CITY OF

AGOURA HILLS

PLANNING DEPARTMENT

DATE:	January 4, 2018
TO:	Planning Commission
APPLICANT:	Rachel Wallach Oaks Veterinary Urgent Care 1385 White Feather Court Thousand Oaks, CA 91320
CASE NO.:	CUP-01421-2017
LOCATION:	29105 Canwood Street, Building B-2, Suite A
REQUEST:	Request for approval of a Conditional Use Permit to operate a veterinary urgent care clinic in an existing retail center; 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 15301 of the CEQA Guidelines.
RECOMMENDATION:	Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01421-2017, subject to conditions, based on the findings of the attached Draft Resolution.
ZONING DESIGNATION:	Commercial Retail Service – Freeway Corridor Overlay District (CRS-FC)
GENERAL PLAN DESIGNATION:	Commercial Retail Services - CRS

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Rachel Wallach, representative of the proposed Oaks Veterinary Urgent Care, is requesting to operate a veterinary urgent care clinic in the Shops at Oak Creek retail center located at 29105 Canwood Street, in Building B-2 Suite A. The retail center property is zoned Commercial Retail Service and Freeway

Corridor Overlay (CRS-FC). It is bordered by Canwood Street along its western and southern property lines, Medea Creek along its eastern side and a multi-family housing development along its northern side.

The Shops at Oak Creek center was approved by the City Council in 2002, with the condition that the applicant propose a list of uses that, while normally allowed in the CRS-FC zone, would be prohibited at the center. The goal of this condition was to promote a pedestrian-oriented center with retail, restaurant and office uses, as opposed to such uses as auto-related, outdoor storage and outdoor recreation, among possible others, which are also allowed in the CRS-FC zone. The condition authorized the Planning Commission to review and consider such a list. In 2004, the Planning Commission approved a list of prohibited uses for the center, which included a veterinarian use. Recently, the center's owner requested that the City reconsider this and other uses, and allow a veterinarian facility to be an allowed use. The Planning Commission may approve changes to the list as long as they are in keeping with the intent of the original condition. Therefore, on December 7, 2017, the Planning Commission approved an amendment to the list of prohibited uses by adopting Resolution No. 17-1204, which removed the veterinarian use from the prohibited list. As identified in the CRS zone, a veterinarian use is allowed with a Conditional Use Permit (CUP).

The project is a veterinary urgent care clinic operating primarily when veterinarian offices are closed, and providing emergency medical services to domestic animals. Pet owners are then referred to their regular veterinarian for post treatment care. The urgent care clinic's proposed hours would be from 4:00 pm to 11:00 pm Monday through Friday, and Saturday and Sunday from 11:00 am to 11:00 pm, similar to some of the businesses in the retail center. Dogs and cats are expected to make up ninety percent of the animals accepted at the clinic, with ten (10) percent or small exotic animals. All business activities would be conducted indoors. No animal would be kept overnight. The project would be conditioned to operate within the hours specified above and in the project description, as noted above, (Condition No. 14 of the attached Resolution). The facility is intended to fill a gap in services locally between 24-hour animal hospitals that are located further away, and the regular business hours of veterinarians in the local area. This is the only facility of these service hours in the area. The clinic would provide employment to eight (8) staff members, and is proposed to have four (4) exam rooms, one (1) ex-ray/ultrasound room, one (1) surgery room, and offices.

II. STAFF ANALYSIS

A. Site Plan and Buildings

The retail center is located on a 3.56-acre parcel (155,232 square feet) with three (3) single-story multiple-tenant buildings. Building B-2, where the clinic is proposed, is 7,820 square feet, oriented in a north-south direction, and set back 120 feet from Canwood Street. Buildings A and B-1 are oriented in an east-west direction and situated 13 feet away from Canwood Street, with an area of 6,023 square feet and 7,347 square feet respectively. There are 172 parking spaces.

The clinic would occupy an existing vacant 2,766 square-foot tenant space in Building B-2, and would share the building with a bakery. The applicant proposes minor tenant improvements to accommodate the services without adding square feet to the building. No exterior changes are proposed. The site is within a third of a mile from the Kanan Road northbound and U.S. 101 southbound off-ramps. The retail center provides two ingress/egress driveways to facilitate circulation throughout the site. The clinic tenant space is one of three vacant spaces at the retail center. The other tenants include restaurants and nail salon.

Although the applicant is not requesting the approval of business signage as part of this application, the tenant is entitled to a building-mounted tenant sign and a name-plate on the monument signs by the driveways. At a later date, when the tenant requests signage, the Planning Department will review and approve the proposed sign to verify compliance with the approved sign program for the retail center.

B. Parking

The retail center provides for 172 parking spaces and has a current use demand for 138 parking spaces. Thus, 34 parking spaces are currently available. The clinic would occupy 2,766 square feet of vacant tenant space, resulting in a demand for 14 parking spaces (1 space for every 200 square feet of gross floor area for a medical use). By contrast, a retail use in this same space would result in a demand for 11 parking spaces (1 space for every 250 square feet of gross floor area), and an office use would result in demand for 9 spaces (1 space for every 300 square feet of gross floor area). Should the proposed clinic occupy the tenant space, there would be a surplus of 20 spaces for current and future tenants, including restaurants, to use without requesting a variance or modification for a parking reduction.

Furthermore, the retail center parking demand peaks during the weekday lunch hours. The clinic would open at 4:00 pm, by-passing the lunch hour parking demand peak hours, and would close at 11:00 pm, similar to the restaurants in the center. It is anticipated that the clinic would not adversely impact the parking conditions during the lunch hours. The parking demand on the weekend is highest during the lunch hours as well, but not as high as that during the weekday. As a result, by opening at 11:00 am on Saturday and Sunday the use is not expected to adversely impact the on-site parking demand.

C. Freeway Corridor Overlay District

The Freeway Corridor (FC) overlay district was established to recognize the importance of land use within the freeway corridor in relation to the City's image. It establishes findings that ensure the compatibility of new uses with existing and surrounding uses. The use is conditionally allowed in the underlying CRS zone, and in the Freeway Corridor overlay zone. The use is proposed within an existing

building, and would not require exterior modifications in order to operate. The retail center was designed to comply with the aesthetics required by the FC overlay zone, and the new tenant would not modify any aspects of the aesthetics of the buildings. In regards to the use, the clinic would be fully contained within the building, and would operate one hour past the latest center's restaurants' closing time. The new tenant is not expected to cause disturbance to the adjacent multi-family residential development because the use is contained within the building and the properties are separated by a masonry wall, and the distance between the proposed clinic and nearest residential unit is 120 feet.

D. General Plan Consistency

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

Goal LU-2: City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

- *Policy LU-2.2 Retail Services. Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers that reduce the need to travel to adjoining communities, and that capture a greater share of local spending.*

- *Policy LU-2.3 Employment Opportunities. Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including retail, office, light industrial, and research and development.*

The proposed veterinary urgent care clinic is a new concept of services that fills the gap of services not provided in the region. The medical use operates mostly outside of standard business hours to address pet medical needs that do not require overnight stay. The business is centrally located to serve the residents of Agoura Hills, and near freeway on and off-ramps to serve a larger geographical area. It provides employment to a labor force with various levels of skills. It supports the retail center's businesses by providing a destination use.

E. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be categorically exempt per Section 15301. Staff finds the proposed use to be categorically exempt in that the project involves the operation of a veterinarian urgent care clinic in an existing building requiring minor alteration of the interior space. 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 the conditional use permit case no. CUP-01421-2017 subject to the conditions of approval attached to the draft resolution.

IV. ATTACHMENTS

- Draft Resolution for the Conditional Use Permit and Exhibit A for the Conditions of Approval.
- Vicinity Map
- Reduced Copy of the Project Plans
- Photographs of the Retail Center

Case Planner: Valerie Darbouze, Associate Planner

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RESOLUTION NO. 18-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01421-2017 FOR THE OPERATION OF A VETERINARY URGENT CARE CLINIC LOCATED AT 29105 CANWOOD STREET, BUILDING B-2, SUITE A; AND TO MAKE 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. An application was duly filed by Rachel Wallach, representative of the Oaks Veterinary Urgent Care, with respect to the real property located at 29105 Canwood Street, Building B-2, Suite A (Assessor Parcel No. 2048-011-075), requesting approval of a Conditional Use Permit (Case No. CUP-01421-2017) to operate a veterinary urgent care clinic in a tenant space of an existing retail center (Project).

Section II. The Project includes the operation of a veterinary urgent care clinic located in an existing retail center, and is exempt from the California Environmental Quality Act (CEQA), per the CEQA Guidelines Section 15301 (Subsection (a): the minor interior alteration involving such things as interior partitions, plumbing, and electrical conveyances). The project, which involves a new use in an existing building, 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 January 4, 2018 at 6:30 p.m. in the City Hall Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

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

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

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

Ordinance. The property's zoning designation allows for the operation of a veterinary urgent care clinic with a Conditional Use Permit. The use will operate inside an existing building and will not require exterior modifications to the building. No overnight stays of animals are permitted. No excessive noise, toxic fumes or unusual amount of traffic are expected from the operation, which will occur primarily during weekday evenings and on weekends.

B. The proposed use is compatible with the surrounding properties. The existing design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The clinic will be housed in an existing permitted commercial building. While the building is adjacent to a multi-family residential development, the development is enclosed with a masonry wall, and all veterinary operations would occur indoors. The building is sited approximately 120 feet from the closest residential unit. Parking spaces are provided adjacent to the tenant space, so the building is easily accessible and parking demand does not overflow on adjacent properties. The business will open on weekdays after the peak hour for parking, which is the lunch hour, and will close only one hour after the restaurants at the retail center. On weekends, the business will extend its hours during the daytime to provide more service hours.

C. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The tenant improvements will be constructed to comply with the most recent Building Code requirements. The project is subject to the Zoning Ordinance standards with respect to noise, light, and operation. The use is completely contained within a building. No emergency medical vehicles will be operating at this use, thereby minimizing noise in the neighborhood. The retail center was built with excess parking that satisfies the new medical use's demand, so no impacts are expected from the clinic's parking demand.

D. The proposed use will comply with each of the applicable provisions of the regulatory provisions of the Zoning Ordinance, except for approved variances or modifications. The use is conditionally permitted in the Commercial Retail-Service (CRS) zone and Freeway Corridor (FC) overlay district. It does not require a modification for the parking demand. No exterior changes will be required as a result of the new use, therefore no other discretionary permit is required.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Other pet care facilities exist in the City with different purposes but none have the type of services provided by this clinic. The proposed use is limited to after-hours emergency services, complementary to normal veterinarian services during the business day. It is centrally located to serve the community and near the freeway on- and off-ramps to serve a regional demand.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan, including Goal LU-2 and its policies by providing a clinic that helps create a vital, active commercial district. The proposed veterinary urgent care clinic is a new concept of services that fills the gap of services not provided in the region. The medical use mostly operates outside of standard business hours to address pet medical needs that do not

require overnight stay. The business is centrally located to serve all the residents of Agoura Hills, and near freeway on- and off-ramps to serve a larger geographical area. It provides employment to a labor force with various levels of skills. It supports the retail center's businesses by providing a destination use.

Section VI. Freeway Corridor Overlay. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9545.1 of the Agoura Hills Zoning Ordinance, that:

A. The project is compatible with the City's semi-rural character and does not overwhelm the City's low-intensity development style. The purpose of the Freeway Corridor (FC) Overlay district is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. The use is conditionally permitted in the Commercial Retail Service (CRS) and FC zone where the retail center is located. The use will be located within an existing building, and no exterior changes are proposed that could affect the retail center's appearance as viewed from the freeway corridor.

B. The project's features and space enhance the site so that the buildings are integral parts of the community fabric. No exterior changes are proposed and the business will keep the integrity of the building and surroundings. The use is completely contained within a building.

C. The parking areas provide safe and convenient access. The Project complies with the parking ordinance. The parking lot provides excess parking so even with this medical use with a greater parking demand than a retail store, there is sufficient on-site parking to accommodate the tenant and the other existing tenants and potential replacement tenants of the same type without the need for a variance or modification. The parking lot layout allows customers to park close to the use without interfering with other uses. There are two driveways to maximize the efficiency of the parking lot and monument/directory signs to direct traffic to the desired destination.

D. The site design works with the characteristics of the existing terrain and maximizes preservation of open space to the maximum extent feasible, taking into consideration more than just economic feasibility. The retail center is an existing development, designed with the topography of the area. The center consists of one-story buildings that do not block views of the multi-family residential development beyond, in the rear of the property. The clinic would occupy an existing building, and would not modify the structure or its environment. The building that the clinic would occupy was constructed in a north/south direction and is screened from Canwood Street by another building in the same retail center. The tenant is the furthest suite from the Canwood Street right-of-way.

E. The project design avoids or mitigates significant impacts to sensitive or endangered plants and animals, and sensitive plant communities. The use will be located in an existing building, in a retail center that is completely developed. Therefore, there are no sensitive species or habitats to be affected by the project.

F. The building design conveys the high quality image envisioned in the General Plan. The urgent care clinic will be contained within an existing building and will only modify the interior space to serve the operation. Therefore, the building will not change the high quality image of the commercial development along the freeway corridor.

G. Building facades are articulated and the building's predominant colors are subtle, and neutral, or earth tone. Roof features compliment the character of adjoining neighborhoods. The clinic will be contained inside a building with no proposed exterior modifications to the structure or its colors. No aesthetic impacts are expected as a result of the new use in the existing retail center.

H. Landscaping compliments the natural setting of the region. The parking layout will remain the same, including landscaping, tree canopy coverage and pedestrian amenities, which are consistent with the natural setting. There is ample landscaping adjacent to the building along Medea Creek to screen the building, and the parking lot landscaping has reached maturity, which allows the new development to blend with its environment.

I. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible. The existing tenant mix has created excess parking, which allows a medical use to locate in the retail center without the need for a parking modification or variance. The three (3) extra spaces that a medical use requires over a retail use, per the Parking Allocation section of the Zoning Ordinance, are available on-site and so no parking impact would result from the new clinic. The business does not require additional lighting. Parking lot lights are permitted per the Zoning Ordinance and the illumination does not spill over into the residential development or in the street. The use is contained within a building, and consequently, it is not expected to generate noise that would impact neighboring properties. It operates similarly to a medical office, with no external impacts on the community.

J. If any point on any lot line of any parcel on which the development is proposed to be located within 500 feet of any point on any lot of any residentially zoned property, the project is compatible with residential uses. The site on which the building tenant space is situated is abutting a residentially zoned parcel developed with multi-family residential units, and approximately 120 feet separate the commercial building where the clinic is proposed from the residential units. The residential zoned parcel is enclosed with a masonry wall to prevent through vehicular access, and minimize noise and traffic impacts. Moreover, the clinic would be contained within an existing building with no outdoor operations. The clinic's hours of operation would conclude at 11:00 pm at night and no animals would stay overnight to avoid potential noise impacts on surrounding neighbors.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01421-2017, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 4th day of January, 2018, by the following vote to wit:

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

_____
Curtis Zacuto, Chairperson

ATTEST

_____
Doug Hooper, Secretary

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EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. CUP-01421-2017)

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 this permit shall not be effective for any purpose until the applicant has agreed in writing that he/she is aware of, and accepts, all conditions of the permit 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 and Floor Plan.

4. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

6. 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.

7. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.

8. All structures and interior improvements shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

9. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

10. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01421-2017 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

11. 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.

12. 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 or improvements prior to undertaking the changes.

13. 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.

14. The facility business hours shall be no longer than from 4:00 pm to 11:00 pm Monday through Friday and from 11:00 am to 11:00 pm on Saturdays and Sundays.

15. No overnight boarding or care of animals is permitted at the facility.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

16. This project shall be subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.

17. Las Virgenes Municipal Water District approval will be required, prior to the issuance of a Building Permit.

18. 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.

19. The X-Ray room must comply with all Building Code and Los Angeles County Code requirements for the usage of the X-Ray equipment, construction of the walls and configurations for protection.

20. All Building and Electrical codes requirements must be complied with when it comes to the installation and use of gas in the surgery room.

21. The project is subject to all accessibility requirements, including but not limited to, counter heights inside the tenant space.

SOLID WASTE MANAGEMENT CONDITIONS

22. 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.

23. 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.

24. 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.

25. The applicant shall comply with all State and local requirements for the disposal of medical waste.

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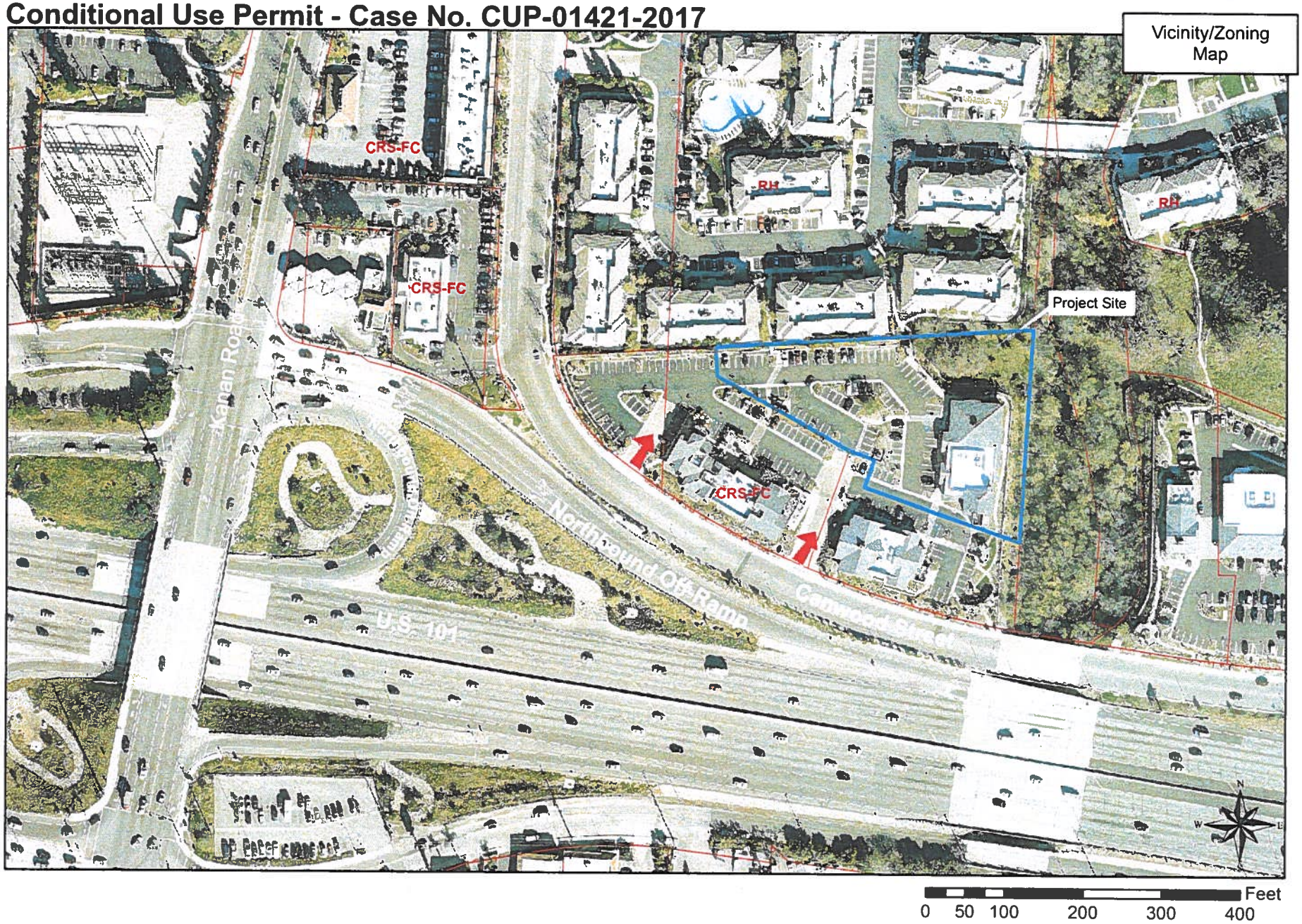
City of Agoura Hills

Conditional Use Permit - Case No. CUP-01421-2017



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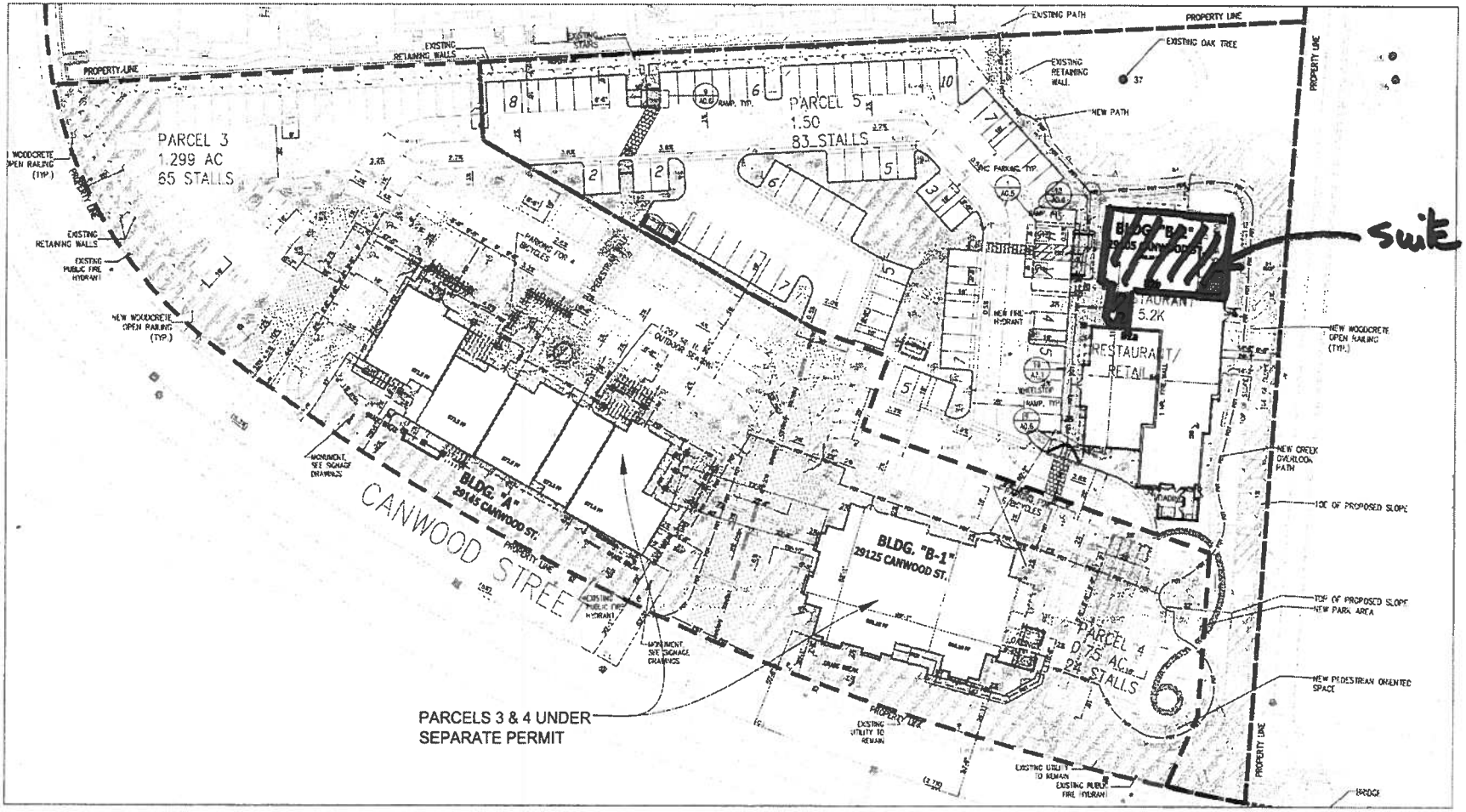


NORTH

OAK CREEK WEST SITE
PARCEL 5
SITE PLAN

SCALE= 1"= 20'

PARKING STALL SUMMARY

	STANDARD	VAN	HC	TOTAL
PARCEL 3	62	1	2	65
PARCEL 4	23	0	1	24
PARCEL 5	81	1	1	83
TOTAL STALLS:	166	2	4	172

NOTES:

1. ALL SITEWORK SHOWN WITHIN PROPERTY LINES, INCLUDING PARKING, IS UNDER A SEPARATE PERMIT APPLICATION. FEATURES NOTED AS "EXISTING" ARE NOT PART OF THIS APPLICATION.

2. BUILDINGS A & B-1 AND THEIR LOADING/TRASH ENCLOSURES ARE NOT A PART OF THIS WORK.

3. LANDSCAPE AND HARDSCAPE ELEMENTS ARE UNDER A SEPARATE PERMIT.

4. SEE CIVIL DRAWINGS FOR INFORMATION ON UTILITIES, GRADING, HEIGHTS OF SLOPES, AND ELEVATIONS OF ADJACENT LOTS.

VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE PLANNING DESIGN

OWNER: ADLER Realty Investments, Inc.
20950 C Warner Center Lane
Woodland Hills, CA 91367
(818) 884-2200

SHOPS at OAK CREEK

BUILDING B-2
WEST STIE, PARCEL 5
29105 Canwood Street, City of Agoura Hills, CA 91301

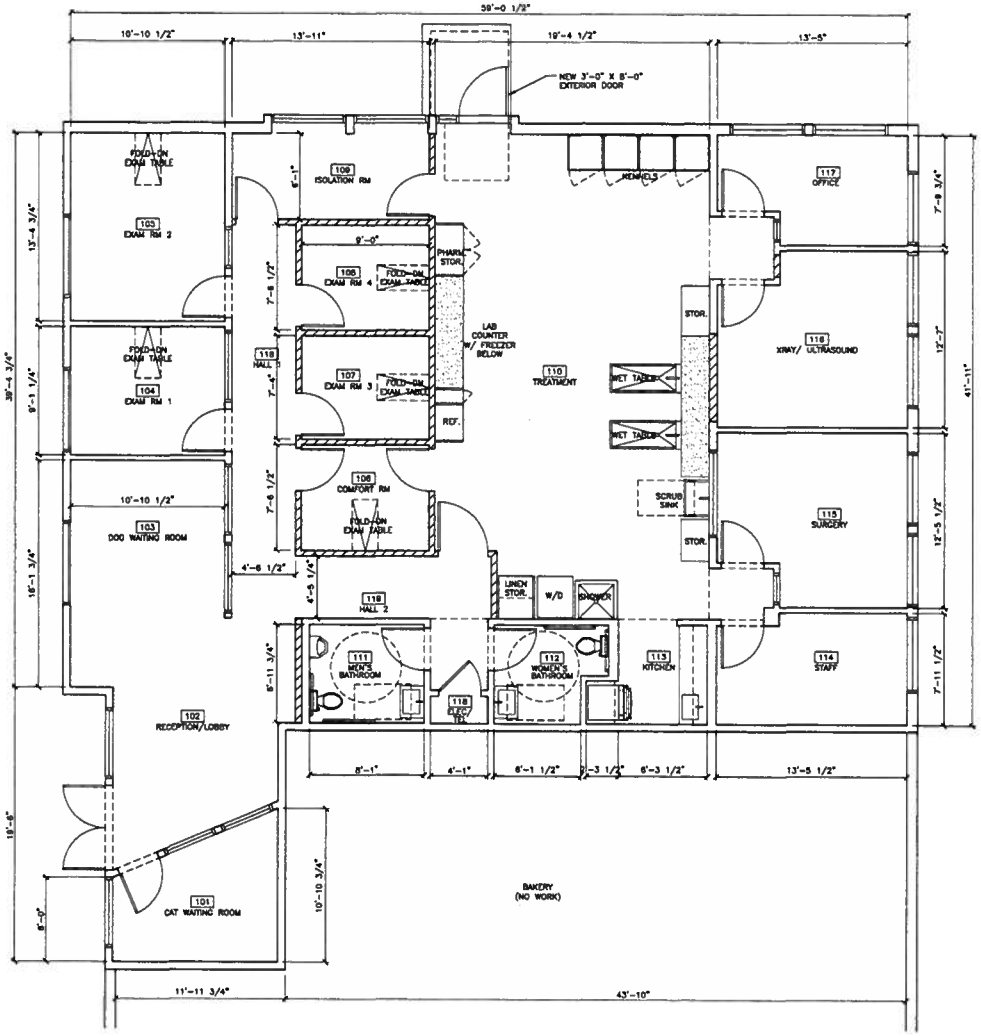
BUILDING B-2
SITE PLAN

SCALE	DATE	DESCRIPTION
	04-16-08	PLAN CHECK
	08-11-08	RE-SUBMIT FIRE DEPT.
2	07-13-09	RE-SUBMIT PLAN CHECK
	07-21-09	RE-SUBMIT FIRE DEPT.
	07-21-09	RE-SUBMIT FIRE DEPT.
3	09-16-09	RE-SUBMIT PLAN CHECK

PERMIT SET

PROJECT 25068 DATE 08/16/09
DRAWN BY: CHECKED:

A-1.0



LEGEND

- NEW CONSTRUCTION
- EXISTING WALL
- 1-HR. RATED WALL PER [T-R302.1(1)]. SEE 11/A310

FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

PRELIMINARY DRAWINGS- NOT FOR CONSTRUCTION

Project Title
29105 canwood stre

29105 canwood street, building b-2
agoura hills, california 91301

Owner
oaks veterinary urgent care
29105 canwood street, building b-2
agoura hills, california 91301

Architect
e + p design
3302 airport avenue, suite #4
santa monica, california 90405
917.808.1842 tel
310.664.3983 fax

Seal

LICENSED ARCHITECT
C-31807
STATE OF CALIFORNIA

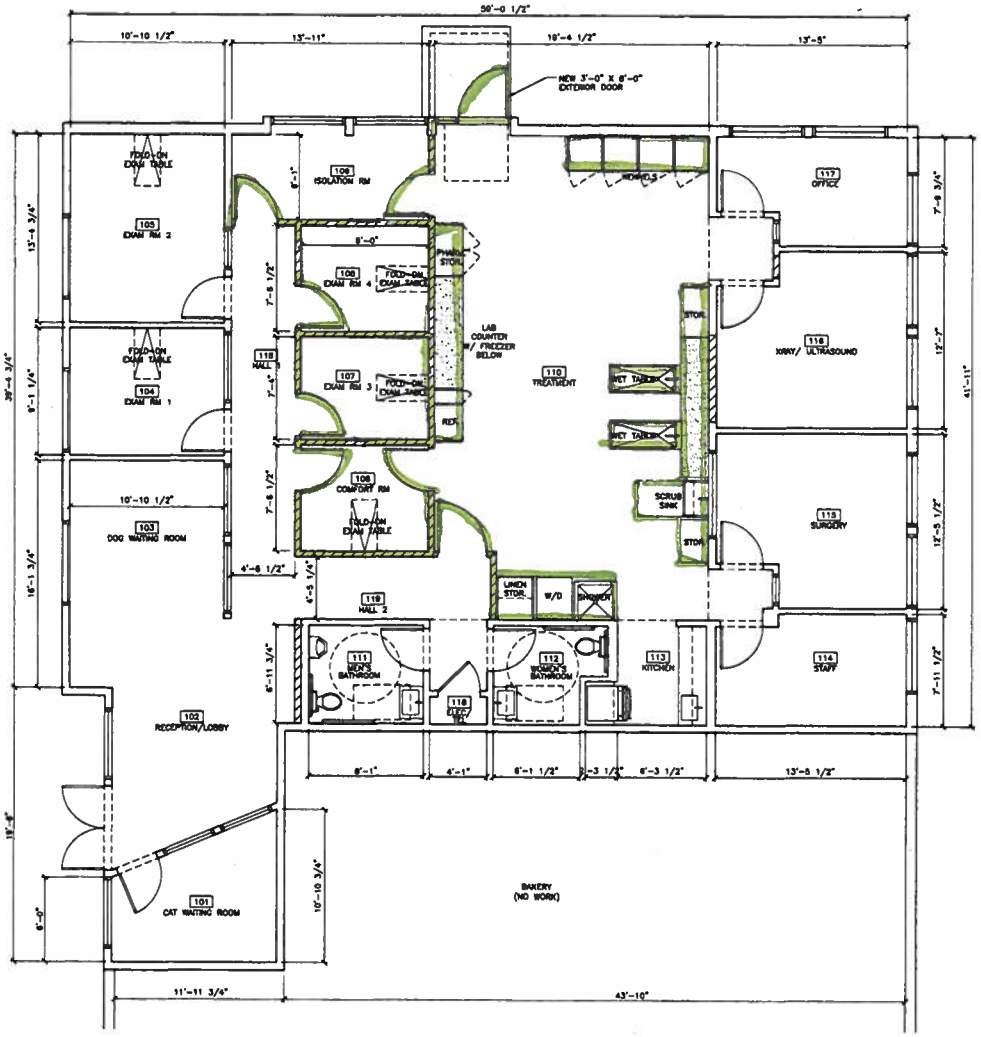
Key Plan

Issue Name	Date
CUP SUBMITTAL	11.03.2017

Date
NOVEMBER 01, 2017
Scale
1/4" = 1'- 0"

Sheet Title
FLOOR PLAN

Sheet No.
A101



Everything highlighted in green is an addition to the existing structure. Everything else currently exists in the space

LEGEND
NEW CONSTRUCTION
EXISTING WALL
1-HR. RATED WALL PER [Y-R302.1(1)]. SEE 11/A310

FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

PRELIMINARY DRAWINGS- NOT FOR CONSTRUCTION

Project Title
29105 canwood stre

29105 canwood street, building b-2
agoura hills, california 91301

Owner
oaks veterinary urgent care
29105 canwood street, building b-2
agoura hills, california 91301

Architect
o + p design
3300 airport avenue, suite #4
santa monica, california 90405
917.505.1042 tel
310.694.3983 fax

Seal
LICENSED ARCHITECT C-31987 STATE OF CALIFORNIA

Key Plan

Issue Name | Date
CUP SUBMITTAL | 11.03.2017

Date
NOVEMBER 01, 2017
Scale
1/4" = 1'- 0"

Sheet Title
FLOOR PLAN

Sheet No.
A101

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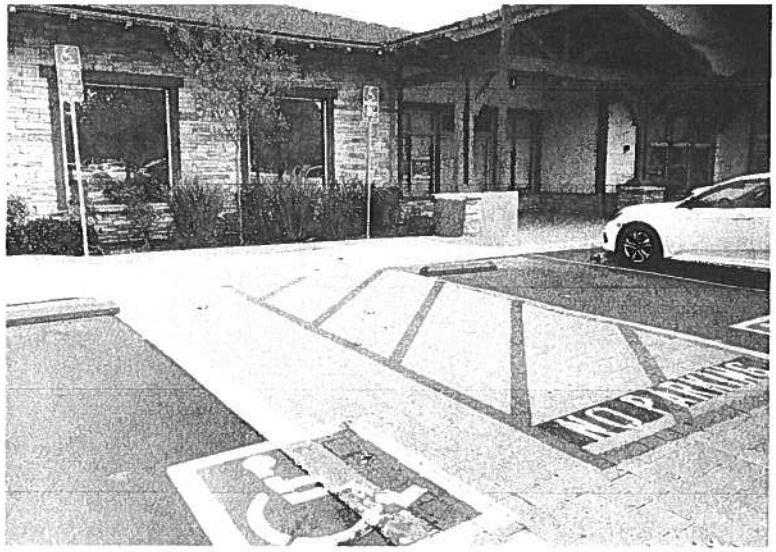
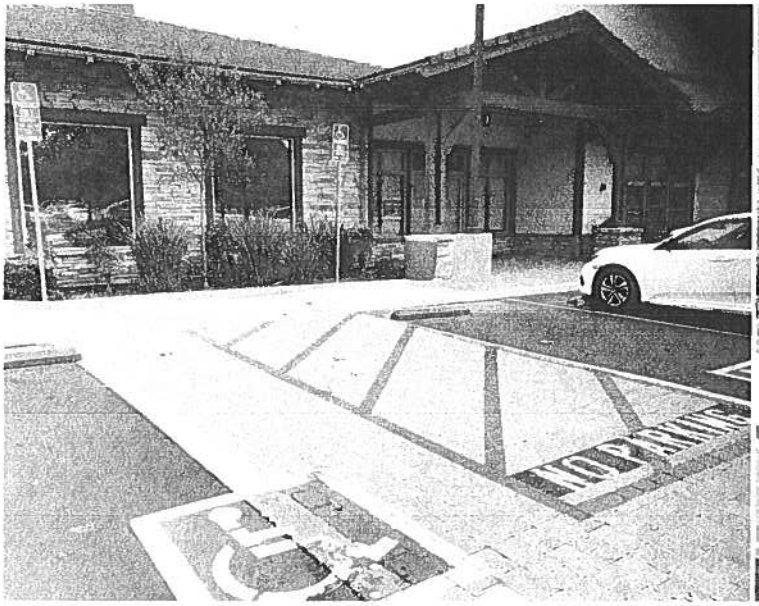

NO PARKING


NO PARKING