOTAL SPACES REQUIRED:	225
STANDARD:	218
ACCESSIBLE:	7 * 1 MIN (TOTAL OF 8)
TOTAL SPACES PROVIDED:	225

**LEGEND**

301 EXISTING OAK TREE TO REMAIN AND ITS CORRESPONDING NUMBER. REFER TO OAK TREE REPORT DATED

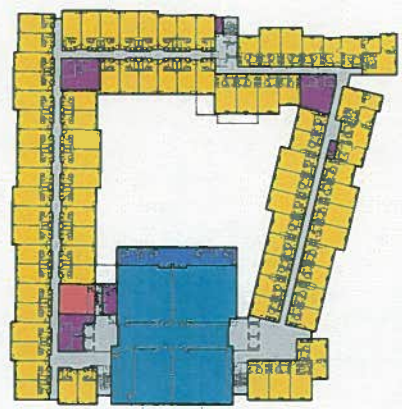


REVISION #				SYMBOL				DESCRIPTION OF CHANGE				APPROVED		DATE							
PREPARED BY		PROJECT ARCHITECT		DATE		DATE		DATE		DATE		DATE		DATE							
CITY OF AGOURA HILLS APPROVAL												AGOURA HILLS		MARRIOTT COURTYARD & TOWNEPLACE SUITES		29515 & 29515 AGOURA ROAD		AGOURA HILLS, CALIFORNIA 91301		SHEET 4 OF	



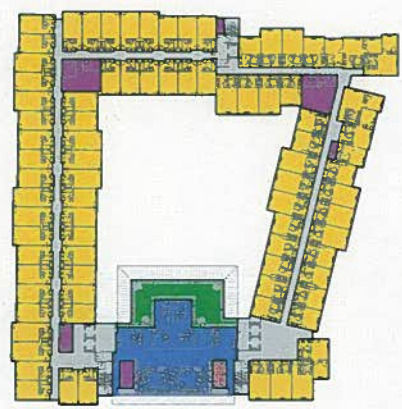
**GROUND FLOOR PLAN**  
SCALE 1" = 40'-0"

- 8,312 SF CIRCULATION
- 33,801 SF GUESTROOMS
- 8,898 SF PUBLIC AREAS
- 6,648 SF BACK OF HOUSE
- 838 SF RESTROOMS
- 4,705 SF OUTDOOR PATIO
- 79,136 SF LANDSCAPE
- 83,075 SF HARDSCAPE
- 12,168 SF SIDEWALK
- 4,284 SF POOL DECK (POOL 1,700 SF)



**SECOND FLOOR PLAN**  
SCALE 1" = 40'-0"

- 7,045 SF CIRCULATION
- 30,299 SF GUESTROOMS
- 6,180 SF PUBLIC AREAS
- 2,120 SF BACK OF HOUSE
- 530 SF RESTROOMS
- 1,131 SF OUTDOOR PATIO
- LANDSCAPE
- HARDSCAPE
- SIDEWALK
- POOL DECK



**THIRD FLOOR PLAN**  
SCALE 1" = 40'-0"

- 6,919 SF CIRCULATION
- 30,964 SF GUESTROOMS
- PUBLIC AREAS
- 1,757 SF BACK OF HOUSE
- 192 SF RESTROOMS
- 4,255 SF OUTDOOR PATIO
- 1,731 SF LANDSCAPE
- HARDSCAPE
- SIDEWALK
- POOL DECK

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY  
PROJECT ARCHITECT  
DATE

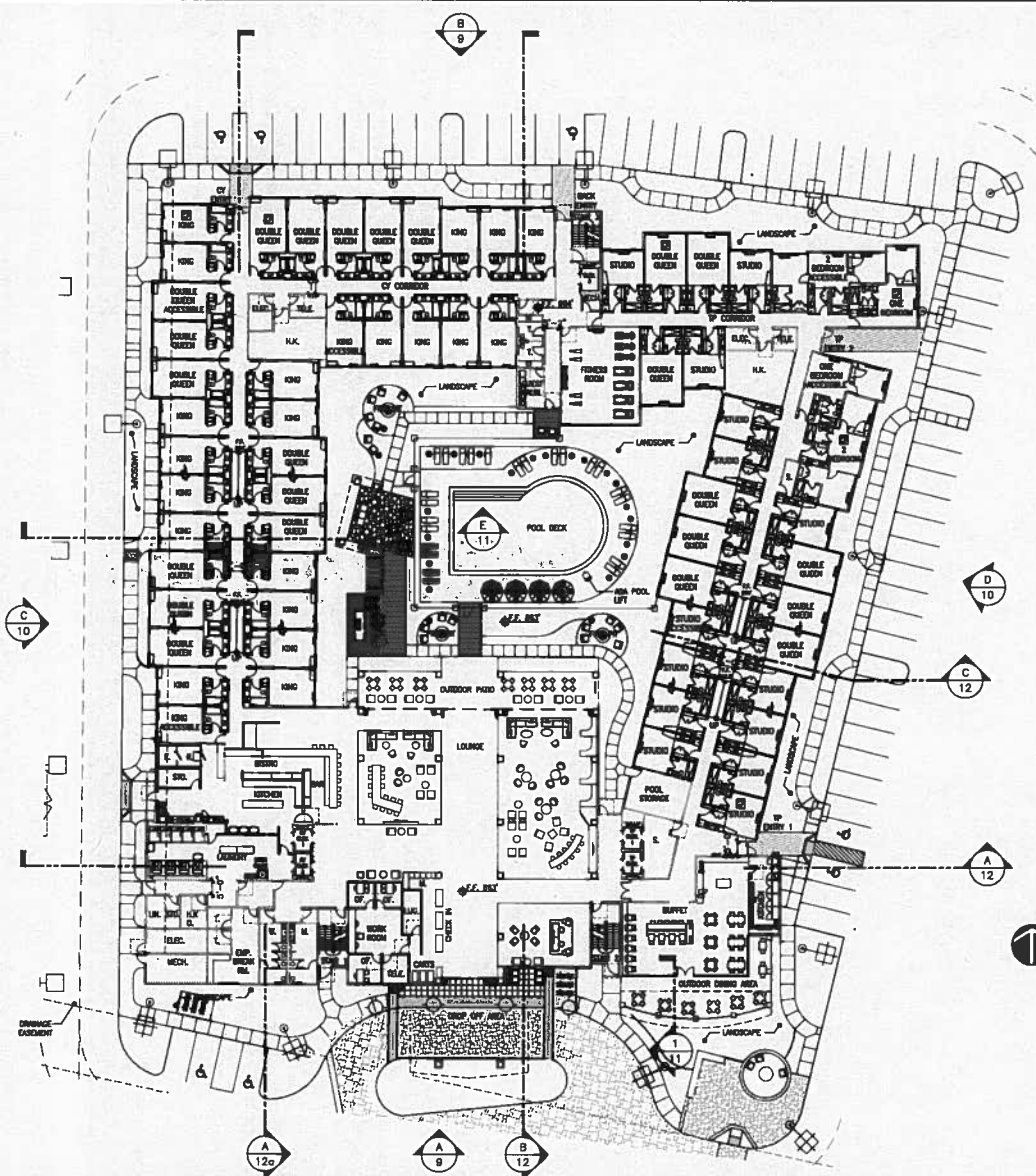
CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
29506 & 29515 AGOURA ROAD  
AGOURA HILLS, CALIFORNIA 91301

SHEET 40 OF



**GROUND FLOOR PLAN**  
 SCALE 1" = 20'-0"

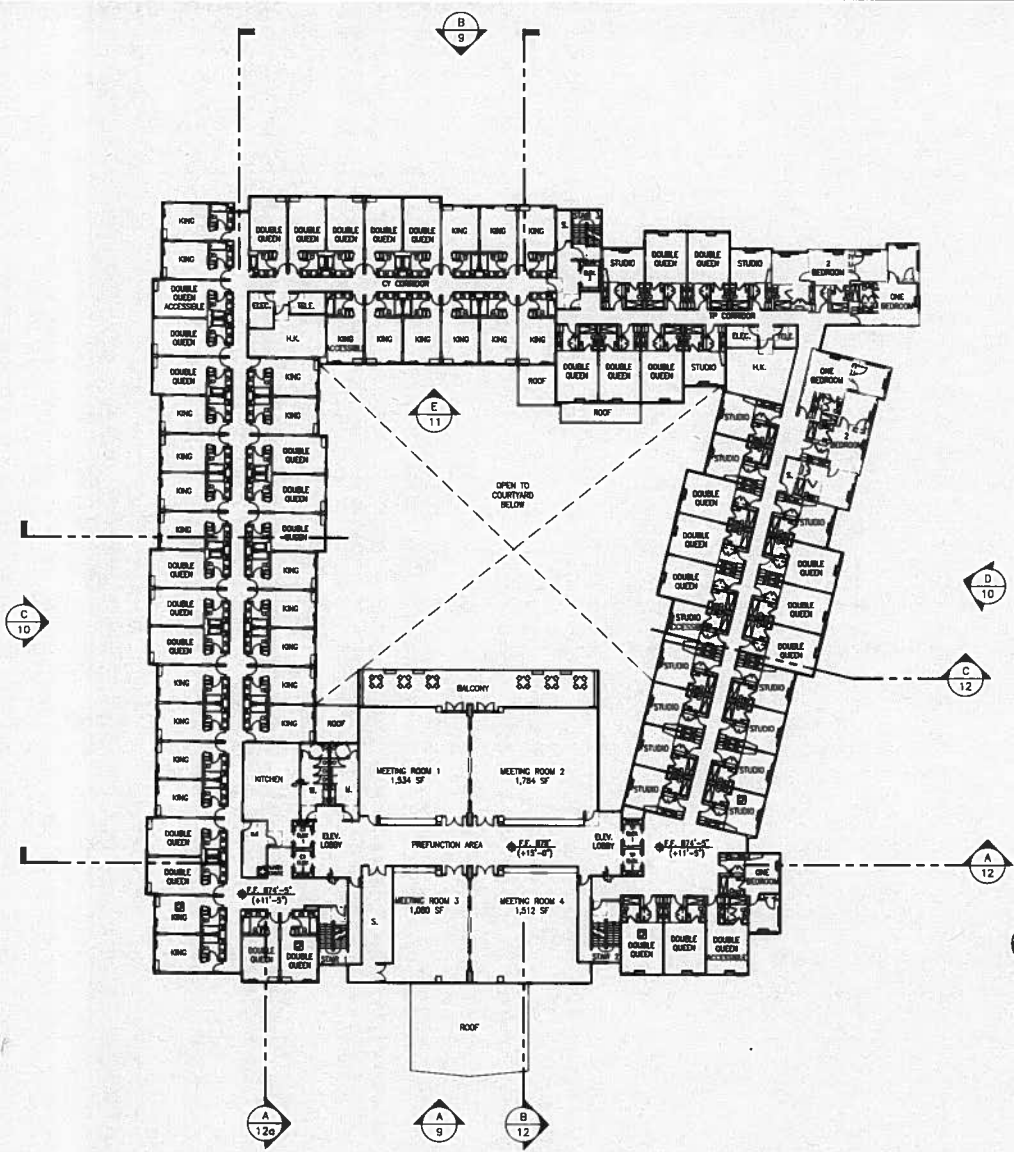
FLOOR DATA  
 TOTAL SF: 48,716 SF

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:   
 PROJECT ARCHITECT  
 DATE: 07/28/13



CITY OF AGOURA HILLS APPROVAL  
 REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

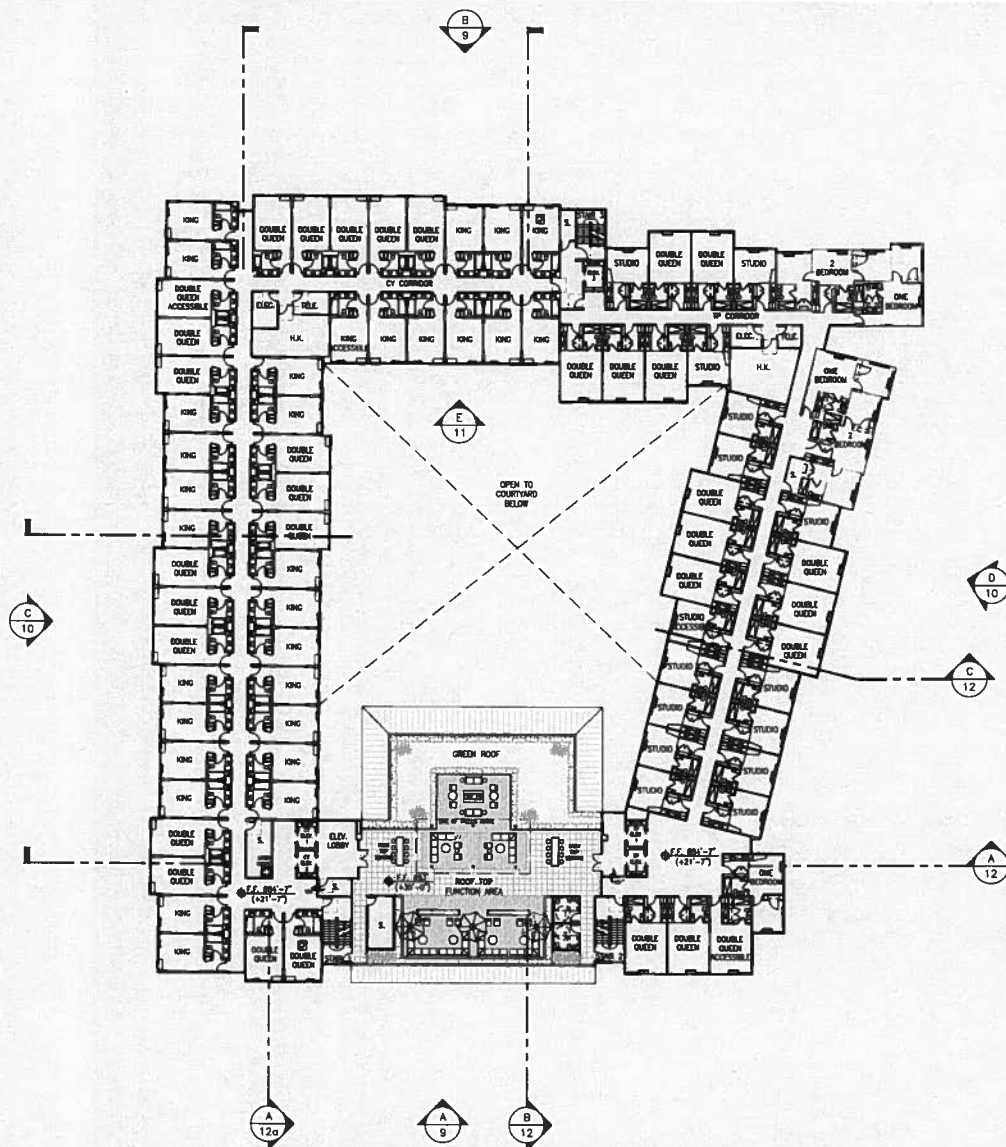
**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 29505 & 29515 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301



**2ND FLOOR PLAN**  
 SCALE 1" = 20'-0" 0 10 20 40

FLOOR DATA  
 TOTAL SF: 48,198 SF

		PREPARED BY 		CITY OF AGOURA HILLS APPROVAL						<b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ARCHITECT	DATE	REVIEWED BY	DATE	TRCE NO.	EXP. DATE	SHEET 6 OF



3RD FLOOR PLAN

SCALE 1" = 20'-0" 0 10 20 40

FLOOR DATA  
TOTAL SF: 39,494 SF

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY  
  
 PROJECT ARCHITECT  
 DATE 07/28/15

CITY OF AGOURA HILLS APPROVAL

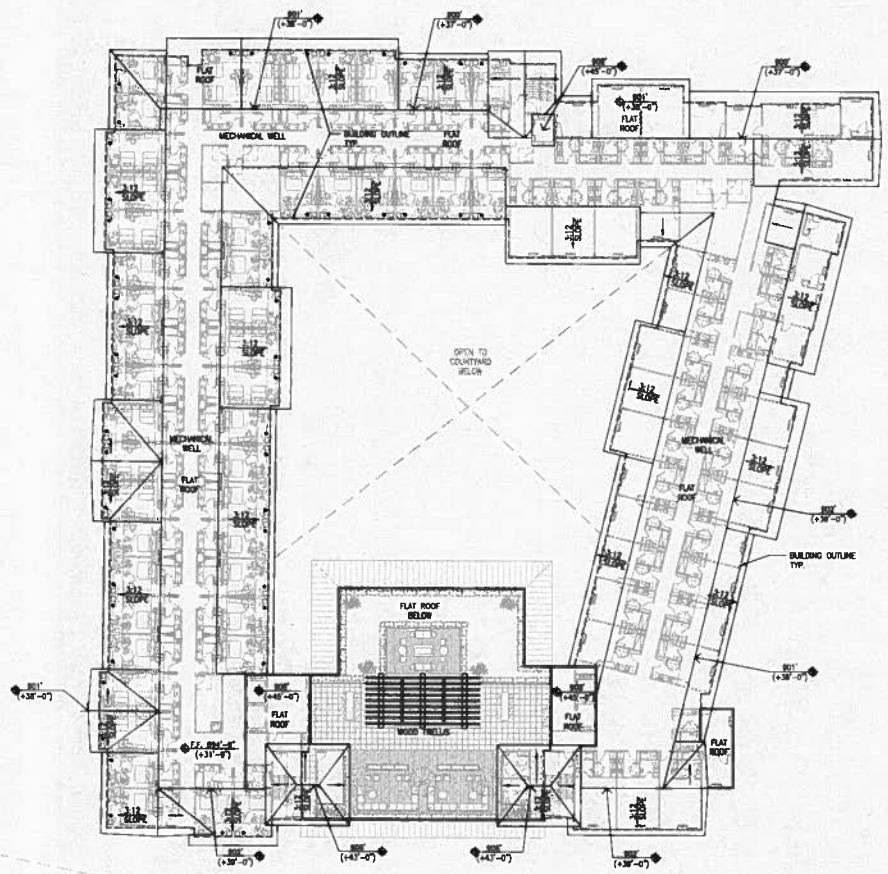
REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

TRCE NO. \_\_\_\_\_ EXP DATE \_\_\_\_\_



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 29505 & 29515 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301

SHEET 7 OF \_\_\_\_\_



**ROOF PLAN**

SCALE 1" = 20'-0"  
0 10' 20' 40'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY  
DESIGN GROUP  
 PROJECT ARCHITECT  
 DATE 07/28/16

CITY OF AGOURA HILLS APPROVAL

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

DATE \_\_\_\_\_

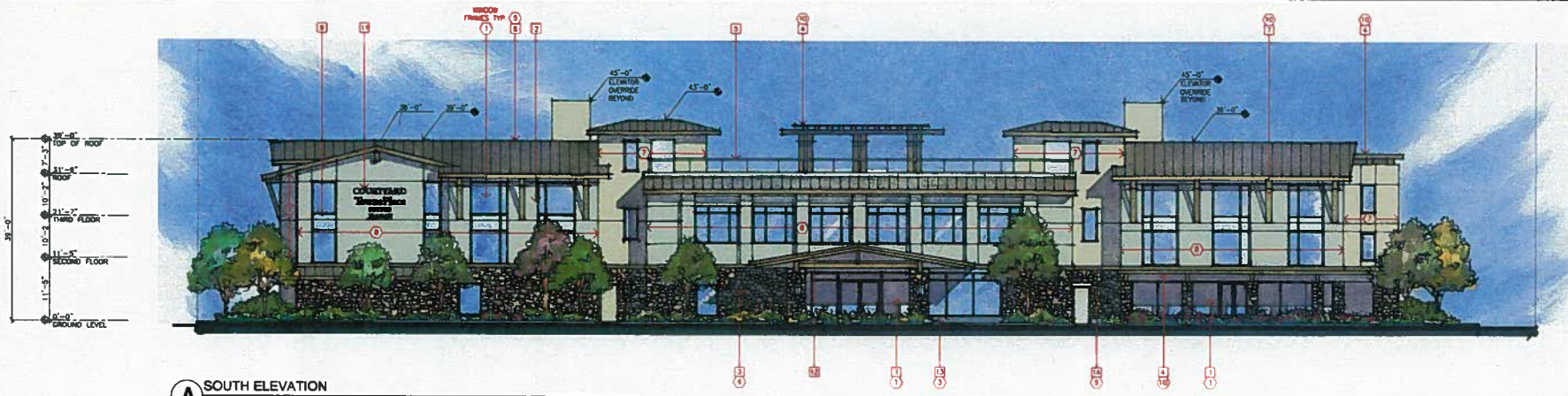
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DATE \_\_\_\_\_

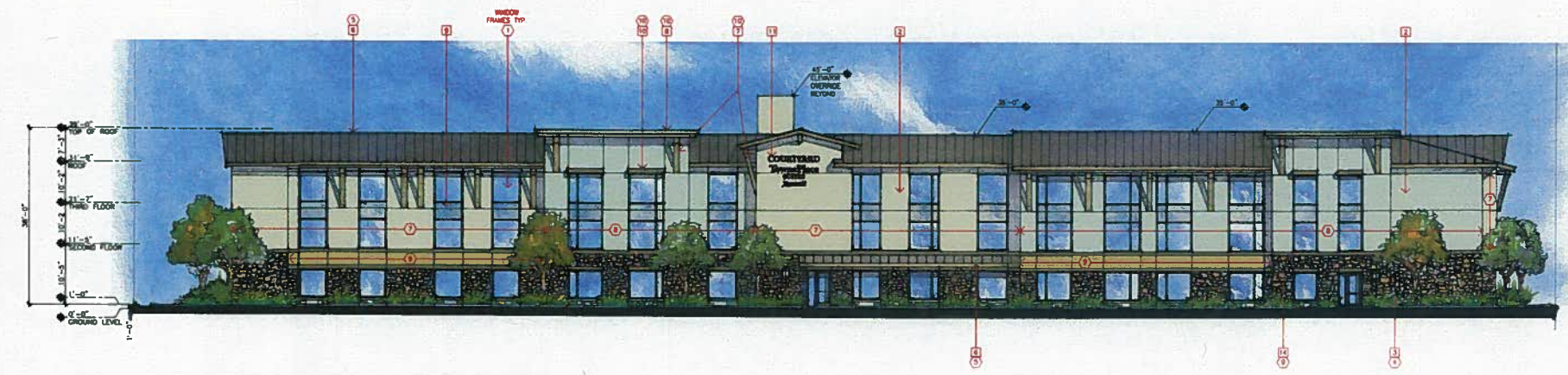
DATE \_\_\_\_\_



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 28606 & 28615 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301



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



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

**PAINT LEGEND**

- ⑦ BEHUNN MOORE HC-01 MANCHESTER TAN
- ⑧ BEHUNN MOORE HC-141 HOLLINGSWORTH GREEN
- ⑨ BEHUNN MOORE HC-22 BLAIR GOLD
- ⑩ BEHUNN MOORE HC-19 NORWICH BROWN

**KEYNOTES**

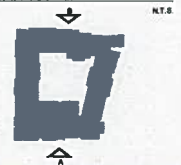
- ① ANODIZED ALUMINUM STOREFRONT SYSTEM
- ② PAINTED DFS WITH REVEALS
- ③ MANUFACTURED ASH-LAR PATTERN STONE
- ④ WOOD PAINTED TRELLIS
- ⑤ BUTY JOINT GLASS RAILING
- ⑥ STANDING SEAM METAL ROOF
- ⑦ WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
- ⑧ WOOD PAINTED FASCIA
- ⑨ SPHERICAL GLASS PANEL
- ⑩ WOOD PAINTED EYEBROWS

- ⑪ 70 SF W/IL LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE
  - ⑫ PORTE CHOCHEIRE
  - ⑬ PRECAST CONCRETE BASE
  - ⑭ HORIZONTAL DFS TRIM
- NOTE:**  
ALL WINDOWS WILL BE TEMPORED ON AT LEAST ONE SIDE OF THE CURTAIN PANEL OR A 20 MIN SIZED WINDOW OR GLASS BLOCKS PER SECTION TYPICALS 2.2 OF THE 2010 CALIFORNIA BUILDING CODE

**FINISH SCHEDULE**

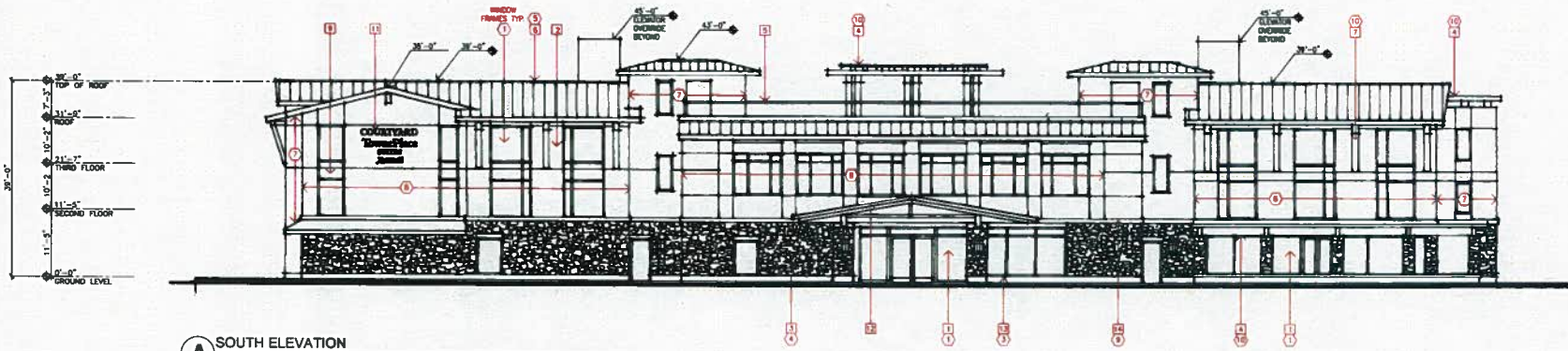
- ① ARCHON AB-4, MEDIUM BRONZE
- ② 1" CLEAR INSULATED GLAZING
- ③ OWNS COLORS, GREEN SLATE #3685
- ④ CORONADO STONE, PAVILION STONE
- ⑤ ATAS STEEL, 03 MEDIUM BRONZE
- ⑥ ATAS STEEL, 06 SANDSTONE
- ⑦ BEHUNN MOORE HC-01 MANCHESTER TAN
- ⑧ BEHUNN MOORE HC-141 HOLLINGSWORTH GREEN
- ⑨ BEHUNN MOORE HC-22 BLAIR GOLD
- ⑩ BEHUNN MOORE HC-19 NORWICH BROWN

**KEY MAP**



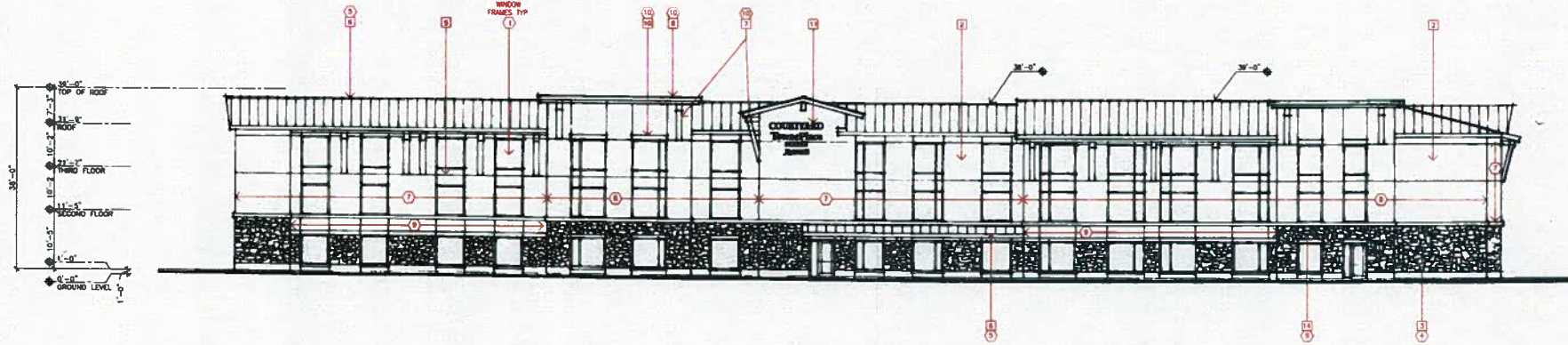
REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED	DATE	PREPARED BY PROJECT ARCHITECT	DATE	CITY OF AGOURA HILLS APPROVAL			REVIEWED BY	DATE	DATE	REV. NO.	EXP. DATE	AGOURA HILLS	MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	SHEET 9 OF
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**A** SOUTH ELEVATION

SCALE 3/32" = 1'-0"



**B** NORTH ELEVATION

SCALE 3/32" = 1'-0"

**KEYNOTES**

- 1 ANODIZED ALUMINUM STAINLESS SYSTEM
- 2 PAINTED EPS WSH REVEALS
- 3 UNSTRUCTURED ALUMINUM PATTERN STONE
- 4 HOOD PAINTED TRILLES
- 5 BUTT JOINT GLASS BINDING
- 6 STANDING SEAM METAL ROOF
- 7 HOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
- 8 HOOD PAINTED FLASH
- 9 SPYGLASS GLASS PANEL
- 10 HOOD PAINTED EYEBROWS
- 11 70 SF W/AL LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH SERVIC HOSE
- 12 PORTE CHECKERE
- 13 PRECAST CONCRETE BASE
- 14 HORIZONTAL EPS TRIM

**FINISH SCHEDULE**

- 1 ARCHON AB-4, MEDIUM BRONZE
- 2 1" CLEAR INSULATED GLAZING
- 3 DAVIS COLGATE, GREEN SLATE #3685
- 4 CORONAHO STONE, PINKISH STONE
- 5 ATAS STEEL, O3 MEDIUM BRONZE
- 6 AERS STEEL, O6 SANDSTONE
- 7 BENJAMIN MOORE MC-01 MANCHESTER TAN
- 8 BENJAMIN MOORE MC-14 HALLINGWORTH GREEN
- 9 BENJAMIN MOORE MC-22 BLAIR GOLD
- 10 BENJAMIN MOORE MC-18 NORWICH BROWN

**KEY MAP**



NOTE:  
ALL WINDOWS WILL BE TEMPERED ON AT LEAST ONE SIDE OF THE GLASS PANEL OR A 20 MIN TONED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2010 CALIFORNIA BUILDING CODE

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY  
**AGOURA HILLS**  
PROJECT ARCHITECT  
DATE: 07/28/10

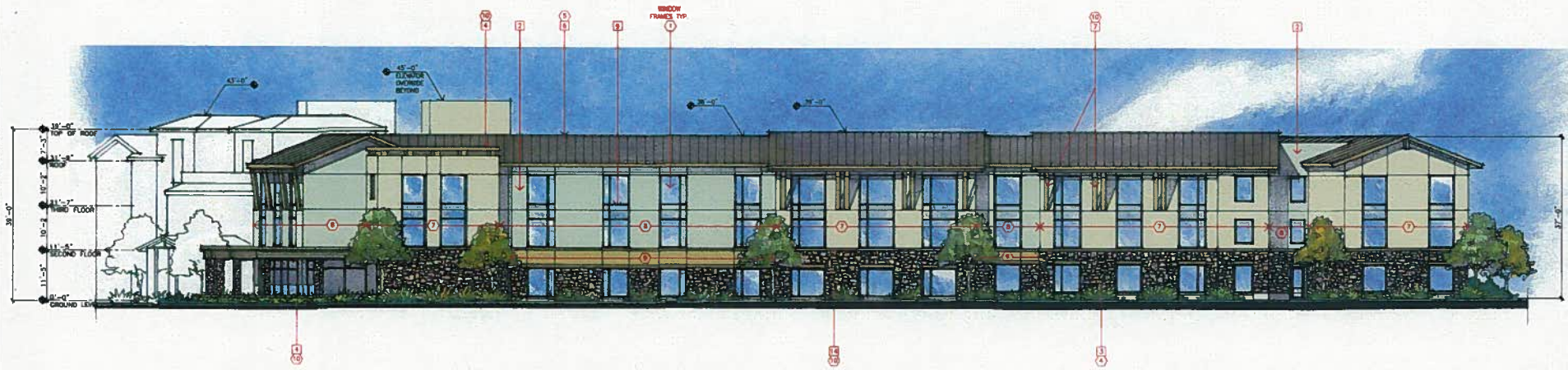
CITY OF AGOURA HILLS APPROVAL  
REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_ REC NO. \_\_\_\_\_ EXP DATE \_\_\_\_\_



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
29505 & 29515 AGOURA ROAD  
AGOURA HILLS, CALIFORNIA 91301



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



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

**PAINT LEGEND**

- ⑦ BEHMAN MOORE HC-81 MANCHESTER TAN
- ⑧ BEHMAN MOORE HC-141 HOLLINGSWORTH GREEN
- ⑨ BEHMAN MOORE HC-22 BLAR GOLD
- ⑩ BEHMAN MOORE HC-19 NORRICH BROWN

**KEYNOTES**

- ① ANODIZED ALUMINUM STONEFRONT SYSTEM
- ② PAINTED EPS WISH REVEALS
- ③ MANUFACTURED ANBAR PATTERN STONE
- ④ WOOD PAINTED BRISLAS
- ⑤ BUTT JOINT GLASS RAILING
- ⑥ STANDING SEAM METAL ROOF
- ⑦ WOOD PAINTED OUTROOGER, SEE DETAIL 2/11
- ⑧ WOOD PAINTED FUSIDA
- ⑨ SPANDREL GLASS PANEL
- ⑩ WOOD PAINTED EYEBROWS

- ⑪ 70 SF WGL LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH MICHIGAN FACE
- ⑫ PORTE CHOCHERE
- ⑬ PRECAST CONCRETE BASE
- ⑭ HORIZONTAL EPS TRIM

**FINISH SCHEDULE**

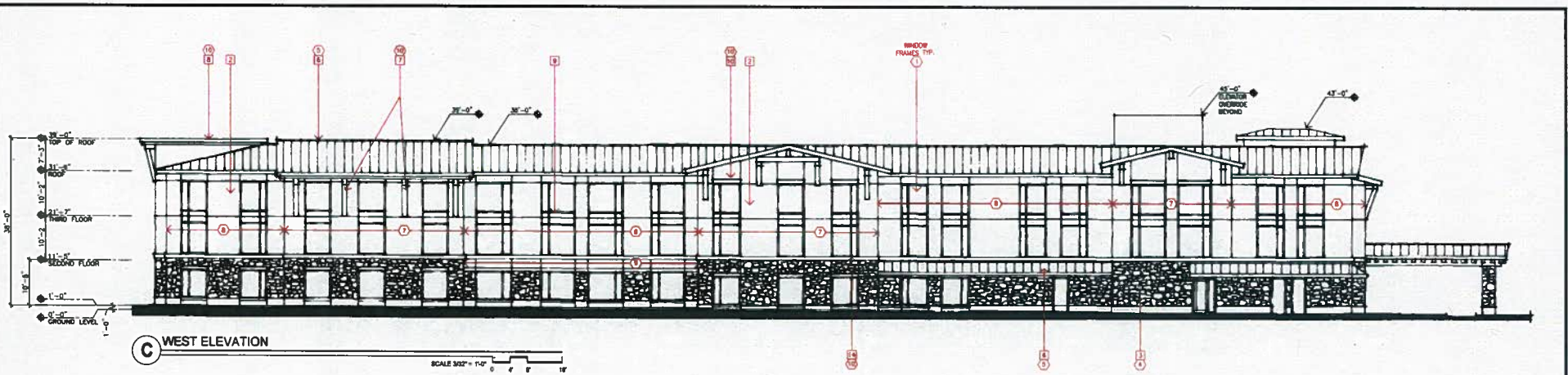
- ① ARCADIA AB-4, MEDIUM BRONZE
- ② 1" CLEAR INSULATED GLAZING
- ③ DAVIS COLORS, GREEN SLATE #3685
- ④ CORNWOOD STONE, PAWLON STONE
- ⑤ ANS STEEL, 03 MEDIUM BRONZE
- ⑥ ANS STEEL, 06 SANDSTONE
- ⑦ BEHMAN MOORE HC-81 MANCHESTER TAN
- ⑧ BEHMAN MOORE HC-141 HOLLINGSWORTH GREEN
- ⑨ BEHMAN MOORE HC-22 BLAR GOLD
- ⑩ BEHMAN MOORE HC-19 NORRICH BROWN

**KEY MAP**

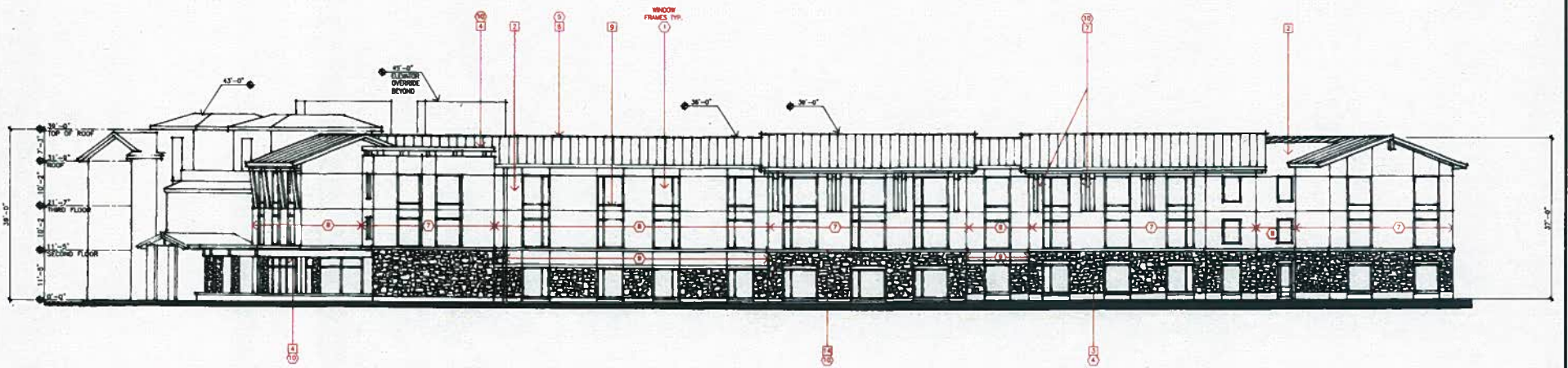


**NOTE:**  
ALL WINDOWS WILL BE TINTED ON AT LEAST ONE SIDE OF THE GLASS PANEL OR A 20 MIN TINTED WINDOW OR GLASS BLOCKS PER SECTION 704.12.2 OF THE 2010 CALIFORNIA BUILDING CODE

PREPARED BY: 		CITY OF AGOURA HILLS APPROVAL				<b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301					
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ARCHITECT	DATE	REVIEWED BY	DATE	RCH NO.	EXP. DATE	SHEET 10 OF



**C WEST ELEVATION**



**D EAST ELEVATION**

**KEYNOTES**

- 1 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 2 PAINTED EPS WITH RENEGAL
- 3 MANUFACTURED ASHLAR PATTERN STONE
- 4 WOOD PAINTED TROLIS
- 5 BUTT JOINT GLASS RAILING
- 6 STANDING SEAM METAL ROOF
- 7 WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
- 8 WOOD PAINTED FASCIA
- 9 SPUNFOLD, GLASS PANEL
- 10 WOOD PAINTED EYEBROWS
- 11 70 SF INSL. LEB ALUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE
- 12 PORTE CHOISIERE
- 13 PRECAST CONCRETE BASE
- 14 HORIZONTAL EPS TRIM


**FINISH SCHEDULE**

- 1 ARCHEA AB-4, MEDIAN BRONZE
- 2 1" CLEAR INSULATED GLAZING
- 3 OAKS COLORS, GREEN SLATE #3685
- 4 CORONAHO STONE, PAMALON STONE
- 5 ATAS STEEL, 03 MEDIAN BRONZE
- 6 ATAS STEEL, 04 SANDSTONE
- 7 BEHMAN MOORE HC-81 MANCHESTER TAN
- 8 BEHMAN MOORE HC-141 HOLLINGWORTH GREEN
- 9 BEHMAN MOORE HC-22 BLAR GOLD
- 10 BEHMAN MOORE HC-19 NORWICH BROWN

**KEY MAP**



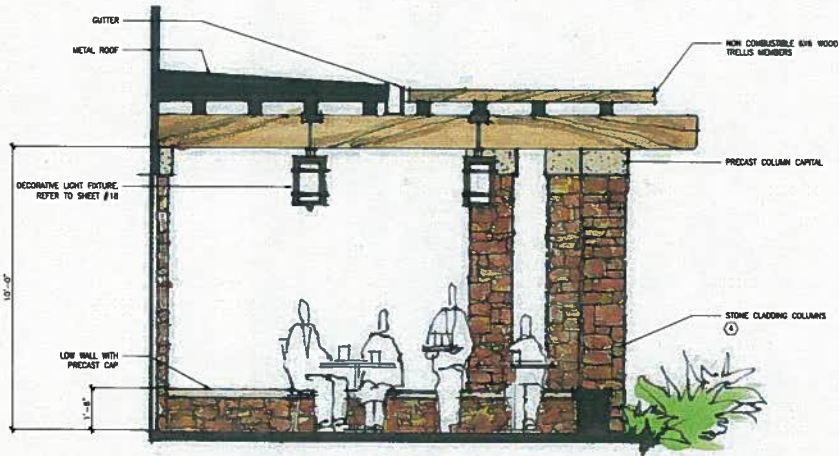
NOTE: ALL WINDOWS WILL BE TEMPORED ON AT LEAST ONE SIDE OF THE EXH. FRAME OR A 20 MIN RATED WINDOW OR GLASS BLOCKS PER SECTION 704A3.2.3 OF THE 2010 CALIFORNIA BUILDING CODE

REVISION #		SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY:  PROJECT ARCHITECT:  DATE: 07/20/18	CITY OF AGOURA HILLS APPROVAL: _____ DATE: _____		 <b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 2950S & 2951S AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301		SHEET 10a OF _____ CITY OF AGOURA HILLS DWG. NO. _____
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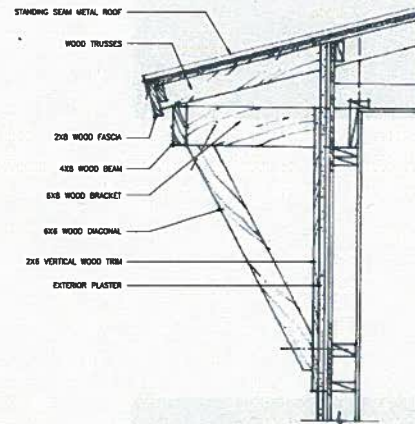
**E** TYPICAL COURTYARD ELEVATION

SCALE 3/32" = 1'-0"



**1** OUTDOOR DINING AREA SECTION / ELEVATION

SCALE 1/2" = 1'-0"



**2** OUTRIGGER DETAIL

N.T.S.

**PAINT LEGEND**

- ① BEHMAN MOORE HC-81 MANCHESTER TAN
- ② BEHMAN MOORE HC-141 HOLLINGSWORTH GREEN
- ③ BEHMAN MOORE HC-22 BLAIR GOLD
- ④ BEHMAN MOORE HC-19 NORWICH BROWN

**KEYNOTES**

- ① ANODIZED ALUMINUM STOREFRONT SYSTEM
- ② PAINTED EPS WITH REVEALS
- ③ MANUFACTURED ASHLAR PATTERN STONE
- ④ WOOD PAINTED TRUSSES
- ⑤ BLT JOINT CLASS BRULAC
- ⑥ STANDING SEAM METAL ROOF
- ⑦ WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
- ⑧ WOOD PAINTED FASCIA
- ⑨ SPHONDEL GLASS PANEL
- ⑩ WOOD PAINTED EYEBROWS
- ⑪ 3/8 SF BRK. LED ALUMINATED ALUMINUM CHANNEL LETTERS WITH ACrylic FACE
- ⑫ PORTE CHOISIERE
- ⑬ PRECAST CONCRETE BASE
- ⑭ HORIZONTAL EPS TRIM

**FINISH SCHEDULE**

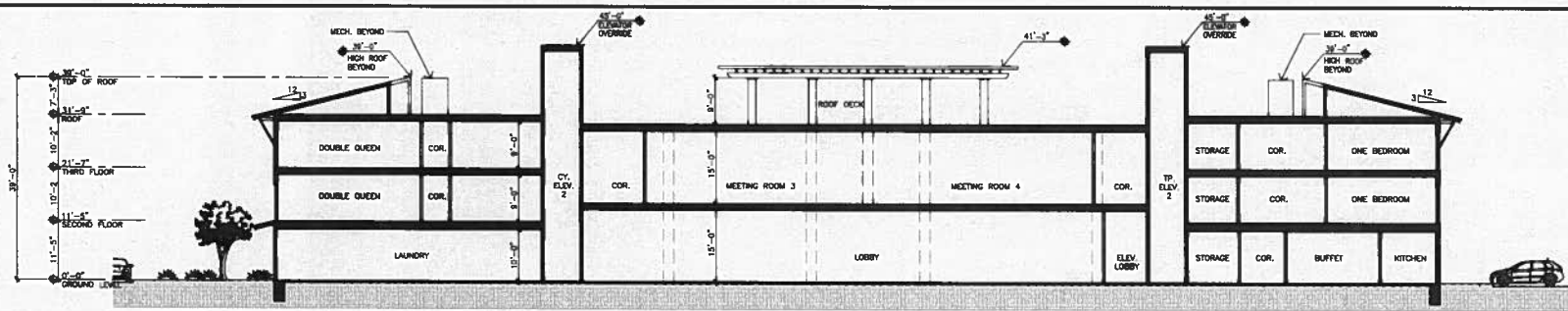
- ① ARCHON AB-4, MEDIUM BRONZE
- ② 1" CLEAR INSULATED GLAZING
- ③ DWIG COLORS, GREEN SLATE #3885
- ④ CORONADO STONE, PAVILION STONE
- ⑤ ATAS STEEL, 03 MEDIUM BRONZE
- ⑥ ATAS STEEL, 06 SANDSTONE
- ⑦ BEHMAN MOORE HC-81 MANCHESTER TAN
- ⑧ BEHMAN MOORE HC-141 HOLLINGSWORTH GREEN
- ⑨ BEHMAN MOORE HC-22 BLAIR GOLD
- ⑩ BEHMAN MOORE HC-19 NORWICH BROWN

**KEY MAP**

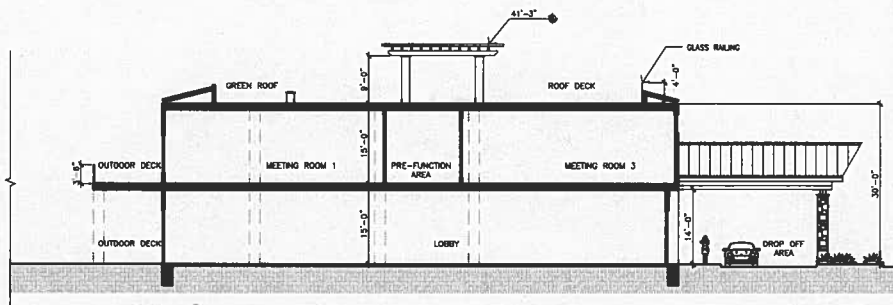
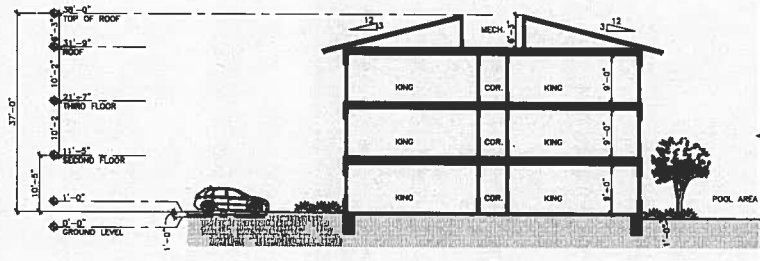


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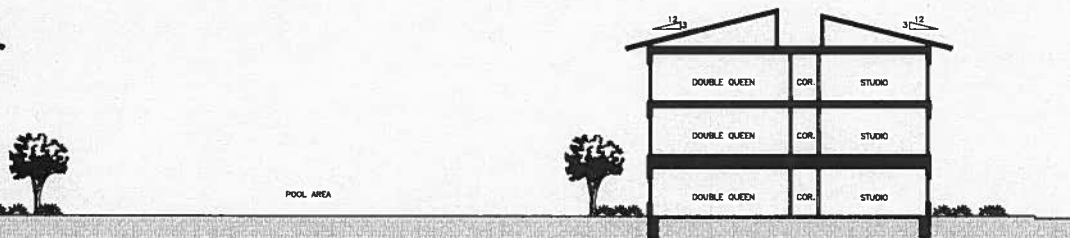
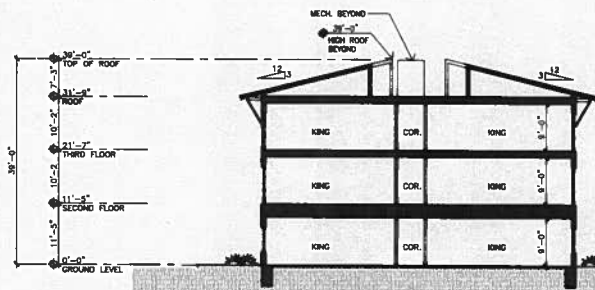
REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED	DATE	PREPARED BY PROJECT ARCHITECT	DATE	CITY OF AGOURA HILLS APPROVAL		REVIEWED BY	DATE	TRCE NO.	EXP DATE	AGOURA HILLS	MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	SHEET 11 OF
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**A SECTION**  
SCALE 3/32" = 1'-0"  
0 4 8 16

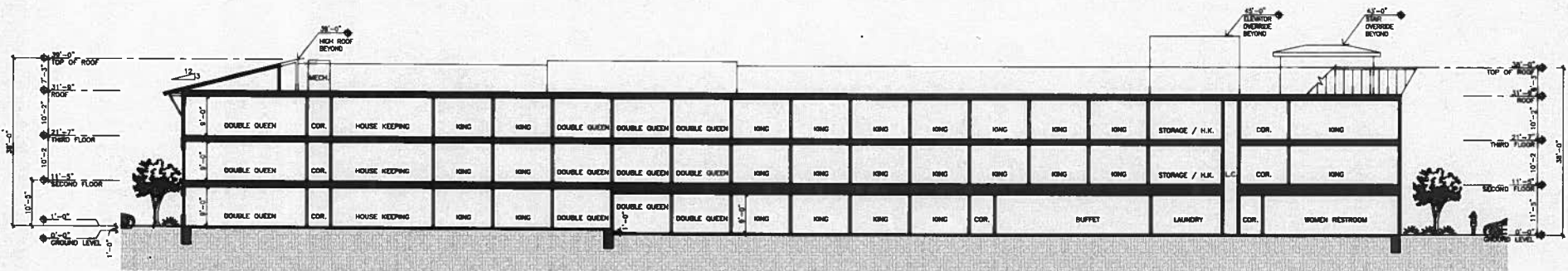


**B SECTION**  
SCALE 3/32" = 1'-0"  
0 4 8 16



**C SECTION**  
SCALE 3/32" = 1'-0"  
0 4 8 16

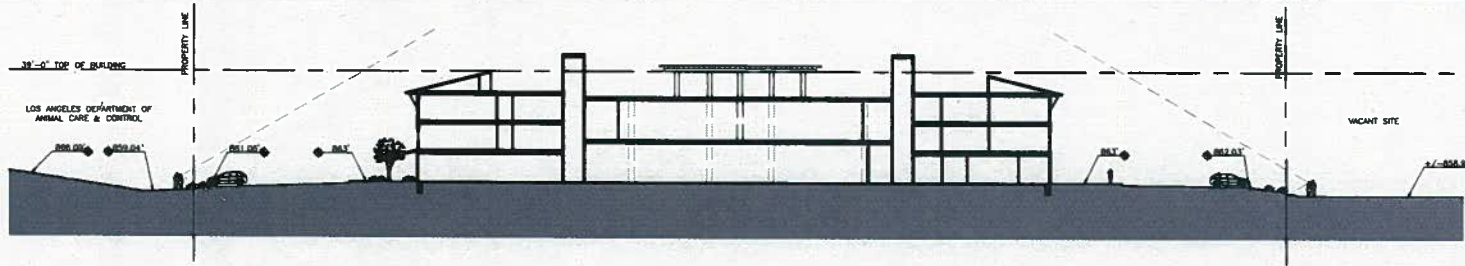
				PREPARED BY PROJECT ARCHITECT DATE 07/28/18	CITY OF AGOURA HILLS APPROVAL REVIEWED BY _____ DATE _____ DATE _____ TIME NO. _____ EXP. DATE _____				MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	SHEET 12 OF ____
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE						



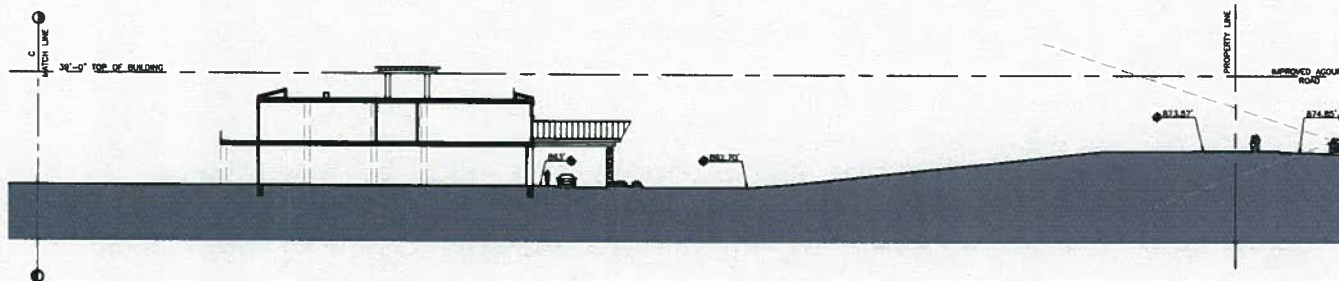
**A** SECTION

SCALE 3/32" = 1'-0"

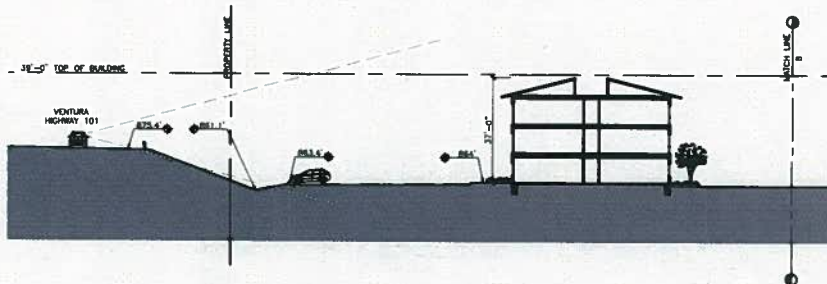
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY	DATE	CITY OF AGOURA HILLS APPROVAL	DATE	RENO.	EXP. DATE	AGOURA HILLS	MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301
					PROJECT ARCHITECT	07/28/16						SHEET 12a OF 12



**A** LINE OF SIGHT STUDY - WEST - EAST  
 SCALE 1" = 20'-0"  
 0 10' 20' 40'



**B** LINE OF SIGHT STUDY - NORTH - SOUTH  
 SCALE 1" = 20'-0"  
 0 10' 20' 40'



**C** LINE OF SIGHT STUDY - NORTH - SOUTH  
 SCALE 1" = 20'-0"  
 0 10' 20' 40'

				PREPARED BY PROJECT ARCHITECT DATE 07/20/16				CITY OF AGOURA HILLS APPROVAL REVIEWED BY _____ DATE _____ _____ DATE _____ _____ DATE _____				MARRIOTT COURTYARD & TOWNEPLACE SUITES 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301			
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ARCHITECT	DATE	REVIEWED BY	DATE	DATE	DATE	DATE	DATE	SHEET 13 OF		



TOTAL AREA: 61 SQ. FT.

**A** SOUTH ELEVATION - SIGN LOCATION

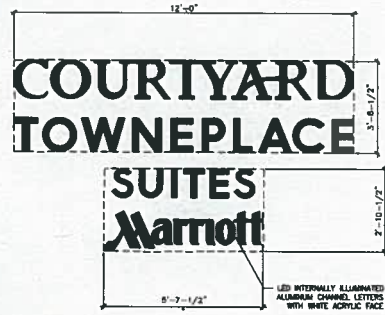
SCALE 1" = 20'-0"



TOTAL AREA: 61 SQ. FT.

**B** NORTH ELEVATION - SIGN LOCATION

SCALE 1" = 20'-0"

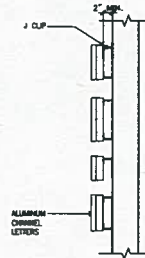


COLOR:  
BLACK FACE DURING DAY  
WHITE FACE DURING NIGHT

TOTAL AREA: 61 SQ. FT.

**C** AGOURA HILLS SIGN DESIGN

SCALE 1/2" = 1'-0"

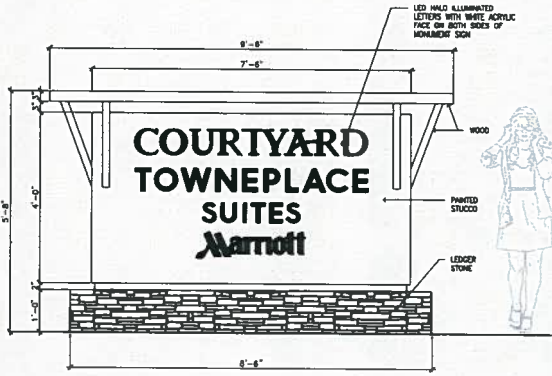
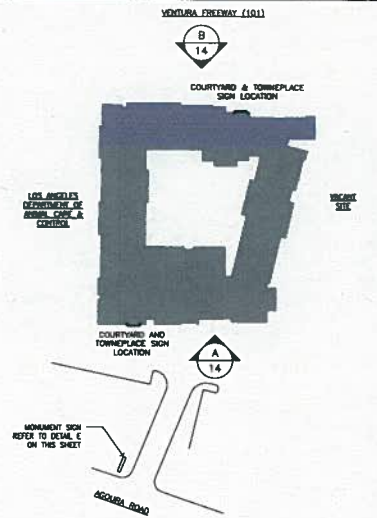


**D** SECTION THROUGH SIGN

SCALE 1/4" = 1'-0"

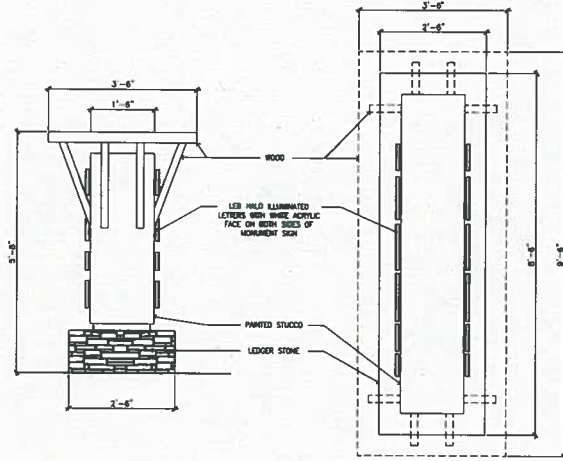
**F** PLAN - SIGN LOCATION

N.T.S.



COLOR:  
BLACK FACE DURING DAY  
WHITE FACE DURING NIGHT

FRONT VIEW



SIDE VIEW

PLAN VIEW



NOTE: FOR FINISH SCHEDULE REFER TO COLOR BOARD

REALISTIC VIEW (N.T.S.)

**E** MONUMENT SIGN DESIGN

SCALE 3/4" = 1'-0"

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: [Signature]  
 PROJECT ARCHITECT: [Signature]  
 DATE: 07/28/16

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: [Signature] DATE: [ ] DATE: [ ] TIME: [ ] EXP. DATE: [ ]



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 28505 & 28515 AGOURA ROAD,  
 AGOURA HILLS, CALIFORNIA 91301



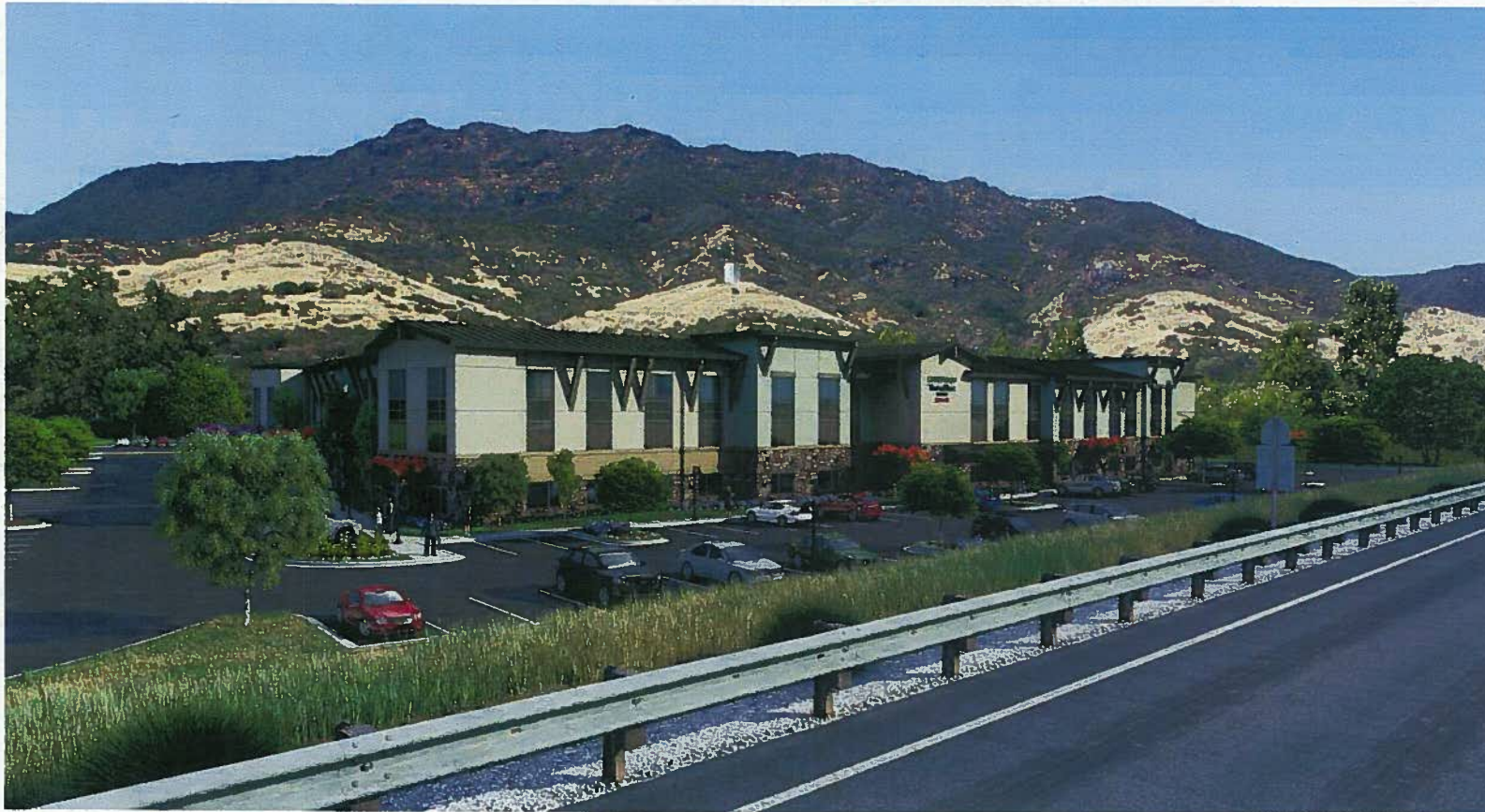


**A** VIEW FROM THE SOUTHWEST FROM AGOURA ROAD N.T.S.

KEY MAP N.T.S.



		PREPARED BY:  PROJECT ARCHITECT		CITY OF AGOURA HILLS APPROVAL 				<b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	DATE	DATE	TRCE NO.	EXP DATE	SHEET 15 OF




**B** VIEW FROM THE NORTHEAST FROM HWY 101 - VENTURA FREEWAY

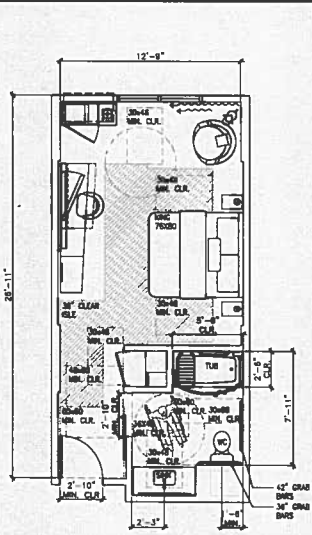
N.T.S.

KEY MAP

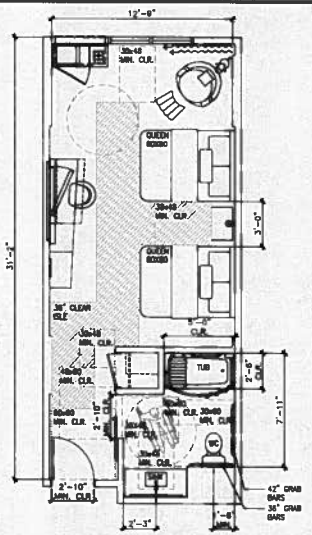


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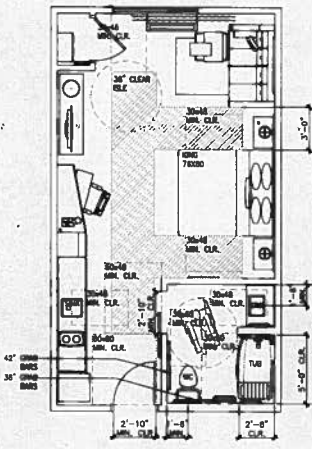
				PREPARED BY:  PROJECT ARCHITECT		CITY OF AGOURA HILLS APPROVAL _____ DATE _____				<b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE



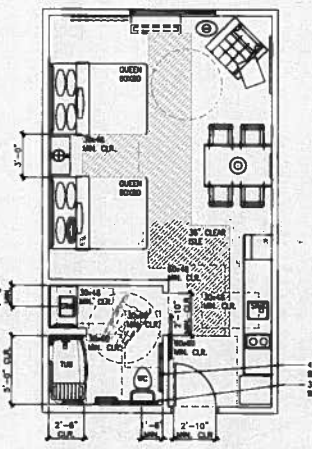
**COURTYARD ACCESSIBLE KING**  
SCALE: 1/4" = 1'-0"



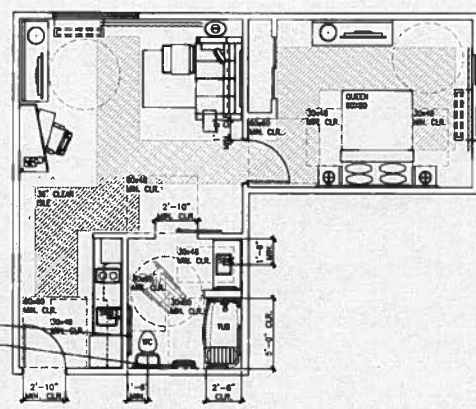
**COURTYARD ACCESSIBLE DOUBLE QUEEN**  
SCALE: 1/4" = 1'-0"



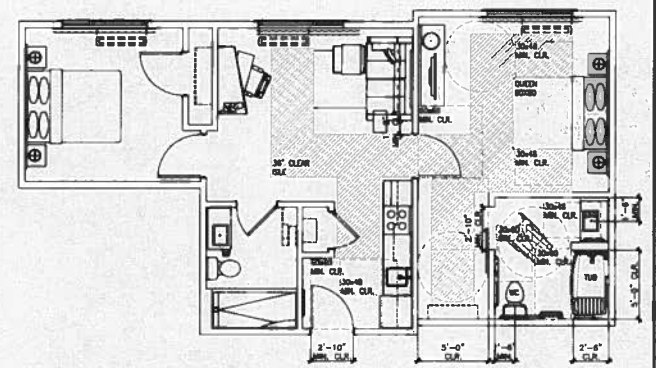
**TOWNEPLACE ACCESSIBLE STUDIO**  
SCALE: 1/4" = 1'-0"





**TOWNEPLACE ACCESSIBLE DOUBLE QUEEN**  
SCALE: 1/4" = 1'-0"

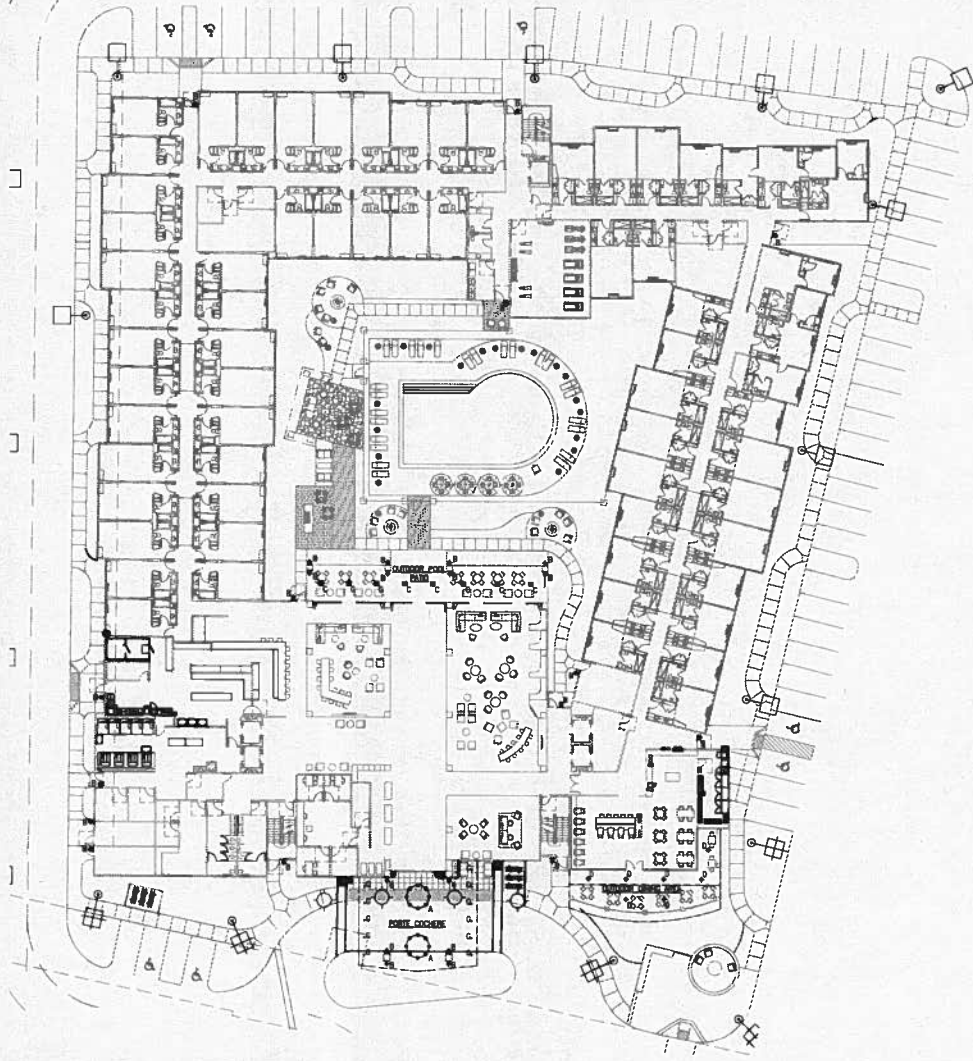


**TOWNEPLACE ACCESSIBLE DOUBLE ONE BEDROOM**  
SCALE: 1/4" = 1'-0"

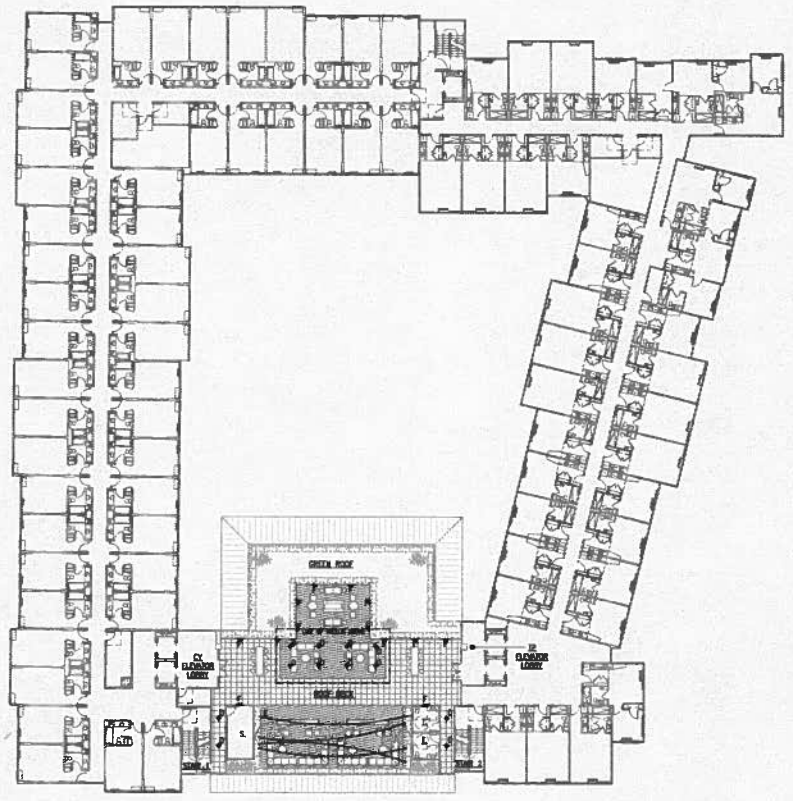


**TOWNEPLACE ACCESSIBLE TWO BEDROOMS**  
SCALE: 1/4" = 1'-0"

REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED		DATE		PREPARED BY  PROJECT ARCHITECT DATE: 07/28/18		CITY OF AGOURA HILLS APPROVAL REVIEWED BY _____ DATE _____ DATE _____ TIME NO. _____ EXP. DATE _____				<b>MARRIOTT COURTYARD &amp; TOWNEPLACE SUITES</b> 29505 & 29515 AGOURA ROAD AGOURA HILLS, CALIFORNIA 91301		SHEET 17 OF _____	
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**GROUND FLOOR EXTERIOR LIGHTING PLAN**  
 SCALE 1" = 20'-0"



**THIRD FLOOR EXTERIOR LIGHTING PLAN**  
 SCALE 1" = 20'-0"

- LIGHTING LEGEND**
- TYPE A DECORATIVE PENDANT LIGHTING FIXTURE AT PORTE COCHERE
  - TYPE B DECORATIVE WALL SCONCE AT SECONDARY ENTRANCES
  - TYPE C DECORATIVE PENDANT LIGHTING FIXTURE AT OUTDOOR POOL PATIO
  - TYPE D DECORATIVE PENDANT LIGHTING FIXTURE AT OUTDOOR PATIO AND ROOF DECK
  - TYPE E STRING TINSEL LIGHT FIXTURE AT ROOF DECK
  - TYPE F LOW LEVEL STEP LIGHT 12" AFF. AT ROOF DECK
  - TYPE G UPLIGHT AT PORTE COCHERE

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ARCHITECT	DATE	REVIEWED BY	DATE	DATE	DATE	DATE	DATE

PREPARED BY  
  
 PROJECT ARCHITECT



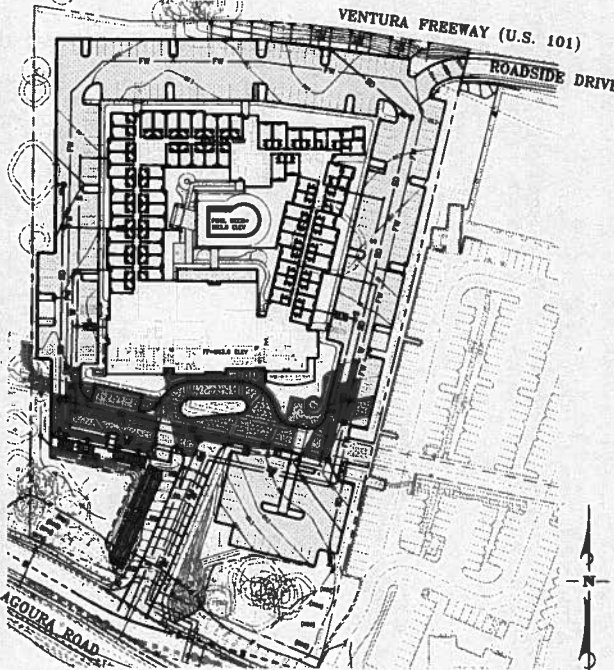
CITY OF AGOURA HILLS APPROVAL



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 29506 & 29515 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301



# MARRIOTT COURTYARD & TOWNPLACE SUITES ONSITE IMPROVEMENT PLAN AGOURA HILLS, CALIFORNIA



INDEX MAP  
SCALE: 1"=100'

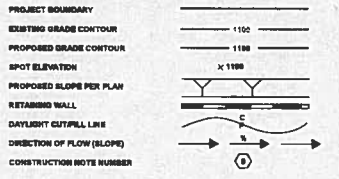
### PUBLIC UTILITIES / SERVICES

<b>WATER:</b>	LAG VERDES MUNICIPAL WATER DISTRICT 4322 LAS VERDES ROAD CALABAS, CA 91302 (818) 898-1119	<b>SEWER:</b>	LA COUNTY, DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1900 S. FERRIS AVENUE, BLDG. 60 ALHAMBRA, CA 91803 (626) 385-3389
<b>ELECTRICAL:</b>	SOUTHERN CALIFORNIA EDISON 3889 FOOTBALL DRIVE THOUSAND OAKS, CA 91321 (805) 484-9119	<b>CABLE:</b>	ADELPHIA 3222 TELLER ROAD ROSEBURY PARK, CA 91323 (805) 478-8313
<b>TELEPHONE:</b>	SBC (PAC. BELL) 18291 RAYNER STREET, #116 VAN NUYS, CA 91410 (818) 378-8800	<b>CABLE:</b>	CHARTER COMMUNICATIONS 3800 CROSSCREEK ROAD MILPITAS, CA 95028 (415) 458-0910
<b>GAR:</b>	SOUTHERN CALIFORNIA GAS 2400 DORVILLE AVENUE CHATTERTON, CA 91319 (818) 791-3224	<b>CALTRANS:</b>	CALTRANS 6800 REDDEN BOULEVARD TAYLOR, CA 91788 (909) 388-1425

### GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 9 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOIL AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
  - ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  - FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANS AND ELEVATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND RECOMMENDATIONS OF THE CITY OF AGOURA HILLS.
  - AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLETS AND ELEVATIONS OF ALL EXISTING, BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBGRADES AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKFILLS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
  - TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
  - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
  - A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
  - ALL CONSTRUCTION ACTIVITY SHALL BE COMPLETED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

### LEGEND AND SYMBOLS



### STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE REVIEWED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF GASEOUS POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPict THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

### OAK TREE NOTES

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (916) 987-7363, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."

### INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

### ABBREVIATIONS

AC - ASPHALTIC CONCRETE	NO - NATURAL GROUND
BF - BOTTOM OF FOOTING	NTR - NOT TO SCALE
CB - CATCH BASIN	PL - PROPERTY LINE
CF - CURB FACE	POB - POINT OF BEGINNING
CL - CENTERLINE	SDMH - STORED DRAIN MANHOLE
CLP - CHAIN LINK FENCE	SBM - SERVICE MANHOLE
CO - CLEAN OUT	SB - SANITARY SEWER
DB - DECKING BASHIN	TS - TOP OF SIDE
DL - DAYLIGHT	TC - TOP OF CURB
ED - EDGE OF DUTTER	TP - TOP OF FOOTING
EP - EDGE OF PAVEMENT	TS - TOP OF SLAB
FF - FINISHED FLOOR	TW - TOP OF WALL
FG - FINISHED GRADE	TY - TYPICAL
PH - PRE HYDRANT	VM - WATER METER
PL - FLOWLINE	WV - WATER VALVE
PS - FINISH SURFACE	
HC RMP - HANDICAP RAMP	
HP - HIGH POINT	
INV - INVERT	

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 2, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED JULY 11, 1972, AS INSTRUMENT NO. 8911, AS INSTRUMENT NO. 1748, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 1A:

THAT PORTION OF ROADSIDE DRIVE, WEST OF KAMAH ROAD, VACATED BY THE CITY COUNCIL OF THE CITY OF AGOURA HILLS BY RESOLUTION NO. 81-468, RECORDED ON AUGUST 28, 1991, AS INSTRUMENT NO. 81-155732, OFFICIAL RECORDS.

PARCEL 2:

PARCEL 1, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 15, PAGES 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED AUGUST 14, 1976, AS INSTRUMENT NO. 8748, OFFICIAL RECORDS.

ALSO EXCEPT THOSE PORTIONS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED MAY 14, 1982, AS INSTRUMENT NO. 1748, IN BOOK D-3834, PAGE 924, OF OFFICIAL RECORDS AND JULY 11, 1972, AS INSTRUMENT NO. 3911, OFFICIAL RECORDS, BOTH IN SAID OFFICE OF THE COUNTY RECORDER.



INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	GRADING TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	UTILITY PLAN

ESTIMATED EARTHWORK QUANTITIES	
ESTIMATED CUT:	16,000 CY
ESTIMATED FILL:	24,000 CY
ESTIMATED OVER-EXCAVATION:	14,200 CY
ESTIMATED EXPORT:	0 CY
ESTIMATED IMPORT:	18,000 CY

BENCHMARK:		
DESCRIPTION:	BM NO. 011005	ELEVATION: 873.255'
		SURVEY DATE: JAN. 2018

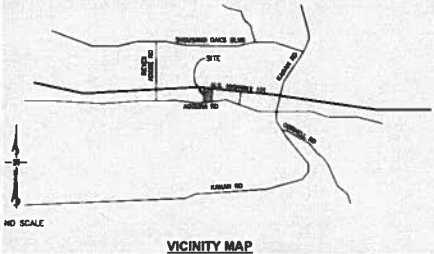
**RECORD DRAWING STATEMENT**

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

REGISTERED CIVIL ENGINEER      DATE      TITLE NO.      EXP. DATE

SOILS COMPLIANCE			
THIS PLAN HAS BEEN REVIEWED, AND IS IN COMPLIANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED _____			
REGISTERED GEOLOGICAL ENGINEER	DATE	TITLE NO.	EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER	DATE	TITLE NO.	EXP. DATE

OWNER	
NAME:	AGOURA HILLS 1942 HOTEL DEVELOPMENT LP
ADDRESS:	105 DECKER CT. #105, IRVING, TX 75038
REPRESENTATIVE:	PATRICIA SANTOS
TELEPHONE:	(877) 818-1100
CIVIL ENGINEER	
NAME:	STANTEC CONSULTING SERVICES, INC.
ADDRESS:	111 EAST VICTORIA STREET, SANTA BARBARA, CA 93101
REPRESENTATIVE:	DAVID H. BUNDLE
TELEPHONE:	(805) 863-9532
GEOTECHNICAL ENGINEER	
NAME:	GEODON WEST, INC.
ADDRESS:	3303 N. SAN FERNANDO BLVD., STE. #100, BURBANK, CA 91502-2531
REPRESENTATIVE:	SUSAN WERGAN/ANASTY DONALDSON
TELEPHONE:	(618) 841-8388

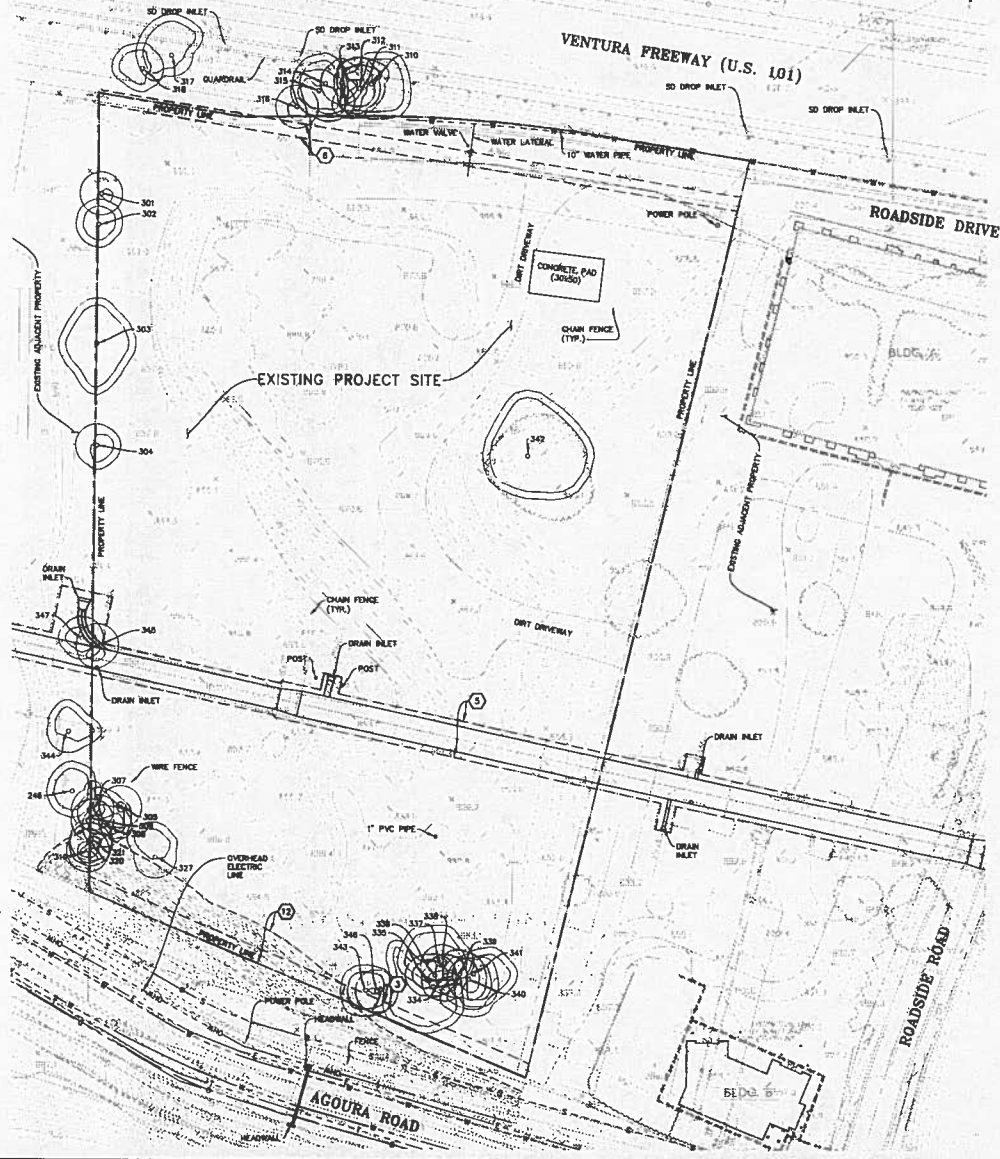


PLOT DATE: 7/1/2018 10:20:30 AM  
 PLOT BY: Brent, Kathy  
 SCALE DATE: 7/1/2018 10:20:30 AM  
 PLOT DATE: 7/1/2018 10:20:30 AM  
 PLOT BY: Brent, Kathy

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

CITY OF AGOURA HILLS APPROVAL				
PREPARED BY	DATE	REVIEWED BY	DATE	DATE
PROJECT ENGINEER		RAMIRO ADEVA		CITY ENGINEER

**Stantec** COURTYARD & TOWNPLACE SUITES  
TITLE SHEET  
AGOURA HILLS, CALIFORNIA  
SHEET C-1 OF 4  
CITY OF AGOURA HILLS DWG. NO. \_\_\_\_\_



**LEGEND**

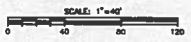
---	PROPERTY LINE/ LOT LINE
---	ROAD CENTERLINE
---	EXISTING CONTOUR
---	EXISTING EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ELECTRICAL LINE
---	EXISTING GAS PIPE
---	EXISTING OVERHEAD POWER LINES
---	EXISTING SEWER PIPE
---	EXISTING TELEPHONE LINE
---	EXISTING WATER PIPE
---	TREE TAG NUMBER

**TITLE REPORT NOTES**

THE EXCEPTIONS IN ADDITION TO THE PRINTED EASEMENTS AND EXCLUSIONS AS SHOWN IN LAYERS TITLE COMPANY PRELIMINARY REPORT FILE NO. 412240831 DATED MAY 15, 2015, ARE DELINEATED HEREIN UNLESS OTHERWISE NOTED:

- 1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: WATER PIPE LINES  
 RECORDING DATE: FEBRUARY 21, 1984  
 RECORDING No.: AS INSTRUMENT No. 2370 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- 2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: PUBLIC ROAD AND HIGHWAY  
 RECORDING DATE: MAY 28, 1979  
 RECORDING No.: AS INSTRUMENT No. 3443 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- 3) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, LAWN, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN A DOCUMENT:  
 RECORDING DATE: FEBRUARY 8, 1973  
 RECORDING No.: INSTRUMENT No. 3101 OF OFFICIAL RECORDS  
 AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:  
 AN EASEMENT OVER A PORTION OF SAID LAND AND FOR THE PURPOSE THEREIN SHOWN AND RIGHTS INCIDENTAL THERETO:  
 FOR:  
 AFFECTS: COVERED STORM DRAIN AND APPURTENANT STRUCTURE SAID LAND
- 4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: SANITARY SEWER  
 RECORDING DATE: JUNE 8, 2007  
 RECORDING No.: AS INSTRUMENT No. 07-1387440 OF OFFICIAL RECORDS  
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- 5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 GRANTED TO: CITY OF AGOURA HILLS, MUNICIPAL CORPORATION  
 PURPOSE: PERMANENT SLOPE EASEMENT  
 RECORDING DATE: SEPTEMBER 18, 2014  
 AFFECTS: SAID LAND

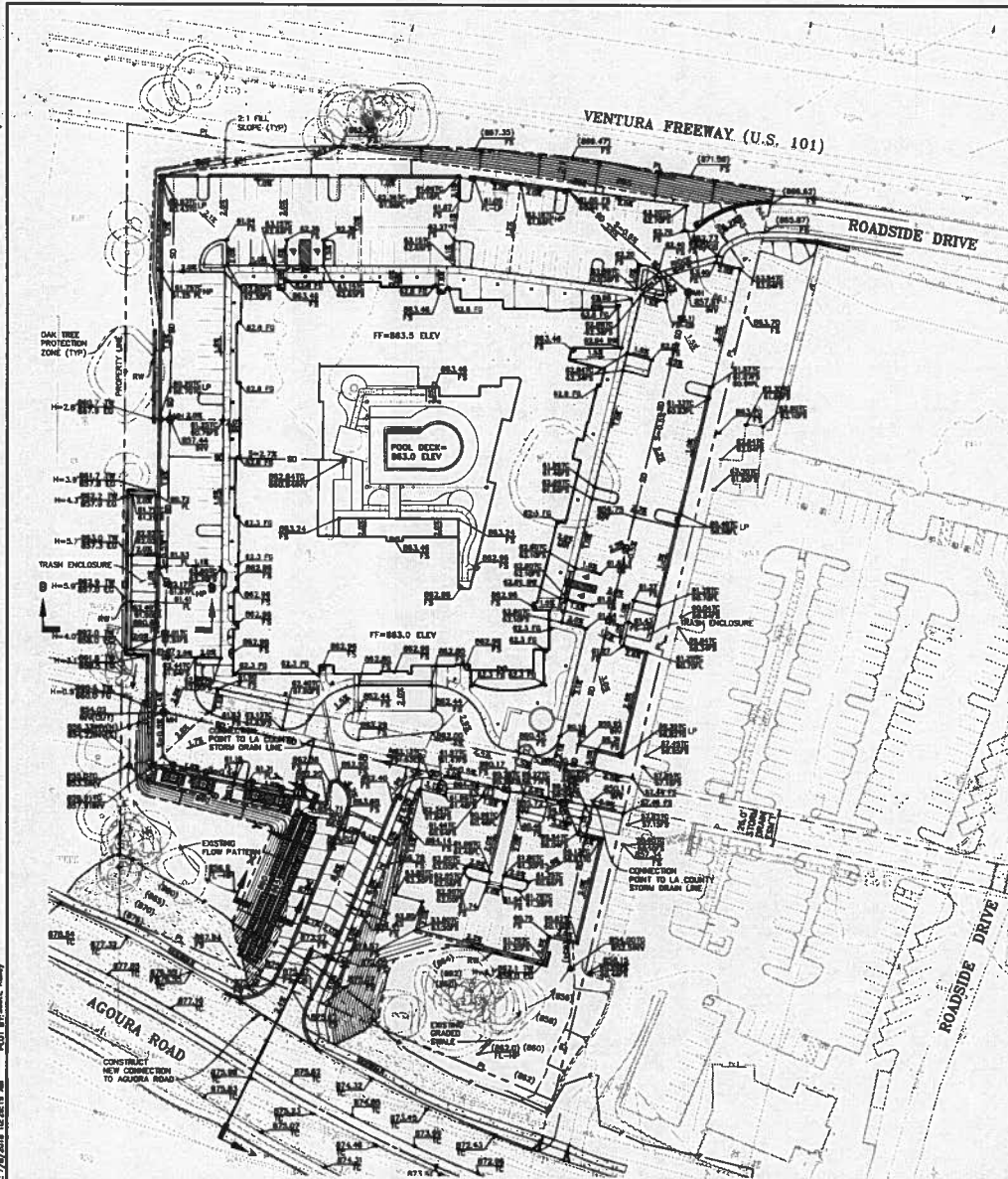
THE EFFECTS OF TAXES AND ASSESSMENTS, LIENS, OIL & GAS LEASES, MAYNORS, TERMS AND PROVISIONS, INTERESTS, CLAIMS OR UNRECORDED LEASES AS DISCLOSED BY TDM NO'S AUL-C1-2, AND 7-11 ARE NOTE SHOWN HEREIN.



DATE: NOVEMBER 23, 2014  
 UPDATED: JUNE 30, 2015

SHEET D SAVE DATE: 7/2/2015 10:28:10 AM PLOT BY: David Thomas

				PREPARED BY				CITY OF AGOURA HILLS APPROVAL								<b>COURTYARD &amp; TOWNPLACE SUITES</b> <b>EXISTING CONDITIONS PLAN</b> AGOURA HILLS, CALIFORNIA	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	RAMIRO ADEVA CITY ENGINEER	DATE	6895 TCE NO.	08/03/15 EXP. DATE	111 East Victoria Street, Suite 200, Agoura Hills, CA 91301 Phone: (805) 963-8832 Fax: (805) 963-8821		SHEET C-2 OF 4		

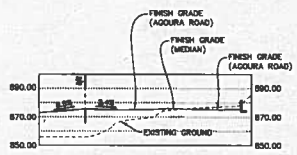


**LEGEND**

---	PROPERTY LINE / LOT LINE
---	ROAD CENTERLINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	GRADE BREAK
---	PROPOSED STORM DRAIN
---	PROPOSED RETAINING WALL
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING ELECTRICAL LINE
---	EXISTING GAS PIPE
---	EXISTING OVERHEAD POWER LINES
---	EXISTING SEWER PIPE
---	EXISTING TELEPHONE LINE
---	EXISTING WATER PIPE
---	PROPOSED GRADE
---	EXISTING GRADE
---	PROPOSED GRADIENT
---	SD CATCH BASIN

**ABBREVIATIONS**

FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
TC	TOP OF GRATE
RW	RETAINING WALL (NOTE: ALL RETAINING WALLS > 30" REQUIRES SAFETY BARRIER)



**EARTHWORK QUANTITIES**

ESTIMATED EARTHWORK QUANTITIES

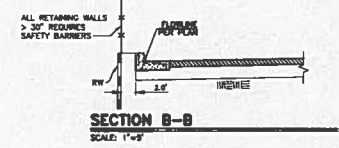
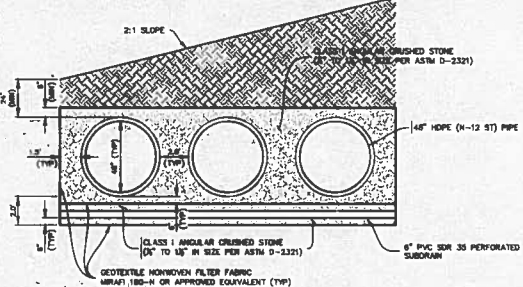
RAW CUT = 18,900 C.Y.

RAW FILL = 34,800 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

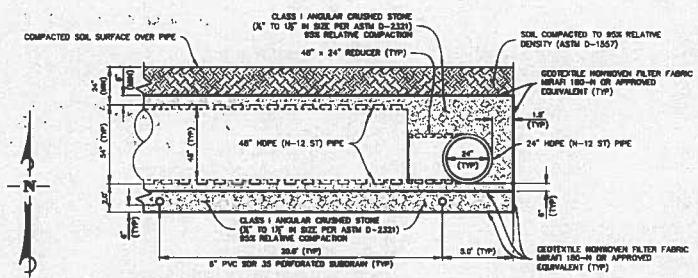
THE ABOVE RAW QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEANING AND ORDERING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTOR, UNDERGROUND UTILITY AND SUBSTRUCTURE SPILLS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PROVIDE AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



**DETENTION SECTION X-X**

SCALE: 1" = 4'



**DETENTION SECTION Y-Y**

SCALE: 1" = 4'

DATE: 7/10/2018 10:25:18 AM

PLOT BY: Smita, Madhu

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PROJECT ENGINEER	DATE	REVIEWED BY	DATE

CITY OF AGOURA HILLS APPROVAL

PREPARED BY	
CITY ENGINEER	RAMIRO ADEVA



COURTYARD & TOWNPLACE SURTES GRADING AND DRAINAGE PLAN

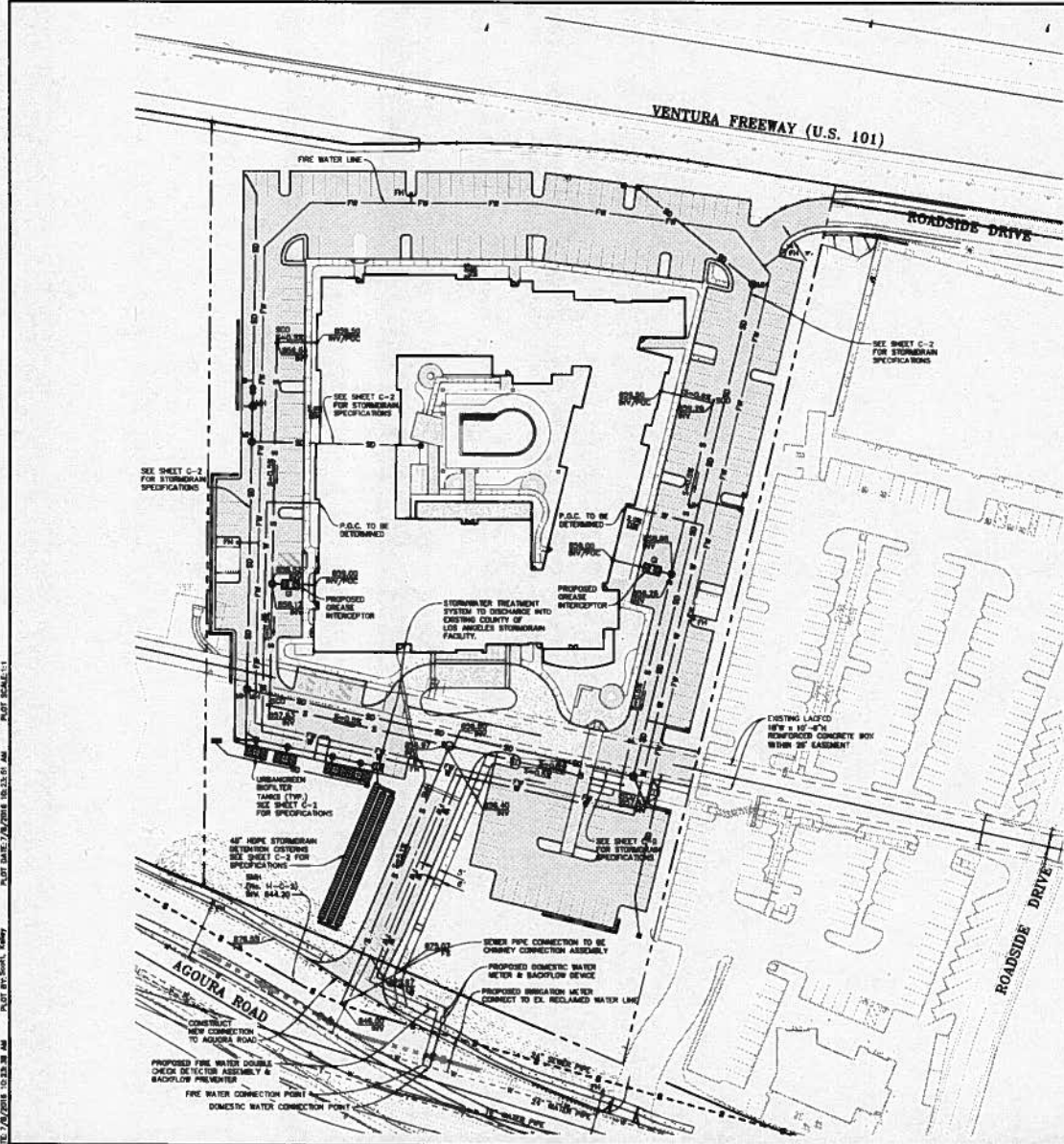
AGOURA HILLS, CALIFORNIA

NO 48840

DATE: REVISIONS 5.1, 5.028 UPDATES: JUNE 30, 2018

SHEET C-3 OF 4





**ABBREVIATIONS**

FF	FRESH FLOOR
FG	FINISH GRADE
GI	GREASE INTERCEPTOR
INV	INVERT
MH	MANHOLE
SCD	SEWER CLEANOUT
SMH	SEWER MANHOLE

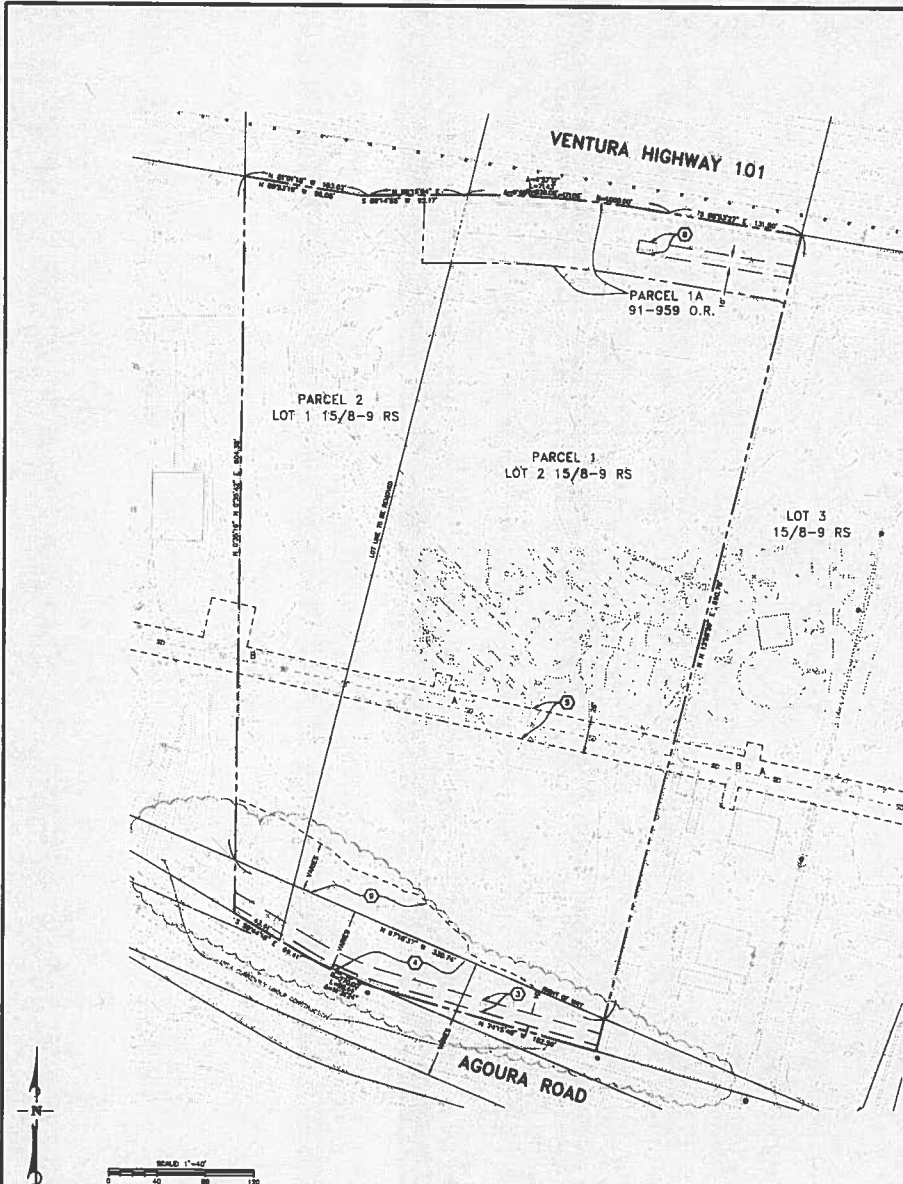


SHEET NO. 1  
 DATE: 7/20/2011 10:53:38 AM  
 PLOT DATE: 7/20/2011 10:53:38 AM  
 PLOT SCALE: 1:1  
 PLOT BY: DWG, KERRY



DATE: NOVEMBER 23, 2011  
 UPDATED: JUNE 20, 2012

PREPARED BY: _____ PROJECT ENGINEER: _____ DATE: _____				CITY OF AGOURA HILLS APPROVAL REVIEWED BY: _____ DATE: _____ RAMIRO ADEVA CITY ENGINEER						<b>COURTYARD &amp; TOWNPLACE SUITES          UTILITY PLAN          AGOURA HILLS, CALIFORNIA</b> SHEET C4 OF 4	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	REVISION	EXPLORE	



SYMBOLS	SYMBOLS	SYMBOLS
ADPT - ASPHALT CONCRETE	○ - POLE - LIGHT	—— BOUNDARY LINE
CCOM - CONCRETE	○ - POLE - UTILITY	- - - EASEMENT LINE
CCONC - CONCRETE	○ - FIELD MONUMENT AS NOTED	—— CONTROL LINE
CC - CURB	① - FROM PARCELS AS REFERENCED IN PRELIMINARY TITLE REPORT (EASEMENT, LEASE, ASSIGNMENT, OR LICENSE WITH LEGAL DESCRIPTION)	—— FENCE OF PAVEMENT
CC - CURB		—— CHAINLINK/BARRIER FENCE
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		
CC - CURB		

### EXCEPTION NOTES

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ADJACENT SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.

RECORDING DATE: MAY 16, 1983  
 RECORDING NO: 1748 OF OFFICIAL RECORDS  
 RECORDING DATE: MAY 3, 1971  
 RECORDING NO: 2013 OF OFFICIAL RECORDS  
 RECORDING DATE: JULY 11, 1972  
 RECORDING NO: 2011 OF OFFICIAL RECORDS  
 AFFECTS: NORTH PROPERTY LINE ADJACENT TO VENTURA HIGHWAY U.S. 101

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: WATER PIPE LINES  
 RECORDING DATE: FEBRUARY 21, 1988  
 RECORDING NO: 2339 OF OFFICIAL RECORDS  
 AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PUBLIC ROAD AND HIGHWAY  
 RECORDING DATE: MAY 26, 1970  
 RECORDING NO: 3443 OF OFFICIAL RECORDS  
 AFFECTS: A PORTION OF SAID LAND  
 AND RECORDING DATE: JUNE 13, 1988  
 AND RECORDING NO: 1813 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: COVERED STORM DRAIN AND APPURTENANT STRUCTURES  
 RECORDING DATE: FEBRUARY 4, 1973  
 RECORDING NO: 3106 OF OFFICIAL RECORDS  
 AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: SANITARY SEWER  
 RECORDING DATE: JUNE 6, 2007  
 RECORDING NO: 07-00849 OF OFFICIAL RECORDS  
 AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: SLOPE  
 RECORDING DATE: SEPTEMBER 16, 2014  
 RECORDING NO: 20440877412 OF OFFICIAL RECORDS  
 AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

### SURVEYOR'S NOTES

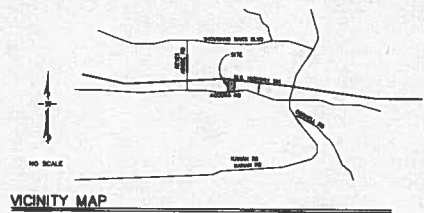
1. MAPPING  
 TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40', WITH A 1 FOOT CONTOUR INTERVAL, USING STEREOPAIR PHOTOGRAMMETRIC METHODS AND PROCEDURES. MAPPING IS SUPERSEDED BY DATA COLLECTED FROM A FIELD SURVEY IN JANUARY 2016.

2. TITLE REPORT  
 THIS MAP WAS PREPARED IN CONNECTION WITH A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY AS CASE NO. 102-33208-544-146, DATED APRIL 15, 2016. SAID REPORT IS PRELIMINARY TO BE COMPLETE AND ACCURATE. STANTEC DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

3. ELEVATIONS  
 ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. ELEVATIONS WERE DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND SURVEYED BY BENCHMARK STATION, MALIBU ROAD, BEING A BENCH MARK ESTABLISHED IN A LIGHT TOWER CONCRETE BASE AT THE PRIMA CENTER LOCATED AT 25005 AGOURA ROAD, MALIBU. MALIBU IS 137' NORTH OF AGOURA ROAD CENTERLINE AND 16.4' EAST OF CENTERLINE. ELEVATION IS 1023.200 FEET.

4. FLOOD HAZARD  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY FLOOD ZONES, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (#1413) FOR THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PARCEL NO. 1748 OF OFFICIAL RECORDS, DATED SEPTEMBER 28, 2008.

5. UTILITIES  
 THE SURFACE UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION OBTAINED FROM VARIOUS PUBLIC AND PRIVATE UTILITY PROVIDERS. IN CONNECTION WITH FIELD LOCATED SURFACE DATA, THE UTILITIES INFORMATION, INCLUDING LOCATIONS, DEPTHS, AND CAPACITIES AS AN ESTIMATION BASED ON AVAILABLE DATA AND MAY NOT REPRESENT THE ACTUAL FIELD CONDITIONS. STANTEC DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID RECORD INFORMATION.



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
 PARCEL 2, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 16, PAGE 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THOSE PORTIONS DESCRIBED IN THE DECREE TO THE STATE OF CALIFORNIA, RECORDED JULY 11, 1972, AS INSTRUMENT NO. 2011, AND MAY 16, 1983, AS INSTRUMENT NO. 1748, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 1A:  
 THAT PORTION OF ROADSIDE DRIVE, WEST OF KAMAH ROAD, VACATED BY THE CITY CLERK OF THE CITY OF AGOURA HILLS BY RESOLUTION NO. 91-008, RECORDED ON AUGUST 26, 1971, AS INSTRUMENT NO. 91-133072, OFFICIAL RECORDS.

PARCEL 2:  
 PARCEL 1, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 16, PAGE 8 AND 9 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THAT PORTION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED AUGUST 13, 1974, AS INSTRUMENT NO. 8748, OFFICIAL RECORDS, ALSO EXCEPT THOSE PORTIONS DESCRIBED IN THE DECREE TO THE STATE OF CALIFORNIA, RECORDED MAY 16, 1983, AS INSTRUMENT NO. 1748, IN BOOK 16-3628, PAGE 854, OF OFFICIAL RECORDS AND JULY 11, 1972, AS INSTRUMENT NO. 2011, OFFICIAL RECORD, BOTH IN SAID OFFICE OF THE COUNTY RECORDER.

### OWNER

COMPANY: AGOURA HILLS 1980 HOTEL DEVELOPMENT LP  
 CONTACT: PATRICKA SAWYER  
 ADDRESS: 120 RICHES ST #205  
 IRVING, TX 75062  
 PHONE NO: (972) 910-1200

### PROPOSED LAND USAGE & AREAS

CURRENT ZONING: PD (PLANNED DEVELOPMENT)  
 CURRENT USE: HIGHWAY  
 MAXIMUM BUILDING HEIGHT: 30 FT  
 USAGE: HOTEL  
 TOTAL NUMBER OF LOTS: 1  
 AREA: LOT 1 AND 2: 25.79 ACRES GROSS, 15.47 ACRES NET

### PUBLIC UTILITY PROVIDERS

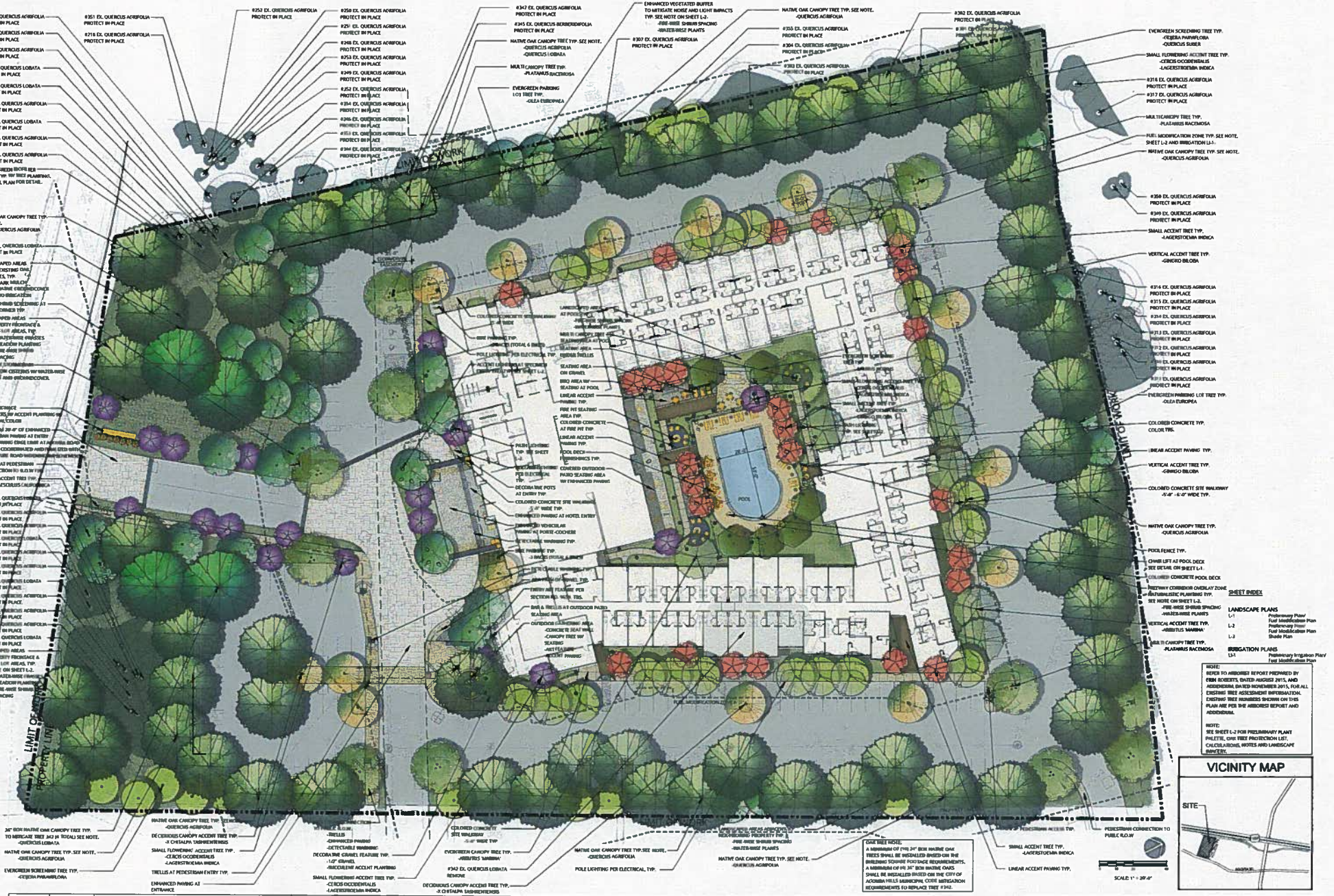
WATER:	SEWER:	LA COUNTY DEPT. OF PUBLIC WORKS
LAS VIRGENES MARSHPOLE WATER DISTRICT	SEWER MAINTENANCE DIVISION	1000 S. PRESIDENT AVENUE, RHOCA, AVE EAST
4222 LAS VIRGENES ROAD	4222 LAS VIRGENES ROAD	ALHAMBRA, CA 91801
CALABASAS, CA 91302	ALHAMBRA, CA 91801	(626) 300-3300
(818) 200-8110		
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON	CABLE:
ENGINEER: ALJAN HERNANDEZ	3388 FOOTBALL DRIVE	ATTN: PLANNING: MICHAEL SMITH
THOUSAND OAKS, CA 91320	THOUSAND OAKS, CA 91320	22500 99th AVENUE
(805) 466-7070	(805) 466-7070	588 VALLEY, CA 92685
		(951) 363-8840
TELEPHONE:	SBC (PAC BELL)	CABLE:
16201 RAYTHEN STREET #110	16201 RAYTHEN STREET #110	CHARTER COMMUNICATIONS
1048 NAVE, CA 91408	1048 NAVE, CA 91408	3008 CROSSCREEK ROAD
(818) 373-8888	(818) 373-8888	MALIBU, CA 90265
		(310) 498-8010
GAS:	SOUTHERN CALIFORNIA GAS	CALTRANS:
ENGINEER: ROBERT STEWART	8400 DANFORTH AVENUE	CALTRANS
CHATTERTON, CA 91313	CHATTERTON, CA 91313	8900 RECEDA BOULEVARD
(818) 701-3224	(818) 701-3224	TARZANA, CA 91356
		(805) 349-1428

### SURVEYOR'S STATEMENT

THIS MAP, AND THE SURVEY IT REPRESENTS, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

*Mark A. Castellano, L.S.* DATE: 2-25-2018  
 MARK A. CASTELLANO, L.S.

<p>111 East Wacker Drive        Suite 2000, Chicago, IL 60601        Phone 800 624-9222 Fax 312 902-0091</p>	<p>FIELD CREW: C.E. HAY        SURVEY COMPLETED: 1-18-2018        OFFICE RECD: JMS        COMPILER COMPLETED: 2-2-2018</p>	<p>TENTATIVE PARCEL MAP No. 74192        29506 ROADSIDE DRIVE        AGOURA HILLS, CALIFORNIA        FEBRUARY 2018</p>	<p>PAGE# NUMBER: 20841129        SHEET: 1 of 1        FILE: 2084112900742.DWG</p>
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**LANDSCAPE PLANS**

L-1	Primary Plan / Top Identification Plan
L-2	Primary Plan / Top Identification Plan
L-3	Top Identification Plan / Shade Plan

**PLANNING PLANS**

L-1	Primary Irrigation Plan / Top Identification Plan
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**NOTE:** REFER TO AMENDED REPORT PREPARED BY ERN ROBERTS DATED AUGUST 2015, AND ADDENDUM DATED NOVEMBER 2015, FOR ALL EXISTING TREE ASSESSMENT INFORMATION. EXISTING TREE NUMBERS SHOWN ON THIS PLAN ARE FOR THE AMENDED REPORT AND ADDENDUM.

**NOTE:** SEE SHEET L-2 FOR PRELIMINARY PLANT SCHEDULE, ONE TREE PROTECTION LIST, CHECK ABOVE, NOTES AND LANDSCAPE SCHEDULE.



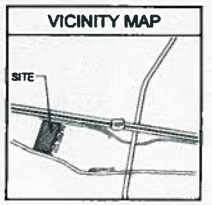
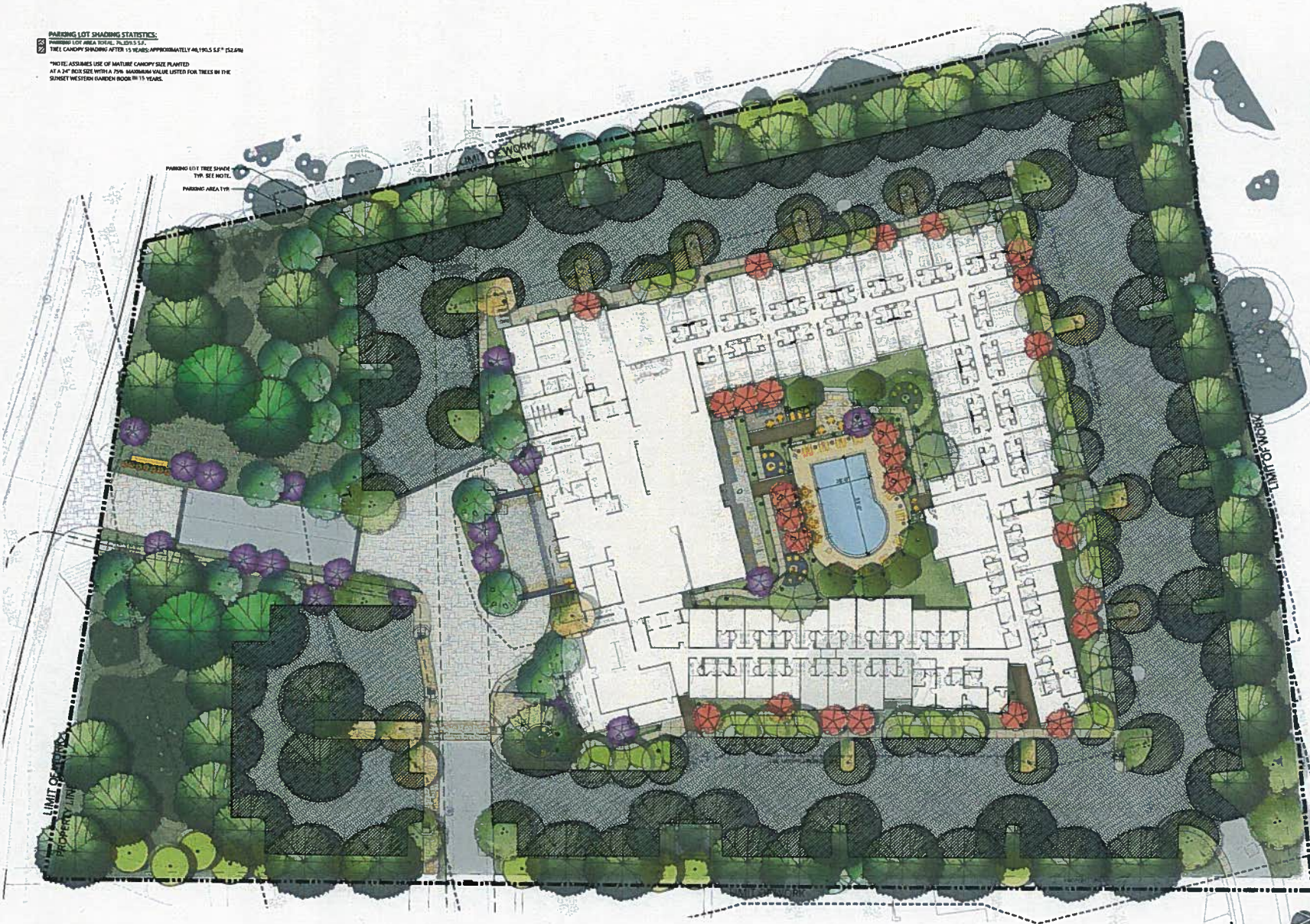


**PARKING LOT SHADING STATISTICS:**  
 PARKING LOT AREA TOTAL: 16,203 SF.  
 TREE CANOPY SHADING AFTER 15 YEARS: APPROXIMATELY 40,190.5 SF (24.8%)

\*NOTE: ASSUMES USE OF MATURE CANOPY SIZE PLANTED AT A 24" BOX SIZE WITH A 75% BALANCE VALUE LISTED FOR TREES IN THE SUNSET WESTERN GARDEN BOOK IN 15 YEARS.

- KEY:**
- 1 QUERCUS LOBATA  
CANOPY SIZE @ 75%: 47'
  - 2 QUERCUS AGROBOLIA  
CANOPY SIZE @ 75%: 40'
  - 3 DALYIA FULVIDENTATA  
"MORNING CLOUD"  
CANOPY SIZE @ 75%: 22.5'
  - 4 OLEA EUROPAEA FRUITLESS  
CANOPY SIZE @ 75%: 22.5'
  - 5 CORBICE VILLOSA  
CANOPY SIZE @ 75%: 22.5'
  - 6 PLATANUS RADICATA  
CANOPY SIZE @ 75%: 40'
  - 7 ARBUTUS MENZIESII  
CANOPY SIZE @ 75%: 29'

NOTE: CANOPY SIZES LISTED ARE WIDTHS AT MATURITY PER SUNSET WESTERN GARDEN BOOK, 2012



SCALE: 1" = 20'-0"

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:  
  
 C.J. MURPHY  
 LANDSCAPE ARCHITECT  
 2274 BERNARD #2 90232

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY	DATE	KEN BERGMAN CITY ENGINEER	DATE	63040 RCE NO	12/31/07 EXP DATE
-------------	------	------------------------------	------	-----------------	----------------------



**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 29505 & 29515 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301  
**SHADE COVERAGE PLAN**

SHEET L-3 OF 3

### IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRICE	TOT. AMT.
	NON-IRRIGATED LANDSCAPE AREAS UNDER EXISTING CANALS	10,411 s.f.		
	SHRUB AREA FOR DRIP EMITTERS. MEDIUM DENSITY One or more drip emitters per plant, with drip tubing under flow or under grade, 30% or less foliage coverage of the planted area.	49,619 s.f.	0.43 w/h	21,315
	SHRUB SPRAW ROTATOR PLANTER 15" to 30" radius (5.7 to 9.1 m), Unsprinkler spaced, near to total coverage.	2,181 s.f.	0.45 w/h	10,020
SYMBOL	MANUFACTURER/DESCRIPTION	QTY		
	Header HD 3/8" O.D. Oval control valve, yellow body; rubber gasket, red brass and stainless steel, with 3/4" x 1/2" inlet, 2-piece body.	2		
	Header 1/2" O.D. x 1/2" L Stainless steel ball valve with O-ring	4		
	Metric-Arcus 77251 5/8" BSC PVC Ball Valve, True Union, 1/2" S.W.T. 1" L, 1-1/4", 1.1/2" and 2". Ball Seals and Replaceable Balls in Box. Some see as number.	7		
	Header ACC 2400-99 1.6 Square Outdoor Solenoid Controller, With two ACM-G20 module, High-End Commercial Use, Stainless Steel Cabinet.	1		
	Header Solenoid Solenoid valve (see notes) with outdoor weather, connects to Header PVC, 1/2" C, and 1/2" Core Controller, install as noted. Includes 10 year lifetime warranty and rubber gasket cover, and gasket about bracket. Wезд.	1		
	Water Meter 1"			

### NOTE

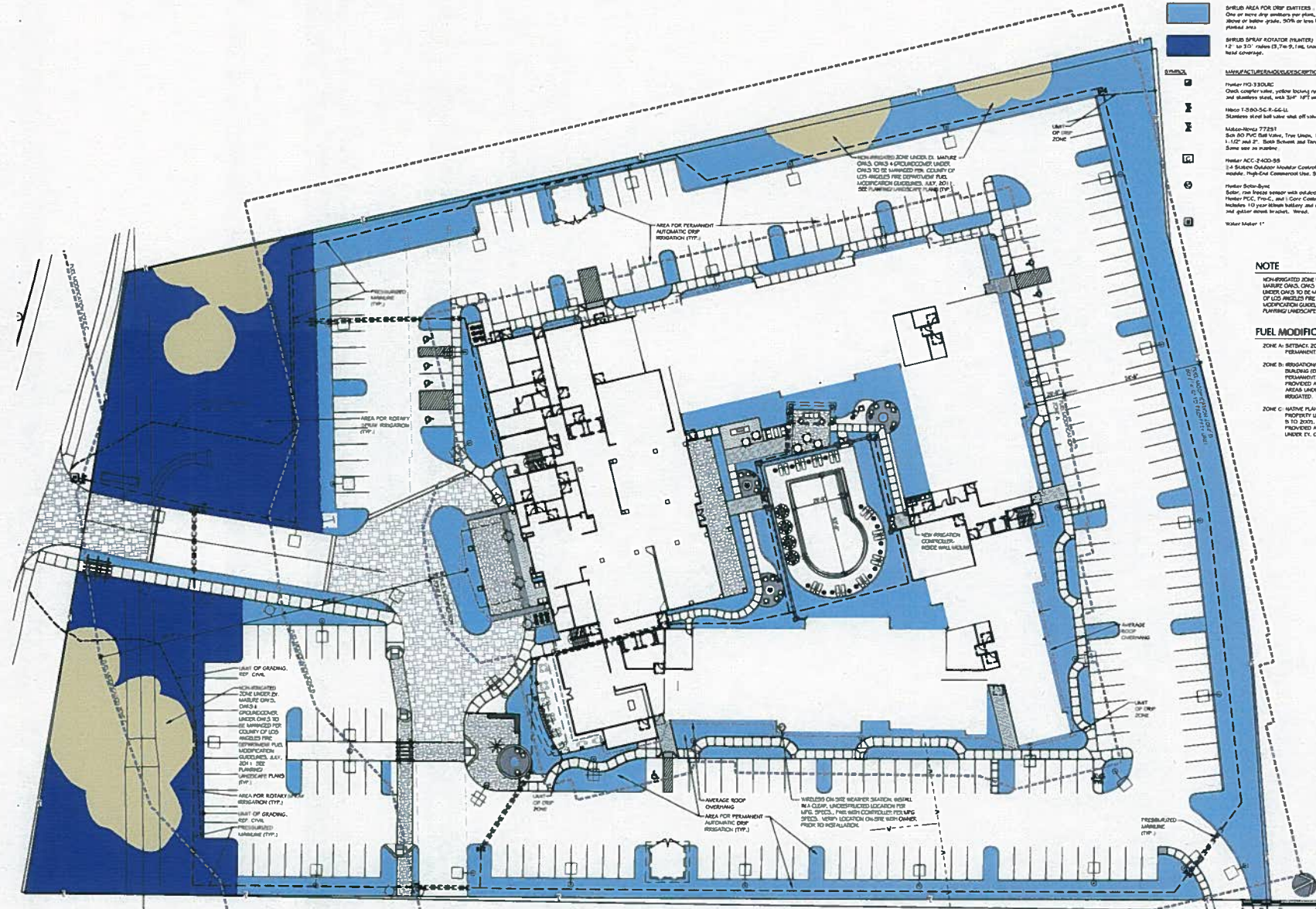
NON-IRRIGATED ZONE UNDER EXISTING  
CANALS, CANALS AND GROULDCOVER  
UNDER CANALS TO BE MAINTAINED PER COUNTY  
OF LOS ANGELES FIRE DEPARTMENT FUEL  
MODIFICATION GUIDELINES, JULY 2011, 202  
PLANNING LANDSCAPE PLANS (TYP.)

### FUEL MODIFICATION ZONES:

- ZONE A: SETBACK ZONE 0-20 FEET FROM BUILDING  
PERMANENT, AUTOMATIC IRRIGATION SYSTEMS.
- ZONE B: IRRIGATION TRANSITION ZONE 20-100 FEET FROM  
BUILDING (END OF ZONE A TO 100)  
PERMANENT, ORNAMENTAL PLANTS SHALL BE  
PROVIDED AUTOMATIC IRRIGATION SYSTEMS.  
AREAS UNDER EX. CANALS WILL NOT BE  
IRRIGATED.
- ZONE C: NATIVE PLANT THIRING ZONE - 100-200' FOR  
PROPERTY LINE FROM BUILDING EDGE OF ZONE  
B TO 200'. ORNAMENTAL PLANTS SHALL BE  
PROVIDED AUTOMATIC IRRIGATION, AREAS  
UNDER EX. CANALS WILL NOT BE IRRIGATED.

**Unattended Service Alert**  
  
 OUR TOLL FREE  
 1-800  
 227-2888  
 THIS MESSAGE SHALL BE DISPLAYED

**VICINITY MAP**  
  
 SITE



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE
		Revisions #1, Plumbing Comments		1/13/15
		CSP Revisions/Initials		1/13/15
		CSP Application		01/19/15
		Agoura Arch Photos Review Meeting		5/29/15

PREPARED BY:  
  
 CONSULTING PROFESSIONAL LANDSCAPE ARCHITECTS  
 18215 BARRERA, SAN DIEGO, CA 92128

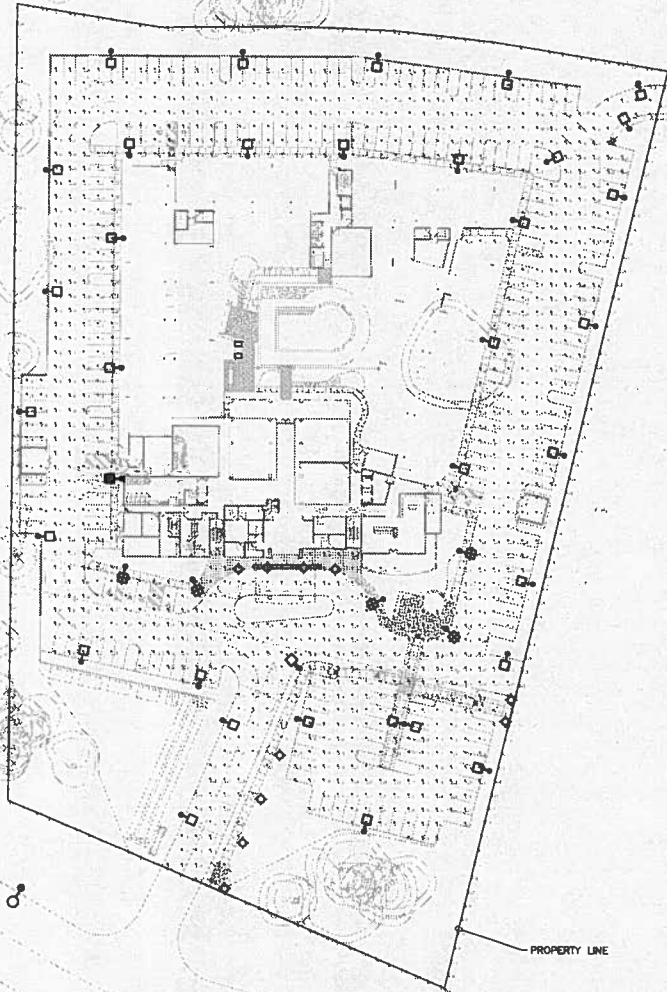
CITY OF AGOURA HILLS APPROVAL

REVIEWED BY	DATE	DATE	CSAG TCE NO.	1/27/17 EXP DATE
KEN BERGMAN CITY ENGINEER				

AGOURA HILLS

**MARRIOTT COURTYARD & TOWNEPLACE SUITES**  
 28505 & 29515 AGOURA ROAD  
 AGOURA HILLS, CALIFORNIA 91301  
 FUEL MODIFICATION IRRIGATION EXHIBIT SHEET U-1 OF 1





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	5	1531RLED-FG-3ARC45T4	SINGLE	N.A.	0.300	1531RLED-FG-3ARC45E3
⊙	22	1531RLED-FG-6ARC45T3R	SINGLE	N.A.	0.300	1531RLED-FG-6ARC45T3R
⊙	12	1531RLED-FG-6ARC45T4	SINGLE	N.A.	0.300	1531RLED-FG-6ARC45T4
⊙	1	TWIN - 1531RLED-FG-6ARC45T4	BACK-BACK	N.A.	0.300	1531RLED-FG-6ARC45T4
⊙	10	vibi-20L4K	SINGLE	N.A.	0.300	VBB1-20L4K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Subject - Planar	Illuminance	Fc	1.56	5.7	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.42	4.4	0.0	N.A.	N.A.

NOTES:

- PARKING FIXTURE MOUNTING HEIGHT: 16'-0" A.F.F.
- PEDESTRIAN SCALE FIXTURE MOUNTING HEIGHT: 10'-0" A.F.F.
- CALC PTS @ GROUND: 0'-0" A.F.F.

Calculations have been performed according to information provided regarding room dimensions, reflectances, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site

For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.

ELECTRICAL PHOTOMETRICS SITE PLAN

PROPERTY LINE



NOT FOR CONSTRUCTION

1340 SPECIALTY DR.  
SUITE E  
MIRTA, CA 91021  
TEL: (760) 580-0180  
FAX: (760) 580-0181  
E-Mail: info@t-squared.com  
www.t-squared.com

**T-SQUARED**  
Interior Lighting Solutions

815171 11-24-15

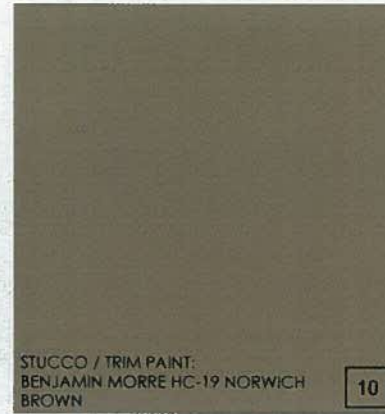
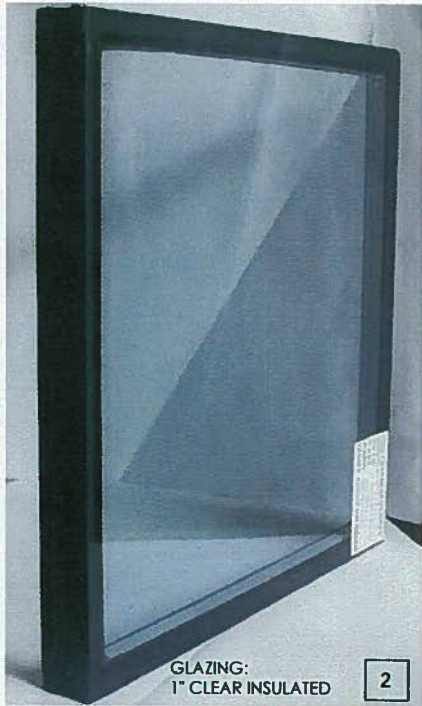
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY:	DATE	CITY OF AGOURA HILLS APPROVAL	DATE	RCE NO.	EXP DATE	AGOURA HILLS	MARRIOTT COURTYARD & TOWNEPLACE SUITES 29508 ROADSIDE DRIVE AGOURA HILLS, CALIFORNIA 91301
					ACEM	11/12/15	KEN BERGMAN CITY ENGINEER		63040	12/1/17	AGOURA HILLS	E1.1P






**ATTACHMENT 8**

**COPY OF THE  
COLOR AND MATERIAL BOARD**



**COURTYARD & TOWNEPLACE**  
*Agoura Hills, California*  
November 12, 2015



HUNTINGTON  
BY THE SEA



ACRM  
AWBREY COOK ROGERS MCGILL  
ARCHITECTS + INTERIORS