

PLANNING DEPARTMENT

DATE: November 2, 2017

TO: Planning Commission

APPLICANT: Oak Grove Development, LLC
5737 Kanan Road, Unit 171
Agoura Hills, CA 91301

CASE NOS. CUP-01293-2016, OAK-01294-2016 and VAR-01295-2016

LOCATION: 6451 Chesebro Road

REQUEST: Request for approval of: a conditional use permit to build a 5,510 square-foot, two-story residence with an attached 891 square-foot garage, and 494 square feet of attached covered patios; an oak tree permit to encroach into six (6) oak trees; a variance to reduce the front yard setback per the Open Space zone; and to make a finding of exemption under the California Environmental Quality Act.

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

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01293-2016; Oak Tree Permit Case No. OAK-01294-2016; and Variance Case No. VAR-01295-2016, subject to conditions, based on the findings of the attached draft resolutions.

ZONING DESIGNATION: Open Space-Restricted – Old Agoura Design and Equestrian Overlay Districts (OS-R-OA-EQ)

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

I. PROJECT BACKGROUND AND DESCRIPTION

Yosef Rosen is requesting the approval of a conditional use permit (CUP), Case No. CUP-01293-2016, to build a two-story, 5,510 square-foot residence, an attached 891 square-foot garage and 494 square feet of patio covers. A pool and private septic system are also proposed. The hillside lot is 2.25 acres with a 15 percent slope, and is located at 6451 Chesebro Road, south of the Palo Comado Ranch Tract in Old Agoura. The lot is zoned Open Space-Restricted (OS-R), with Old Agoura (OA) and Equestrian (EQ) overlays. The lot is existing, non-conforming in size, given the minimum allowed five (5) acre size in the OS-R zone. The CUP is required because the parcel is located in the OS zone, and the parcel is a hillside lot, subject to the City Hillside Ordinance Standards. The project requires an oak tree permit, Case No. OAK-01294-2016 because of the encroachment into the protected zone and canopy of six (6) oak trees for the construction, in the rear yard, of a proposed walkway, pool, and a retaining wall, and in the front yard for the construction of the equestrian trail, which is a City requirement. Additionally, a variance, Case No. VAR-01295-2016, is requested to reduce the OS-R zone's 50-foot minimum front yard setback for the primary residence.

The City of Agoura Hills approved a CUP for a similar development on this same lot in 1993 and again in 1996, but the house was never built. Currently, the lot is vacant and fenced with split-rail and chain-link along the property. It is bisected by a creek of over 180 feet wide and 10 feet deep. Along the creek is a mature oak tree habitat. Oak trees are also located along the property's frontage along Chesebro Road.

The following table summarizes how the proposed project compares with the relevant lot and development standards.

	Existing	Proposed	Allowed/ Required
Lot Dimensions			
Size	2.25 acres	2.25 acres	5 acres
Size in square feet	98,010 sq.ft.	98,010 sq.ft.	217,800 sq.ft.
Public St. Frontage	450 ft.	450 ft.	n/a
Lot Width	450 ft.	450 ft.	n/a
Lot Depth			n/a
Building Height			
	n/a	27 ft. 9 in.	35 ft.
Building Square Footage			
Residence 1 st Floor	n/a	3,441 sq.ft.	n/a
Residence 2 nd Floor	n/a	2,069 sq.ft.	n/a
Total		5,510 sq.ft.	n/a

	Existing	Proposed	Allowed/ Required
Attached Garage	n/a	891 sq.ft. ¹	n/a
Residence Patio Covers		494 sq. ft. ²	n/a
Total		6,895 sq.ft.	
Lot Coverage			
House + Hardscape	n/a	5.29 %	10% max.
Building Setbacks			
Front Yard (East)	n/a	20 ft. ³	50 ft. min.
Side Yard (North)	n/a	25 ft.	25 ft. min.
Side Yard (South)	n/a	103 ft.	25 ft. min.
Rear Yard (West)	n/a	299 ft.	50 ft. min.
Average Slope			
	15%	15%	n/a

II. STAFF ANALYSIS

A. Site Plan and Buildings

The OS-R-OA-EQ zones allow one single-family dwelling unit per lot with the approval of a CUP. The primary structure must be set back a minimum of 50 feet from the front (east) and rear (west) property lines, and 25 feet from each side property line (north and south sides). Residential development constraints on the site include the required septic system, the Los Angeles County Fire Department vehicle turn-around, the equestrian area, the creek and associated flood zone bisecting the property, several existing easements, and numerous oak trees.

In an attempt to minimize impacts to oak trees, and maintain a safe distance from the creek and associated flood zone, the design consists of an L-shaped two-story house and attached garage at the northeast corner of the parcel. A driveway would extend from the street to the west-facing garage, and would include a fire turn-around. The equestrian area is located south of the residence, between the creek to the east, and the driveway. A pool and patio along with a stuccoed retaining wall of 2.7 to 5.8 feet in height are shown just west of the house, but with sufficient distance from the creek. The septic tank and leach lines are shown to the south and east of the residence. Pilasters and decorative stone walls are proposed at the driveway entrance to tie ultimately into the vinyl split-rail fencing along the front of the property. A new equestrian fence will be installed parallel to the split rail fence along the front of the property to border the

¹ Of the total 891 square feet, 690 square feet are credited for the floor area ratio calculation.

² Per the Architectural Design Standards and Guidelines floor area calculation, this item is included in the formula in addition to the house.

³ The proposed front yard setback requires the approval of a variance; findings are incorporated in this report.

equestrian trail. The existing chain link fence along the sides of the parcel will remain in place.

The structure is setback 299 feet from the rear property line, 20 feet from the front (east) property line, 25 feet from the side property line to the north, and 153 feet from the southern side property line. The project complies with three of the four setback distances, but requires a variance for a 20-foot front yard setback from the property line adjacent to Chesebro Road instead of the minimum required 50 feet.

Per the OS-R zone, the building site coverage is restricted to 10 percent (or 28,099 square feet), whereas the project proposes five (5) percent (4,911 square feet), which includes the footprint of the house, garage, solid patio covers. The hillside development standards restrict the development area to a maximum of 67.5 percent of the site based on the lot's average slope of 15 percent. At least 32.5 percent of the lot is required to be preserved as open space. The project proposes less than 10 percent development area (including the pool and impermeable surfaces), leaving 90 percent of the lot undeveloped and preserved in its natural state, which is consistent with this standard.

Furthermore, the hillside development standards restrict the height of structures beyond the maximum 35-foot height allowed in the OS-R zone. Because the lot exceeds 10 percent average slope, and the rear lot line is at a higher elevation (from 1,027 to 1,044 feet at its highest point) than the front property line elevation (from 1,024.95 to 1026.38 feet), the hillside standards limit the residence's height to 15 feet at the rear setback line averaging 1,035.5 feet. The roofline of the house cannot exceed the elevation of 1,050.21 above sea level. The proposed finished floor of the structure is situated at 1,021.97 feet and the roof line is proposed at 27 feet 9 inches high or 1049.72 feet in elevation, therefore the project complies with the maximum height allowed on a hillside lot.

To encourage applicants to design projects that are compatible with the neighborhood scale, the City Architectural Design Standards & Guidelines (ADS&G) establish a maximum recommended useable floor area in Old Agoura. Maximum square footages of useable floor area are established for various lot sizes and various slope percentages. The usable floor area includes the total square footage of the house, plus attached solid patio covers, but exempts a 690 square-foot garage, a street fronting covered porch, attached open beam covers, and an unenclosed 300 square-foot or enclosed 576 square-foot structure for animal keeping. Per the ADS&G calculation, the project could be allowed 6,372 square feet for a lot between 90,001 (2.06 acres) and 130,000 square feet (2.98 acres). The lot is 98,011 square feet or 2.25 acres, and the project proposes 6,205 square feet of useable floor area, therefore, the project complies with the ADS&G recommended square footage for this lot size.

B. Architectural Design

The architectural style of the two-story residence would be a Spanish influenced with white stuccoed walls and a low-pitched clay tile roof, and decorated with cornice trims. There are multiple roof planes, and well-articulated elevations to provide visual interest. The second floor is recessed from the first floor reducing the visual impact of the mass. There are arches over the doors, porch entry and main windows. The rear loggia is also designed with arches supported by stuccoed columns. The balconies are adorned with decorative wrought iron handrails. A wood beam is also used to enhance a large window on the first floor. The prevalent colors are limited to the white stucco, and clay tile roof colors, which help accentuate the architectural details. Decorative wrought iron grill is used on the second floor gable facades. The ADS&G specific to the Old Agoura Neighborhood recommend rear or side-facing garage access, and natural materials such as wood. The house is designed in an L-shape to minimize impacts to the natural resource on the site, but also limit the mass as viewed from the street. The garage faces the rear yard and outdoor amenities are screened by the house. The size of the house is in proportion with the size of the lot and other houses in the vicinity with a two-story design. The choice of style and colors fit with the simple style of development of the area in that the house use traditional materials such as stucco and clay tiles with a mat finish in keeping with the Spanish architecture. The balconies and a loggia help create free-flowing space to the outdoors. The front door and porch give a sense of human scale. There is one dominant color, which helps the project blend in with the background. The driveway is clad with compacted gravel, which is a permeable material recommended in the rustic, equestrian zone.

Soft lighting is proposed on the residence walls and ceiling mounted under the patio covers. Decorative ground-mounted lighting fixtures are also proposed to illuminate the pathways and play areas. The project is conditioned (Condition No. 24) to use the minimum illumination possible and to shield the lenses in order to not cause light pollution to the surrounding open space.

The project was presented to the Architectural Review Panel, which recommended approval of the project as presented and recommended color photo simulations for the Commission's use. The applicant has complied with the requirement and the exhibits are attached to the report at Attachment 5.

C. Hillside

The parcel is subject to the hillside development standards of the Zoning Ordinance because its slope is over ten (10) percent. The average slope of the lot, which is the operative standard under the Hillside Ordinance, is 15 percent. However, the area used for the development, between the street and the creek, is less than ten (10) percent. The Zoning Ordinance establishes special regulations in hillside areas to protect them from incompatible development, and to preserve the natural terrain, quality environment and aesthetic character while encouraging creative, innovative and safe residential development.

The project is subject to overall height limitations that address how tall a structure can be in relation to the elevation of a front property line and rear setback line. The Zoning Ordinance states that a structure cannot exceed 15 feet in height above the rear setback line elevation when the elevation of the front property line is lower than that of the rear property line. Conversely, where the average elevation of the rear lot line is below the average elevation of the front lot line, no building or structure shall exceed a height of 15 feet above the average elevation of the front lot line. In this case, the average elevation of the front lot line is below the rear lot line. Therefore, this residence's roof line may not exceed 15 feet above the rear setback line elevation of 1,050.5 feet. The proposed residence pad elevation would be at 1,021.97 feet, placing it slightly below the road elevation average of 1,025 feet. The resulting building height would be 29.75 feet, which is elevation of 1,049.72 feet, and therefore would be consistent with the height requirement.

The hillside standards include preservation of views, use of natural colors, and architectural enhancements and variations. This is a low density area of the City, and the nearest residence is located at a distance of 130 feet from the project site. No visual impacts are expected from the new structure on to existing development given this large distance from the closest existing residence, and considering the numerous trees on-site and off-site that screen views. All the existing homes in the area are two-story as well and so the project would be in scale with the area developments. Given that the residence would be on the flatter area of the site, views to the hillsides to the west would continue to be visible from the street. As described under Item B. Architectural Design, the building consists of natural and neutral colors and simple materials of mostly white stucco, and red tile, and exhibits a high quality architecture that is well articulated equally on all sides of the structure. The siting of the development at the northeastern portion of the parcel protects the creek and hillsides, and minimizes grading.

D. Significant Ecological Area

The parcel, including the area of development, is contained in the Palo Comado Significant Ecological Area (SEA #12) zone, and, as such, a biology report was required as part of the review of the project. Biology reports provide an inventory of the flora and fauna on-site, and considers potential impacts to the natural resources of the area based on the project. In the SEA, development is allowed, but projects must be compatible with the on-site biotic resources; maintain water courses in a natural state; maintain any wildlife corridors on-site; and retain on-site vegetation and/or open spaces to buffer critical resource areas.

The biology report, prepared by Envicom Corporation (Envicom), dated April 2017 and updated September 22, 2017, evaluated the fauna and flora on-site and within a 200-foot buffer zone from the site limits. The report concludes that no threatened, endangered, or special status species were found, or are expected to occur on-site. The sensitive plant communities of valley oak - coast live oak woodland/grassland alliance and coast live oak woodland are located

on-site. The project would not cause adverse impacts to these plant communities, although individual oaks would be encroached upon during construction (see Item I. Oak Trees). Similar to other projects in the Significant Ecological Areas, Condition No. 19 of Attachment 1, Exhibit A has been incorporated into the project, requiring the applicant to conduct a nesting bird survey if construction is to begin in the nesting bird season, and protect any birds and nests found.

E. Equestrian Overlay District

The project site is within the Equestrian Overlay District (EQ), which requires that a 1,500 square-foot horse-keeping area be identified on the property for equestrian purposes. The applicant is not interested in keeping horses at this time, but has identified an area west of the driveway where horse activities could occur. The area could also accommodate a structure for horses meeting the minimum setback requirements to habitable structures on- and off-site. The area is easily accessible from the street for vehicles in the event of an emergency.

F. Old Agoura Overlay District

The intent of the Old Agoura (OA) overlay district is to preserve Old Agoura's unique semi-rural character. Residential development shall embrace an eclectic, rural style that preserves the equestrian nature of the area. The project is consistent with the overlay district in that the Spanish style of architecture is rustic with neutral and earth tone colors, and wrought iron accents along, with the stucco, and red clay tile roof. The single structure keeps the density of the development low, and the size of the structure is less than the recommended maximum floor area provided in the ADS&G for the Old Agoura area. Sufficient space is provided between from the structure and the equestrian area.

G. Old Agoura Homeowners

The Old Agoura Home Owners have reviewed the project design. A copy of its letter dated March 19, 2017, is included as Attachment 3.

H. Public Works/Engineering Department

The grading plan shows 311 cubic yards of soil being cut and 606 cubic yards of soil being filled with a net difference of 295 cubic yards of soil being imported. A private septic system on-site has been approved on a conceptual basis by the Los Angeles County Health Department. The septic tank and leach lines would be located in the front yard part of the property, just south of the house and away from the creek, oak trees, the structure. The grading plan shows a flood zone, which is documented as a floodway on the Federal Emergency Management Association (FEMA) Flood Insurance Rate Map (FIRM), but demonstrates that the development remains outside of the flood area and, therefore, does not require special design and construction.

The existing, on-site utility easements and future road easement are shown on the grading plan for this lot. These easements are located along the property frontage and must remain in place post development. The Engineering Department is requiring right-of-way improvements in the form of easements, which comprise a 20-foot paved street, and the installation of an equestrian trail per the General Plan, which are minimum requirements for access on private roads.

The project requires the installation of an equestrian trail, which consists of a compacted decomposed granite path and a continuous cedar wood split rail fence on both sides of the path with an opening at the driveway entrance. The applicant is required to provide 20 feet of paving along the Chesebro Road property frontage.

I. Oak Trees

The applicant has applied for an oak tree permit and has submitted an oak tree report prepared by L. Newman Design Group, dated May 31, 2017, revised in June 27, 2017 and supplemented by a letter dated September 27, 2017. The report was reviewed by the City Oak Tree Consultant, who concurs with the findings. There are 13 oak trees on the property that are subject to the City Oak Tree Preservation requirements. They include three (3) valley oak, and ten (10) coast live oak trees. The project would encroach within the protected zone and/or canopy of six (6) oak trees, Oak Tree Nos. 1, 2, 3, 8, 9, 10. Substantial impacts would result to Oak Tree No. 9, and the applicant originally requested to remove it. However, the applicant later revised his plan not to remove it to minimize the impacts to this tree. However, the health of the tree is such (rated C-) that it is expected to continue declining. Staff considers the tree a loss, and conditioned the project to provide mitigation at a ratio of 4:1 (four new trees to compensate for the loss of one oak tree). Additional mitigation is required due to the substantial encroachment of the development in the protected zone and canopy of some of the other five (5) remaining oak trees. The encroachment to Oak Tree Nos. 2 and 3 exceeds 30 percent and is considered substantial encroachment warranting mitigation of one (1) oak tree for each impacted tree. Encroachment to Oak Tree Nos. 8 and 10 is minor, and does not require mitigation.

Conditions Nos. 78 through 93 in Exhibit A of Attachment 1 are protective measures to ensure the continued health of all oak trees on-site and for the oak trees to remain during the construction phase, and in perpetuity after the construction is finalized. Condition No. 80 addresses planting of mitigation oak trees on-site, to be shown as part of the final Landscape Plan.

J. Landscaping

The Landscape Plan includes a combination of native and non-native species, including trees, shrubs, and perennials. One plant, Mexican feathergrass, is invasive. Condition No. 74 (Attachment 1, Exhibit A) requires its removal and

replacement with a native or drought tolerant natural appearing species that is not invasive. Areas west of the driveway near the oak trees and creek, would remain in their natural condition, with no plantings. The Los Angeles County Fire Department, Fuel Modification Unit, has provided preliminary approval of the project. The project is conditioned to obtain final approval from that agency.

K. Variance

The applicant is requesting a variance from Zoning Ordinance Section 9488.2.A to reduce the front yard setback to 20 feet from the 50-foot in the OS-R zone. Under Zoning Ordinance Section 9120.18, the setback distance is the distance between the building line and the property line or, as in this case, the ultimate right-of-way line when abutting a street.

The residence was placed in such a way so as to provide the maximum setback from the front property line to the east (measured from the street easement), and to maintain a sufficient distance to the oak trees and the creek floodway to the west. As a result, the structure would be set back 20 feet from the ultimate street easement line, but situated 40 feet from the pavement line. Of the 67 feet of the street-facing building facade, 55 feet would be set back 20 feet, 10 feet would be setback 30 feet, and two-and-a-half (2.5) feet would be set back 33.5 feet from the property line. Overall, the house's front elevation extends over one third of the total width of the parcel, thereby leaving two-thirds with an unobstructed view of the hillside and oak trees beyond.

The proposed location of the house would not block views of nearby developed parcels since the houses are located sufficiently apart (137 to 565 feet). The house is designed as two-stories to minimize the building footprint, and allow for a private septic system, fire-turnaround and horse-keeping area while minimizing impacts to oaks and avoiding the creek and floodway. No other structures are proposed on the parcel because of the limited practical developable area of the lot. The request will not be detrimental to the public safety and welfare in that the structure provides sufficient setback to build the required road improvements without impacting the line-of-sight of traffic on Chesebro Road. The project is required to pave Chesebro Road to a minimum of 20-foot width, and to construct an equestrian trail beyond the pavement. The proposed setback is similar to the adjacent property with approximately 40 feet to the front property fence. No other residential uses exist across the street as they are used for agricultural and equestrian-keeping purposes. Mature trees line Chesebro Road providing considerable screening. Six oak trees will be planted along the front property line that will provide for screening. Despite the reduced front yard setback, the project would remain consistent with the natural character of the rustic Old Agoura Community because only one structure is proposed on-site, and only ten (10) percent of the lot will be developed. Findings for the variance are included in the Draft Resolution for the Variance, Attachment 2.

L. General Plan Consistency

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

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

- Policy LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- Policy LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building forms, scale, massing, and relationship to street frontages; architectural design; landscape; property setback; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing lands forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the Standards and Guidelines.
 - Harmony with the natural land forms and native vegetation
 - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
 - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

Goal LU-8 Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

- Policy LU-8.1 Neighborhood identify. Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals.
- Policy LU-8.2 Development Compatibility with Community Character. Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography parcel sizes, housing scale and form,

nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails.

- Policy LU-8.3 Integration of Development with Natural Setting. Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the view-shed and natural ridgelines.
- Policy LU-8.4 Property Setbacks. Encourage variable setbacks to enhance streetscape character and increase building separation.
- Policy LU-8.5 Building Materials and Colors. Limit exterior building materials to those that have the appearance of materials that are characteristics of rural environments.
- Policy LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas.
- Policy LU-8.7 Open Spaces. Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area.

Goal LU-9 Single Family Neighborhoods. Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

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

The project is consistent with the City's Architectural Design Standards and Guidelines with respect to design and form in relation to the topography of the lot. The parcel is smaller than most in the OS-R zone and is existing non-conforming in total size. Approximately one third of the lot can be practically developed for a house and other amenities such as a pool, and vehicular access. Site constraints to the development include the flood zone, creek, oak trees, and existing easements to remain. Although the lot is considered hillside, the proposed development is limited to the flatter part, which minimizes the grading and protects the creek, and the steeper slopes beyond the creek. Patio covers and covered balconies provide shade, along with numerous oak trees on all sides of the structure. The front door is turned away from the western sun exposure, and the entrances are protected as they are recessed from the building envelope. The minimum setback requirements limit the flexibility of the development in light of the physical constraints. Therefore, the applicant has sited the structure closer to the street and within the front yard setback. Nevertheless, the setback of 20 feet (versus 50 feet required) maintains the

community character because the house will be situated at least 40 feet from the street pavement. Chesebro Road is lined with mature trees that provide screening in addition to what the project is required to provide. The project complies with the architectural guidelines, which encourage high quality design of residential development, which will enhance the neighborhood. Only one structure is proposed on-site, and the private outdoor activities are confined to the rear yard and screened by the residence and the oak trees leaving an open view of the natural resource. The project's site and building design are consistent with the low-density and rustic character of Old Agoura by limiting the number of structures and providing a smaller footprint; by maintaining a large amount of open space area on the site left in its natural state; clustering the development in a smaller portion of the site with a single, two-story structure; and maintaining sufficient space for the equestrian use of the land. The proposed architecture is traditional and similar to a Spanish colonial revival. Landscaping is limited to the disturbed areas of the parcel immediately adjacent to the structure. The remainder of the parcel will be left in its natural state.

M. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the CEQA Guidelines per Section 15303. This exemption includes new construction of a single-family residence. No significant environmental impacts are expected from development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-01293-2016, Oak Tree Permit Case No. OAK-01294-2016, and Variance Case No. VAR-01295-2016, subject to conditions of approval, and based on the findings of the attached Draft Resolutions.

IV. ATTACHMENTS

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

Case Planner: Valerie Darbouze, Associate Planner

RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01293-2016 AND OAK TREE PERMIT CASE NO. OAK-01294-2016 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6451 CHESEBRO ROAD; AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section I. Yosef Rosen duly filed an application with respect to the real property located at 6451 Chesebro Road (Assessor's Parcel No. 2055-001-029), requesting approval of a conditional use permit to allow the construction of a new 5,510 square-foot, two-story residence; a 891 square-foot, attached garage; and 494 square feet of attached patio covers (Case No. CUP-01293-2016); and a request for an oak tree permit to encroach in the protected zone of six (6) on-site oak trees for the proposed development (Case No. OAK-01294-2016).

Section II. The project is a request for one single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures). No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c) which relates to unusual circumstances because the project avoids biological resources, and does not exceed the maximum allowable number of structures on one parcel.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on November 2, 2017 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 duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the conditional use permit, pursuant to Section 9673.2.E of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the land use district in which the use is located.

The proposed project is located within the Open Space-Restricted (OS-R) zoning district and partially in the Significant Ecological Area (SEA) zone, which allow for the development of a single-family residence with a conditional use permit. The project is also within the Old Agoura Overlay (OA) and Equestrian Overlay (EQ) districts, and on a hillside lot subject to the City Hillside Ordinance. The project complies with the SEA requirements of preserving the natural resources on-site by minimizing the disturbance to the site and retaining two-thirds of the site undeveloped. A biology report was prepared in compliance with the City's Significant Ecological Area ordinance to assess the site for its fauna and flora. The Report concluded that no threatened, endangered, or special status species are expected to occur on the site. However, a sensitive resource of valley oak, coast live oak trees woodland, and a grassland alliance exist on the site that require preservation. The project would not cause adverse impacts to these plant communities although individual oaks would be encroached upon during construction. Encroachment to the oak trees would occur but would not be detrimental to the resource overall. Additionally, the project is conditioned to conduct a nesting bird survey if construction occurs during the bird-nesting season and to protect any birds and nests found. Upon approval of the variance for the building front yard setback, the project will comply with all development standards of the OS-R-OA-EQ zone, including minimum rear and side yard setbacks and maximum building coverage and building height. As called for in the Hillside Ordinance, the project will preserve the natural features of the site through minimizing grading, especially on hillsides, and preserving much of the site as open space, as well as by concentrating the structures in the front of the lot. The site plan can accommodate an equestrian area, including a corral and accessory structures with a direct access to the street, and therefore, complies with the EQ and OA Overlay districts. Further, the residential development reflects a traditional architectural style with natural and rustic materials, like wood, neutral or earth-tone colors, and split rail fencing, consistent with the OA Overlay district. The plant palette utilizes a combination of native, and non-native species that are non-invasive and drought tolerant around the proposed structure, and native species in areas adjacent to open space on- and off-site, as recommended in the OA Overlay district provisions.

B. The proposed use is compatible with the surrounding properties. The proposed single-family residential use is allowed in this zoning district, and is similar to other uses in the neighborhood. The project will contribute to the aesthetic value of the neighborhood with its rustic style of architecture and the location of the structure close to the property line. The structure is designed such that it screens the garage opening from the street view. The project proposes similar amenities as the surrounding properties, including a primary structure with an attached garage, a pool, and an equestrian area. The proposed style of architecture and building materials, which include stucco with wrought iron accents, and Spanish clay tiles roof, will contribute to the rustic appearance of the property, and are consistent with the City's Architectural Design Standards and Guidelines ("Guidelines"). The 5.29 percent building site coverage complies with the ten (10) percent maximum allowed, and the size of the structure at 6,004 square feet is consistent with the recommended maximum floor area (6,372 square feet) in relation to the lot size, as outlined in the Guidelines. The size of the residence is very close to the neighborhood's average of 5,153 square feet of living space with 5,510 square feet. The building is set

back from the street an average of 42 feet, because it is separated by an equestrian path and easements located outside of the property. Furthermore, other residences in the vicinity are located a great distance from their own property lines increasing the separation between structures and limiting impacts on privacy.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained, will not be detrimental to the public health, safety or welfare. The proposed use will ensure adequate light, air, and open space to surrounding properties. The proposed two-story structure is set back over 130 feet from the residence on the adjacent property to the south, and no other habitable structures exist immediately to the west, east, and north sides of the property. As a result, the project provides sufficient separation from the neighboring residence, and reflects a low-density development. Geotechnical and drainage studies, as well as landscape plans for the purpose of slope stability, have been reviewed and accepted by the City. Adequate vehicular access to the property will be provided via one main driveway from Chesebro Road. The project is required to be in full compliance with the City's Building Code. The site will be served by a private septic system, which has received preliminary approval from the Los Angeles County Department of Environmental Health; final approval will be required prior to issuance of City grading and building permits.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The project meets the development standards of the underlying zoning district relative to the required height, side and rear yard setbacks, and lot coverage, as well as the Old Agoura Design and Equestrian Overlay districts. It provides a traditional style of architecture, native and drought-tolerant landscaping, minimization of grading, and impacts to oak trees, preservation of much of the lot as open space and sufficient area allotted for equestrian use. The applicant is requesting a variance to reduce the front yard setback, and upon approval the project will comply with all zoning requirements.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The OS-R zone allows for single-family residential units. The structure complies with the OS-R zone setback requirements except for a reduced front yard distance to the street but maintains a substantial distance from adjacent structures. The project exceeds the rear yard setback and side yard setbacks allowing for the protection of views and privacy of the adjacent residence and neighboring undeveloped lots. The closest homes adjacent to this lot are located over 130 feet away. The L-shaped structure allows for the view of the hillsides beyond the project from the street, since the frontage of the structure occupies only one third of the property frontage.

F. The proposed use is consistent with the City's General Plan. The project is consistent with Goal LU-8 and applicable policies, including Policy LU-8.1- Neighborhood identify, Policy LU-8.2 - Development Compatibility with Community Character, Policy LU-8.3 - Integration of Development with Natural Setting, Policy LU-8.4 - Property Setbacks, Policy LU-8.5 - Building Materials and Colors, Policy LU-8.6 - Landscaping, and Policy LU-8.7 Open Spaces. The project's site layout and the building design are consistent with the

low-density and rustic character of Old Agoura by limiting the number of structures and providing a smaller footprint; by maintaining open space on the site; by siting the development in the front of the site away from the creek and the existing adjacent two-story residence; and by providing an equestrian area. Although the lot is considered hillside, the proposed development is limited to the flatter part, which minimizes the grading and protects the creek, and the steeper slopes beyond the creek. The project complies with the Guidelines, which encourage high quality design of residential development, which will enhance the neighborhood. The proposed architecture is traditional with white stucco with wrought iron accents and with clay tiles roof. The main structure has varied heights and roof elements so as to break up the massing and minimize visual obstructions of the hillsides. The main structure is sited toward one corner of the parcel with the private space behind it. Only one structure is proposed and the private outdoor activities are confined to the rear yard and screened by the residence and the oak trees leaving an open view of the natural resource. The proposed driveway would be of a semi-permeable aggregate material to blend with the surroundings, to minimize the aesthetic impacts of newly introduced hardscape, and to increase the absorption of surface water. The planting palette includes a combination of native and non-native, but non-invasive, species around the developed areas. The use of native species and retention of existing vegetation on most of the site would help transition the project to the surrounding existing hillside as viewed from Chesebro Road and protect privacy on adjacent development.

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

It is necessary to encroach into the protected zone of six (6) coast live and valley oak trees in order to allow the residential development of the subject property and to protect the public and occupants of the property. The relatively small lot size (2.25 acres), as well as the site constraints, which include a creek and its floodway and required septic system and emergency access, leave a small development area within which to locate the house and associated development. The applicant has dedicated the site design to avoid encroaching in additional oak trees. The encroachment in Oak Tree Nos. 1 and 2 pertains to the construction of a City required equestrian trail outside of the subject property. The ground work is to allow for a public path along the street, and trimming is to provide the necessary head clearance to protect the public safety. Furthermore, encroachment in Oak Tree Nos. 3, 8, 9, and 10 is required for the associated and necessary improvements of a residential unit including the driveway, the fencing, the patio areas and access around the structure and their regulated distance from each other. The described encroachment will a. be accomplished without endangering the health of the remaining oak trees on the subject property – the remaining seven (7) oak trees are in sufficient distance from the construction area and will not to be affected by it; b. although Oak Tree No. 9 is remaining, it is a considered a loss due to its poor health and shall be mitigated by the planting of four (4) additional oak trees. Neither the potential removal of Oak Tree No. 9 nor the encroachment will result in soil erosion through the diversion of increased flow of surface

waters because the project drainage was designed to control the diversion of rain and irrigation water and approved per the State guidelines; c. despite the modifications to the project, the oak trees prevent the reasonable and efficient use of the residential development otherwise permitted by the Zoning Ordinance in the OS-R zone, and no reasonable alternative to such interference exists without impacting other on-site natural resources such as the creek and its floodway. The mitigations include four replacement trees for Oak Tree No. 9 and one (1) tree for Oak Tree Nos. 2 and 3 each to be planted on the subject property. The project is conditioned to plant six (6) new oak trees on site, in accordance with the City's Oak Tree Preservation Guidelines, Section 9657.5, for the substantial encroachment into three (3) oak trees. The project is conditioned to protect the life of the encroached and remaining oak trees on the subject property per the City Oak Tree Preservation Guidelines, Appendix A, by taking precautionary measures including on-site supervision when grading in proximity to the oak trees, by fencing the other oak trees during the construction phase, and by providing proper irrigation for the long term survival of all the trees.

Section VII. Hillside Area. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9652.18.A of the Zoning Ordinance, that:

1. The project demonstrates that the safety of current and future community residents will be preserved based on the approved geotechnical/geological and hydrology studies, the grading, and related drainage design. Both studies and plans have demonstrated that the project will not create threats to life and property due to geologic, slope instability, fire, and flood erosion hazards based on accepted grading practices and slope retention systems by way of retaining walls and landscaping.

2. Despite the improvements, the project remains compatible with the natural biotic, scenic, and open space resources because the development is concentrated on the flatter part of the lot and does not block the views of the natural resources beyond the creek.

3. The project is not deprived of essential services of a residentially developed property because the project can provide all the utility services in addition to an outdoor recreational component.

4. The project is consistent with the General Plan by maintaining the rustic character of the area by concentrating the development in one area and preserving the creek, and oak tree habitat with no removal of, only encroachment to, oaks. Most of the lot will remain natural open space. The finding is made in addition to the findings evidence set forth above in this Resolution regarding the project's consistency with the General Plan.

5. By providing amenities similar to other neighboring properties such as pool, a patio, and space for equestrian activities, and utilizing materials, colors, and high quality architectural design compatible with Old Agoura, this project blends in with the community, and so will benefit property owners, and surrounding community.

Section VIII. Significant Ecological Area. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9652.18.B of the Zoning Ordinance, that:

1. The proposed project, as conditioned, is designed to be highly compatible with the natural resources on- and off-site, primarily oak trees. No special-status plant species or wildlife species were found or expected on the parcel. No oak trees will be removed; encroachments to oak trees have been minimized to the extent feasible, considering the small lot size, and physical constraints, such as floodway, creek, and easements. Mitigation oak trees will be planted to compensate for the substantial encroachments into oak trees. A project condition requires the applicant to survey and protect on-site nesting raptor and bird species prior to the start of construction, if construction occurs during the nesting season. The project concentrates the development in one area of the parcel, and as a result, preserves two-thirds of the parcel undeveloped and in a natural state.

2. The project will maintain waterbodies or watercourses in their natural state preserving the creek and locating the development, and therefore construction activities, away from the on-site creek.

3. No wildlife-movement corridor is known to cross the parcel. Nonetheless, the project would continue to allow for the movement of wildlife across the site, given the split rail fencing and large area of open space proposed to be retained in its natural state.

4. The project retains two-thirds of the parcel undeveloped and in a natural state. Graded areas are either covered with structures or re-landscaped for a transition with the existing natural vegetation. The project landscape plan provides native and non-native, but non-invasive and drought-tolerant, plants to be compatible with adjacent native vegetation. Further, oak tree impacts have minimized to the extent feasible, an oak tree replacement is required for encroachment considered substantial. No oaks are proposed for removal. Oak trees are protected by conditions during the construction, such as fencing. There are no designated unique resources or habitat areas on the parcel or in the vicinity that necessitate specific buffers from the development. The development is situated 50 feet from the creek bed to protect that resource.

5. The residential structure is located 40 feet from the edge of the on-site creek, thereby providing a sufficient buffer between this habitat area and the development.

6. The required roads and utilities, which are critical for the development, will not conflict with the natural resources including the septic system. Although the driveway encroaches in the protected zone and canopy of a large oak tree, Oak Tree No. 3, the driveway and drainage were designed to limit the impacts to the root system and remain outside of the creek banks and riparian habitat areas.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01293-2016 and Oak Tree Permit Case No. Oak-01294-2016, subject to conditions attached as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 2nd day of November, 2017, by the following vote to wit:

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

Curtis Zacuto, Chair

ATTEST

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. CUP-01293-2016 & OAK-01294-2016)

PLANNING DEPARTMENT CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of these permits shall not be effective for any purpose until the applicant has agreed in writing that he is aware of, and accepts, all conditions of the permits with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plans, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the permits or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property for the primary residence, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and

Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

12. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01293-2016 and Oak Tree Permit Case No. OAK-01294-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of Building Permit issuance.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.48 per square foot for residential construction.
15. 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.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. 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.
18. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assess the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City.

19. 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.
20. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
21. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations in attendance.
22. 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.
23. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees

in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. 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.

24. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Planning Director, prior to issuance of a Building Permit. The Photometric Plan shall demonstrate a maximum one-foot candle of illumination at the property lines, east of the creek.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

25. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.
26. A two percent (2%) slope away from the structure for drainage (on the first 5 feet) all around the new structure(s) shall be provided.
27. The applicant shall note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minute rated window or glass blocks per Section 704A.3.2.2 of the 2013 California Building Code.
28. This project shall be subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.
29. Per AQMD Rule 445 only fireplaces fueled by gas (such as gas logs) may be installed in a new residence. Permanently installed indoor or outdoor wood-burning fireplaces or stoves are not permitted.
30. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
31. A soils report is required to be submitted to the Building and Safety Department for this project along with a Grading Plan.
32. Hillside setbacks for all the structures shall be met per Agoura Hills Municipal Code Section 1805.3.2.

33. Pool fencing shall be provided. If utilizing the perimeter fencing for this purpose, the fence must meet the pool fencing requirement for the height, type, latch and swing of door, etc.
34. A 42-inch high guardrail will be required to be installed wherever a walkway is adjacent to an area where the elevation is 30 inches lower than the walkway.
35. Los Angeles County Fire Department review and approval will be required for all new structures, prior to issuance of a Building Permit.
36. Los Angeles County Health Department approval is required for the installation of any septic tanks, leach fields or seepage pits and future leach fields and seepage pits, prior to issuance of a Grading Permit.
37. Las Virgenes Municipal Water District approval will be required, prior to the issuance of a Building Permit.
38. 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.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

39. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
40. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of any permits, all improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
41. Prior to permitting, the applicant shall pay all applicable Transportation Impact Fee (TIF) to the Building and Safety Department.
42. 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.

43. 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.
44. The grading plan shall show location(s) of all Oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City Oak Tree Consultant's Conditions of Approval, if any.
45. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
46. Prior to permitting, the project shall obtain a permit from the Los Angeles County Health Department, Las Virgenes Municipal Water District, and Los Angeles County Fire Department.
47. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department at 818.597.7322 for approved City certification forms.
48. Building Permits shall not be issued until applicant has obtained septic system approval from Los Angeles County Health Department.
49. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved Conditions of Approval for the area. The project is required to provide 20 feet of paved surface and repair existing pavement along property frontage, install an equestrian trail and fence along property frontage, install a new concrete driveway approach, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.
50. The following existing streets' pavement sections are substandard and will require repairs: Chesebro Road along property frontage.
51. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
52. The applicant shall prepare a map and legal description, and pay the associated fees for the City to vacate the slope easements on this parcel.
53. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

54. This project shall obtain written approval from LVMWD for construction of improvements over the District's easements on this parcel.
55. The applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
56. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
 - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
57. 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).
58. SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.
- a. Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:
 - b. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - c. 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;
 - d. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - e. 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.
59. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
60. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number 48 must be completed to the satisfaction of the City Engineer.
61. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities,

posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.

62. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
63. 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.
64. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL CONDITIONS

65. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval memorandum dated August 31, 2017, which is incorporated herein by this reference.

LANDSCAPE AND IRRIGATION CONDITIONS

66. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Marsh Lee Sanders, landscape Architect as approved by the City of Agoura Hills Planning Commission.
67. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
68. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he / she has reviewed the civil engineering drawings and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

69. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. 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 Sunset's Climate Zone 18.
70. The Final Landscape Plans shall include the following notes:
 - a. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
 - b. Identification of the total square footage of the landscape area within the project.
71. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.
72. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
73. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
74. Invasive non-native plants that can threaten the local wildland ecosystems are prohibited. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council. *Nassella tenuissima* (Mexican feathergrass) is considered invasive, and shall not be used in the planting scheme.
75. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
76. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.
77. The Final Landscape Plan shall incorporate mitigation oak trees on-site, as called for in Condition Nos. 79 and 80. Any mitigation oaks that are not feasible to be located on-site, as determined by the Planning Director in consultation with the City Oak Tree Consultant, shall pay an in-lieu fee to the City's Oak Tree Mitigation Fund, to be determined by the City, prior to the issuance of a Grading Permit.

OAK TREE CONDITIONS

78. All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity in accordance with the measures indicated on the pages 2-5 of the Oak Tree Report prepared by L. Newman Design Group, Inc. dated June 27, 2017 supplemented by a letter dated September 27, 2017, all of which are incorporated herein by this reference.
79. The applicant shall plant one (1), 24-inch box mitigation oak tree for every oak tree that will be encroached by at least 20 percent at the exception of Oak Tree No. 9 which shall be mitigated equivalent to a removal at a ratio of 4:1 including one 15-gallon oak tree, two 24-inch box oak trees, and one 36-inch box oak tree. In no case shall less than four (4) native oaks be provided for any oak tree removed.
80. Mitigation trees shall consist of the same species that will be encroached, and shall be obtained from a local nursery. The condition of the required mitigation oak trees shall be reviewed and approved verified by the City Oak Tree Consultant prior to planting. The mitigation trees shall be planted in a suitable location as verified by the City Oak Tree Consultant, and irrigation shall be appropriate to ensure establishment and long-term survival. The mitigation oak trees shall be shown on the Final Landscape Plan, with notes pertaining to the species, planting sizes, planting locations, and irrigation system. The Final Landscape Plan shall be subject to review and approval by the City Oak Tree Consultant.
81. The City Oak Tree Consultant shall verify installation of mitigation trees prior to the issuance of a Certificate of Occupancy by the Building and Safety Department. All mitigation trees shall be preserved and maintained by the property owner in perpetuity.
82. Where structural footings are required and roots greater than two-inches in diameter would be impacted, the footings shall be bridged and such roots protected in accordance with industry standard. (Oak Tree Preservation Guidelines, Section V.B.8.). Root cutting shall be limited to roots two-inches or small and under the direct supervision of the applicant's oak tree consultant.
83. 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.
84. 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 consulting arborist shall consult the City Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City Oak Tree Consultant.

85. 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.
86. 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.
87. 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.
88. 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.
89. 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.
90. 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.
91. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
92. The applicant's consulting arborist shall submit certification letters for all work completed within the protected zone of an oak tree within five 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.

SOLID WASTE MANAGEMENT CONDITIONS

93. 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.

94. 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.
95. 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

RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. VAR-01295-2016 TO PERMIT A REDUCED FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 6451 CHESEBRO ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section I. Yosef Rosen filed an application with respect to the real property located at 6451 Chesebro Road, Assessor's Parcel Number 2055-001-029, requesting approval of Variance Case No. VAR-01295-2016 to reduce the front yard setback required in the Open Space-Restricted (OS-R) zone as described in Section 9488.2 of the City of Agoura Hills Municipal Code from the minimum 50 feet to 20 feet from the right-of-way line.

Section II. The project is a request for one single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), particularly Subsections (a) and (e). The project would not result in significant impacts to the environment. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on November 2, 2017, 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. 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 the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The project site is zoned Open

Space-Restricted (OS-R), Old Agoura Design Overlay (OA), and Equestrian Overlay (EQ) where single-family residential structures are allowed. The proposed project is sited on a 2.25-acre parcel that has development constraints such that only approximately one-third of it can be feasibly used for development. The house is situated on a more level pad in the front of the property along Chesebro Road. The amount of building lot coverage complies with the maximum allowed for the zone (with 5.29 percent where 10 percent maximum is allowed) and the development is consistent with the maximum recommended floor area per the Architectural Design Standards and Guidelines (6,205 versus 6,372 square feet). The structure is sited closer to the front property line than required by the zone in order to avoid impacts to the on-site creek and oak trees and to avoid the floodway and existing easements to remain. Under the Zoning Ordinance, the setback is measured from the right-of-way line when the property line abuts the street. In this case, the right-of-way is identified on City Maps and is inclusive of easements including the pavement, the equestrian trail, and applicable utility easements. Although the structure is set back 20 feet from the ultimate property line thereby requiring a setback variance, there is at least 40 feet of separation between the pavement and the building, and at least 25 feet between the equestrian trail and the building, which help mitigate the visual impact from the street. Despite the reduction in the front yard setback, the size of the development and location are appropriate for the site, because the improvements avoid or minimize impacts to on-site natural resources as noted above. By placing the structure closer to the right-of-way, the project reduces further encroachment into the oak trees' protected zone and canopy. Additionally, the two-story structure front elevation occupies only one third of the parcel's frontage thereby preserving off-site vantage points.

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. There are four (4) homes and accessory structures within a 1,000-foot radius of the project and also zoned OS-R. These residential lots are varying in size, topography and natural features. In this case, the lot is relatively small (2.25 acres) and has several constraints to account for in the project design, and therefore has limited site development options. The single building is sited between the required road improvements and the creek to avoid the easements and flood-prone areas. The granting of the variance would allow the applicant to build his house with the same setback distance as the adjacent lot at approximately 40 feet from the fence. As a result, there is no special privilege granted to the applicant by this variance that is inconsistent with the limitations upon other properties in the vicinity and zone.

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. Although the building setback would not be consistent with the OS-R zone, the variance in this case, is consistent with the objectives of the Zoning Ordinances, including the Significant Ecological Area and Old Agoura Design Guidelines because, the structure, if placed further back on the site toward the west, would require more grading and retaining walls. This would cause greater impacts to the on-site oak trees, and to the protected riparian habitat along the creek. The development is consistent with the building height, building coverage, and equestrian use requirements

of the zoning, as well as the site and rear yard setbacks. The square footage of the development is less than the maximum square footage recommended in the Architectural Design Standards and Guidelines. The project proposes only one two-story structure. The location, then, minimizes potential impacts on the natural environment, including slopes, natural vegetation and oak trees. As such, strict application of the building setback requirement would deprive the applicant of the desired square footage, along with residential amenities, including a yard and pool, typically found in the neighborhood.

D. The granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed building location will not cause a public hazard, as the project is proposed to be built to current Building Code standards. The project will not block any adjacent properties' views or impede on neighboring properties' privacy, given the limited development area on the OS-R-zoned parcel. The distance between structures of the proposed and off-site structures is between 137 and 575 feet. The building will be located a sufficient distance away from the street to protect line-of-sight for motorists on Chesebro Road. The geotechnical report prepared for the project, including required conditions, demonstrates all structures can be safely developed. Development in the floodway is avoided. The project design will allow the placement of a septic system that will meet the standards of the Los Angeles County Environmental Health Services Department. The project provides a driveway with a vehicle turn-around to provide access to emergency services vehicles.

E. The granting of the variance will be consistent with the character of the surrounding area. The 20-foot setback would be in actuality between 25 to 35 feet from the equestrian trail and 40 to 45 feet to the road, and would not restrict public access along the street and equestrian trail, or cause perilous traffic conditions. The rustic character of the area would be maintained by the low density development size and the preservation of the majority of the oak trees on-site, the on-site creek, and open space hillsides beyond. The project is conditioned to control light impacts on neighboring properties and the natural open spaces, and the project will be designed to be aesthetically compatible with Old Agoura.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01295-2016, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 2nd day of November, 2017, by the following vote to wit:

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

Curtis Zacuto, Chair

ATTEST

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. VAR-01295-2016)

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all conditions of this variance with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on November 2, 2017.
4. It is hereby declared to be the intent that if any provision of this variance is held or declared to be invalid, the variance shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the variance shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. VAR-01295-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. Variance Case No. VAR-01295-2016 is valid only in conjunction with Conditional Use Permit Case No. CUP-01293-2016 and Oak Tree Permit Case No. OAK-01294-2016, and the conditions of approval therein. The effectiveness of this variance is contingent upon approval of those entitlements.
8. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall

promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. 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.

END

Old Agoura Home Owners Association Planning and Zoning Committee

March 19, 2017

Attn: City of Agoura Hills Planning Dept.

Re: 6451 Chesebro Road.

The Planning and zoning committee from Old Agoura Home Owners, has visited the subject site. We have reviewed the architectural plans provided by Stephen Harrel, (not yet dated); Received by the city Feb 8, 2017)

Project consist of a new house on lot that is approximately 2 acres, or 98,000 + - sf. The plans state, the house will be 5,729 sq. ft.; under the maximum allowed, inclusive of any F.A.R. deductions.

The Spanish architecture used, is part of Old Agoura's heritage. The front of the residence, which has been oriented away from Chesebro has many nice features. The sides that face the street, are visually pleasing with articulation, balconies with railings, arches, and inset windows. The applicant's roof, shows a Spanish "S" tile, with cement; occasionally used between the tiles, for added for authenticity. The paint colors, with the smooth white stucco, and paver stone driveway, work well together.

The plans show an area for equestrian use. This area is fairly flat, easily accessible and works well with the adjoining property to the south. Plans show the equestrian trail along Chesebro, flanked with a white 3- rail front yard fence, and the standard equestrian trail fence along the street. This is a nice look that keeps our front yards open, and pays homage our guidelines and design intent.

Overall, the project has many nice elements, and we believe, works well in our neighborhood. We suggest approval of the project as drawn. We wish the applicant well, and welcome them to the neighborhood. Please feel free to call if you have any questions, I can be reached at 818-599-6842.

Sincerely,

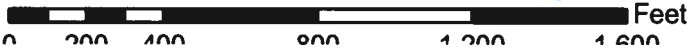
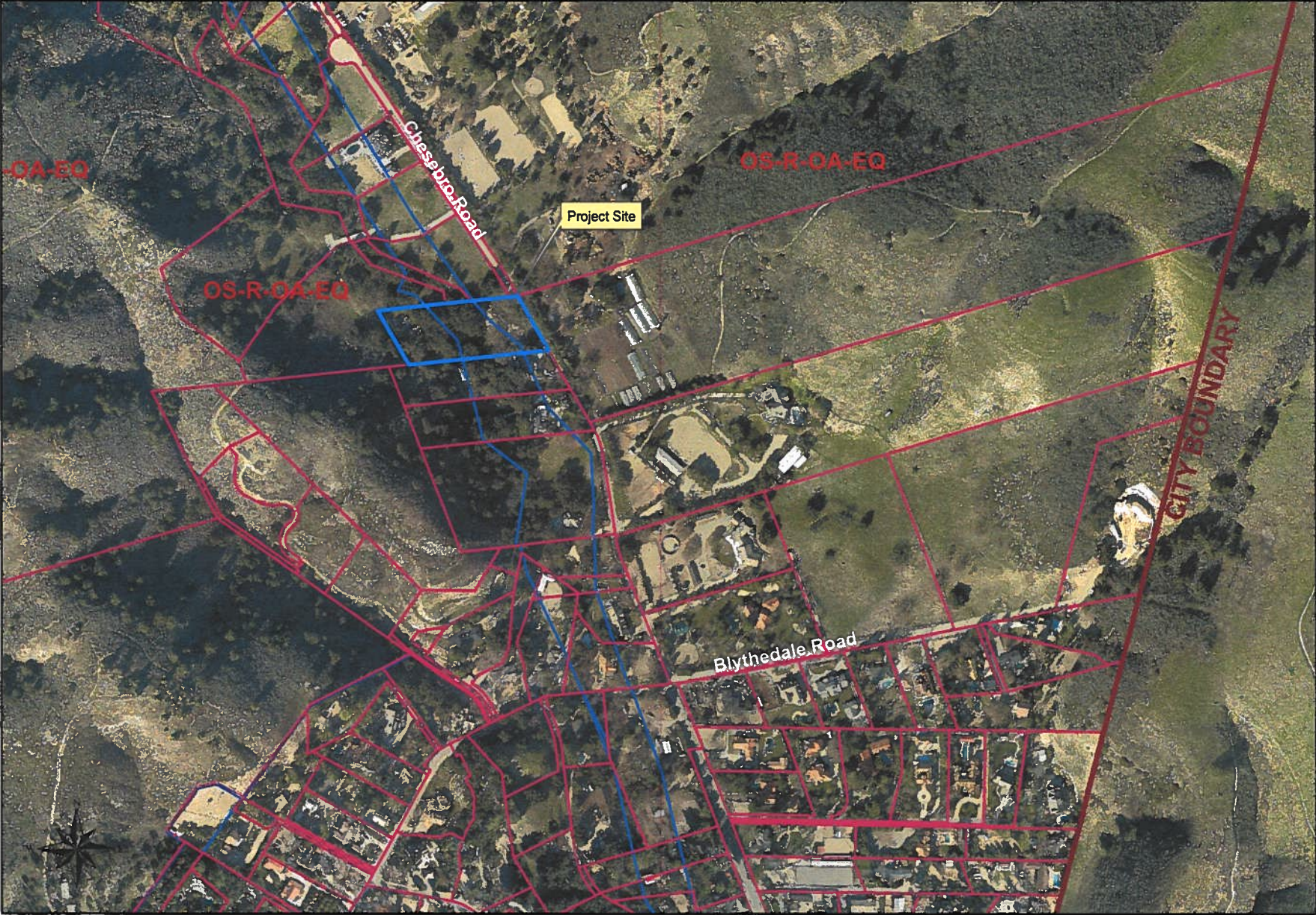
Daniel Farkash

Mike Colabella.

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. CUP-01293-2016
OAK TREE PERMIT CASE NO. OAK-01294-2016 &
VARIANCE REQUEST CASE NO. VAR-01295-2016

Vicinity/Property
Zoning Map











SOUTH ELEVATION



ROOF

"DELEO" CLAY 2-PIECE MISSION CIGNAC

WALLS

STUCCO - SMOOTH # 55 ANTIGUE WHITE LA HABRA

WOOD TRIM

DUNN-EDWARDS # 2720 PADRE ORE

WINDOWS

WOOD CLAD - COLOR # SP18 WOODLAWN GREEN

PAVING

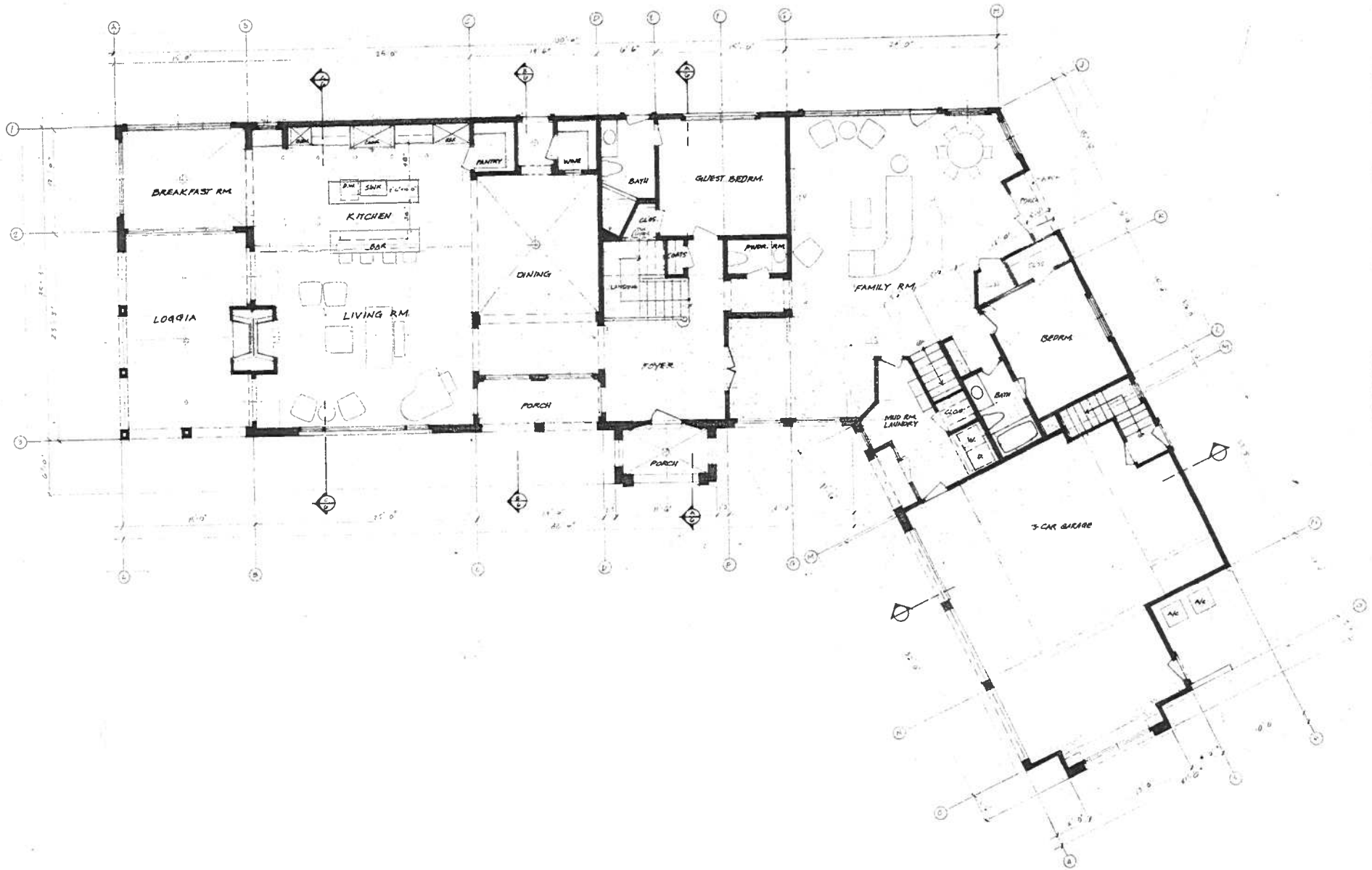
INTERLOCKING PAVERS - TAN/CHARCOAL BLEND



■ ■ STEPHEN V. HARKEL ARCHITECT
 ■ ■ 1000 S. MOUNTAIN VIEW, SUITE 100, SAN ANTONIO, TEXAS 78202 TEL: 214.343.1071

Oak Grove Development LLC

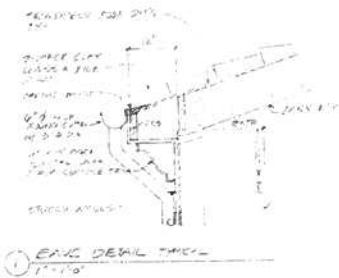
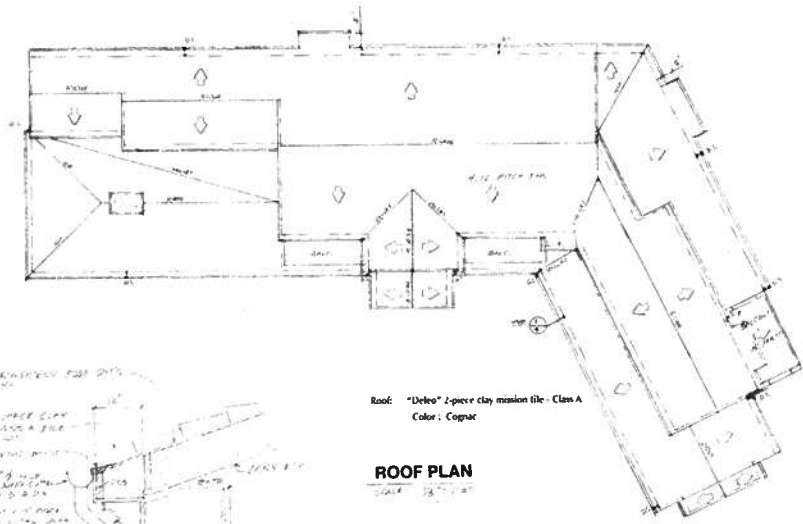
CHESEBRO ROAD



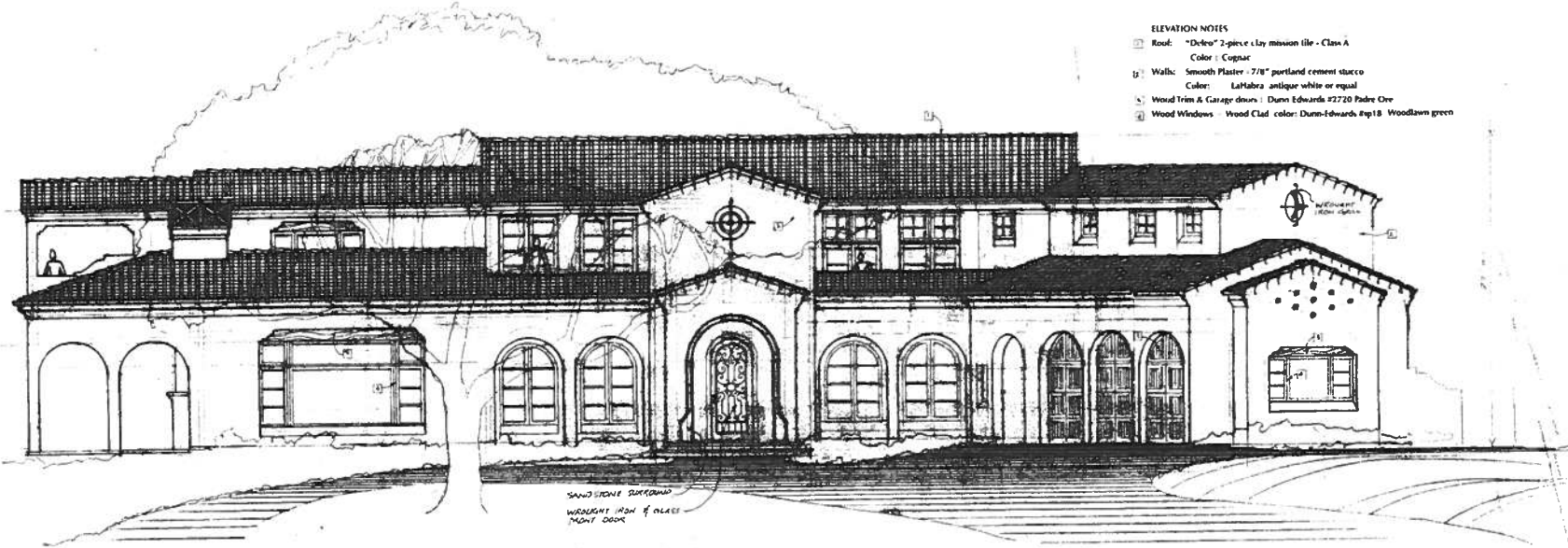

1st FLOOR PLAN

ALL RIGHTS RESERVED THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

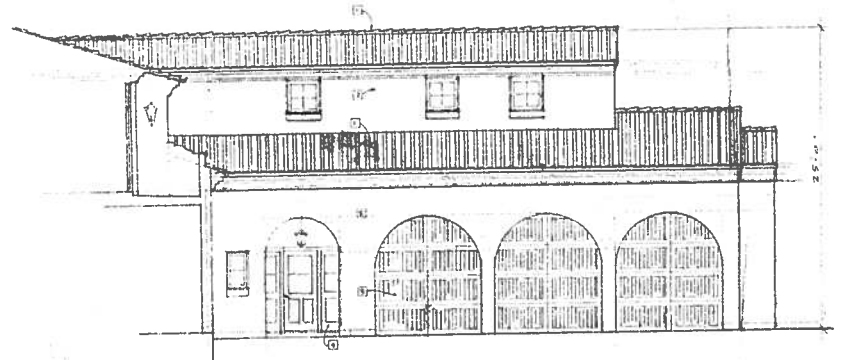
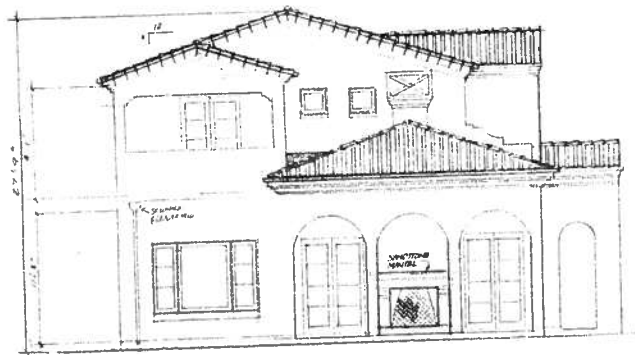
STEPHEN BARRE ARCHITECT
Oak Grove Development LLC
DATE: _____ SCALE: 1/8" = 1'-0" SHEET: 2



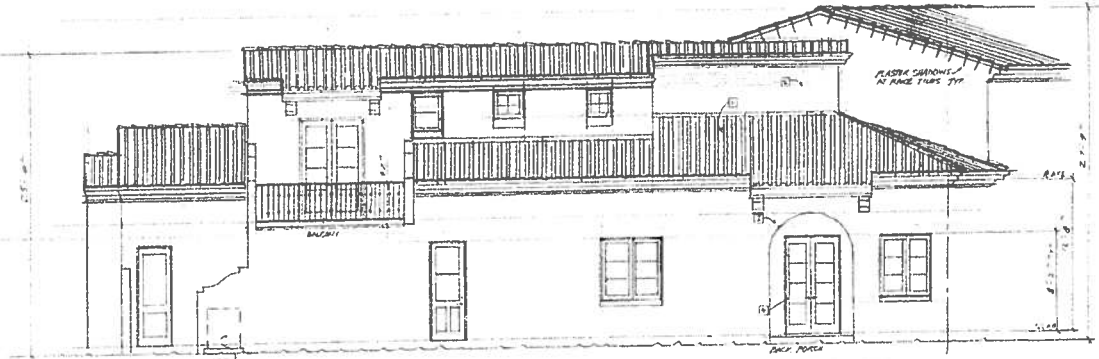
- ELEVATION NOTES**
- 1 Roof: "Deleco" 2-piece clay mission tile - Class A
 Color: Cognac
 - 2 Walk: Smooth Plaster - 7/8" portland cement stucco
 Color: LaHabra antique white or equal
 - 3 Wood Trim & Garage doors: Dunn Edwards #2720 Padre Ore
 - 4 Wood Windows - Wood Clad color: Dunn-Edwards #p18 Woodlawn green



SOUTH ELEVATION

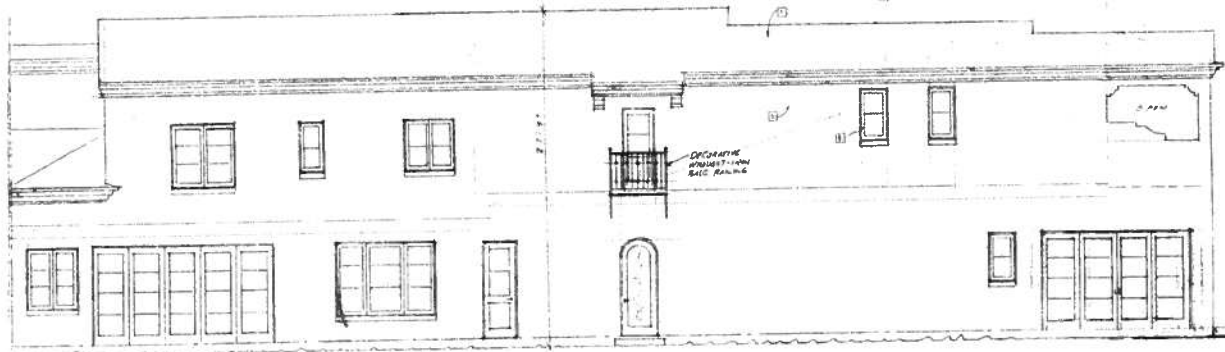


WEST ELEVATION



EAST ELEVATION

- ELEVATION NOTES
- 1) Roof: "Teleso" 2-piece clay mission tile - Class A
Color: Cognac
 - 2) Walls: Smooth Plaster - 7/8" portland cement stucco
Color: LaPlabra antique white or equal
 - 3) Wood Trim & Carriage Doors: Dunn-Edwards #2720 Padre Dr
 - 4) Wood Windows - Wood Clad - color: Dunn-Edwards #218 Woodlawn green



NORTH ELEVATION

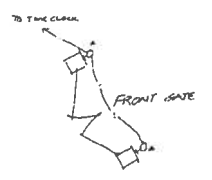
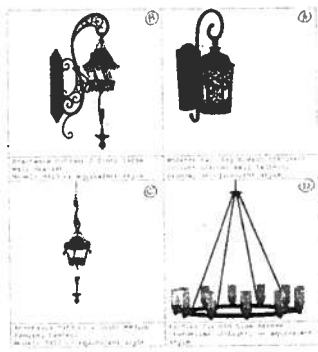
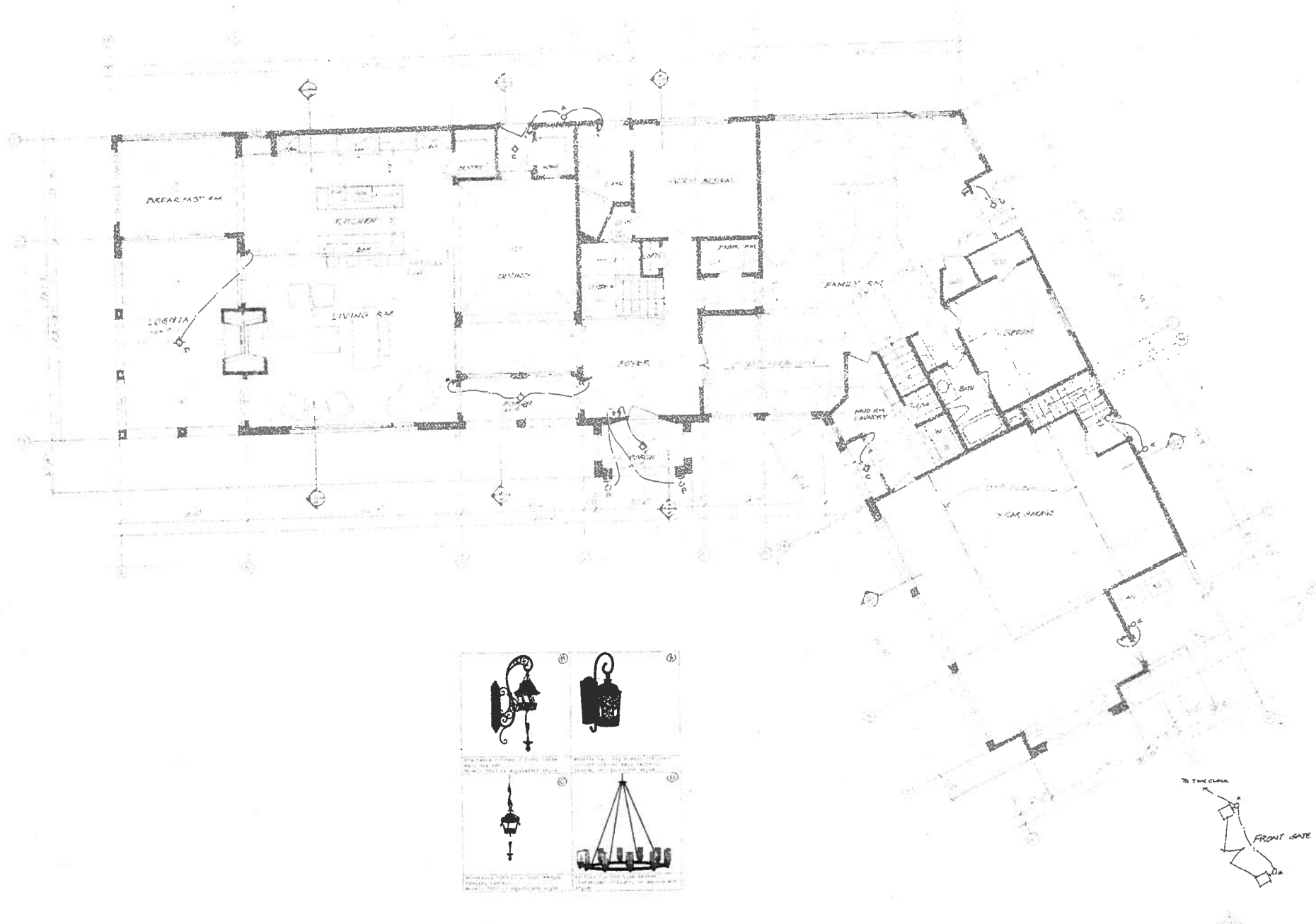
NO.	REVISION



SAUL LOPEZ ARCHITECT

Oak Grove Development LLC

NO.	REVISION

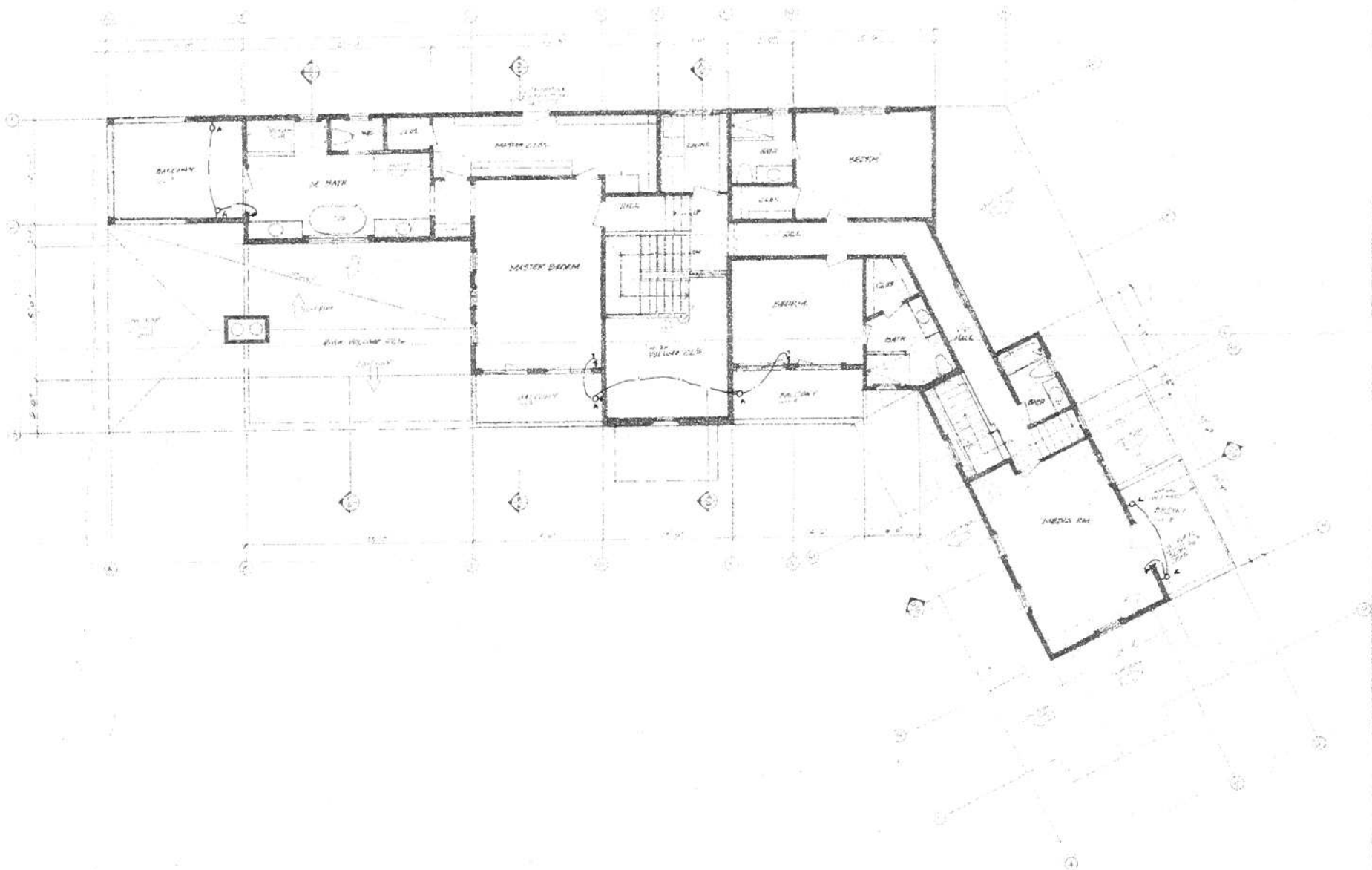


EXTERIOR LIGHTING
ELECTRICAL PLAN
1ST FLOOR PLAN
S-4-11 20-20
KITCHEN & BATH, 100-10-22

Onk Grove Development LLC

STEPHEN J. HANSEN ARCHITECT

E-1



EXTERIOR LIGHTING
 ELECTRICAL PLAN
 2nd FLOOR PLAN
 2024 09 27

[Title Block]
 [North Arrow]
 [Logo]
 Oak Grove Development LLC
 [Scale]
 E-2

GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
3. ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
5. ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. 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.
7. REPORTS REQUIRED:
 1. 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.
 2. FINAL GRADING REPORT: PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
 3. 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 CONSTRUCTION TESTS, AS WELL AS A MAP DESCRIBING THE LIMITS OF ALL LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS AND LOCATIONS OF ALL SUBIRIGANS 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.
 4. 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 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
8. 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.
9. ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:30 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

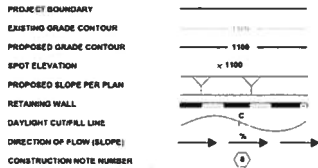
INSPECTION NOTES

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

ABBREVIATIONS

- | | |
|-------------------------|---------------------------|
| AC - ASPHALTIC CONCRETE | NO - NATURAL GROUND |
| BF - BOTTOM OF FOOTING | HTS - HOT TO SCALE |
| CB - CATCH BASIN | PL - PROPERTY LINE |
| CF - CURB FACE | POB - POINT OF BEGINNING |
| C - CENTERLINE | SRM - STORM DRAIN MANHOLE |
| CLF - CHAIN LINK FENCE | SRM - SEWER MANHOLE |
| CO - CLEAN GUT | SB - SANITARY SEWER |
| DB - DEBRIS BASIN | TS - TOP OF BERM |
| DL - DAYLIGHT | TC - TOP OF CURB |
| EQ - EDGE OF QUOTER | TF - TOP OF FOOTING |
| EP - EDGE OF PAVEMENT | TG - TOP OF GRATE |
| FF - FINISHED FLOOR | TW - TOP OF WALL |
| FG - FINISHED GRADE | TFP - TYPICAL |
| PH - PIPE HYDRANT | WB - WATER WHEEL |
| PL - FLOWLINE | WY - WATER WHEEL |
| FR - FRESH SURFACE | |
| HC RMP - HANDICAP RAMP | |
| HP - HIGH POINT | |
| HW - HWY | |

LEGEND AND SYMBOLS



PUBLIC UTILITIES / SERVICES

- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT
4322 LAS VIRGENES ROAD
CALABASAS, CA 91302
(818) 888-4118
- ELECTRICAL:** SOUTHERN CALIFORNIA EDISON
3585 FOOTHILL DRIVE
THOUSAND OAKS, CA 91321
(805) 494-7818
- TELEPHONE:** SBC (PAC BELL)
16291 RAYMER STREET, #115
VAN NUYS, CA 91406
(818) 372-8859
- GAS:** SOUTHERN CALIFORNIA GAS
9400 OAKDALE AVENUE
CHATSWORTH, CA 91311
(818) 791-3234
- SEWER:** LA COUNTY DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1000 S. FREDRICK AVENUE, BLDG A9 EAST
ALHAMBRA, CA 91803
(626) 380-3308
- CABLE:** ADELPHA
233 TELLER ROAD
SEVENOAKS PARK, CA 91320
(805) 375-4213
- CABLE:** CHARTER COMMUNICATIONS
3888 CROCKER-HEARST ROAD
MALIBU, CA 90265
(310) 456-8918
- CALTRANS:** CALTRANS
5880 REBECCA BOULEVARD
TALAHANNA, CA 91356
(805) 388-1428



STORMWATER POLLUTION NOTES

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OFF-SITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC, "WET-WEATHER EROSION CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DEPICT BMPs 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.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER SCREENS 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

1. APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 997-7330, TO OBTAIN PROJECT SPECIFIC OAK TREE NOTES.



LEGAL DESCRIPTION

PARCEL 2, PARCEL MAP NO 7718, P.M.B. 108 PG 63-66 6451 CHESTERO, CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES

SURVEYOR NOTES

1. BOUNDARIES SHOWN HEREON ARE PER PARCEL MAP NO. 7718, P.M.B. 108-6366
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TIELINE CORNERS ARE PICTORIAL, AND MAY NOT REFLECT TRUE DIMENSIONS.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DERIVED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

GEOTECHNICAL ENGINEER

GOLD COAST GEOSERVICES, INC.
SCOTT J. HOGGREE
5231 VERDUGO WAY, SUITE J, CAMARILLO, CA 93021
805-484-8070
(818) 888-4118

GEOTECHNICAL REPORT
PROPOSED SINGLE-FAMILY RESIDENCE AND SWIMMING POOL
DATED: MARCH 15, 2018
FILE NO: GC01-041684

INDEX OF DRAWINGS

SHEET NO	DESCRIPTION
01	GRADING OTHER SHEET
02	FINAL SITE PLAN SHEET
03	GRADING & REINSTATE SHEET
04	DRAIN SHEET
05	IED PLAN
06	EROSION CONTROL PLAN
07	CROSS SECTION PLAN

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT:	311 CY	
ESTIMATED FILL:	686 CY	ESTIMATED IMPORT: 295 CY
ESTIMATED OVER-EXCAVATION:	4512 CY	

BENCHMARK:

DESCRIPTION: BM NO 029; NAD 83 1300 ELEVATION: 979.426 ± 1 SURVEY DATE: 8-7-2018

RECORD DRAWING STATEMENT

I, SCOTT J. HOGGREE, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ 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 _____ RCE NO. _____ EXP. DATE _____

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN COMPLIANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____

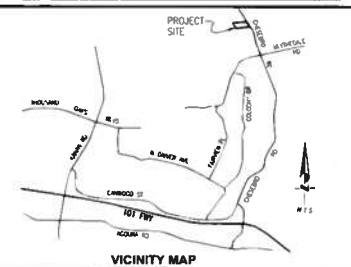
REGISTERED GEOLOGIST DATE _____ RCE NO. _____ EXP. DATE _____

REGISTERED GEOTECHNICAL ENGINEER DATE _____ RCE NO. _____ EXP. DATE _____

OWNER
NAME: OAK GROVE DEVELOPMENT, LLC
ADDRESS: 5737 KAHAN ROAD, #171, AGOURA HILLS, CA 91301
REPRESENTATIVE: MR YOSEF ROSEN
TELEPHONE: (310)-597-9214

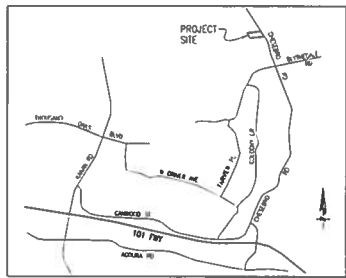
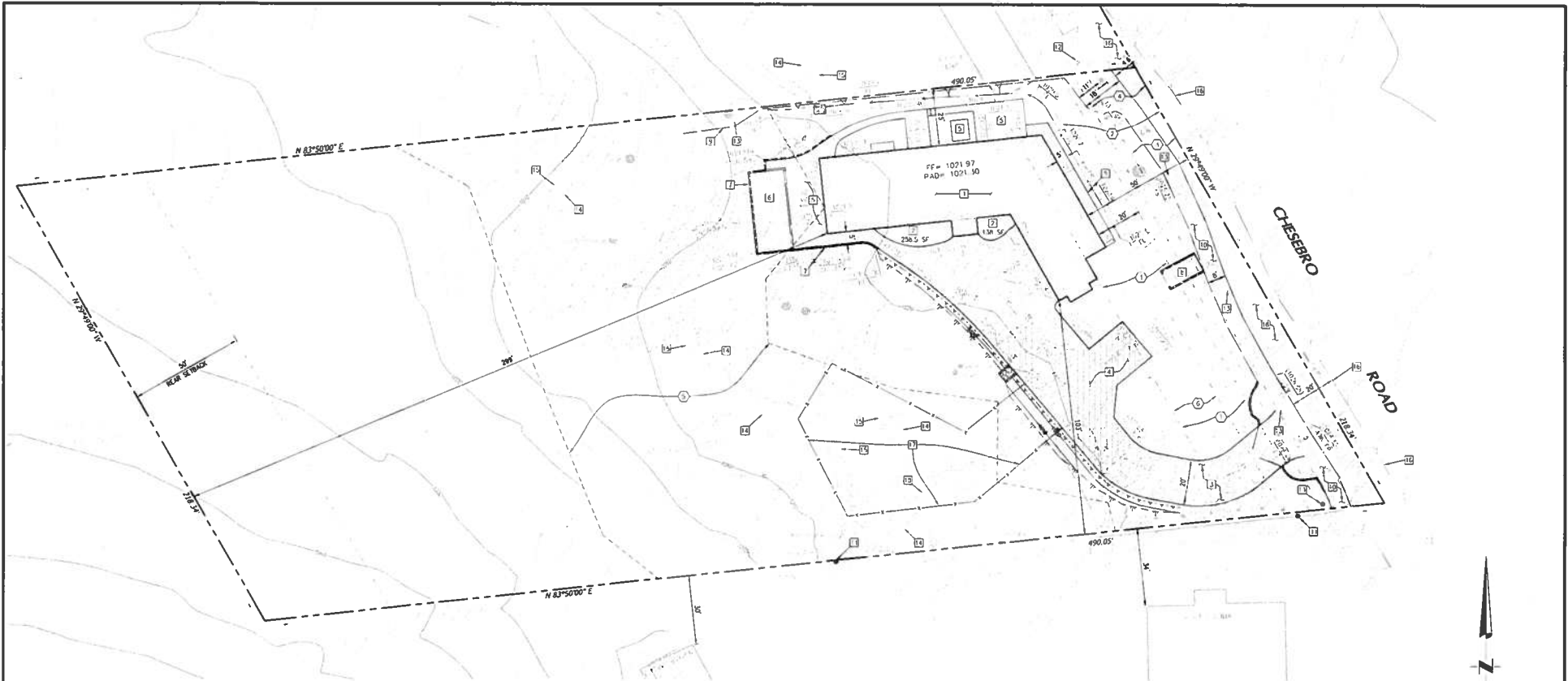
CIVIL ENGINEER
NAME: FRANK COAST CIVIL, INC.
ADDRESS: 30141 AGOURA RD, SUITE 200, AGOURA HILLS, CA 91301
REPRESENTATIVE: ROHAN C. DODD
TELEPHONE: 818-965-4188

GEOTECHNICAL ENGINEER
NAME: GOLD COAST GEOSERVICES, INC.
ADDRESS: 5231 VERDUGO WAY, SUITE J, CAMARILLO, CA 93021
REPRESENTATIVE: SCOTT J. HOGGREE
TELEPHONE: 805-484-8070



COVERSHEET

PREPARED BY		CITY OF AGOURA HILLS APPROVAL		HARRIS A. ALEVA P.E. CITY ENGINEER		DIBSD RCE NO. 04650/2018 EXP. DATE		AGOURA HILLS	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE			



LIST OF EASEMENTS ON SITE:

- ① ITEM NO. 12 & 19 PER P.T.R. - VACATING A PORTION OF FEDERAL STREET AND SLOPE EASEMENT FOR CHESBRO ROAD. RECORDED 01/18/2014 PER MAP NO. 7716-PMB 106-04
- ② 40' W.D.C PRIVATE AND FUTURE STREET PER PARCEL MAP NO. 7716-PMB 106-04
- ③ ITEM NO. 20 PER P.T.R. - EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE & USE, MAINTAIN & APPROPRIATE STRUCTURES, INCLUDING UP TO 20'00\"/>

SITE PLAN NOTES:

- ① PROPOSED 2 STORY SINGLE LOT RESIDENCE PER ARCHITECT PLAN
- ② LANDSCAPE AREA PER ARCHITECTURAL PLAN
- ③ 10' WIDE SIDEWALK PER CLEARANCE (MIN. 1' HIGH) WALKWAY
- ④ FIRE DEPARTMENT TURNAROUND
- ⑤ WALKWAY PER ARCHITECTURAL PLAN
- ⑥ WALKWAY PER ARCHITECTURAL PLAN
- ⑦ METANING WALL PER SEPARATE PERMIT
- ⑧ TRASH ENCLOSURE PER ARCHITECTURAL PLAN
- ⑨ 5' TALL REAL FENCE PER ARCHITECTURAL PLAN
- ⑩ 2' WOOD LARKS-NAN FENCE AND 4\"/>

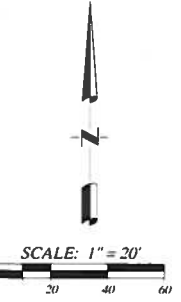


PROJECT DATA:

OWNER: OAK GROVE DEVELOPMENT, LLC
 JOB ADDRESS: 6451 CHESEBRO RD
 LEGAL DESCRIPTION: PARCEL 2, PARCEL MAP 7716
 APN: 2055-001-029
 ULLI JAZL
 ZONING: R
 TYPE OF CONSTRUCTION: V-R
 OCCUPANCY: R-1 U
 MARKING MEASURED: 5
 FURNISHING MEASURED: 5 (LAN GARAGE)

2 STORY SINGLE RESIDENCE AREA:

151 FLOOR: 3441
 2ND FLOOR: 2069
 TOTAL: 5510 SFT
 ATTACHED 3-CAR GARAGE: 306, 109, 60, 21, 84
 COVERED PORCHES: 104, 77, 77
 BALCONIES:



APPLICANT

NAME: OAK GROVE DEVELOPMENT, LLC
 ADDRESS: 5137 KAMAN ROAD, #171, AGOURA HILLS, CA, 91301
 REPRESENTATIVE: MIYUOJI KOSUJI
 TELEPHONE: (310)-587-9274

CIVIL ENGINEER

NAME: PACIFIC COAST CIVIL, INC.
 ADDRESS: 30141 AGOURA RD., SUITE 200, AGOURA HILLS, CA, 91301
 REPRESENTATIVE: WILFRIED L. DUNN
 TELEPHONE: 818-865-4168

LEGAL DESCRIPTION
 PARCEL 2, PARCEL MAP NO. 7716, P.M.B. 106 PG 63-66 6451 CHESEBRO, CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES

6451 CHESEBRO ROAD
 AGOURA HILLS, CA 91301
 APN: 2055-001-029



CITY OF AGOURA HILLS APPROVAL

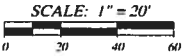
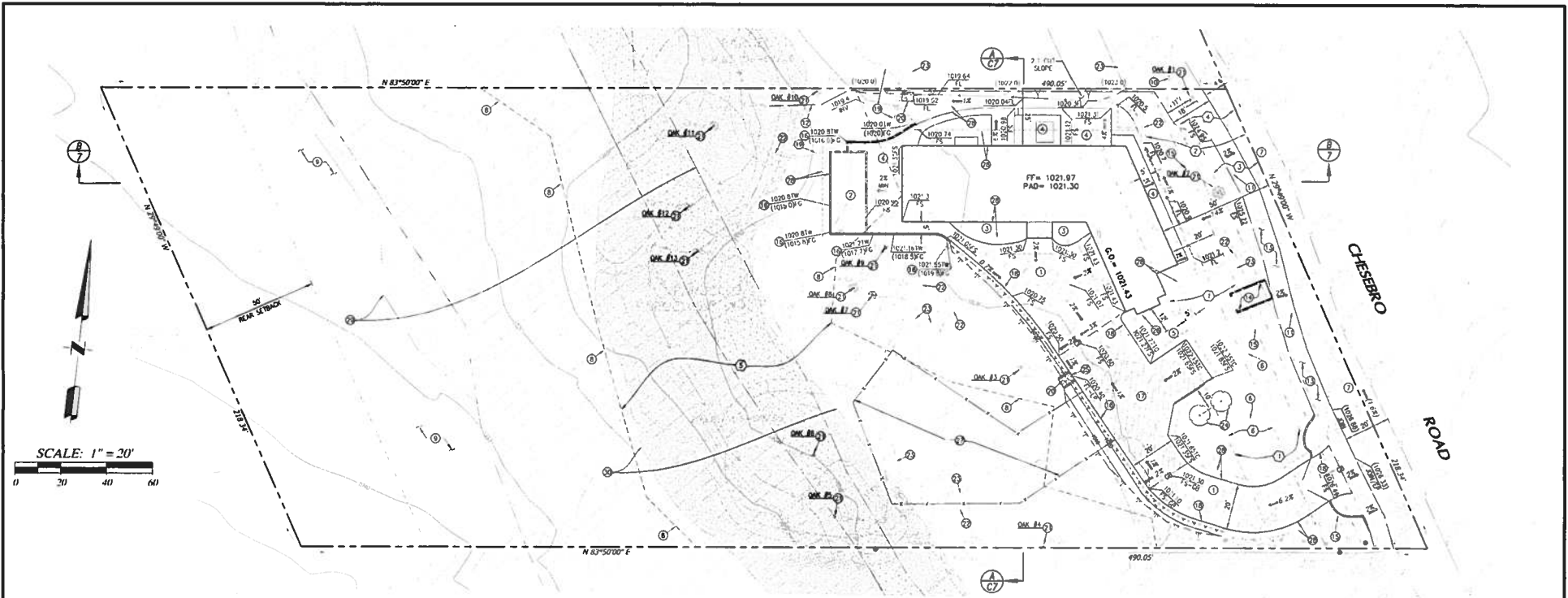
PREPARED BY: [Signature]
 PROJECT ENGINEER: [Signature]
 DATE: 9-20-17

REVIEWED BY: [Signature]
 DATE: [Blank]
 RAMIRO S. ADEVA P.E.
 CITY ENGINEER



SITE PLAN - OVERVIEW

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE



- LIST OF EASEMENTS ON SITE:**
- ITEM NO. 12 & 13 PER P.T.R. - VACATING A PORTION OF FUTURE STREET AND SLOPE EASEMENT FOR CHESBRO ROAD, RECORDED 01-18-1994 P.T.R. INST. NO. 94-14555 O.R.
 - 40' WIDE PRIVATE AND FUTURE STREET PER PARCEL MAP NO 7716, PUB. ICE-54.
 - ITEM NO. 20 PER P.T.R. - EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE & USE WATERLINE & APPURTENANT STRUCTURES, RECORDED 08-22-2003 PER AGT. NO. 03-2445751, O.R.
 - ITEM NO. 11 PER P.T.R. - 25' WIDE EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE & USE WATERLINE & APPURTENANT STRUCTURES, RECORDED 08-21-1978, PER INST. NO. 78-922215, O.R.
 - ITEM NO. 15 PER P.T.R. - AREA SUBJECT TO FLOOD HAZARD AS SHOWN ON PARCEL MAP NO. 7716-AR7A DEDICATED TO COUNTY OF LOS ANGELES-RIGHT TO RESTRICT THE DIRECTION OF BUILDING ON OTHER STRUCTURES WITHIN THIS AREA.
 - 20' WIDE SLOPE EASEMENT TO THE COUNTY OF LOS ANGELES PER PARCEL MAP NO 7716, PUB 106-24

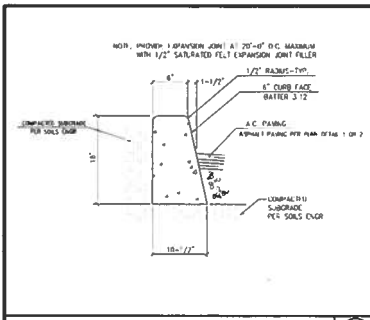
- NOTES:**
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
 - AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE THE RESULTS OF ALL COMPACTION TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL INDICITY TESTS, OUTLINE, AND ELEVATION OF ALL REMAINING BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOW LINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOTECHNICAL CONDITIONS DURING GRADING MUST BE REPORTED ON AN AS-BUILT GEOLOGICAL MAP.

- CONSTRUCTION NOTES:**
- CONSTRUCT COMPACTED GRAVEL DRIVEWAY
 - MIN. 10% SLOPE
 - LANDSCAPE AREA PER ARCHITECTURAL PLAN
 - PARCELS PER ARCHITECTURE
 - SEPTIC TANK BY OTHERS
 - LEACH LINE BY OTHERS
 - EXISTING AC PAVEMENT
 - EXISTING UTILITY MAINLINE AND A 1/2\"/>

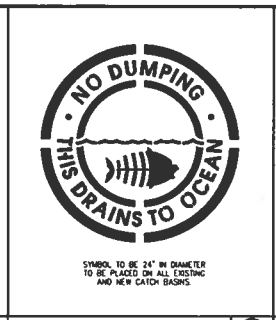
- LEGEND:**
- AC ASPHALT
 - RFW REINFORCED CONCRETE
 - HW HEAVY DUTY WALL
 - CB CATCH BASIN
 - CL CURB FACE
 - LD LEACH LINE
 - USD UNDER-SOIL DRAIN
 - DS DOWNSPOUT
 - ULS UNDER-SOIL LAYER
 - FF FINISHED FLOOR
 - FL FLOORING
 - FS FINISHED SUBGRADE
 - GS GRADE BREAK
 - NG NATURAL GRADE
 - EW ELEVATION
 - PIV POST INDICATOR VALVE
 - SCS 30 CAL. LIDSON
 - SLD 30 CAL. LIDSON
 - ST STORM DRAIN
 - SL 2\"/>



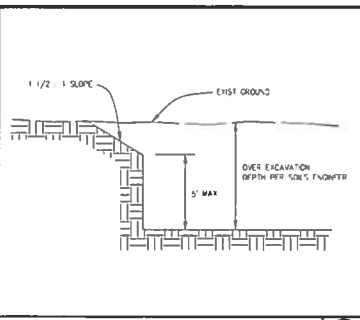
PREPARED BY PROJECT ENGINEER				CITY OF AGOURA HILLS APPROVAL APPROVED: _____ DATE: _____ REVIEWED BY: _____ DATE: _____ RAMIRO S. ADEVA, P.E. CITY ENGINEER				 PRELIMINARY GRADING SHEET 01 OF 17 CITY OF AGOURA HILLS DWG NO. _____	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE	PROJECT NO.	EXP. DATE	



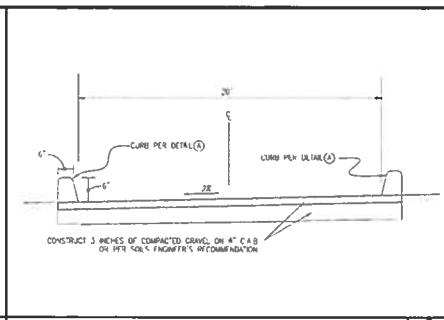
CONCRETE CURB (A) N.T.S.



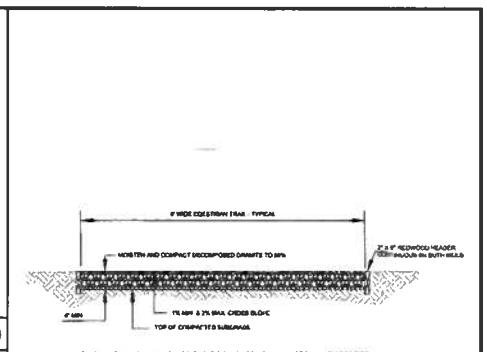
STENCIL DETAIL (B) N.T.S.



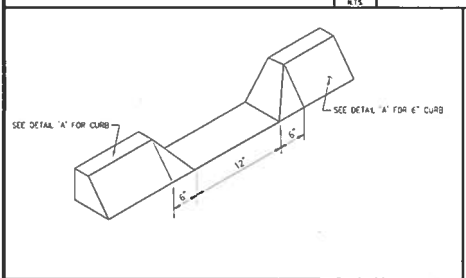
TEMPORARY OVER EXCAVATION DETAIL (C) N.T.S.



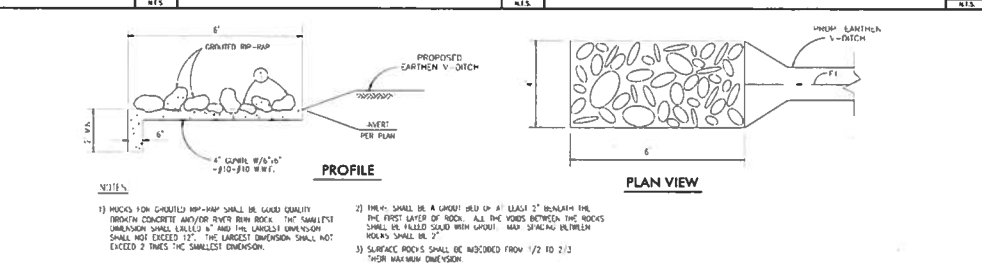
DRIVEWAY DETAIL TYP. (D) N.T.S.



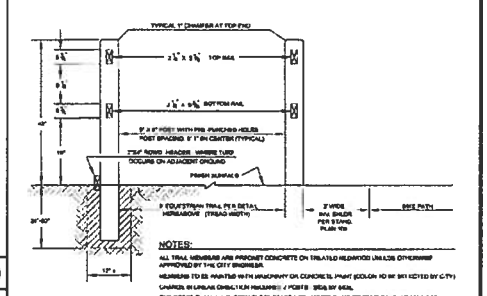
NOTE: NO PESTICIDES TO BE USED TO TREAT TOP OR SUBGRADE SURFACES



CURB OPENING (E) N.T.S.



RIP-RAP DETAIL (F) N.T.S.



NOTE: ALL WALLS, SUBGRADE AND PROTECTIVE CONCRETE ON TRAILS SHALL BE REINFORCED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. REINFORCE TO BE INSTALLED IN ACCORDANCE WITH CONCRETE REINFORCING BARS AS SET BY CITY ENGINEER. REINFORCING BARS SHALL BE PLACED WITH PROTECTIVE COATING. ALL WALLS REINFORCED BY PRIVATE CONTRACTORS SHALL BE APPROVED BY CITY ENGINEER. ALL WALLS ON PRIVATE ROADS SHALL BE 2' 4\"/>



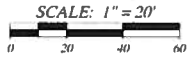
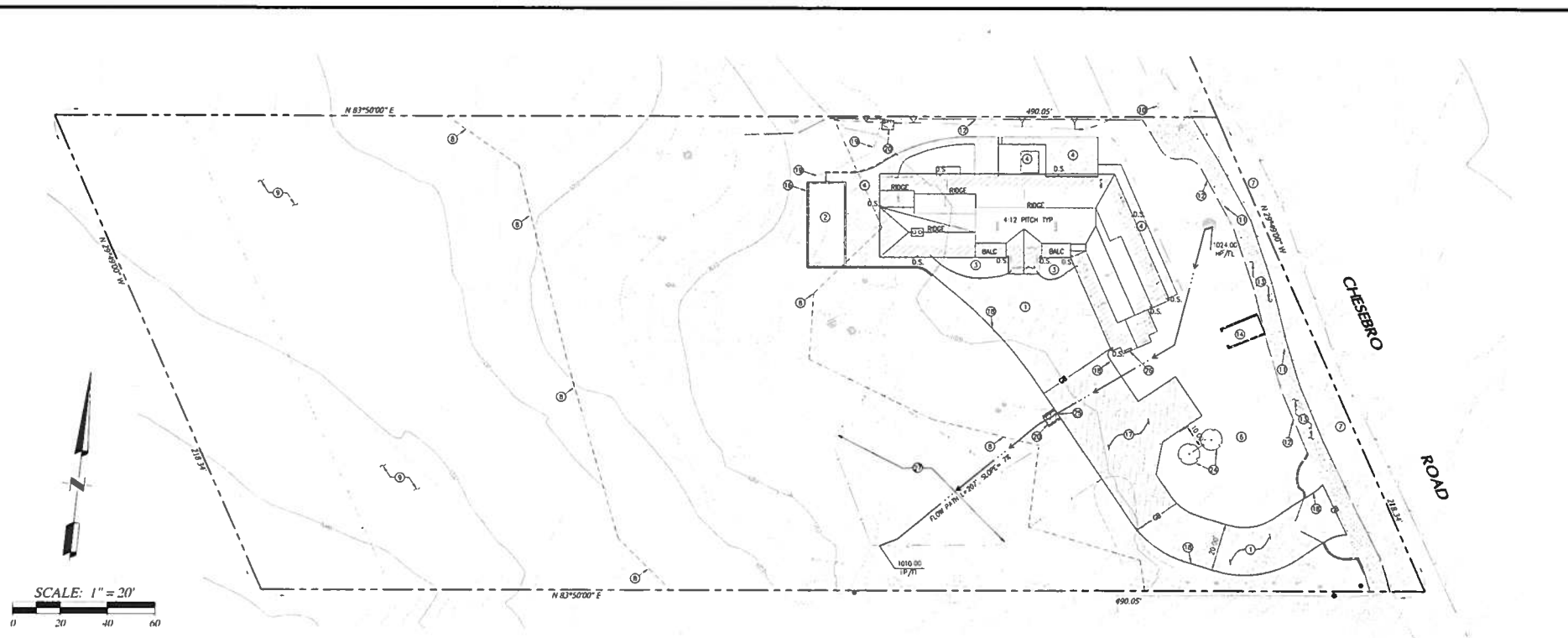
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY
Ray Borden
 PROJECT ENGINEER 9-20-17 DATE

CITY OF AGOURA HILLS APPROVAL
 REVIEWED BY _____ DATE
 HANNO S. ALZAYA, P.E. DATE
 CITY ENGINEER "RCE/NO" 08/20/2018 EXPIRES



EQUESTRIAN TRAIL DETAIL (I) N.T.S.
DETAILS
 SHEET 1 OF 17
 CITY OF AGOURA HILLS DWG NO _____



CONSTRUCTION NOTES:

- 1 - CONSTRUCT COMPACTED GRAVEL DRIVEWAY
- 2 - POOL PER SEPARATE PLAN
- 3 - LANDSCAPE AREA PER ARCHITECTURAL PLAN
- 4 - PAVINGS PER ARCHITECT
- 5 - EXISTING 8\"/>
- 6 - FLOOR OF FLOOD HAZARD AREA PER FACILITY NOT
- 7 - UNDEVELOPED OPEN SPACE AREA TO PLANNING
- 8 - EXISTING FIRE HYDRANT
- 9 - EXISTING FIRE HYDRANT
- 10 - 5' TALL RAIL FENCE PER ARCHITECTURAL PLAN
- 11 - 2' HIGH CONCRETE TRAIL PER DETAIL A ON SHEET 4
- 12 - TRASH ENCLOSURE PER ARCHITECTURAL PLAN
- 13 - PLANNING WALL BY SEPARATE PERMIT
- 14 - FIRE DEPARTMENT FURNISHINGS PER LA COUNTY FIRE DEPARTMENT SPECIFICATIONS
- 15 - CONSTRUCT 8\"/>
- 16 - CONSTRUCT 12\"/>
- 17 - CONSTRUCT 4\"/>
- 18 - 15 GALLON TREES PER LID REQUIREMENTS. 10' AWAY FROM IMPERVIOUS SURFACE
- 19 - CONSTRUCT 12\"/>
- 20 - SMART IRRIGATION METERS
- 21 - FENCED EQUESTRIAN AREA PER ARCHITECTURAL PLAN APPROXIMATE AREA=1,332 SF 45 5-WIDE

LID NOTES:

LANDSCAPING AND LANDSCAPE IRRIGATION

1. MINIMUM OF TWO 15 GALLON TREES TO BE PLANTED AND MAINTAINED. TREES SHALL BE LOCATED NEAR IMPERVIOUS SURFACES (50 FEET MINIMUM DISTANCE) LINE OF THE TREES MAY BE ON THE DROUGHT-TOLERANT PLANT LIST AS REQUIRED UNDER THE COUNTY'S GREEN BUILDING ORDINANCE. IN VERY HIGH FIRE HAZARD SEVERITY ZONES, APPLICANT SHOULD VERIFY COMPLIANCE WITH FIRE DEPARTMENT'S REQUIREMENTS.
2. INSTALL SMART IRRIGATION CONTROLLERS, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
3. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMBINATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

LEGEND:

- AC ASPHALT
- BU BACKFLOW VALVE
- BT BOTTOM OF TALL
- CB CATCH BASIN
- CONC CONCRETE
- CF CURB FACE
- COB ROUND CORNER DETECTOR
- IC INTERLOCK
- IF IMPERVIOUS GRAVEL
- FL FINISHED FLOOR
- FG FLOOR FINISH
- GRAND GRASS GRASS
- HV HILLS
- INC INLET
- IND INDICATOR VALVE
- ISD ISD CATCH BASIN
- ISD CATCH BASIN
- ISD STREET LIGHT
- ISD SANITARY SENSER
- ISD TOP OF CURB
- ISD TOP OF MANHOLE
- ISD TOP OF WALL
- ISD VALVE METER
- ISD RAFTER VALVE
- ISD ELECTRIC TRANSFORMER
- ISD FIVE HYDRANT
- ISD STREET LIGHT
- ISD SYSTEM
- ISD EXISTING CONTOUR
- ISD PROPOSED CONTOUR
- ISD DIRECTION & RATE OF FLOW



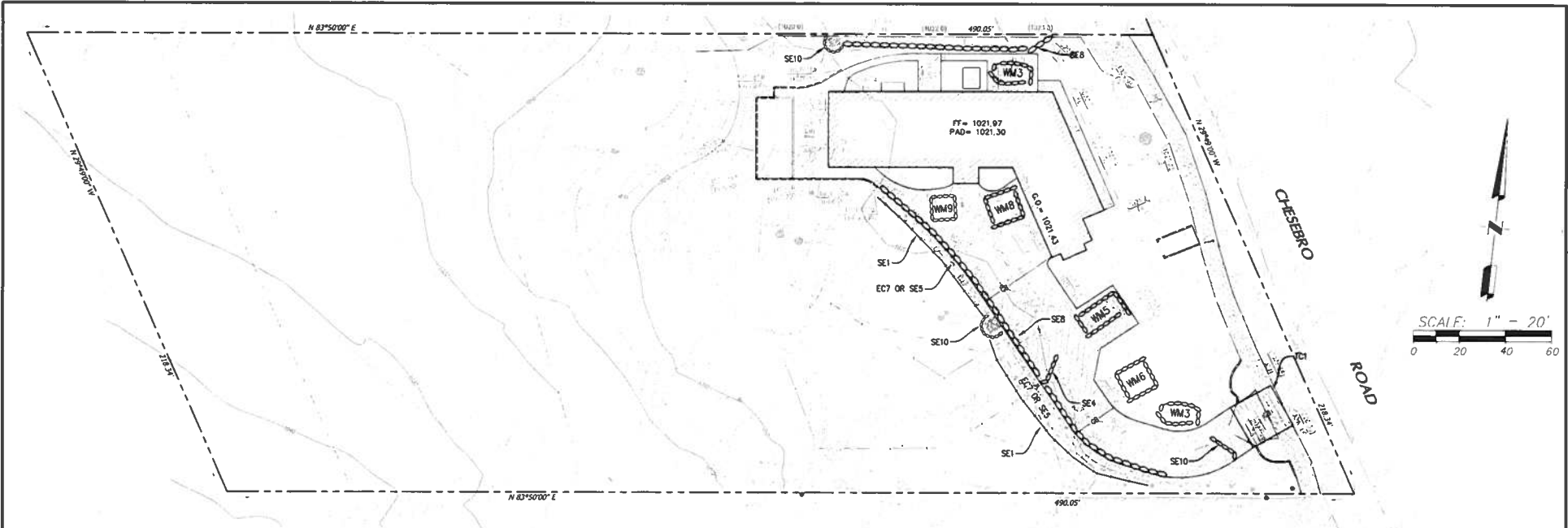
NOTE: DELINEATION SHOWN HEREON INDICATES EXISTING BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY	PROJECT ENGINEER	DATE	CITY OF AGOURA HILLS APPROVAL	



LID & HYDROLOGY PLAN

SHEET 01 OF 17



EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

- IN CASE OF EMERGENCY, CALL XXXXXXXX AT (XXX) XXX-XXXX.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO PULL SLOPES LOCATED AT THE SITE PERMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SOIL AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY STRICTLY WITH THE APPROPRIATE BMP FOR OPERATING CONDITIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESICING BASINS MAY NOT BE REMOVED OR MADE IMPROPER BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MAINTAINED AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SHALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY. IF THERE IS A SOIL OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPOSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY WIND OR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADSWAYS MUST BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOIL OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.

- AS THE ENGINEER/ASO OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.
- CIVIL ENGINEER/ASO SIGNATURE _____ DATE _____
- THE FOLLOWING NOTES MUST BE ON THE PLAN:
 AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INDUSTRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESOP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ACCURATELY IMPLEMENT THE ESOP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.
- OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) _____ DATE _____
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
 - THE FOLLOWING BMPs FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PARTIAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE, AS AN ALTERNATIVE, DETAILS FROM "CALIFORNIA SUSTAINABLE QUALITY HANDBOOK, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

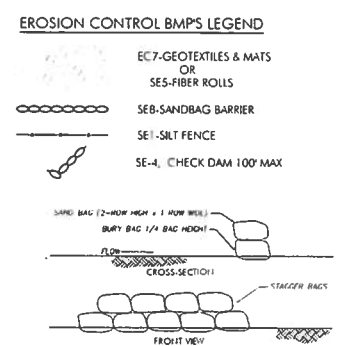
- EROSION CONTROL**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDRAULIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BLOCKS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES & MATS
 - EC8 - WOOD BRACING
 - EC9 - EARTH DICES AND DRAINAGE SHALES
 - EC10 - VELOCITY DISPERSION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - RESERVED
 - EC14 - COMPOST BRANNETS
 - EC15 - SOIL PROPHYLATION/VOUCHERING
 - EC16 - NON-VEGETATED STABILIZATION
- TEMPORARY SEDIMENT CONTROL**
- SE1 - SILT FENCE
 - SE2 - SEDIMENT BASIN
 - SE3 - SEDIMENT TRAP
 - SE4 - CHECK DAM
 - SE5 - FIBER ROLLS
 - SE6 - DRAPED BAG BERM
 - SE7 - STREET SWEEPING AND VACUUMING
 - SE8 - SANDING BARRIER
 - SE9 - STRAW BALE BARRIER
 - SE10 - STORM DRAIN INLET PROTECTION
 - SE11 - ACTIVE TREATMENT SYSTEMS
 - SE12 - TEMPORARY SILT DIKE
 - SE13 - COMPOST SOOPS & BERMS
 - SE14 - BROILER BAGS
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- TEMPORARY TRAFFIC CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE
 - TC2 - STABILIZED CONSTRUCTION ENTRANCE
 - TC3 - ENTRANCE/OUTLET TIRE WASH
- NON-STABILIZATION MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRADING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - KNOT CONNECTION/DISCHARGE
 - NS7 - PORTABLE WASH/PROTECTOR

- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATION SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

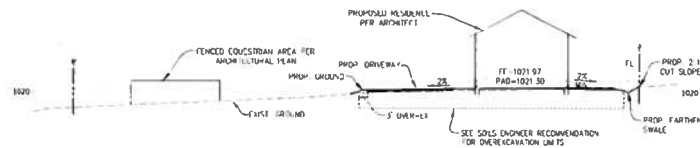
ADDITIONAL NOTES:

- ALL MATERIALS TO BE MAINTAINED AT APPROPRIATE PLACEMENTS THROUGHOUT CONSTRUCTION.
- ALL MATERIALS AND DEBRIS MUST BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

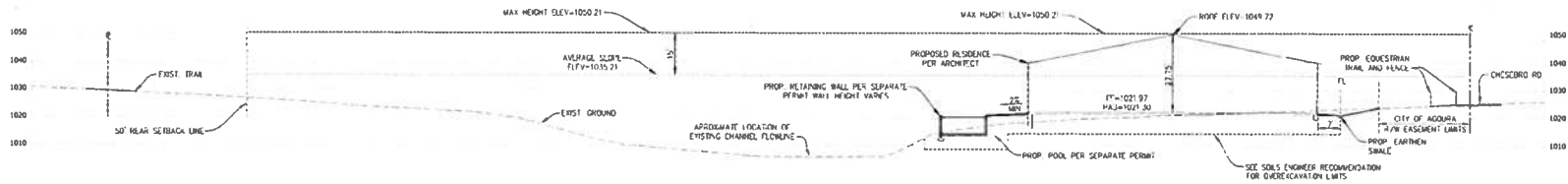
CHECK DAM BURNS	
SHEET SPACING	25' MAXIMUM
SIZE	100' O.C.
SIZE	50' O.C.
SIZE	25' O.C.



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PREPARED BY <i>R. J. GARDNER</i> PROJECT ENGINEER	DATE 9-20-17	CITY OF AGOURA HILLS APPROVAL	HANBRUS S. ALVARA P.E. CITY ENGINEER	DATE	68680 PCE NO.	09/20/2018 EXP DATE	EROSION CONTROL PLAN	SHEET 06 OF 17
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SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

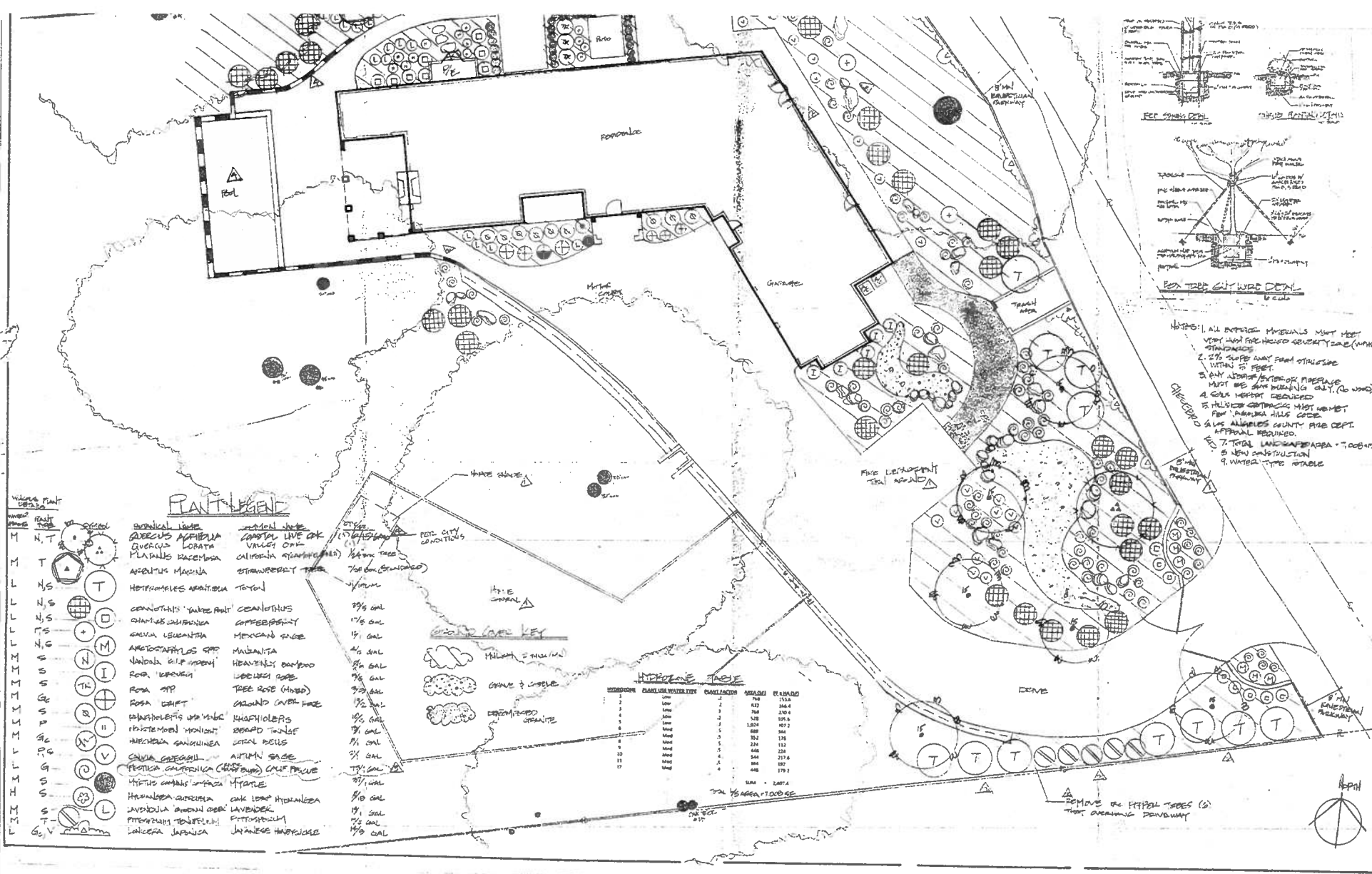
PREPARED BY
Ramiro S. Adeva
PROJECT ENGINEER
9-20-17
DATE

CITY OF AGOURA HILLS APPROVAL
REVIEWED BY
DATE

RAMIRO S. ADEVA, P.E.
CITY ENGINEER
DATE
66862
09/20/2018
TRCE NO
EXP DATE



CROSS SECTIONS
SHEET 17 OF 17
CITY OF AGOURA HILLS DWG NO

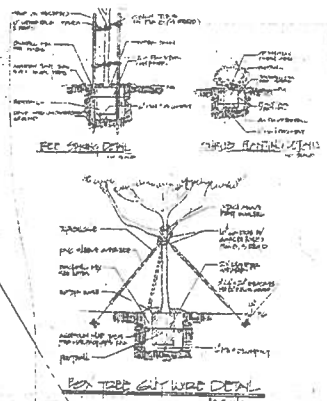


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
(A)	QUERCUS ALBIFLORA	WHITE OAK	1
(B)	QUERCUS LAEVOGATA	LAUREL OAK	1
(C)	PLATANUS RACEMOSA	CALIFORNIA PLATANUS	1
(D)	APERJUS MACULATA	STRAWBERRY TREE	1
(E)	HETEROPANAX ARALIIFOLIA	TOYON	1
(F)	CELANOTHUS 'WATER FRUIT'	CELANOTHUS	1/2 GAL
(G)	CHAMISA CALIFORNICA	COFFEESBERRY	1/2 GAL
(H)	CAVIA LEUCANTHA	MEXICAN SAGE	1/2 GAL
(I)	AMORCANTHUS SP.	MUNDANTA	1/2 GAL
(J)	HEAVENLY BAMBOO	HEAVENLY BAMBOO	1/2 GAL
(K)	ROSA 'BONNIE'	ROSA	1/2 GAL
(L)	ROSA 'SP'	TREE ROSE (HARD)	1/2 GAL
(M)	ROSA 'LIFT'	ROSA	1/2 GAL
(N)	RUSSULA SP.	RUSSULA	1/2 GAL
(O)	RUSSULA SP.	RUSSULA	1/2 GAL
(P)	RUSSULA SP.	RUSSULA	1/2 GAL
(Q)	RUSSULA SP.	RUSSULA	1/2 GAL
(R)	RUSSULA SP.	RUSSULA	1/2 GAL
(S)	RUSSULA SP.	RUSSULA	1/2 GAL
(T)	RUSSULA SP.	RUSSULA	1/2 GAL
(U)	RUSSULA SP.	RUSSULA	1/2 GAL
(V)	RUSSULA SP.	RUSSULA	1/2 GAL
(W)	RUSSULA SP.	RUSSULA	1/2 GAL
(X)	RUSSULA SP.	RUSSULA	1/2 GAL
(Y)	RUSSULA SP.	RUSSULA	1/2 GAL
(Z)	RUSSULA SP.	RUSSULA	1/2 GAL

HARDWARE TABLE

ITEM	QUANTITY	PRICE	TOTAL
WOODEN	1	750	750.00
BRASS	1	127	127.00
WATER LINE	1	750	750.00
SCHEDULE	1	120	120.00
SHRUBS	1	1274	1274.00
PLANTING	1	880	880.00
	1	321	321.00
	1	226	226.00
	1	445	445.00
	1	540	540.00
	1	364	364.00
	1	445	445.00
	1	179	179.00
TOTAL			5,801.00



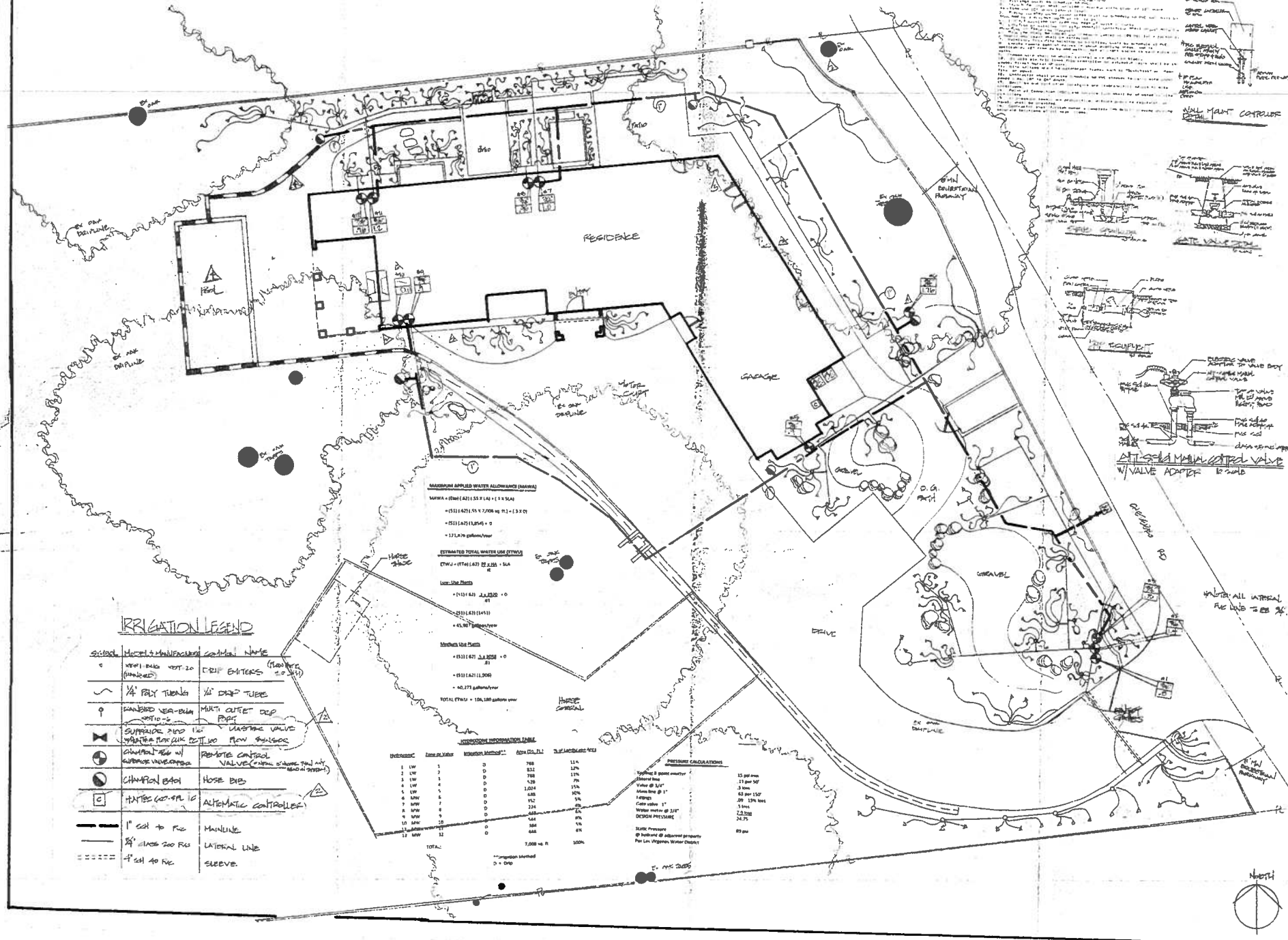
- NOTES:**
1. ALL EXISTING MATERIALS MUST MEET VERY LOW VOC HIGHER QUALITY (VHQS) STANDARDS
 2. 2% SLOPE AWAY FROM STRUCTURE WITHIN 5' FEET
 3. ANY ASPHALT/CONCRETE/PAVEMENT MUST BE NEW INCLUDING CURB (NO WOOD)
 4. SOIL MUST BE REMOVED
 5. ALL NEW CONSTRUCTION MUST MEET FIRE 'ANNEKA HILLS CODE'
 6. ALL ANNEKA COUNTY FIRE DEPT. APPROVAL REQUIRED
 7. TOTAL LANDSCAPE AREA = 7,000 SF
 8. NEW CONSTRUCTION
 9. WATER TYPE AVAILABLE

DATE: 4/27/10
 SCALE: 1/8" = 1'-0"
 SHEET: 1 OF 3

OAK GROVE DEVELOPMENT LLC
 1100 S. GARDEN ST., ANNEKA, CA 94002
 (415) 938-1100

DESIGNER: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

LANDSCAPE PLAN FOR: [Project Name]



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	SOURCE NAME
○	VEGETATION	(Hand-drawn)
○	1/2" PEX TUBING	1/2" DRIP TUBING
○	STANDARD VERT-BOLTED	MULTI-OUTLET DROP
○	SUPPLEMENTARY AND 1/2"	DIAPHRAGM VALVE
○	CHAMPION BOLL	HOSE END
○	HAYES COMP 10	ALTERNATE CONTROLLER
—	1" SCH 40 R/C	MAINLINE
—	1/2" SCH 20 R/C	LATERAL LINE
---	1/4" SCH 40 R/C	SLEEVE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 MAWA = (AW) (2.25) (L) (3.28) (E) (3.28)
 = (531.627) (51.7) (2.08) (11.3) (3.28)
 = (531.627) (3,845) = 2
 = 12.1476 gpd/acre/year

ESTIMATED TOTAL WATER USE (ETWU)
 ETWU = (ETW) (A) (3.28) = 544

Loss Use Pumps
 = (101.627) (3.28) = 0
 = (531.627) (3.28) = 1745.15
 = 45.987 gpd/acre/year

Method Use Pumps
 = (531.627) (3.28) = 0
 = (531.627) (3.28) = 1745.15
 = 45.987 gpd/acre/year

TOTAL ETWU = 106,188 gallons/year

PROPOSED INFORMATION TABLE

STATION	LINE NO.	VALVE	IRIGATION METHOD	AREA (A.C.)	% OF TOTAL AREA
1	LW	1	D	789	11%
2	LW	2	D	822	12%
3	LW	3	D	438	7%
4	LW	4	D	1,204	18%
5	LW	5	D	92	1%
6	LW	6	D	658	10%
7	LW	7	D	8	0%
8	LW	8	D	224	3%
9	LW	9	D	688	10%
10	LW	10	D	544	8%
11	LW	11	D	544	8%
12	LW	12	D	544	8%
TOTAL:				7,208 ac. R	100%

PRESSURE CALCULATIONS

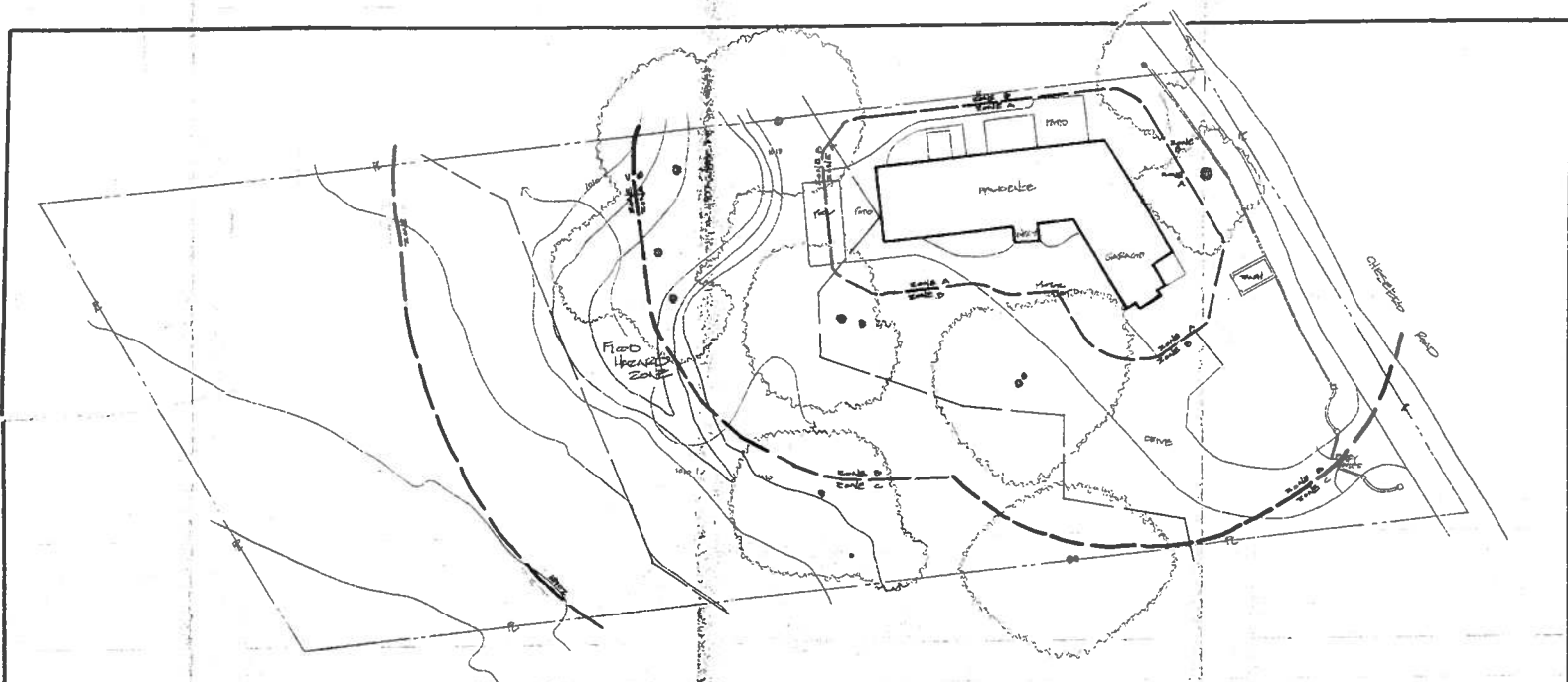
Typical 8" static pressure
 15 psi min
 21 psi per 50'
 Value @ 1/2" = 3.8psi
 63 psi per 150'
 209.13psi max
 1.8psi
 Gate valve 1"
 Water meter @ 3/4"
 DESIGN PRESSURE
 24.75
 89 psi
 Static Pressure
 @ National Oil Pollution Program
 Pool Los Angeles Water District



DESIGN CONCEPTS
 LANDSCAPE ARCHITECTURE
 3800 STRAUB CTS
 SAN RAFAEL, CA 94903
 (415) 222-2222

CAK GROVE DEVELOPMENT LLC
 60451 WAREBERG RD
 AMERICA HILLS CA





ANNEXMENTS FOR THE ZONING & USE PLAN

Annex A - Utilities

- 1. Utility lines shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 2. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 3. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 4. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 5. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 6. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 7. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 8. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 9. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.
- 10. Utilities shall be located at the edge of the parcel or the minimum amount boundary depending on the situation.

Annex B - Flood Hazard

- 1. Flood hazard areas shall be identified on the site plan.
- 2. Flood hazard areas shall be identified on the site plan.
- 3. Flood hazard areas shall be identified on the site plan.
- 4. Flood hazard areas shall be identified on the site plan.
- 5. Flood hazard areas shall be identified on the site plan.
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- 9. Flood hazard areas shall be identified on the site plan.
- 10. Flood hazard areas shall be identified on the site plan.

Annex C - Other

- 1. Other areas shall be identified on the site plan.
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- 10. Other areas shall be identified on the site plan.

Annex D - Other

- 1. Other areas shall be identified on the site plan.
- 2. Other areas shall be identified on the site plan.
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- 10. Other areas shall be identified on the site plan.

Annex E - Other

- 1. Other areas shall be identified on the site plan.
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Annex F - Other

- 1. Other areas shall be identified on the site plan.
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- 10. Other areas shall be identified on the site plan.

Annex G - Other

- 1. Other areas shall be identified on the site plan.
- 2. Other areas shall be identified on the site plan.
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- 9. Other areas shall be identified on the site plan.
- 10. Other areas shall be identified on the site plan.



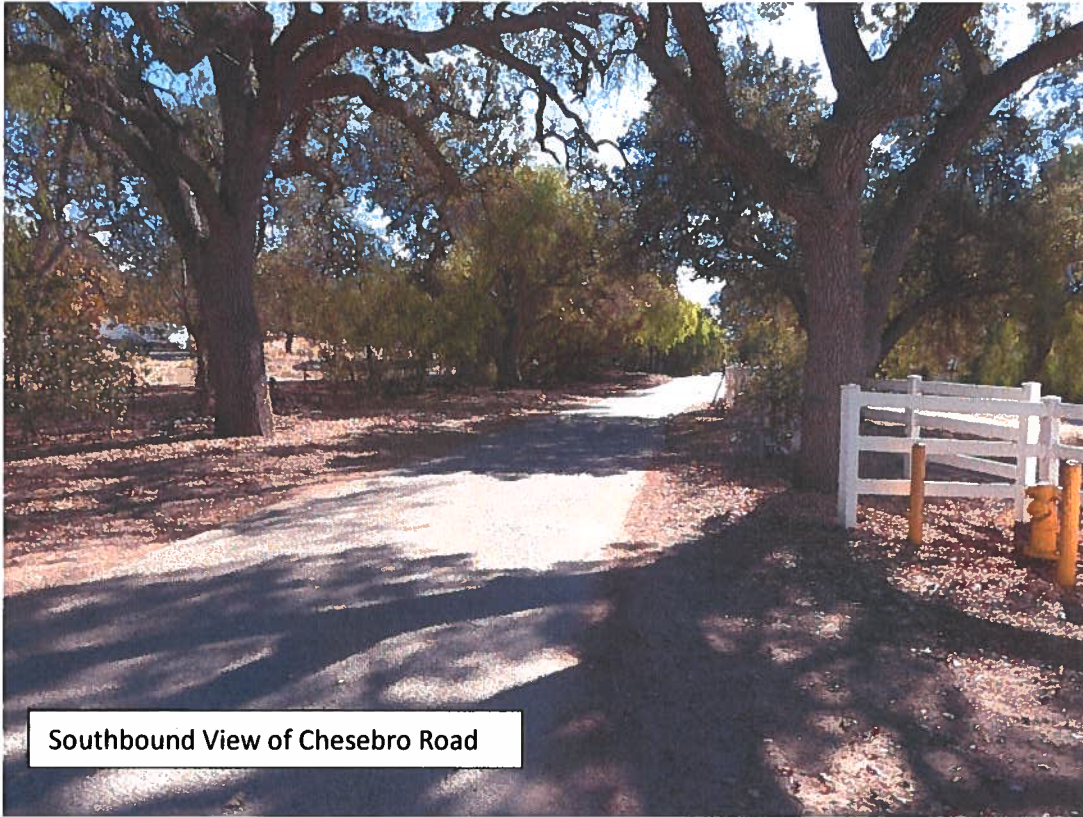
DATE: 10/17/16
 SCALE: 1" = 20'-0"
 SHEET: 3 of 3

**DESIGN CONCEPTS
 LANDSCAPE ARCHITECTURE
 286 OFFICE ST.
 GARDEN CITY, CA 94010
 (415) 552-1010**

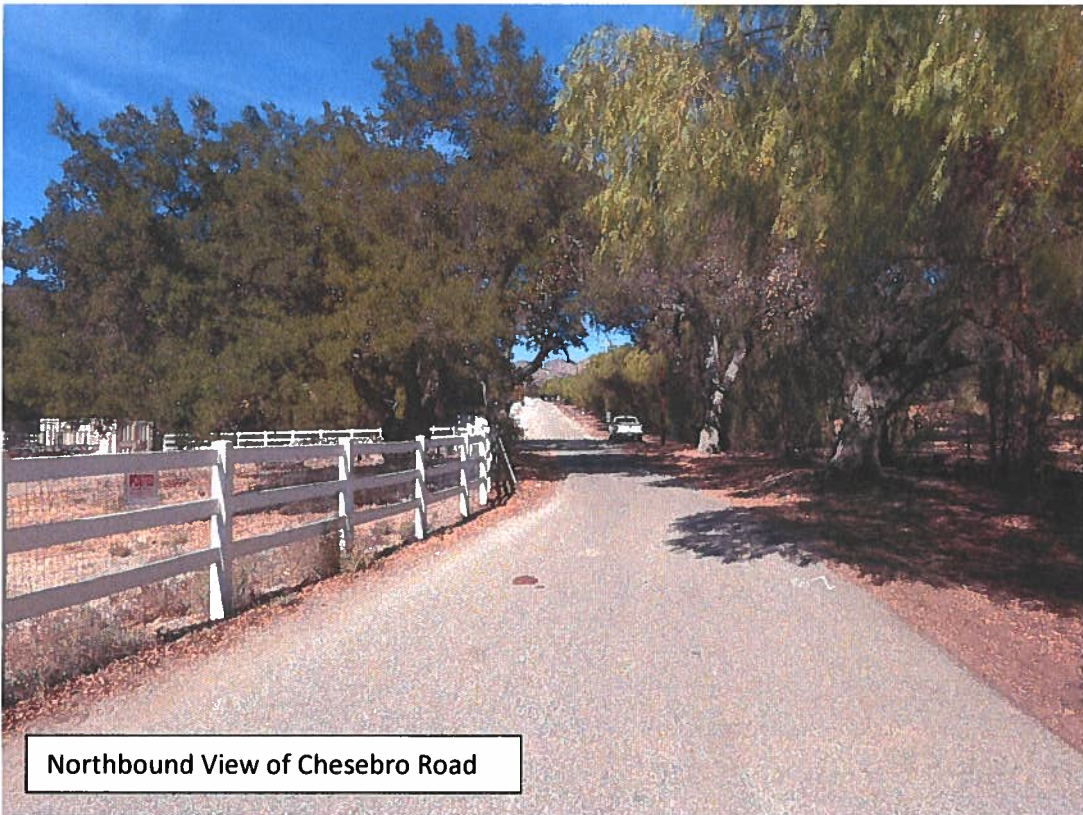
OAK GROVE DEVELOPMENT, LLC
 6451 SHIBOLETH RD
 NORTON HILLS, CA

PROJECT NO: 16-001

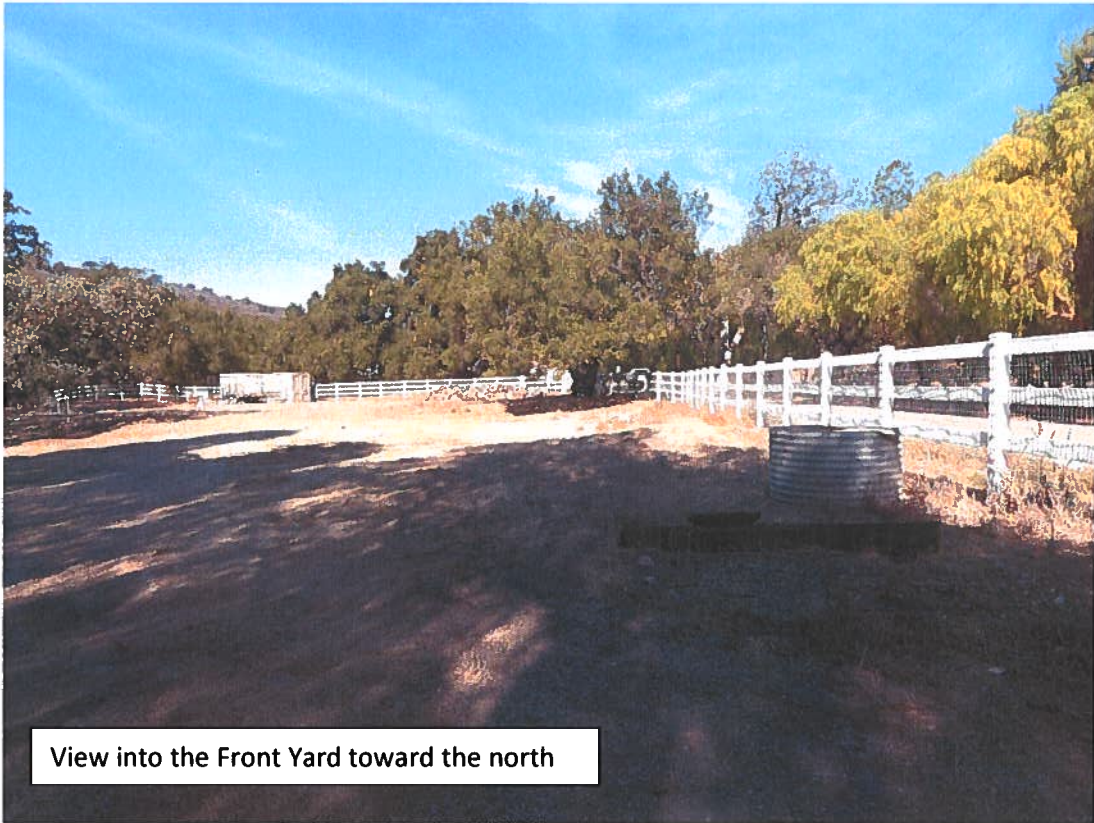
CUP-01293-2016, OAK-01294-2016 and VAR-01295- 2016



Southbound View of Chesebro Road



Northbound View of Chesebro Road



View into the Front Yard toward the north



View toward the center of the lot