



**PLANNING DEPARTMENT**

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**DATE:** February 15, 2018

**TO:** Planning Commission

**APPLICANT:** James Lawson for Oakmont Senior Living

**CASE NOS.:** CUP-01358-2017; SIGN-01361-2017; OAK-01360-2017

**LOCATION:** 29353 Canwood Street (APN 2053-001-005)

**REQUEST:** Request for approval of a Conditional Use Permit for a two-story senior assisted living and memory care building of 71,020 square feet and 75 units; a Sign Permit for an approximately 15 square-foot monument sign with trellis along the site frontage on Canwood Street; an Oak Tree Permit to encroach within the protected zone of three (3) on-site oak trees; and to adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

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

**RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit CUP-013580-2017, Sign Permit SIGN-01361-2017, and Oak Tree Permit OAK-01360-2017, subject to conditions, based on the findings of the attached Draft Resolution; and adopt the project Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Report.

**ZONING DESIGNATION:** Business Park – Office Retail/Freeway Corridor Overlay (BP-OR-FC)

**GENERAL PLAN**

**DESIGNATION:** Business Park – Office Retail (BP-OR)

**I. PROJECT BACKGROUND AND DESCRIPTION**

The applicant, James Lawson for Oakmont Senior Living (OSL), is proposing Oakmont Agoura Hills, a senior assisted living and memory care facility. The site is located at 29353 Canwood Street, west of Kanan Road, and along the northern edge of U.S. Highway 101. The site is zoned Business Park-Office Retail-Freeway Corridor (BP-OR-FC), and has a General Plan land use designation of Business Park-Office Retail.

The approximately 5.7-acre site is vacant, with the exception of an existing billboard at the southeast corner of the site, a chain link fence, and remnants, primarily a foundation, of a former residence in the center of the site. The site is a hillside lot, with an average slope of 23.7 percent. The northerly portion rises steeply, however, only the southern portion of the site would be developed, which has an average slope of 16.7 percent. The site contains grasses, shrubs and several trees, including Coast Live oaks and Valley oaks, eucalyptus, and Peruvian pepper trees, as well as rock outcroppings in the northwest site area. There is a drainage course at the northwestern corner of the property, fed mostly by irrigation water. The drainage collects runoff from north of the site, and runs primarily west of the site on the neighboring parcel, with the exception of a short segment within the site. At Canwood Street, the drainage connects with the underground municipal stormwater system. Within this drainage, there are Valley oak and Coast Live oak trees, and Arroyo willows. Aside from the drainage, there are no sensitive habitats, plant or animal species on-site.

The site is bound on the north by a dedicated private open space area of the Hillrise Homeowner's Association (HOA) (Open Space-Deed Restricted zone), beyond which are single-family houses (Residential Single Family zone); on the east by vacant land zoned for commercial use (BP-OR-FC Overlay), beyond which are office uses; on the south by Canwood Street, beyond which is U.S. Highway 101; and on the west by a two-story office building (BP-OR-FC Overlay zone).

A Conditional Use Permit (CUP) is required because the site is hillside (over 10 percent slope), and the project is considered a "residential care facility of the elderly" (AHMC Section 9312.2), which, in the BP-OR zone, is a conditionally allowed use. A Sign Permit is required to construct the single monument sign along Canwood Street. An Oak Tree Permit is necessary to address encroachments into the protected zone of three (3) oak trees on-site (Coast Live and Valley oaks).

The facility would consist of a single building of two (2) stories, containing 75 units. Units would be either single or double, resulting in an estimated 86 residents. Total building square footage would be 71,020. The building height

would be primarily 26 feet and seven (7) inches, although select architectural features, such as gable roofs, would reach up to 30 feet. In the center of the building, an outdoor landscaped courtyard with a fountain is proposed. An outdoor dining patio is planned within this courtyard, and another at the northwest corner of the building, enclosed with a low masonry wall. There is a "memory care garden" along the building's east elevation, with landscaping, a fountain, and raised garden beds for use by residents. A pet activity area with synthetic turf is proposed along the northern part of the building. The facility would provide for dining rooms, activity rooms, media room (theater), fitness room, hair salon, library, and a consultation/exam room for visits by residents' personal physicians. The length of stay for residents would range from a few months to approximately ten (10) years. The facility would operate seven (7) days per week, 24 hours a day. The number of employees on-site at any one time would range from five (5) during the night shift to 30 during the day. Total full time employees would be 49, with 60 employees overall.

For reference, there is one other larger residential care facility for the elderly in the City. Meadowbrook Senior Living is located on Chesebro Road, approximately seven (7) miles east of the project site. It consists of approximately 160 assisted living and memory care units.

The surface parking lot would accommodate 45 spaces, as well as an additional three (3) spaces covered by carports and six (6) enclosed garage spaces, for a total of 54 spaces. As many of the residents would not drive, a 20+ passenger shuttle bus would be provided on-site for resident transportation.

Given the slope of the site, retaining walls no taller than six (6) feet are proposed along the development area perimeter. Additional metal railings of 42 inches high may be required along the top of the walls for safety purposes in cases where there is a pedestrian path above and adjacent to the retaining wall.

The project includes constructing sidewalk, curb and gutter along the Canwood Street property frontage, as required by the Public Works Department. The existing billboard sign at the southeast site corner, in addition to the chain link fence and former house foundation remnants at the center of the site, would be removed as part of the project.

The applicant is requesting a senior housing development density bonus pursuant to the Residential Density Bonus Ordinance (Agoura Hills Municipal Code Section 9674 *et seq.*). The additional density bonus would be in the form of a 20 percent increase (11,838 square feet) in the building square footage allowed in the Hillside Ordinance (AHMC Section 9652 *et seq.*). Item I. Density Bonus Ordinance of this staff report provides further discussion of the density bonus provision.

The development would be on the southern portion of the lot along Canwood Street (3.15 acres), with the northern portion that contains steeper slopes, as well

as the majority of on-site oak trees, to remain undeveloped and retained as permanent open space (2.6 acres).

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

	Existing	Proposed	Allowed/ Required
<b>Lot Dimensions (Feet)</b>			
Size	250,382.88	Same	20,000 min.
Lot Width	325	Same	200 min.
Lot Depth	650	Same	100 min.
<b>Building Height (Feet)</b>	N/A	26', 7" – 30'	35 max.
<b>Building Square Footage</b>	N/A	71,020	59,191 <sup>2</sup> /71,029 <sup>3</sup> max.
<b>Building Coverage (%)</b>	N/A	16.49 <sup>5</sup>	40 max.
<b>Building Setbacks (Feet)</b>			
Front	N/A	60', 9" min.	30' min.
Rear	N/A		20 min.
West Side	N/A	73', 11"	Min. 70 combined for both side setbacks, with no < than 15 on any side
East Side	N/A	37', 8"	Min. 70 combined for both side setbacks, with no < than 15 on any side
<b>Floor Area Ratio</b>	N/A	0.283 <sup>3</sup>	0.236 <sup>2</sup> /0.283 <sup>3</sup> max.
<b>Landscape Coverage (%)</b>	N/A	63.6 <sup>1</sup>	20 min.
<b>Minimum Project Size (Acres)</b>	N/A	5.7/2.6 <sup>4</sup>	2 min.
<b>Parking</b>	N/A	54	17

<sup>1</sup> Includes landscape area of development portion of site plus upper open space area of site.

<sup>2</sup> AHMC Section 9652 *et seq.*, Hillside Ordinance

<sup>3</sup> AHMC Section 9674 *et seq.*, Density Bonus Ordinance

<sup>4</sup> Total site area/development portion area

<sup>5</sup> Total site area

## II. STAFF ANALYSIS

### A. Site Plan and Building

The purpose of the Business Park – Office Retail (BP-OR) zone is to provide areas for smaller planned developments within a campus environment that are harmonious with the adjacent commercial or residential development.

Developments are to be characterized by pedestrian walkways and outdoor activity areas, landscaped open spaces, common signage, and seamless connections and transitions with existing buildings in terms of scale, design and materials. Developments should promote pedestrian safety and convenience, as well as connecting to, and complementing, the quality and character of existing development. The proposed project is considered a "Residential care facility of the elderly," as defined in the Zoning Ordinance, which is allowed in the BP-OR zone with a Conditional Use Permit (CUP).

The two-story building would be located in the lower portion of the site, with access taken from Canwood Street. Given the site slope, the finished floor of the building at 911 feet above mean sea level (MSL) would be about 24 feet above Canwood Street and a distance of 75-85 feet away, and 30 feet above the nearest freeway travel lane and 151 feet away. The building is square-shaped, with an outdoor courtyard in the middle. The parking lot is shown along the western side of the building, and would contain a porte-cochere for the convenience of residents and guests, as well as serving as an architectural feature. Outdoor recreational amenities are proposed within the internal courtyard, as well as along the building's north, west and east elevations. Wood arbors, fountains and decorative stone walls are shown in many of the outdoor spaces. A series of stucco stacked retaining walls with pre-cast caps are shown along the perimeter of the development area. The height of the walls would range from two (2) to six (6) feet, consistent with the maximum six (6) feet allowed in the Zoning Ordinance (AHMC Section 9606.2). Spaces between the stacked walls would be planted with a variety of groundcovers, perennials, and shrubs to eventually screen the walls. To mitigate aesthetic impacts and ensure an attractive appearance as the vegetation grows, the Initial Study/Mitigated Negative Declaration (see Item K. Environmental Review) incorporates Mitigation Measure AES-1 requiring the surface of the retaining walls to be decorative (see also Item E. Freeway Corridor Overlay District). The northern portion of the property would be kept as open space, with the existing trees and other vegetation retained.

The project meets all development standards of the BP-OR zone, as noted in the development standards table in Section I. PROJECT BACKGROUND AND DESCRIPTION. The architectural style is Craftsman-inspired, and incorporates natural wood and stone elements, as well as cream-colored plaster sides with wood-like shingle siding. The two-story profile of the building, along with the plaster and stone materials, is compatible with the existing office building off-site to the west. The stature of the building and its design are also compatible with the other developments in the City, which seek to reflect the natural environmental setting of Agoura Hills. The building would be located in the relatively flatter portion of the site, set further away from, and at a lower elevation than, the Hillrise single-family home neighborhood to the north. The finished floor elevation of the building would be 911 feet, versus the estimated 1,030-foot elevation of the closest residence to the north. Existing on- and off-site trees

would also serve to partially screen the proposed development from above. As such, views to the project from this residential area are expected to be limited.

The project incorporates many opportunities for outdoor activities, including dining, the internal courtyard, fountains, landscaped gardens, raised planting beds for residents to tend, as well as the pet activity area. A pedestrian pathway would encircle the building, and an additional path would meet the sidewalk on Canwood Street, thereby offering pedestrian safety and convenience within the site and connecting the facility to off-site locations.

A total of 54 spaces are proposed in the parking lot, adjacent to the building on the west. The Parking Ordinance (AHMC Section 9654.6) requires one (1) space for every five (5) beds for this type of use ("homes for the aged"). A maximum of 86 residents (beds) could be accommodated at the facility, resulting in a demand for approximately 17 spaces. Therefore, more than sufficient parking would be provided on-site.

Runoff from the developed area would enter the proposed on-site storm drain infrastructure, consisting of a series of concrete swales, catch basins and underground pipes. The runoff would be conveyed to various vegetated bio detention basins throughout the site, and then discharged to the existing storm drain in Canwood Street. A concrete swale would catch runoff from the northern open space portion of the site, just above the northernmost retaining walls, which would be conveyed along the eastern site border, or along the western site border, eventually connecting with the municipal stormwater pipe in Canwood Street.

## B. Architectural Design

The project was reviewed by the City Architectural Review Panel. The building's architecture reflects the Craftsman style. Brown, wood-like composition shingles make up the gable roofs, which screen the interior parapet roof. Wooden rafter tails are exposed from the gable roofs. The building sides consist of cream-colored plaster, with green fiber cement shingle siding that resembles wood, and brown wood trim. Stone columns are found at the porte-cochere main entry and trellis along the west elevation, and the building entry on the east elevation.

The architecture is consistent with the City's Architectural Design Standards & Guidelines (Guidelines) and design standards of the FC Overlay district for a high quality image along the freeway. The building design has varying roofline elements that also screen mechanical equipment on the parapet portion of the roof. The additional height of two entry features on the west and east elevations breaks up the massing of the facades and creates a focal point, as does various vertical and horizontal design elements of different building materials. Architectural detail provides design interest. Such details include exposed rafter tails, varying window sizes at different levels, window sills, staggering the

building footprint, and trellises. Building materials include natural materials and earth-tone colors.

Light standards of 14 feet high (to the fixture, with the pole extending to 16 feet) are proposed in the parking lot and along the driveway. The standards are bronze color and shielded to focus light downward. Wall sconce lighting of pewter finish would be located along the building elevations, and die cast aluminum shielded pathway lighting along the pedestrian walkway around the building and in the garden area adjacent to the east building elevation. Small flood lights would be used at key locations in the garden area on the east side of the building to illuminate trees, and for the monument sign along Canwood Street. All lighting is of a style compatible with the Craftsman-like design of the building. The photometric analysis to measure light from the project indicates a maximum of 0.1-0.2 candle-foot at the property's edge, consistent with the Guidelines' recommended standard of no more than 1.0 candle-foot.

### C. Signage

A single monument sign of an approximately 15 square-foot face, and identifying the name of the facility, is proposed along the street frontage. The face is proposed to be white granite with black lettering. The sign would be set upon a two-foot tall stone wall perpendicular to Canwood Street, and framed by a wooden trellis. With the trellis and wall, the entire monument sign feature would be six (6) feet high and twelve feet (12) long. The sign would be lit by four (4) small flood lights at the base and directed at the sign. The sign is proposed to be located five (5) feet from the property line, ten (10) feet from the street sidewalk, and fifteen (15) feet from the nearest vehicle travel lane of the street.

The sign is consistent with the Sign Ordinance (AHMC Section 9655 *et seq.*) in terms of location, size, materials and lighting. The Sign Ordinance also requires that landscaping be provided at the sign base equal to twice the area of one (1) face of the sign, which is about 30 square feet. While the sign is located in the proposed landscaped area of the site, Condition No. 10 (SIGN Resolution, Attachment 3, Exhibit A) requires that special accent plantings at the base of the sign be provided on the Final Landscape Plan.

### D. Hillside Ordinance

The entire 5.7-acre property has an average slope of 23.7 percent. However, in determining the average slope of a property, the Hillside Ordinance (AHMC Section 9652.12.B.) allows areas with a percentage of slope greater than 35 to be excluded before the average slope calculation formula is applied. The Ordinance further states that the excluded areas shall be designated as open space and not considered as part of the development. Using this approach, the applicant has calculated the average slope of the portion of the site to be developed as 16.7 percent. For commercial properties, the Ordinance

establishes a maximum floor area ratio (FAR) based on the percent slope. A slope of 16.7 percent allows an FAR of 0.2364. Condition No. 38 (CUP and OTP Resolution, Attachment 2, Exhibit A) ensures that the northern portion of the site with steeper topography is maintained in the future as permanent open space and excluded from development.

An FAR of 0.2364 on a site of 5.7 acres, or 250,382.88 square feet, results in a total building area of 59,191 square feet. The applicant has requested a building of more square footage in order to develop the facility as proposed. The applicant requested a density bonus per the Residential Density Bonus Ordinance (AHMC Section 9674 *et seq.*), which is discussed further in Item I. Density Bonus Ordinance. The resulting proposed building size is 71,020 square feet.

The Hillside Ordinance stipulates numerous design and development standards applicable to the project, including: (1) view preservation, including those from the freeway and existing residences; (2) erosion control and inconspicuous drainage devices on graded slopes; (3) building design that includes high quality architecture, building articulation, and use of materials and colors that blend with the natural landscape; and (4) plantings that blend naturally with the landscape.

As discussed in Item A. Site Plan and Building, the facility is proposed to be located on the flatter portion of the property, along Canwood Street. The back portion of the property is steeply sloped and contains many trees, including oaks. Further, there are additional trees in the open space property of the Hillrise residential community that directly borders the site on the north. Single-family homes are located beyond the open space area, further from the subject property. The view south from the Hillrise community would not be blocked by the proposed building, given the elevation difference (approximately 119 feet) and site distance between the building and nearest house (approximately 650 feet). Looking down the slope, the homes would likely have distant views to the roof of the facility, partially obscured by existing trees. (See Sheet 2, section diagram, of project plans, Attachment 4).

Consistent with the requirements of the FC Overlay district, the project has attempted to convey an attractive appearance from the freeway by utilizing high quality architecture, natural materials and earth-tone colors, as discussed in Item B. Architectural Design. The proposed building pad location is currently at a higher elevation than Canwood Street (899 feet above mean sea level versus 887 feet, respectively, a difference of 12 feet). After grading, the building's finished floor elevation would be at 911 feet, as compared to the 887-foot elevation at Canwood Street (a difference of 24 feet), and the 881-foot elevation of the nearest freeway travel lane (a difference of 30 feet). As a result, the building may appear more prominent to passersby. To reduce the building pad height, additional retaining walls would be necessary, and substantially more grading would be required, although the Hillside Ordinance encourages minimizing grading. As proposed, the project cut and fill quantities match, with no import or export of soil besides that needed to backfill the retaining walls. It is



infeasible to shift the building pad further north, given the steep slope, without extensive grading and removal of many trees, including oaks. By locating the building pad in the front portion of the site, the rear portion can be maintained as natural open space and provide more of a buffer from the residential community above.

Some of the proposed design factors would minimize the appearance of building height and mass. The building height, ranging from 26 feet and seven (7) inches to 30 feet, is less than the maximum 35 feet allowed, and combined with the larger than required building setback from Canwood Street (nearly 61 feet, compared to required 30 minimum), the appearance of the building along the freeway would be lessened. The rustic and earth-toned materials and gabled roofs with overhanging eaves add a “grounded” effect to the building.

In comparison, nearby buildings are sited further back on their properties, away from Canwood Street. The two-story office building immediately to the west is 31 feet high, with an approximate 160-foot setback from Canwood Street. The lot further west of the office building contains a two-story, 35-foot high medical office building, set back about 145 feet from Canwood Street. In both cases, the buildings extend further north on their respective sites, into the hillside, than the proposed project, and both nearby sites have been fully graded and occupied with the buildings and parking lots, with no open space preserved.

As discussed in Item G. Landscaping, some of the proposed plants, ground covers and trees are native and/or resemble native species in terms of appearance and habit. The landscape plan demonstrates a diverse palette with a variety of species. With Condition No. 36 (CUP and OTP Resolution, Attachment 2, Exhibit A) requiring the Final Landscape Plan to incorporate more native plantings, as acceptable to the County Fire Department Fuel Modification Unit, the project would more closely comply with the Hillside Ordinance. Therefore, both the building architecture and site landscaping would present an attractive view from the freeway, and reflect the character of Agoura Hills.

The only drainage device on the graded slope would be the concrete swale located behind the northernmost retaining wall north of the building. The drainage from the developed portion of the site would be filtered through various bio-filters on-site. The project would be required to comply with the most current erosion control and drainage measures as part of the applicant’s Erosion and Sediment Control Plan, and Low Impact Development (LID) Plan. The LID Plan must comply with the City LID Ordinance as well as the Los Angeles County LID Standards Manual. The applicant would also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction per the State Water Resources Control Board requirements. (See Condition Nos. 79-82 of the CUP and OTP Resolution, Attachment 2, Exhibit A).

### E. Freeway Corridor Overlay District

The FC Overlay standards reflect the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Standards applicable to the proposed project include: (1) use of natural and native landscaping, particularly oaks; (2) preservation of distant vistas to the Santa Monica Mountains; (3) use of compatible colors and materials to preserve and enhance the scenic quality of the corridor; and (4) screening of unsightly uses.

The Landscape Plan, as discussed further in Item G. Landscaping, contains seven (7) new Coast Live oak trees. There are some native species in the proposed plant palette, however the majority are non-native. As noted above, Condition No. 36 requires additional native species to be incorporated into the Final Landscape Plan, as acceptable to the County Fire Department, Fuel Modification Unit. As previously discussed, the views to the south and the Santa Monica Mountains from the residences north of the site would be preserved with development of the project, given the difference in elevation and distance between the project site and the homes. The building's location would not block views to the Santa Monica Mountains from the existing office building to the west, as the mountains are directly south of the each site. As described in Item B. Architectural Design, the building consists of earth tone colors and natural materials, including wood and stone accents. The architecture contains more rustic themes, compatible with the image of the City. Unsightly uses, such as refuse collection areas, are identified as being within a trash enclosure with walls and a roof. The trash enclosure would be sited in the northern portion of the parking lot, away from building entry areas and views from roadways. Condition No. 27 (CUP and OTP Resolution, Attachment 2, Exhibit A) requires the specific design of the trash enclosure to match the architecture, colors and materials of the building. Transformers, tool sheds and other minor utility uses are located toward the back of the building and between the building and adjacent retaining walls so that they are not visible from public areas or roadways.

### F. Oak Trees

The Oak Tree Report prepared by Richard Campbell in 2016, on behalf of the applicant, indicates a total of 30 Coast Live oaks and 44 Valley oaks on the 5.7-acre site. The majority of the oaks are located in the northern open space portion of the lot. The project would not result in the removal of any oak trees. However, development of the parking lot and retaining walls would require minor encroachment into the protected zone of one (1) Coast Live oak (#OSL-10), and two (2) Valley oaks (#OSL-54 and -55) at the northwestern portion of the development area.

Condition No. 43 (CUP and OTP Resolution, Attachment 2, Exhibit A) requires the applicant to comply with all recommended measures of the Oak Tree Report,

as well as additional conditions in the City Oak Tree Consultant memorandum of August 3, 2017. This is to ensure impacts to these three (3) trees are minimized, and that the remaining on-site oaks are protected.

#### G. Landscaping

The project Landscape Plan reflects a diverse palette of over 50 native and non-native (but non-invasive) tree, shrub, perennial, annual, and groundcover species. Native species are Coast Live oak, California sycamore, yellow monkeyflower, Spreading rush, Toyon, and Hollyleaf redberry, but the majority of the plan is non-native. The Hillside Ordinance and FC Overlay zone standards include the use of native and natural looking species in the planting plan. Therefore, Condition No. 36, previously discussed, requires the use of more native vegetation in the Final Landscape Plan, to the satisfaction of the Planning Director, in consultation with the City Landscape Consultant, and as accepted by the County Fire Department Fuel Modification Unit. Seven (7) Coast Live oak trees are included in the Landscape Plan, exceeding by three (3) the BP-OR district requirement to provide one (1) oak for every 15,000 square feet of building area. (AHMC Section 9373.7(B)).

The landscaping, particularly along the front elevation of the building, serves to soften the appearance of the building and retaining walls, and better integrate the project with the open space and natural setting of Agoura Hills. The landscaped gardens and courtyard also provide recreational spaces for the residents. The total landscaping provided in the development project area is 33.5 percent (46,077 square feet), exceeding the required 20 percent in the BP-OR zone. When also considering the vegetation to be retained in the lot's northern open space area, the total percent of landscaping and vegetated area on the 5.7-acre site would be 63.5 percent (159,278 square feet).

The project meets the parking lot landscaping standards of the Parking Ordinance (AHMC Section 9654.5). In particular, the project provides a 20-foot wide landscaped planter along the southern property line, adjacent to Canwood Street (excluding the driveway access point). The project meets the minimum required shade canopy cover of 50 percent in the parking area, providing 50.4 percent, and the minimum 15 percent landscape coverage in the parking lot with about 70 percent. Finger planters are interspersed among the parking stalls to break up the appearance of paving.

#### H. Noise

A noise study for the project was prepared by FirstCarbon Solutions (2017), on behalf of the applicant. The noise study was incorporated into the Initial Study/Mitigated Negative Declaration (IS/MND) analysis in Section XI. NOISE (see Item K. Environmental Review below for further discussion of the IS/MND). Notable noise from the project would be during construction, and the City's standard construction noise attenuation measures have been incorporated as

Mitigation Measure NOI-1 in the IS/MND. Other noise impacts would be to residents of the facility, primarily from freeway noise. Mitigation Measure NOI-3 requires special noise attenuating windows and doors. Residents dining on the outdoor patio on the building's west side may be exposed to significant ambient noise, primarily from the freeway, and so Mitigation Measure NOI-2 requires the proposed three and one half (3.5) foot wall to be increased to six (6) feet. The mitigation measure requires the taller wall to have special aesthetic treatment, to the satisfaction of the Planning Director.

The noise study assumed a back-up generator would operate at the facility occasionally as a maximum but reasonably likely scenario for noise emissions. However, a generator is not proposed as part of the project. As such, the actual noise from the project would be less than that determined in the noise study. Noise from the parking lot, truck loading, rooftop equipment, and outdoor activity areas is not expected to be substantial. The nearest off-site sensitive noise receptor sources are the single-family homes north of the site. Noise impacts to these homes are mitigated by the approximate 650-foot distance from the project to the nearest residence.

Periodic noise increases from sirens of emergency vehicles serving the residential care facility were specifically analyzed in the noise study, and addressed starting on page 73 of the IS/MND. Based on emergency vehicle response data from the Los Angeles County Fire Department and other similar residential care facilities, the size of the proposed facility, and assuming a maximum reasonable number of response calls, noise impacts from emergency vehicle sirens would be less than significant. This is attributed to the expected number of emergency calls where sirens would be used, and, in part, to the distance between the facility driveway area and the residences to the north, as well as existing background noise from the freeway.

#### I. Density Bonus Ordinance

The State Planning and Zoning Law requires each city and county to adopt provisions for a density bonus, and, in some cases, additional development incentives or concessions, for affordable housing and senior household projects. (Government Code Section 65915). Consistent with state law, the City's Residential Density Bonus Ordinance (Section 9674.1 *et seq.*) allows the granting of a density bonus of twenty (20) percent of the maximum allowable residential density to a senior citizen housing development. The Ordinance relies on the state definition of a senior citizen housing development, which is, "... a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units." The state defines senior citizen as "a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development" (Civil Code Subsections 51.3 and 51.12.). The project meets this definition.

The applicant is requesting a twenty (20) percent density bonus for the proposed facility, which qualifies as a senior citizen housing development, in the form of a twenty (20) percent increase in the building square footage allowed in the Hillside Ordinance. As previously noted, for this particular site, the Hillside Ordinance allows a maximum floor area ratio (FAR) of 0.236 based on the site's 16.7 percent slope, which results in a total 59,191 square feet. Applying the additional density bonus of twenty (20) percent to 59,191 square feet grants the applicant an additional 11,838 square feet, for a total allowed building size of 71,029 square feet. The applicant is proposing 71,020 square feet, just under the maximum allowed.

As the additional density is allowed only because the project is a senior citizen housing development, Condition No. 38 (CUP and OTP Resolution, Attachment 2, Exhibit A) has been incorporated into the project. The condition requires the building to be occupied as a senior citizen housing development, unless a different use occupies the building and the additional square footage granted as part of the density bonus is removed. This requirement would be memorialized in an agreement between the City and the applicant/owner that would be recorded against the property and will run with the land. This condition also requires that each resident occupying the senior citizen housing development meets the definition of a "senior citizen" in the Ordinance, which defers to the Civil Code, as discussed above.

#### J. General Plan Consistency

The project is consistent with the following applicable General Plan goals and policies.

Goal LU-16 Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable places to do business.

*Policy LU-16.1 Site Planning.* Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking, and transit, and exhibit a high-quality, attractive, and cohesive "campus environment," characterized by the following:

- Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas
- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots to create a safe haven for

pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians

*Policy LU-16.2 Development Form and Architecture.* Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery

*Policy LU-16.3 Buffering from Adjacent Properties.* Ensure that business park developments are positive additions to the City's community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses.

The project's rustic Craftsman-inspired architecture and extensive landscaping, which would be conditioned to provide additional natives, would offer an attractive appearance along the freeway, consistent with the City's semi-rural and natural environment. The building facades would be well-articulated and the buildings materials would be earth-toned and incorporate natural elements (wood and stone). Attractive architectural details include gable roofs with rafter tails, a porte-cochere, prominent building entries, and variation of materials along horizontal and vertical planes. The single monument sign is consistent with the building architecture by including a wooden trellis feature and a stone base. The building would encircle a courtyard, and the project incorporates several patio, garden, and other attractive outdoor activity areas. Although the parking lot is relatively small, substantial landscaping would be provided to break up the appearance of pavement. A pedestrian path would encircle the building, and another parallel to the access drive would connect the development to the street sidewalk to encourage walking and connectivity to the surrounding area for more ambulatory residents and their guests, as well as employees.

The project site would be buffered from adjacent uses on the north by the roughly two-acre natural open space area to be preserved, and on the east by either a fire access driveway or landscaped garden area in the almost 38-foot setback. On the south, the building would be set back nearly 61 feet from the property line, with the driveway, landscaped buffer along the street, and planted retaining walls within the setback. On the west, the setback of about 74 feet includes the parking lot and landscaped planters along the property line. This property edge backs up to the parking lot, driveway and office building on the adjacent lot.

As discussed in Item H. Noise, noise impacts to the surrounding community from construction would be minimized by standard construction noise attenuating methods. There are not anticipated to be significant noise effects from operation of the facility on the surrounding areas. Light and glare would be minimized through the use of shielded lighting standards, and the photometric analysis indicates no greater than 0.1-0.2 candle-foot at the property line, consistent with the maximum 1.0 standard. Condition No. 39 (CUP and OTP Resolution, Attachment 2, Exhibit A) has been incorporated into the project to ensure the flat portion of the parapet roof is painted a light earth tone color to minimize glare while also minimizing heat island effects.

Goal LU-18 Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills' neighborhoods, centers, and corridors.

*Policy LU-18.7 Care Facilities.* Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City.

The project would be the second major senior residential care facility in the City, adding to the availability of high quality designed care facilities. As discussed above under Goal LU-16 and its policies, the project offers an attractive facility to complement the City's semi-rural image and views from the freeway corridor. The design of the facility and its location on the site would complement adjacent uses in terms of scale and creating an attractive environment. The use would not pose operational conflicts, such as noise and lighting, and traffic would be minimal (see Item K. Environmental Review). The project design would also not block views from adjacent properties south to the Santa Monica Mountains either due to its lower elevation from the residences above, or because the sites to the west and east have these same views directly south from their respective lots.

Goal NR-2 Visual Resources. Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

*Policy NR-2.1 Maintenance of Natural Topography.* Require development to be located and designed to maintain the visual quality of

hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography.

The steeper portions of the property, located north of the proposed development pad, would be preserved as open space. The building and related development would be located on the relatively flatter portion of the site closer to the street. This part of the site has a gradual slope, and would require grading to establish a flat pad. Yet, the on-site grading would be minimized as a result of siting the building on the southern site portion. Cut and fill qualities would match, although additional soil would be needed to backfill the retaining walls. The existing vegetation, including oak and other trees, as well as the rock outcroppings on the steep back portion would be protected. The development pad location enables continued views south to the Santa Monica Mountains from adjacent properties, including residences above the site.

Goal H-3 Provide Adequate Sites to Achieve a Diversity of Housing. Provide opportunities for a range of housing types suited to residents of varying lifestyle and income levels.

*Policy H-3.1 Variety of Housing Choices.* Provide site opportunities for a full range of housing types, locations and densities to address the diverse needs of Agoura Hills' residents.

The use would add to the availability of larger senior residential care facilities in the City, of which there is currently one. The project would thereby contribute to a diversity of housing types suited to residents of varying lifestyle needs, in this case seniors that need additional care.

#### K. Environmental Review

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project, in compliance with the California Environmental Quality Act (CEQA). The IS/MND concluded that, although potentially significant impacts to Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources may occur, these impacts would be reduced to a level of less than significant with incorporation of the mitigation measures outlined in the IS/MND, which have also been included as project Condition No. 40 (IS/MND Resolution, Attachment 1, Exhibit A). The mitigation measures consist of incorporation of decorative treatment to retaining walls; incorporation of oak tree protection and preservation measures; creation of similar habitat as compensation for impacts to 0.3 acres of riparian/wetland habitat in the drainage, primarily from the parking lot development and placement of riprap; performance of bird nesting surveys and implementation of avoidance measures, as appropriate, prior to construction; implementation of standard archaeological, paleontological and discovery of human remains measures; implementation of geologic and geotechnical requirements of the project's geological/geotechnical



report and City Geologic/Geotechnical Consultant memorandums; incorporation of a taller wall at the western dining patio to minimize noise effects on diners; implementation of standard construction noise attenuation measures; and incorporation of standard interior noise attenuation measures.

The following issue areas were found to have no impact: Land Use and Planning and Mineral Resources, while less than significant impacts were found for the following: Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Population and House, Public Services, Recreation, Transportation/Circulation, and Utilities and Service Systems. Air quality impacts were found to be less than significant, as the study assumed standard South Coast Air Quality Management District Rule 403 and Rule 1113 measures would be implemented during construction. These measures are incorporated into the project as Condition No. 40 (CUP and OTP Resolution, Attachment 2, Exhibit A).

The Draft IS/MND was circulated for public review from November 16, 2017 to December 18, 2017. The Notice of Availability and Notice of Intent to Adopt the MND (NOA/NOI) was published in the Acorn newspaper on November 16, 2017, and posted at City Hall, the Agoura Hills Library, and at the City Recreation Center, as well as on the City's website. The NOA/NOI was also mailed to regulatory agencies and interest groups that typically receive CEQA document notices. A hard copy of the IS/MND was made available for public review at the Planning Counter at City Hall and at the Agoura Hills Library, and the document was posted on the City's website.

The City received two comment letters on the Draft IS/MND, from the South Coast Air Quality Management District and the County Fire Department. Comments received during the public review period were addressed in writing as part of the Response to Comments section of the IS/MND (refer to Final IS/MND Section 7.0). No changes to the document were necessary as a result of the comment letters. The Final IS/MND includes the Responses to Comments and the Mitigation Monitoring Program (refer to Section 6.0 in the Final IS/MND), which outlines when each mitigation measure will be implemented and what entity is responsible for ensuring it is implemented.

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

Pursuant to CEQA, to adopt the IS/MND, the Planning Commission must find that it independently reviewed the IS/MND and all comments received regarding the document, and based on the whole record before it, finds that: (1) the

IS/MND was prepared in compliance with CEQA, CEQA Guidelines, and the City's local CEQA Guidelines; (2) that there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the IS/MND reflects the independent judgment and analysis of the Planning Commission. These findings are outlined in the Draft Resolution for the IS/MND, Attachment 1 of this report. The Final IS/MND is included as Exhibit A to Attachment 1.

### **III. RECOMMENDATION**

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit CUP-013580-2017, Sign Permit SIGN-01361-2017, and Oak Tree Permit OAK-01360-2017, subject to conditions, based on the findings of the attached Draft Resolutions; and adopt the project Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Report.

### **IV. ATTACHMENTS**

1. Draft Resolution for the IS/MND with Exhibit A, Final IS/MND
2. Draft Resolution for the CUP and OTP with Exhibit A, Conditions of Approval
3. Draft Resolution for the SIGN, with Exhibit A, Conditions of Approval
4. Reduced copy of project plans

Case Planner: Allison Cook, AICP, Assistant Planning Director

**ATTACHMENT 1**

**DRAFT RESOLUTION FOR THE  
FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

RESOLUTION NO. 18-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE OAKMONT AGOURA HILLS PROJECT AT 29353 AGOURA ROAD (CASE NOS. CUP-01358-2017, SIGN-01361-2017 AND OAK-01360-2017).

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 James Lawson for Oakmont Senior Living, with respect to the real property located at 29353 Canwood Street (Assessor Parcel No. 2053-001-005), requesting approval of a Conditional Use Permit (Case No. CUP-01358-2017) to construct a two-story, 71,020 square-foot building and associated improvements on a vacant parcel; approval of an Oak Tree Permit (Case No. OAK-01360-2017) to encroach into the protected zone of three (3) on-site oak trees; and approval of a Sign Permit (Case No. SIGN-01361-2017) for a monument sign for the Oakmont of Agoura Hills Project, a senior assisted living and memory care facility (the "Project").

A. The above noted application requests have been processed in the time and manner prescribed in state and local law, including the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the City's Local CEQA Guidelines, and, pursuant to CEQA, the City is the Lead Agency for the project.

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

C. Along with the Draft IS/MND, a Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was circulated for public review from November 16, 2017 to December 18, 2017 as required by law. The NOA/NOI, with the availability of the

IS/MND for public review noted, was duly noticed in the local newspaper, and posted at City Hall, the City Recreation Center, and the Agoura Hills Library in accordance with state law. A copy of the IS/MND was made available for review on the City's website, at the Planning Counter at City Hall, and at the Agoura Hills Library. The IS/MND was circulated to the State Clearinghouse of the State of California's Office of Planning and Research.

D. The City accepted and responded in writing to comments on the IS/MND received during the public review period. Both the comments and the City's written responses thereto were incorporated in the Final IS/MND. No changes to the IS/MND were required as a result of the comments. The Final IS/MND consists of the IS/MND, comments and responses to the comments, and the Mitigation Monitoring Program (MMP), and is attached hereto as Exhibit A.

E. On February 15, 2018, the Planning Commission conducted a duly noticed public hearing to consider the Final IS/MND and the Project, during which opportunity was given to address the adequacy of the Final IS/MND. All comments regarding the Final IS/MND raised during the hearing were considered by the Planning Commission.

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

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

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

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

Section II. The Planning Commission of the City of Agoura Hills, California, exercising its independent judgment and analysis, and after considering the administrative record, hereby adopts the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for the Project.

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of February, 2018, by the following vote to wit:

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

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Curtis Zacuto, Chairperson

ATTEST:

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Doug Hooper, Secretary

**EXHIBIT A OF ATTACHMENT 1**

**FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

**(PREVIOUSLY PROVIDED UNDER SEPARATE COVER)**

Due to the large size of this document, a full copy is available for review at the Planning Department Counter, 30001 Ladyface Court, Agoura Hills, CA or on the City's website at: [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us)

# Oakmont of Agoura Hills

## Final Initial Study Mitigated Negative Declaration



City of Agoura Hills

PREPARED FOR:

### City of Agoura Hills

30001 Ladyface Ct.  
Agoura Hills, CA 91301  
Attn: Ms. Allison Cook  
Assistant Planning Director  
(818) 597-7310

PREPARED BY:

**envicom**  
CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290  
Westlake Village, CA 91362  
Attn: Ms. Laura Kaufman  
Director of Environmental Services  
(818) 879-4700

January 8, 2018



**ATTACHMENT 2**

**DRAFT RESOLUTION FOR THE  
CONDITIONAL USE PERMIT AND OAK TREE PERMIT**

RESOLUTION NO. 18-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01358-2017 AND OAK TREE PERMIT CASE NO. OAK-01360-2017 FOR THE CONSTRUCTION OF THE OAKMONT AGOURA HILLS SENIOR ASSISTED LIVING AND MEMORY CARE PROJECT AT 29353 CANWOOD STREET.

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 James Lawson for Oakmont Senior Living, with respect to the real property located at 29353 Canwood Street (Assessor Parcel No. 2053-001-005), requesting approval of a Conditional Use Permit (Case No. CUP-01358-2017) to construct a two-story, 71,020 square-foot building and associated improvements on a vacant parcel, and approval of an Oak Tree Permit (Case No. OAK-01360-2017) to encroach into the protected zone of three (3) on-site oak trees for the Oakmont Agoura Hills Project, a senior assisted living and memory care facility (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring Program (MMP) for this Project. On February 15, 2018, the Planning Commission held a public hearing to review the Final IS/MND and MMP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved the Resolution adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMP for the Project. The Resolution and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on February 15, 2018 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

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

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

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The purpose of the Business Park-Office-Retail (BP-OR) zone is to provide for smaller planned developments within a campus environment that are harmonious with the adjacent commercial or residential development. Developments are to be characterized by pedestrian walkways and outdoor activity areas, landscaped open spaces, common signage, and seamless connections and transitions with existing buildings in terms of scale, design and materials. The BP-OR zone conditionally allows development of a senior residential care facility. The proposal meets the development standards for the BP-OR and Freeway Corridor (FC) Overlay districts relative to setbacks, lot coverage and building height. By providing outdoor recreation areas and pedestrian pathways, landscaped open space near the building, an open space buffer from existing residences to the north, and building design, scale and materials consistent with the City's character and compatible with adjacent properties, the project is consistent with the provisions of the BP-OR zone. The Project complies with the Hillside Ordinance density requirements upon granting of a density bonus in accordance with the Residential Density Bonus Ordinance. The Project complies with all relevant standards in the Zoning Ordinance pertaining to parking, access, circulation, site amenities, landscape, parking lot landscape and tree canopy coverage. The Project meets the shade canopy coverage requirement and pedestrian circulation requirement, and exceeds the required amount of parking spaces, landscape coverage, and parking lot landscape coverage.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The residential facility proposed is a compatible use with adjacent office buildings and vacant land zoned BP-OR, and is compatible with the residential neighborhood to the north, beyond the open space area directly bordering the site. The Project consists of a residential use within a single building, similar in size and mass to nearby office uses. The type of use and operations on-site will not cause significant noise, lighting or glare to detract from the adjacent office uses and residences further north, nor would the project block views available from these other sites considering the topography and site design. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The project is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the area, and the particular architectural style is rustic with earth-toned colors and natural materials, thereby reflecting the community aesthetic. The Project incorporates substantial landscaping and gardens as amenities for the residents, as well as to provide an attractive view to the site. The height of the building, 26 feet and seven (7) inches to 30 feet, and two stories, is similar to the two-story and 31-35 feet high office buildings in the vicinity. The Project is buffered from single-family residences that are an estimated 650 feet to the north, and an estimated 119 feet higher than the subject site. A pedestrian pathway links the project to the Canwood Street sidewalk, allowing for connectivity with adjacent lots.

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

Project will be constructed to comply with the most recent Building Code requirements. The Project is subject to the Zoning Ordinance standards with respect to noise, light, and operational standards. Light standards are shielded downward and lighting will not exceed the standard of 1.0 candle-foot maximum at property line per the City's Architectural Design Standards & Guidelines. The steeper portions of the site will remain undisturbed, and be protected as open space. The driveway, distribution of parking spaces, and walkways are designed to limit conflicts between pedestrians and vehicles. The placement and design of the building will preserve the light, air, and privacy of the adjacent parcels by exceeding the required yard setbacks and by being below the maximum building height. The Project will be constructed to geotechnical requirements and recommendations of the project geotechnical report and of the City's Geologic/Geotechnical Consultant. The Project will connect to the existing sewer system, and the stormwater flows will be detained in on-site bio-filtration basins before entering the municipal stormwater system in Canwood Street. Runoff from the undeveloped hillside above will enter an existing drainage on the west and flow along the east side of the property until connecting with the storm drain system in Canwood Street. The residential facility will maintain an evacuation plan on-site to ensure the safety of residents and staff.

D. The proposed use, as conditioned, will comply with each of the applicable regulatory provisions of the Zoning Ordinance. The Project meets the development standards of the BP-OR and FC Overlay districts relative to setbacks, lot coverage, and building height. The Project is consistent with the Hillside Ordinance density requirements upon granting of a density bonus in accordance with the Residential Density Bonus Ordinance. The Project complies with all other applicable Zoning Ordinance standards, including for access, shade canopy coverage, signage and site amenities. It exceeds the minimum parking space, site landscaping, and parking lot landscaping requirements.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. There is currently one major senior residential care facility in the City, located on Chesebro Road, near the east end of the community, and approximately seven (7) miles away from the Project site. Therefore, the addition of the proposed facility, and its location several miles from another similar facility, will be sufficient to maintain the diversity of the community.

F. The proposed use, as conditioned, is consistent with Goals LU-16, LU-18, H-3, and NR-2, as well as Policies LU-16.1, LU-16.2, LU-16.3, LU-18.7, H-3.1 and NR-2.1, of the General Plan. The use adds to the availability of larger senior residential care facilities in the City, contributing to a diversity of housing types suited to residents of varying lifestyle needs. The Project's rustic, earth-toned, and well-articulated architecture, as well as extensive landscaping with natives and compatible non-natives, offers an attractive appearance along the freeway, consistent with the City's semi-rural character. The building encircles a courtyard, and the project incorporates several patio, garden, and other attractive outdoor activity areas. Although the parking lot is relatively small, substantial landscaping will soften the appearance of pavement. A pedestrian path will encircle the building, and another pathway would connect the development to

the Canwood Street sidewalk, encouraging walking and offering connectivity to the surrounding area. The Project site will be buffered from adjacent uses on the north by the approximately 2.7-acre natural open space area to be preserved, and on the east by either a fire access driveway or landscaped garden area. On the south, the building will be buffered from Canwood Street and the freeway by the site driveway, landscaping along the street, and planted retaining walls. On the west, the area between the property line and building will consist of the parking lot and landscaped planters, similar to the uses on the adjacent developed property. Noise impacts to the surrounding community from construction will be minimized by standard construction noise attenuating methods. There are not anticipated to be significant noise effects from operation of the facility on the surrounding areas, give the type of use, design and site layout. Light and glare will be minimized through shielded lighting standards and parapet roof of a light earth tone color.

Section VI. Freeway Corridor Overlay Zone. 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, as conditioned, is compatible with the City's semi-rural character and does not overwhelm the City's low-intensity development style. The Project consists of a two-story building of 26 feet and seven (7) inches in height, with select portions of the building at 30 feet, and so is below the maximum allowed height of 35 feet, contributing to a low-profile project. The 16.49 percent building lot coverage is well below the maximum 40 percent allowed so that the amount of development on the site is not overwhelming. Of the 5.7-acre property, the northernmost portion of approximately 2.6 acres would be retained as open space. The building pad is established within the southern half of the property, given the relatively flatter grade. The current elevation of the proposed building pad is higher than the street and freeway, and so the building would be set above these transportation corridors as well. The density bonus of 11,838 square feet does not noticeably increase the mass of the building, which is a square shape with a courtyard inside. The Project has been designed to minimize the appearance of height, as it is set back from the front property a larger distance than required. The rustic and earth-toned materials and gabled roofs with overhanging eaves add a "grounded" effect to the building. The well-articulated and varied building elevation and roofs, as well as staggered building footprint and marking the horizontal and vertical planes of the elevations with differentiated materials, reduce the building massing. Landscape coverage beyond the minimum required, and both the native and compatible non-native species, the former to be increased as conditioned, would provide an environment echoing the natural setting of the City.

B. The Project's features and space enhance the site so that the buildings are integral parts of the community fabric. To the maximum extent feasible, taking into consideration more than just economic feasibility, the project is situated on the site to maximize the views of the City's points of natural scenic beauty, such as Medea Creek, Ladyface Mountain or Strawberry Hill. The project's architecture is of high quality, while maintaining a rustic appearance. The building utilizes natural materials and colors.

Therefore, the building complements the natural setting of the City. The majority of the site would be left undeveloped, with approximately 2.6 acres remaining as natural open space, and the other developed portions planted with native and non-native but compatible species, reflecting the aesthetic of the City, and exceeding minimum landscape coverage requirements. The building pad location provides views southerly to Ladyface Mountain and the greater Santa Monica Mountains, while the site design and building height allow continued views to the same from adjacent properties. Medea Creek and Strawberry Hill are not in the vicinity of the Project site. Therefore views to these resources from the site are not readily available, and the Project will not affect such views.

C. Parking areas provide safe and convenient access. Parking areas are situated on the site and landscaped to avoid vast expanses of uninterrupted parking spaces. The parking lot provides vehicle spaces in excess of that required in the Zoning Ordinance, and is located in close proximity to the main building entry. A porte-cochere adds an aesthetic and protective feature for residents and their guests. The parking lot is relatively small, and is punctuated by landscaped finger planters and larger landscaped planters, along with shade trees. The amount of parking lot landscaping greatly exceeds the minimum required. The design of the parking lot provides no unsafe features, and the parking lot provides a pleasant experience for pedestrians with walkways and special paving features.

D. The site design works with the characteristics of the existing terrain and natural contours, and maximizes preservation of open space to the maximum extent feasible, taking into consideration more than just economic feasibility. Where features of special interest, such as hillsides, streams, or oak trees exist on the project site, they have been integrated into the design. The facility will be located on the relatively flatter portion of the property, toward the street. The back, steeply sloped portion, which also contains numerous oaks and other trees, will be preserved as open space. No oak trees will be removed as a part of the Project. The existing drainage along the western site border will also be retained. While the Project will require grading, the cut and fill quantities will be met on-site, with the exception of import soil to backfill the retaining walls.

E. The Project design, as conditioned, avoids or mitigates significant impacts to sensitive or endangered plants and animals, and sensitive plant communities, such as oak woodlands or riparian habitat. Based on the project biology report, there are no sensitive, threatened or endangered plant or animal species on-site or adjacent to the site. No oak trees would be removed; however, the protected zone of three (3) oak trees on-site would be encroached. Impacts from encroachment are expected to be minimal and no mitigation is necessary. Required protective and preservation measures during construction will ensure no adverse impacts to the oak trees. Minor impacts to the riparian/wetland habitat of the drainage course in order to construct the parking lot, retaining walls, and minor drainage facilities will be mitigated by replacing such habitat either on-site or off-site.

F. The development, as conditioned, design conveys the high quality image envisioned in the General Plan. Views of the site from the freeway, City gateways, and abutting residential areas complement and enhance the City's low intensity and semi-rural character. The rustic, Craftsman-inspired architecture with natural materials and colors will complement the semi-rural aesthetic of the City, as will the substantial planting with native and non-native but compatible species, on the east, west and south portions of the site. The northern site portion with oaks will be retained as open space, which will serve as a buffer to the existing residential community above the slope to the north.

G. Building facades are articulated on all sides. There are no long, unbroken facades. The building facades are of natural, non-reflective or low-reflective materials, such as wood, stone, brick or textured concrete. The building's predominant colors are subtle, neutral, or earth tone. Variations in rooflines are used to add interest to and reduce the massive scale of large buildings. Roof features compliment the character of adjoining neighborhoods. The rustic architectural style employs varying gable roofs concealing a parapet roof, and notable and well-defined building entries higher than the main building portions. Building elevations are well articulated with varying horizontal and vertical planes, windows of different sizes, appropriate changes in materials, and attractive details like exposed rafter tails. Building colors are green, brown and cream, and materials are either natural or resemble natural types, such as wood and stone. The roof style and natural colors and materials are complementary to the single-family residential community to the north.

H. Landscaping, as conditioned, complements the natural setting of the region. The planting plan includes native and non-native complementary species. In addition to the oaks to be preserved in the back portion of the lot, the landscape plan incorporates additional Coast Live oaks as well as the native California sycamore. The landscaping will complement the building design and soften the appearance of the building, as well as be compatible with the natural setting of Agoura Hills.

I. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. A project shall not be approved if, after implementation of any required traffic mitigation measures, the project's traffic will significantly reduce the existing level of service on any local street in a residential neighborhood. The Initial Study/Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act indicates that the project will not have significant impacts to traffic and circulation, including reducing the level of service on any local street, residential or otherwise. The nearest residential community is located upslope of the subject property to the north, and there is no street connection to the residential neighborhood from the Project site. As discussed in the IS/MND, traffic generated by this senior residential care facility is minimized since most residents do not drive, and a shuttle service will operate on the premises. The IS/MND also addresses potential light and noise impacts, the latter of which was found to be less than significant with incorporation of required mitigation measures to construct a taller wall around the outdoor dining patio, use noise-

attenuating windows and doors, and employ standard noise-reducing measures during project construction. The adverse effects of lighting will be minimized through the selection of shielded light standards, and the project's photometric analysis demonstrates that the Project will easily meet the City's recommended standard of illumination of no greater than one (1) candle-foot as measured at the property line. Overall, the IS/MND indicates that all potential environmental impacts from the Project can be mitigated to a level of less than significant with incorporation of mitigation measures identified in the document.

J. If any point on any lot line of any parcel on which the development is proposed to be located is within five hundred (500) feet of any point on any lot line of any residentially zoned property, the project is compatible with the residential uses. This finding is imposed in recognition of the impact of such developments on residential uses, including impacts on local street traffic, noise, light, security, view corridors, and other environmental impacts. The Project property is within five hundred (500) feet of a residentially zoned property, but the Project is a compatible use because the facility is also residential and any impacts to nearby residential uses have been mitigated through the design of the Project, conditions of approval, or Initial Study/Mitigated Negative Declaration required measures.

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

A. The Project, as conditioned, is located and designed to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mudflow, erosion, or other hazards. The Project will be required to comply with all current Building Codes and other applicable local and state regulations pertaining to construction and development of the site. The Project will be served by existing water and wastewater infrastructure and facilities. The Initial Study/Mitigated Negative Declaration prepared for the Project pursuant to CEQA identifies no significant geologic, seismic, slope instability, fire, flood, mud flow, or other site and development hazards resulting from the project. Any potential impacts will be mitigated to a level of less than significant with incorporation of mitigation measures listed in the document and made conditions of approval.

B. The Project, as conditioned, is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The Project will retain the northern portion of the site as open space, and preserve the oak and other trees in this area. There are no sensitive plant or animal species on-site. No oak trees will be removed. Standard protective and preservation methods are incorporated into the Project to ensure the continued health of the three (3) oak trees to be encroached, as well as all other oak trees on the site. The minor impacts to the on-site drainage will require compensation in the form of recreating riparian/wetland habitat, as identified in the IS/MND. The IS/MND requires archaeological and paleontological monitoring of excavation and appropriate



methods to be employed if cultural resources are discovered. The landscape plan incorporates both native species, as well as non-native species that are well suited to the area and complement native species. Views to Ladyface Mountain, and the general Santa Monica Mountains, will be protected on-site, and the Project will not affect views to these scenic resources from adjacent properties, including the residences north and upslope of the site, given the topography, building height, and site design.

C. The Project can be provided with essential public services and is consistent with the objectives and policies of the general plan. There is adequate infrastructure to serve the project, as addressed in the Initial Study/Mitigated Negative Declaration prepared for the project pursuant to CEQA in Sections XIII and XVII. The Project will be served by the existing water purveyor, and there is adequate stormwater and wastewater infrastructure to accommodate the facility. The site is served by municipal sewer. Consistent with Los Angeles County and state requirements, site runoff will be directed to on-site bio-filter basins where it will be detained before being released into the storm drain system in Canwood Street.

D. The development, as conditioned, will complement the community character and benefit current and future community residents. The rustic and well-articulated architecture of the facility, along with landscape plantings, which incorporate native species, will be compatible with the community character. The Project reflects the natural setting of Agoura Hills by employing earth tone and natural building materials, minimizing building height and lot coverage, and retaining the steeper portions of the site with oak trees as natural open space. The Project will provide additional housing opportunities for seniors needing special care, benefitting current and future community residents.

E. The development, as conditioned, is consistent with the general design and construction standards provided in the Hillside Ordinance. The Project reduces the amount of grading necessary by locating the development on the southerly, relatively flatter portions of the site, thereby preserving steeper slopes as open space. Cut and fill soil volumes will match, with the exception of soil imported to backfill the retaining walls. The development density is consistent with the hillside provisions, upon granting of a density bonus pursuant to the City's Residential Density Bonus Ordinance. Drainage and erosion control measures are incorporated into the Project, and views to Ladyface Mountain and the general Santa Monica Mountains will be preserved on-site and for the adjacent sites. The building design reflects a rustic style with earth tone colors and natural material accents, and is well articulated. Native trees and plants are incorporated into the landscape plan, as well as non-native species that are compatible with natives.

Section VIII. Oak Tree 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 9657.5.C.3 of the Agoura Hills Zoning Ordinance, that:

A. The construction and use, as conditioned, will be accomplished without endangering the health of the remaining trees on the subject property. The Project will

not remove oak trees, but will encroach into the protected zone of three (3) on-site oak trees. Oak tree protection and preservation measures have been incorporated into the project, consistent with the Oak Tree Preservation Guidelines and Appendix A of the Zoning Ordinance, the Oak Tree Report, and City Oak Tree Consultant direction for the three (3) trees to be encroached upon and for all other oak trees on the site.

B. The removal or relocation of the oak tree(s) proposed will not result in soil erosion through diversion or increased flow of surface waters which cannot be satisfactorily mitigated. No oak trees will be removed or relocated as part of the Project. Nonetheless, the Project is required to comply with the Low Impact Development (LID) Plan and Erosion and Sediment Control Plan, and conditioned accordingly by the City, which will address soil erosion prevention. Surface water flows will be addressed as identified on the Project's Grading Plan and in the hydrology report, meeting all local and state standards, as applicable.

C. The removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location(s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s). The Project does not involve the removal or relocation of any oak trees, either on- or off-site. Project impacts are limited to encroachment into the protected zone of three (3) oak trees on site.

Section IX. Density Bonus Ordinance. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9674.8.C of the Agoura Hills Zoning Ordinance, that the increased density and incentive(s) or concession(s) will not cause significant adverse effects on the public health and safety or the physical environment. The Project will retain the northern part of the site as open space, and preserve the oak and other trees in this area. There are no sensitive plant or animal species on-site. No oak trees will be removed. Standard protective and preservation methods are incorporated into the project to ensure the continued health of the three (3) oak trees to be encroached, as well as all other oak trees on the site. The minor impacts to the on-site drainage course will require compensation in the form of recreating riparian/wetland habitat, as identified in the Initial Study/Mitigated Negative Declaration prepared for the project pursuant to CEQA. The Project will be required to comply with all current Building Codes and other applicable local and state regulations pertaining to construction and development of the site. The IS/MND identifies no significant geologic, seismic, slope instability, fire, flood, mud flow, or other site and development hazards resulting from the Project. Any potential impacts will be mitigated to a level of less than significant with incorporation of mitigation measures listed in the document and made conditions of approval. With the additional density bonus square footage, the Project has a lower lot coverage and

building height than the maximum allowed, as well as larger yard setbacks than the minimum required, in the Zoning Ordinance. The Project, including the additional building square footage, will not block views to scenic resources from the site or surrounding properties, given the topography, site design and scale of the development. No developer incentives or concessions are being requested as part of the density bonus provision. As the Project is a senior citizen housing project, the additional findings in AHMC Section 9674.8.C are not applicable here.

Section X. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01358-2017 and Oak Tree Permit Case No. OAK-01360-2017, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the Project described in Section I hereof.

Section XI. 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 15<sup>th</sup> day of February 2018, by the following vote to wit:

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

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Curtis Zacuto, Chairperson

ATTEST

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Doug Hooper, Secretary

**EXHIBIT A OF ATTACHMENT 2**

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

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**(Case Nos. CUP-01358-2017 & OAK-01360-2017)**

**PLANNING**

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/she is aware of, and accepts, all conditions of these permits with the Planning Department.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to the Site Plan, Elevation Plans, Floor Plans, Roof Plan, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.
6. It is further declared, and made a condition of this action, that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these permits or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. 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.

10. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits, whichever occurs first. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
11. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01358-2017 and Oak Tree Permit Case No. OAK-01360-2017 will expire. A written request for a one (1) year extension may be submitted by the applicant and considered by the City prior to the expiration date.
12. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of Building Permit issuance.
13. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District prior to issuance of a Building Permit
14. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
15. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
16. 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.
17. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations and applicable City staff in attendance.

18. 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.
19. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Planning Director. Temporary construction fencing and gates shall be maintained in good condition at all times.
20. All proposed retaining walls shall be a maximum of six (6) feet high, and consist of materials subject to review and approval by the Planning Director, as outlined in the Final Initial Study/Mitigated Negative Declaration Mitigation Measure AES-1. A Building Permit is required for retaining wall construction.
21. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
22. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.
23. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
24. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept at the construction site at all times.
25. Inspections shall be scheduled by the applicant as required by the Building and Safety Division and coordinated with the Public Works/Engineering and Planning Departments.
26. Decorative paving shall be provided at the driveway entrance on-site, shown in hatching on the Site Plan. The color, materials and length of the decorative paving shall be subject to review and approval by the Planning Director, and specifically identified on the final plans prior to issuance of a Grading Permit or Building Permit, whichever occurs first.
27. All transformers, other equipment, and refuse containers shall be screened from view. A plan showing this shall be reviewed and approved by the Planning Director. The specific design of the trash enclosure shall match the architecture, colors and materials of the building.
28. All parking stalls shall be pinstriped per City standards.
29. In the event that revisions to the plans required during the Plan Check process cause substantial changes to the project design as determined by the Planning

Director, the project will be subject to additional review and approval by the Planning Commission.

30. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit an arts plan for the building that meets the requirements set forth by the City Council, for review and approval by the City. Prior to the issuance of occupancy for the building, the art shall be constructed and thereafter displayed for view by the public in a location approved by the Planning Director. If the approved art display is not maintained in good condition, or is altered without the permission of the Planning Director so that the improvements no longer conform to the approved arts plan, the Certificate of Occupancy may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.
31. Applicant shall obtain final approval from the Los Angeles County Fire Department Land Development Unit – Fire Prevention Division with respect to access, fire hydrant location and water availability for the site, and other items as required by the Fire Department prior to issuance of any City Grading or Building Permit, whichever occurs first.
32. All roof equipment shall be fully screened by the parapet and/or gable roof elements, and shown on the Final Roof Plan, prior to issuance of a Building Permit.
33. To reduce potential glare effects while minimizing heat island effects, the flat parapet portion of the roof shall be a light earth-tone color as shown on the Final Roof Plan and other applicable plans submitted prior to issuance of a Building Permit. The specific color shall be approved by the Planning Director.
34. The location of the monument sign at the southwest corner of the site, as depicted on the Site Plan and Grading Plan, shall be reflected on all other project plans, as applicable, including but not limited to, the Landscape Plan, submitted prior to issuance of a Building Permit or Grading Permit, whichever occurs first.
35. The Final Oak Tree Location Map shall be consistent with the Site Plan, Grading Plan and Landscape Plan with regard to site features and approved development, and submitted prior to issuance of a Building Permit or Grading Permit, whichever occurs first.
36. The Final Landscape Plan shall incorporate additional native species and more native species cover to the satisfaction of the Planning Director, in consultation with the City Landscape Consultant, and as acceptable to the County Fire Department Fuel Modification Unit. The Final Landscape Plan shall be submitted prior to issuance of a Grading Permit or Building Permit, whichever occurs first.



37. The applicant shall remove the existing on-site billboard sign and supporting structure, chain link fence, and former building remnants from the site prior to issuance of a Grading Permit.
38. The applicant/property owner shall conduct the following with regard to density bonus and floor area ratio provisions:
  - A. The owner shall enter into an agreement with the City that guarantees the Project and all residential units therein will be maintained for senior citizens as a senior citizen housing development, as those terms are defined in Municipal Code Sections 9674.2.K and 9674.2.L, respectively, for the life of the Project. In the event a different use occupies the structure granted the density bonus pursuant to this approval, then the structure shall be modified to remove the additional square footage granted as part of a density bonus pursuant to the City's Residential Density Bonus Ordinance. The City Attorney shall review and approve the agreement before it is executed by the City and the applicant/owner. The approved and executed agreement shall be recorded prior to the issuance of a Grading or Building Permit, whichever occurs first."
  - B. The owner shall record against the property a deed restriction or restrictive covenant guaranteeing that the portion of the property designated as undeveloped open space on the Site Plan and Grading Plan will be maintained as permanent undeveloped open space. At the owner's cost, he or she shall contract with a Registered Surveyor to prepare a metes and bounds legal description of the designated open space, which shall be acceptable in form to the City Engineer and Planning Director. The City Attorney shall review and approve the deed restriction or restrictive covenant before it is recorded. The deed restriction or restrictive covenant shall be recorded prior to the issuance of a Grading or Building Permit, whichever occurs first. This condition is imposed in recognition that the open space area was excluded from the maximum allowed floor area ratio calculations of Municipal Code Sections 9652.12 and 9652.13.
39. The applicant shall comply with each mitigation measure listed in the City-adopted Final Initial Study/Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the project. The Mitigation Monitoring Program is hereby attached (Attachment I) to these Conditions of Approval and incorporated herein as though set forth in full.
40. The applicant shall comply with the following SCAQMD air quality measures (Rules 403 and 1113):

- A. **Minimization of Disturbance.** Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
  - B. **Soil Treatment.** Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
  - C. **Soil Stabilization.** Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
  - D. **No Grading During High Winds.** Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
  - E. **Street Sweeping.** Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
  - F. **To reduce the emission of volatile organic compounds (VOCs) associated with architectural paint and coatings,** the developer and contractors shall obtain architectural paint and coatings from suppliers that comply with the current VOC standards in effect at the time of permit issuance in accordance with South Coast AQMD Rule 1113 – Architectural Coatings.
41. A list of all project conditions of approval herein and City-adopted Final Initial Study/Mitigated Negative Declaration mitigation measures, along with a signed copy of the Resolution, shall be printed on sheets as part of the final plan set submitted prior to issuance of a Grading and Building Permit.

## GEOTECHNICAL

42. The applicant shall comply with recommendations and requirements of the project Geotechnical Investigation Report (CHJ consultants, 10-21-15) and addendum (6-14-16), as approved by the City's Geologic/Geotechnical Consultant, and with all the items in the City Geologic/Geotechnical Consultant's (GeoDynamics, Inc.) memorandum dated October 7, 2016, all of which are incorporated herein by this reference, or any subsequent requirements of the City Geologic/Geotechnical Consultant.

## OAK TREE

43. The applicant shall comply with the recommendations and requirements to protect oak trees identified in the project Oak Tree Report (Richard Campbell, 3-28-16), as well as the following items listed in the August 3, 2017 City Oak Tree Consultant memorandum, which shall take precedence over the Oak Tree Report in the event of a conflict.
  - A. All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity.
  - B. An Oak Tree Permit application and associated fees shall be submitted to and approved by the City prior to the initiation of any ground disturbance activities.
  - C. All 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.
  - D. 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 that are located within a minimum of 100 feet of areas where ground disturbance will occur. The applicant or his/her consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant prior to starting work.
  - E. The applicant shall provide a minimum of 48 hours' notice to the City Oak Tree Consultant prior to the start of any work within the protected zone of any oak tree.

- F. 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.
- G. 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.
- H. No irrigation or ground cover shall be installed within the protective zone of any existing oak tree unless specifically approved by the Planning Director in consultation with the City Oak Tree Consultant.
- I. 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.
- J. 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.
- K. No herbicides shall be used within 100 feet of the dripline of any oak tree unless a program for herbicide use is first reviewed and accepted by the City Oak Tree Consultant

#### LANDSCAPING

- 44. Final Landscape Plans shall substantially conform to the Landscape Plan Sheets PRL-1 through PRL-3 prepared by E.G.L.A. Landscape Architecture, Inc., as approved by the Planning Commission.
- 45. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown shall conform to approved plans.
- 46. Prior to the approval of a Grading Permit, the applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license 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 Planting and Irrigation Plans 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.

47. 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) .
48. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. 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.
49. 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.
50. 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, and submitted prior to issuance of a Grading Permit.
51. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.
52. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.

53. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.
54. 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.
55. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

#### SOLID WASTE MANAGEMENT

56. 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 a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by the California Department of Resources Recycling and Recovery. 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.
57. 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.
58. 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.

## PUBLIC WORKS/ENGINEERING

59. The applicant shall provide a preliminary title report not older than 30 days.
60. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.
61. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc. shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us)
62. Prior to the issuance of a grading permit, applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
63. Prior to the issuance of a grading permit, applicant shall provide all required bonds, securities, and fees in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
64. 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.
65. 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.
66. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.

67. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the Director of Public Works. Improvement plans will not be approved by the Director of Public Works if not accompanied by CAD files.
68. 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.
69. Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
  - Las Virgenes Municipal Water District
70. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.
71. Applicant shall provide written permission from affected property owner prior to any off-site construction. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the Director of Public Works.
72. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.
73. The applicant shall design and construct road improvements along the project fronting Canwood Street and any necessary transitions. Said improvements shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, street lights, landscaping, landscaping, driveway approach, and all pavement markings. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works.
74. Applicant shall overlay Canwood Street with concrete asphalt for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director, and incorporated as part of the conditions of approval.
75. A sewer line is available for connection by this project in Canwood Street (Ref. Sewer Plan Dwg #F-57). Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
76. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with written proof that all LVMWD fees have been paid.



77. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
78. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
79. 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.
80. 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).
81. All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For stormwater discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.
82. SWPPP Plan - All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: [www.cabmphandbooks.com](http://www.cabmphandbooks.com) and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site. Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:
- 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.

83. Prior to certificate of occupancy, all remaining fees/ deposits required by the Engineering Department shall be paid in full.
84. Prior to certificate of occupancy, all requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
85. The Applicant's Engineer shall submit a set of **MYLAR**, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.*
86. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).
87. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

#### BUILDING AND SAFETY

88. Soils report will be required at the time of submittal of plans to the Building and Safety for review.
89. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures must meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code as well as 2017 County of Los Angeles Fire Code.
90. This project will be subject to the 2016 California Codes as adopted by the City of Agoura Hills and 2017 County of Los Angeles Fire Code.
91. Los Angeles County Fire Department approval will be required.
92. Los Angeles County Health Department approval will be required.

93. Las Virgenes Municipal Water District approval will be required.
94. 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 Energy documents 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.
95. Permit will be required for the demolition of the old structure and the bill board which are located on site.
96. This project must comply with all aspects of State and Federal Accessibility regulations including but not limited to curb ramps, detectable warnings, location of parking stalls, path of travel, etc.
97. This project must comply with slope setback requirement as outlined in Chapter 18 of the 2016 California Building Code.

END

**ATTACHMENT I**

**EXHIBIT A OF ATTACHMENT 2**

**CONDITIONS OF APPROVAL  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
MITIGATION MONITORING PROGRAM**

## **6.0 MITIGATION MONITORING PROGRAM**

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6 to track the implementation of the Mitigation Measures provided in the Oakmont of Agoura Hills Project Initial Study/Mitigated Negative Declaration (MND). The following table provides the full text of the mitigation measure from the MND as well as a summary of the actions required for implementation, timing, and the date and status of compliance. Successful implementation of the mitigation measures provided herein would reduce project environmental impacts to a less than significant level.

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
AES-1	The surface of the on-site retaining walls shall be designed with natural stone facing, or other similar rustic decorative design pursuant to the intent of the Freeway Corridor Overlay zoning district, to the satisfaction of the City Planning Director. The aesthetic treatment shall be shown on the construction plans and approved prior to issuance of a grading permit or building permit, whichever occurs first.	Show aesthetic treatment on construction plans	Prior to the issuance of a grading permit or building permit, whichever comes first	
BIO-1	<p><b>Nesting Bird Surveys</b></p> <p>To avoid impacts to breeding or nesting birds during the bird nesting season, project grading and construction shall occur August 31st through February 1st to the maximum extent feasible. If work occurs during the bird nesting season (February 1 to August 31), a qualified biologist retained at the project proponent's expense and approved by the City Planning Department shall survey all breeding and nesting habitat within the development area and adjacent to the development area for breeding and nesting non-game native birds. During the nesting season, if active nests are identified during pre-construction surveys or discovered after construction has started, they shall be protected with spatial buffers of an appropriate size as determined by the biologist. The buffer shall be determined on a case-by-case basis by the biologist. In the event that federally or state protected species are involved, the biologist shall establish buffers in coordination with a representative from the CDFW and USFWS as applicable. The size of the buffer shall be determined based on site conditions, the species' life history and disturbance tolerance, the nest's distance to construction activities, and the type of construction ongoing in the vicinity of the nest. Buffers shall be clearly delineated (e.g., using rope, flagging, signage); or may be defined by natural or manmade features that are deemed sufficient to prohibit access (e.g., tree rows, fences). Buffers shall remain in place and be monitored and maintained regularly during the nesting season or until the biological monitor determines that the</p>	<p>Conduct nesting bird survey</p> <p>Prepare and submit report discussing results to City Planning Department</p>	<p>Within a two (2)-week period with the last survey no more than three days prior to the start of work activities</p>	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>young have fledged or the nest failed. Construction personnel shall be instructed on the sensitivity of the area. The biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to protection of native birds and provide the documentation to the City Planning Department. Pre-construction surveys shall occur within a two-week period with the last survey no more than three days prior to the start of work activities. The survey area shall encompass the Project study area and the areas within a 100-foot buffer.</p>			
<p><b>BIO-2</b></p>	<p>To compensate for impacts to 0.03 acres of herbaceous wetland habitat in the channel, the applicant shall follow all requirements, including permits or approvals and identified mitigation, of the appropriate regulatory agencies, including the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB).</p> <p>At a minimum, the applicant shall compensate for the loss of habitat at a 1:1 ratio (compensation area: impact area), or as required by the RWQCB, ACOE, and CDFW, as applicable. The same or similar habitat shall be restored as close to the impact area as possible. If a location in the general area of the project is not feasible as determined by the City, then the applicant shall restore another appropriate area within the City limits as close to the impacted area as possible. If a location in the City is determined infeasible by the City, mitigation shall occur elsewhere in the watershed but as close to the project site as possible, or an in-lieu fee to compensate for the loss of habitat may be provided to a qualified agency or other entity acceptable to the City and the regulatory agencies, as applicable. The appropriate in-lieu fee would be determined by the applicant and receiving entity/ agency, as approved by the City Planning Department.</p>	<p>Compensate for loss of habitat at 1:1 ratio (compensation area: impact area)</p> <p>Prepare and submit mitigation and monitoring plan to the City Planning Department and other regulatory agencies, as necessary</p>	<p>Prior to issuance of a grading permit or building permit, whichever occurs first, or the start of construction of the project, whichever is sooner</p> <p>Within two (2) years of the completion of the project construction</p>	



6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>Mitigation shall be completed within two (2) years of the completion of the project construction. A mitigation plan and monitoring program shall be prepared and submitted to the City Planning Department and other regulatory agencies, as necessary, for acceptance prior to issuance of a Grading Permit or Building Permit, whichever occurs first, or the start of construction of the project, whichever is sooner. The mitigation plan and monitoring program shall outline methods of mitigation; planting sizes, quantities, and receiver sites; performance standards, including maintenance and monitoring (with periodic status reports and documentation). In the case of in-lieu fees, evidence of payment of such fees shall be provided to the City Planning Department prior to issuance of a Grading Permit or Building Permit, whichever occurs first.</p>			
<p><b>BIO-3</b></p>	<p><b>Oak Tree Protection and Preservation</b></p> <p>To reduce the project impact resulting from encroachment to oak trees (OSL-10, -54, -55) and any other oaks, the applicant shall conduct construction within the tree protection zone of oak trees in accordance with the work procedures program provided in the Oak Tree Report dated March 28, 2016, and the City oak tree consultant memorandum dated August 3, 2016, to the satisfaction of the Planning Director. The recommendations of the most recent report shall supersede if recommendations for the same project or feature are provided in updated reports or as indicated by the City oak tree consultant. The following required measures, as outlined by the City oak tree consultant, shall be implemented:</p> <ul style="list-style-type: none"> <li>• All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity.</li> <li>• An Oak Tree Permit Application and associated fees shall be submitted to the city, and approved, prior to the initiation of any ground disturbance activities.</li> </ul>	<p>Conduct construction within the tree protection zone of oak trees in accordance with Oak Tree Report</p>	<p>During grading and construction</p>	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<ul style="list-style-type: none"> <li>• All 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.</li> <li>• 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 that are located within a minimum of 100 feet of areas where ground disturbance will occur. The applicant or applicant's consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant.</li> <li>• The applicant shall provide a minimum of 48 hours notice to the City Oak Tree Consultant prior to the start of any work within the protected zone of any oak tree.</li> <li>• 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.</li> <li>• 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.</li> <li>• No irrigation or ground cover shall be installed within the Protective Zone of any existing oak tree unless</li> </ul>			

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>specifically approved by the City Oak Tree Consultant and the Planning Director.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>			
CUL-1	<p><b>Archaeological, Native American, and Paleontological Monitoring</b></p> <p>An archaeologist that meets the Secretary of Interior qualifications and a Native American monitor shall monitor project grading of the top two (2)-feet of soil. The project shall also have a Project Archaeologist, hired by the applicant, who shall oversee and manage the work of all project monitors (archaeological, Native American, and paleontological). All monitors shall be retained by the developer at the developer's expense.</p>	Monitor project grading of the top two (2)-feet of soil	Until the underlying volcanic bedrock is exposed throughout the project footprint by grading	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>The archaeological monitor shall collect any prehistoric material uncovered through grading, and can halt construction within 50-feet of a potentially significant cultural resource, if necessary until the significance of the find can be determined. If potentially significant intact deposits are encountered, then a cultural resource "discovery" protocol and communication plan will be followed which will be formalized in a Construction Phase Monitoring Plan. Such a plan shall be prepared by the archaeologist at the developer's expense and provided to the City Planning Department for review and acceptance prior to initiation of the archaeological monitoring work. The Plan shall include all monitoring protocols including what the monitor is authorized to do in the case of temporary discovery or potentially significant discovery, a discovery communication plan, handouts demonstrating anticipated cultural resources, and a site map showing the property boundary and the boundaries of the two cultural resources discovered on the property.</p> <p>Due to the area being partly within the Topanga Formation, a geological unit known for marine fossils, a qualified paleontological monitor retained by and paid for by the developer shall spot check the project until the underlying volcanic bedrock is exposed throughout the project footprint by grading. The paleontological monitor will also be able to halt construction within 50-feet of any fossil discovery until the fossil can either be removed off-site or the Lead Agency notified to further assess the discovery and determine the significance of the find. If the find is large enough to warrant further evaluation and/or extraction, then a fossil "discovery" protocol shall be followed. This protocol shall also be outlined in the Construction Phase Monitoring Plan. Again, such a plan shall be prepared by the archaeologist at the developer's expense and provided to the City Planning</p>			

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>Department for review and acceptance prior to initiation of the paleontological monitoring work. The Construction Phase Monitoring Plan shall include specific information on what the monitor is authorized to do in the case of temporary discovery or potentially significant discovery, a discovery communication plan, handouts demonstrating anticipated paleontological resources, and a site map showing the property boundary.</p>			
<p>CUL-2</p>	<p><b>Archaeological Discovery</b></p> <p>If buried materials of potential-archaeological significance are discovered within an undisturbed context during any earth-moving operation associated with the proposed project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until the Project Archaeologist can evaluate the nature and/or significance of the find(s). The project communication plan (included in the Construction Phase Monitoring Plan) shall be followed and the Lead Agency shall be immediately notified of the discovery. The archaeological monitor can allow work to proceed in areas away from the find.</p> <p>Construction shall not resume in the locality of the discovery until consultation between the Project Archaeologist, the Lead Agency, the applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead Agency. If a significant cultural resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead Agency in conjunction with the Project Archeologist if the resource cannot be avoided. In response to the discovery of significant cultural resources, the Lead Agency, in conjunction with the Project Archaeologist, may also add mitigation measures during</p>	<p>Follow project communication plan (included in the Construction Phase Monitoring Plan)</p> <p>Notify Lead Agency immediately of discovery</p>	<p>Project will not resume until consultation between concerned parties takes place and reaches a conclusion by Lead Agency</p>	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>continued site development, which may include additional cultural and/or Native American monitoring.</p> <p>Any required additional monitoring shall be conducted at the applicant's expense and outlined in an addendum to the Construction Phase Monitoring Plan, which shall also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities. Any Evaluation, Data Recovery, Site Management, or Monitoring Plans or Reports generated as a response to the discovery of a significant cultural resource shall be submitted to the Lead Agency for review and final curation as part of the project record. Final curation and associated costs shall be the responsibility of the property owner. All such documents associated with the discovery of cultural resources shall be transmitted to the appropriate State of California archaeological site record and information centers upon completion of the discovery and monitoring work by the Project Archaeologist.</p>			
CUL-3	<p><b>Paleontological Discovery</b></p> <p>If buried materials of potentially-paleontological significance are discovered within an undisturbed context during any earth-moving operation associated with the project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until the Project Archaeologist can evaluate the nature and/or significance of the find(s). The project communication plan (included in the Construction Phase Monitoring Plan outlined in Mitigation Measure CUL-2) shall be followed and the Lead Agency shall be immediately notified of the discovery. The Project Archaeologist may determine, with the concurrence of the Lead Agency, that it is necessary to include a qualified senior paleontologist with Conejo Valley experience to further assess the discovery, the cost of which will be undertaken by</p>	<p>Follow project communication plan (included in the Construction Phase Monitoring Plan)</p> <p>Notify Lead Agency immediately of discovery</p>	<p>Project will not resume until consultation between concerned parties takes place and reaches a conclusion by Lead Agency</p>	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>the applicant. The paleontological monitor can allow work to proceed in areas away from the find.</p> <p>Construction shall not resume in the locality of the discovery until consultation between the senior paleontologist, the Lead Agency, the applicant's representative, and all other relevant concerned parties, takes place and reaches a conclusion approved by the Lead Agency. If a significant paleontological resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or fossil recovery of the significant resource may be required by the Lead Agency in consultation with the Project Archaeologist and a senior paleontologist if the resource cannot be avoided. In response to the discovery of significant paleontological resources and in consultation with the Project Archaeologist, the Lead Agency may also add mitigation measures during continued site development, which may include additional paleontological monitoring.</p> <p>Any required additional monitoring shall be conducted at the applicant's expense and outlined in an addendum to the Construction Phase Monitoring Plan, which shall also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities. Any evaluation, fossil recovery, or Reports generated in response to the discovery of a significant paleontological resource shall be submitted to the Lead Agency for review and final curation as part of the project record. Final curation and associated costs shall be the responsibility of the property owner. All such documents associated with the discovery of paleontological resources shall be transmitted to the Natural History Museum of Los Angeles County by the Project Archaeologist at the applicant's expense.</p>			

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
CUL-4	<p><b>Inadvertent Discovery of Human Remains</b></p> <p>In the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5. The Coroner shall be notified of the find immediately, together with the City and the property owner.</p> <p>If the human remains are determined to be prehistoric, the Coroner shall notify the California Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The Lead Agency and the Project Archaeologist, retained at the applicant's expense, shall also establish additional appropriate mitigation measures for further site development, which may include additional archaeological and Native American monitoring or subsurface testing at the developer's expense. The archaeologist shall outline all responses to the discovery of human remains in a Recovery or Management Plan submitted to the Lead Agency for review. Any additional monitoring required shall be outlined in an addendum to the Construction Phase Monitoring Plan, which will also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities.</p>	Notify the Coroner, City and property owner immediately if human remains are uncovered	Ongoing	
GEO-1	To mitigate expansive soil conditions, the Applicant shall implement the recommendations during grading provided in the "Recommendations" section of the Geotechnical Report prepared by GHJ Consultants dated October 21, 2015, and addenda dated June 14 and July 26, 2016, pertaining to:	Implement the recommendations during grading provided in the "Recommendations"	Prior to the issuance of a grading or building permit, whichever occurs first	



6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>General Site Grading, Initial Site Preparation, Minimum Mandatory Removal and Re-compaction of Existing Soils, Preparation of Fill Areas, Preparation of Foundation Areas, Compacted Fills, Slope Construction, Slope Protection, Foundation Design, Lateral Loading, Retaining Wall Backfill, Seismic Lateral Earth Pressure (Cantilevered Wall), Slabs-on-Grade, Expansive Soils, Potential Erosion and Drainage, Storm Water Infiltration, Trench Excavation, Trench Bedding and Backfills, Chemical/Corrosivity Testing, and Construction Observation. The applicant shall also comply with all measures identified in the City Geotechnical Consultant (Geodynamics Inc.) memorandum dated October 7, 2016, under "Report Review Comments" and "Plan Check Comments." The GHJ Consultants and City Geotechnical Consultant's measures shall be addressed to the satisfaction of the City Public Works, Building, and Planning Departments prior to issuance of a grading or building permit, whichever occurs first. The recommendations of the most recent report shall supersede if recommendations for the same project or feature are provided in updated geotechnical reports.</p>	<p>section of the Geotechnical Report</p> <p>Comply with all measures identified in the City Geotechnical Consultant memorandum</p>		
NOI-1	<p>To reduce potential construction period noise impacts, the following measures are required:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>• The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.</li> <li>• The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.</li> <li>• At all times during project grading and construction, the construction contractor shall ensure that stationary</li> </ul>			

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.</p> <ul style="list-style-type: none"> <li>• The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.</li> <li>• All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday. No such activities shall be permitted on Sundays or federal holidays.</li> </ul>			
NOI-2	<p>To reduce the effect of freeway noise on the exterior environment of the proposed facility, a 6-foot high noise wall shall be built around the west and south sides of the outdoor patio area located on the west side of the building. The noise wall shall be designed in coordination with the applicant's acoustic engineer to ensure adequate noise attenuation. It shall be decorative, and screened by landscaping, except for any portions that are glass, as acceptable to the acoustic engineer, which do not need to be screened by landscaping. The specific wall design, location, and dimensions shall be shown on the final plans and approved by the Planning Director prior to issuance of a Grading Permit or Building Permit, whichever occurs first</p>	<p>Show noise wall design, location, and dimensions on final plans submitted to Planning Director</p> <p>Build 6-foot high noise wall around the west and south sides of the outdoor patio area located on the west side of the building</p>	<p>Prior to issuance of a grading permit or building permit, whichever comes first</p>	

6.0 MITIGATION MONITORING PROGRAM

#	Mitigation Measure	Action	Time of Clearance	Date & Status
NOI-3	<p>To reduce the effect of freeway noise on the interior environment of the proposed facility, all project wall assemblies (windows, doors, and wall combinations) that are directly exposed to U.S 101 shall be upgraded to have a combined minimum standard transmission class (STC) rating of STC-40. All wall assemblies that are indirectly exposed (i.e., perpendicular to the roadway) to the centerline of U.S. 101 shall be upgraded to have a combined minimum rating of STC-36.</p> <p>The wall assemblies of these indicated façades shall be upgraded to perform at the indicated minimum STC ratings to provide the necessary exterior to interior noise attenuation within a reasonable margin of safety. Quality control must be exercised in construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed.</p> <p>These construction measures shall be shown on the final construction drawings submitted to the City and reviewed as acceptable by the City Building and Planning Departments prior to issuance of a grading or building permit, whichever occurs first.</p>	<p>Upgrade all project wall assemblies that are directly exposed to the U.S. 101 to have a combined minimum standard transmission class (STC) rating of STC-40</p> <p>Show construction measures on final construction drawings submitted to the City</p>	<p>Prior to issuance of a grading permit or building permit, whichever comes first</p>	

**ATTACHMENT 3**

**DRAFT RESOLUTION FOR THE  
SIGN PERMIT**

RESOLUTION NO. 18-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01361-2017 FOR THE MONUMENT SIGN FOR THE OAKMONT AGOURA HILLS PROJECT LOCATED AT 29353 CANWOOD STREET.

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 James Lawson for Oakmont Senior Living, with respect to the real property located at 29353 Canwood Street (Assessor Parcel No. 2053-001-005), requesting approval of a Sign Permit (Case No. SIGN-01361-2017) to construct a monument sign along the street frontage for the Oakmont of Agoura Hills Project, a senior assisted living and memory care facility (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring Program (MMP) for this Project. On February 15, 2018, the Planning Commission held a public hearing to review the IS/MND and MMP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved the Resolution adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMP for the Project. The Resolution and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on February 15, 2018 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

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

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

A. The sign, as conditioned, is consistent with the General Plan and the provisions of the Zoning Ordinance. In particular, the sign is consistent with General Plan Policy LU-16.2 for integration of signage with the building's architectural style and character. The monument sign, with its granite face, stone base, and wooden trellis, is consistent with the rustic architectural style, earth-tone colors and natural stone and wood

accent materials of the building. The sign trellis echoes the trellis features of the building. The sign meets all applicable standards of the Sign Ordinance in terms of dimensions, materials, colors, lighting, style and landscaping, and is of a smaller size than the maximum monument sign face allowed. The sign provides clear, meaningful identification for the business as viewed from the freeway and Canwood Street, with aesthetically pleasing materials and design that do not overwhelm views to the site.

B. The location and design of the sign are legible under normal viewing conditions where the sign is to be installed. The sign will be built to identify the business clearly during the daytime and nighttime without adversely impacting nearby properties. Small ground-mounted flood lights will be installed to directly illuminate the sign face on either side, for a total of four (4) lights. The size of the sign, sign face and lettering are adequate for legibility yet not dominant for the site or freeway corridor. The size of the sign, approximately 15 square feet, is less than the maximum 48 square feet allowed in the Sign Ordinance. The sign will be located five (5) feet from the property line, and ten (10) feet from the Canwood Street sidewalk, thereby maintaining adequate vehicular site distance. The sign content, with the business name, and the limited use of colors, a white-gray background with black letters compared to the maximum three (3) colors allowed, is consistent with the Sign Ordinance.

C. The location and design of the sign, its size, shape, illumination, and color are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The monument sign, with its granite face, stone base, and wooden trellis, is consistent with the rustic architectural style, earth-tone colors and natural stone and wood accent materials of the building. Sign illumination will be minimized by the use of small floodlights directly focused on the sign. The size of the sign, approximately 15 square feet, is less than the maximum 48 square feet allowed in the Sign Ordinance. The sign will be located five (5) feet from the property line, and ten feet from the Canwood Street sidewalk, thereby maintaining adequate vehicular site distance. The size of the sign, sign face and lettering are adequate for legibility yet not dominant. The sign face will be granite with black lettering, with a natural stone color base and wooden brown trellis above the face. Therefore, along with the building, the sign reflects the semi-rural natural setting of Agoura Hills, and will provide an attractive view from adjacent properties and along the freeway.

D. The sign, as conditioned, is consistent with the sign standards of the Sign Ordinance. The dimensions, limited use of colors, natural materials similar to the building, rustic style consistent with the building, screening of electrical equipment within the sign structure, and minimal and focused lighting, are consistent with overall sign standards and specific standards for monument signs.

E. The sign is consistent with the adopted sign design guidelines. The sign is consistent with the sign guidelines of the City's Architectural Design Standards & Guidelines, as it provides optimum visibility to the public by its location and clear and legible copy; contains durable, high-quality materials of granite, stone and wood; and reflects the design, materials and scale of the building.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. SIGN-01361-2017, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the Project described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 15<sup>th</sup> day of February, 2018, by the following vote to wit:

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

\_\_\_\_\_  
Curtis Zacuto, Chairperson

\_\_\_\_\_  
Doug Hooper, Secretary

**EXHIBIT A OF ATTACHMENT 3**

**CONDITIONS OF APPROVAL  
FOR DRAFT RESOLUTION FOR THE SIGN PERMIT**



## **EXHIBIT A**

### **CONDITIONS OF APPROVAL**

**(Case No. SIGN-01361-2017)**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts, all conditions of this action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to, the conditions of approval.
4. It is hereby declared to be the intent that if any provision of this action is held or declared to be invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. SIGN-01361-2017. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The approval of Sign Permit Case No. SIGN-01361-2017 is only valid in conjunction with Conditional Use Permit Case No. CUP-01358-2017 and Oak Tree Permit Case No. OAK-01360-2017, and the conditions of approval therein.
8. The monument sign shall comply with all applicable provisions of the Sign Ordinance, including in particular, Municipal Code Section 9655.5.F.2.
9. 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.

10. The Final Landscape Plan shall incorporate accent planting at the base of the monument sign, consistent with the Sign Ordinance (Municipal Code Section 9655.5.F.2.v.), to the satisfaction of the Planning Director, in consultation with the City Landscape Consultant.

11. A Building Permit is required for construction of the monument sign.

END

**ATTACHMENT 4**

**REDUCED SET OF PROJECT PLANS**

# OAKMONT OF AGOURA HILLS

29353 CANWOOD STREET,  
AGOURA HILLS, CALIFORNIA



NOTE: THIS PROJECT IS PRIVATELY FUNDED.

### DRAWING INDEX

- AD TITLE SHEET
- R1 RENDERINGS
- R2 RENDERINGS
- R3 RENDERINGS
- R4 RENDERINGS
- R5 PHOTO MONTAGE VIEW ACROSS FREEWAY
- R6 PHOTO MONTAGE VIEW FROM FREEWAY TO THE EAST
- 1 COLORED SITE LAYOUT PLAN
- 2 DETAILS
- 3 PHOTO MTRIC PLAN
- 4 NEIGHBORHOOD CONTEXT MAP
- PRL-1 CONCEPTUAL PLANTING PLAN - APPROVED FUEL MODIFICATION PLAN
- PRL-2 PARKING LOT TREE SHADING PLAN
- PRL-3 FUEL MODIFICATION PHOTO MAP
- 1 OAK TREE MAP
- A10 EXTERIOR ELEVATIONS - COLORED
- A11 EXTERIOR ELEVATIONS
- A12 COURTYARD ELEVATIONS
- A21 LOWER FLOOR PLAN
- A22 UPPER FLOOR PLAN
- A23 ROOF PLAN
- A3 BUILDING SECTIONS
- A41 ACCESSORY STRUCTURES AND MONUMENT SIGN
- A42 GARAGES
- A43 CARPORTS
- A5 DETAILS
- 1 OF 3 PRELIMINARY GRADING PLAN COVER
- 2 OF 3 PRELIMINARY GRADING PLAN
- 3 OF 3 PRELIMINARY GRADING PLAN
- 1 OF 2 FIRE DEPARTMENT SITE PLAN
- 2 OF 2 FIRE DEPARTMENT SITE PLAN DETAILS
- ALTA SURVEY

### CODE ANALYSIS

1 OCCUPANCY GROUPS - R1-A-2, A-3, I-B  
2 NON-SEPARATED OCCUPANCIES PER CBC SHALL USE THE ALLOWABLE FOR A-1 OR I-B IN THE MOST RESTRICTIVE.

THESE DOCUMENTS AND THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODES OR CURRENT CODES:

- 200 CALIFORNIA BUILDING CODE, INCLUDING CHAPTER 4A
- 200 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 200 CALIFORNIA PLUMBING CODE
- 200 CALIFORNIA MECHANICAL CODE
- 200 CALIFORNIA ELECTRICAL CODE
- 200 CALIFORNIA FIRE CODE
- 200 CALIFORNIA ENERGY CODE

#### LOT COVERAGE CALCULATION

PROPERTY SIZE +5.748 ACRES / 250,382.00 SQ. FT.  
 MAIN BUILDING FOOTPRINT + 38,150 SQ. FT.  
 38,150 / 250,382.00 = 15.25 %  
 GARAGE/TRASH + 1900 SQ. FT.  
 1900 / 250,382.00 = 0.76 %  
 CARPORTS + 1700 SQ. FT.  
 1700 / 250,382.00 = 0.68 %  
 TOOL SHED + 50 SQ. FT.  
 50 / 250,382.00 = 0.02 %  
**TOTAL LOT COVERAGE 16.49 %**

#### ALLOWABLE AREA CALCULATION

PROPERTY SIZE +5.748 ACRES / 250,382.00 SQ. FT.  
 BUILDING SIZE + 17,020 SQ. FT.  
 17,020 / 250,382.00 = 6.80% FAR OR 1,078 SQ. FT. ALLOWABLE

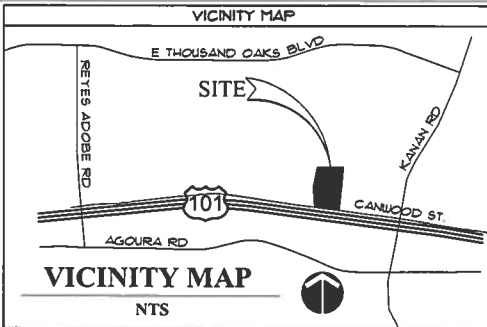
### PROJECT DATA

APN: 2653-001-005  
 CONSTRUCTION TYPE: TYPE VA  
 SPRINKLERS: FULLY SPRINKLERED  
 NUMBER OF STORIES: 2 STORIES  
 BUILDING GROSS AREA: 71,020 SQ. FT.  
 BUILDING HEIGHT: MAXIMUM 30'-4 1/2" - TYPICAL 26'-11"  
 MAIN BUILDING ADDRESS: 29353 CANWOOD STREET, AGOURA HILLS, CA  
 SPRINKLER SYSTEM: NFPA 13  
 RCFE COMMUNITY: R1-A-2, A-3, I-B  
 ZONING DESIGNATION: BP-OR-FC  
 PROPERTY SIZE: 5.748 ACRES

A. THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)  
 B. THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)  
 C. THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)  
 D. THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)  
 E. THE 2013 EDITION OF THE CALIFORNIA FIRE CODE (CFC)  
 F. THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE  
 G. THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: OR CURRENT CODE AT BUILDING DEPARTMENT SUBMITTAL DATE.

- ### PROJECT NOTES
1. SOIL REPORT SHALL BE REQUIRED AT TYPE OF RESIDENTIAL OR PLUMB TO THE BUILDING AND SAFETY DEPARTMENT FOR REVIEW.
  2. ALL EXTERIOR MATERIALS USED FOR EAVES, GUTTERS, PORCH, PATIO, DECK, CANOPES, CARPORT AND OTHER SIMILAR STRUCTURES NEED TO MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSZ) AS OUTLINED IN CHAPTER 3 OF ARTICLE 10 IN THE AGOURA HILLS PRINCIPAL CODE.
  3. AS PART OF THE PERMITTING PROCESS AND PRIOR TO PERMIT ISSUANCE, THE 21 CODES WILL BE IN CONSTRUCTION PLANS INCLUDING STRUCTURAL, FLOOR PLAN, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY PLAN AND TITLE 24 PLANS SHALL NEED TO BE SUBMITTED TO THE 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.
  4. THE PROJECT SHALL BE SUBJECT TO THE 200 CALIFORNIA GREEN BUILDING STANDARDS CODE UNDER THE 200 CALIFORNIA GREEN BUILDING STANDARDS CODE. IT IS SUBMITTED TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE AS A CONDITION OF PERMITTING.
  5. LOW ANGLE COUNTY HEALTH DEPARTMENT - THIS FACILITY'S EXISTENT PERMITS SECTION MAP OF THE CALIFORNIA HEALTH DEPARTMENT SHOWS THE FACILITY AS NOT A FOOD FACILITY.
  6. LAD PROVIDES MUNICIPAL WATER DISTRICT APPROVAL WILL BE REQUIRED.
  7. PLEASE MAKE SURE THAT A PERMIT IS OBTAINED FOR THE DEMOLITION OF THE OLD STRUCTURE AND THE REAL BOUNDARY WHICH ARE LOCATED ON THE SITE.
  8. PLEASE NOTE THAT ALL THE RESIDENTIAL UNITS ARE CONSTRUCTED ADAPTABLE.
  9. ADD NOTE TO ADJACENT LICENSING EXISTENT.
  10. SEE SHEET 101 LANDSCAPE FOR ALL EXTERIOR ACCESSIBLE ROUTES. NOTE THAT THE ENTIRE MOON FACILITY IS ON AN ACCESSIBLE ROUTE.
  11. SEE SHEET 101 LANDSCAPE FOR ACCESSIBLE ROUTE SHOWN TO THE PUBLIC WAY.
  12. THE ACCESSIBLE PARKING SPACE LOCATED ACROSS FROM THE TRAILER ENCLOSURE IS THE ONLY CARPORT ON THE SITE. RESPONSE IS REQUIRED AND REPAIRS.
  13. ALL EXTERIOR LIGHTS ARE REQUIRED. THERE IS AN ADJACENT GROUP OF 30' ON MOON, SEE SHEET 101 LANDSCAPE FOR LOCATION.
  14. SEE 101 LANDSCAPE AND 2 OF 2 GRADING FOR ACCESSIBLE ROUTES PATH MATERIALS AND GRADER.
  15. SEE SHEET 1 OF 2 GRADING FOR TOP SURFACE FINISHES AND FINISHES.
  16. PLEASE SEE SHEET 1 OF 2 GRADING FOR DETAILABLE SWIMMING AT ZERO CURB LOCATIONS.
  17. EXISTING WELLS AND EXISTING WELLSHEDS SHALL BE REMOVED. EXISTING TIME AND SEWER SYSTEM TO BE REMOVED UNDER SEPARATE PERMIT.



### UNIT SUMMARY

#### ASSISTED LIVING

UNIT #	UNIT TYPE	SQ FTG	1ST FLR	2ND FLR	TOTAL	%
AA	STUDIO	VARIABLES	5	15	20	41%
A	STUDIO	VARIABLES	1	4	5	10.5%
A	OPEN ONE BDRM	VARIABLES	-	4	4	8.3%
C	ONE BEDROOM	VARIABLES	3	12	15	31.2%
C-CORNER	TWO BEDROOM	VARIABLES	1	3	4	8.3%
			10	38	48	100.0%

#### MEMORY CARE

UNIT #	UNIT TYPE	SQ FTG	1ST FLR	2ND FLR	TOTAL	%
AAZ	STUDIO	VARIABLES	20		20	74.0%
AAZ	COMPANION	VARIABLES	1		1	3.6%
AZ	COMPANION	VARIABLES	6		6	22.2%
			27		27	100.0%
			ST. FLR	2ND FLR	TOTAL	
TOTAL UNITS		37	38	75		
TOTAL SQUARE FOOTAGE		38,150	32,832	71,020		

### LICENSING - RESIDENTIAL CARE FOR THE ELDERLY

1. THE 2013 CALIFORNIA BUILDING DEPARTMENT OFFICIAL:  
 THE FACILITY IS BEING BUILT AT 29353 CANWOOD STREET, IS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES COMPANY CARE LICENSING. SPECIFICALLY, IT IS LICENSED UNDER TITLE 22, DIVISION 4, CHAPTER 5. THIS LICENSING CATEGORY ALLOWS US TO HOUSE RESIDENTS OVER THE AGE OF 64 AND TO ADD NEW RESIDENTS TO THE FACILITY. THIS FACILITY PROVIDES MEDICATION REMEDIATION, BATHING AND GROOMING ASSISTANCE, PROMOTION ASSISTANCE AND DRESSING ASSISTANCE. IN ADDITION, OUR FACILITIES PROVIDE THESE YET-TO-BE-DATA IN A COMMON DINING ROOM, TRANSPORTATION, VOLUNTEERING AND ACTIVITIES PROGRAMS.

OUR NEW LICENSEE PROVIDERS US FROM HOUSING RESIDENTS WHO ARE IN NEED OF 24 HOUR MEDICAL CARE, ARE COMPLETELY REDUCED OR HAVE THE FOLLOWING MEDICAL CONDITIONS: GASTROINTESTINAL CARE, HEMATOLOGICAL, TUBERCULOSIS, STROKE, AND OTHER CHRONIC MEDICAL CONDITIONS. WE ARE BASED ON A SOCIAL MODEL, AND VALUE BLENDED HOUSING FACILITIES. DO NOT PROVIDE 24 HOUR MEDICAL CARE. OUR FACILITY PROVIDES THE FOLLOWING SERVICES: ALL INCLUDE ASSISTANCE WITH RESIDENTS' ACTIVITIES OR CARE LIVING FACILITY IN THE FACILITY'S ASSISTANCE WITH MEDICATION, BATHING, DRESSING, RECOGNITION CARE, EXERCISES, AND MEAL PREPARATION.

ARCHITECT:  
 OROSCO T. HANZ  
 BUILDING DESIGN

### DESIGNER

ALI IQBAL  
 5240 Old Redwood Hwy  
 Windsor, CA 95442  
 (707) 535-3200 FAX (707) 535-3295

### CONSULTANTS

**OWNER**  
 Oakmont Senior Living  
 5240 Old Redwood Hwy  
 Windsor, CA 95442  
 (707) 535-3200 FAX (707) 535-3295

**CIVIL ENGINEER**  
 HUITT-ZOLLARS  
 90 E. THOUSAND OAKS BLVD. STE. 201  
 THOUSAND OAKS, CALIFORNIA 91320  
 (805) 418-1802 FAX (805) 418-1815

**LANDSCAPE ARCHITECT**  
 E.G.L.A.  
 1445 DORAL CIRCLE  
 THOUSAND OAKS, CA 91367  
 (805) 375-1715 OR (760) 575-0741

**GEOTECHNICAL ENGINEER**  
 C.J.H. CONSULTANTS  
 1355 E. COOLING DRIVE, SUITE C  
 COLTON, CA 92324  
 (909) 824-1311 FAX (909) 503-1356

**SITE DESIGN**  
 Landesign Group  
 3344 Gravenstein Highway North  
 Sebastopol, CA 95472  
 (707) 825-2580 FAX (707) 892-3411

ALI IQBAL  
 5240 OLD REDWOOD HWY, SUITE 200  
 WINDSOR, CA 95442  
 PH: 707.535.3200

OAKMONT  
 Senior Living, LLC

TITLE SHEET  
 OAKMONT OF AGOURA HILLS  
 29353 CANWOOD STREET, AGOURA HILLS, CA 91301

JOB NO:  
 SCALE:  
 DRAWN BY:  
 DATE: MARCH 30, 2018  
 COPYRIGHT:  
 REVISIONS:  
 JUNE 14, 2018  
 SEPT. 01, 2018  
 NOV. 14, 2018  
 DEC. 7, 2018  
 SEPT. 21, 2017

SHEET NO:  
 A0



RENDERING FROM SOUTHWEST  
LANDSCAPING SHOWN

ALI IQBAL  
16 OLD REDWOOD AVE., SUITE 200  
SAN JOSE, CA 95130  
PH: 415.339.7000

OAKMONT  
*Senior Living, LLC*

ARCHITECTURAL RENDERING  
SOUTHWEST - LANDSCAPING  
OAKMONT OF AGOURA HILLS  
73353 CANNWOOD STREET, AGOURA HILLS, CA 91301

JOB NO.  
SCALE  
DRAWN BY  
DATE: MARCH 30 2008  
COPYRIGHT  
REVISIONS:  
JUNE 24 2008

SHEET NO  
70

ALI IGBAL  
3140 OLD REDWOOD AVE., SUITE 100  
SAN JOSE, CA 95130-3098  
PH: 415-350-3398

OAKMONT  
*Senior Living, LLC*

ARCHITECTURAL RENDERING  
SOUTHEAST - LANDSCAPING  
OAKMONT OF AGOURA HILLS  
78393 CANWOOD STREET, AGOURA HILLS, CA 90601

JOB NO.  
SCALE  
DRAWN BY:  
DATE  
MARCH 30 2016  
COPYRIGHT  
REVISIONS:  
JUNE 24 2016  
SEPT. 01 2016

SHEET NO.  
R



RENDERING FROM SOUTHEAST  
LANDSCAPING SHOWN



RENDERING FROM SOUTHWEST  
 LANDSCAPING NOT SHOWN

ALI IGBAL  
 9146 OLD REDWOOD AVE., SUITE 100  
 SAN JOSE, CA 95131  
 PH: 408.350.2028

OAKMONT  
*Senior Living, LLC*

ARCHITECTURAL RENDERING  
 SOUTHWEST - NO LANDSCAPING  
 OAKMONT OF AGOURA HILLS  
 2335 CANWOOD STREET, AGOURA HILLS, CA 91001

JOB NO.  
 SCALE  
 DRAWN BY:  
 DATE: MARCH 30 2009  
 COPYRIGHT  
 REVISIONS:  
 APR 24 2009

SHEET NO.  
 23



RENDERING FROM SOUTHEAST  
 LANDSCAPING NOT SHOWN

ALI IGBAL  
 9500 OLD REDWOOD WAY, SUITE 200  
 SAN JOSE, CA 95135  
 PH: 415.350.3288

**OAKMONT**  
*Senior Living, LLC*

ARCHITECTURAL RENDERING  
 SOUTHEAST - NO LANDSCAPING  
 OAKMONT OF AGOURA HILLS  
 29393 CANNWOOD STREET, AGOURA HILLS, CA 91006

JOB NO.  
 SCALE  
 DRAWN BY:  
 DATE  
 PURCH 30 2006  
 COPYRIGHT  
 REVISIONS:  
 APR 24 2006  
 SEPT 01 2006

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PHOTO MONTAGE FROM ACROSS FREEWAY

ALI IGBAL  
 3149 OLD REDWOOD BLVD., SUITE 200  
 SAN JOSE, CA 95128  
 TEL: 408.261.3329

OAKMONT  
*Senior Living, LLC*

ARCHITECTURAL RENDERING  
 PHOTO MONTAGE  
 OAKMONT OF AGOURA HILLS  
 7355 S CANWOOD STREET, AGOURA HILLS, CA 91001

JOB NO.  
 SCALE  
 DRAWN BY  
 DATE: MARCH 26 2008  
 COPYRIGHT  
 REVISIONS:  
 APR 24 2008

SHEET NO.



PHOTO MONTAGE FROM ACROSS FREEWAY

ALI IQBAL  
 3140 OLD HIGHWAY 99  
 ANDOVER, CA 94706  
 PH. 925-330-3000

OAKMONT  
*Senior Living, LLC*

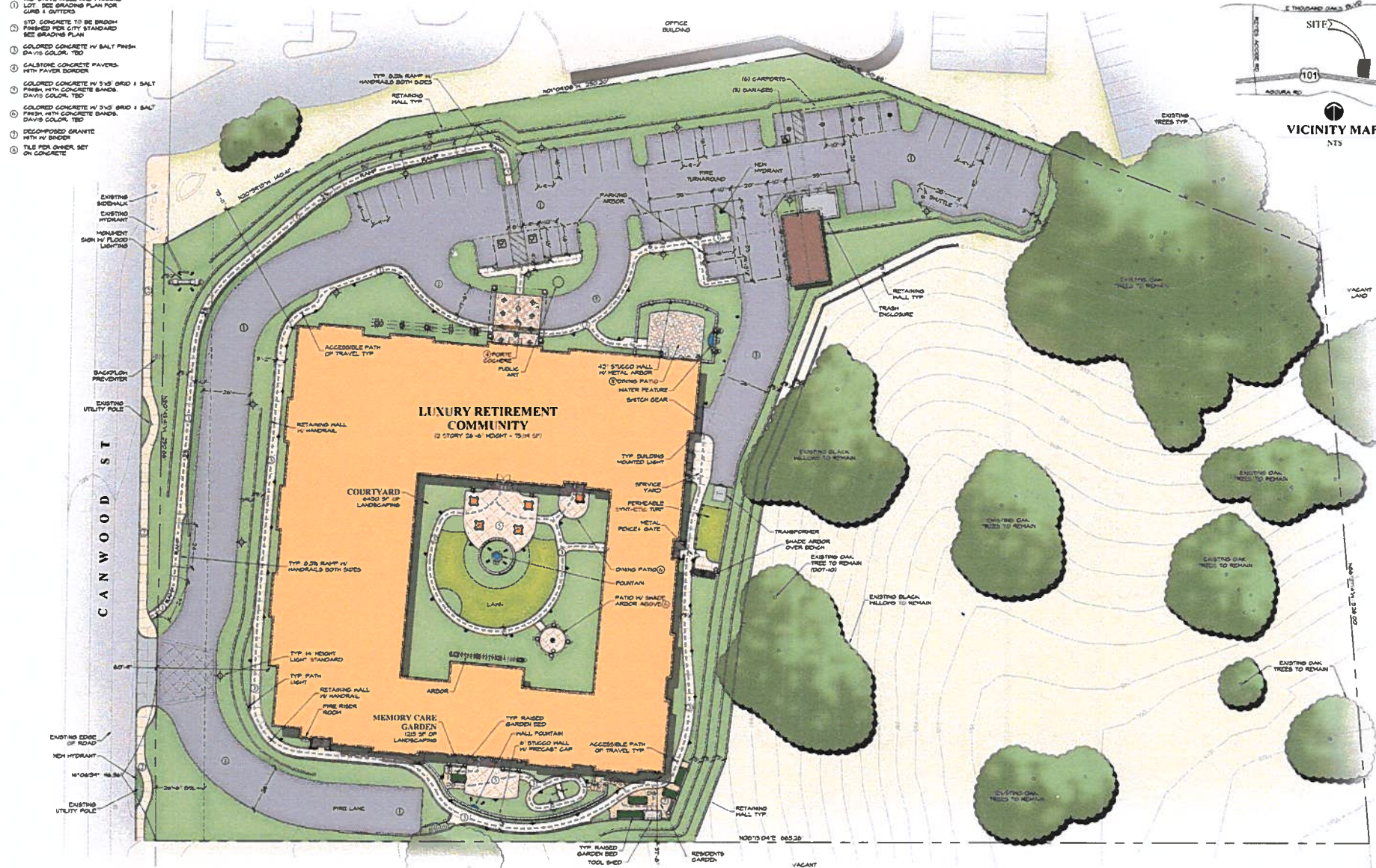
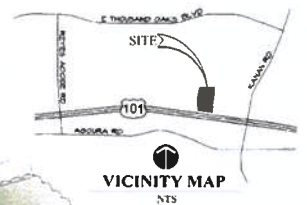
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 PHOTO MONTAGE  
 OAKMONT OF AGOURA HILLS  
 7933 CANWOOD STREET, AGOURA HILLS, CA 91001

JOB NO.  
 SCALE  
 DRAWN BY:  
 DATE  
 PURCHASER NO. 100  
 COPYRIGHT  
 REVISIONS  
 JUNE 24, 2006

SHEET NO.  
 76

**PAVING LEGEND**

- ① A.C. DRIVE ABLE AND PARKING SURF. SEE GRADING PLAN FOR CURB & GUTTER
- ② STD. CONCRETE TO BE BRUSH FINISHED PER CITY STANDARD SEE GRADING PLAN
- ③ COLORED CONCRETE W/ SALT FRESH DAVIS COLOR TBD
- ④ CALSIBRE CONCRETE PAVERS W/ PAVES BORDER
- ⑤ COLORED CONCRETE W/ 3/8 GRID & SALT FRESH WITH CONCRETE BANDS DAVIS COLOR TBD
- ⑥ COLORED CONCRETE W/ 3/8 GRID & SALT FRESH WITH CONCRETE BANDS DAVIS COLOR TBD
- ⑦ DECOMPOSED GRANITE WITH HV BINDER
- ⑧ TILE PER OWNER SET ON CONCRETE



**LANDSCAPING SF**

ON-SITE LANDSCAPED AREA	
COURTYARD	6,430 SF
MEMORY CARE	23,532 SF
BUILDING EXTERIOR	38,475 SF
TOTAL	68,437 SF

**PARKING ANALYSIS**

SURFACE	45
GARAGE	1
GARPORT	6
TOTAL	52
REQUIRED	18



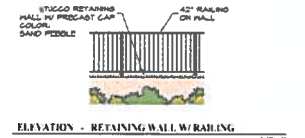
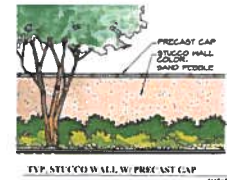
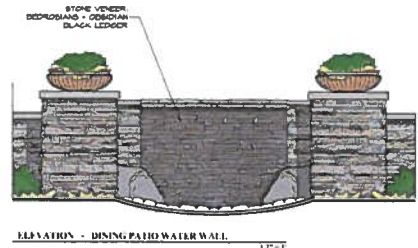
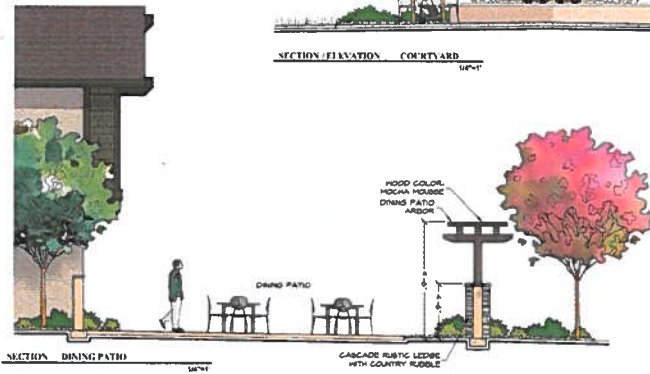
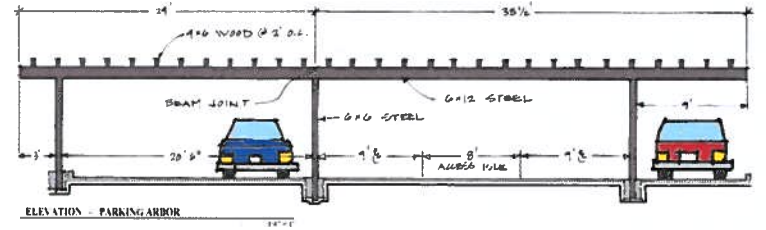
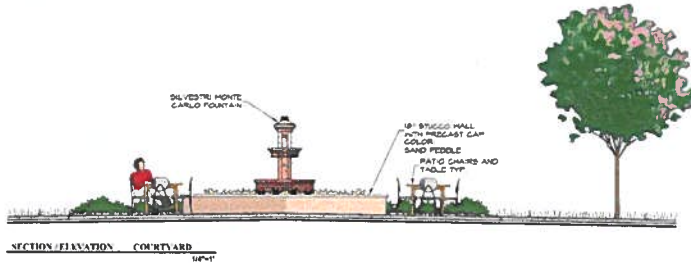
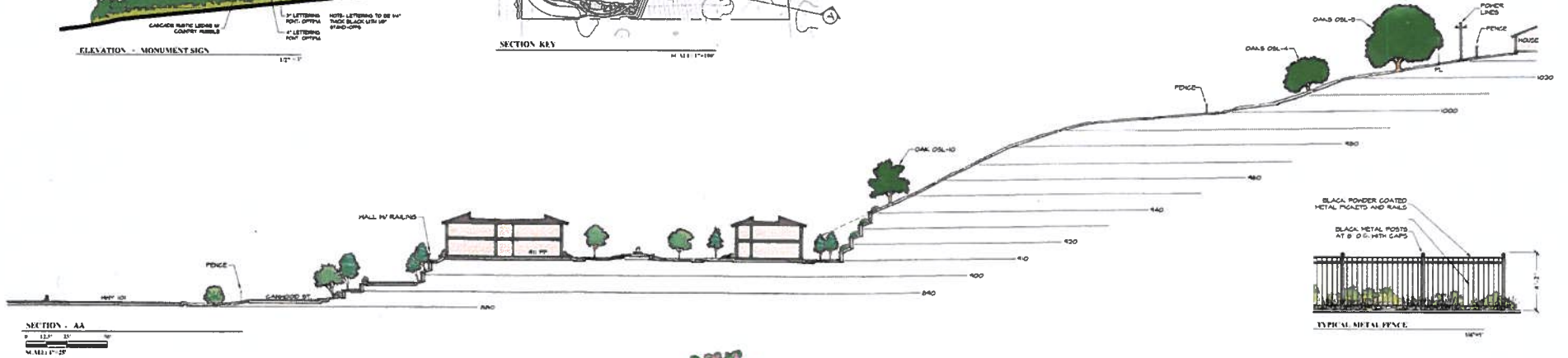
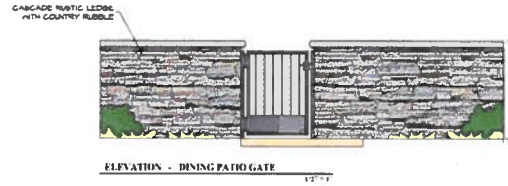
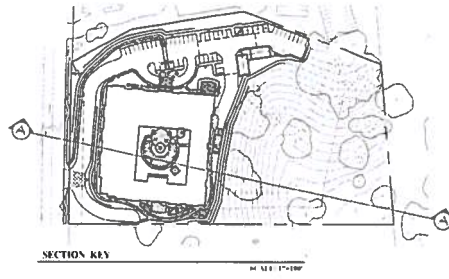
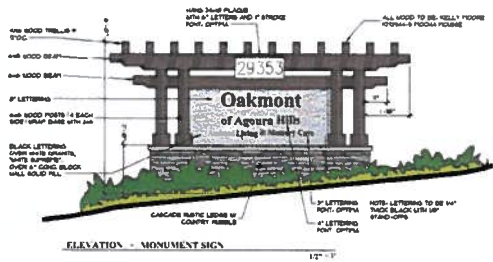
APPLICANT:  
**OAKMONT SENIOR LIVING**  
 7240 OLD BIRCHWOOD HWY - SUITE 200 - WINDSOR, CA  
 (707) 535-3281

APN: 2053-001-005  
 DECEMBER, 2017

**OAKMONT OF AGOURA HILLS**

29355 CANWOOD STREET  
 AGOURA HILLS, CALIFORNIA

SITE PLAN  
 OAKMONT SENIOR LIVING



**LIGHTING LEGEND**

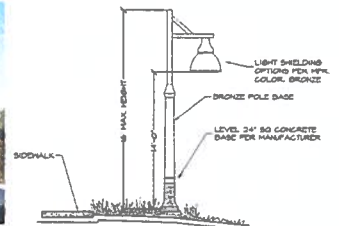
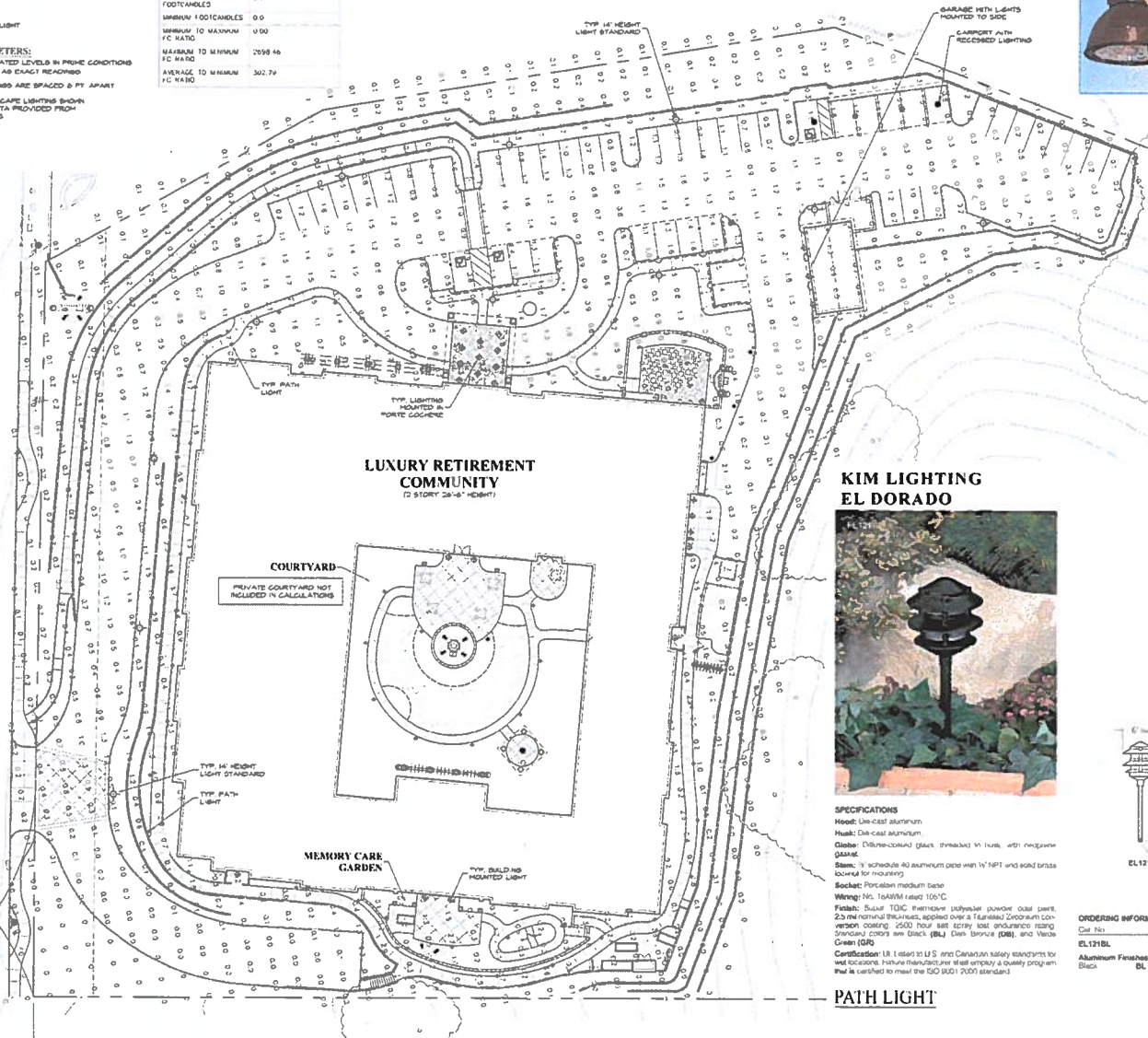
- EXISTING STREET LIGHT
- PACIFIC LIGHTING CONTEMPORARY SHIELDED LIGHT STANDARD
- MAJOR LIGHTING (WALKWAY LIGHT, OUTDOOR HALL LANTERN)
- PATH LIGHT
- SMALL FLOOD LIGHT

**PHOTOMETRIC PARAMETERS:**  
 LIGHT READINGS ARE ESTIMATED LEVELS IN PRIME CONDITIONS AND SHOULD NOT BE TAKEN AS EXACT READINGS.  
 FOOT CANDLE LIGHT READINGS ARE SPACED 5 FT APART.  
 ARCHITECTURAL AND LANDSCAPE LIGHTING SHOW IS SPATIALLY BASED ON DATA PROVIDED FROM HPS, AND APPROXIMATIONS.

**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOT CANDLES	0.3
MINIMUM FOOT CANDLES	0.6
MINIMUM FOOT CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	2598.46
AVERAGE TO MINIMUM FC RATIO	302.79

CANWOOD ST



**14' LIGHT STANDARD**  
 PRIVATE LIGHT STANDARD, PACIFIC LIGHTING INTS  
**SHIELDED LIGHT STANDARD**

**KIM LIGHTING EL DORADO**



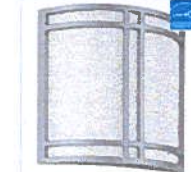
**SPECIFICATIONS**  
 Head: Die-cast aluminum  
 Hook: Die-cast aluminum  
 Globe: Double-paned glass (breaked in two, with neoprene gasket)  
 Stem: 1/2 inch dia 40 aluminum pipe with 1/2 NPT and solid brass (locate for mounting)  
 Socket: Porcelain medium base  
 Wiring: NS, Tinned lead 165°C  
 Finish: Base: TFC, protective polyester powder coat paint, 2.5 mil nominal thickness, applied over a Tanned Zirconium conversion coating, 2600 hour salt crystal test (undercoating standard) colors are Black (BL), Dark Bronze (DB), and Verde Green (GR)  
 Certification: UL Listed in US and Canadian safety standards for wet locations. In-home manufacturer of all employ a quality program that is certified to meet the ISO 9001:2000 standard



**PATH LIGHT**

**Sea Gull Lighting**  
 11th Anniversary Since 1974  
 See Gull Lighting  
[www.seagullighting.com](http://www.seagullighting.com)  
 info@seagullighting.com  
 1 800 347 5483

**Fluorescent Two Light Outdoor Wall Lantern**



**Pediment® Collection**  
 Fluorescent Lighting has a new look - compact energy saving and safer with White Aridex® Diffuser and Frosted Finish. Sealed on top and bottom. Fluorescent Two Light Outdoor Wall Lantern in Pewter Finish.  
**Specifications:**  
 Product # 8060BLE-755  
 MSRP \$201.60  
 Finish Pewter  
 Diffuser Acrylic - White  
 Dimensions W 13 3/4" H 11"  
 Bulbs Included 2 Fluorescent GLE 2 Ball Ballast  
 PS18 13w Max  
 Listings ETL Listed for Wet Locations  
 ETL Listed for Wet Locations  
 1 Year Warranty  
**Details:**  
 - Extends 5 3/4"  
 - Surpass with 6 3/4" of over  
 - Backspace Center of outlet box up 5 1/2 3/4"  
 - Center of outlet box down 5 1/2 3/4"  
 - Backset: 12 1/2" to chrome NPT  
 - Many American cities with Disabilities Act mandated e-decoration requirements  
 - ENERGY STAR® Qualified  
 - Offers energy saving fluorescent lighting  
 - Meets Title 19 energy efficiency standards

**Pediment® Pewter Collection**  
 These ADA compliant wall sconces meet requirements for shadow egress from the wall for increased accessibility. The durable white acrylic diffuser provides generous and even illumination.



**WALL SCONCE LIGHT**

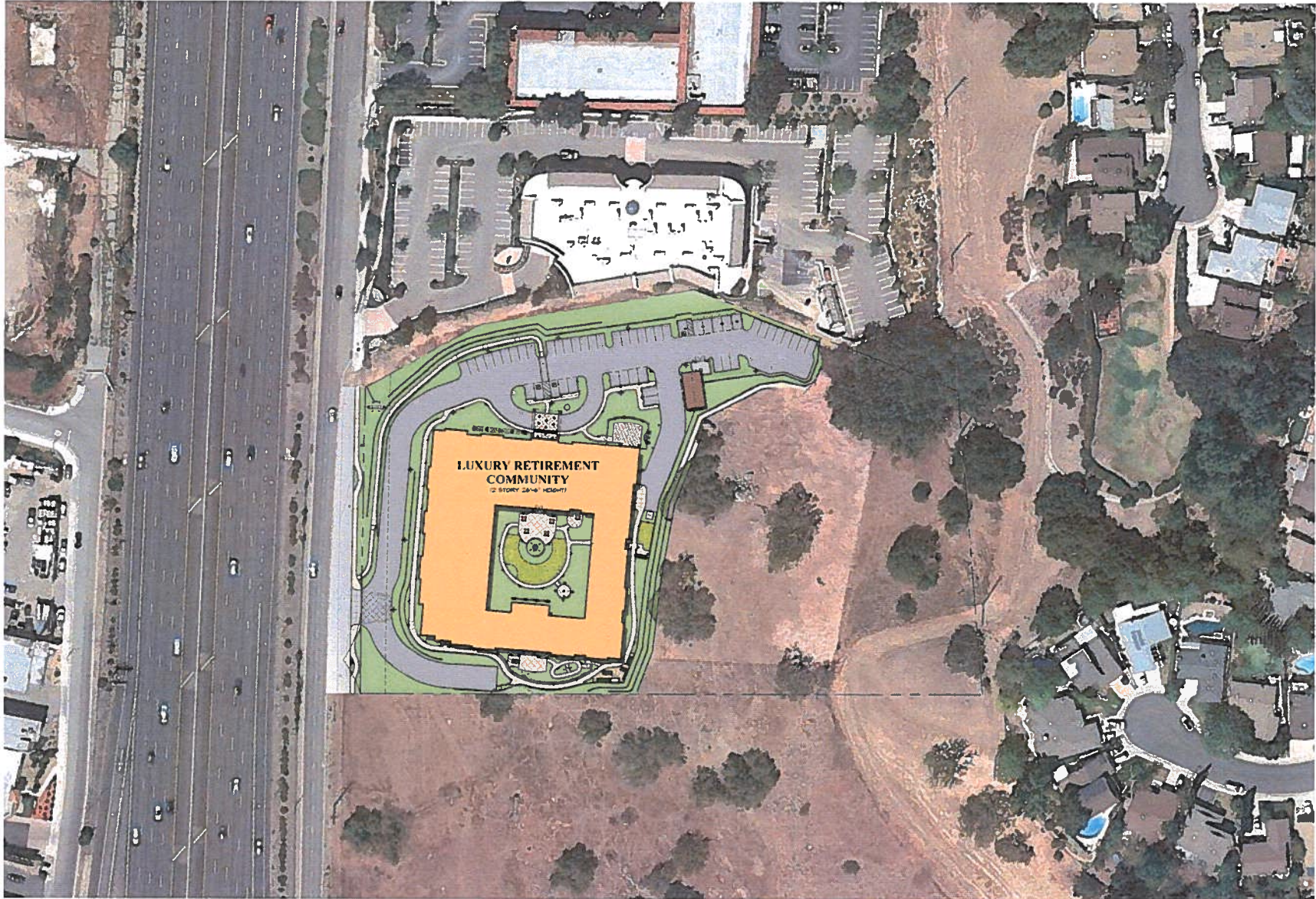
**OAKMONT OF AGOURA HILLS**

DECEMBER, 2017

29353 CANWOOD STREET  
 AGOURA HILLS, CALIFORNIA

PHOTOMETRIC PLAN  
 OAKMONT SENIOR LIVING





OAKMONT OF AGOURA HILLS

DECEMBER, 2017

29353 CANWOOD STREET  
AGOURA HILLS, CALIFORNIA

AERIAL MAP

OAKMONT SENIOR LIVING



GRADING NOTES

ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
A PRE CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.

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.
2. A SITE SPECIFIC, "WET WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE.

PUBLIC UTILITIES / SERVICES

Table listing utility providers and contact information: WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT; ELECTRICAL: SOUTHERN CALIFORNIA Edison; TELEPHONE: SBC (PAC BELL); GAS: SOUTHERN CALIFORNIA GAS.

OAKMONT OF AGOURA HILLS
29353 CANWOOD STREET
AGOURA HILLS, CA.

OAK TREE NOTES

- 1. APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (918) 997-7326, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES"

LEGAL DESCRIPTION

THAT PORTION OF LOT "N" OF THE PARTITION OF THE RANCHO LAS VIRGENES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP OF SAID PARTITION FILED WITH THE DEED, CASE NO. 238, IN THE SUPERIOR COURT OF CALIFORNIA IN SAID COUNTY OF LOS ANGELES...

PRECISE GRADING CONSTRUCTION NOTES

- 1. CONSTRUCT 6" CURB ONLY PER SPPWC STANDARDS
2. CONSTRUCT 6" PVC AND OUTER PER SPPWC STANDARDS
3. CONSTRUCT 4" AC OVER 6" AS. FINAL SECTION PER GEOTECHNICAL ENGINEER.

STORM DRAINAGE CONSTRUCTION NOTES

- 1. 6" PVC SCH 40
2. 6" PVC SCH 40
3. 12" RCP
4. 24" RCP

SANITARY SEWER CONSTRUCTION NOTES

- 1. 8" JOH EXISTING
2. 8" PVC SCH 40
3. 12" RCP
4. 24" RCP

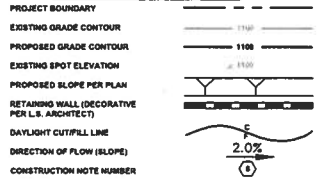
INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.
A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.

ABBREVIATIONS

Table of abbreviations: AC - ASPHALT CONCRETE; CB - CATCH BASIN; CF - CURBS FACE; CL - CENTERLINE; CLP - CHAIN LINK FENCE; CO - CLEAN OUT; DB - DEBRIS BASIN; DL - DAYLIGHT; ED - EDGE OF GUTTER; EF - EDGE OF PAVEMENT; FF - FINISHED FLOOR.

LEGEND AND SYMBOLS



BENCH MARK

COUNTY OF LOS ANGELES PUBLIC WORKS SURVEY SECTION DATUM = 897.254, A BRASS BOLT #11222, STAMPED "ICE TAG 8972" IN EAST C.B. AT HANAN RD. 46 FEET EAST OF CENTERLINE AND 43 FEET NORTH OF CENTERLINE. (SEE PLAN)

APPLICATION

COUNTY OF LOS ANGELES PUBLIC WORKS SURVEY SECTION DATUM = 897.254, A BRASS BOLT #11222, STAMPED "LADPP 190" IN W. C.B. AT SOUTH END C.B. 31 FEET NORTH OF THE CORNER OF HANAN RD. AND CANWOOD ST. FROM THE WEST (MOUTH OF 181 FEET).

CURRENT ZONING

BUSINESS PARK - OFFICE RETAIL (B-P-OR)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, ZONE 4, NORTH AMERICAN DATUM, 1983 AS DETERMINED LOCALLY BY THE LINE BETWEEN HIS CORE STATIONS "TOST" AND "TODC". BOTH AS PUBLISHED ON HIS DATA SHEETS BEGINNING WITH 074' WEST OF CENTERLINE.

ASSESSORS PARCEL NUMBER

2933-01-005
AREA = 2.74 ACRES

PROJECT DATA

- 2 STORY, 73 ASSURED LIVING AND MEMORY CARE SENIOR UNITS, 11,829 SF
• 48 PARKING SPACES, 3 DISABLED SPACES



INDEX OF DRAWINGS table with columns SHEET NO. and DESCRIPTION.

ESTIMATED EARTHWORK QUANTITIES table with columns ESTIMATED RAW CUT, ESTIMATED RAM FILL, ESTIMATED OVER-EXCAVATION, ESTIMATED EXPORT, ESTIMATED IMPORT, ESTIMATED RETAINING WALL, ESTIMATED SLOPE IMPORT.

BENCHMARK table with columns DESCRIPTION, BM NO., ELEVATION, SURVEY DATE.

RECORD DRAWING STATEMENT

I HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET 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 table with columns REGISTERED CIVIL ENGINEER, DATE, RCE NO., EXP DATE.

SOILS APPROVAL

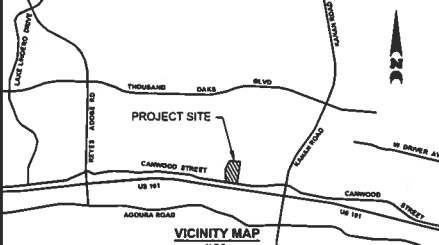
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED

REGISTERED GEOTECHNICAL ENGINEER table with columns REGISTERED GEOTECHNICAL ENGINEER, DATE, RCE NO., EXP DATE.

OWNER table with columns NAME, ADDRESS, REPRESENTATIVE, TELEPHONE.

CIVIL ENGINEER table with columns NAME, ADDRESS, REPRESENTATIVE, TELEPHONE.

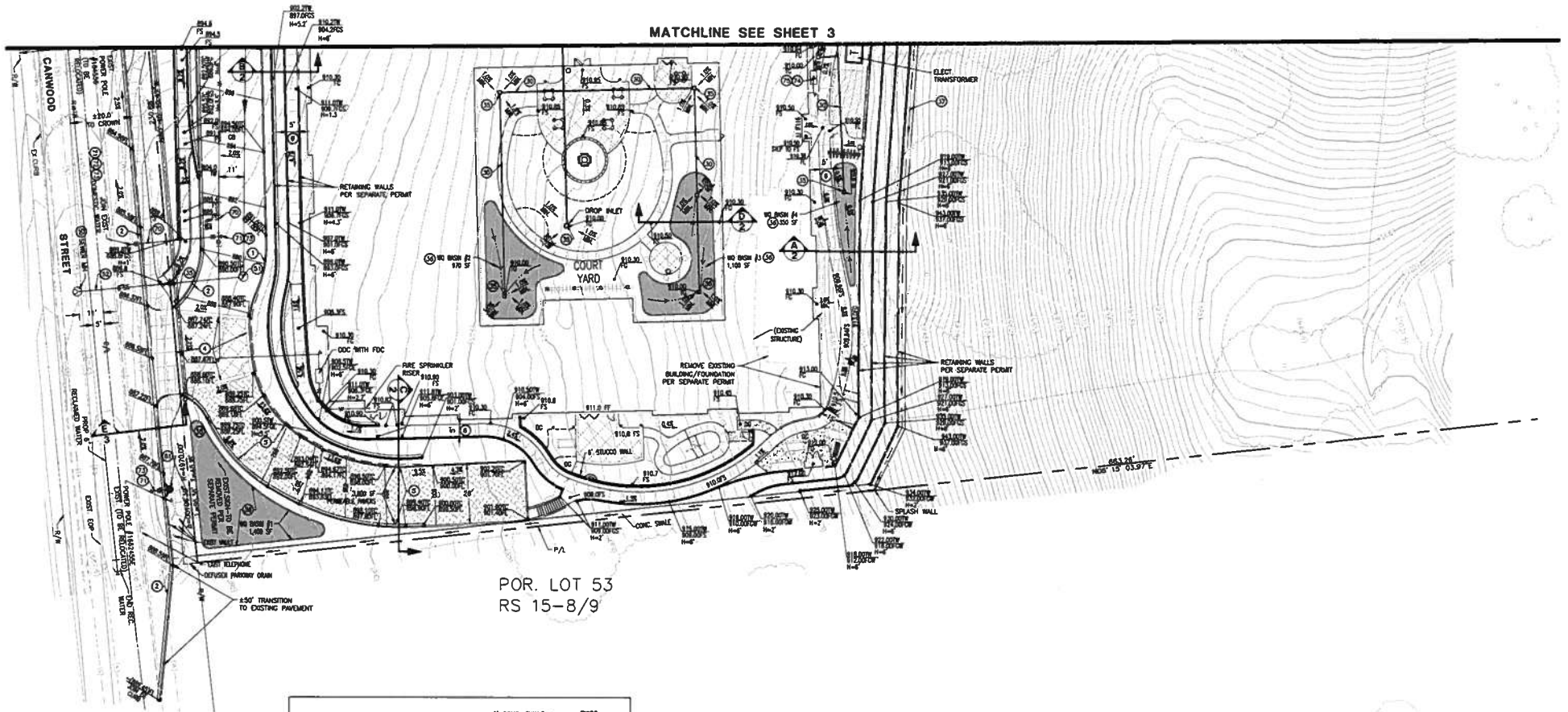
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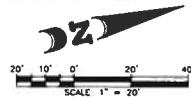
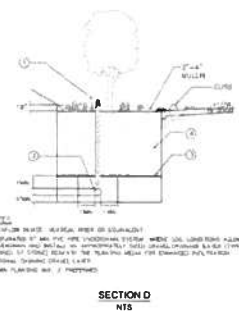
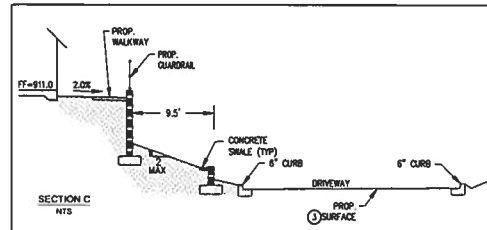
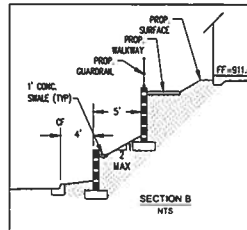
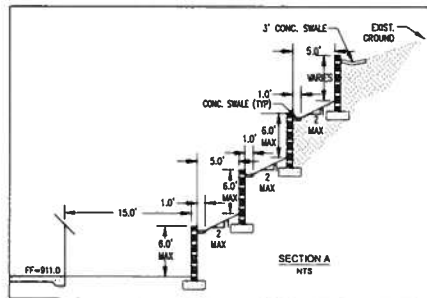
Approval table with columns REVISION, SYMBOL, DESCRIPTION OF CHANGE, APPROVED, DATE, PROJECT ENGINEER, DATE, REVIEWED, DATE, CITY OF AGOURA HILLS APPROVAL, KEN BERGMAN CITY ENGINEER, DATE, RCE NO., EXP DATE.

GRADING PLAN OAKMONT OF AGOURA HILLS 29353 CANWOOD STREET AGOURA HILLS, CA. 91301 SHEET 1 OF 3

MATCHLINE SEE SHEET 3



POR. LOT 53  
RS 15-8/9



NO.	DATE	REVISIONS



**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.      Thousand Oaks  
 90 East Thousand Oaks Boulevard, Suite 200      Thousand Oaks, California 91320  
 Phone (805) 499-8900      Fax (805) 498-8900

PREPARED UNDER THE SUPERVISION OF  
 JEREMY EPLEY, P.E.      5/28/11      DATE      1/22/18

DESIGNED BY      JC  
 DRAWN BY      JAL  
 CHECKED BY      JC

APPROVED BY: \_\_\_\_\_ DATE: JANUARY, 2018

**OAKMONT OF AGOURA HILLS**  
 25555 CANNWOOD STREET  
 AGOURA HILLS, CA. 91301

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

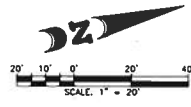
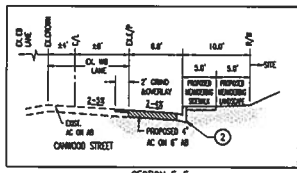
SHEET 2  
 3  
 SHEETS 25 OF 25  
 R30587.01



TRACT NO 062211  
MB 1338-49-50

APN:  
2053-001-005  
POR. LOT 54  
RS 15-8/9  
911.00 FF  
910.00 PAD

MATCHLINE SEE SHEET 2



NO.	DATE	REVISIONS



**HUETT-ZOLIARS**  
 Huett-Zoliars, Inc. Thousand Oaks  
 90 East Thousand Oaks Boulevard, Suite 201  
 Thousand Oaks, California 91320  
 Phone (805) 499-9001 Fax (805) 499-9999

PREPARED UNDER THE SUPERVISION OF  
 JEREMY EPLEY, PE 37241 DATE 1/21/18

DESIGNED BY JZ  
 DRAWN BY JAL  
 CHECKED BY JZ  
 DATE JANUARY, 2018

APPROVED BY: \_\_\_\_\_  
 DATE \_\_\_\_\_

SHEET 3 OF 3  
 SHEETS 13305871.01

REVIEWER: R:\P\205871.01 - Agoura Senior W\app\10 CAD\VD10 AUC\CAD\ESP Sheets\30871.01\_01-13.dwg. LAST SAVED ON: Jan 22 2018 4:18pm PLOTTED BY: J.EPLEY, ON: Jan 22 2018 5:53pm. DWG



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

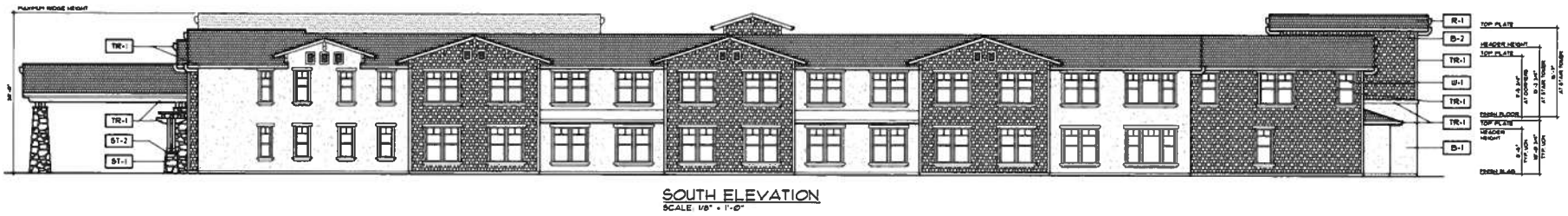
ALI IGBAL  
1546 OLD REDWOOD HWY. SUITE 200  
SAN JOSE, CA 95131  
PH: 415.333.3333

**OAKMONT**  
*Chino Spring, LLC*

**COLORED ELEVATIONS**  
OAKMONT OF AGOURA HILLS  
2835 CANYON STREET, AGOURA HILLS, CA 91001

JOB NO.  
SCALE:  
AS SHOWN  
DRAWN BY:  
H. PARKER  
DATE:  
MARCH 30, 2016  
COPYRIGHT:  
REVISIONS:  
JUNE 24, 2016  
SEPT. 01, 2016  
NOV. 14, 2016  
DEC. 9, 2016

SHEET NO.  
A10



COLOR AND MATERIAL SCHEDULE			
PATCH TAG	SUBJECT	FINISH / MATERIAL	COLOR
R-1	ROOF	ASPH/FLT SHINGLES	UNPAINTED WOOD
B-1	BODY	CEMENT PLASTER	W/TAPE
B-2	BODY	W/TAPE	W/TAPE
TR-1	TRIM	WOOD - VARIES	W/TAPE
ST-1	STONE	BL. GRANITE STONE	BL. GRANITE STONE
ST-2	STONE	BL. GRANITE STONE	BL. GRANITE STONE
U-1	WINDOWS	W/TAPE	W/TAPE

ALI IGIBAL  
5400 OLD REDWOOD AVE., SUITE 100  
SAN JOSE, CA 95135-5206  
PH: 415-353-3206

OAKMONT  
*Center Spring, LLC*

EXTERIOR ELEVATIONS  
OAKMONT OF AGOURA HILLS  
28393 CANNWOOD STREET, AGOURA HILLS, CA 91301

JOB NO.  
SCALE  
AS SHOWN  
DRAWN BY:  
H. H. HARRIS  
DATE  
MARCH 06, 2006  
COPYRIGHT

REVISIONS:  
- APR. 24, 2006  
- SEPT. 04, 2006  
- NOV. 14, 2006  
- DEC. 3, 2006

SHEET NO.  
A1.1



WEST COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



EAST COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	FINISH / MATERIAL	COLOR
R-1	ROOF	SHAKE OR VENEER COMPOSITION SHINGLE	WEATHERED WOOD
B-1	BODY	CEMENT PLASTER OVER BRICK	TRIM & FLOOR
B-2	BODY	MASONRY BRICK CONCRETE BRICKLE BRICK	TRIM & FLOOR
TR-1	TRIM	WOOD - HARDWARE	TRIM & FLOOR
ST-1	STONE MASONRY	IN. DIMENSION STONE OR EQUAL	COLORS: BLENDED LIGHT TO DARK BROWN, RED, YELLOW, ORANGE, GREEN, BLUE, PURPLE, PINK, WHITE, GREY, BLACK
ST-2	STONE MASONRY	IN. DIMENSION STONE OR EQUAL	BROWN
U-1	WINDOWS	VINYL FRAME	BROWN/WHITE

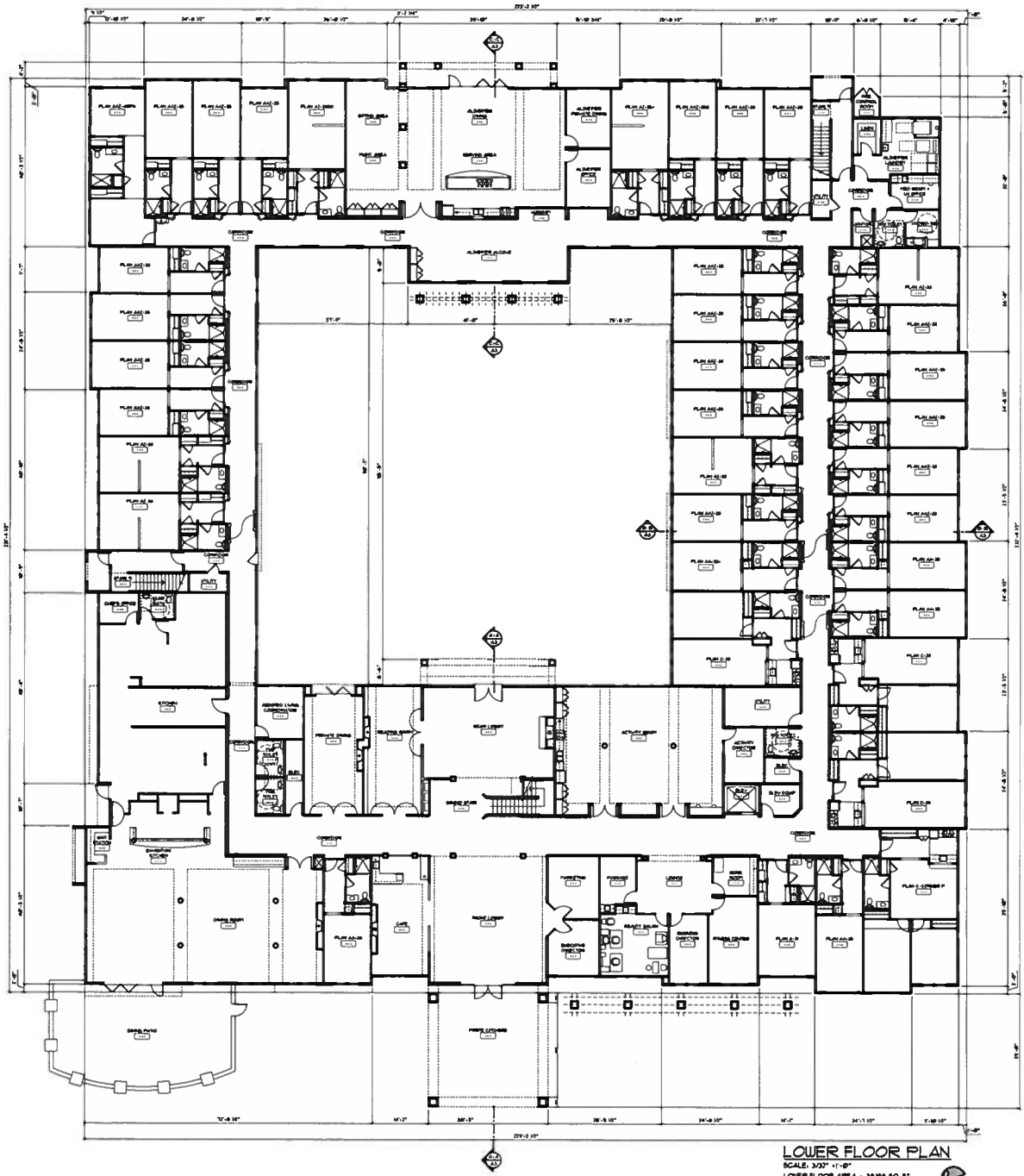
ALI IGBAL  
1549 OLD REDWOOD AVE., SUITE 200  
SAN JOSE, CA 95131  
PH: 415.339.3339

OAKMONT  
*Charming Living. L.L.C.*

COURTYARD ELEVATIONS  
OAKMONT OF AGOURA HILLS  
75395 CANYONWOOD STREET, AGOURA HILLS, CA 91301

JOB NO.  
SCALE:  
AS SHOWN  
DRAWN BY:  
H. PARKER  
DATE:  
PLANNED BY:  
COPYRIGHT:  
REVISIONS:  
DATE: 11.2010  
BY: H. PARKER  
DATE: 11.2010  
BY: H. PARKER

SHEET NO.  
A1.2



**LOWER FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 LOWER FLOOR AREA = 38,940 SQ FT  
 UPPER FLOOR AREA = 38,940 SQ FT  
 TOTAL FLOOR AREA = 77,880 SQ FT

ALI IGBAL  
 1540 OLD REDWOOD HWY. SUITE 200  
 SAN JOSE, CA 95128-3329  
 PH. 408.352.3329

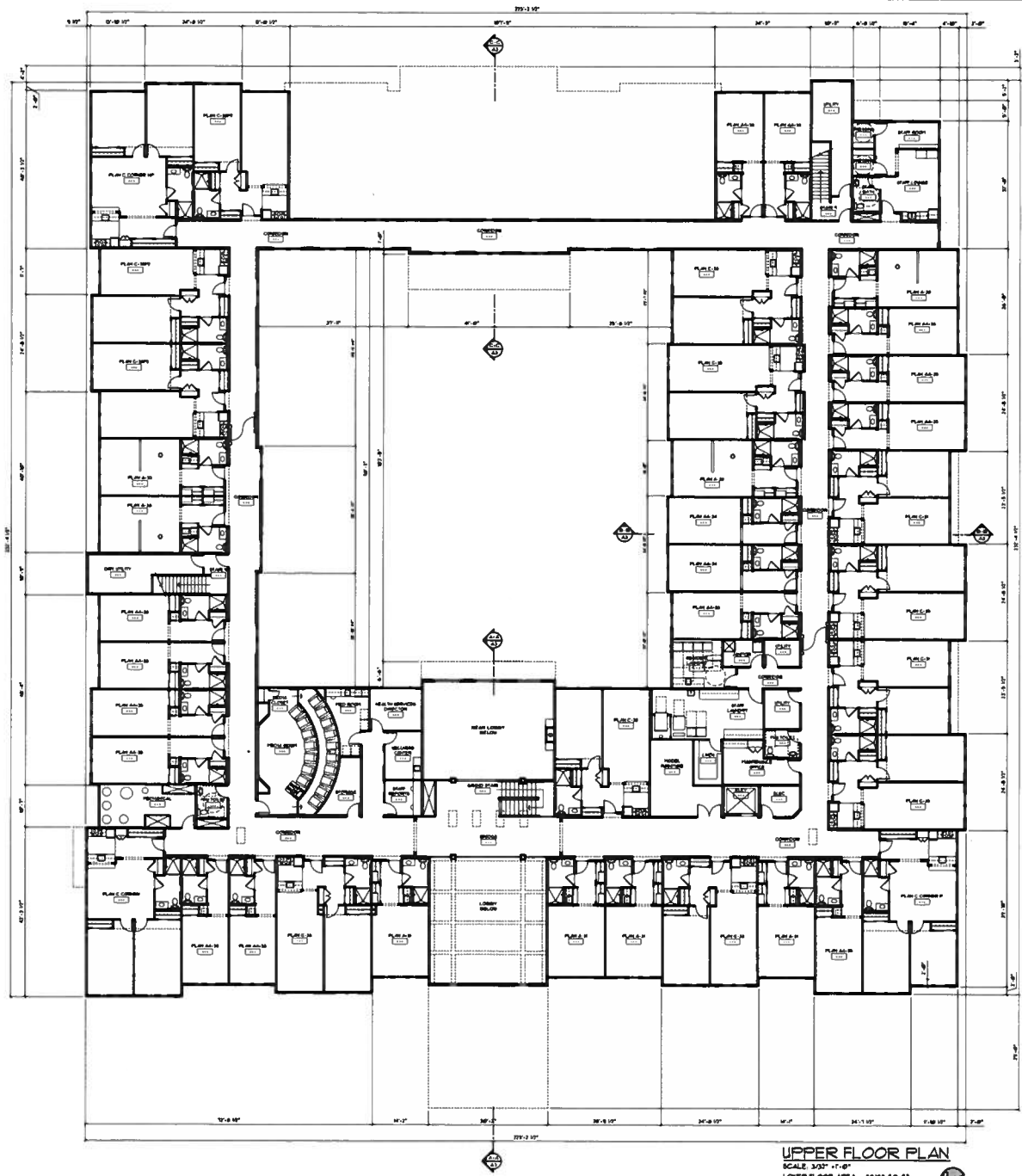
**OAKMONT**  
*Center Strategy. LLC*

**LOWER FLOOR PLAN**  
**OAKMONT OF AGOURA HILLS**  
 28353 CANYWOOD STREET, AGOURA HILLS, CA 92615

JOB NO.  
 SCALE:  
 AS SHOWN  
 DRAWN BY:  
 H. PARKER  
 DATE:  
 MARCH 26, 2008  
 COPYRIGHT

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 JUNE 24, 2008  
 SEPT. 01, 2008  
 NOV. 14, 2008  
 DEC. 2, 2008

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**A2.1**



UPPER FLOOR PLAN  
 SCALE: 3/32" = 1'-0"  
 LOWER FLOOR AREA = 36,840 SQ. FT.  
 UPPER FLOOR AREA = 30,882 SQ. FT.  
 TOTAL FLOOR AREA = 16,676 SQ. FT.

ALI IQBAL  
 1546 OLD REDWOOD AVE., SUITE 200  
 AGOURA HILLS, CA 91301  
 PH. 909.330.3388

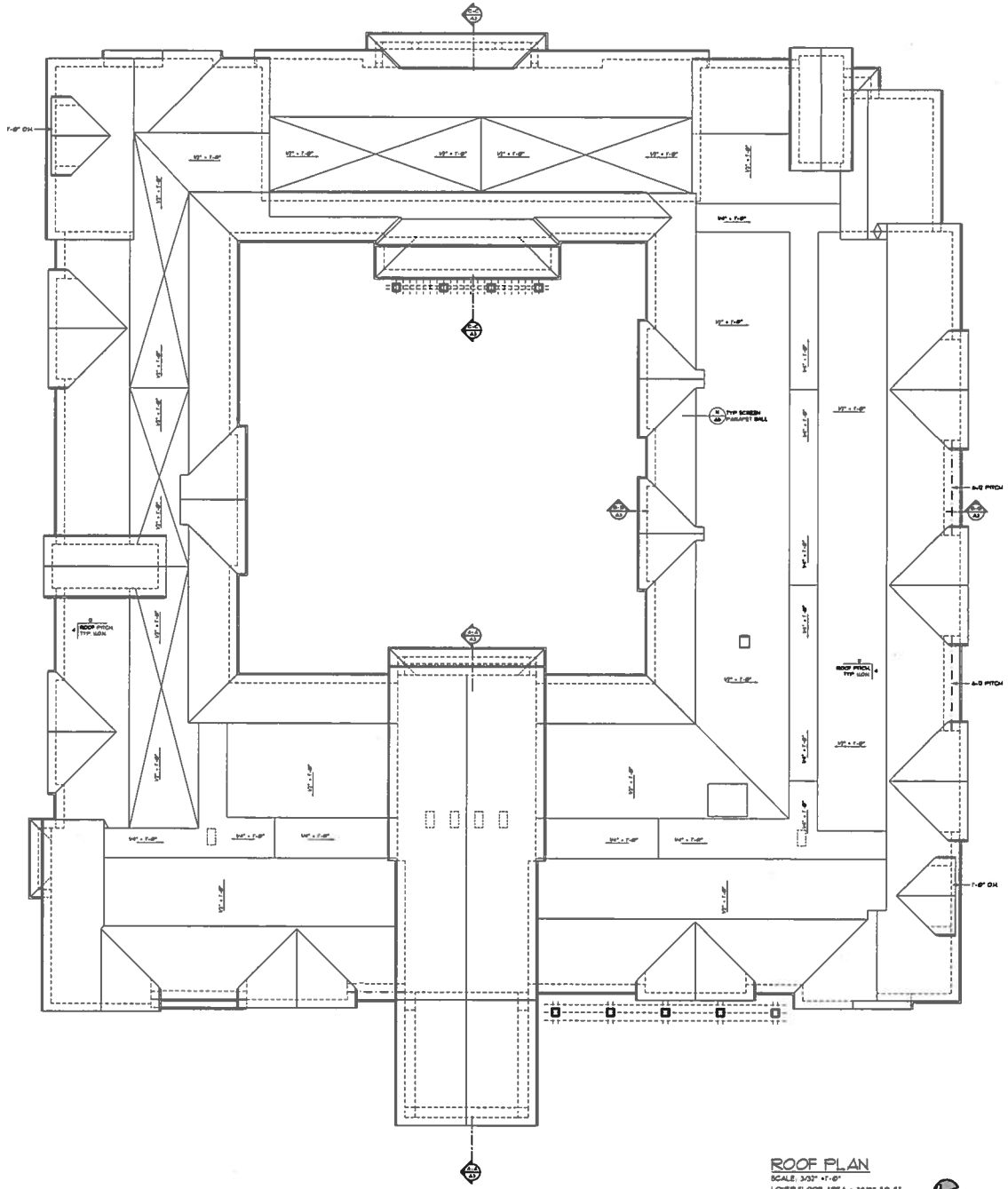
**OAKMONT**  
*Senior Living, LLC*

UPPER FLOOR PLAN  
 OAKMONT OF AGOURA HILLS  
 2333 CANNWOOD STREET, AGOURA HILLS, CA 91301

JOB NO.  
 SCALE:  
 AS SHOWN  
 DRAWN BY:  
 H. FARMER  
 DATE:  
 MARCH 20, 2008  
 COPYRIGHT:

REVISIONS:  
 JUNE 14, 2009  
 SEPT. 01, 2009  
 NOV. 14, 2009  
 DEC. 7, 2009

SHEET NO.  
 A22



**ROOF PLAN**  
 SCALE: 3/32" = 1'-0"  
 LOWER FLOOR AREA = 38,880 SQ. FT.  
 UPPER FLOOR AREA = 38,880 SQ. FT.  
 TOTAL FLOOR AREA = 77,760 SQ. FT.

ALI IGBAL  
 1540 G.D. REDWOOD AVE., SUITE 200  
 SAN JOSE, CA 95128  
 PH. 415.353.3328

**OAKMONT**  
*Center Living. LLC*

**ROOF PLAN**  
**OAKMONT OF AGOURA HILLS**  
 2835 CANWOOD STREET, AGOURA HILLS, CA 91001

JOB NO. \_\_\_\_\_

SCALE: AS SHOWN

DRAWN BY: H. FARRER

DATE: MARCH 26, 2008

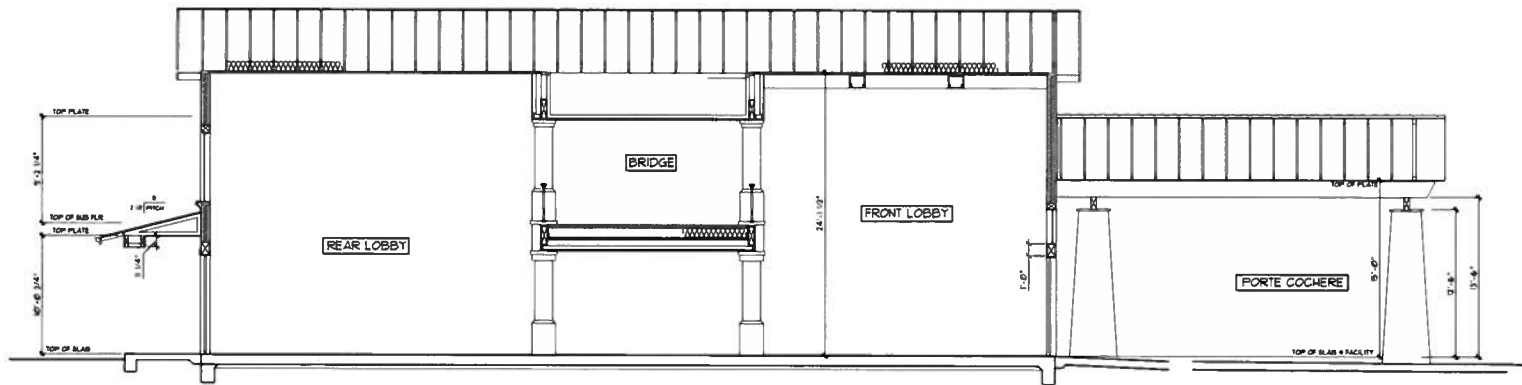
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REVISIONS:

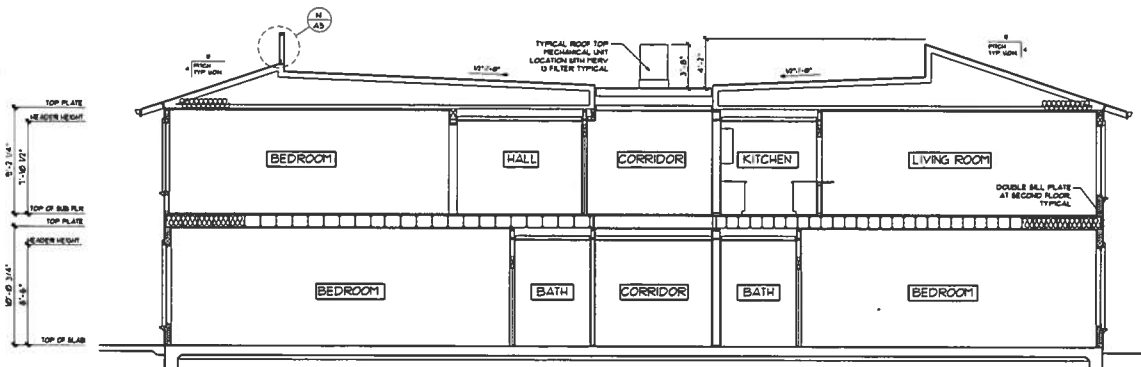
JUNE 24, 2009	SEPT. 01, 2009
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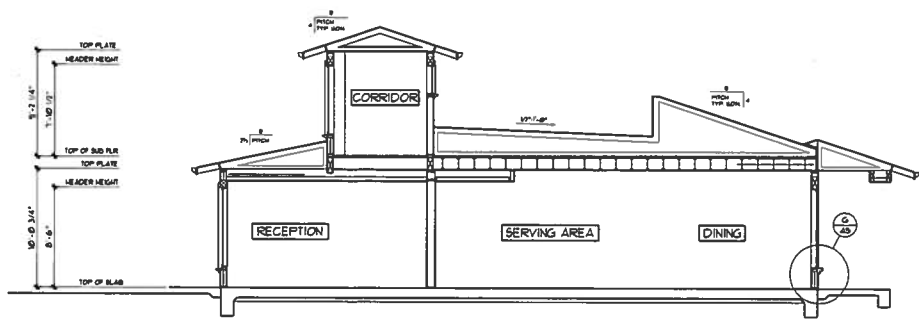
**A2.3**



SECTION A-A  
SCALE: 1/4" = 1'-0"



SECTION B-B  
SCALE: 1/4" = 1'-0"



SECTION C-C  
SCALE: 1/4" = 1'-0"

ALI IQBAL  
1548 OLD REDWOOD HWY., SUITE 300  
FOLSOM, CA 95630  
PH: 916.338.3300

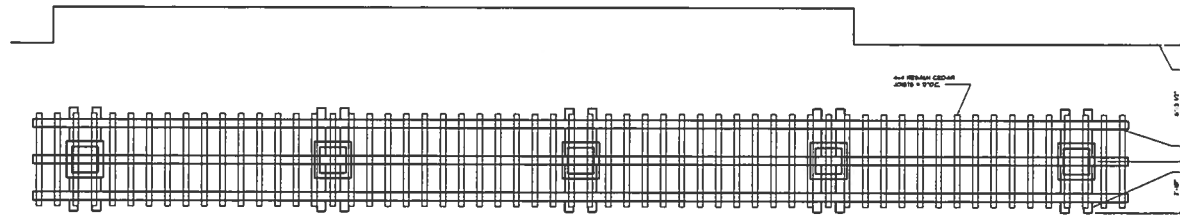
**OAKMONT**  
*Senior Living, LLC*

BUILDING SECTIONS  
OAKMONT OF AGOURA HILLS  
7033 CANWOOD STREET, AGOURA HILLS, CA 91001

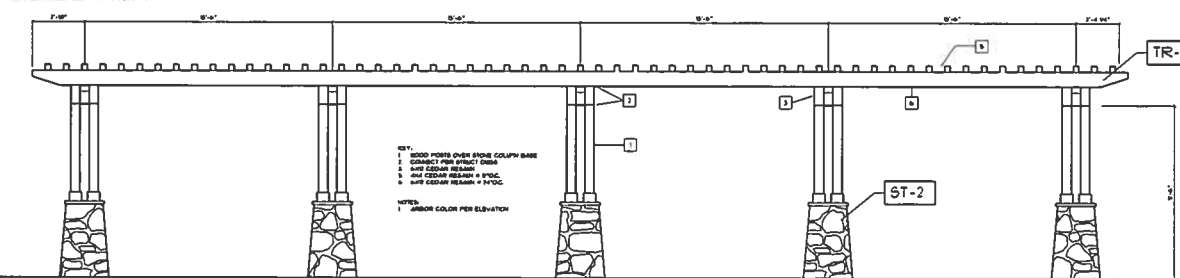
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JUNE 24, 2006  
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DEC. 2, 2006  
SEPT. 28, 2007

SHEET NO.  
**A3**

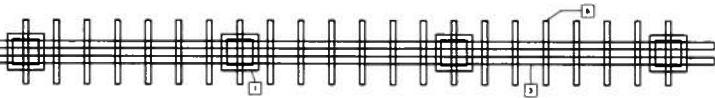




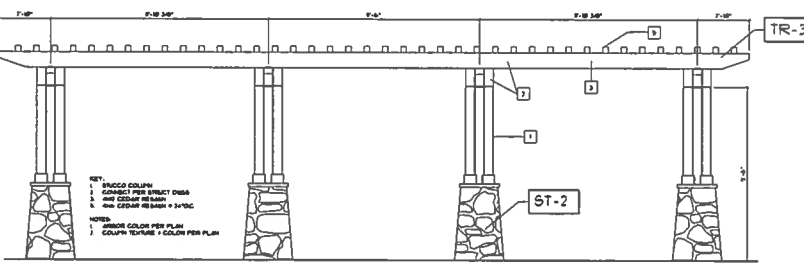
WEST ELEVATION / ARBOR AT FRONT ELEVATION - PLAN VIEW  
SEE SHEET 01 WEST ELEVATION FOR LOCATION



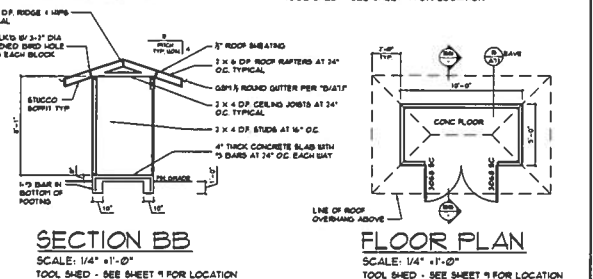
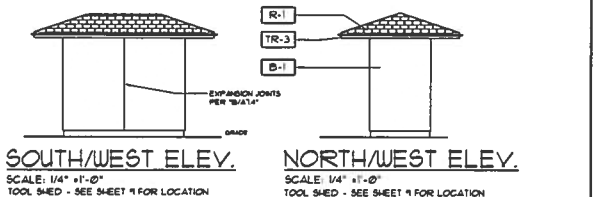
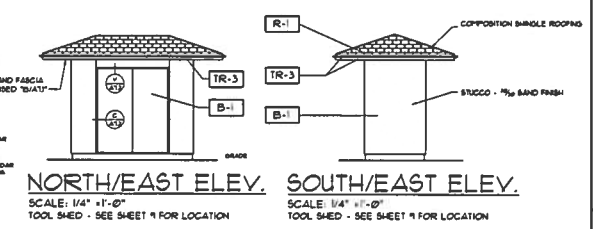
WEST ELEVATION / ARBOR AT FRONT ELEVATION  
SEE SHEET 01 WEST ELEVATION FOR LOCATION



COURTYARD ARBOR - PLAN VIEW  
SEE SHEET 01 EAST ELEVATION FOR LOCATION



SEE SHEET 01 EAST ELEVATION FOR LOCATION  
AA COURTYARD ARBOR DETAILS



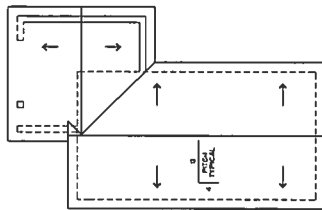
ALI IGBAL  
1549 OLD REDWOOD HWY., SUITE 200  
AGOURA HILLS, CA 91206  
PH: 909.336.3336

OAKMONT  
*Outdoor Living. L.L.C.*

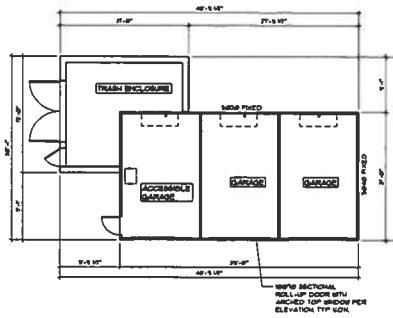
ACCESSORY STRUCTURES  
MONUMENT SIGN  
OAKMONT OF AGOURA HILLS  
28355 CANYONWOOD STREET, AGOURA HILLS, CA 91206

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	'VANGUARD' 30 YEAR COMPOSITION SHINGLES	WEATHERED WOOD
B-1	BODY	'EXTERIOR STUCCO FINISH' 3000 SAND FINISH	'VELLY FLOOR' SAND PEBBLE 'N'
TR-3	TRIM	FURNISH FINISH SEE ELEVATION FOR DETAIL TEXT AND CALL-OUTS	'VELLY FLOOR' 'ORANGE' 3/8\"/>
ST-2	STONE VENEER	BLOOMINGDALE STONE OR EQUAL	CASCADE MASONRY LEVING 'N' COPYRIGHT PEBBLE POLISHED 3/8\"/>

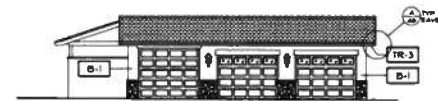
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SCALE AS SHOWN  
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DATE: MARCH 28, 2008  
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REVISIONS:  
JUNE 14, 2008  
SEPT. 01, 2008  
NOV. 14, 2008  
DEC. 9, 2008  
SHEET NO.  
A4.1



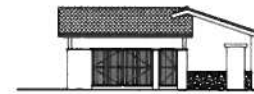
ROOF PLAN - GARAGES WITH TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



FLOOR PLAN - 2-1/3 CAR GARAGES WITH TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - GARAGE  
SCALE: 1/4" = 1'-0"



EAST ELEVATION - GARAGE  
SCALE: 1/4" = 1'-0"

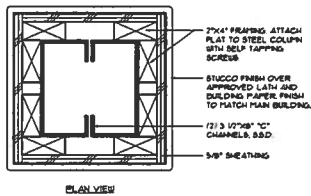


NORTH ELEVATION - GARAGE  
SCALE: 1/4" = 1'-0"



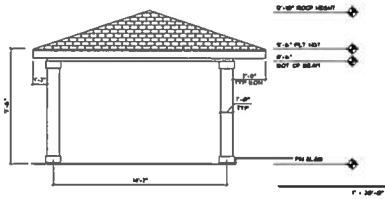
WEST ELEVATION - GARAGE  
SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	FINISH	MANUFACTURER MATERIAL	COLOR
R-1	ROOF	TRUSS ROOF BRUS CORRUGATED METAL	SEALED WOOD
B-1	BODY	EXTERIOR BRICK PAINT SIPS AND FROED	WELLY FROED AND FERRULE TS
TR-3	TRUSS	PATENT LAMBS ARE ELEVATORS FOR DETAIL KEYS AND CALL-OUTS	WELLY FROED WORM-S PITCHA FORMS
D-1	DRIVWAY	VINYL PAVING	BROWNSHOS
ST-7	STONE VENEER	BLORRADO STONE OR EQUAL	CARAGE BRICK LEGOS TN CORRY FERRULE FOLDING SPS JETS-S HUBBET SHAW-TTY SLS

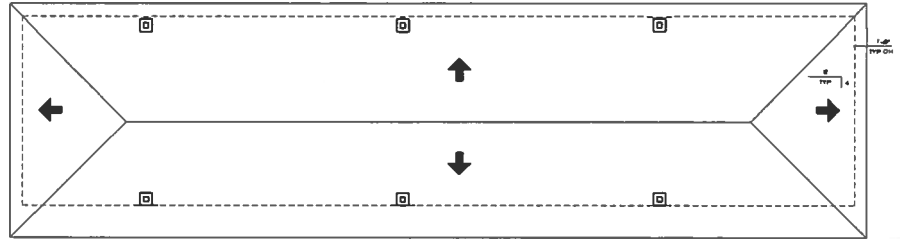


A COLUMN DETAIL

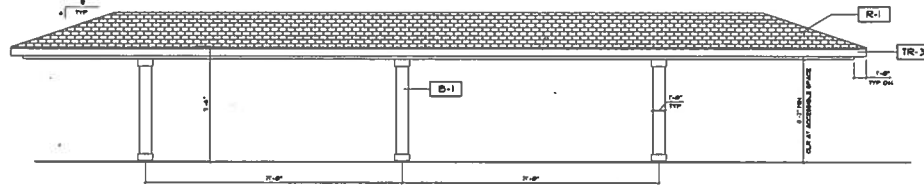
SCALE 3" = 1'-0"



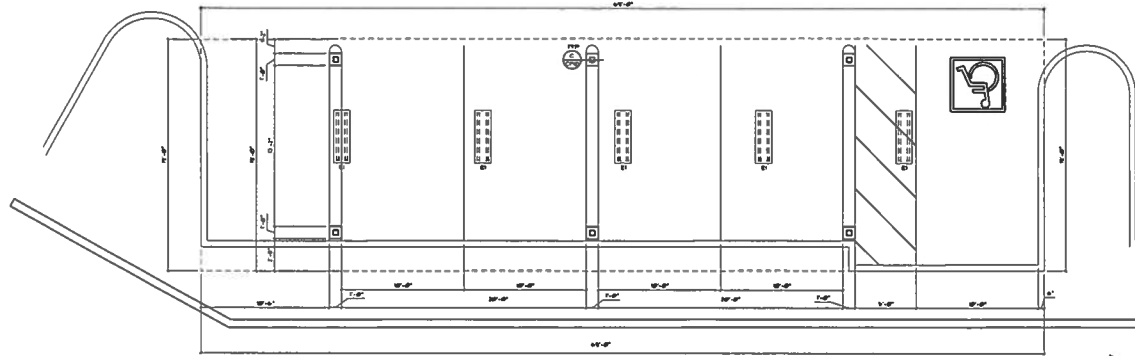
TYPICAL CARPORT SIDE ELEVATION



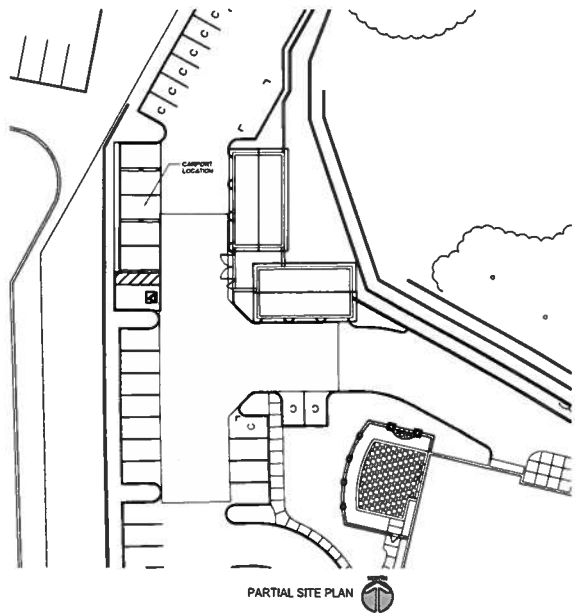
6-CAR CARPORT ROOF PLAN



6-CAR CARPORT FRONT ELEVATION



6-CAR CARPORT FLOOR PLAN (82)



PARTIAL SITE PLAN

LIGHT FIXTURE SCHEDULE									
TAG	DESCRIPTION	CATALOG NUMBER	VOLTAGE	LAMP	BALLAST	FIXTURE BATTAGE	MOUNTING	LOCATION	NOTES
B1	2'x4' x 8" x 8" MP FLUORESCENT LIGHT FIXTURE	4-ORP 3-32-18	6P	(2) 32W 18	(2) 1-1/2" ELECTRONIC	64	SURFACE	CARPITS	

COLOR AND MATERIAL SCHEDULE			
FORM TAG	SUBJECT	MANUFACTURER/MATERIAL	COLOR
R-1	ROOF	TRUSSET 18 YEAR COMPOSITION SHINGLES	SEALED WOOD
B-1	BODY	1/2" TYPICAL BRUCED WOOD 2X6'S AND 2X4'S	VELLY FROST'S SAND PERLE T1
TR-3	TRUSS	MATERIALS VARIED SEE ELEVATIONS FOR DETAILS, SETS AND CALL-OUTS	VELLY FROST'S TYPICAL 9' PITCH ROOF

ALL ICEAL  
1240 OLD REDWOOD HWY., SUITE 200  
SAN JOSE, CA 95128  
PH: 415-353-3888

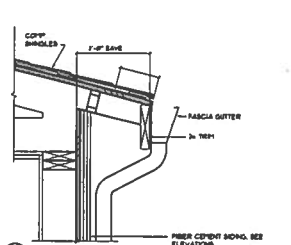
OAKMONT  
*Senior Living, LLC*

ELEVS, FLOOR & ROOF PLANS  
6-CAR CARPORT  
OAKMONT OF AGOURA HILLS  
2833 CAMARDO STREET, AGOURA HILLS, CA 91001

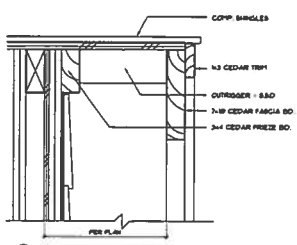
JOB NO.  
SCALE:  
AS SHOWN  
DRAIN BY:  
DATE:  
MARCH 24, 2005  
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REVISIONS:  
JUNE 24, 2005  
BETH EL 2005  
NOV 14, 2005  
DEC 8, 2005

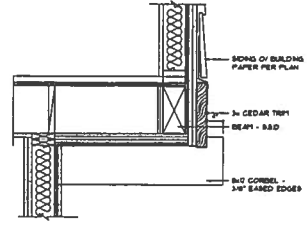
SHEET NO.  
A4.3



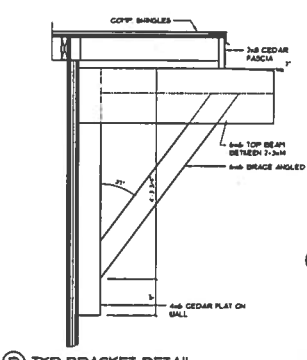
**A** TYP EAVE DETAIL 1/4\"/>



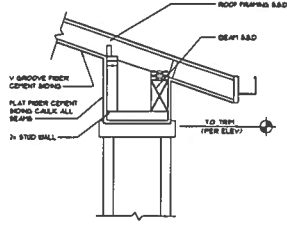
**B** TYP RAKE DETAIL 1/4\"/>



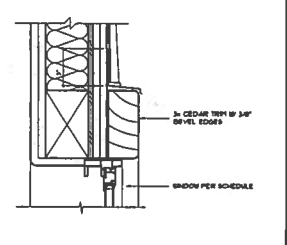
**C** CANTILEVER W/ TRIM & CORBEL 1/4\"/>



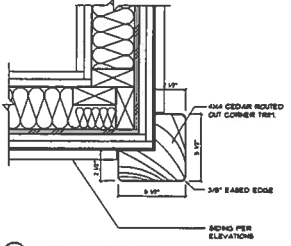
**D** TYP BRACKET DETAIL 1/4\"/>



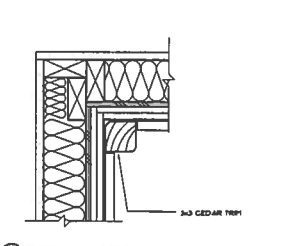
**E** BOX BEAM AT EXTERIOR COLUMNS 1/4\"/>



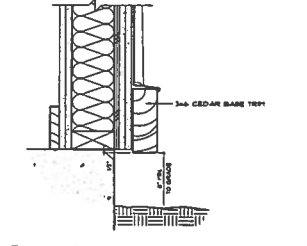
**F** EXTERIOR WINDOW HEAD 1/4\"/>



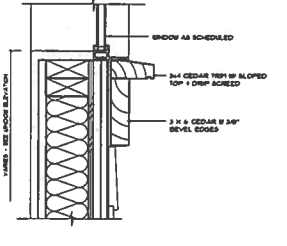
**G** TYP. CORNER TRIM DETAIL 1/4\"/>



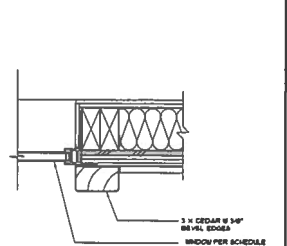
**H** INSIDE CORNER 1/4\"/>



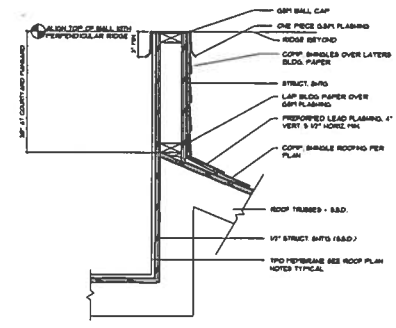
**J** EXTERIOR WALL @ GRADE 1/4\"/>



**L** WINDOW SILL 1/4\"/>



**M** WINDOW JAMB 1/4\"/>



**N** SCREEN WALL @ MANSARD 1/4\"/>

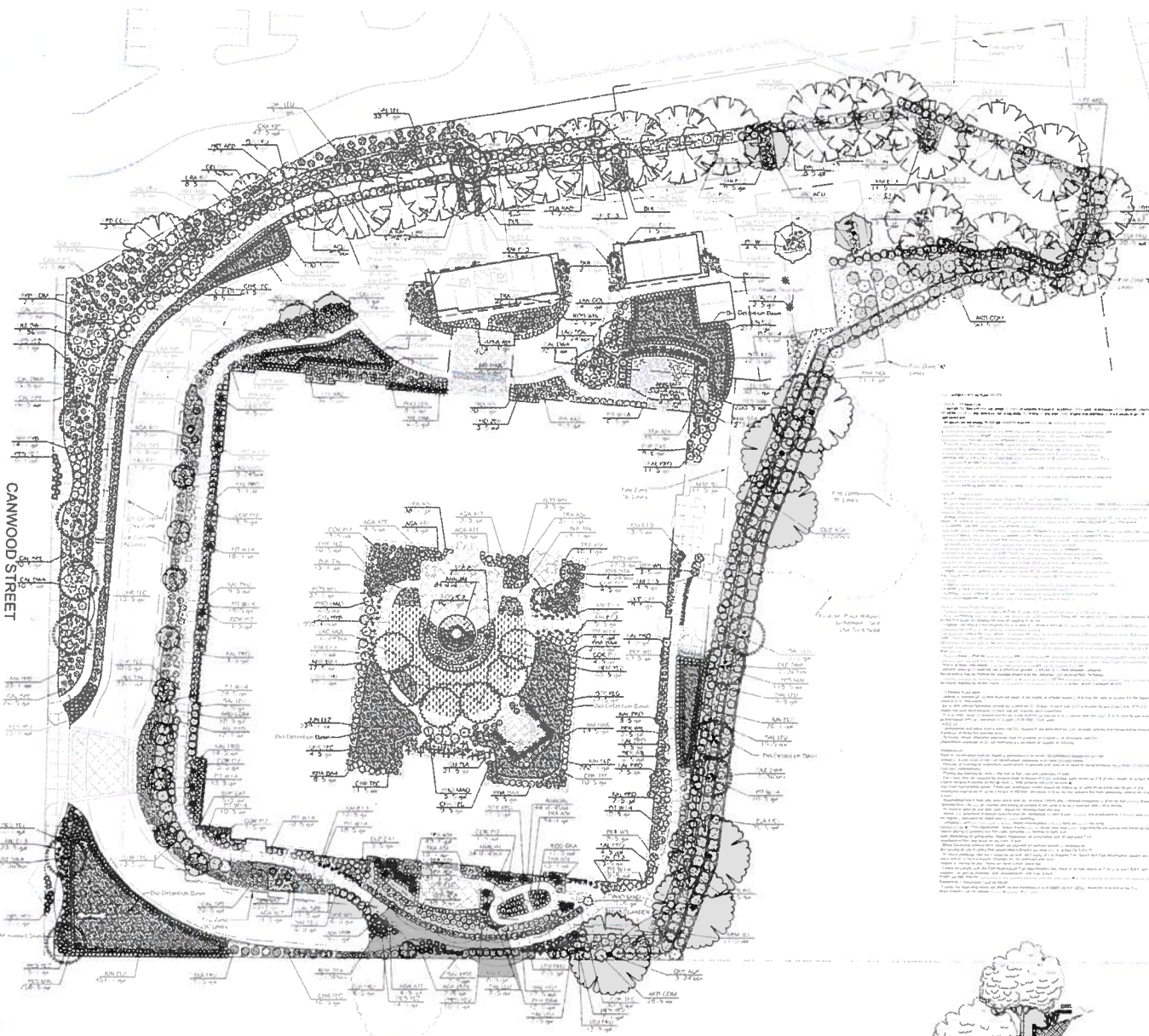
ALI IGBAL  
1540 OLD REDWOOD HWY., SUITE 200  
AGOURA HILLS, CA 91301  
PH: 909.338.3000

**OAKMONT**  
*Interior Living, LLC*

DETAILS  
OAKMONT OF AGOURA HILLS  
78395 CANNWOOD STREET, AGOURA HILLS, CA 91301

JOB NO.  
SCALE  
AS SHOWN  
DRAWN BY:  
DATE: MARCH 30, 2009  
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JUNE 24, 2009  
SEP 11, 2009  
NOV 11, 2009  
DEC 5, 2009

SHEET NO.  
**A5**



**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME / SPECIFICATION	QTY
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**E.G.L.A.**  
 LANDSCAPE ARCHITECTURE, INC.  
 1400 W. 24th Street, Suite 100  
 Los Angeles, CA 90015  
 Phone: (310) 441-1111  
 Fax: (310) 441-1112  
 Email: info@egla.com

**REVISIONS**

NO.	DATE	DESCRIPTION
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



NORTH-EAST BOUNDARY RETAINING WALL SECTION



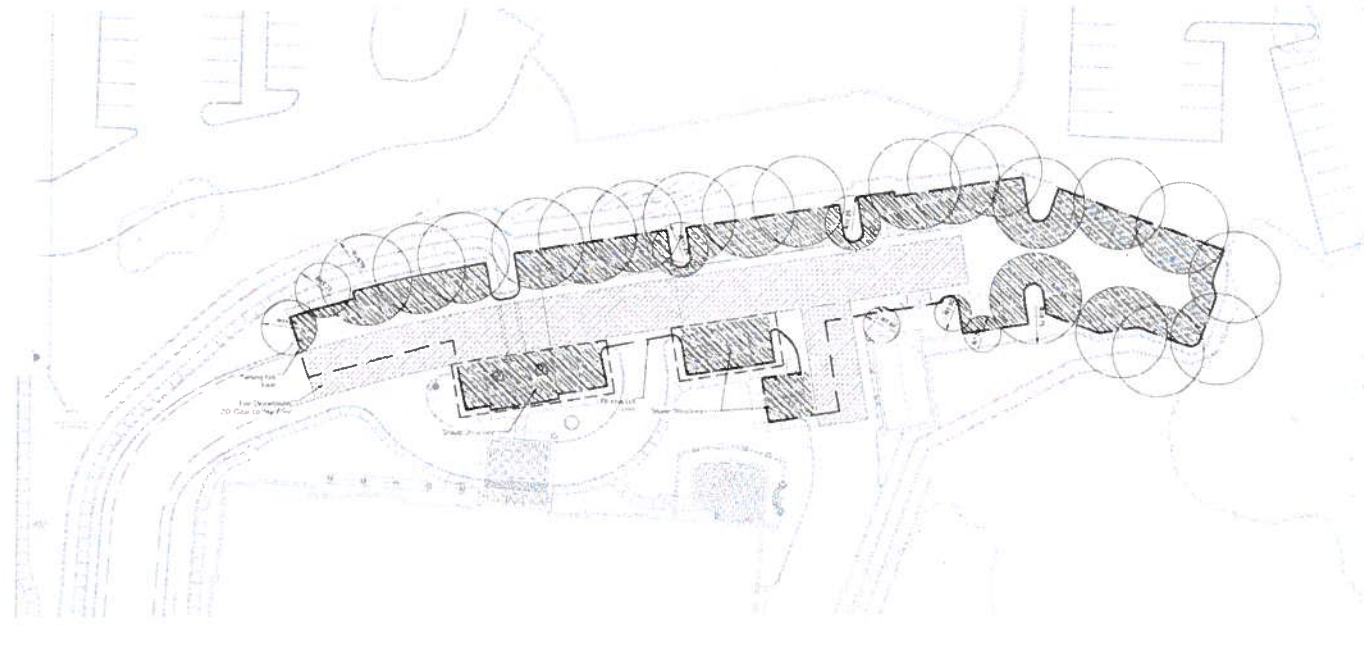
**IRRIGATION SYSTEM DESCRIPTION**  
 The irrigation system is designed to provide adequate water to all plants and trees in the landscape. The system consists of a mainline, submains, and laterals. The mainline is located along the south boundary. The submains are located along the north and east boundaries. The laterals are located along the west and south boundaries. The system is designed to provide adequate water to all plants and trees in the landscape.

**LANDSCAPE DATA**  
 The landscape data includes the following information:  
 - Plant Schedule: A list of plants and trees to be installed in the landscape.  
 - Planting Details: A set of drawings showing the planting details for each plant and tree.  
 - Irrigation System: A set of drawings showing the irrigation system layout and details.

**DATE:** 07/25/17  
**SCALE:** 1" = 20'  
**DRAWN BY:** Edward Gripp, Eric Gripp  
**SHEET NUMBER:**

**CLIENT AND PROJECT**  
 Client: Agura Hills  
 Project: Agura Hills, CA 91411  
 Project: Conceptual Landscape Plan with Fuel Modification Zone

**PRL - 1**  
**of 3**



REVISIONS

NO.	DESCRIPTION	DATE



DATE: 07/05/17  
SCALE: 1" = 30'

**COUNTY OF LOS ANGELES**  
PUBLIC WORKS DEPARTMENT  
1400 N. GARDEN STREET  
LOS ANGELES, CA 90012

**FUEL MODIFICATION PLAN NOTES**

- Zone A - Serotinous Zone**
- Distance 20 feet beyond the edge of any combustible structure adjacent structure or vegetation. Overhangs or other parts of the structure not accurately reflected on the plan may require the removal of plants located on the adjacent parcel.
  - Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
  - Landscaping and vegetation in this zone shall consist primarily of green trees, ground covers not exceeding 6 inches in height, and subterranean cacti. The overall characteristics of the vegetation shall provide adequate fire resistance at a fire event.
  - Plants in Zone A shall be removed from the site and replaced with fire-resistant plants. Erosion control shall be provided following the removal of plants. Other features may be added to this zone as long as they do not increase the fire hazard.
  - Plants in Zone A shall be removed from the site and replaced with fire-resistant plants. Erosion control shall be provided following the removal of plants. Other features may be added to this zone as long as they do not increase the fire hazard.
  - Target species will typically be removed within 30 to 60 days from the start of construction and may require removal of existing soil.
  - Trees and shrubs plants shall not be allowed on any combustible structure requiring removal.
- Zone B - Irrigated Zone**
- 20 feet from the adjacent edge of Zone A to 100 feet from structure.
  - Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
  - Landscaping and vegetation in this zone shall typically consist primarily of green trees, ground covers, and subterranean cacti.
  - Unrestricted approved: Opened canopy shall be maintained at a height not to exceed 10 inches. Unrestricted approved: Opened canopy shall be maintained at a height not to exceed 10 inches.
  - Fire hazard shall be reduced by 50% from the adjacent edge of Zone A to the structure and to the adjacent edge of Zone B.
  - Plants in Zone B shall typically be removed and replaced with fire-resistant plants. Erosion control shall be provided following the removal of plants. Other features may be added to this zone as long as they do not increase the fire hazard.

- Maintenance**
- Regular maintenance shall be required to maintain all plants in the site.
  - Removal of existing plants shall be completed by the time of construction.
  - Pruning and removal of plants shall be completed by the time of construction.
  - Plants shall be installed by the time of construction.
  - Plants shall be installed by the time of construction.

- Zone C - Native Brush Thinning Zone**
- 20 feet from the adjacent edge of Zone B to 200 feet from structure or property.
  - Native brush and vegetation shall be maintained on the site.
  - Native brush and vegetation shall be maintained on the site.
  - Native brush and vegetation shall be maintained on the site.

**Fire Access Road Zone**

- 20 feet or minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire fighting apparatus or response.
- Open and unrestricted approved: Opened canopy shall be maintained at a height not to exceed 10 inches. Unrestricted approved: Opened canopy shall be maintained at a height not to exceed 10 inches.
- Landscaping and vegetation in this zone shall typically consist primarily of green trees, ground covers, and subterranean cacti.
- Plants in Zone C shall be removed and replaced with fire-resistant plants. Erosion control shall be provided following the removal of plants. Other features may be added to this zone as long as they do not increase the fire hazard.

- PARKING LOT SHADING DATA**
- Total Fuel Mod. Area: 10,000 sq ft
  - Total Fuel Mod. Area: 10,000 sq ft
  - Total Fuel Mod. Area: 10,000 sq ft
  - Total Fuel Mod. Area: 10,000 sq ft

The property owner agrees to be responsible for the long term maintenance of this Fuel Modification Plan in accordance with the conditions of approval. The Fuel Modification Plan shall be maintained in accordance with the conditions of approval. The Fuel Modification Plan shall be maintained in accordance with the conditions of approval.

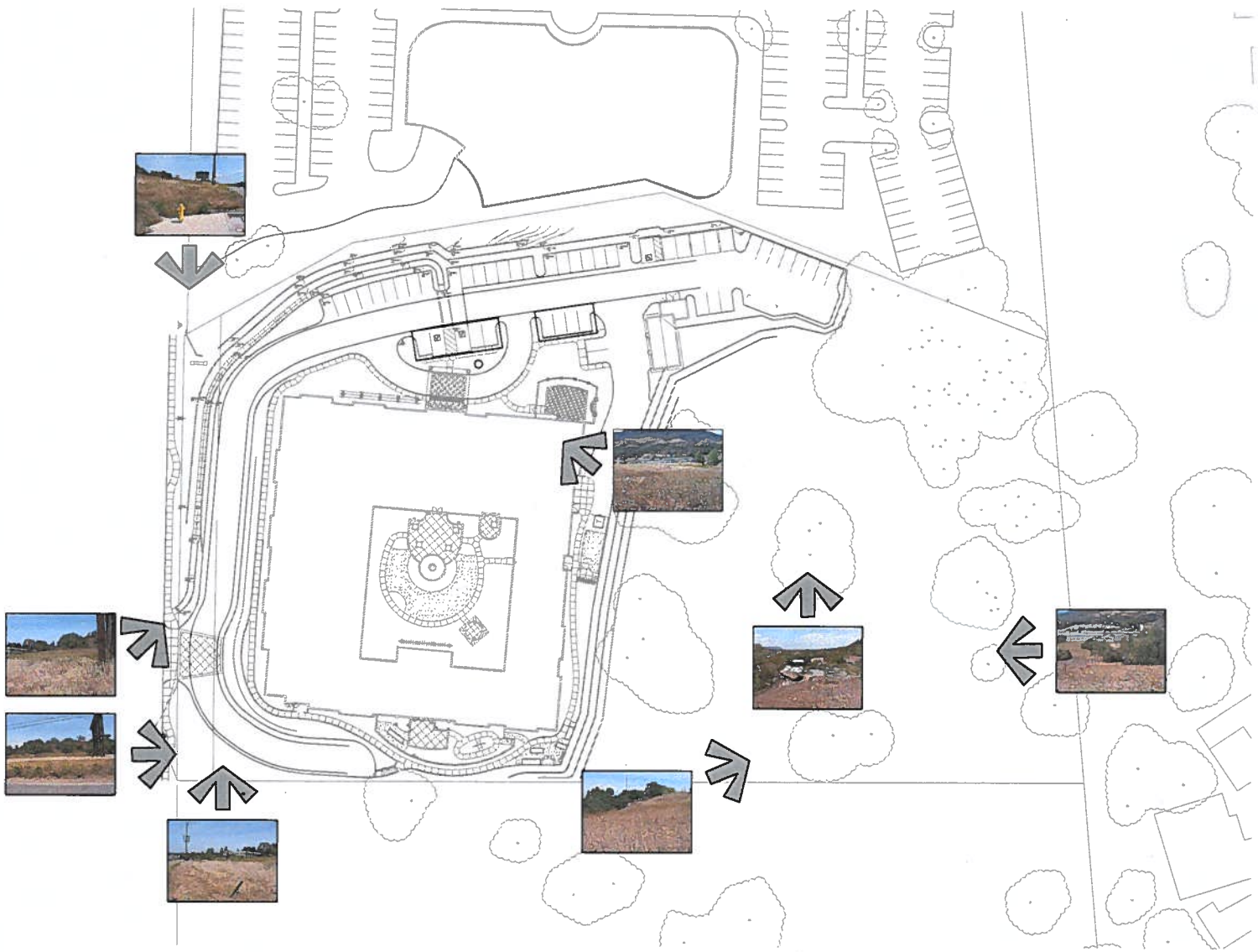
Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

COUNTY OF LOS ANGELES  
PUBLIC WORKS DEPARTMENT  
1400 N. GARDEN STREET  
LOS ANGELES, CA 90012  
FUEL MODIFICATION PLAN  
APPROVED

CLIENT AND PROJECT  
City of Los Angeles  
Public Works Department  
1400 N. Garden Street  
Los Angeles, CA 90012  
PROJECT  
Parking Lot Tree Shading Plan

DATE: 07/05/17  
SCALE: 1" = 30'  
DRAWN BY: Eric Crisp / Eric Crisp  
SHEET NUMBER

PRL - 2  
of 3



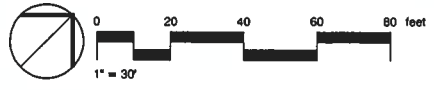
Eric Crisp  
Edward Crisp  
**E.G.L.A.**  
LANDSCAPE ARCHITECTURE, INC.  
11500 S. WILSON AVENUE, SUITE 100, AGRIANA HILLS, CA 91701  
TEL: (949) 452-8800 FAX: (949) 452-8801  
WWW.ERICANDEDWARD.COM

REVISIONS

NO.	DATE	DESCRIPTION



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**CLIENT AND PROJECT**  
 Oakmont of Agriana Hills  
 25333 E. Imperial Street  
 Agriana Hills, CA 91701  
 A.P.N.: 253081011  
 1413R  
 Oakmont Senior Living  
 5210 Redwood Highway  
 Suite 200  
 Mission Viejo, CA 92692

**PROJECT DESCRIPTION**  
 Fuel Modification Photo Map

**DATE:** 11/20/16  
**SCALE:** 1" = 30'  
**DESIGN BY:** Edward Crisp / Eric Crisp  
**DRAWN BY:**



**PARKING ANALYSIS**

SURFACE:	42
GARAGE:	6
CARPORIT:	6
TOTAL:	54

**OAK TREE MAP**

**RICHARD W. CAMPBELL** ARCHITECT  
 2200 W. AGOURA BLVD. SUITE 200  
 AGOURA HILLS, CA 91301  
 (818) 477-1111

**SHEET: 1**

**OAKMONT OF AGOURA HILLS**

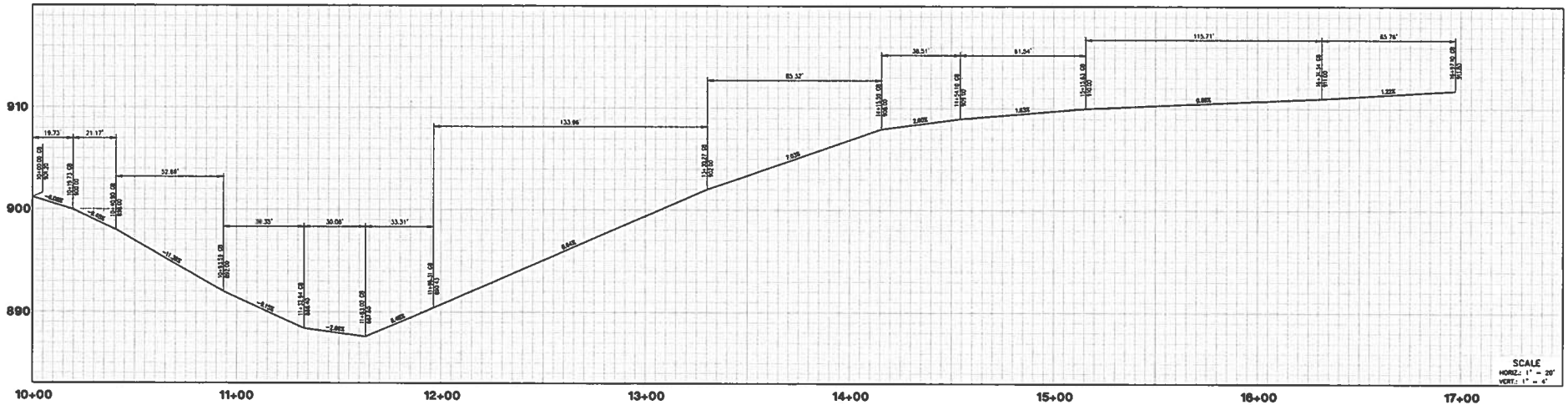
29353 CANWOOD STREET  
 AGOURA HILLS, CALIFORNIA

SITE PLAN

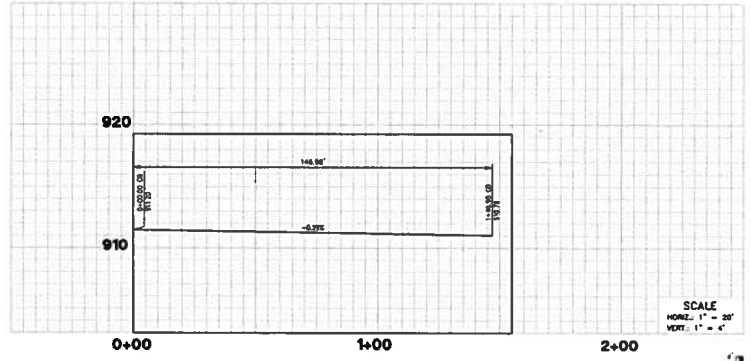
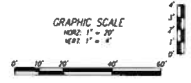
OAKMONT SENIOR LIVING







SCALE  
 HORIZ.: 1" = 20'  
 VERT.: 1" = 4'



SCALE  
 HORIZ.: 1" = 20'  
 VERT.: 1" = 4'



HUNT-ZOJARS Mechanical, Inc. 90 East Thousand Oaks Boulevard, Suite 203 Thousand Oaks, California 91320 Phone 805 499-9522 Fax 805 499-9528		DESIGNED BY CHECKED BY DATE	OAKMONT OF AGOURA HILLS 8285 CARWOOD STREET AGOURA HILLS, CA. 91301 APPROVED BY DATE	FIRE DEPARTMENT SITE PLAN SHEET 2 OF 2 INSET
PREPARED UNDER THE SUPERVISION OF R.C.A.	DATE DECEMBER, 2017	SHEET NO. 23007912	CITY OF AGOURA HILLS DWG NO	PROJECT NO. 1308101

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