



PLANNING DEPARTMENT

DATE: December 13, 2018

APPLICANT: Pouya Payan
Labyrinth Studio Design, Inc.
1600 Sawtelle Boulevard, Suite 230
Los Angeles, CA 90025

TO: Planning Commission

CASE NO.: AMND-01521-2018
(Amendment to CUP-01080-2015 & VAR-01081-2015)

LOCATION: 28254 Laura La Plante Drive
(A.P.N. 2061-017-007)

REQUEST: Request for approval of an amendment to a previously approved Conditional Use Permit and Variance to: 1) increase the heights of retaining walls, and 2) modify certain architectural elements for a residence in construction; and making a finding of exemption under the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Sections 15301 and 15303

RECOMMENDATION: Staff recommends the Planning Commission open and conduct the public hearing for Amendment Application Case No. AMND-01521-2018 (to Conditional Use Permit Case No. CUP-01080-2015 and Variance VAR-01081-2015), close the public hearing, and direct staff to return to the next available Planning Commission meeting with a draft Resolution of approval or denial for the Planning Commission's adoption, based on findings stated on the record.

ZONE DESIGNATION: RS-(2)-20,000-IH (Residential Single-Family – Indian Hills Design Overlay District)

GENERAL PLAN DESIGNATION: RS – Residential Single-Family

PROJECT BACKGROUND AND DESCRIPTION

On April 7, 2016, the Planning Commission approved, on a 4-0-1 vote (Commissioner Justice was absent), Mr. Pouya Payan's request for a Conditional Use Permit to construct a 2,549 square-foot, two-story, single-family residence and a tucked-under, 577 square-foot, two-car garage (Case No. CUP-01080-2018). The site is a 6,068 square-foot hillside lot, at 28254 Laura La Plante Drive, on the south side of the street, approximately 100 feet from the intersection of Laura La Plante Drive and Lewis Road. The lot is zoned Residential Single-Family (RS) with an Indian Hills (IH) Design Overlay. In addition to approving a Variance request for the project's reduced side yards, the Planning Commission also approved a Variance to build retaining walls with heights in excess of the maximum allowed three and a one-half (3.5) feet in the front yard area, ranging from 42 inches to six (6) feet, and side and rear yard retaining walls in excess of the maximum allowed six (6) feet tall, ranging from 42 inches to nine (9) feet tall. The project grading permit was issued on July 13, 2017. The building permit was issued on August 15, 2017.

During construction and without City approval, the applicant made modifications to the approved project, which required that the retaining walls exceed the maximum height allowed by the Variance. Before the applicant could complete the retaining walls, Building and Safety Department staff issued a stop-work order, requiring the applicant to stop construction. Planning Department staff required the applicant apply for an amendment to the approved application for the modifications (Case No. AMND-01521-2018). The amendment application also includes proposed modifications to the house's design, as requested by the applicant, and as described further below. The house is currently in the framing stage and the stop-work order also applies to its construction.

The following is the development data pertaining to the project, as approved in 2016 by the Planning Commission, and which will remain:

Development Standards	Existing	Proposed	Allowed/ Required
1. Lot Size	6,068 sq.ft.	Same	20,000 sq.ft.
2. Lot Width	52 ft.	Same	90 ft.
3. Lot Depth	112 ft.	Same	100 ft.

stairway. The wall height along the eastern side of the easterly stairway is proposed with an increased height of 2'6", from 1'5". The wall height on west side of this same stairway is proposed with an increase in height from 0'6" to 1'10" accommodate the change in the landscape planter configuration. Portions of the retaining wall on the west side of this landscape planter, east of the driveway, is to increase from 3'0" in height to 3'6". No changes are proposed to the height of the retaining wall on the west side of the driveway, adjacent to the westerly stairway. The walls would continue to be stuccoed and painted to match the house, as originally approved.

Rear and Side Yard Walls

A retaining wall system made up of two stacked, independent walls was approved in the rear yard to retain the hillside. These walls are visible from the adjoining lots to the east and west. The first, lower, wall was approved at six (6) feet tall at its highest point, and the second wall behind it at nine (9) feet at its highest point (measured vertically from finished grade). Both walls were to wrap around the sides of the lot, where, as the side yard retaining walls, they would progressively decrease in height to about two (2) feet toward the front of the lot on the west side, and four (4) feet on the east side.

The applicant is seeking an increase in the approved height of the lower (front) wall in the rear yard to a maximum height of 9'2" (an increase of 3'2"), and the higher (back) wall to a maximum height of ten (10) feet (an increase of 1 foot). The current signed as-built survey shows the top of the higher (back) wall at a topographic elevation of 1004.66 feet at the southwest corner of the rear yard. To achieve a maximum 10-foot height, the applicant has agreed to lower the back wall to a maximum top topographic elevation of 1003'11" and provide a 1'9" high berm between the two walls.

The eastern side yard wall would increase from the approved range of 3'0" to 5'9" in height, to 6'0" to 7'4" in height. Along the western side yard, the wall would increase from a range of 2'0" to 6'6" in height, to 1'3" to 9'7" in height. The increase in height of the side walls are the result of the taller rear yard walls that transition to the side walls.

The final approved landscape plan indicates a vine espalier (Star Jasmine) along the north face of the taller wall (and to continue around the east side wall). The applicant is proposing to replace the vine with *Podocarpus*, which is a conifer, to provide more complete screening of the wall(s) and further protect the privacy between the project and the adjacent, easterly neighbor's back yard. This species, if approved by the Planning Commission, would need to be considered and approved by the County Fire Department, Fuel Modification Unit prior to installation.

The City's Geologic/Geotechnical Consultant and the City Building Department staff have reviewed the applicant's geotechnical report addressing the proposed

wall changes for compliance with appropriate codes, guidelines, and standards of practice, and find the report acceptable.

B. Building Design and Architecture

The proposed changes to the design of the residence consist of revisions to windows and balconies, and revisions to select building materials, as summarized below. The proposed areas of change are identified (clouded) on the project plans. In their approval of the Conditional Use Permit, the Planning Commission required the applicant to comply with Condition No. 18 of Conditional Use Permit Resolution No. 16-1151, which states: "The applicant shall install translucent glass to a portion of each second floor window that overlooks adjacent properties, to protect neighbor's privacy." The following is a list of the applicant's proposed building design changes.

1. East (Side) Elevation

- The size of the first floor living room window is proposed to be revised (reduced in size) from 12'6" high by 9'6" wide, to 10' high by 10' wide;
- The second floor master bedroom windows facing east are proposed to be eliminated;
- The first and second floor glass balconies railing over the front entry is proposed to change to wrought iron (including the east side of the balcony);
- The sheet metal detail around the entry area is proposed to be eliminated and replaced with stucco;
- The second floor railing off the bathroom is proposed to be eliminated and replaced with stucco;
- (The applicant also considered eliminating the wall on the east side of the second floor south balcony, but decided to keep it after the Planning Director would not support this proposed field change, as the wall was originally required for privacy.)

2. North (Front) Elevation

- The first floor living room window is proposed to be revised (reduced in size) from 12'6" high by 5'5" wide to 10' high by 5' wide;
- The second floor master bedroom French door is proposed to be substituted with a fixed window;
- The second floor balcony glass railing is proposed to be replaced with wrought iron railing. The railing material would match that on the rear balcony.

3. West (Side) Elevation

- The applicant proposes to revise the size of the master bathroom window from 6'4" x 2'0" to 6'6" x 3'0". This original bathroom window

was 6'6" x 8'6" to be "obscure" (translucent) for privacy. In the final construction drawings, the size of the window was revised to a horizontal design instead of a vertical window placed over 6 feet above the floor plate, which eliminated potential privacy concerns to the west. The design change was approved administratively. The size of this particular is proposed to be revised once more, and the applicant is proposing to add a second, 5'6" x 2'0" size window with translucent glass in the master bathroom;

- A window in the first floor living room is proposed to be eliminated.

4. South (Rear) Elevation

- The second floor master bedroom window facing is proposed to be reduced in size from 8'0" x 8'6" to 7'0" x 7'0";
- The second floor balcony railing is proposed to change from glass to wrought iron.

5. Other

- A new skylight is proposed to be added on the roof above the stairwell.

The approved project was found to comply with the City Architectural Design and Standards Guidelines (Guidelines), and the proposed changes, if approved, would also be consistent with the Guidelines. The proposed changes do not alter the house's massing or footprint, nor the style of the architecture, but slightly modify some materials and placement of fenestration, which may improve the house's compatibility with the surrounding neighborhood. The changes in fenestration would further address privacy concerns with adjacent properties.

C. Hillside Ordinance

The height of the house would remain the same as approved and would remain in compliance with the maximum building height allowed in the RS zoning district and the Hillside Ordinance. No other changes are proposed that would affect the project's consistency with the Hillside Ordinance, and the increase in retaining wall height on the hillside lot would require a Variance amendment, as discussed elsewhere in this report.

The required findings to be made for hillside development, as also listed in project's approved Resolution, are as follows:

1. The proposed use is located and designed so as to protect the safety or 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 mud flow, erosion hazards or other hazards.

2. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
3. The proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan.
4. The proposed project will complement the community character and benefit current and future community residents.

D. Conditional Use Permit

As stated above, the proposed project includes amending the approved Conditional Use Permit (Case No. CUP-01080-2015). The required findings for approval of a Conditional Use Permit, as also listed in the project's approved Resolution, are as follows:

1. That the proposed use is consistent with the objectives of this article [zoning] and the purposes of the district in which the use is located.
2. That the proposed use is compatible with the surrounding properties.
3. That the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare.
4. That the proposed use will comply with each of the applicable provisions of this article [zoning], except for approved variances or modifications.
5. That the distance from other similar and like uses is sufficient to maintain the diversity of the community.
6. That the proposed use is consistent with the goals and policies of the general plan.

E. Variance

The applicant is requesting to amend approved Variance Case No. VAR-01081-2015 from Section 9606.2.A and D of the Zoning Ordinance pertaining to retaining wall height in the front, side and rear yard areas per Section 9676.2.E. of the Zoning Ordinance. The amendment is being sought to further increase the height of retaining walls beyond what the approved Variance allowed due to a change in the building pad elevation, a desired change in the type of walls approved in the front yard, and to address the actual elevation of the hillside south of the lot and ensure it is adequately retained.

The required findings for approval of a Variance, as also listed in the project's approved Resolution, are as follows:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article [zoning] deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
2. That the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.
3. That the strict interpretation and enforcement of the provisions of this article [zoning] would result in practical difficulty or unnecessary hardship inconsistent with the objectives of this article [zoning].
4. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the granting of the variance will be consistent with the character of the surrounding area.

F. General Plan Consistency

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

Goal LU-7 Livable and Quality Neighborhoods

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

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

The single-family design complies with Goal LU-7 in that the project is residence comparable to other single-family residences in the Indian Hills residential neighborhood in that it adheres to the development standards of the RS zone at the exception of the setback and retaining walls height variance, and the changes will not impact the privacy of adjacent residential properties.

- Policy LU-7-2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building forms, scale, massing, and relationship to street frontages; architectural design; landscape; property setback; and comparable elements. Continue to implement the City's

Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the Standards and Guidelines.

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

The original project was found to be consistent with the City's Architectural Design Standards and Guidelines recommendations with respect to design and form in relation to a narrow and steep lot. The revisions to the windows and the taller retaining walls will not significantly affect the design of the house or site development. The use of stucco throughout will eliminate the potential for reflecting light and impacting neighbors and street traffic. It will also help the structure blend further in its environment by closely matching the natural colors in the surroundings.

Goal LU-9 Single Family Neighborhoods

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

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

Despite the taller walls, the project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with the other residences in the neighborhood. The house is designed with two floors and a tucked-under garage, which allows for a narrower footprint and a flat roof to reduce the effect of the mass as viewed from the street. The modification to the front and rear yard do not affect the potential for screening either by the structure and/or by landscaping. The elimination of the split-level first floor causes the rear yard to be at a lower topographical elevation, and the rear yard space to be more insulated from neighbors' views. As proposed, the project complies with the Goal LU-9 and Policy LU-9.1.

Goal LU-31 Hillside Neighborhoods

A predominantly hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.

- Policy LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area's hillside topography and natural

landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting.

The approved project complied with Goal LU-31 by placing the house at the lowest elevation possible and maintaining the same orientation as existing homes on the north and south side of Laura La Plante Drive, and providing a building envelope that is narrow to fit in the width of the non-conforming lot. The modifications to the project maintains the scale of the development and location on the lot. The natural topography of the rear yard beyond the walls was not changed but rather the walls were built taller because the building pad was lowered. The walls do not block the view of the hillside beyond.

- Policy LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection.

The project, if approved, complies with Policy LU-31.5 by providing native landscaping consistent with the adjacent hillside and open spaces areas and complying with the Los Angeles County Fire Department – Fuel Modification Division’s requirement to not contribute to the fueling zones.

ENVIRONMENTAL REVIEW

Staff has determined that the modifications to the single-family residence development are Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The modifications are not expected to cause any significant environmental impacts. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c) which relates to unusual circumstances.

RECOMMENDATION

Staff recommends the Planning Commission open and conduct the public hearing for Amendment Application Case No. AMND-01521-2018 (to Conditional Use Permit Case No. CUP-01080-2015 and Variance VAR-01081-2015), close the public hearing, and direct staff to return to the next available Planning Commission meeting with a draft Resolution of approval or denial for the Planning Commission’s adoption, based on findings stated on the record.

Attachments

1. Applicant’s Variance Burden of Proof
2. April 7, 2016 Planning Commission Staff Report
3. April 7, 2016 Planning Commission Meeting Minutes

4. Approved Project (Conditional Use Permit) Resolution No. 16-1151 and Conditions of Approval
5. Approved Project (Variance) Resolution No. 16-1152 and Conditions of Approval
6. Reduced Copies of the Amendment Project Plans
7. Photographs
8. Vicinity Map

Case Planner: Doug Hooper for Valerie Darbouze

ATTACHMENT 1



Department of Planning and Community Development

GUIDE TO THE VARIANCE APPLICATION

Applications for a Variance are required for projects that do not meet certain development criteria established in the City Zoning Ordinance

The Planning Commission serves as the reviewing authority to grant or deny applications for Variances. A Variance may only be approved when unique circumstances applicable to the property, including size, shape, topography, location, or surroundings, as determined by the Planning Commission, prohibit the applicant from complying with the provisions of the Zoning Ordinance. Any Variance granted is subject to conditions, which will assure that the Variance will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. A Variance may be granted by the Planning Commission for a limited time period, or may be granted subject to conditions as prescribed by the Planning Commission. The Planning Commission must find in favor of all of the following findings before approving a Variance, as required in Section 9676.2.(E) of the Zoning Ordinance:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;
2. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;
3. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance;
4. That the granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity; and
5. That the granting of the Variance will be consistent with the character of the surrounding area.

SUBMITTAL REQUIREMENTS

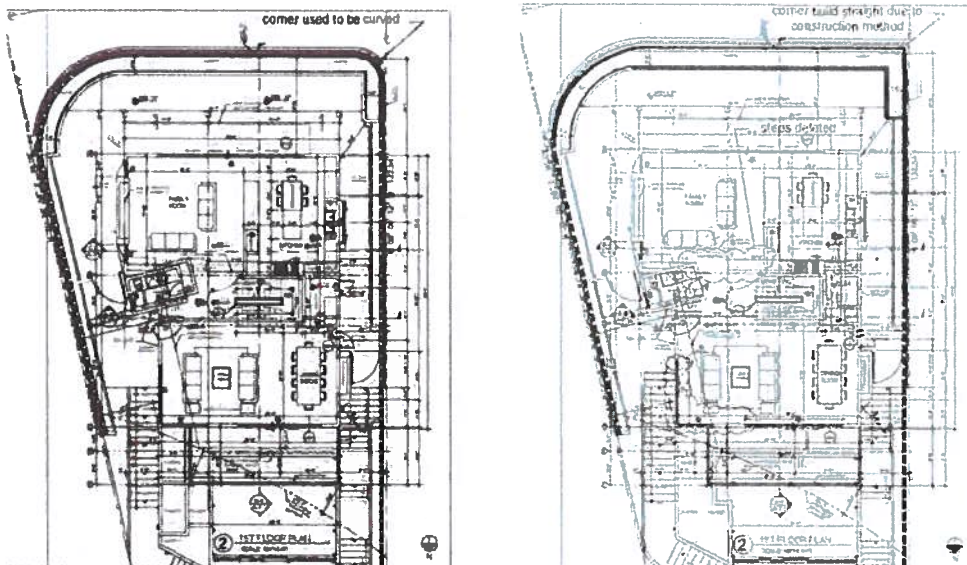
- Completed Planning Application Form.
- Written description and reason for the Variance request.
- Completed Variance "Burden of Proof".
- Applicable Fees (a formal application will not be accepted unless fees are provided).

The Variance request should also be reflected in the plans submitted for a Site Plan/Architectural Review or Conditional Use Permit Application.

The project was approved by the Planning commission about 2 years ago. during construction we had to make a revision to the rear retaining walls. The reasons are as follow.

1. The existing property constitute a very hard rock. Which was discovered during excavation contrary to ordinary properties, It was impossible to cut the rock straight down even though there were piles in place. This issue added almost a foot to the height of the rear retaining wall.
2. The original surveyor made a mistake, and that mistake translated into an addition of 1'-9" to the wall height.
3. The upper right corner of the retaining wall was designed to be curved originally, but we had to make the corner straight because of the construction method. This change also added 1 foot to the height of the wall
4. The first floor was designed as s stepped floor, the back part of the residence was 1' higher than the front side. These two steps were eliminated during the construction, and this change added 1 foot to the height of the rear retaining walls.

Proposed Top of the wall is 3'-11" higher than the original proposed height. Bottom of the wall is 1'-0" lower than the original proposed height.



Due to irregular shape and excessive natural slope of the back end of this hillside property (More than %58 slope, exceeding 1:1 slope), retaining walls located towards the back end of the subject property exceeds the maximum allowable height for retaining walls up to 10 feet tall.

Subject retaining walls are situated toward the back end of the property and they are not visible from the Laura La Plante Street. Due to excessive slope in the back end of this property, it is impossible to maintain the 6' city required retaining wall height and develop a standard home with minimal backyard space. Hence developing a multi-level backyard will result in a substandard home with unusable backyard space and excessive unused circulation elements that may result in difficulty for fire department access. This retaining wall will not be visible from the street and the proposed landscape element will transform this wall into an attractive landscape element that will add to the quality of the subject development and the neighboring properties.

During construction due to very hard rock formation of the property it was extensively hard to cut the grade straight and also due to mistake by the original surveyor and construction means and method the wall height was added. The proposed back yard is 13' wide (minimal for a new single family residence) and the retaining walls are not visible from public view.

2. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;

.....
These two retaining walls are screened by the proposed structure and are not visible.....
to public view.
.....

.....
The retaining walls will be screened by landscaping, to create an appealing look.....

.....
Also, on the eastern side yard, we are proposing to landscape to protect the privacy.....
of the neighbor. Once the landscaping is mature, the easterly neighbor would not be.....
able to look into our backyard. The subject property is a narrow hillside lot sitting on.....
a very hard bed rock. The propose backyard is 13' wide.
.....

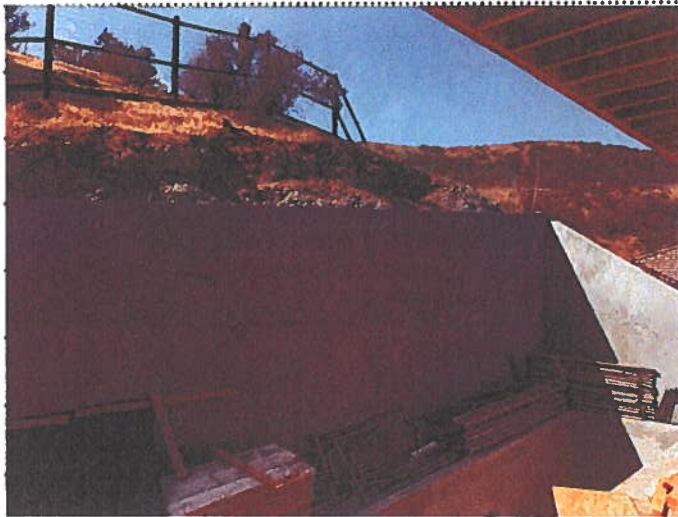


.....
The wall height was increased due to the extensive slope of the property, the very hard rock.....
formation, and the construction method. Granting this variance will not constitute any special.....
privilege nor imposing any limitation upon adjacent neighbors.
.....

.....
Multiple similar cases have been historically approved by City of 'Agoura Hills'.
.....

3. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance;

Due to site constraint and construction method, the height of the wall was constructed higher than what was proposed originally. It is impossible to lower the height of the built walls. Also, these walls are not visible from the street, and from inside the residence of east side neighbor's. The retaining wall will be covered by the landscaping at its base. After maturing we will both have privacy, and the neighbor will not have a view of the proposed project.



5. That the granting of the Variance will be consistent with the character of the surrounding area.

Retaining walls are mandatory in order to build a residence in hillside areas.

Which applies to this project.

The retaining walls with more than 6' height have been approved and constructed throughout the City.

END

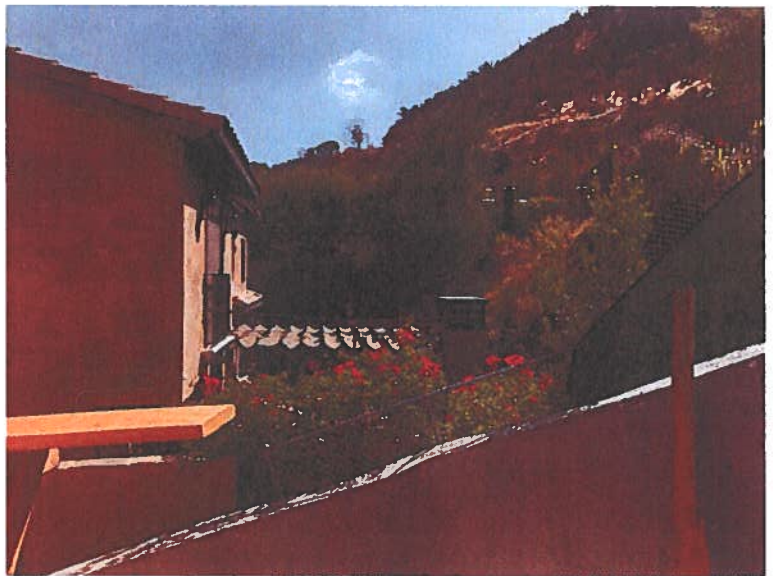
Privacy Issue with Adjacent east side neighbor:

Another issue that was brought up was the wall in the back from the master bedroom of the proposed residence and its possible view to the neighbor back yard and compromising their privacy. During the original planing commission and plan check the issue of privacy was reviewed by the commissioners and the plan check, our understanding is that the issue is with the side windows and not the windows facing our back yard please clarify.

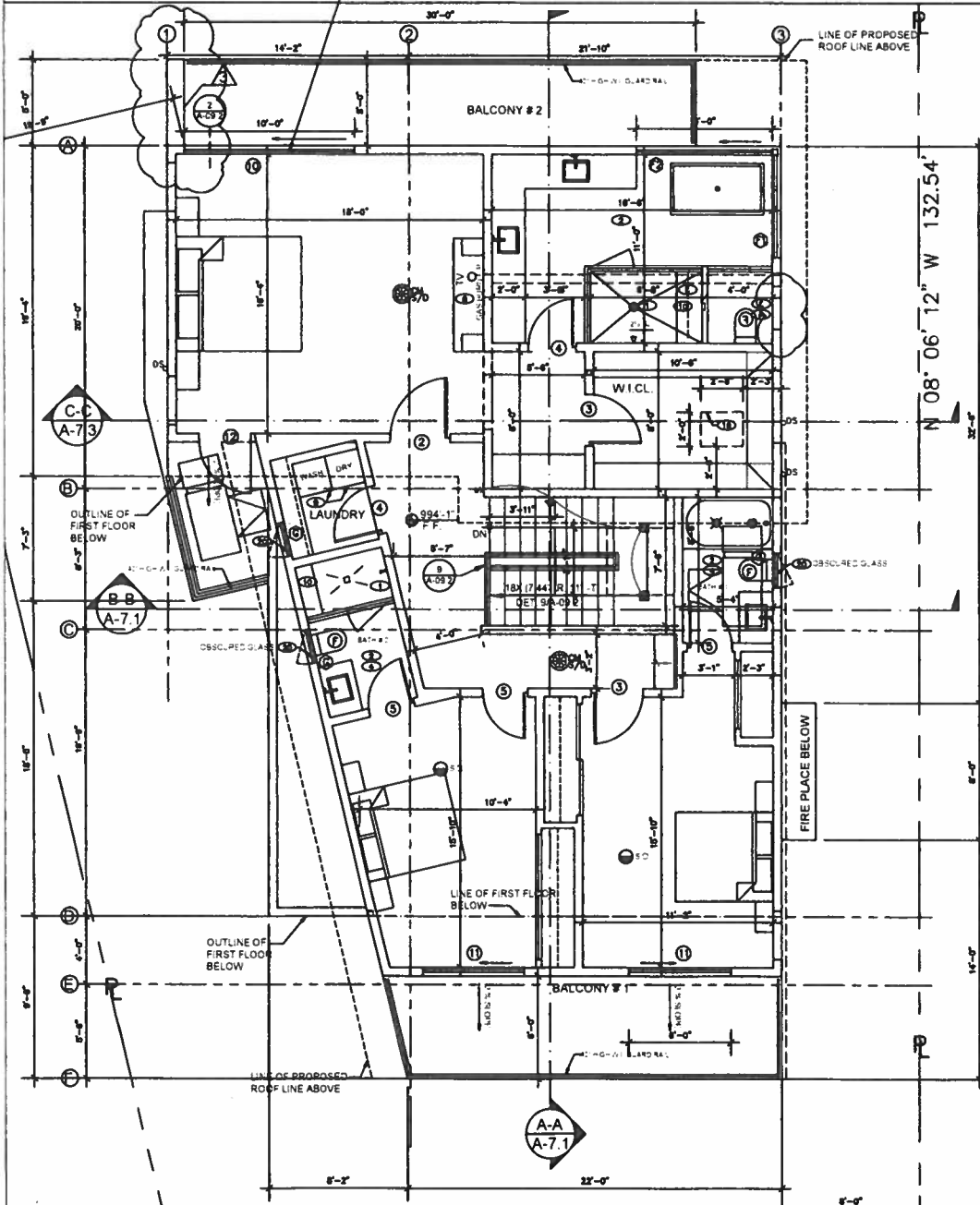
This window is 15'-9" away from our common property line and as you can see in below picture from inside the residence there is no view to the neighbor back yard. from the balcony though there is a view. Please lets us know if you think this is a privacy issue?!

Our understand is that the wall was originally placed on the plan as a design element and we can remove it.

We have eliminated 2 windows from the master bedroom to the side (please refer to A-6.2) We have also eliminated another small balcony off of master bedroom (please refer to A-06.2)



subject window

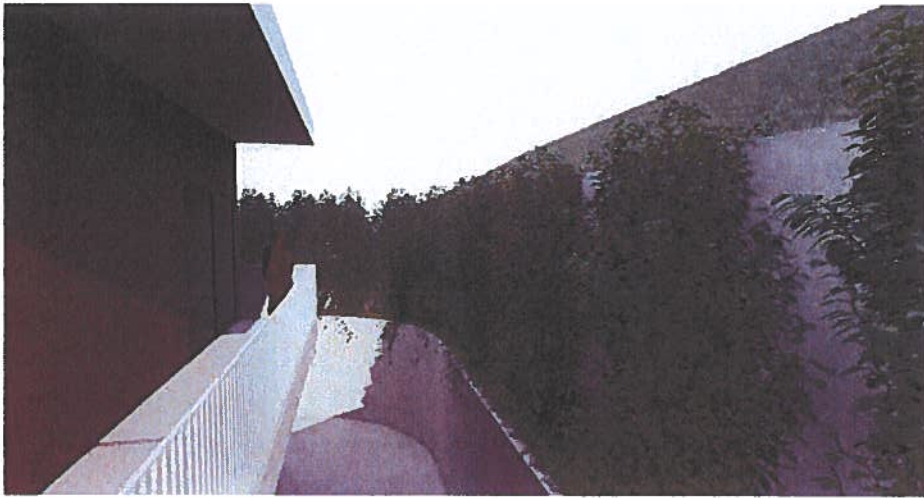


N 08° 06' 12" W 132.54'

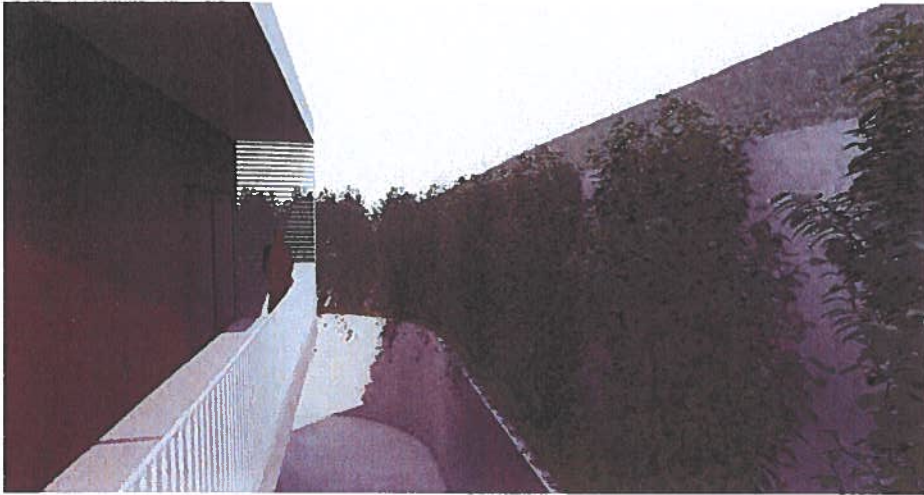
1 2ND FLOOR PLAN

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

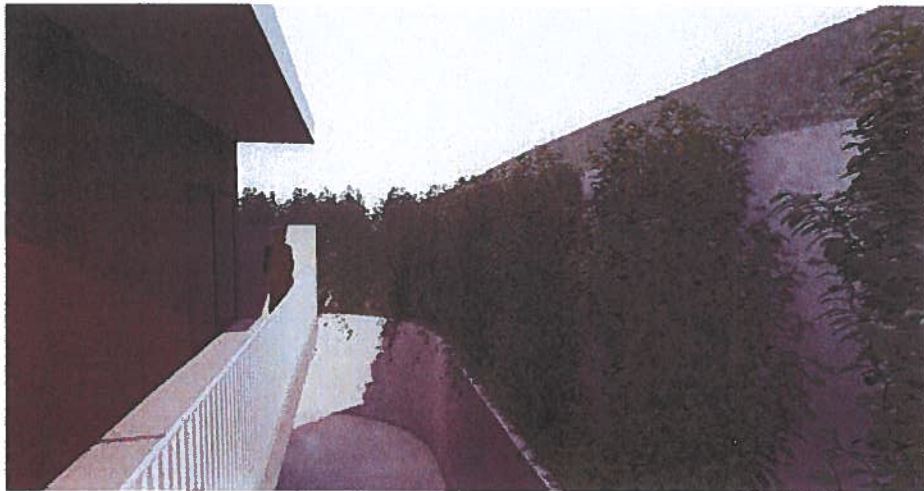




Option 1: Landscape (Podocarpus) between retaining wall # 1 and # 2 to create privacy

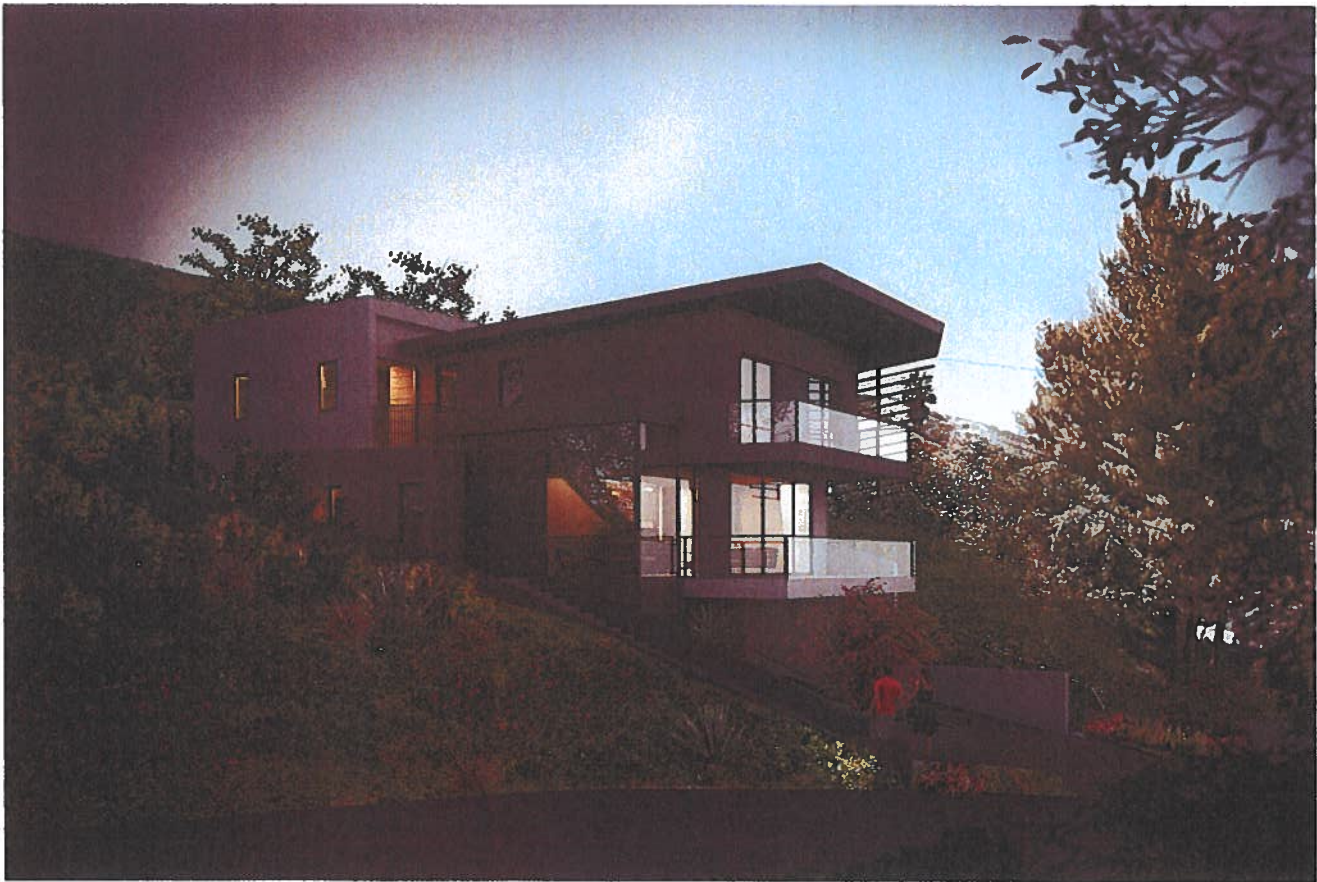


Option 2: Louver above 42" high solid guard rail + landscape between retaining Wall # 1 and # 2, the package is showing this option,.



Option 3: 6' high wall instead of full height wall

Option 4: Which is shown on proposed plans: back to original design.



ATTACHMENT 2



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: April 7, 2016

APPLICANT: Pouya Payan
16816 Harper Street
Encino, CA 91436

TO: Planning Commission

CASE NOS.: CUP-01080-2015 and VAR-01081-2015

LOCATION: 28254 Laura La Plante Drive
(A.P.N. 2061-017-007)

REQUEST: Request for approval of a Conditional Use Permit to construct a 2,549 square-foot residence and a 577 square-foot, attached, two-car garage; a request for a Variance from Zoning Ordinance Section 9243.3.F to provide 18-foot combined side yards instead of the minimum 22 feet and to provide a side yard setback less than the 10-foot minimum; and from Section 9606.2.D to construct retaining walls in excess of 3.5 feet in height in the front yard area and 6 feet in height in other yard areas.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303(a)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. CUP-01080-2015 and Variance Request VAR-01081-2015 subject to conditions, based on the findings of the attached Draft Resolution.

ZONE DESIGNATION: RS-(2)-20,000-IH (Residential Single-Family – Indian Hills Design Overlay District)

GENERAL PLAN DESIGNATION: RS – Residential Single-Family

PROJECT BACKGROUND AND DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a 2,549 square-foot, two-story, single-family residence and a tucked-under, 577 square-foot, two-car garage on a vacant lot. A CUP is required for proposed development on lots with an average topographic slope in excess of ten percent. In this instance, the average topographic slope of the property is 35 percent. The subject parcel is located on the south side of Laura La Plante Drive, approximately 100 feet from the intersection of Laura La Plante Drive and Lewis Road. The in-fill lot is 6,068 square feet in size and is located in the Residential Single-Family (RS) and the Indian Hills (IH) Design Overlay zones. The applicant is applying for a Variance for the following: (1) deviate from the minimum ten-foot side yard setback to provide eight (8) feet of setback on the west and deviate from the required total combined side yard setback of 22 feet by providing 18 feet total combined; (2) provide retaining walls with a height in excess of three and a one-half (3.5) feet in the front yard area; and (3) provide retaining walls with a height in excess of six (6) feet in other yard areas. An analysis of the Variance request is provided further below for the Planning Commission’s review.

Listed below are the proposed development data pertaining to the project:

Development Standards	Existing	Proposed	Allowed/ Required
1. Lot Size	6,068 sq.ft.	Same	20,000 sq.ft.
2. Lot Width	52 ft.	Same	90 ft.
3. Lot Depth	112 ft.	Same	100 ft.
4. Building Size			
House:			
First Floor	None	1,304 sq.ft.	n/a
Second Floor	None	<u>1,245 sq.ft.</u>	n/a
		2,549 sq.ft.	
Garage:	None	577 sq.ft	n/a
5. Building Height¹			
a. Hillside Lots:	None	15 ft.	15 ft. at rear setback line
b. Overall Structure:	None	35 ft.	35 ft. from average grade
6. Lot Coverage²	None	23.6%	35% max.

¹ Hillside lots have two maximum height standards: 1. Maximum height of the structure at the rear yard setback line because the rear of the lot is higher than the front and 2. The overall height of the house as viewed from the street.

² The lot coverage includes only the footprint of all the structures.

7. Building Setbacks None	Front: 26 to 39 ft.	25 ft. min.
	Rear: 25.5 to 33.5 ft	25 ft. min.
	Side: 8 and 10 ft.	10 and 12 ft. min.

STAFF ANALYSIS

A. Site Plan

This small, steeply sloped and irregularly shaped lot provides challenges in meeting the Residential – Single Family (RS) zoning and hillside zoning standards. The existing, non-conforming lot is 6,068 square feet in size, smaller than the required minimum lot size of 20,000 square feet. The lot width and public street frontage is less than the required minimums. As such, the lot is existing, non-conforming relative to the size requirements. Per Municipal Code Section 9702(A), however, a legally created lot that no longer conforms to the lot size standards of the zoning district is considered “non-detrimental” and otherwise permitted uses within the district are permitted on such lots, subject to all other provisions of the district.

The proposed location of the house on the site is intended to minimize encroachments into all required side yards, meet the slope requirement for the driveway approach into the garage and meet the maximum allowed height of the house in the rear of the lot. The house is a two-story design with a tucked under garage. The overall building height is 35 feet, which complies with the maximum allowable height of the RS zone and it also complies with the maximum height of the roof line of 15 feet above the rear setback line per the Hillside Ordinance (Municipal Code Section 9607.1.A). The project meets the setback in the front and the rear yards of a minimum of 25 feet with 26-29 feet in the front and 25-33.5 in the rear. The house would be placed at 25 feet from the closest corner of the structure to the front property line and 35 feet to the furthest corner of the structure to the front property line for an average of 30 feet. The house would be set back 25.5 feet to the closest point of the rear property line and 32.5 at the furthest point of the rear property line for an average of 29 feet.

Section 9652.13.B of the Municipal Code requires residential lots with a slope of 35 percent to reserve 92.5 percent of the site as open space. The section further provides that in the event of the foregoing opening space limitations would prohibit the use of the parcel otherwise permitted (i.e. a single-family residence), one residential dwelling unit shall be permitted on the parcel provided, among other items, that the parcel was lawfully created prior to the adoption of this Municipal Code section; a private septic system will not be installed for a dwelling unit on a parcel of less than one acre; and a Conditional Use Permit (CUP) is granted. The proposed project would meet the three necessary conditions, despite the reduced open space coverage of 872 square feet or 14.37 percent of the total parcel. Without this exception, the minimum open space requirement would be 5,613 square feet which would restrict the development area to 455 square feet.

Section 9605.6 discusses projections in the front and rear yards. It states that a balcony may project no more than six (6) feet into a required yard provided that such structure will not reduce a yard to less than five (5) feet. It further explains that such structure

shall be cantilevered or supported only by necessary columns. Finally, a balcony projecting from a higher story may extend over a lower balcony and shall not be deemed a roof for the lower balcony. The project proposes two balconies on the front elevation and one on the rear elevation. One corner of the front balconies encroaches a maximum of six (6) feet in the front yard leaving a yard of 19 feet. One corner of the rear balcony encroaches a maximum of four (4) feet in the rear yard, resulting in a yard of 21 feet. As designed, the project complies with this provision of the Zoning Ordinance.

The RS zone requires a side yard setback of 22 feet combined, with no less than ten (10) feet on any one side. The proposed side yard setback along the eastern property line ranges from the narrowest distance of ten (10) feet to the widest distance of 14.5 feet for an average of 12.25 feet. Along the western property line, however, the proposed distance between the house and the property line is eight (8) feet along the full length, instead of the required minimum 12 feet. So, the project requires a Variance that would permit a reduction in the minimum side yard on one side, and from a 22-foot combined required side yard setback to a proposed 18-foot combined side yard setback. The request represents a 22 percent overall reduction of the combined setback requirement.

In order to provide a building pad and outdoor space around the home (on all sides, and particularly in the rear yard) on this steeply sloped lot, and given the limited availability of flat land area on the property, retaining walls are needed along sloped areas. Per the Building and Safety Department's requirement, the rear retaining wall must be set back a minimum of 15 feet from the structure and the side retaining wall a minimum of five feet. In this case, there is not enough room on the site to stack multiple six (6)-foot high retaining walls to achieve the same result, so the applicant proposes to build two walls, one six (6) feet high and one (9) feet high. The exposed face of the wall, which constitutes the height of the wall, will be (9) feet at its highest point and will be reduced to six (6) feet as it connects to the side retaining walls. The walls, which are proposed along the sides of the property, gradually decreases in height to reach 42 inches in the front yard on the west side and 48 inches on the east side. Most of the wall areas are below the adjacent grades so they are not visible from the neighbors' properties. Although the wall is below the grade of the adjacent properties, the exposed face of the wall from the finished grade to the top of the wall is still subject to the maximum height requirement. The applicant requests a Variance to exceed the maximum allowable height of the wall by 50 percent from six (6) feet to nine (9) feet. The slope of the site, and the need to cut into the hillside in this area to construct the residence, along with the limited space available to design a series of retaining walls less than six (6) feet each to achieve the same result, necessitates the construction of a taller retaining wall along the rear and side yards.

The retaining wall Variance request also includes retaining walls that are proposed to be constructed in the front yard. The Zoning Ordinance restricts the height of those walls to three and one half (3.5) feet whether these walls are used as garden walls above ground or as retaining walls and below the average grade. Although the walls are at the maximum allowable six (6) feet in height as permitted in any other areas of the lot, the proposed walls are located in the front yard and consequently must adhere to the height restriction of three and one half (3.5) feet as specified by Section 9606.2.A. In this case, the proposed walls are required to support the slope along the west side of the driveway

to comply with Fire Department access requirements. The Zoning Ordinance also permits a guard rail above the retaining wall, the height of which may vary depending on the total height of the retaining portion of the wall.

Staff determined the square footage of the other nearby residences for comparison and to evaluate the potential compatibility between the proposed home and the neighborhood. A square footage analysis of the residential properties surveyed with known square footage of the residence and the size of the parcels is provided to further evaluate compatibility. A survey of the 50 built homes located in the vicinity revealed square footages varying from 812 to 3,008 square feet. Lot sizes varied from 3,721 to 23,889 square feet. With the exception of one unusually large lot (23 acres), the average residence square footage for the cluster of residences was 2,000 with an average lot size of 9,009 square feet. In this case, the applicant is requesting a 2,549 square-foot house on a 6,068 square-foot lot. The ratio between the size of the living space and of the parcel, which represents a floor area ratio and typically expressed as a decimal number, is approximately 0.41 versus 0.22 based on the neighborhood average.

In evaluating the compatibility of the design and the size of the structure with other Indian Hills properties, staff found that the proposed residence design is similar to all other two story structures in the area.

B. Hillside Development

Section 9652.13.A of the Municipal Code establishes a dwelling density for parcels of various sizes and various slope percentages. The applicant's property is a single hillside lot, smaller than the lot size specified by the RS zone, and the size required for the existing slope percentage. The parcel is 6,068 square feet or 0.14 acres with a 35 percent slope. The minimum lot size for the zoning district is 20,000 square feet and the minimum average acreage per dwelling unit is one unit per 20 acres under the Hillside Ordinance. Therefore, the lot is existing, non-conforming in size. Additionally, Section 9652.13.B. requires that hillside lots provide a minimum square footage of open space on site. The Ordinance further states that lots with a 31-35 percent slope provide 92.5 percent of open space. On small parcels, this can be prohibitive to the construction. The project is only able to provide 14.37 percent of the total parcel as undeveloped area, or 872 square feet. The remainder of the space is occupied by the footprint of the residence and other structures required to provide access all around the residence. Section 9652.13.A and B of the Hillside Ordinance, however, provides that in hillside areas where the parcel of land contains an area of less than five (5) acres and the density or open space requirement would prohibit the use of such a parcel otherwise permitted, a CUP may be issued to allow one single-family home on the lot.

View preservation is also a requirement of hillside development. Per Section 9652.13.D, projects shall take into consideration viewsheds. The applicant has taken into consideration the potential impacts on the neighbors and their views by situating the residence on the lowest elevation of the lot; meeting the front and rear yard requirements of the zoning district; and meeting the height limitation for the zoning district. The roofline of the home is below the property ridgeline at the rear of the lot.

As addressed further below, the project would be required to comply with measures to minimize storm water pollution, erosion, and other drainage impacts, and the project has been conditioned as such. In addition, as discussed in further detail below, the architectural style of the proposed dwelling is contemporary with a flat roof, articulated elevations which adapts more easily to this irregularly shaped lot. The building colors and materials are compatible with neighboring residences. Furthermore, the project was conditioned to provide more native species in the rear yard and more naturalistic planting in consideration of the site's location adjacent to open space areas. Therefore, the proposed project would comply with the building design and landscaping requirements of the City's Hillside Ordinance.

Other qualitative measures of the development on hillside lots include the location of buildings in relation to ridgelines. The General Plan identifies a primary ridgeline at 1,200 feet above sea water along the southern City boundary between the Indian Hills residential neighborhood and the southern City boundary. The project property boundary is located over 800 feet from and 200 feet below the primary ridgeline so the view of the ridgeline is protected.

C. Architectural Design

The residence is a two-story contemporary design with a garage immediately below. The design reflects the steep and narrow characteristics of the site. The contemporary design allows the building envelope to follow the angled property lines and be leaner where the lot is narrower, whereas a more traditional style of architecture may require a more boxy and less flexible design. Portions of the building are set back vertically and horizontally to further minimize the impacts of the mass. The walls are proposed to be stuccoed with a dark grey color with reveal lines.

Bronze windows with single panes were selected. A glass handrail for the lower balcony allows for views. The second story and the second floor balcony cantilever over the first floor to create a patio cover for the balcony below. The front door would be a wooden door stained in a light brown tone and the garage door would be a metal sectional painted to match the stucco. The applicant also proposes a concrete driveway. The applicant provided a roof with a well where the air conditioning equipment would be located, eliminating visual impacts and noise impacts to neighbors.

The Architectural Review Panel typically recommends that designs include offsetting the first floor and the second floor to provide a non-uniform footprint, adding balconies, adding windows or other architectural features, extending roof overhangs, and providing interesting roof lines, all of which this design accomplishes. The Panel made further recommendations regarding the landscaping and suggested additional screening of the retaining wall in the rear yard to maintain the look of a natural hillside that the neighbors are accustomed to seeing.

Two-story custom homes are prevalent in the neighborhood, as the typical width of a lot in Indian Hills precludes expansive single-story floor plans or many options to enter the house. The east and west elevation windows are strategically placed to minimize impacts on the neighbors' privacy. The first floor windows on the east elevation would be

screened by the retaining wall built to support the side yard. The second floor windows, which provide lighting into a master bedroom, second bathroom and laundry room, would be proposed with either curtains or translucent glass. The first floor windows on the west elevation would be partially screened from neighboring views by a retaining wall, and few windows are provided on the second floor in order to reduce potential impacts to the adjacent properties to the west. The second floor windows are functional as they were designed to provide lighting and ventilation for two bathrooms rather than for view purposes.

Some neighbors expressed concerns to staff regarding view protection and the compatibility of the architectural style with the existing residences in the neighborhood. Indian Hills neighborhood consists of custom homes built over several decades and does not have one dominant style of architecture. The existing homes are two and three levels. One other house was approved on Laura La Plante Drive with a flat roof, similar to that proposed. The project designer lowered the height of the structure by reducing the plate height for each floor. The designer also added a rear yard retaining wall in front of the taller retaining wall to screen the first wall with a landscaping planter. The project is conditioned to provide larger starting plant material so the landscaping would reach maturity sooner and provide the intended screening and blending effects. Furthermore, the project provides solid shades for the second story windows to increase privacy to the neighbors.

D. Landscaping

With regard to the landscaping, hillside properties must be landscaped for slope stabilization. As a matter of safety once the soil is exposed and new slopes are created, landscaping should be reintroduced. The slopes will need to be planted with a plant material acceptable to the City Landscape Consultant and the irrigation system reviewed in order to eliminate possible slope failure. The project includes landscaping in all the yard areas and specifically along the east and west sides of the property where the property line is closest to the adjacent structures. The preliminary Landscape Plan shows some species in the rear yard that are not locally native. Given the site's location near a Significant Ecological Area and preserved open space of the Santa Monica Mountains to the south, a condition has been added to require all vegetation planted in the rear yard to be locally native. The City Landscape Consultant has conditioned the project accordingly.

E. Engineering

The applicant has estimated 800 cubic yards of cut soil and an equal quantity as export and no import of soil is required. The parcel is encumbered by an access easement at the northwest corner of the driveway. The easement requires the applicant to allow his neighbor to use the applicant's front yard to access his own property. The easement will remain after the development of the parcel and does not require any modifications to it. The Engineering Department has conditioned the applicant to obtain the neighbors' approval before a grading permit is issued. The document would detail the work to be performed in the easement area specifically pertaining to above ground and below ground

structures so the neighbor can make arrangements to exit and enter his/her property during the construction phase.

A Hydrology Report was prepared by Tala Associates and approved by the Engineering Department. Upon project construction, the existing drainage pattern would be maintained with runoff draining toward Laura La Plante Drive. Curb and drain outlets would be constructed at the storm drain outlets to control the effects of erosion. "Low Impact Development" measures to protect water quality that are part of the Agoura Hills Municipal Code require the treatment of water before it is released into the storm drain system. In this case, the water would be filtered before it reaches the rip rap at the outlets.

The applicant would be required to provide a pavement overlay on Laura La Plante Drive the length of the parcel frontage as a result of new services being placed in the roadway and the roadway shall be finished with curb and gutter. No other street improvements are required. The applicant would be connecting to a sewer line located on Lewis Road, 100 feet away.

Other than a five-foot wide pedestrian access all around the residence, the Fire Department has not requested additional improvements on the site.

F. Geotechnical

The City's Geotechnical Consultant has reviewed the geotechnical report prepared by West Coast Geotechnical for this project and finds the project acceptable with certain conditions. The conditions are included in Exhibit A attached to the Conditional Use Permit draft Resolution of Approval.

G. General Plan Consistency

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

Goal LU-7 Livable and Quality Neighborhoods

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

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

The project complies with Goal LU-7 in that the project is a single-family residence comparable to other single-family residences in the Indian Hills residential neighborhood in that it adheres to the building coverage, height, scale and commonly found stack design in the RS zone.

- Policy LU-7-2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building forms, scale, massing, and relationship to street frontages; architectural design; landscape; property setback; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing lands forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the Standards and Guidelines.
 - Harmony with the natural land forms and native vegetation
 - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
 - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials

The project is consistent with the City's Architectural Design Standards and Guidelines recommendations with respect to design and form in relation to a narrow and steep lot. The contemporary design allows for a flat roof that minimizes view impacts on the hillside. The building incorporates balconies to provide various architectural features with shading devices, such as the wide roof overhang and horizontal bars to provide additional privacy. The dark sand colors of the building and the garage door help the structure blend in its environment by being a low reflecting, neutral color. The proposed single-family residence conforms to the required building coverage, height, front and rear yard setbacks for the RS zone, and scale and massing by breaking up the building envelope vertically and horizontally for the first and second floors.

Goal LU-9 Single Family Neighborhoods

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

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

The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with the other residences in the neighborhood. The house is designed with a tucked-under garage which allows for a narrower footprint and a flat roof to reduce the effect of the mass as viewed from the street. The front yard improvements are limited to a driveway and a stair case to the front door. The transition into the private property from the public roadway will be like the adjacent properties with a rolled curb. The side yards are used for access to the rear yard. As proposed, the project complies with the Goal LU-9 and Policy LU-9.1.

Goal LU-31 Hillside Neighborhoods

A predominantly hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.

- Policy LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area's hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting.

Although the lot is small and non-conforming, the project complies with Goal LU-31 by placing the house at the lowest elevation possible and maintaining the same orientation as existing homes on the north and south side of Laura La Plante Drive, and providing a building envelope that is narrow to fit in the width of the lot. The project remains in scale with the neighborhood average square footage and location on the lot. As proposed, the building does not encroach further into the hillside than the other residences on the same street.

- Policy LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection.

As conditioned, the project complies with Policy LU-31.5 by providing native landscaping consistent with the adjacent hillside and open spaces areas and complying with the Los Angeles County Fire Department – Fuel Modification Division's requirement to not contribute to the fuelling zones.

H. Environmental Review

Staff has determined the proposed project of a single-family residence is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15303(a) (New Construction or Conversion of Small Structures). No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines including but not limited to subsection (c) which relates to unusual circumstances.

I. Variance Request Summary

The applicant is requesting a Variance from three provisions of the Zoning Ordinance: (1) Section 9243.3.F to allow a reduced side yard setback for the proposed project; and (2) Section 9606.2.A to allow a retaining wall exceeding the maximum height in a front yard area; and (3) Section 9606.2.D to allow a retaining wall exceeding the maximum height in the rear yard area.

In order for the Planning Commission to grant approval of the Variance, each of the following five (5) findings must be made pursuant to Section 9676.2.E. of the Zoning Ordinance:

1. Required Finding:

Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

Staff Analysis

The RS zone requires a 22-foot combined side yard setback from the structure to the side property lines and no less than ten (10) feet on any one side. As proposed, there would be a total side yard setback of 18 feet and the western side yard setback would be eight (8) feet. The lot width varies from 50 feet at the front to 64 feet at the rear. The applicant has proposed the narrow side yard on the west, where the adjacent residences are placed the furthest from the property line and the widest side yard (east) where the adjacent residence is the closest to the property line. In the Indian Hills neighborhood, many side yards are non-conforming given the smaller sized lots. Variances for reduced side, front and rear yard setbacks have been approved in order for a residence to be constructed. In particular, this small, non-conforming lot of 6,068 square feet (less than the allowed minimum lot size of 20,000 square feet), is steeply sloped and irregular in shape. Unless a variance is issued for the side yard setback, the property could not be developed in a manner consistent with other, similar sized property in the Indian Hills neighborhood. The applicant is mindful of the impacts to the neighboring houses and has attempted to limit privacy impacts on neighboring yards by strategically placing the windows on the east and west elevations so there are no direct views to the neighbors side and rear yards.

As the lot is steeply sloped, the topography requires the use of retaining walls in the front yard for pedestrian and vehicular access that exceed the maximum allowed three and one-half (3.5) feet tall in the front yard. These walls will be concealed by landscaping, as they are built as part of a landscape planter. The highest wall proposed in the front yard setback (6 feet high) does not exceed the maximum allowable retaining wall height that can be built outside of the front yard setback area. One retaining wall up to 9 feet high is proposed along the rear yard to create a building pad and outdoor space around the residence on this steep hillside lot. To avoid such tall retaining walls, an option is to create a series of lower walls of no greater than six (6) feet in height. However, this would necessitate a much larger horizontal area, which is not available on this small, non-conforming size lot.

2. Required Finding:

The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

Staff Analysis

Some neighboring homes in the Indian Hills community on similar sized lots have non-conforming setbacks all around. The proposed narrow side yard was chosen on the west side where off-site structures are located at the furthest point from the property line of this site in order to maximize the effect of having structures close to one another. The size of the proposed home and the amount of hardscape are similar to most residential properties in Indian Hills. Given that other properties in the neighborhood share characteristics of this property, the Variance will not constitute a grant of special privileges.

The retaining walls are necessary to provide a building pad and yard areas, given the steep slope on the site.

3. Required Finding:

The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Staff Analysis

If strictly enforced, the sideyards' setbacks would reduce the width of the structure even further and cause the rooms to be impractical in size and shape. The site's western property line abuts the rear yard of three properties. The alignment of the residences on these lots veer away from the proposed house in a southwest direction, providing a separation between structures of 32 to 34 feet, diminishing the impacts of the reduced side yard on adjacent yards and residences.

The location of the proposed residence provides for the required front yard setback. However, given the steep slope of the site, retaining walls exceeding three and one-half (3.5) feet are necessary in the front yard setback. If the building footprint is located closer to the front property line, walls may not be required in the front yard area. Yet, the minimum front yard setback would not be met in that circumstance. Retaining walls exceeding six (6) feet high are necessary along the side and rear property lines due to the steep slopes and need to accommodate a building pad and limited outdoor spaces on a small lot.

4. Required Finding:

The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis

The reduced side yard setback will still allow for access all around the house as required by the Los Angeles County Fire Department. The City Geotechnical Consultant and the Building Official have approved the project in concept for the required minimum distance between retaining walls and the main structure to protect life and property. Furthermore, the slopes are required to be landscaped to stabilize the soils and the drainage was analyzed so as to not impact neighboring properties.

The walls will comply with the Building Code requirement and will not impeach views to the traffic travelling eastbound on Laura La Plante Drive and will not block neighbors' access into their property.

5. Required Finding:

The granting of the Variance will be consistent with the character of the surrounding area.

Staff Analysis

Many of the existing homes in the vicinity of the proposed site are located on small and non-conforming lots in terms of size and have non-conforming side yards. The proposed design reflects an effort to preserve the neighbors' privacy by locating the reduced side yard setback on the west side, where existing off-site homes are further away. The proposed residence's square footage is similar to those in the vicinity as well as the building coverage.

The retaining walls are similar to those in the neighborhood, which are also greater than six (6) feet high, and will be screened from public view with climbing landscaping.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. CUP-01080-2015 and Variance Request Case No. VAR-01081-2015, subject to conditions, based on the findings of the attached Draft Resolutions.

ATTACHMENTS

1. Draft Resolution for Conditional Use Permit with Exhibit A Conditions of Approval
2. Draft Resolution for Variance Request with Exhibit A Conditions of Approval
3. Vicinity Map
4. Reduced Copies of Project Plans
5. Photographs of Surrounding Properties, Photo-Simulations, and Color & Material Board

CASE PLANNER: Valerie Darbouze, Associate Planner



ATTACHMENT 1

**DRAFT RESOLUTION FOR CONDITIONAL USE PERMIT
WITH EXHIBIT A CONDITIONS OF APPROVAL**

DRAFT RESOLUTION NO. 16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01080-2015 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 28254 LAURA LA PLANTE DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Pouya Payan with respect to the real property located at 28254 Laura La Plante Drive (Assessor's Parcel No. 2061-017-007), requesting approval of a Conditional Use Permit to allow the construction of a new 2,549 square-foot residence and a 577 square-foot, attached garage (Case No. CUP-01080-2015).

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

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

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

Section V. Conditional Use Permit.

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

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The proposed project is located within the Residential Single-Family District zone and the Indian Hills Design Overlay District, which allows for the development of single-family residences. Although the subject parcel does not meet the minimum lot size required for the district, Municipal Code Section 9702(A)

permits uses within the district on such non-conforming lots, subject to all other provisions of the district. With the exception of the variances, the City's minimum development standards have been met for the proposed two-story residence with regard to building front and rear yard, height, coverage and architectural design standards. The project is consistent with the Hillside Development standards in that it does not impact views of the hillsides and a primary ridgeline, and the property is proposed to be developed to minimize storm water pollution, erosion, and other drainage impacts. Furthermore, the project will be landscaped to blend with the adjacent open space zoned parcels.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed contemporary architecture and building materials, which include gray colored stuccoed walls, a flat roof, metal and glass guardrails, is a better fit for this narrow and hillside lot. The project was reviewed by the City's Architectural Review Panel and was found to be in compliance with the City's Architectural Design Standards and Guidelines.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air, open space to surrounding properties and privacy by obscuring views from the second story windows. The proposed two-story structure provides sufficient separation between the proposed building and adjacent residences. Geological, geotechnical and drainage studies, as well as landscape plans, have been provided and approved by the City's Consultants. Vehicular access to the property will be provided via Laura La Plante Drive. The applicant will be required to provide a pavement overlay the length of the parcel frontage and to construct the project in full compliance with the City's Building Code. The site will be served by the public sewer system.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for the portions of the project requiring variances. The project meets the development standards of the underlying zone relative to the required front, and rear yard setback, building coverage, height, and all but one hillside development standard. Section 9652.13.A provides that in hillside areas where the parcel of land contains an area of less than five (5) acres and the density or open space requirement would prohibit the use of such a parcel otherwise permitted, a Conditional Use Permit may be issued to allow one single-family home on the lot. Furthermore, Section 9652.13.B. states that one residential dwelling unit shall be permitted on a parcel when the project complies with all other hillside development criteria, in the event it exceeds the 7.5 percent development area established for a parcel with a 35 percent slope.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The eclectic neighborhood includes homes with various styles of architecture with one or two-stories. The contemporary style of the residence fits with the unique size and topography of the existing in-fill lot.

F. The proposed use, as conditioned, is consistent with the City's General Plan. The project complies with Goal LU-9 and Policy LU-9.1 in that it maintains the identity, scale and character of the Indian Hills neighborhood by providing a design similar to other residences with a

smaller footprint and tucked-under garage and meeting most of the development standards of the zone. The project is consistent with Goal LU-31 and Policy LU-31.3 and LU-31.5 which dictate that houses are designed to reflect the hillside topography and natural landscapes and appropriate landscape transition with the adjacent undeveloped properties while maintaining fire protection. The house is placed at the lowest elevation possible to preserve views, and as conditioned, provides native on-site landscaping. The planting will provide for a naturalistic landscape transition to the natural open space on the adjacent hillsides and comply with the Los Angeles County Fire Department Fuel Modification requirements.

Section VI. Hillside Development Review.

Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9652.15. A of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is located and designed so as 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 mud flow, erosion hazards or other hazards. The City Geotechnical Consultant has reviewed the parcel and has concluded that the project, as conditioned, will not threaten life and property.

B. The proposed project, as conditioned, is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The project is not located in a significant biotic area, preserved open space area, or known cultural resource area. The project does not protrude above protected ridges and complies with the minimum rear yard and front yard setbacks to minimize viewshed impacts. The placement of the second story windows also reduces privacy impacts to adjoining neighbors. The proposed landscaping would be planted in a naturalistic fashion, and would incorporate natives in the rear yard, with the goal to preserve the natural habitat in the Santa Monica Mountains near the Significant Ecological Area.

C. The proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan. All utility services will be brought to the parcel without interference to the existing infrastructure, and the project will connect to the sewer system. The project will be consistent with General Plan Goal LU-1 and Policy LU-1.2 that provide for well planned development, efficient use of the infrastructure and primarily infill of existing developed areas in that the site is an infill lot and public services are available to easily serve the site.

D. The proposed project will complement the community character and benefit current and future community residents. The proposed size is consistent with the average size of homes in the neighborhood and the neighbor's eclectic architectural style. Section 9652.13. A and B permit a home to be built on a non-conforming lot, as long as the lot is a legal lot created prior to the adoption of this Municipal Code section, connected to the public sewer system, and reviewed by way of a Conditional Use Permit, which this project has demonstrated.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01080-2015, subject to the attached conditions, 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 this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

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

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

John O'Meara, Chair

ATTEST

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. CUP-01080-2015)

PLANNING DEPARTMENT CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that he is aware of, and accept, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plans, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the Permit 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 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.
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 this permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property for the primary residence, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

12. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01080-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of Building Permit issuance.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.36 per square foot for residential construction. The fee will be increased on May 9, 2016, to \$3.48 per square-foot of residential construction.
15. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assessed the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City."All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
16. 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 in attendance.
18. The applicant shall install curtains to the second floor windows and/or install translucent glass wherever possible to protect the neighbors' privacy.
19. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.
20. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose

its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

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

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

30. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
31. For all work within the 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.

32. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department prior to the issuance of the Grading Permit. The current fee is \$3,094 per unit.
33. 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.
34. 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.
35. The Grading Plan shall show locations of all Oak trees, if any, within the vicinity of the site. Applicants shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak tree Consultant's conditions of approval, if any.
36. Prior to permitting, the applicants shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original Mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
37. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
38. Building Permits shall not be issued until the applicant has obtained a permit from Las Virgenes Municipal Water District for water and sewer connection.
39. Prior to permitting, the applicant shall provide a title report not older than 30 days.
40. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the City Engineering Department at (818) 597-7322 for approved City certification forms.
41. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved conditions of approval for the area. The applicant shall install a new driveway approach, install a 6 inch lateral for sewer connection, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.

42. The following existing street being cut for new services or being finished with curb and gutter shall require an asphalt concrete overlay: Laura La Plante Drive along the property frontage.
43. This property is within the Las Virgenes Municipal Water District's (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
44. Applicant shall notify in writing the owner(s) of 28258 Laura La Plante Drive regarding the existing driveway approach and other improvements and/or planting that might be impacted during the construction of this project. Proof of this notification shall be provided to the City by the applicant.
45. Applicant shall connect to the existing 8-inch main sewer line in **Laura La Plante Drive** in front of this parcel. [Ref. Sewer Drawing # C02-0228-01]
46. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
47. Applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, 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.
48. This project shall be subject to the Low Impact Development (LID) requirements of Chapter 5 of Article V of the Agoura Hills Municipal Code.
49. 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.

50. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm water Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Storm water Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
51. All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of grading permit.
52. All requirements including construction of improvements covered in condition number 39 must be completed to the satisfaction of the City Engineer.
53. The applicants' 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 for City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (as-built) Drawings, satisfactory to the City, are submitted.
54. The applicants shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
55. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
56. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL CONDITIONS

57. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval memorandum dated May 7, 2015, which is incorporated herein by this reference.

LANDSCAPE AND IRRIGATION CONDITIONS

58. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Labyrinth Design Studio as approved by the City of Agoura Hills Planning Commission.

59. Prior to the approval of a Grading Permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
60. 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) .
61. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be 24 inch box size, the vines, Trachelospermum jasminoides shall be 15 gallon size and attached to the wall, the minimum size of shrubs shall be 5 gallon except shrubs planted as groundcovers and or as accent planting, which may be 1 gallon size. 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.
62. 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.
63. 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 calculations that demonstrate the landscape water use complies with the city adopted Model Water Efficient Landscape Ordinance.
64. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
65. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
66. 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.

67. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a Building Permit.
68. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final Building Permit inspection.
69. On the Final Landscape Plan, all species planted in the rear yard, which is adjacent to permanent open space and near a Significant Ecological Area, shall be locally native.

SOLID WASTE MANAGEMENT CONDITIONS

70. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
71. 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.
72. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END



ATTACHMENT 2

**DRAFT RESOLUTION FOR VARIANCE REQUEST
WITH EXHIBIT A CONDITIONS OF APPROVAL**

DRAFT RESOLUTION NO. 16-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01081-2015 TO PROVIDE 18-FOOT COMBINED SIDE YARDS INSTEAD OF THE MINIMUM 22 FEET AND TO PROVIDE A SIDE YARD SETBACK LESS THAN THE 10-FOOT MINIMUM; AND TO CONSTRUCT RETAINING WALLS IN EXCESS OF THREE AND ONE HALF FEET IN HEIGHT IN THE FRONT YARD AREA AND SIX FEET IN HEIGHT IN OTHER YARD AREAS FOR THE PROPERTY LOCATED AT 28254 LAURA LA PLANTE DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Pouya Payan with respect to the real property located at 28254 Laura La Plante Drive (Assessor's Parcel No. 2061-017-007), requesting approval of a Variance to provide 18-foot combined side yards instead of the minimum 22 feet; to provide a side yard setback of eight feet (8) which is less than the ten (10)-foot minimum; and to construct a six (6) foot front yard retaining wall in excess of the maximum height of three and one half feet (3.5); and to construct nine (9) foot rear retaining wall in excess of the maximum height of six (6) feet in connection with constructing a 2,541 square-foot home and attached 577 square-foot garage (Case No. VAR-01081-2015).

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

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

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

Section V. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9676.2 and 9243.3.F. of the Agoura Hills Municipal Code, that:

Side Yard Setback:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The RS zone requires a 22-foot combined side yard setback from the structure to the side property lines and no less than ten (10) feet on any one side. As proposed, there would be a total side yard setback of 18 feet and the western side yard setback would be eight (8) feet. The lot width varies from 50 feet at the front to 64 feet at the rear. The applicant has proposed the narrow side yard on the west, where the adjacent residences are placed the furthest from the property line and the widest side yard (east) where the adjacent residence is the closest to the property line. In the Indian Hills neighborhood, side yards are non-conforming given the smaller sized lots. Variances for reduced side, front and rear yard setbacks have been approved in order for a residence to be constructed. In particular, this small, non-conforming lot of 6,068 square feet (less than the allowed minimum lot size of 20,000 square feet), is steeply sloped and irregular in shape. Unless a variance is issued for the side yard setback, the property could not be developed in a manner consistent with other, similar sized properties in the Indian Hills neighborhood. The applicant is mindful of the impacts to the neighboring houses and has attempted to limit privacy impacts on neighboring yards by strategically placing the windows on the east and west elevations so there are no direct views to the neighbors side and rear yards.
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. Some neighboring homes in the Indian Hills community on similar sized lots have non-conforming setbacks all around. The proposed narrow side yard was chosen on the west side where off-site structures are located at the furthest point from the property line of this site in order to maximize the effect of having structures close to one another. The size of the proposed home and the amount of hardscape are similar to most residential properties in Indian Hills. Given that other properties in the neighborhood share characteristics of this property, the Variance will not constitute a grant of special privileges.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. If strictly enforced, the minimum sideyards' setbacks would reduce the width of the structure even further and cause the rooms to be impractical in size and shape. The site's western property line abuts the rear yard of three properties. The alignment of the residences on these lots veer away from the

proposed house in a southwest direction, providing a separation between structures of 32 to 34 feet, diminishing the impacts of the reduced side yard on adjacent yards and residences.

- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The reduced side yard setback will still allow for access all around the house as required by the Los Angeles County Fire Department. The City Geotechnical Consultant and the Building Official have approved the project in concept for the required minimum distance between retaining walls and the main structure to protect life and property. Furthermore, the slopes are required to be landscaped to stabilize the soils and the drainage was analyzed so as to not impact neighboring properties.
E. The granting of the Variance will be consistent with the character of the surrounding area. Many of the existing homes in the vicinity of the proposed site are located on small and non-conforming lots in terms of size and have non-conforming side yards. The proposed design reflects an effort to preserve the neighbors' privacy by locating the reduced side yard setback on the west side, where existing off-site homes are further away. The proposed residence's square footage is similar to those in the vicinity as well as the building coverage.

Section VI. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9676.2 and 9606.2.D of the Agoura Hills Municipal Code, that:

Retaining Walls:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. As the lot is steeply sloped, the topography requires the use of retaining walls in the front yard for pedestrian and vehicular access that exceed the maximum allowed three and one-half (3.5) feet tall. These walls will be concealed by landscaping, as they are built as part of a landscape planter. The highest wall proposed in the front yard setback (6 feet high) does not exceed the maximum allowable retaining wall height that can be built outside of the front yard setback area. One retaining wall up to nine (9) feet high is proposed along the rear yard to create a building pad and outdoor space around the residence on this steep hillside lot. Although the applicant could potentially install a series of lower walls of no greater than six (6) feet in height in order to avoid such tall retaining walls. This approach would necessitate a much larger horizontal area, which is not available on this small, non-conforming size lot. With no other feasible option to adequately address retention, this Variance would ensure that the property can be developed into a single family home as other property owners in the vicinity have done under the same zoning classification.

- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The retaining walls are necessary to provide a building pad and yard areas, given the steep slope on the site. Other properties in the neighborhood have similar limitations with respect to hillside grading and in some circumstances would require a similarly sized retention wall.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The location of the proposed residence provides for the required front yard setback. However, given the steep slope of the site, retaining walls exceeding three and one-half (3.5) feet are necessary in the front yard setback. If the building footprint is located closer to the front property line, walls may not be required in the front yard area. Yet, the minimum front yard setback would not be met in that circumstance. Retaining walls exceeding six (6) feet high are necessary along the side and rear property lines due to the steep slopes and need to accommodate a building pad and limited outdoor spaces on a small lot.
- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The walls will comply with the Building Code requirement and will not impact views to the traffic travelling eastbound on Laura La Plante Drive and will not block neighbors' access into their property.
- E. The granting of the Variance will be consistent with the character of the surrounding area. The retaining walls are similar to retaining walls on other properties, which are also greater than six (6) feet high, and will be screened from public view with climbing landscaping.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01081-2015 subject to the attached conditions in Exhibit A with respect to the property described in Section I hereof.

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

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

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

John O'Meara, Chair

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. VAR-01081-2015)

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on April 7, 2016.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. VAR-01081-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. VAR-01081-2015 is valid only in conjunction with Conditional Use Permit Case No. CUP-01080-2015 and the conditions of approval therein.
8. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.
9. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

END



ATTACHMENT 3

VICINITY MAP

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. CUP-01080-2015
VARIANCE REQUEST CASE NO. VAR-01081-2015

Vicinity/Zoning
Map



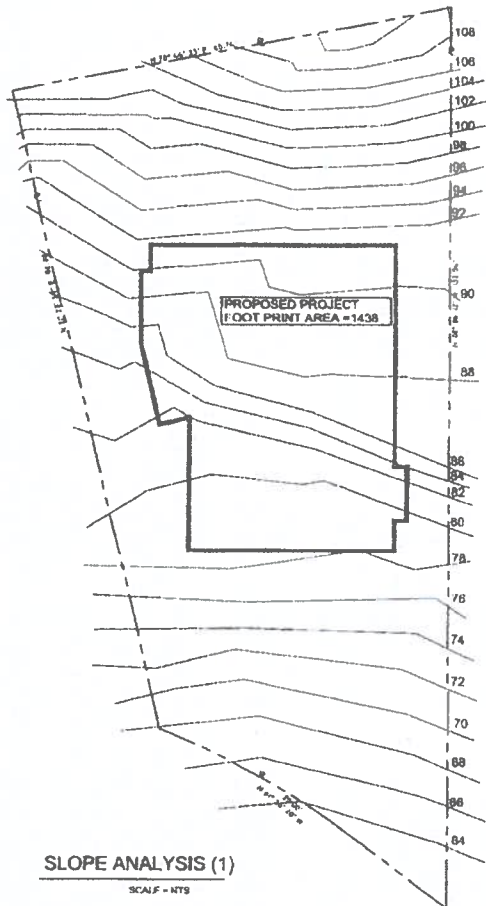
0 75 150 300 450 600 Feet



AGOURA HILLS

ATTACHMENT 4

REDUCED COPIES OF PROJECT PLANS



SLOPE ANALYSIS (1)
SCALE = 1/8"

TOTAL HEIGHT DIFFERENCE = 44'

$$S = \frac{I \cdot L \cdot 100}{A}$$

$$S = \frac{2 \cdot 1085.5 \cdot 100}{6068} = 35\%$$

S = 35%

MINIMUM OPEN SPACE SQUARE FOOTAGE =
(6068 * 92.5%) = 5613 Sq.Ft.

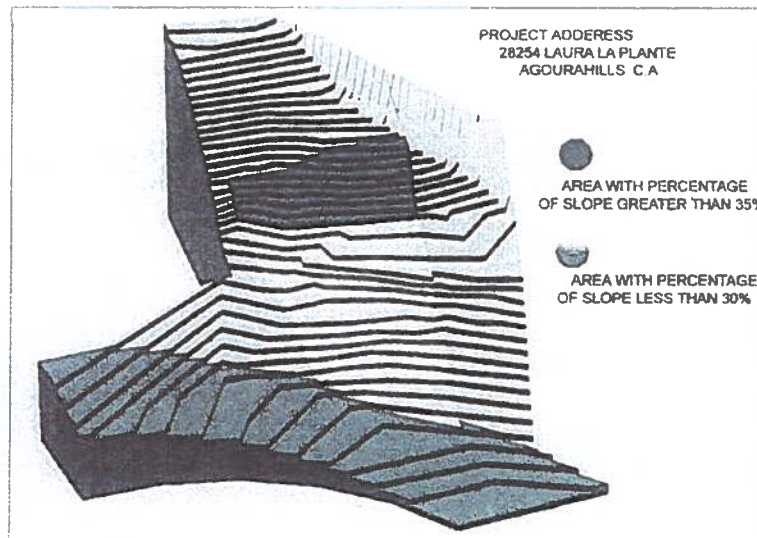
MAXIMUM AREA TO BE COVERED BY THE
BUILDING = (6068 * 7.5%) = 455 Sq.Ft.

NOTES

1. CONTOUR LINES ARE AT 2' INCREMENTS.
2. AREA = 6068 SQ. FT. / AREA = 0.715 ACRES
3. RATIO OF STRUCTURES TO TOTAL LAND AREA = 0.349
4. RATIO OF PARKING SPACES TO BUILDING SQUARE FOOTAGE = 0.14
5. RATIO OF PARKING AREA TO TOTAL LAND AREA = 0.077
6. RATIO OF OPEN SPACE TO TOTAL LAND AREA = 0.751

PERCENT SLOPE	MINIMUM PERCENT OF PARCEL TO REMAIN IN OPEN SPACE	MAXIMUM PERCENT OF PARCEL TO BE COVERED BY BUILDING	HATCH TYPE
21-25	82.5	37.5	[Hatch Pattern]
26-30	77.5	22.5	[Hatch Pattern]
31-35	92.5	7.5	[Hatch Pattern]
GREATER THAN 35	97.5	2.5	[Hatch Pattern]

L = SUM OF THE LENGTH OF ALL CONTOUR LINES = 1065.5'
 I = CONTOUR LINE ELEVATION INTERVAL IN FEET = 2'
 A = NET AREA OF PARCEL IN SQUARE FEET = 6068
 S = AVERAGE SLOPE PERCENTAGE = 35%

$$S = \frac{I \cdot L \cdot 100}{A}$$


48 00 0000
 0000000000
 Project drawings are not to be used for any purpose other than that for which they were prepared and any reuse of the drawings for any other purpose is strictly prohibited.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

OWNER:
 MELVA PAVAN &
 SUDASHINI BERTHAPPA
 14816 HALICK STREET
 FISHKILL, LA. 91438
 TEL: (818) 200-9023

DESIGNER:
 LANDSCAPE DESIGN STUDIO
 10000 PAVAN
 1400 SANDYBELL BLVD. #130
 LOS ANGELES, CA 90016
 TEL: (310) 845-0487
 EMAIL: melvapa@lpsd.com

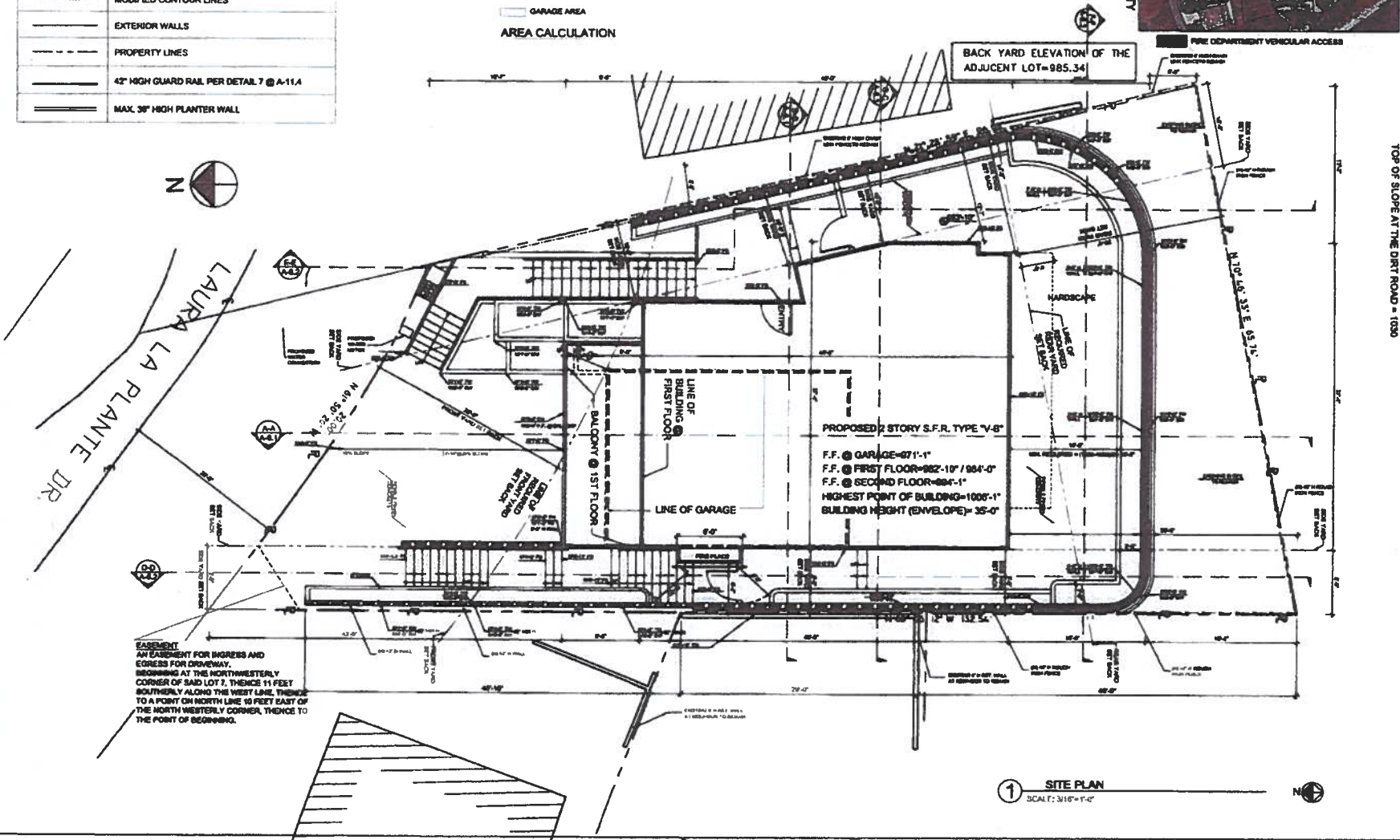
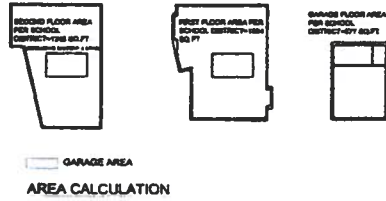
NO.	DATE	REVISIONS

SHEET TITLE
SLOPE ANALYSIS
 1

SCALE: AS SHOWN
 DRAWN: N.P.
 START DATE: JULY 2014
 JOB NUMBER: 28254 LAURA LA
 SHEET

A-1.2

SYMBOL	LEGEND
	MAX. 6' HIGH RET. WALL PER STRUCTURAL PLANS
	NON COMPLIANT >6' H REAR YARD RETAINING WALL
	MAX. 3' HIGH PLANTER WALL
	EXISTING CONTOUR LINES TO REMAIN
	MODIFIED CONTOUR LINES
	EXTERIOR WALLS
	PROPERTY LINES
	42" HIGH GUARD RAIL PER DETAIL 7 @ A-11.4
	MAX. 36" HIGH PLANTER WALL



EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY, BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, THENCE 11 FEET SOUTHERLY ALONG THE WEST LINE, THENCE TO A POINT ON NORTH LINE 18 FEET EAST OF THE NORTH WESTERLY CORNER, THENCE TO THE POINT OF BEGINNING.

LABYNTH DESIGN STUDIO

PROJECT:
**SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA**

OWNER:
POLYA PAVAN &
SHARON ESTERSON
28254 HUNTER STREET
TRUCKEE, CA 96161
Tel: (516) 355-8228

DESIGNER:
LABYNTH DESIGN STUDIO
POLYA PAVAN
1200 SANTELE BLVD. #230
LOS ANGELES, CA 90025
TEL: (310) 845-8462
P:POLYA, info@labyrinth.com

NO.	DATE	REVISIONS
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

SHEET TITLE
SITE PLAN

SCALE: AS SHOWN

DRAWN: MLP

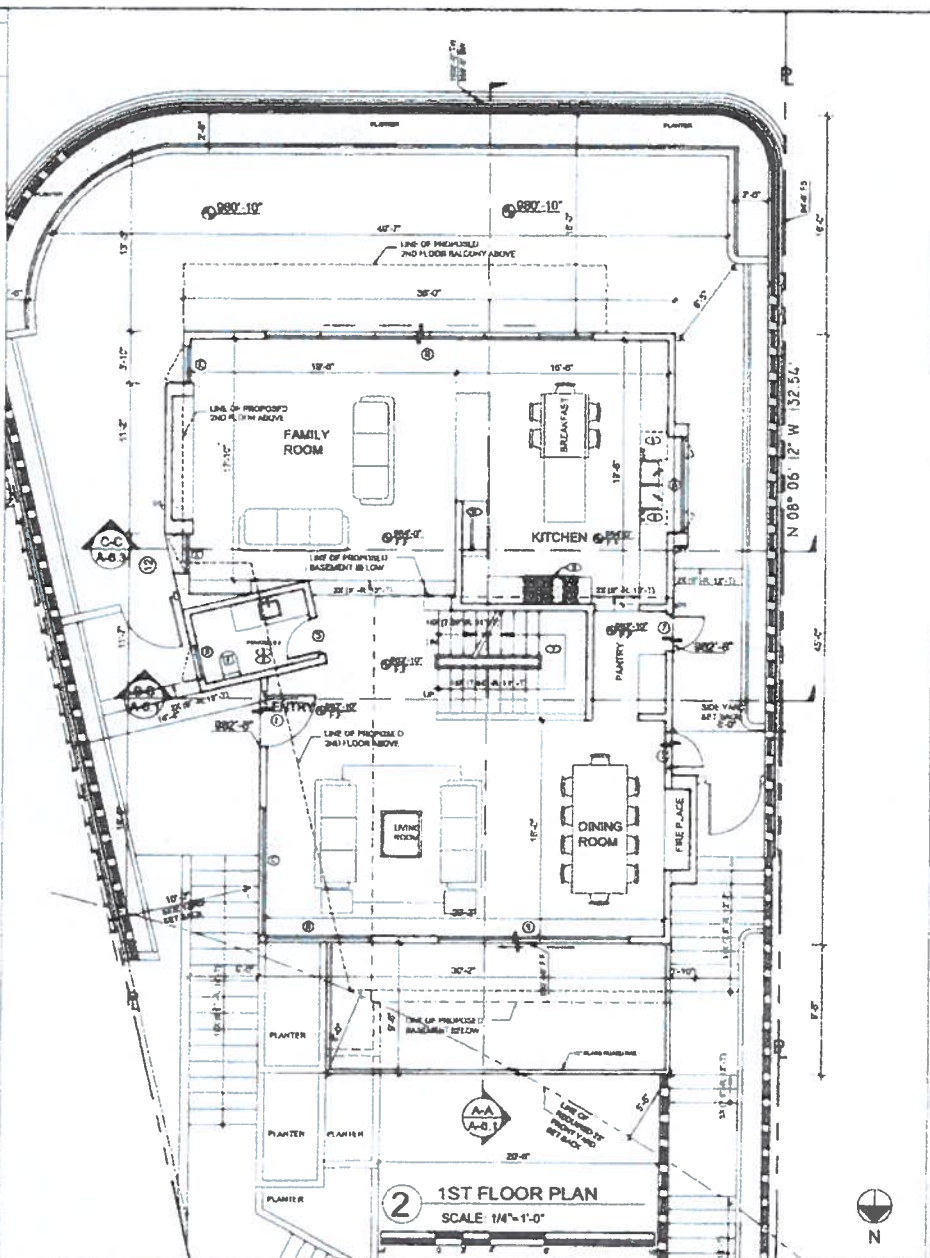
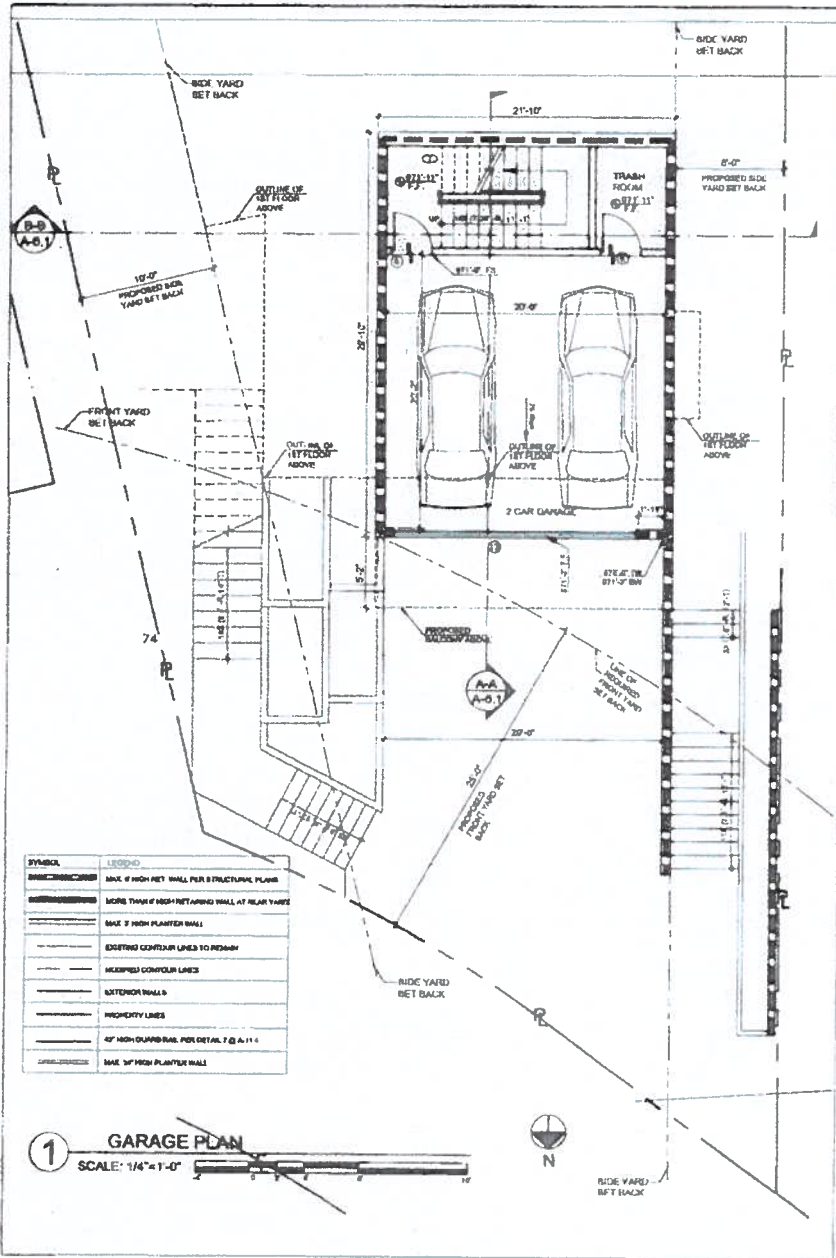
START DATE: JULY 2014

JOB NUMBER: 2024 LAURA LA PLANTE

SHEET

A-2.1

DRAWING DATE: 03/24/2014



LABYRINTH DESIGN STUDIO
18615 HARLEN STREET
DUNCAN, CA. 94528
TEL: (916) 290-9005

PROJECT:
**SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA**

OWNER:
KULYA PAVAN &
SHARON BISHNOI
18615 HARLEN STREET
DUNCAN, CA. 94528
TEL: (916) 290-9005

DESIGNER:
LABYRINTH DESIGN STUDIO
KULYA PAVAN
1400 SANTELE BLVD. #230
LOS ANGELES, CA. 90025
TEL: (310) 945-9482
E-MAIL: ramesh@labyrinth.com

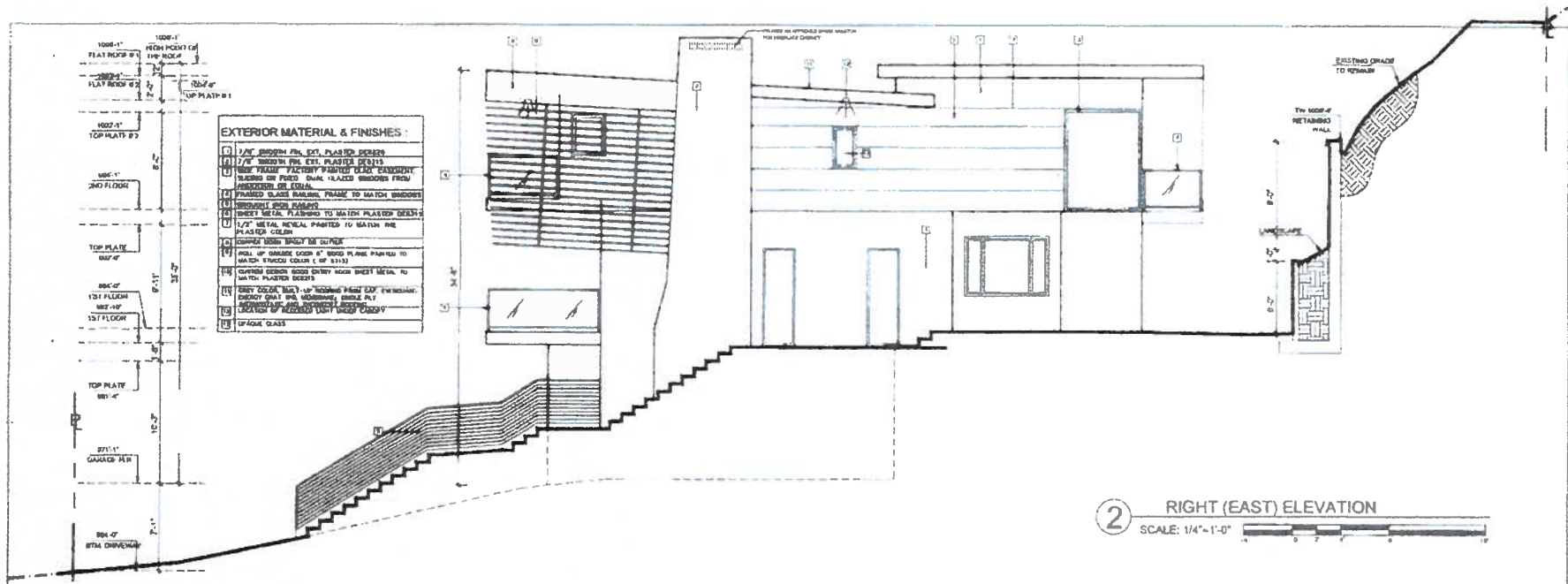
NO.	DATE	REVISIONS

SHEET TITLE
1ST FLOOR AND GARAGE PLAN

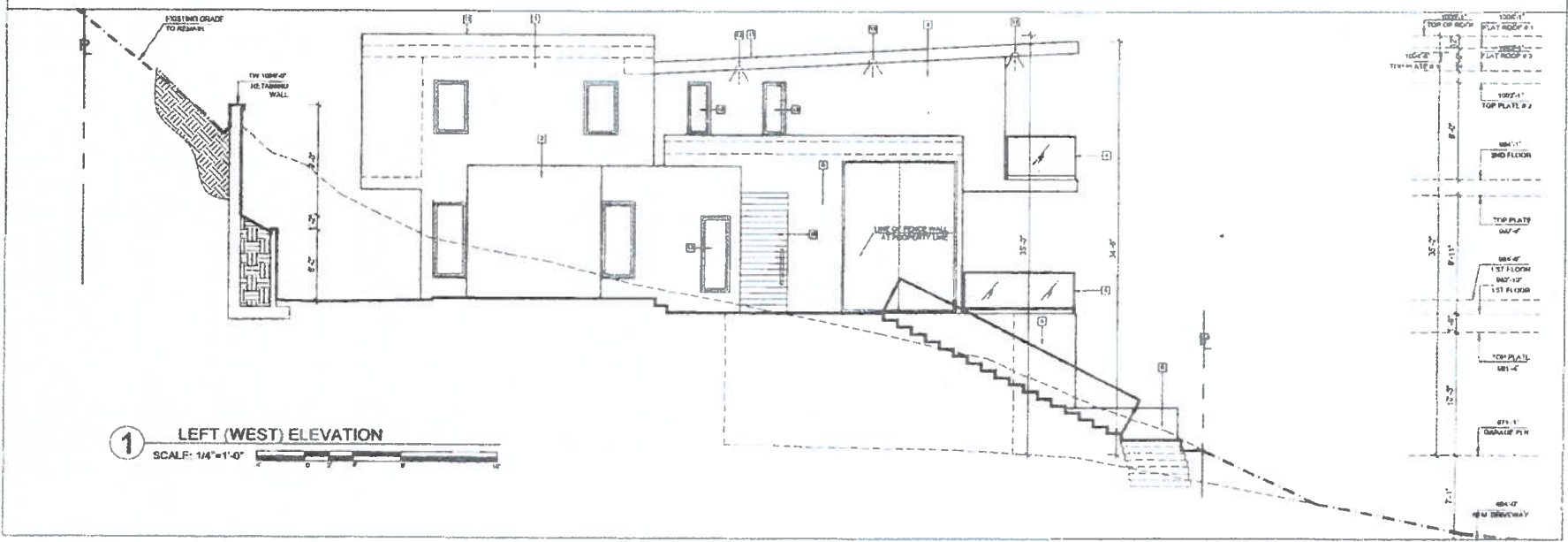
SCALE: AS SHOWN
DRAWN: NP
START DATE: JULY 2016
JOB NUMBER: 28254 LAURA LA PLANTE
SHEET

A-3.1

DRAWING DATE: 02/26/2016



② RIGHT (EAST) ELEVATION
SCALE: 1/4"=1'-0"



① LEFT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL & FINISHES:

- 1) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 2) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 3) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 4) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 5) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 6) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 7) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 8) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 9) 1/2" BRICKEN FIN. EXT. PLASTER OVER
- 10) BRICKEN FIN. EXT. PLASTER OVER
- 11) BRICKEN FIN. EXT. PLASTER OVER
- 12) BRICKEN FIN. EXT. PLASTER OVER
- 13) BRICKEN FIN. EXT. PLASTER OVER

LADYBIRTH
DESIGN STUDIO

PROJECT:
**SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA**

OWNER:
KATHA PATAK &
SHAWN BERNHARDT
13816 HAWKWOOD STREET
DUNCAN, CA, 91436
TEL: (818) 705-5005

DESIGNER:
LADYBIRTH DESIGN STUDIO
KATHA PATAK
1600 CARLISLE BLVD. #230
LOS ANGELES, CA, 90025
TEL: (213) 843-6647
P-HAIL: kpatay@gmail.com

NO.	DATE	REVISIONS

SHEET TITLE
**EAST & WEST
ELEVATION**

SCALE: AS SHOWN

DRAWN: R.P.
STARTDATE: JULY 2014
JOB NUMBER: 28254 LAURA L.P.
SHEET

A-5.2

DRAWING DATE: 07/20/14



1000 1/2
Labyrinth
DESIGN STUDIO

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
ROBERTA PAVAN &
SHAWN BOYDASH
38418 WILSON STREET
BURNING WOODS, CA 91308
TEL: (818) 300-5065

DESIGNER:
LABYRINTH DESIGN STUDIO
1800 SAWTILLER BLVD. # 208
LOS ANGELES, CA 90045
TEL: (310) 860-9847
E-MAIL: rreavy@gmail.com

NO	DATE	REVISION

SHEET TITLE
SOUTH & NORTH ELEVATION

SCALE: AS SHOWN
DRAWN: R.P.
START DATE: JULY 2014
JOB NUMBER: 28254 LAURA LA
DATE:

A-5.1

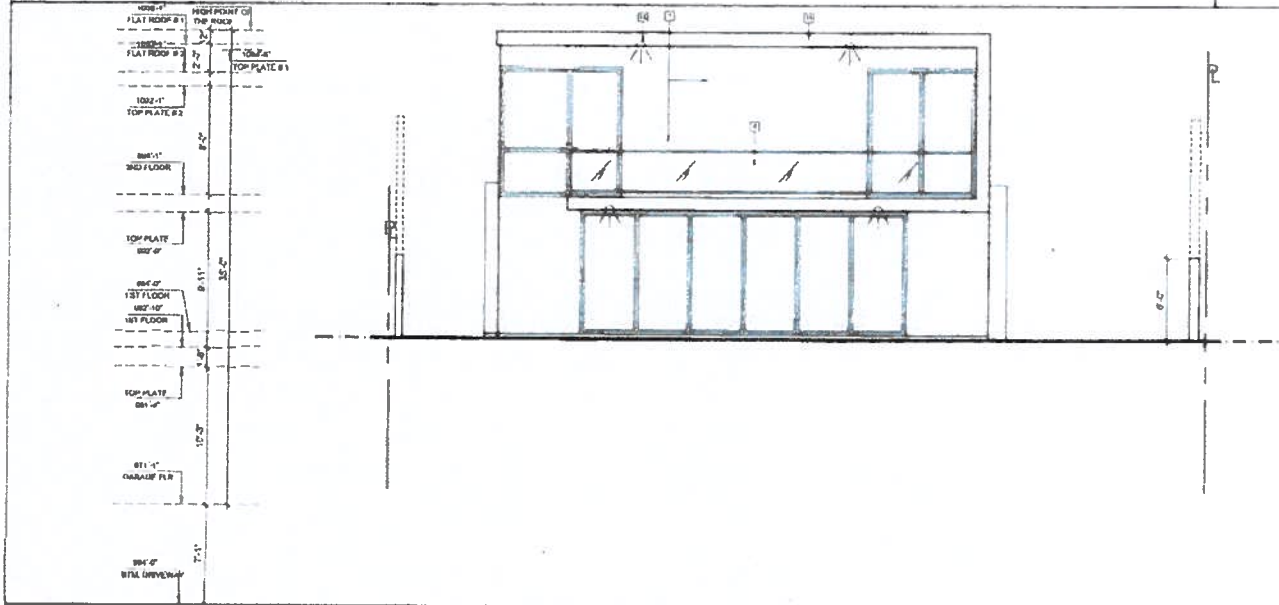
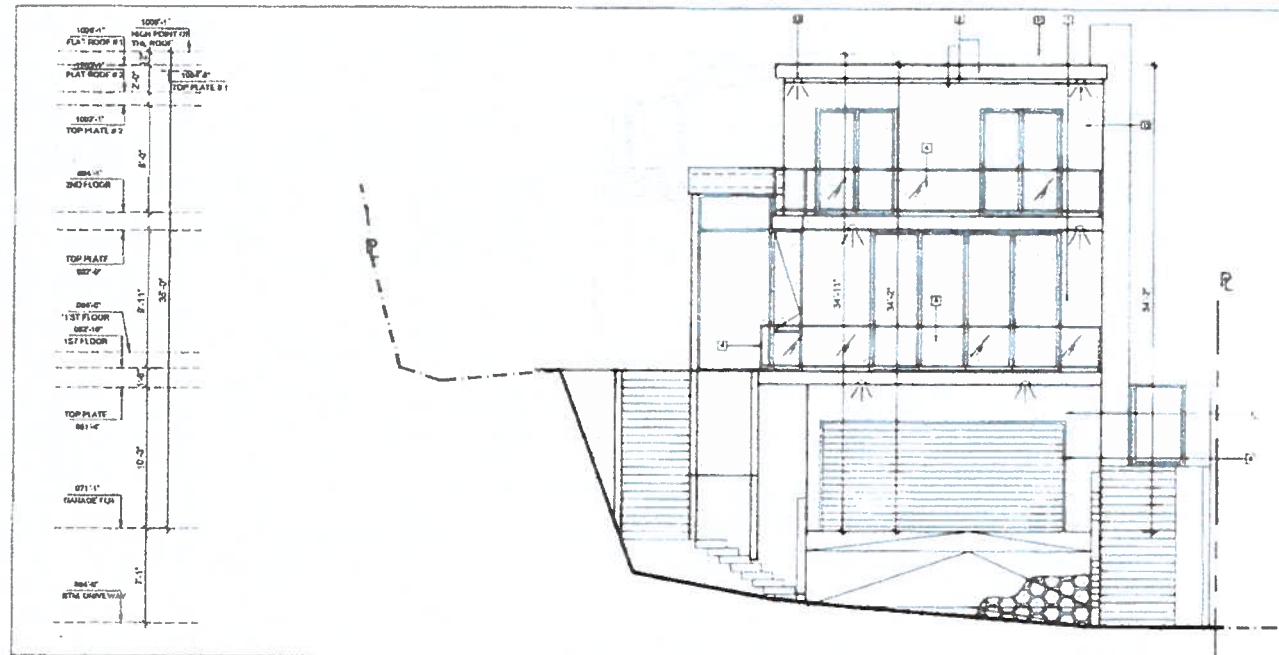
LABYRINTH DATE: 03/26/2015

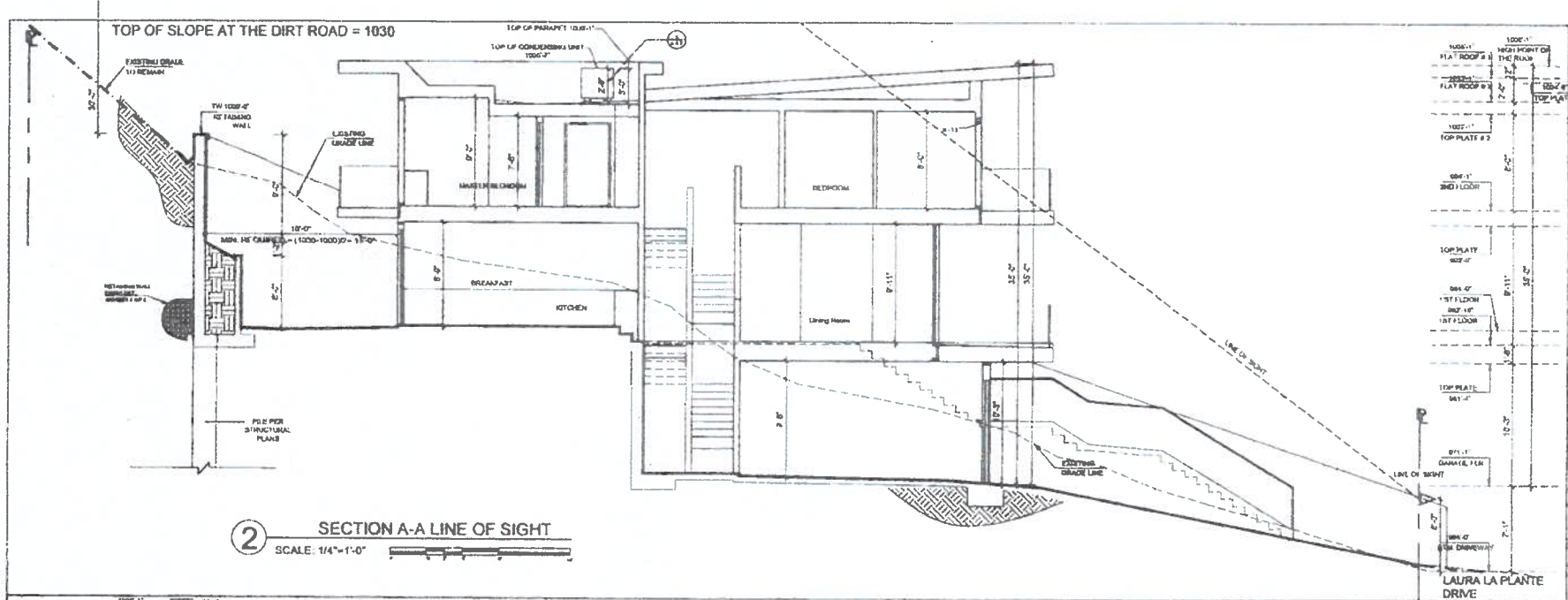
- EXTERIOR MATERIAL & FINISHES:**
- 1) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 2) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 3) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 4) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 5) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 6) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 7) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 8) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 9) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 10) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 11) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 12) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 13) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 14) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 15) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 16) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 17) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 18) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 19) 1/2" BRUSH FIN. EXT. PLASTER OVER
 - 20) 1/2" BRUSH FIN. EXT. PLASTER OVER

2 FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

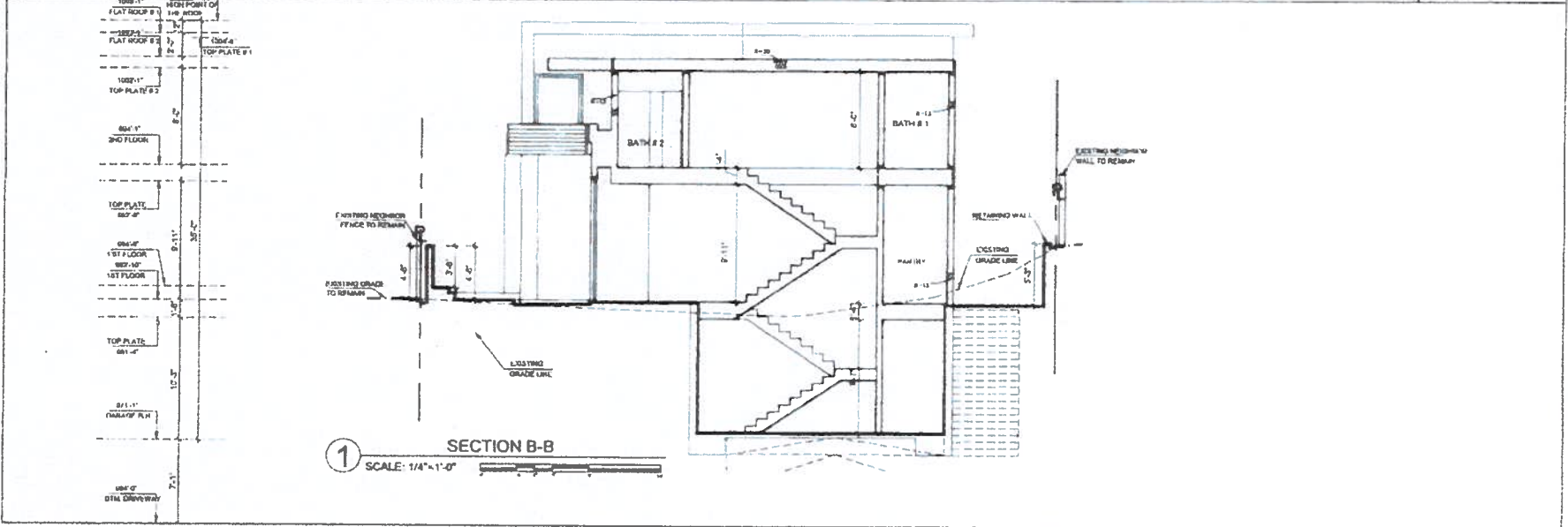


1 REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"





2 SECTION A-A LINE OF SIGHT
SCALE: 1/4"=1'-0"



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



LABYRINTH
DESIGN STUDIO

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
PASTOR PAVAN &
SHAWN BERTANINI
1843 S HANCOCK STREET
LARCHMONT, CA 91148
Tel: (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
PASTOR PAVAN
2500 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: (310) 834-0042
E-MAIL: pavany@gmail.com

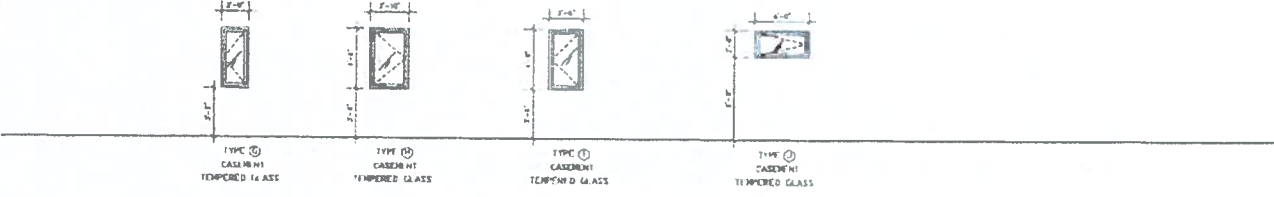
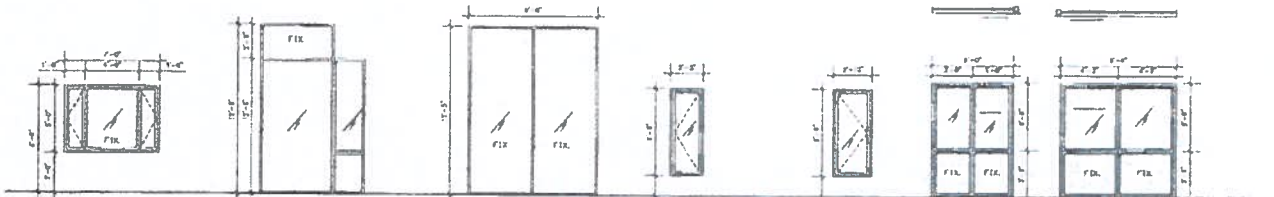
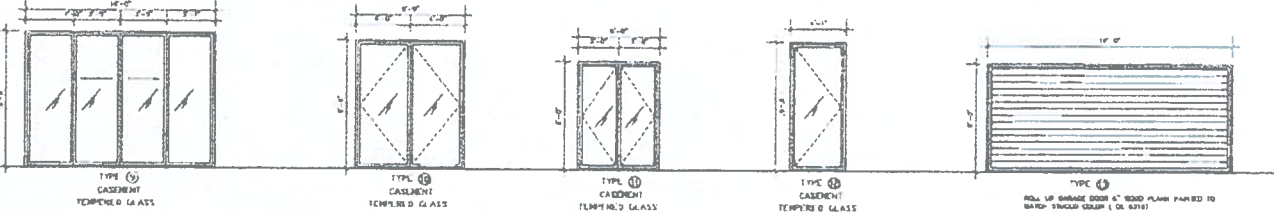
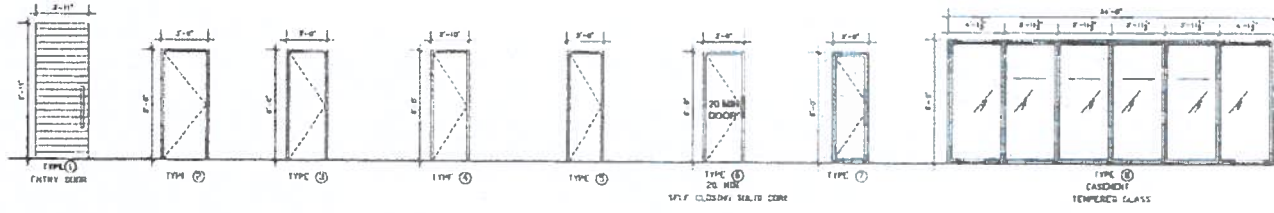
NO.	DATE	REVISION

SHEET TITLE
SECTION
A-A LINE OF
SIGHT
&
SECTION B-B

SCALE: AS SHOWN
DRAWN: N.P.
START DATE: JULY 2014
JOB NUMBER: 28254 LAURA LA
PLANTE

A-6.1

VERY HIGH FIRE HAZARD ZONE: ALL GLASSES TO BE TEMPERED



DOOR SCHEDULE									
NO.	SYMBOL	FRAMING	GLASS	DOOR	FINISH	REMARKS	TYPE	GLASS	TYPE
1	VD 01	VP	TEMPERED	1"	WOOD	ENTRY DOOR			
2	VD 02	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
3	VD 03	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
4	VD 04	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
5	VD 05	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
6	VD 06	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
7	VD 07	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
8	VD 08	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
9	VD 09	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
10	VD 10	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
11	VD 11	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
12	VD 12	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
13	VD 13	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
14	VD 14	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
15	VD 15	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
16	VD 16	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
17	VD 17	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
18	VD 18	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
19	VD 19	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			
20	VD 20	VP	TEMPERED	1"	WOOD	WOOD CASEMENT			

WINDOW SCHEDULE					
NO.	SYMBOL	FRAMING	GLASS	TYPE	REMARKS
1	WC 01	VP	TEMPERED	1"	WOOD
2	WC 02	VP	TEMPERED	1"	WOOD
3	WC 03	VP	TEMPERED	1"	WOOD
4	WC 04	VP	TEMPERED	1"	WOOD
5	WC 05	VP	TEMPERED	1"	WOOD
6	WC 06	VP	TEMPERED	1"	WOOD
7	WC 07	VP	TEMPERED	1"	WOOD
8	WC 08	VP	TEMPERED	1"	WOOD
9	WC 09	VP	TEMPERED	1"	WOOD
10	WC 10	VP	TEMPERED	1"	WOOD
11	WC 11	VP	TEMPERED	1"	WOOD
12	WC 12	VP	TEMPERED	1"	WOOD
13	WC 13	VP	TEMPERED	1"	WOOD
14	WC 14	VP	TEMPERED	1"	WOOD
15	WC 15	VP	TEMPERED	1"	WOOD
16	WC 16	VP	TEMPERED	1"	WOOD
17	WC 17	VP	TEMPERED	1"	WOOD
18	WC 18	VP	TEMPERED	1"	WOOD
19	WC 19	VP	TEMPERED	1"	WOOD
20	WC 20	VP	TEMPERED	1"	WOOD

1. ALL GLASS TO BE TEMPERED UNLESS NOTED OTHERWISE.
 2. ALL GLASS TO BE 1/2" MINIMUM UNLESS NOTED OTHERWISE.
 3. ALL GLASS TO BE 1/4" MINIMUM UNLESS NOTED OTHERWISE.
 4. ALL GLASS TO BE 1/8" MINIMUM UNLESS NOTED OTHERWISE.
 5. ALL GLASS TO BE 1/16" MINIMUM UNLESS NOTED OTHERWISE.
 6. ALL GLASS TO BE 1/32" MINIMUM UNLESS NOTED OTHERWISE.
 7. ALL GLASS TO BE 1/64" MINIMUM UNLESS NOTED OTHERWISE.
 8. ALL GLASS TO BE 1/128" MINIMUM UNLESS NOTED OTHERWISE.
 9. ALL GLASS TO BE 1/256" MINIMUM UNLESS NOTED OTHERWISE.
 10. ALL GLASS TO BE 1/512" MINIMUM UNLESS NOTED OTHERWISE.
 11. ALL GLASS TO BE 1/1024" MINIMUM UNLESS NOTED OTHERWISE.
 12. ALL GLASS TO BE 1/2048" MINIMUM UNLESS NOTED OTHERWISE.
 13. ALL GLASS TO BE 1/4096" MINIMUM UNLESS NOTED OTHERWISE.
 14. ALL GLASS TO BE 1/8192" MINIMUM UNLESS NOTED OTHERWISE.
 15. ALL GLASS TO BE 1/16384" MINIMUM UNLESS NOTED OTHERWISE.
 16. ALL GLASS TO BE 1/32768" MINIMUM UNLESS NOTED OTHERWISE.
 17. ALL GLASS TO BE 1/65536" MINIMUM UNLESS NOTED OTHERWISE.
 18. ALL GLASS TO BE 1/131072" MINIMUM UNLESS NOTED OTHERWISE.
 19. ALL GLASS TO BE 1/262144" MINIMUM UNLESS NOTED OTHERWISE.
 20. ALL GLASS TO BE 1/524288" MINIMUM UNLESS NOTED OTHERWISE.

NOTE
 1. SEE ARCHITECT'S NOTES FOR A LISTING OF ALL THE TYPES OF GLASS TO BE USED IN THIS PROJECT. THE ARCHITECT'S NOTES TAKE PRECEDENCE OVER THIS SCHEDULE.
 2. ALL GLASS TO BE 1/2" MINIMUM UNLESS NOTED OTHERWISE.
 3. ALL GLASS TO BE 1/4" MINIMUM UNLESS NOTED OTHERWISE.
 4. ALL GLASS TO BE 1/8" MINIMUM UNLESS NOTED OTHERWISE.
 5. ALL GLASS TO BE 1/16" MINIMUM UNLESS NOTED OTHERWISE.
 6. ALL GLASS TO BE 1/32" MINIMUM UNLESS NOTED OTHERWISE.
 7. ALL GLASS TO BE 1/64" MINIMUM UNLESS NOTED OTHERWISE.
 8. ALL GLASS TO BE 1/128" MINIMUM UNLESS NOTED OTHERWISE.
 9. ALL GLASS TO BE 1/256" MINIMUM UNLESS NOTED OTHERWISE.
 10. ALL GLASS TO BE 1/512" MINIMUM UNLESS NOTED OTHERWISE.
 11. ALL GLASS TO BE 1/1024" MINIMUM UNLESS NOTED OTHERWISE.
 12. ALL GLASS TO BE 1/2048" MINIMUM UNLESS NOTED OTHERWISE.
 13. ALL GLASS TO BE 1/4096" MINIMUM UNLESS NOTED OTHERWISE.
 14. ALL GLASS TO BE 1/8192" MINIMUM UNLESS NOTED OTHERWISE.
 15. ALL GLASS TO BE 1/16384" MINIMUM UNLESS NOTED OTHERWISE.
 16. ALL GLASS TO BE 1/32768" MINIMUM UNLESS NOTED OTHERWISE.
 17. ALL GLASS TO BE 1/65536" MINIMUM UNLESS NOTED OTHERWISE.
 18. ALL GLASS TO BE 1/131072" MINIMUM UNLESS NOTED OTHERWISE.
 19. ALL GLASS TO BE 1/262144" MINIMUM UNLESS NOTED OTHERWISE.
 20. ALL GLASS TO BE 1/524288" MINIMUM UNLESS NOTED OTHERWISE.

1. SEE ARCHITECT'S NOTES FOR A LISTING OF ALL THE TYPES OF GLASS TO BE USED IN THIS PROJECT. THE ARCHITECT'S NOTES TAKE PRECEDENCE OVER THIS SCHEDULE.
 2. ALL GLASS TO BE 1/2" MINIMUM UNLESS NOTED OTHERWISE.
 3. ALL GLASS TO BE 1/4" MINIMUM UNLESS NOTED OTHERWISE.
 4. ALL GLASS TO BE 1/8" MINIMUM UNLESS NOTED OTHERWISE.
 5. ALL GLASS TO BE 1/16" MINIMUM UNLESS NOTED OTHERWISE.
 6. ALL GLASS TO BE 1/32" MINIMUM UNLESS NOTED OTHERWISE.
 7. ALL GLASS TO BE 1/64" MINIMUM UNLESS NOTED OTHERWISE.
 8. ALL GLASS TO BE 1/128" MINIMUM UNLESS NOTED OTHERWISE.
 9. ALL GLASS TO BE 1/256" MINIMUM UNLESS NOTED OTHERWISE.
 10. ALL GLASS TO BE 1/512" MINIMUM UNLESS NOTED OTHERWISE.
 11. ALL GLASS TO BE 1/1024" MINIMUM UNLESS NOTED OTHERWISE.
 12. ALL GLASS TO BE 1/2048" MINIMUM UNLESS NOTED OTHERWISE.
 13. ALL GLASS TO BE 1/4096" MINIMUM UNLESS NOTED OTHERWISE.
 14. ALL GLASS TO BE 1/8192" MINIMUM UNLESS NOTED OTHERWISE.
 15. ALL GLASS TO BE 1/16384" MINIMUM UNLESS NOTED OTHERWISE.
 16. ALL GLASS TO BE 1/32768" MINIMUM UNLESS NOTED OTHERWISE.
 17. ALL GLASS TO BE 1/65536" MINIMUM UNLESS NOTED OTHERWISE.
 18. ALL GLASS TO BE 1/131072" MINIMUM UNLESS NOTED OTHERWISE.
 19. ALL GLASS TO BE 1/262144" MINIMUM UNLESS NOTED OTHERWISE.
 20. ALL GLASS TO BE 1/524288" MINIMUM UNLESS NOTED OTHERWISE.



PROJECT:
 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

OWNER:
 ROYAL PAVAN &
 SHARON BISHOP
 18415 HALPER STREET
 THE BROS, CA 91436
 TEL: (818) 290-2055

ARCHITECT:
 LABYRINTH DESIGN STUDIO
 ROYAL PAVAN
 1200 LAUREL BLVD. #200
 LOS ANGELES, CA 90025
 TEL: (310) 843-6462
 E-MAIL: roymv@gmail.com

NO.	DATE	REVISIONS

SHEET TITLE
DOOR AND WINDOW SCHEDULE

SCALE: AS SHOWN
 DRAWN: R.P.
 START DATE: JULY 2014
 JOB NUMBER: 28254 LAURA LA PLANTE

A-8.0

SYMBOL	LEGEND
	MAX. 6' HIGH RET. WALL PER STRUCTURAL PLANS
	NON-COMPLIANT >6' H REAR YARD RETAINING WALL
	MAX. 3' HIGH PLANTER WALL
	EXISTING CONTOUR LINES TO REMAIN
	MODIFIED CONTOUR LINES
	EXTERIOR WALLS
	PROPERTY LINES
	42" HIGH GUARD RAIL PER DETAIL 7 @ A-11.4
	MAX. 3' HIGH PLANTER WALL

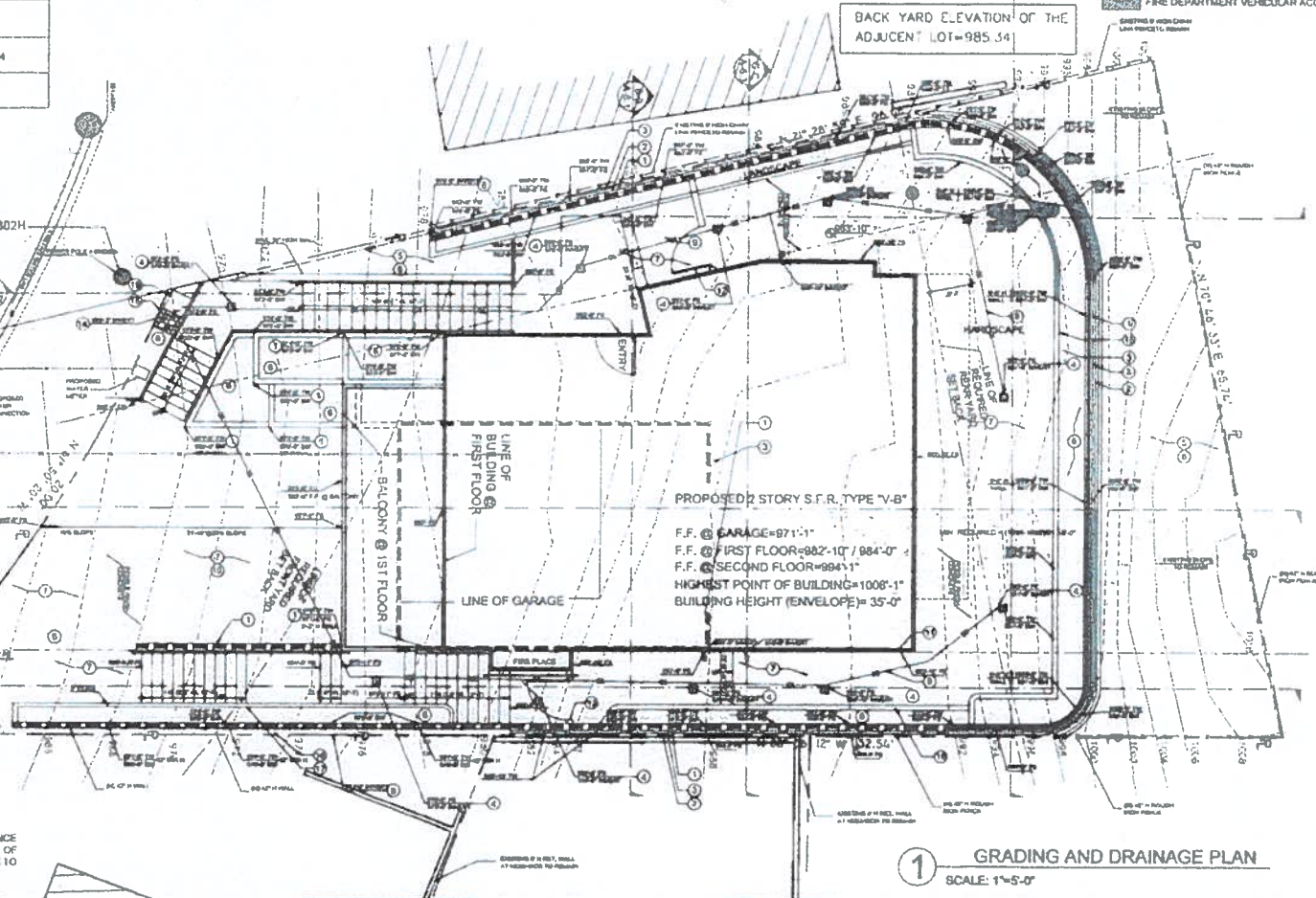
SYMBOL	LEGEND
(1)	RETAINING WALL/BLOCK WALL, DETAILS ON SEPARATE PERMIT
(2)	CONST. "V" DITCH PER DETAIL 3 ON SHEET 4 OF 5
(3)	CONST. RET. WALL SUBGRADE PER DETAIL 7 OF SHEET 4 OF 5
(4)	CONSTRUCT 8" AREA DRAIN
(5)	EXISTING GRADE TO REMAIN
(6)	LANDSCAPE
(7)	HARDSCAPE
(8)	INSTALL 6" REMOVABLE AREA DRAIN W/ GEOTEXTILE FABRIC NET SCREEN
(9)	INSTALL 4" H.D.P.E. STORM DRAIN PIP. @ 1% MIN. SLOPE
(10)	BROOM FINISH CONCRETE
(11)	RAINBRO ESP MODULAR CONTROLLER WEATHER-BASED
(12)	5'-0" HIGH POOL GATE SELF-CLOSING AND SELF-LATCHING AND OPEN TOWARD AWAY FROM THE POOL. LOCKING MECHANISM SHALL BE LOCATED NO LOWER THAN 4'-8" ABOVE FINISH FLOOR/GRADE
(13)	INVERT TO STREET PER DETAIL 5 @ SHEET 4 OF 5
(14)	MAX. 36" HIGH PLANTER WALL
(15)	MAX. 30" HIGH PLANTER WALL
(16)	6" HIGH CURB
(17)	2"x2" RSP RAP PER DETAIL 10 @ SHEET 4 OF 5
(18)	2"x2" FLOW GUARD PER DETAIL C ON SHEET 5 OF 5



16 KV POWER POLE #830302H

Laura La Plante Dr.

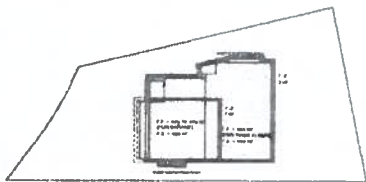
EASEMENT
AN EASEMENT FOR INGRESS AND
EGRESS FOR DRIVEWAY,
BEGINNING AT THE NORTH-WESTERLY
CORNER OF SAID LOT 7, THENCE 11 FEET
SOUTHERLY ALONG THE WEST LINE, THENCE
TO A POINT ON WORTHY LINE 10 FEET EAST OF
THE NORTH-WESTERLY CORNER, THENCE TO
THE POINT OF BEGINNING.



PROPOSED 2 STORY S.F.R. TYPE "V-B"
 F.F. @ GARAGE=871'-1"
 F.F. @ FIRST FLOOR=882'-10" / 884'-0"
 F.F. @ SECOND FLOOR=884'-1"
 HIGHEST POINT OF BUILDING=1008'-1"
 BUILDING HEIGHT (ENVELOPE)=35'-0"

1 GRADING AND DRAINAGE PLAN
 SCALE: 1"=5'-0"

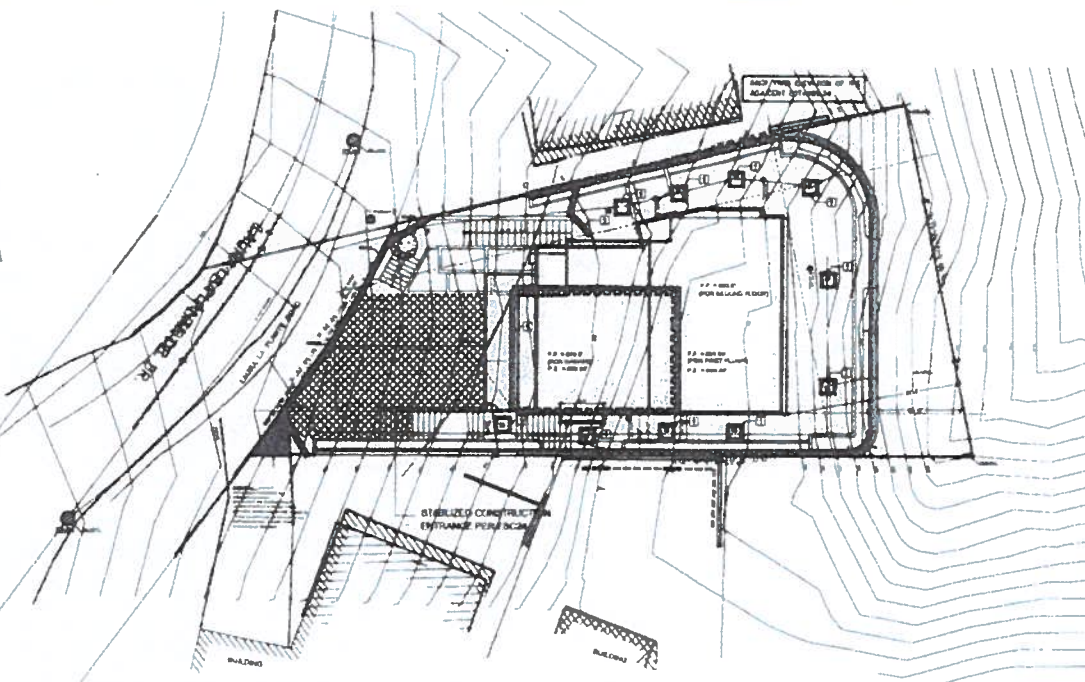
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CHECKS	DATE	DESIGNER	DATE	PROJECT	GRADING AND DRAINAGE PLAN
					RAMIRO B. AGUIVA, P.E.						AGOURA HILLS		SINGLE FAMILY RESIDENCE 20254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA	SHEET 2 OF 5



OVER EXCAVATION PLAN
SCALE: 1"=10'-0"

OVER EXCAVATION NOTE

ALL AREAS EXPOSED TO THE OVER EXCAVATION SHALL BE PROTECTED FROM EROSION AND WEAR. TO PROTECT AREAS EXPOSED TO A VERTICAL SURFACE OF THE OVER EXCAVATION FROM EROSION AND WEAR, EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION.



EROSION CONTROL PLAN
SCALE: 1"=10'-0"

EROSION CONTROL PLAN - PRELIMINARY EROSION CONTROL PLAN NOTES

1. IN CASE OF EMERGENCY CALL SLOAN INDUSTRIES, LLC AT 916-441-1111.
2. A FLOW CONTROL SYSTEM SHALL BE INSTALLED AT ALL TIMES DURING THE CONSTRUCTION PERIOD. TO PREVENT EROSION CONTROL MEASURES FROM BEING WASHED AWAY, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE END OF EACH DAY OF CONSTRUCTION. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
14. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
15. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
16. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
18. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
19. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
21. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
22. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TO THE MAXIMUM EXTENT POSSIBLE, THE FLOW CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

- OFFEROR'S SUPPLY**
- 1. SLOAN INDUSTRIES, LLC
 - 2. SLOAN INDUSTRIES, LLC
 - 3. SLOAN INDUSTRIES, LLC
 - 4. SLOAN INDUSTRIES, LLC
 - 5. SLOAN INDUSTRIES, LLC
 - 6. SLOAN INDUSTRIES, LLC
 - 7. SLOAN INDUSTRIES, LLC
 - 8. SLOAN INDUSTRIES, LLC
 - 9. SLOAN INDUSTRIES, LLC
 - 10. SLOAN INDUSTRIES, LLC
 - 11. SLOAN INDUSTRIES, LLC
 - 12. SLOAN INDUSTRIES, LLC
 - 13. SLOAN INDUSTRIES, LLC
 - 14. SLOAN INDUSTRIES, LLC
 - 15. SLOAN INDUSTRIES, LLC
 - 16. SLOAN INDUSTRIES, LLC
 - 17. SLOAN INDUSTRIES, LLC
 - 18. SLOAN INDUSTRIES, LLC
 - 19. SLOAN INDUSTRIES, LLC
 - 20. SLOAN INDUSTRIES, LLC
 - 21. SLOAN INDUSTRIES, LLC
 - 22. SLOAN INDUSTRIES, LLC



PREPARED BY: Harold R. Amador				CITY OF AGOURA HILLS APPROVAL				PROJECT: BANTLE FAMILY RESIDENCE 28284 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA		EROSION CONTROL PLAN	
PROJECT ENGINEER		DATE: 11/11/18		REVIEWED BY		DATE		CITY ENGINEER		SHEET 3 OF 5	
REVISIONS		SYMBOL		DESCRIPTION OF CHANGE		APPROVED		DATE		AGOURA HILLS	

STORMWATER POLLUTION PLAN NOTES

THE FOLLOWING NOTES AND BMPs AS OUTLINED IN BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICES HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1983, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS.

GENERAL SPECIFICATIONS FOR MAINTENANCE OF PERFORATED CATCH BASIN FILTER

Federal, State and Local Clean Water Act regulations and those of increasing stringency require that stormwater discharges to water be maintained and serviced as a recurring task. The intent of the regulations is to ensure that the practices, in a continuing basis, effectively remove pollutants from stormwater runoff thereby preventing pollution of the receiving water resources. These Specifications apply to the F-24 catch basin filter.

RECOMMENDED FREQUENCY OF SERVICE:

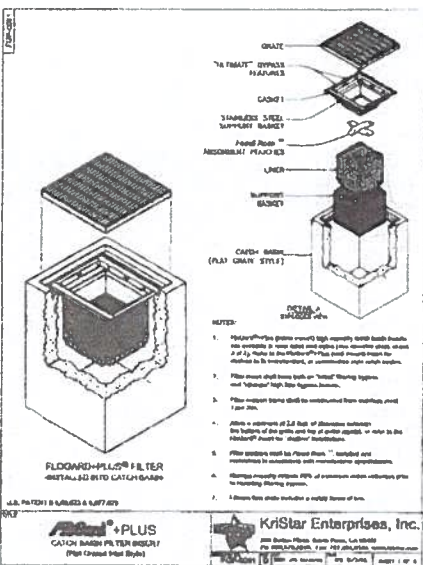
- 1. For areas with a drainage density greater than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.

RECOMMENDED TYPES OF SERVICE:

- 1. For areas with a drainage density greater than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.
- 2. For areas with a drainage density less than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.
- 3. For areas with a drainage density less than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.

RECOMMENDED TYPES OF SERVICE:

- 1. For areas with a drainage density greater than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.
- 2. For areas with a drainage density less than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.
- 3. For areas with a drainage density less than 1.0, the filter should be serviced on a recurring basis. (Initially, the frequency depends on the amount of runoff pollution loading and performance from debris, leaves, vegetation, silt, sand, gravel, etc. However, as it is concluded that such conditions be serviced a minimum of three times per year, with a change of filter media once per year. DFR instructions are available for the on-site installation, upon request.



PERFORATED CATCH BASIN FILTER MEDIA SPECIFICATIONS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
2	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
3	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
4	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
5	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
6	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
7	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
8	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
9	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
10	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
11	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
12	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
13	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
14	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
15	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
16	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
17	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
18	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
19	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
20	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
21	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
22	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
23	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
24	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
25	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
26	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
27	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
28	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
29	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS
30	PERFORATED CATCH BASIN FILTER MEDIA	1	UNIT	SEE SPECIFICATIONS

**DETAIL C
KRISTAR FLOGARD PLUS
CATCH BASIN FILTER INSERT MODEL FGP-24F**

NOTES:
ALL CATCH DRAIN SHALL BE DIRECTED TO CONC. SWALE IN DRIVEWAY

- NOTES TO CONTRACTOR**
- AFTER INSTALLATION OF PERFORATED PIPE ON THE BOTTOM OF THE PLANTER BOX & PRIOR TO BACKFILLING, CALL THE ENGINEER TO VISIT THE SITE FOR PROPER INSTALLATION OF THE PLANTER BOX AND ISSUANCE OF CERTIFICATION FOR THE PLANTER BOXES.
 - CAL OSHA PERMIT IS REQUIRED FOR ANY EXCAVATION OF MORE THAN 5' IN DEPTH.

ABBREVIATIONS

- DISTING. CONTOUR
- PROPOSED CONTOUR
- (ELEV.) ELEVATION
- PROPOSED ELEVATION
- FENCE
- FIRE HYDRANT
- FLOW LINE
- SLOPE
- CONCRETE
- PROPOSED WALL
- REAL. LINE
- CHANGE BREAK LINE

LEGENDS

- C.B. CATCH BASIN
- C.F. CURB FACE
- C.M. CONCRETTE
- D. DRIVEWAY
- F.L. FINISHED FLOOR
- F.G. FRESHED GRADE
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- F.S.P. FINISHED SURFACE
- G.B. GRADE BREAK
- H.P. HIGH POINT
- M. MAXIMUM
- M.B. MINIMUM
- M.L. MINORITY LANE
- M.H. MINORITY
- M.P. MINORITY
- N. NORTH
- T.C. TOP OF CURB
- T.P. TOP OF PLANTER BOX
- T.W. TOP OF WALL
- B.V. B.V. (Symbol)
- D. DEPTH 1:84

**STORM DRAIN SYSTEM
STENCILING AND SIGNAGE
NOT TO SCALE**

ALL CATCH BASINS TO BE STENCILED
STENCILING DURING THE DRAIN TO BE LAIN
SYMBOL NEAR UNIT #811 FOR ALL CATCH BASINS

**CALIFORNIA COUNCIL OF CIVIL
ENGINEERING & LAND SURVEYOR**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH INDUSTRY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THE COMPLETION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, OR CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES

THE ENGINEER HAS PREPARED THESE PLANS AND IS NOT RESPONSIBLE FOR UNLAWFUL OR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE UTILITIES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' CONSTRUCTION SAFETY ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OR THE ENGINEER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE STAKES BEFORE COMMENCING THE OPERATIONS. SHOULD OCCASION ARISE WHERE THE VALIDITY OF A STAKE IS QUESTIONABLE, EITHER AS TO ITS LOCATION OR THE OF THE SET MARKED THEREON, OR AS TO THE ELEVATION OF CUT OR FILL MARKED THEREON, CONTRACTOR SHALL NOTIFY THE ENGINEER WHO WILL CHECK THE STAKE OR STAKES IN QUESTION. ANY STAKE FOUND TO BE IN ERROR WILL BE RESET WITHOUT CHARGE. IT IS UNDERSTOOD THAT THE ENGINEER WILL NOT BE CHARGED FOR ANY STAKE OR STAKES FOUND AS A RESULT OF SUCH OPERATIONS UNLESS THE ENGINEER HAS BEEN ADVISED BY THE CONTRACTOR OF SUCH ALLEGED ERRORS WHEN STAKES HAVE BEEN DESTROYED AND FIELD NOTES AND RECORDS RECORDED. STAKES WILL BE SET TO CORRECTLY.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE: 11/11/13	REVIEWED BY	DATE	CITY OF AGOURA HILLS APPROVAL	PROJECT	ENGINEER	DATE	CITY OF AGOURA HILLS	PROJECT	ENGINEER	DATE	CITY OF AGOURA HILLS	PROJECT	ENGINEER	DATE



LA 8485-003
 06/06/2019

This drawing and specifications are the property and copyright of the Engineer and shall remain his/her property. No part of this drawing shall be reproduced without the written approval of the Engineer.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

LEGAL DESCRIPTION:
 LOT 7 IN BLOCK 3 OF TRACK 8763 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BLOCK 148 PAGES 88 TO 94 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:
 RICHA PATON &
 SHARON SCHYVARS
 17416 WALDEN STREET
 CHATW, CA, 91314
 Tel: (618) 700-5005

DESIGNER:
 LABYRINTH DESIGN STUDIO
 RENA PATON
 1800 SUFFOLK BLVD. #120
 LOS ANGELES, CA, 90025
 TEL: (310) 541-6444
 E-MAIL: rpaton@labyrinth.com

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

© 2017 LTH E

TOPO. SURVEY PLAN

SCALE: AS SHOWN

DRAWN: N/P

START DATE: JULY 2014

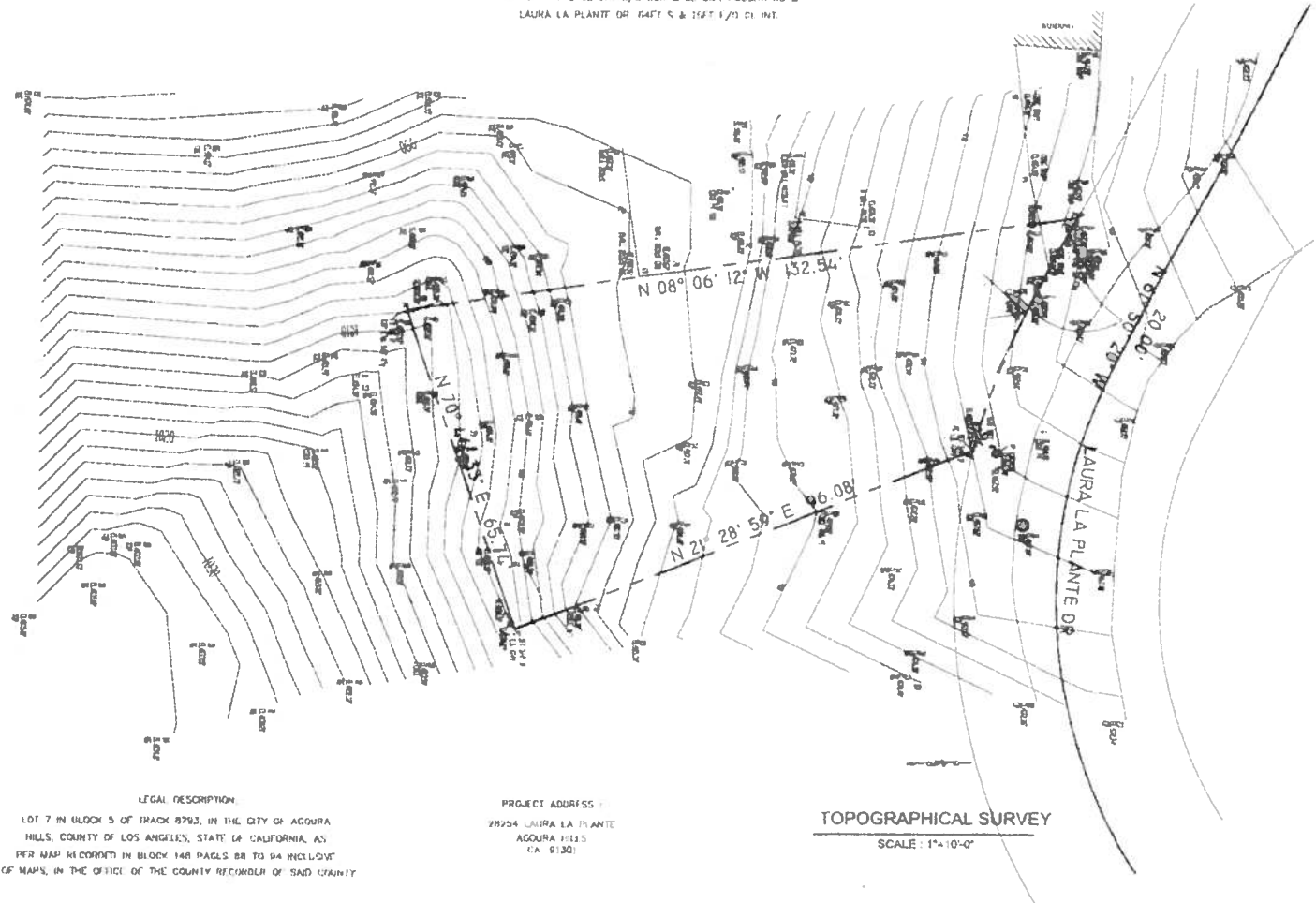
JOB NUMBER: SAJ36 LAURA L

SHEET

SR-1

PLUT DATE: 06/06/2019

BENCH MARK NUMBER 10424 ELEVATION=938.512'
 DPM BM 140 E CB 2FT 5/8 BCR & SE COR AGOURA RD &
 LAURA LA PLANTE DR 14FT S & 15FT 1/2 W INT.



LEGAL DESCRIPTION:
 LOT 7 IN BLOCK 3 OF TRACK 8763, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BLOCK 148 PAGES 88 TO 94 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

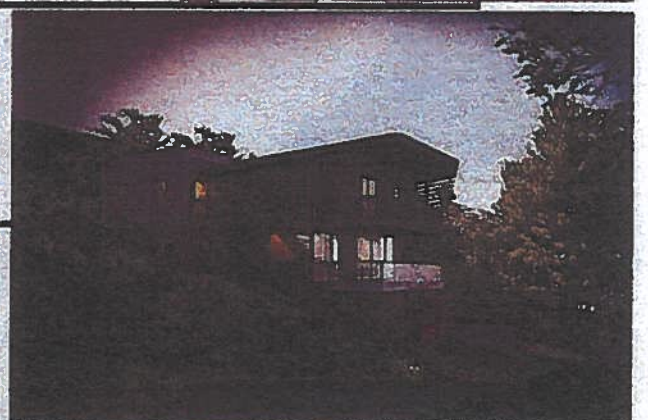
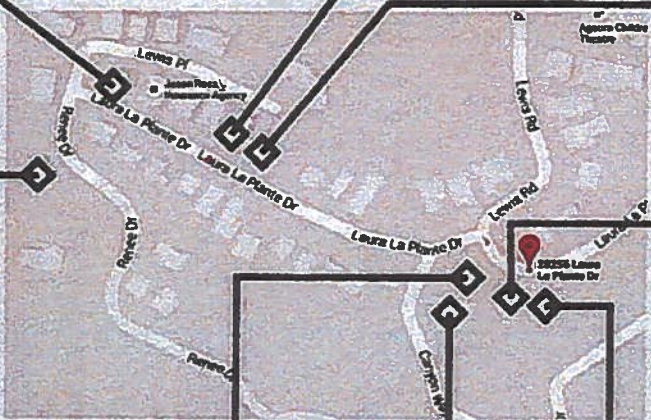
PROJECT ADDRESS:
 28254 LAURA LA PLANTE
 AGOURA HILLS
 CA 91301

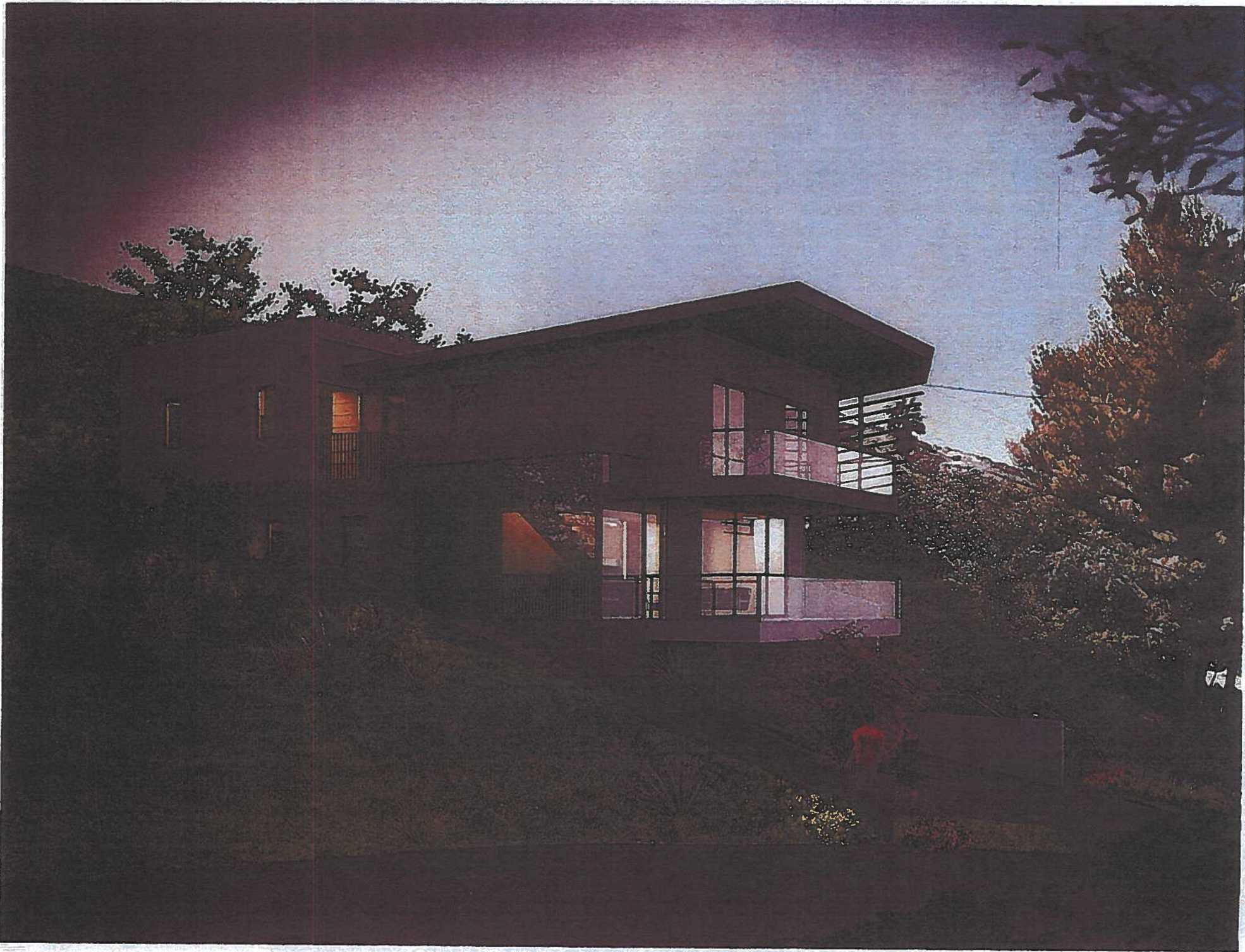
TOPOGRAPHICAL SURVEY
 SCALE: 1"=10'-0"



ATTACHMENT 5

**PHOTOGRAPHS OF SURROUNDING PROPERTIES,
PHOTO-SIMULATIONS,
AND
COLOR AND MATERIAL BOARD**









1 EXTERIOR PLASTER
 7/8" SMOOTH FIN. EXT. PLASTER
 COLOR: DUNN EDWARD FOGGY DAY
 COLOR CODE: DE 8228

2 EXTERIOR PLASTER
 7/8" SMOOTH FIN. EXT. PLASTER
 COLOR: DUNN EDWARD FOGGY DAY
 COLOR CODE: DE 8215

3 DOORS AND WINDOWS
 WDS FRAME FACTORY PAINTED CLAD,
 CASEMENT SLIDING OR FIXED DUAL GLAZED
 WINDOWS FROM ANDERSON WINDOWS OR
 BOMAL
 COLOR: ANODIZED F-2

4 SHEET METAL FLASHING
 SHEET METAL FLASHING TO MATCH DOOR
 AND WINDOW COLOR

4 PEBELE CONCRETE
 COBBLE STONE 3

1 MATERIAL BOARD



14 BISHOP
 LOS ANGELES
 CA 90028

PROJECT:
 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

OWNER:
 NORMAN PEREIRA &
 SYLVIA PEREIRA
 16025 HILPER STREET
 CHINO, CA 91710
 TEL: (915) 709-0925

DESIGNER:
 LAWRENTH DESIGN STUDIO
 14 BISHOP
 LOS ANGELES, CA 90028
 TEL: (310) 497-6442
 E-MAIL: lawr@lwdstudio.com

NO.	DATE	REVISIONS

MATERIAL BOARD

SCALE: AS SHOWN
 DRAWN: M.P.
 START DATE: JULY 2016
 JOB NUMBER: 28254 LAURA LA PLANTE
 SHEET

A-12.1

ATTACHMENT 3



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION**

April 7, 2016

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:30 p.m.

FLAG SALUTE:

Vice Chair Zacuto

ROLL CALL:

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Kate Anderson, and John R. Asuncion.

Also present were Planning Director Doug Hooper, Assistant City Attorney Nicholas Ghirelli, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, Planning Consultant Michelle D 'Anna, Engineering Aide II Robert Cortes, and Recording Secretary Sheila Keckhut.

Chair O'Meara stated that staff had received notification of Commissioner Justice's request for absence prior to the meeting. Commissioner Justice was excused from the meeting with no objections.

APPROVAL OF AGENDA:

On a motion by Commissioner Anderson, seconded by Commissioner Asuncion, the Planning Commission moved to approve the April 7, 2016 Meeting Agenda. Motion carried 4-0-1. Commissioner Justice was absent.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

1. Minutes – ~~March 17, 2016 Planning Commission Meeting~~

On a motion by Vice Chair Zacuto, seconded by Commissioner Anderson, the Planning Commission moved to approve the Minutes of the March 17, 2016, Planning Commission Meeting. Motion carried 4-0-1. Commissioner Justice was absent.

NEW PUBLIC HEARING

2. REQUEST: Request for a Conditional Use permit to construct a 3,305 square-foot two-story single-family residence with a 560 square-foot attached two-car garage; request for a variance to allow retaining walls to exceed the 6'-0" height limit; and making a finding of exemption under the California Environmental Quality Act.
- APPLICANT: Kerry Gold
Kerry Gold Design Group
638 Lindero Canyon #432
Oak Park, CA 91377
- CASE NOS.: CUP-01118-2015 and VAR-01119-2015
- LOCATION: 27306 Oak Summit Road
(A.P.N. 2064-017-022)
- ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303(a) of the CEQA Guidelines.
- RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01118-2015 and Variance Case No. VAR-01119-2015, subject to conditions, based on the findings of the draft Resolution.
- PUBLIC COMMENTS: Chair O'Meara opened the public hearing.
Kerry Gold, applicant
Chair O'Meara closed the public hearing.
Chair O'Meara re-opened the public hearing.
Joan Masteller
Seymour Rimer
Terry V. Gadden

- REBUTTAL:** Kerry Gold, applicant, twice gave rebuttal regarding the project and answered additional questions of the Planning Commission.
- The following person turned in a speaker card, but did not speak on this item.
- S.K. Madan, owner
- Chair O'Meara closed the public hearing.
- ACTION:** On a motion by Vice Chair Zacuto, seconded by Commissioner Asuncion, the Planning Commission moved to adopt Resolution No. 16-1150, approving Conditional Use Permit Case No. CUP-01118-2015 and Variance Case No. VAR-01119-2015, subject to conditions. Motion carried 4-0-1. Commissioner Justice was absent.
3. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 2,549 square-foot residence and a 577 square-foot, attached, two-car garage; a request for a Variance from Zoning Ordinance Section 9243.3.F to provide 18-foot combined side yards instead of the minimum 22 feet and to provide a side yard setback less than the 10-foot minimum; and from Section 9606.2.D to construct retaining walls in excess of 3.5 feet in height in the front yard area and 6 feet in height in other yard areas.
- APPLICANT:** Pouya Payan
16816 Harper Street
Encino, CA 91436
- CASE NOS.:** CUP-01080-2015 and VAR-01081-2015
- LOCATION:** 28254 Laura La Plante Drive
(A.P.N. 2061-017-007)
- ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15303(a) of the CEQA Guidelines.
- RECOMMENDATION:** Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01080-2015 and Variance Request VAR-01081-2015 subject to conditions, based on the findings of the draft Resolutions.

PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

Pouya Payan applicant

David Higgins

Marsha Barker

Tom and Susan Mogan

Chair O'Meara closed the public hearing.

Chair O'Meara re-opened the public hearing.

Matt Shaffer

REBUTTAL: Pouya Payan, applicant twice gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

ACTION: On a motion by Commissioner Anderson, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 16-1151, approving Conditional Use Permit Case No. CUP-01080-2015, subject to amended conditions; and moved to adopt Resolution No. 16-1152, approving Variance Request VAR-01081-2015, subject to conditions. Motion carried 4-0-1. Commissioner Justice was absent.

PLANNING COMMISSION/STAFF COMMENTS

Commissioner Anderson encouraged a public speaker at the meeting to bring his concerns for requiring gray water systems and solar panels to the attention of the City Council. Planning Director Doug Hooper offered for residents to meet with staff regarding new building construction requirements, including compliance with the Green Building Code and the City water efficient landscape ordinance.

ADJOURNMENT

At 8:49 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner Asuncion, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on April 21, 2016. Motion carried 4-0-1. Commissioner Justice was absent.

ATTACHMENT 4

RESOLUTION NO. 16-1151

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01080-2015 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 28254 LAURA LA PLANTE DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Pouya Payan with respect to the real property located at 28254 Laura La Plante Drive (Assessor's Parcel No. 2061-017-007), requesting approval of a Conditional Use Permit to allow the construction of a new 2,549 square-foot residence and a 577 square-foot, attached garage (Case No. CUP-01080-2015).

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

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

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

Section V. Conditional Use Permit.

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

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The proposed project is located within the Residential Single-Family District zone and the Indian Hills Design Overlay District, which allows for the development of single-family residences. Although the subject parcel does not meet the minimum lot size required for the district, Municipal Code Section 9702(A)

permits uses within the district on such non-conforming lots, subject to all other provisions of the district. With the exception of the variances, the City's minimum development standards have been met for the proposed two-story residence with regard to building front and rear yard, height, coverage and architectural design standards. The project is consistent with the Hillside Development standards in that it does not impact views of the hillsides and a primary ridgeline, and the property is proposed to be developed to minimize storm water pollution, erosion, and other drainage impacts. Furthermore, the project will be landscaped to blend with the adjacent open space zoned parcels.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed contemporary architecture and building materials, which include gray colored stuccoed walls, a flat roof, metal and glass guardrails, is a better fit for this narrow and hillside lot. The project was reviewed by the City's Architectural Review Panel and was found to be in compliance with the City's Architectural Design Standards and Guidelines.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air, open space to surrounding properties and privacy by obscuring views from the second story windows. The proposed two-story structure provides sufficient separation between the proposed building and adjacent residences. Geological, geotechnical and drainage studies, as well as landscape plans, have been provided and approved by the City's Consultants. Vehicular access to the property will be provided via Laura La Plante Drive. The applicant will be required to provide a pavement overlay the length of the parcel frontage and to construct the project in full compliance with the City's Building Code. The site will be served by the public sewer system.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for the portions of the project requiring variances. The project meets the development standards of the underlying zone relative to the required front, and rear yard setback, building coverage, height, and all but one hillside development standard. Section 9652.13.A provides that in hillside areas where the parcel of land contains an area of less than five (5) acres and the density or open space requirement would prohibit the use of such a parcel otherwise permitted, a Conditional Use Permit may be issued to allow one single-family home on the lot. Furthermore, Section 9652.13.B. states that one residential dwelling unit shall be permitted on a parcel when the project complies with all other hillside development criteria, in the event it exceeds the 7.5 percent development area established for a parcel with a 35 percent slope.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The eclectic neighborhood includes homes with various styles of architecture with one or two-stories. The contemporary style of the residence fits with the unique size and topography of the existing in-fill lot.

F. The proposed use, as conditioned, is consistent with the City's General Plan. The project complies with Goal LU-9 and Policy LU-9.1 in that it maintains the identity, scale and character of the Indian Hills neighborhood by providing a design similar to other residences with a

smaller footprint' and tucked-under garage and meeting most of the development standards of the zone. The project is consistent with Goal LU-31 and Policy LU-31.3 and LU-31.5 which dictate that houses are designed to reflect the hillside topography and natural landscapes and appropriate landscape transition with the adjacent undeveloped properties while maintaining fire protection. The house is placed at the lowest elevation possible to preserve views, and as conditioned, provides native on-site landscaping. The planting will provide for a naturalistic landscape transition to the natural open space on the adjacent hillsides and comply with the Los Angeles County Fire Department Fuel Modification requirements.

Section VI. Hillside Development Review.

Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9652.15. A of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is located and designed so as 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 mud flow, erosion hazards or other hazards. The City Geotechnical Consultant has reviewed the parcel and has concluded that the project, as conditioned, will not threaten life and property.

B. The proposed project, as conditioned, is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The project is not located in a significant biotic area, preserved open space area, or known cultural resource area. The project does not protrude above protected ridges and complies with the minimum rear yard and front yard setbacks to minimize viewshed impacts. The placement of the second story windows also reduces privacy impacts to adjoining neighbors. The proposed landscaping would be planted in a naturalistic fashion, and would incorporate natives in the rear yard, with the goal to preserve the natural habitat in the Santa Monica Mountains near the Significant Ecological Area.

C. The proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan. All utility services will be brought to the parcel without interference to the existing infrastructure, and the project will connect to the sewer system. The project will be consistent with General Plan Goal LU-1 and Policy LU-1.2 that provide for well planned development, efficient use of the infrastructure and primarily infill of existing developed areas in that the site is an infill lot and public services are available to easily serve the site.

D. The proposed project will complement the community character and benefit current and future community residents. The proposed size is consistent with the average size of homes in the neighborhood and the neighborhood's eclectic architectural style. Section 9652.13. A and B permit a home to be built on a non-conforming lot, as long as the lot is a legal lot created prior to the adoption of this Municipal Code section, connected to the public sewer system, and reviewed by way of a Conditional Use Permit, which this project has demonstrated.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01080-2015, subject to the attached conditions, with respect to the property described in Section I hereof.

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

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

AYES: (4) O'Meara, Zacuto, Anderson, & Asuncion
NOES: (0)
ABSENT: (1) Justice
ABSTAIN: (0)



John O'Meara, Chair

ATTEST



Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. CUP-01080-2015)

PLANNING DEPARTMENT CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicant has agreed in writing that he is aware of, and accept, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plans, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the Permit 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 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.
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 this permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Planning Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property for the primary residence, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

12. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01080-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of Building Permit issuance.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.36 per square foot for residential construction. The fee will be increased on May 9, 2016, to \$3.48 per square-foot of residential construction.
15. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assessed the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City."All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
16. 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 in attendance.
18. The applicant shall install translucent glass to a portion of each second floor window that overlooks adjacent properties, to protect neighbors' privacy.
19. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.
20. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose

its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

BUILDING AND SAFETY DEPARTMENT CONDITIONS

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

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

30. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
31. For all work within the 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.

Conditions of Approval (Case No. CUP-01080-2015)

Page 4

- 32. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department prior to the issuance of the Grading Permit. The current fee is \$3,094 per unit.**
- 33. 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.**
- 34. 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.**
- 35. The Grading Plan shall show locations of all Oak trees, if any, within the vicinity of the site. Applicants shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak tree Consultant's conditions of approval, if any.**
- 36. Prior to permitting, the applicants shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original Mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.**
- 37. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.**
- 38. Building Permits shall not be issued until the applicant has obtained a permit from Las Virgenes Municipal Water District for water and sewer connection.**
- 39. Prior to permitting, the applicant shall provide a title report not older than 30 days.**
- 40. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the City Engineering Department at (818) 597-7322 for approved City certification forms.**
- 41. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved conditions of approval for the area. The applicant shall install a new driveway approach, install a 6 inch lateral for sewer connection, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.**

42. The following existing street being cut for new services or being finished with curb and gutter shall require an asphalt concrete overlay: Laura La Plante Drive along the property frontage.
43. This property is within the Las Virgenes Municipal Water District's (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
44. Applicant shall notify in writing the owner(s) of 28258 Laura La Plante Drive regarding the existing driveway approach and other improvements and/or planting that might be impacted during the construction of this project. Proof of this notification shall be provided to the City by the applicant.
45. Applicant shall connect to the existing 8-inch main sewer line in **Laura La Plante Drive** in front of this parcel. [Ref. Sewer Drawing # C02-0228-01]
46. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
47. Applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, 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.
48. This project shall be subject to the Low Impact Development (LID) requirements of Chapter 5 of Article V of the Agoura Hills Municipal Code.
49. 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.

50. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm water Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Storm water Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
51. All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of grading permit.
52. All requirements including construction of improvements covered in condition number 39 must be completed to the satisfaction of the City Engineer.
53. The applicants' 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 for City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (as-built) Drawings, satisfactory to the City, are submitted.
54. The applicants shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
55. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
56. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL CONDITIONS

57. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval memorandum dated May 7, 2015, which is incorporated herein by this reference.

LANDSCAPE AND IRRIGATION CONDITIONS

58. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Labyrinth Design Studio as approved by the City of Agoura Hills Planning Commission.

59. Prior to the approval of a Grading Permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
60. 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) .
61. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be 24 inch box size, the vines, Trachelospermum jasminoides shall be 15 gallon size and attached to the wall, the minimum size of shrubs shall be 5 gallon except shrubs planted as groundcovers and or as accent planting, which may be 1 gallon size. 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.
62. 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.
63. 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 calculations that demonstrate the landscape water use complies with the city adopted Model Water Efficient Landscape Ordinance.
64. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
65. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
66. 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.

67. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a Building Permit.
68. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final Building Permit inspection.
69. On the Final Landscape Plan, all species planted in the rear yard, which is adjacent to permanent open space and near a Significant Ecological Area, shall be locally native.

SOLID WASTE MANAGEMENT CONDITIONS

70. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
71. 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.
72. 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.

SPECIAL CONDITION

73. The applicant shall provide an alternative earthtone color, to the Planning Director for approval, for the rear portion of the residence.

END

ATTACHMENT 5

RESOLUTION NO. 16-1152

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01081-2015 TO PROVIDE 18-FOOT COMBINED SIDE YARDS INSTEAD OF THE MINIMUM 22 FEET AND TO PROVIDE A SIDE YARD SETBACK LESS THAN THE 10-FOOT MINIMUM; AND TO CONSTRUCT RETAINING WALLS IN EXCESS OF THREE AND ONE HALF FEET IN HEIGHT IN THE FRONT YARD AREA AND SIX FEET IN HEIGHT IN OTHER YARD AREAS FOR THE PROPERTY LOCATED AT 28254 LAURA LA PLANTE DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Pouya Payan with respect to the real property located at 28254 Laura La Plante Drive (Assessor's Parcel No. 2061-017-007), requesting approval of a Variance to provide 18-foot combined side yards instead of the minimum 22 feet; to provide a side yard setback of eight feet (8) which is less than the ten (10)-foot minimum; and to construct a six (6) foot front yard retaining wall in excess of the maximum height of three and one half feet (3.5); and to construct nine (9) foot rear retaining wall in excess of the maximum height of six (6) feet in connection with constructing a 2,541 square-foot home and attached 577 square-foot garage (Case No. VAR-01081-2015).

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

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

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

Section V. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9676.2 and 9243.3.F. of the Agoura Hills Municipal Code, that:

Side Yard Setback:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The RS zone requires a 22-foot combined side yard setback from the structure to the side property lines and no less than ten (10) feet on any one side. As proposed, there would be a total side yard setback of 18 feet and the western side yard setback would be eight (8) feet. The lot width varies from 50 feet at the front to 64 feet at the rear. The applicant has proposed the narrow side yard on the west, where the adjacent residences are placed the furthest from the property line and the widest side yard (east) where the adjacent residence is the closest to the property line. In the Indian Hills neighborhood, side yards are non-conforming given the smaller sized lots. Variances for reduced side, front and rear yard setbacks have been approved in order for a residence to be constructed. In particular, this small, non-conforming lot of 6,068 square feet (less than the allowed minimum lot size of 20,000 square feet), is steeply sloped and irregular in shape. Unless a variance is issued for the side yard setback, the property could not be developed in a manner consistent with other, similar sized properties in the Indian Hills neighborhood. The applicant is mindful of the impacts to the neighboring houses and has attempted to limit privacy impacts on neighboring yards by strategically placing the windows on the east and west elevations so there are no direct views to the neighbors side and rear yards.
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. Some neighboring homes in the Indian Hills community on similar sized lots have non-conforming setbacks all around. The proposed narrow side yard was chosen on the west side where off-site structures are located at the furthest point from the property line of this site in order to maximize the effect of having structures close to one another. The size of the proposed home and the amount of hardscape are similar to most residential properties in Indian Hills. Given that other properties in the neighborhood share characteristics of this property, the Variance will not constitute a grant of special privileges.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. If strictly enforced, the minimum sideyards' setbacks would reduce the width of the structure even further and cause the rooms to be impractical in size and shape. The site's western property line abuts the rear yard of three properties. The alignment of the residences on these lots veer away from the

proposed house in a southwest direction, providing a separation between structures of 32 to 34 feet, diminishing the impacts of the reduced side yard on adjacent yards and residences.

- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The reduced side yard setback will still allow for access all around the house as required by the Los Angeles County Fire Department. The City Geotechnical Consultant and the Building Official have approved the project in concept for the required minimum distance between retaining walls and the main structure to protect life and property. Furthermore, the slopes are required to be landscaped to stabilize the soils and the drainage was analyzed so as to not impact neighboring properties.
- E. The granting of the Variance will be consistent with the character of the surrounding area. Many of the existing homes in the vicinity of the proposed site are located on small and non-conforming lots in terms of size and have non-conforming side yards. The proposed design reflects an effort to preserve the neighbors' privacy by locating the reduced side yard setback on the west side, where existing off-site homes are further away. The proposed residence's square footage is similar to those in the vicinity as well as the building coverage.

Section VI. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9676.2 and 9606.2.D of the Agoura Hills Municipal Code, that:

Retaining Walls:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. As the lot is steeply sloped, the topography requires the use of retaining walls in the front yard for pedestrian and vehicular access that exceed the maximum allowed three and one-half (3.5) feet tall. These walls will be concealed by landscaping, as they are built as part of a landscape planter. The highest wall proposed in the front yard setback (6 feet high) does not exceed the maximum allowable retaining wall height that can be built outside of the front yard setback area. One retaining wall up to nine (9) feet high is proposed along the rear yard to create a building pad and outdoor space around the residence on this steep hillside lot. Although the applicant could potentially install a series of lower walls of no greater than six (6) feet in height in order to avoid such tall retaining walls. This approach would necessitate a much larger horizontal area, which is not available on this small, non-conforming size lot. With no other feasible option to adequately address retention, this Variance would ensure that the property can be developed into a single family home as other property owners in the vicinity have done under the same zoning classification.

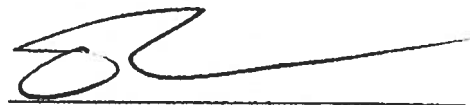
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The retaining walls are necessary to provide a building pad and yard areas, given the steep slope on the site. Other properties in the neighborhood have similar limitations with respect to hillside grading and in some circumstances would require a similarly sized retention wall.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The location of the proposed residence provides for the required front yard setback. However, given the steep slope of the site, retaining walls exceeding three and one-half (3.5) feet are necessary in the front yard setback. If the building footprint is located closer to the front property line, walls may not be required in the front yard area. Yet, the minimum front yard setback would not be met in that circumstance. Retaining walls exceeding six (6) feet high are necessary along the side and rear property lines due to the steep slopes and need to accommodate a building pad and limited outdoor spaces on a small lot.
- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The walls will comply with the Building Code requirement and will not impact views to the traffic travelling eastbound on Laura La Plante Drive and will not block neighbors' access into their property.
- E. The granting of the Variance will be consistent with the character of the surrounding area. The retaining walls are similar to retaining walls on other properties, which are also greater than six (6) feet high, and will be screened from public view with climbing landscaping.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01081-2015 subject to the attached conditions in Exhibit A with respect to the property described in Section I hereof.


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

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

AYES:	(4)	O'Meara, Zacuto, Anderson, & Asuncion
NOES:	(0)	
ABSENT:	(1)	Justice
ABSTAIN:	(0)	



John O'Meara, Chair



Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. VAR-01081-2015)

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on April 7, 2016.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. VAR-01081-2015 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. VAR-01081-2015 is valid only in conjunction with Conditional Use Permit Case No. CUP-01080-2015 and the conditions of approval therein.
8. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this Condition.
9. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from and against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

END

ATTACHMENT 6

28254 LAURA LA PLANTE

AGOURA HILLS, CA 91301



Tel: 818-200-5005
info@labyrinthio.com

Plans, drawings and specifications are the property of Labyrinth Design Studio. They shall not be used for any other work except by written agreement with the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
POUYA PAYAN & SHAHIN BENYAMIN
16816 HALPER STREET
ENCINO, CA 91436
TEL: (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
NIMA PAYAN
1600 SAWTELLE BLVD., #230
LOS ANGELES, CA 90025
TEL: (310) 845-6462
E-MAIL: nima@labyrinthio.com

NO.	DATE	REVISION
1	01/23/2018	REV. 1
2	01/23/2018	REV. 2
3	01/23/2018	REV. WALL

SHEET TITLE
TITLE SHEET

SCALE AS SHOWN
DRAWN N.P.
START DATE: NOV. 2018
JOB NUMBER 28254 LAURA LA PLANTE
SHEET

A-01.1

DRAWING DATE: 10/25/2018

GENERAL NOTES

- FIRE SPRINKLERS ARE TO BE UNDER SEPARATE PERMIT OR DEFERRED SUBMITTAL (R313.1.1 R313.2.1 CBC).
- PLUMBING, MECHANICAL, ELECTRICAL PLANS ARE A DEFERRED SUBMITTAL. PLANS SHALL BE SUBMITTED, REVIEWED BY BUILDING DEPARTMENT AND APPROVED PRIOR TO FOUNDATION UNDESTRUCTION.
- SEWER SHALL BE CAPPED AND APPROVED (OBTAIN PLUMBING PERMIT).
NOTE: IF THE STRUCTURE IS CONNECTED TO A SEWER, THE SEWER MUST BE CAPPED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT.
- BUILDINGS OR STRUCTURES SHALL BE CERTIFIED AS BEING FREE FROM ASBESTOS BY A CERTIFIED PERSON OR FIRM PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.
- THE CONSTRUCTION MUST BE INSURED PRIOR TO BUILDING PERMIT.
- ALL SMOKE DETECTORS SHALL BE 120VOLT "STATE FIRE MARSHAL" APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING AND WITH A BATTERY BACKUP.
- AN APPROVED TYPE OF GARAGE GRINDER READY ACCESSIBLE AND PROPERTY CONNECTED TO THE SEWER DRAIN SHALL BE PROVIDED.
- A LICENSED SURVEYOR SHALL LAY OUT THE STRUCTURE ON THE SITE AND SHALL PROVIDE A CERTIFICATE AND PLAN INDICATING THE STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS. SUCH CERTIFICATE OR PLAN SHALL BE SUBMITTED TO THIS DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
- AN APPROVED SANITARY TOWER SHALL BE PROVIDED FOR THE SITE PRIOR TO COMMENCING WORK. IT SHALL BE LOCATED WITHIN THE REAR 50% OF THE PROPERTY AND AT LEAST 20' FROM ANY OTHER PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE BUILDING DEPARTMENT.
- BUILDING INSPECTION SHALL NOT BE DONE UNLESS ELECTRICAL, PLUMBING AND MECHANICAL WORK HAS BEEN COMPLETED AND SIGNED OFF BY THE CONTRACTOR.
- PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE. ALL WATER CLOSET SHALL BE LOW FLOW AND SHOWER HEAD LOW FLOW TYPE.
- AN APPROVED BEZEL GAS SHUT OFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTENSION OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 171818 ON WORK ORDER 10000).
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, POLE BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) FOR TO THE LOCATION OF THE HOOD UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2013 CALIFORNIA RESIDENTIAL CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) AND CALIFORNIA ENERGY CODE (CNC).

SCOPE OF WORK FOR REVISION 3

- Scope of work for revision
- Retaining wall height in back.
 - Retaining wall #1 to be 9'-2" height maximum (REFER TO SITE PLAN @ A-02.1 FOR LOCATION WHERE AS ORIGINALLY WAS APPROVED FOR #1).
 - Retaining wall #2 to be 10'-0" height maximum (REFER TO SITE PLAN @ A-02.1 FOR LOCATION WHERE AS ORIGINALLY WAS APPROVED FOR #2).
 - Grading and drainage plan on sheet 2 of A and East and west elevation on Sheet A-06.2 and sections A-A on sheet A-07.1 demonstrate how back fill with 2 to 1 slope on disturbed slope will meet the existing natural grade and from there a 1.5 to 1 slope will meet the existing natural grade within the east property to demonstrate the method of back fill behind the Retaining walls in the back.
 - NA
 - East elevation refer to A-06.2
 - Window size change off of living room (refer to east elevations @ A-06.2, original window 12'-6" high by 9'-6" wide, proposed window 10'-0" high x 10'-0" wide on top of 18" stem wall)
 - Balcony off of master bedroom eliminated to create more privacy
 - Window on east side of Master bedroom eliminated to create privacy
 - East side wall in balcony #2 to be revised (see #2 above)
 - Sheet Metal around Entry Area to be revised to plaster to reduce reflection
 - Front elevation refer to A-06.1
 - Adding design window from glass railing to metal railing
 - Window off of living room revised (refer to front elevation @ A-06.1 original window 5'-5" wide X 12'-6" high and proposed window is 5'-0" wide X 10'-0" high on top of 18" stem wall)
 - West elevation refer to A-06.2
 - Window off of master bath revised (original window 6'-4" wide X 2'-0" high and proposed window 6'-6" wide x 3'-0" high) bottom of window on permit set was 6'-6" bottom of window proposed at 6'-0"
 - 2 windows eliminated
 - Window added in master bath: master room water closet area
 - Real elevation refer to A-06.1
 - referred to #2 above
 - Window in master bath revised (original window 6'-0" wide x 6'-6" high proposed window 7'-0" wide x 7'-0" high on 24" stem wall picture window "hard")
 - Skylight added to roof plan over stairway and no roof hatch, access to roof via portable ladder on roof area located at 2nd floor in south of master bed room
 - Eliminate the proposed 2 steps in 1st floor plan refer to A-03.1
 - revision to the entry slab and planter on east side due to design decision) refer to site plan @ A-02.1

SHEET INDEX

ARCHITECTURAL	STRUCTURAL	MECHANICAL / ELECTRICAL / PLUMBING
A-001 TITLE SHEET	S-1 STRUCTURAL TITLE SHEET	M-1 EQUIPMENT NOTES AND SCHEDULE
A-002 SLOPE ANALYSIS 1	S-2 BASEMENT FOUNDATION PLAN	M-2 1ST FLOOR HVAC PLAN
A-003 SLOPE ANALYSIS 2 & 3	S-3 CONCRETE DECK & REINFORCEMENT LAYOUT	M-3 SECOND FLOOR & ROOF HVAC PLAN
A-004 SLOPE ANALYSIS 4	S-4 POST & HOLD DOWN PLAN & PARTIAL FOUNDATION PLAN	P-1 PLUMBING NOTES AND CALCULATIONS
A-005 TOPOGRAPHICAL SURVEY	S-5 SECOND FLOOR FRAMING PLAN	P-2 GARAGE PLUMBING PLAN
A-006 SITE PLAN	S-6 ROOF FRAMING PLAN	P-3 1ST FLOOR PLUMBING PLAN
A-007 FIRST FLOOR & GARAGE PLAN	S-7 DETAIL	P-4 SECOND FLOOR PLUMBING PLAN
A-008 FIRST FLOOR & GARAGE REFLECTED CEILING PLAN	S-8 DETAIL	P-5 WASTE AND VENT PIPING DIAGRAM
A-009 SECOND FLOOR AND FLOOR PLAN NOTES AND LEGEND	S-9 DETAIL	P-6 GAS, COLD AND HOT WATER PIPING DIAGRAM
A-010 SECOND FLOOR REFLECTED CEILING PLAN	S-10 DETAIL	E-1 ELECTRICAL NOTES & LEGEND, SITE, LUMEN DIAGRAM
A-011 ROOF PLAN	S-11 DETAIL	E-2 ELECTRICAL SITE PLAN
A-012 FRONT SOUTH ELEVATION & BACK NORTH ELEVATION	S-12 DETAIL	E-3 GARAGE ELECTRICAL PLAN
A-013 EAST & WEST ELEVATION	NW1 RETAINING WALL PLAN	E-4 1ST FLOOR LIGHTING PLAN
A-014 SECTION @ RETAINING WALLS SECTION D-D & E-E	NW2 RETAINING WALL DETAIL	E-5 1ST FLOOR POWER PLAN
A-015 SECTION @ SECTION F-F AND DETAILS	NW3 RETAINING WALL NOTES	E-6 2ND FLOOR POWER PLAN
A-016 DOOR AND WINDOW SCHEDULE		E-7 ELECTRICAL ROOF PLAN
A-017 DETAILS		E-8 TITLE 24
A-018 DETAILS		
A-019 DETAILS		
A-020 DETAILS		
A-101 GENERAL NOTES		
A-102 MATERIAL SPECIFICATIONS		
A-103 MATERIAL SPECIFICATIONS		
A-104 MATERIAL SPECIFICATIONS		
A-105 MANDATORY GREEN BUILDING REQUIREMENTS		
A-106 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-107 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-108 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-109 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-110 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-111 NEIGHBOR GREEN BUILDING REQUIREMENTS		
A-112 MATERIAL BOARD		

DIRECTORY

OWNER	SURVEYOR	FIRE PREVENTION / LAND DEV.
POUYA PAYAN & SHAHIN BENYAMIN 16816 HALPER STREET ENCINO, CA 91436 TEL (818) 200-5005 E-MAIL: pouyapayan@gmail.com	NORICH SURVEYING 1 SUNSET RIVER IRVINE, CA 92604 TEL (949) 726-9067	NANCY RODEHEFFER 5823 RICKENBACKER RD. COMMERCE, CA, 90040 TEL (323) 690-4243
LANDSCAPE ARCHITECT	CIVIL ENGINEER	MECHANICAL & PLUMBING
M&C CIVIL ENGINEERING & LAND SURVEYING 347 SOUTHWEST RIVER BLVD. BREVARD HILLS, CA 91011 TEL (818) 200-5005 FAX (818) 200-5005 E-MAIL: info@mcce.com	LABYRINTH DESIGN STUDIO HAMID AZARBIN, C64515 1600 SAWTELLE BLVD., #230 LOS ANGELES, CA 90025 TEL (818) 200-5005 E-MAIL: pouya@labyrinthio.com	Metal Roofing MIA Engineering Inc. 1600 Sawtelle Blvd. Suite 100 Encino, CA 91436 Tel: 818-200-5005 Fax: 818-200-5005 www.labyrinthio.com
SOILS ENGINEER:	STRUCTURAL ENG.	
APPLIED EARTH SCIENCES CARO MINOS 4742 SAN FERNANDO ROAD GLENDALE, CA 91204 TEL 818-552-6000 www.aessoil.com email: info@aessoil.com	AMIR PIRBADIAN, INC. NO. C72413 5425 BALBOA BLVD., #214 ENCINO, CA 91436 TEL (818) 990-6425 E-MAIL: AANDGSTRENG@GMAIL.COM	

VICINITY MAP



AREA TABULATION

DESCRIPTION	HVAC	FOOT PRINT	BASEMENT	FLOOR AREA
FIRST FLOOR	---	1,438 SQ FT	---	1,304 SQ FT
SECOND FLOOR	---	---	---	1,245 SQ FT
SUB-TOTAL FLOOR AREA = GARAGE (U-1)	---	---	577 SQ FT	2,549 SQ FT
TOTAL =	---	1,438 SQ. FT.	577 SQ FT	2,549 SQ. FT.
TOTAL BUILDING AREA = FOR AREA CALCULATION SEE SHEET A-1.0	---	---	---	3,126 SQ. FT.
TOATL IMPERVIOUS AREA = 2,469 S F	---	---	---	---

PROJECT SUMMARY

LOCATION	REQUIRED	PROVIDED
NO. OF PARKING	2	2
HEIGHT OF BUILDING	35'-0" (MAX.)	35'-0"
FRONT SET BACK	(25')	25'-0"
SIDE SET BACK	22'-0" COMBINED	18'-0" COMBINED
REAR SET BACK	25'-0" (MIN.)	25'-0"

ZONING	R1
FIRE ZONE	MOUNTAIN FIRE DISTRICT
OCCUPANCY	SINGLE FAMILY (R-3) WITH ATTACHED GARAGE (U-1)
TYPE OF CONSTRUCTION	TYPE V - N, (SPRINKLERS)
NO. OF STORIES	TWO STORY OVER GARAGE
CODE	2013 CBC

SYMBOL	LEGEND
	MAX 6' HIGH RET WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	MAX 42" HIGH RET WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	NON COMPLIANT >6' H REAR YARD RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	RETAINING WALL >42" H IN FRONT YARD
	LINE OF BUILDING OUTLINE BELOW
	MAX 6' HIGH PLANTER WALL
	EXISTING CONTOUR LINES TO REMAIN
	MODIFIED CONTOUR LINES
	EXTERIOR WALLS
	PROPERTY LINES
	42" HIGH GUARD RAIL PER DETAIL 9 @ A-09.2
	MAX. 36" HIGH PLANTER WALL
	4" UNDERGROUND DRAINAGE PIPE WITH 1% SLOPE
	FIRE FIGHTER ACCESS WALKWAY <150' EACH SIDE PAVED PATH WITH LESS THAN 10% SLOPE
	5' WIDE PEBBLE FINISH CONCRETE WALKWAY
	BROOM FINISH CONCRETE DRIVE WAY

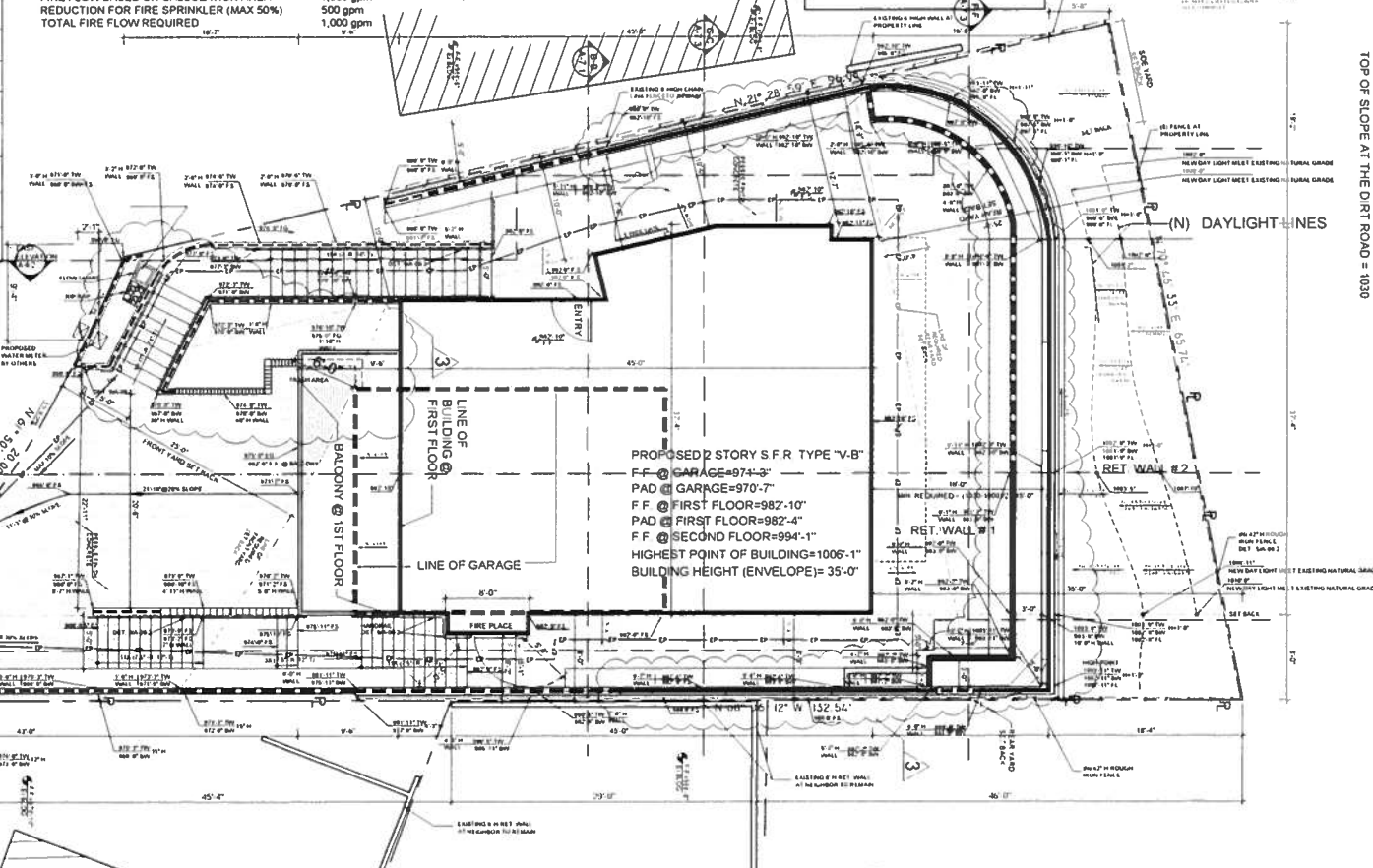
ZONING CODE R1
 OCCUPANCY SINGLE FAMILY (R-3) WITH (U-1) GARAGE
 CONSTRUCTION TYPE TYPE V - N, (SPRINKLERS)
 NO. OF STORIES TWO STORY OVER GARAGE

NOTES:
 1 FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET
 2 ALL RETAINING AND SCREEN WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
 3 APPROVED BUILDING ADDRESS NUMBERS, BUILDING OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRACT WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODES 505.1
 4 REQUIRED FIRE FLOW CALCULATION

TYPE OF CONSTRUCTION PER BUILDING CODE	TYPE VB	9
VHFSZ	YES	
SIZE OF LOT (ACRES)	0.14 ACRES	
FIRE FLOW BASED ON CALCULATION AREA	1,500 gpm	
REDUCTION FOR FIRE SPRINKLER (MAX 50%)	500 gpm	
TOTAL FIRE FLOW REQUIRED	1,000 gpm	

ALL FIRE HYDRANT SHALL MEASURE 6" X 4" X 2-1/2". BRASS OR 10 BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 TYPE OF FIRE SPRINKLER SYSTEM 903.3.1.1, 903.3.1.2, 903.3.1.3
 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902).
 ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO 72 ASTM CAP SHEET METAL RUNNING THE FULL LENGTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3).
 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4).

VENTS SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS THROUGH VENTILATION OPENINGS. VENTS OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH MINIMUM 1/16th INCH OPENING AND SHALL NOT EXCEED 18th INCH. VENT SHALL NOT BE INSTALLED IN EAVES OR CORNICES (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1).
 VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENING SHALL BE PROTECTED BY CORROSION-RESISTANT, COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16th INCH OPENINGS AND SHALL NOT EXCEED 18th INCH. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.



1 SITE PLAN
 SCALE 3/16"=1'-0"

TOP OF SLOPE AT THE DIRT ROAD = 1030



Tel: 818-204-5005
 info@labyrinth.com

These drawings and specifications are the property of Labyrinth Design Studio. They shall not be used for any other work except by written permission of the Designer.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

OWNER:
 PUJITA PAVAN &
 SHAMINI BERNARDIN
 18014 HALPER STREET
 ENCINO, CA. 91436
 TEL: (818) 200-5005

DESIGNER:
 LABYRINTH DESIGN STUDIO
 NIMA PAVAN
 1600 SAWILLE BLVD., #230
 LOS ANGELES, CA, 90025
 TEL: (310) 845-6462
 E-MAIL: nima@labyrinth.com

NO.	DATE	REVISIONS

SHEET TITLE
 SITE PLAN

SCALE: AS SHOWN
 DRAWN: N.P.
 START DATE: NOV. 2016
 JOB NUMBER: 28254 LAURA LA PLANTE
 SHEET

A-02.1

DRAWING DATE: 10/25/2018



tel 818-200-0005
pdx@labyrinthio.com

Notes: All drawings and specifications shall be read in conjunction with the project contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals for the project.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
POLYA PAYAN &
SHARON BENYAMIN
14816 HAL PER STREET
ENCINO, CA 91436
Tel: (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL (310) 845-6462
E MAIL: nrmay@gmail.com

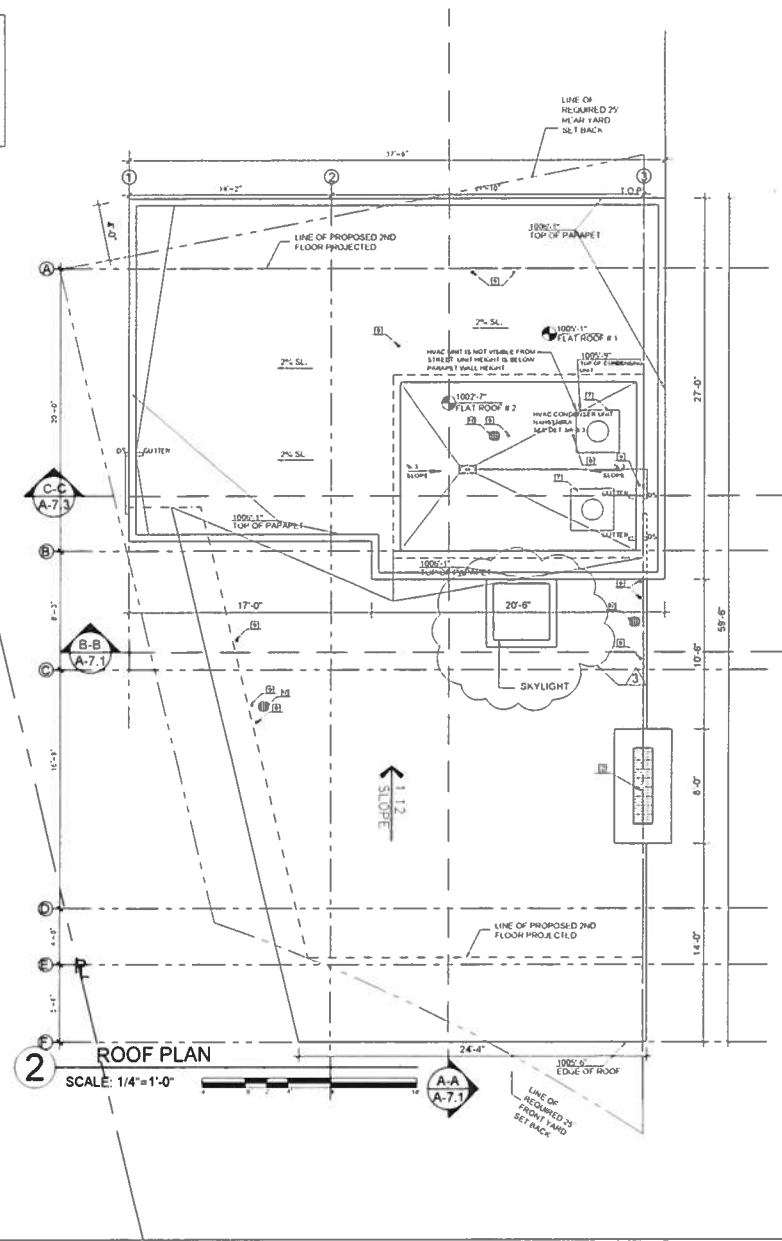
NO.	DATE	REVISION
1	11/23/2018	REV. 1
2	11/23/2018	REV. 2
3	11/15/2018	REV. 1

SHEET TITLE
ROOF PLAN

SCALE AS SHOWN
DRAWN N/P
START DATE NOV. 2018
JOB NUMBER 28254 LAURA LA PLANTE
SHEET

A-05.1

DRAWING DATE: 10/25/2018



SYMBOL	KEY NOTE
1	DAYLIGHT & ROOF ACCESS BY VENTURA VCL SERIES TYP. 1.4MM 25MM
2	PROVIDE AN APPROVED SPAN ANCHOR FOR FRONTAL CHIMNEY. THE NET FREE AREA OF THE SPAN ANCHOR SHALL BE NOT LESS THAN FIVE (5) TIMES THE NET FREE AREA OF THE CHIMNEY.
3	ROOF MOUNTED ATTIC VENT WIRE MESH BY ALUM. FRAME 1144 8-0 HIGH TYP.
4	WALL MOUNTED ATTIC VENT AND ATTIC ACCESS WIRE MESH BY ALUM. FRAME 1144 8-0 HIGH TYP.
5	PACKAGE UNIT
6	CONDENSATION UNIT
7	BALCO ROOF ACCESS, SEE DETAIL #1 @ A-6/41
8	VENT PIPE PENETRATION, SEE DETAIL #2 @ A-6/41
9	PENETRATION SHALL PREVENT THE INTRODUCTION OF FLAME AND EXHAUST AND FLAME THROUGH THE VENTILATION OPERATING VENT OPENING SHALL BE PROTECTED BY COMBUSTION-RESISTANT CON. COMBUSTIBLE WIRE MESH WITH A MESH SIZE OF 1/8" OR SMALLER AND SHALL NOT EXCEED 1/8" HIGH. VENTS SHALL NOT BE INSTALLED IN SAVES AND CORNICES.
10	TRANSOM VENT PENETRATION SHALL PREVENT THE INTRODUCTION OF FLAME AND EXHAUST AND FLAME THROUGH THE VENTILATION OPERATING VENT OPENING SHALL BE PROTECTED BY COMBUSTION-RESISTANT CON. COMBUSTIBLE WIRE MESH WITH A MESH SIZE OF 1/8" OR SMALLER AND SHALL NOT EXCEED 1/8" HIGH. VENTS SHALL NOT BE INSTALLED IN SAVES AND CORNICES.
11	CONTIGUOUS UNOBSTRUCTED AREA OF AT LEAST 200 SQUARE FEET OR AN AREA OF TWO UNOBSTRUCTED AREAS WITH A COMBINED AREA OF AT LEAST 200 SQUARE FEET SUITABLE FOR FUTURE SOLAR PANELS.

ROOFS WITH SLOPES = 1:12 SHALL HAVE AN MIN. WIND UPLIFT OF 41 LB/FT² OR MORE WITH A 3'-HEAP SOLAR PANEL FRAME OF AT LEAST 8"x8" AND A BRACING SYSTEM OF AT LEAST 2"x2".
ROOFS WITH SLOPES = 2:12 SHALL HAVE AN MIN. WIND UPLIFT OF 41 LB/FT² OR MORE WITH A 3'-HEAP SOLAR PANEL FRAME OF AT LEAST 8"x8" AND A BRACING SYSTEM OF AT LEAST 2"x2". (1506.5)

ROOFING MATERIAL:
ALL ROOFS SHALL BE BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED GEL COLOR, 801-UP SYSTEM FROM MANUFACTURER (TYP.) 1/4" THICK MINIMUM. SINGLE PLY MEMBRANE AND THERMOPLASTIC RUBBER ROOFING ASSEMBLY SHALL BE PERMITTED BY AN APPROVED DESIGN AGENT.
NOTE: ABOVE WATERPROOFING & FLASHING METHODS MAY BE SUPERSEDED BY LOCAL ORDINANCES SUBJECT TO THE ARCHITECT'S REVIEW & APPROVAL.

SYMBOL	KEY NOTE
1	DAYLIGHT & ROOF ACCESS BY VENTURA VCL SERIES TYP. 1.4MM 25MM
2	PROVIDE AN APPROVED SPAN ANCHOR FOR FRONTAL CHIMNEY. THE NET FREE AREA OF THE SPAN ANCHOR SHALL BE NOT LESS THAN FIVE (5) TIMES THE NET FREE AREA OF THE CHIMNEY.
3	ROOF MOUNTED ATTIC VENT WIRE MESH BY ALUM. FRAME 1144 8-0 HIGH TYP.
4	WALL MOUNTED ATTIC VENT AND ATTIC ACCESS WIRE MESH BY ALUM. FRAME 1144 8-0 HIGH TYP.
5	PACKAGE UNIT
6	CONDENSATION UNIT
7	BALCO ROOF ACCESS, SEE DETAIL #1 @ A-6/41
8	VENT PIPE PENETRATION, SEE DETAIL #2 @ A-6/41
9	PENETRATION SHALL PREVENT THE INTRODUCTION OF FLAME AND EXHAUST AND FLAME THROUGH THE VENTILATION OPERATING VENT OPENING SHALL BE PROTECTED BY COMBUSTION-RESISTANT CON. COMBUSTIBLE WIRE MESH WITH A MESH SIZE OF 1/8" OR SMALLER AND SHALL NOT EXCEED 1/8" HIGH. VENTS SHALL NOT BE INSTALLED IN SAVES AND CORNICES.
10	TRANSOM VENT PENETRATION SHALL PREVENT THE INTRODUCTION OF FLAME AND EXHAUST AND FLAME THROUGH THE VENTILATION OPERATING VENT OPENING SHALL BE PROTECTED BY COMBUSTION-RESISTANT CON. COMBUSTIBLE WIRE MESH WITH A MESH SIZE OF 1/8" OR SMALLER AND SHALL NOT EXCEED 1/8" HIGH. VENTS SHALL NOT BE INSTALLED IN SAVES AND CORNICES.
11	CONTIGUOUS UNOBSTRUCTED AREA OF AT LEAST 200 SQUARE FEET OR AN AREA OF TWO UNOBSTRUCTED AREAS WITH A COMBINED AREA OF AT LEAST 200 SQUARE FEET SUITABLE FOR FUTURE SOLAR PANELS.

ROOF PLAN GENERAL NOTES

- 1.- ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN.
- 2.- MIN. SLOPE FOR FLAT STYLE ROOF TO BE 1/4" PER 12' MIN. SLOPE FOR A SINGLE STYLE ROOF TO BE 1:12.
- 3.- ALL ROOF WEATHERING TO BE 5/8" THK. CDX (PANEL SIZE 4'x8') MIN.
- 4.- ALL ROOFING MATERIAL TO BE CLASS "A" OR CLASS "B" OF THE BOARD.
- 5.- MIN. LAP FOR GUTTER FLASHING TO BE 4".
- 6.- ALL SHIP & RIDGES TO HAVE A 9" WIDE SLOP OF 3/8" UP FLAT MIN. OVER EACH SIDE.
- 7.- USE A 6" HEAVY-LAP SHIP & GAZE WITH CONSTRUCTION/ROOFING ADHESIVE TO SECURE MATERIAL FOR RIDGES AND FLASHING.
- 8.- "SHIMMED" A FIREPLACE CHIMNEY TO HAVE A SADDLE OR CRIBBIT FLASHING AS NEEDED TO SPREAD UNDER BRICK-UP.
- 9.- ALL CORNER FLASHING TO HAVE WATER BIGHT FLASHING ON ALL ADJACENT SLOPES ON THE ROOF.
- 10.- ALL VENTS OF CHIMNEY ADJACENT TO THE ROOF TO HAVE A METAL SADDLE OR CRIBBIT WITH A 6" MIN. NEPICAL CORNER FLASHING AS NEEDED FOR WATER DRAINAGE.
- 11.- ALL HORIZONTAL SURFACE AREAS AROUND CORNICES TO HAVE A 2"x2" GAZE GAZE WITH FLASHING WITH A 1/2" MIN. SPREAD COVERAGE AROUND OPENING.
- 12.- ALL ROOF VENTS AND VERTICAL PENETRATIONS TO HAVE 2"x2" GAZE GAZE WITH FLASHING WITH A 1/2" MIN. SPREAD COVERAGE AROUND OPENING.
- 13.- ALL ROOF FLASHING SHALL BE CLASS "A" OR CLASS "B" OF THE BOARD WITH A 4" MIN. HIGH TYPING.
- 14.- PROVIDE AN APPROVED SPAN ANCHOR FOR FRONTAL CHIMNEY. THE NET FREE AREA OF THE SPAN ANCHOR SHALL BE NOT LESS THAN FIVE (5) TIMES THE NET FREE AREA OF THE CHIMNEY.
- 15.- FLASHINGS FOR ROOF CORNERS SHALL COMPLY WITH SECTION 1007.5A OF THE CALIFORNIA BUILDING CODE. SHEET FOR FLASHING SHALL BE CLASS "A" OR CLASS "B" OF THE BOARD WITH FLASHING SUCH AS COPPER, BRASS OR STAINLESS STEEL.
- 16.- ROOF GUTTERS SHALL BE PROVIDED WITH THE WEAPONS, BRASS OR STAINLESS STEEL LEAVES AND RIDGES BE THE GUTTER.
- 17.- WEAPONS SHALL PREVENT THE INTRODUCTION OF FLAME AND EXHAUST AND FLAME THROUGH THE VENTILATION OPERATING VENT OPENING SHALL BE PROTECTED BY COMBUSTION-RESISTANT CON. COMBUSTIBLE WIRE MESH WITH A MESH SIZE OF 1/8" OR SMALLER AND SHALL NOT EXCEED 1/8" HIGH. VENTS SHALL NOT BE INSTALLED IN SAVES AND CORNICES.

BALCONY WATERPROOFING

- FIRE RETARDANT POLY-URETH SYSTEM (SM-2785)
- 1) APPLY POLYURETHAN SEALANT FOR EXPANSION JOINTS AND CRACKS.
 - 2) APPLY FIBERGLASS MESH.
 - 3) APPLY ONE COAT OF ELASTIC DECK 500 TO SEAL THE DECK.
 - 4) APPLY TWO COAT OF ELASTIC DECK 500 FOR WATERPROOFING.
 - 5) APPLY ONE COAT OF ELASTIC DECK 4001 AL FOR FINISHING.
 - 6) NON-SKID FOR FOOT TRAFFIC BROADCAST TOUCH FLECK #36 INTO FINISH COAT WHILE STILL WET.
- NOTE: TILE FLASHING MUST BE USED OVER TWO COATS OF ELASTIC DECK 500.

NOTE:
1. BRIDGE DRAWING AND OVER FLOW DRAINAGE SHALL BE SIZED ACCORDING TO CHAPTER 11 OF THE UFGS (1105.1).
2. THE UNDER DRAIN AND OVER FLOW DRAIN SHALL BE INDEPENDENT LINES TO A FARD BOX.
3. UNDER DRAINAGE IS NOT PERMITTED FOR DOWN OVER FLOOR, THROUGH ROOF.
4. OVER FLOW SUPPLIES SHALL BE DESIGNED BY A/C COMPANY AS TABLE 11.1 OF THE UFGS.



Tel: 818-200-5005
pouya@labyrinth.com

This drawing and any drawings are the property and copyright of the Designer and shall not be used for any other work without the written approval of the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
POUYA PAVAN &
SHAHIN BENYAMIN
1618 PALMER STREET
ENCINO, CA 91436
Tel: (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
NIMA PAVAN
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90035
TEL (310) 845-6462
E-MAIL: nimey@gmail.com

NO.	DATE	REVISION
▲	21/2/2016	REV. 1
▲	22/10/2017	REV. 2
▲	08/10/2018	NET. VALL

SHEET TITLE

EAST & WEST ELEVATION

SCALE: AS SHOWN

DRAWN: N.P.

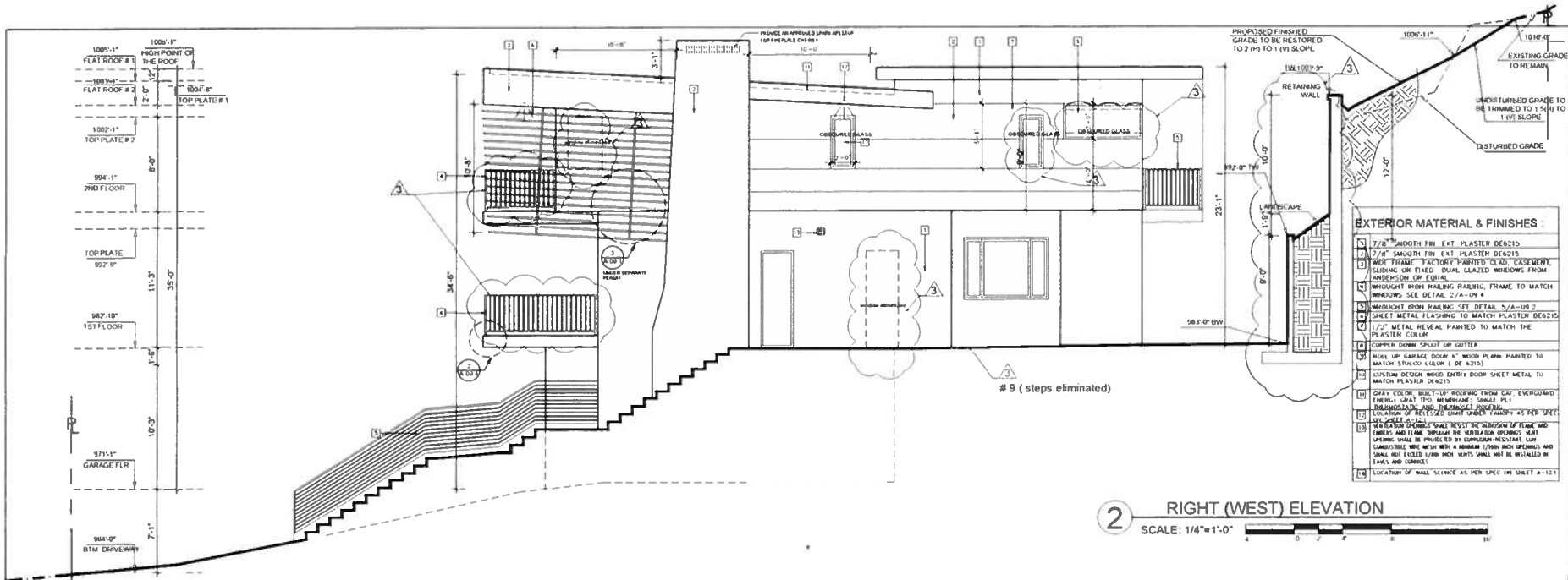
START DATE: NOV, 2016

JOB NUMBER: 28254 LAURA LA

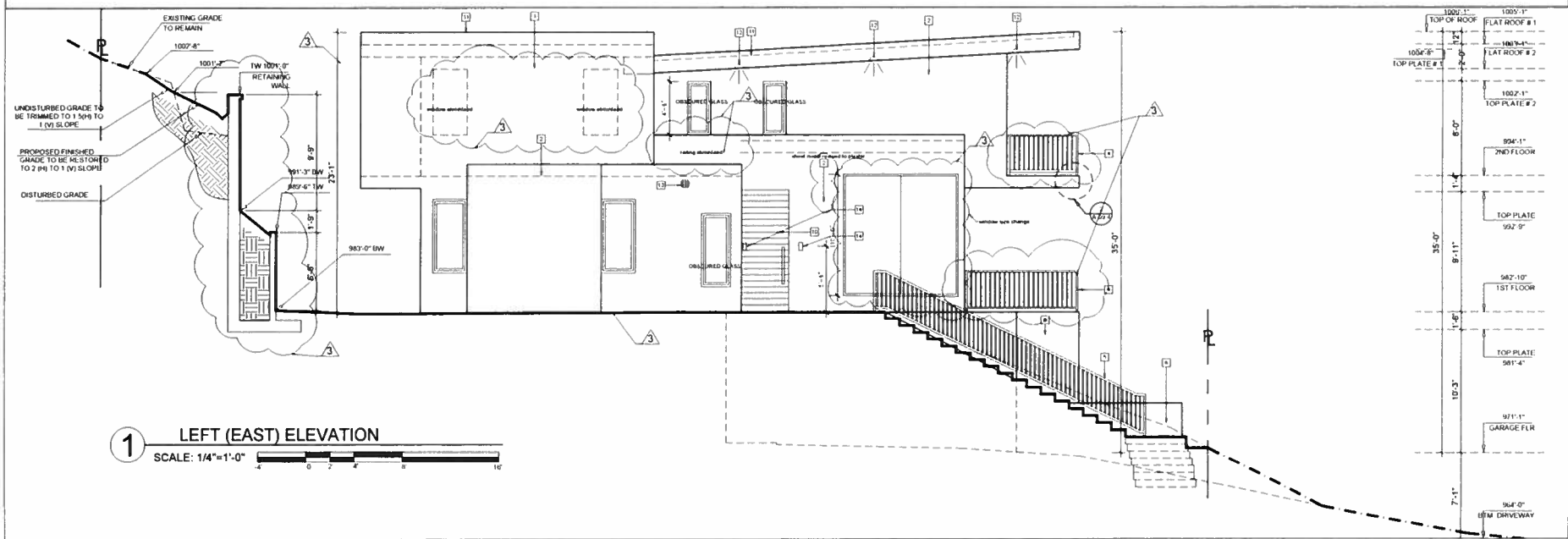
SHEET

A-06.2

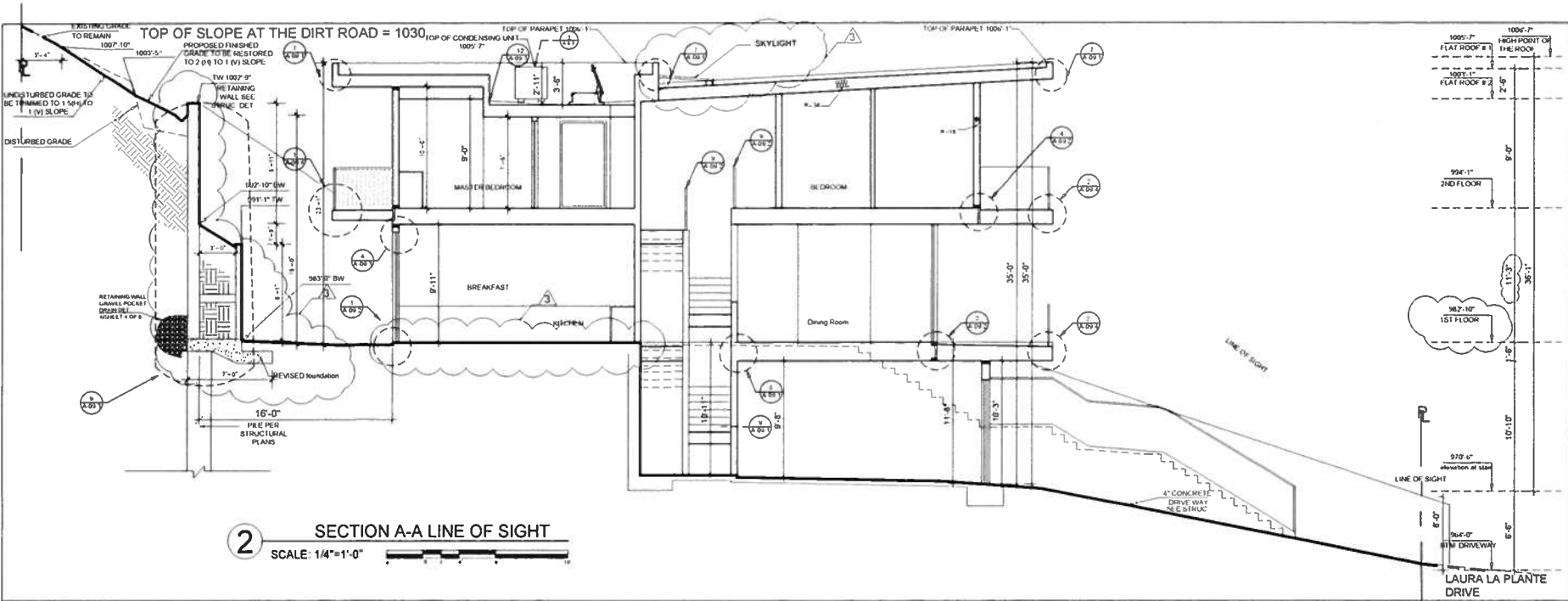
DRAWING DATE: 10/29/2018



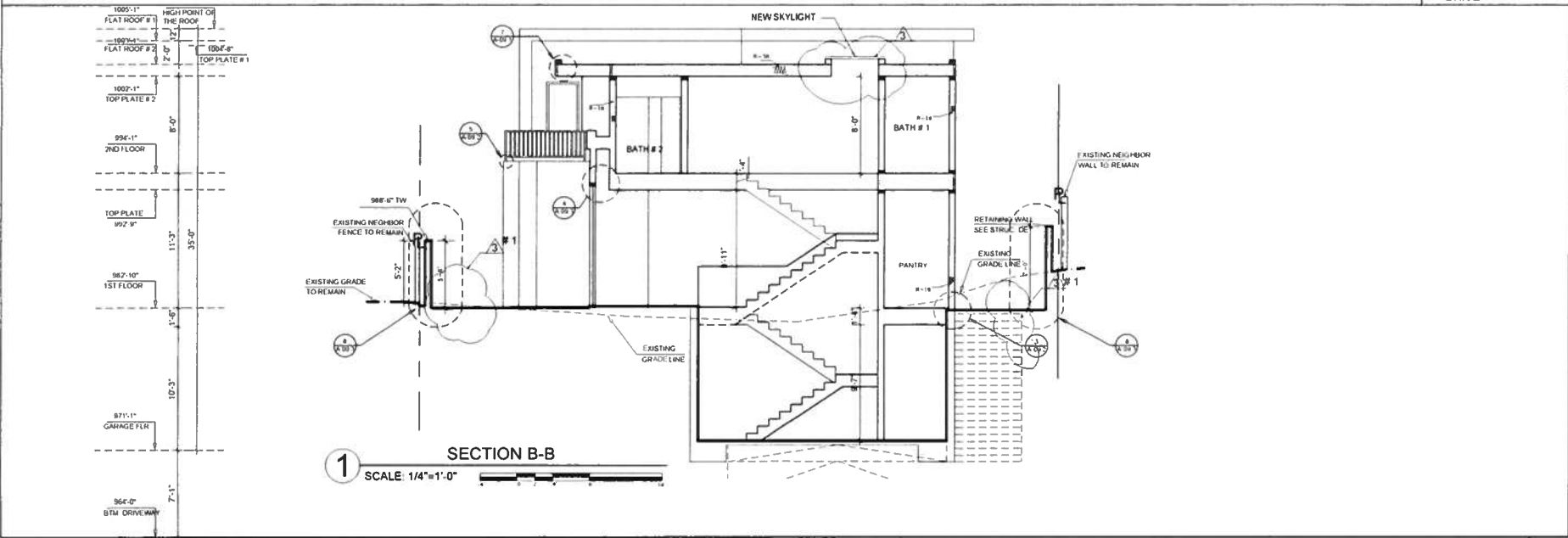
2 RIGHT (WEST) ELEVATION
SCALE: 1/4"=1'-0"



1 LEFT (EAST) ELEVATION
SCALE: 1/4"=1'-0"



2 SECTION A-A LINE OF SIGHT
SCALE: 1/4"=1'-0"



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



Tel: 818-200-5009
pouya@labyrinth.com

These drawings and specifications are the property of Labyrinth Design Studio and shall not be used for any other work without the written permission of the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
KATYA PAVAN &
SHARON BERENSON
16816 HALPER STREET
ERICHO, CA 91426
TEL: (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
NIMA PAVAN
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90035
TEL (310) 645-6462
E-MAIL: nimeyy@gmail.com

NO	DATE	REVISIONS
1	01/23/2016	REV. 1
2	07/15/2017	REV. 2
3	08/15/2018	RET. WALL

SHEET TITLE
SECTION
A-A LINE OF
SIGHT
&
SECTION B-B

SCALE: AS SHOWN

DRAWN: N.P.

START DATE: NOV. 2016

JOB NUMBER: 28254 LAURA LA

SHEET

A-07.1



Tel: 818-206-5005
judy@labyrinth10.com

All drawings and specifications are the property and copyright of the Designer and shall not be used for any other work without the written consent of the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
NIMA PAYAN &
SHARIN BEHRMAN
16816 HALPER STREET
ENCINO, CA 91436
Tel: (818) 206-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
NIMA PAYAN
3000 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL (310) 845-8462
E-MAIL: nimey@gmail.com

NO	DATE	REVISION
1	01/23/2018	REV. 1
2	02/15/2018	REV. 2
3	06/15/2018	RET. WALL

SHEET TITLE
SECTION @
RETAINING
WALLS
D-D & E-E

SCALE: AS SHOWN

DRAWN: N.P.

START DATE: NOV. 2016

JOB NUMBER: 28254 LAURA LA

SHEET:

A-07.2

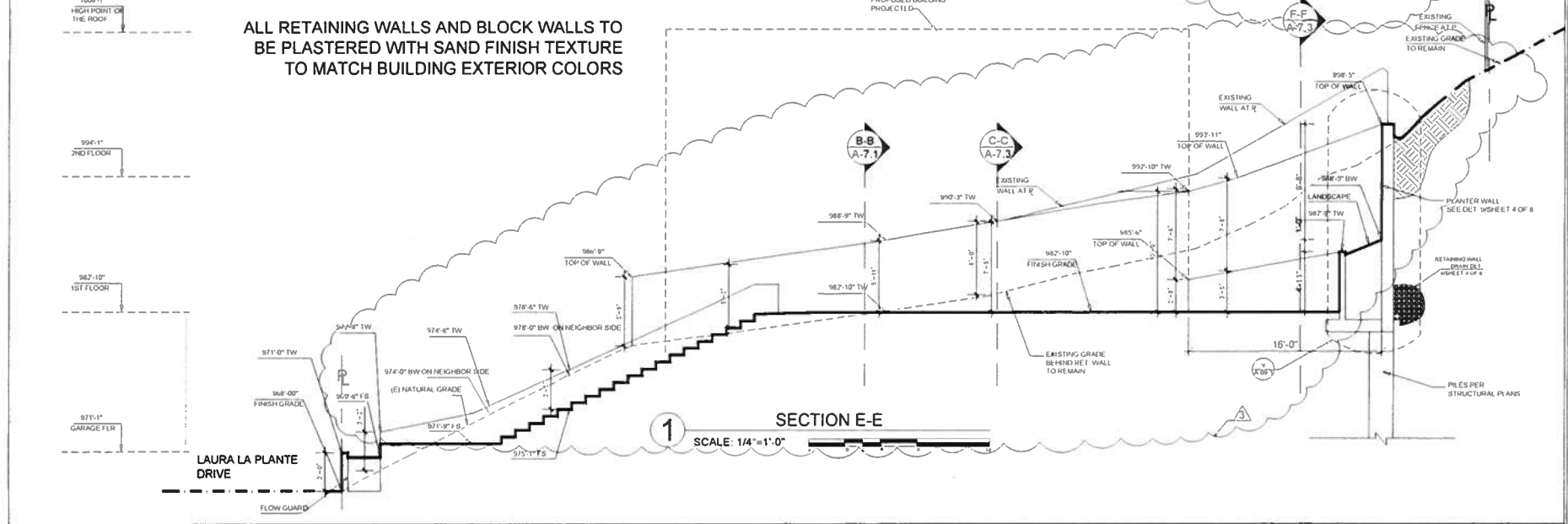
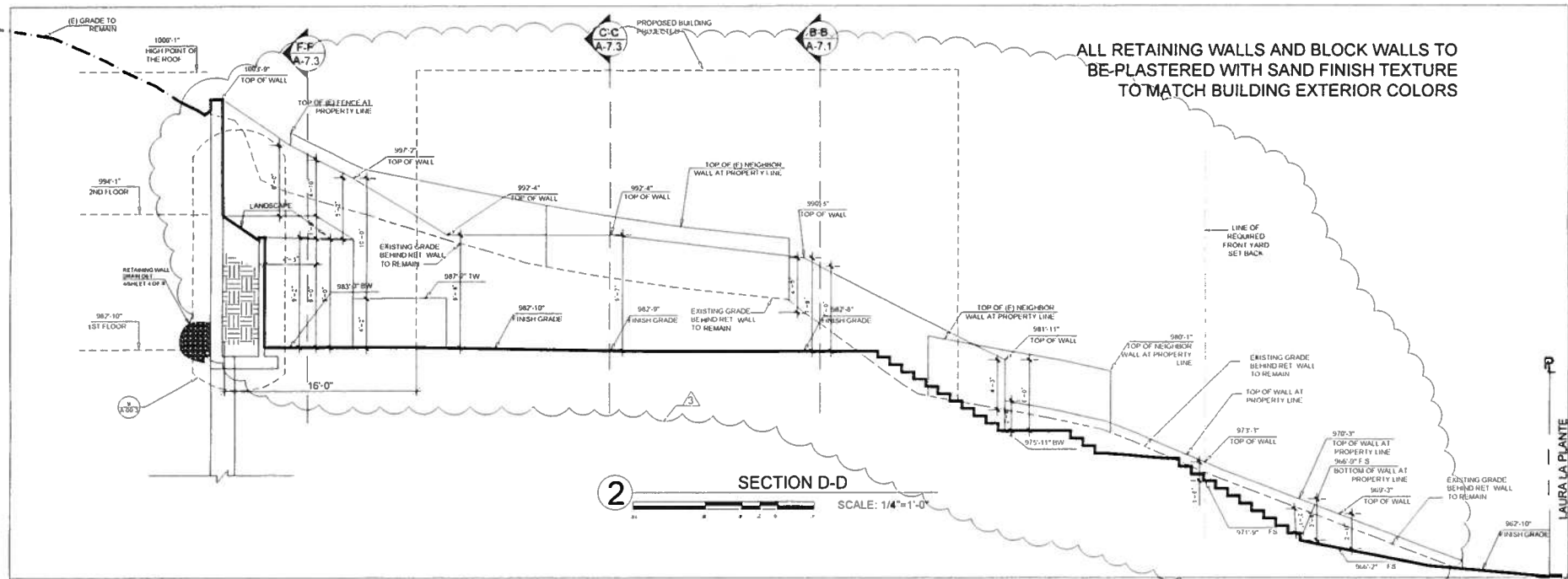
DRAWING DATE: 10/23/2018

ALL RETAINING WALLS AND BLOCK WALLS TO
BE PLASTERED WITH SAND FINISH TEXTURE
TO MATCH BUILDING EXTERIOR COLORS

ALL RETAINING WALLS AND BLOCK WALLS TO
BE PLASTERED WITH SAND FINISH TEXTURE
TO MATCH BUILDING EXTERIOR COLORS

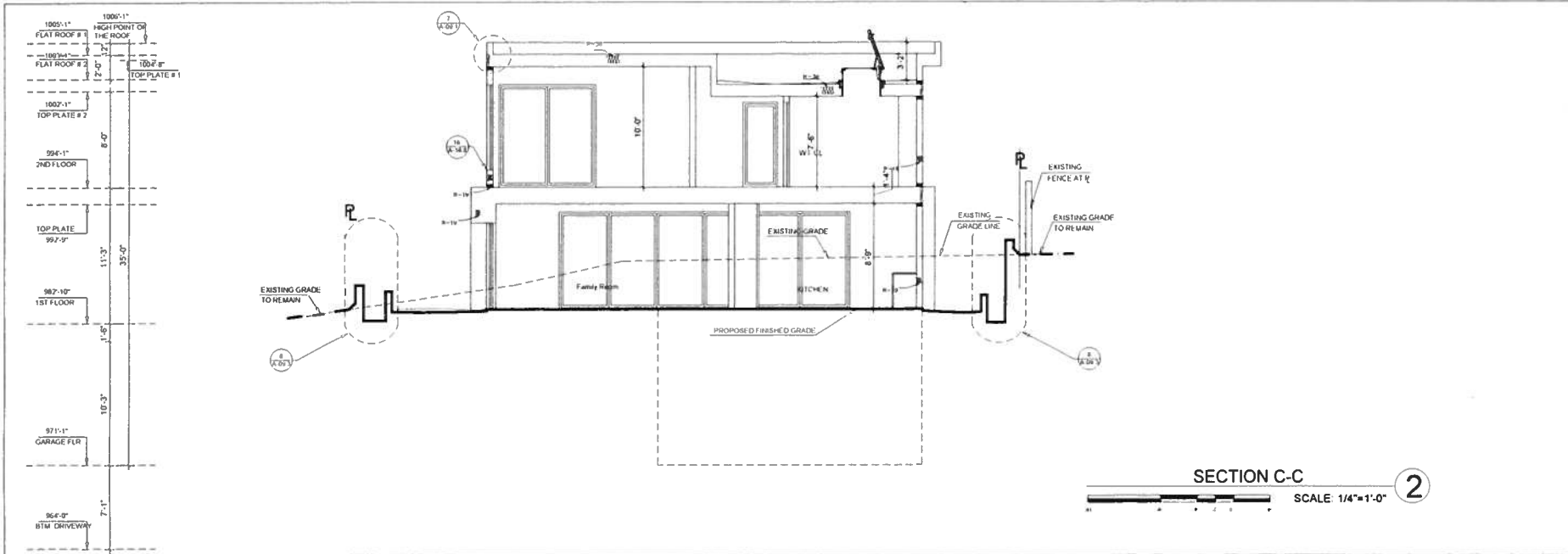
SECTION D-D
SCALE: 1/4"=1'-0"

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



Laura La Plante Drive

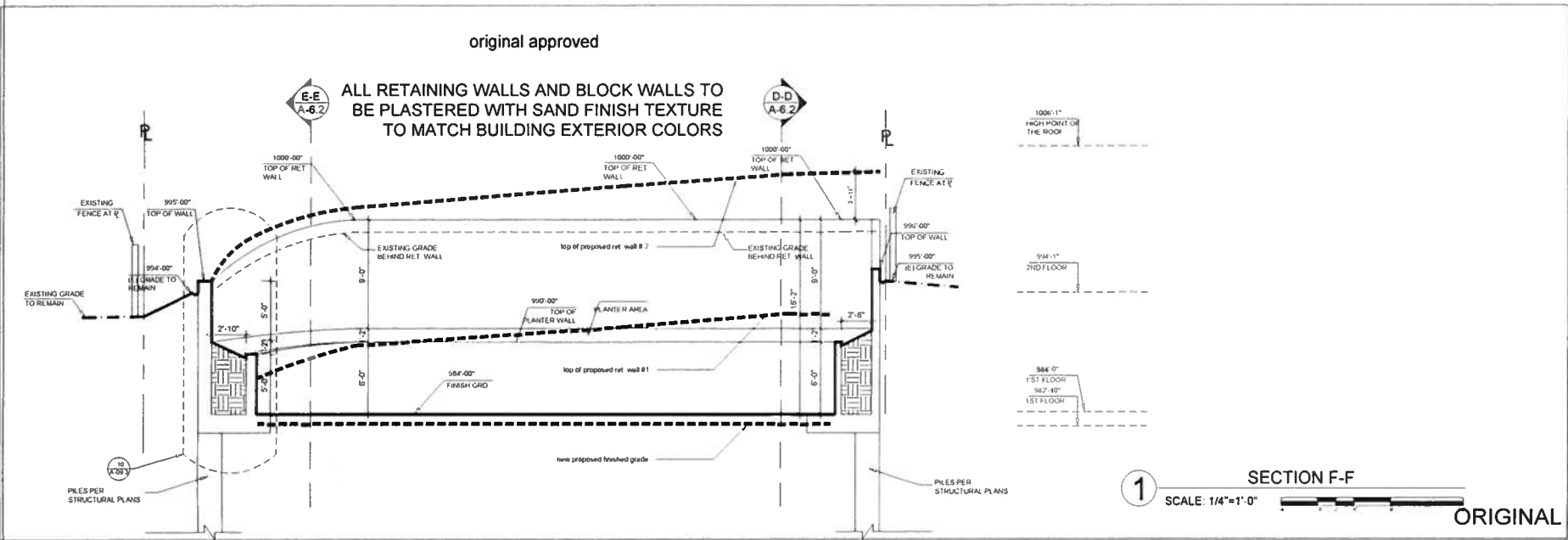
Laura La Plante Drive



SECTION C-C

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

2



SECTION F-F

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

1

ORIGINAL APPROVED



Tel: 818-200-3003
info@labyrinth.com

Use drawings and specifications as the property and copyright of the Designer. All rights reserved. No part of this drawing may be reproduced without the written permission of the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
MUYA PAVAN &
SHAMIN BETHAVEN
14818 HALPER STREET
LINCING, CA. 91426
Tel: (818) 200-3003

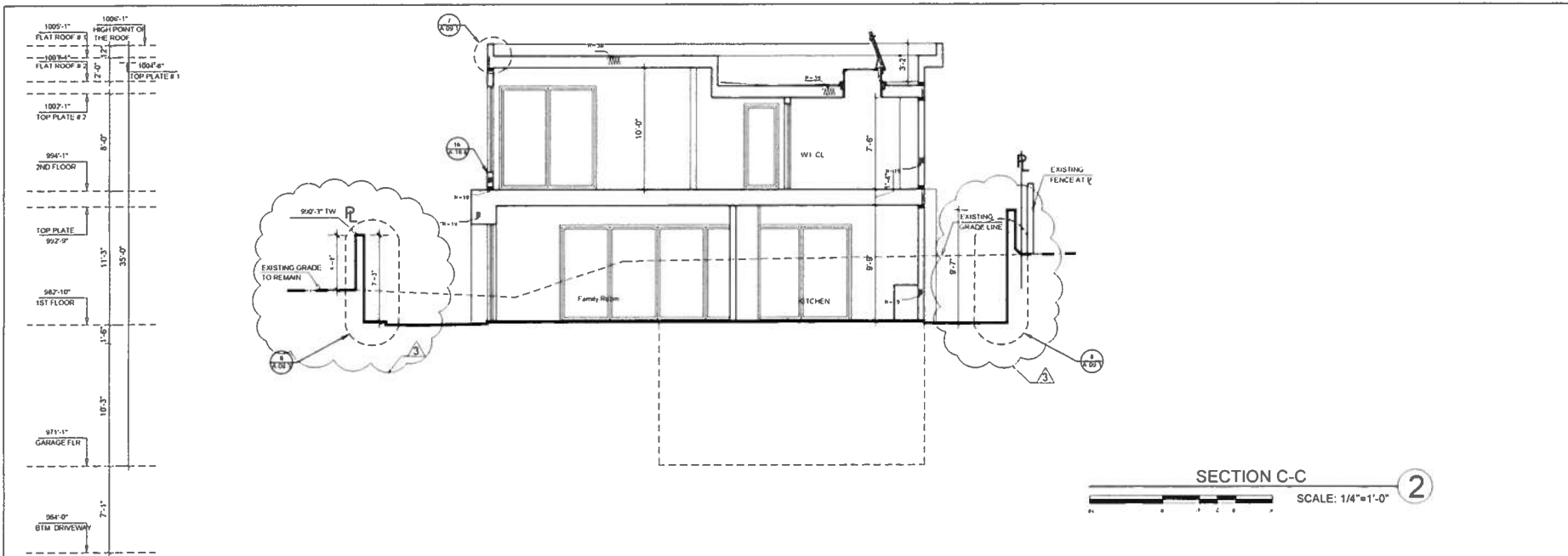
DESIGNER:
LABYRINTH DESIGN STUDIO
MUYA PAVAN
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
TEL: (310) 845-6462
E-MAIL: nmuyy@gmail.com

NO.	DATE	REVISIONS
1	10/23/2016	REV. 1
2	10/15/2016	REV. 2
3	09/15/2016	RET WALL

SHEET TITLE
SECTION
C-C,
SECTION F-F
AND DETAILS

SCALE: AS SHOWN
DRAWN: N.P.
START DATE: NOV, 2016
JOB NUMBER: 28254 (LAURA LA)
SHEET

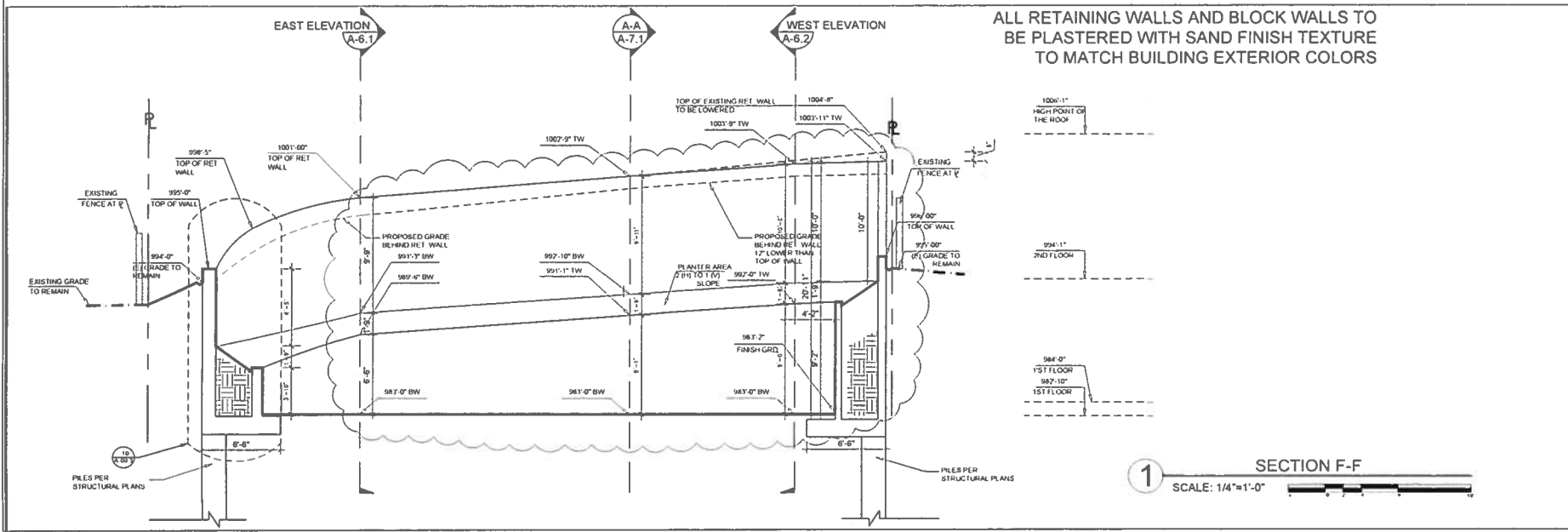
A-07.3



SECTION C-C

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

2



ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS

SECTION F-F

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

1



Tel: 818-200-5005
pouyadur@icloud.com

These drawings were prepared by the architect and engineer as the property and copyright of their firm and shall not be used for any other work without the written agreement with the Engineer.

PROJECT:
SINGLE FAMILY RESIDENCE @
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER:
POUJA PAVAN &
SHAHIN BEHYAMIN
16816 HALPER STREET
ENCINO, CA 91436
TEL (818) 200-5005

DESIGNER:
LABYRINTH DESIGN STUDIO
POUJA PAVAN
11400 SANTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL (310) 845-6462
E-MAIL: cmravy@gmail.com

NO	DATE	REVISIONS
1	01/23/2018	REV. 1
2	02/13/2017	REV. 2
3	04/15/2016	RET. WALL

SHEET TITLE
SECTION
C-C,
SECTION F-F
AND DETAILS

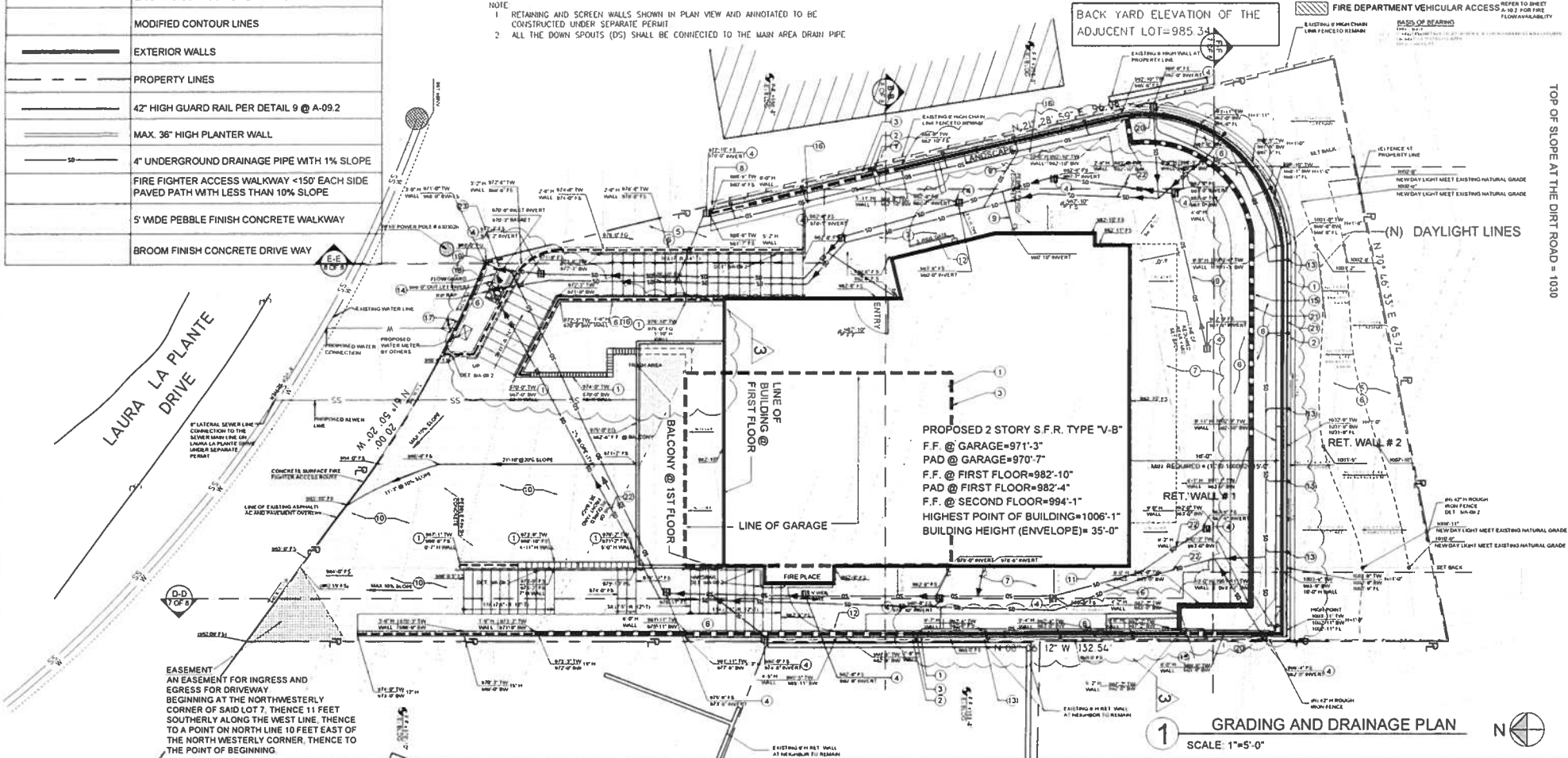
SCALE AS SHOWN
DRAWN N.P
START DATE: NOV. 2016
JOB NUMBER 28254 LAURA LA
SHEET

A-07.3

SYMBOL	LEGEND
	MAX 6' HIGH RET WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	MAX 42' HIGH RET WALL PER STRUCTURAL PLANS TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	NON COMPLIANT >8' H REAR YARD RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT
	RETAINING WALL >42" H IN FRONT YARD
	LINE OF BUILDING OUTLINE BELOW
	MAX 6' HIGH PLANTER WALL
	EXISTING CONTOUR LINES TO REMAIN
	MODIFIED CONTOUR LINES
	EXTERIOR WALLS
	PROPERTY LINES
	42' HIGH GUARD RAIL PER DETAIL 9 @ A-09.2
	MAX 36' HIGH PLANTER WALL
	4" UNDERGROUND DRAINAGE PIPE WITH 1% SLOPE
	FIRE FIGHTER ACCESS WALKWAY <150" EACH SIDE PAVED PATH WITH LESS THAN 10% SLOPE
	5' WIDE PEBBLE FINISH CONCRETE WALKWAY
	BROOM FINISH CONCRETE DRIVE WAY

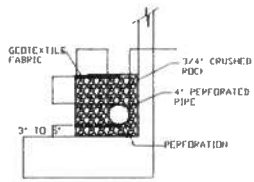
SYM.	DESCRIPTION
1	RETAINING WALL/BLOCK WALL, TO BE CONSTRUCTED UNDER SEPARATE PERMIT
2	CONST "V" DITCH PER DETAIL 3 ON SHEET 4 OF 8
3	CONST RET WALL DRAIN PER DETAIL 4 OF SHEET 4 OF 8
4	AREA DRAIN
5	EXISTING GRADE TO REMAIN
6	LANDSCAPE
7	HARDSCAPE PEBBLE FINISHED CONCRETE
8	INSTALL 8" REMOVABLE AREA DRAIN W/ GEOTEXTILE FABRIC NET SCREEN
9	INSTALL 4" H.D.P.E. STORM DRAIN PIPE, ± 1 MIN SLOPE
10	BROOM FINISH CONCRETE
11	RAINBIRD ESP MODULAR CONTROLLER, WEATHER-BASED
12	5'-0" HIGH POOL GATE SELF CLOSING AND SELF LATCHING LOCKING MECHANISM SHALL BE LOCATED NO LOWER THAN 4'-6" ABOVE FINISH FLOOR/GRADE
13	GRAVEL POCKET PER DETAIL 8 ON 4 OF 8
14	INVERT TO STREET PER DETAIL 5 ON SHEET 4 OF 8
15	MAX 72" HIGH PLANTER WALL SEE DETAIL 11 ON 4 OF 8
16	MAX 30" HIGH PLANTER WALL SEE DETAIL 12 ON 4 OF 8
17	6" HIGH CURB 5 ON SHEET 4 OF 8
18	2"x2" HP RAP PER DETAIL 10 ON SHEET 4 OF 8
19	2"x2" FLOW GUARD PER DETAIL C ON SHEET 5 OF 8
20	CONCRETE CATCH BASIN DETAIL 2 ON SHEET 4 OF 8
21	CONST RET. WALL AND PLANTER DRAIN PER DETAIL 11 OF SHEET 4 OF 8
22	6" SUB-SURFACE DRAIN LINE WITH 2 ± SLOPE
23	6" CONC. WALL AROUND FLOGARD, 24" HIGH BUILD BY CONC CONTRACTOR PER SHEET 5 OF 8

NOTE:
 1 RETAINING AND SCREEN WALLS SHOWN IN PLAN VIEW AND ANNOTATED TO BE CONSTRUCTED UNDER SEPARATE PERMIT
 2 ALL THE DOWN SPOUTS (DS) SHALL BE CONNECTED TO THE MAIN AREA DRAIN PIPE

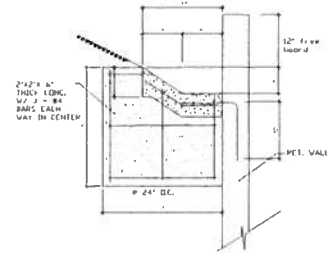


TOP OF SLOPE AT THE DIRT ROAD = 1030

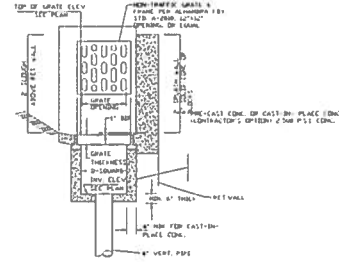
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CITY OF AGOURA HILLS APPROVAL	PROJECT	DESIGN STUDIO	AGOURA HILLS	LABYRINTH	CITY OF AGOURA HILLS DWG NO
					RAMIRO S. ADEVA, P.E.	10/02/18				SINGLE FAMILY RESIDENCE	2825 LAURA LA PLANTE	AGOURA HILLS, CALIFORNIA	GRADING AND DRAINAGE PLAN	SHEET 2 OF 8



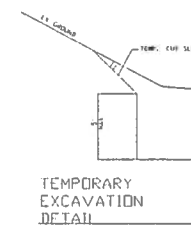
SUBDRAIN DETAIL



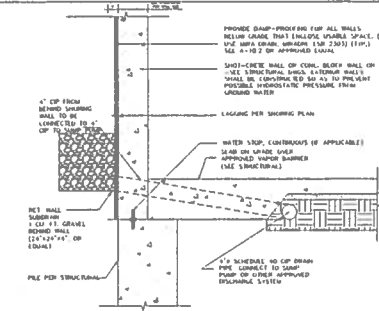
FREE BOARD AND WALL GUTTER TYPICAL SECTION



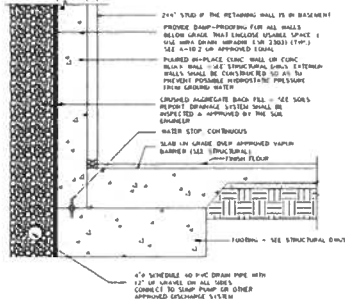
CONC. CATCH BASIN



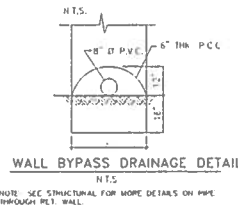
TEMPORARY EXCAVATION DETAIL



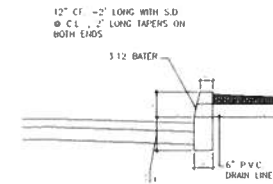
GRAVEL POCKET DETAIL AT RETAINING WALLS



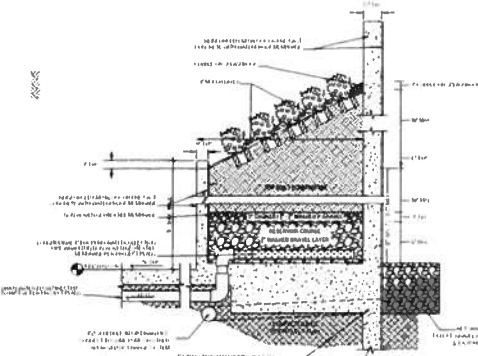
TYP. BASEMENT WALL SECTION



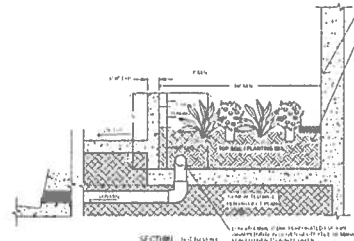
WALL BYPASS DRAINAGE DETAIL



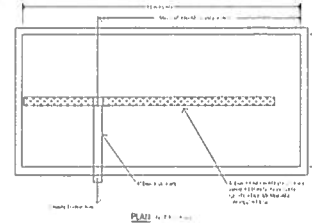
TYPICAL CURB FOR DRAIN OUTLET



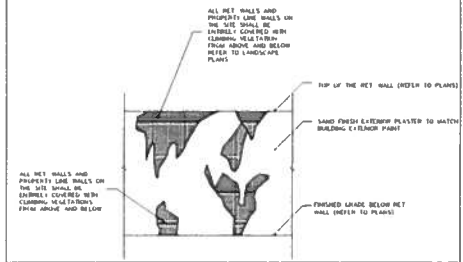
PLANTER DRAIN DETAIL AT BACK RETAINING WALL



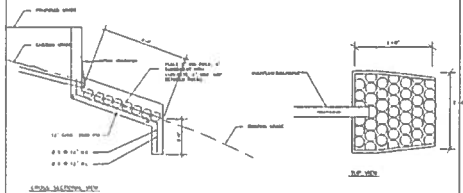
PLANTER BOX DRAIN



GRAUTED RIP-RAP AT OUTLET DETAIL



CLIMBING VEGETATION ON RET. WALLS TYPICAL FOR ALL RET. WALLS



GRAUTED RIP-RAP AT OUTLET DETAIL

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: Harnd R. Azarban



PROJECT ENGINEER

DATE: 10/02/18

REVIEWED BY

CITY OF AGOURA HILLS APPROVAL

DATE

RAMIRO S. ADEVA, P.E., CITY ENGINEER

DATE

CS6685
"RCE NO"

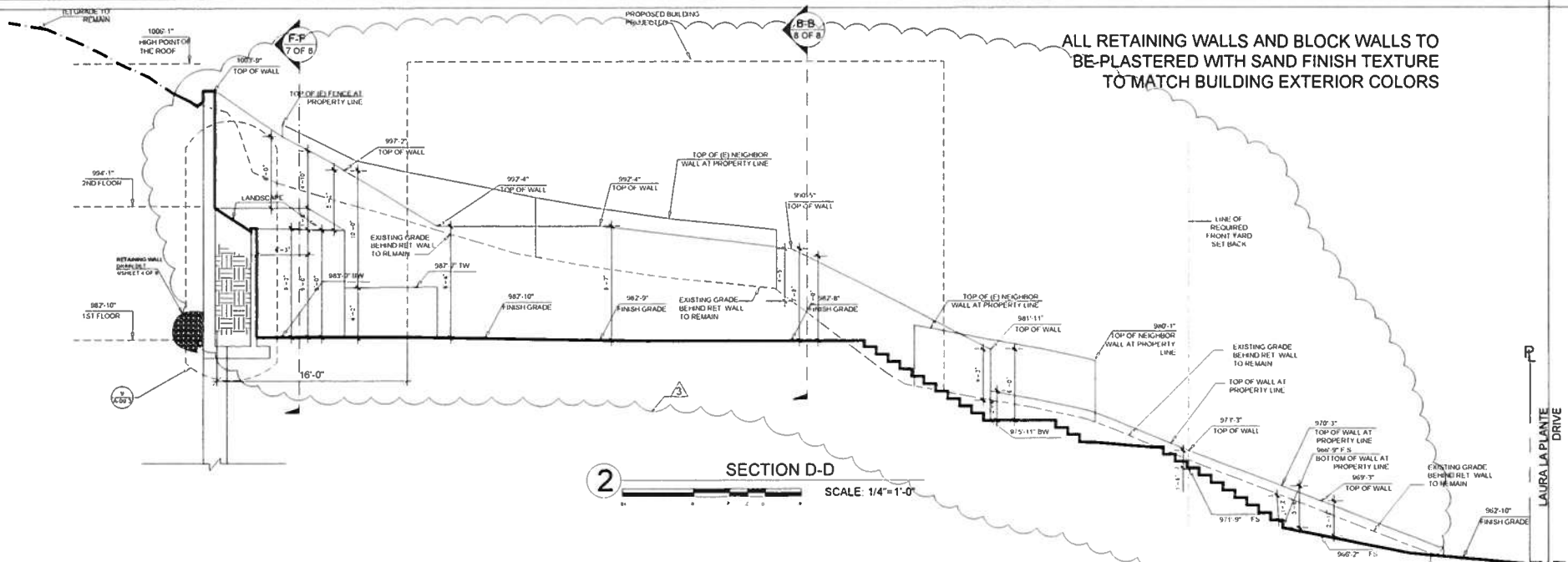
EXP DATE



PROJECT:
SINGLE FAMILY RESIDENCE
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

GRADING AND
DRAINAGE DETAILS

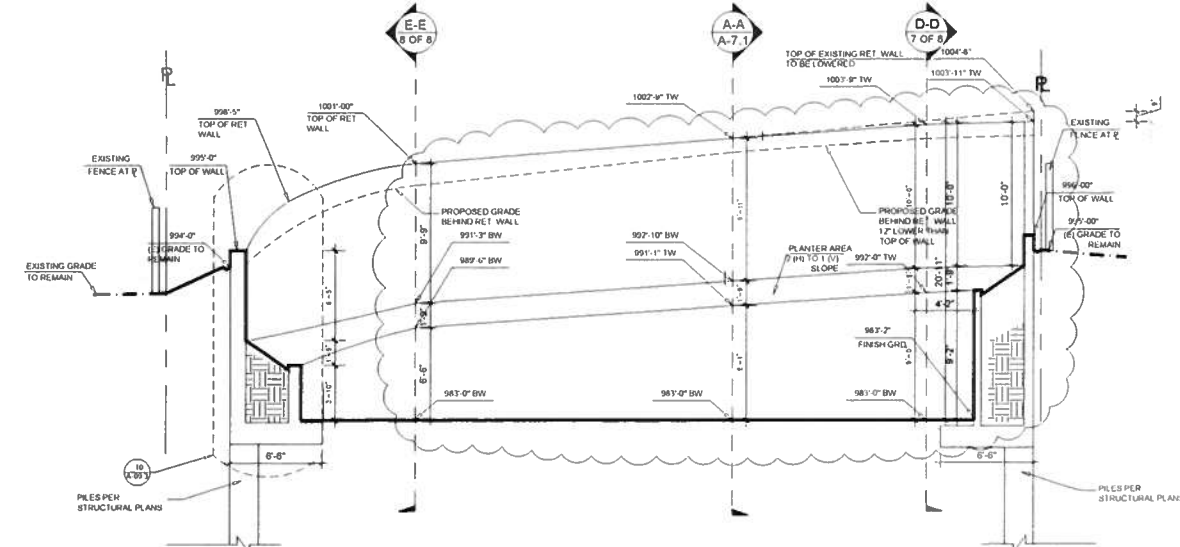
SHEET 4 OF 8



ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS

2 SECTION D-D SCALE: 1/4"=1'-0"

TO MATCH BUILDING EXTERIOR COLORS



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

PREPARED BY: Harold R. Arambon PROJECT ENGINEER				CITY OF AGOURA HILLS APPROVAL REVIEWED BY: _____ DATE: _____ RAMIRO S. ADEVA, P.E., CITY ENGINEER						PROJECT: SINGLE FAMILY RESIDENCE 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA		SECTIONS DD AND SECTION FF SHEET 7 of 8	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	DATE: 10/02/18	DATE	DATE	C65885	EXP DATE	AGOURA HILLS	DE SIGN STUDIO TEL: 818-200-5005 POLYA-ARCHIT@GMAIL.COM		

ALL RETAINING WALLS AND BLOCK WALLS TO BE PLASTERED WITH SAND FINISH TEXTURE TO MATCH BUILDING EXTERIOR COLORS

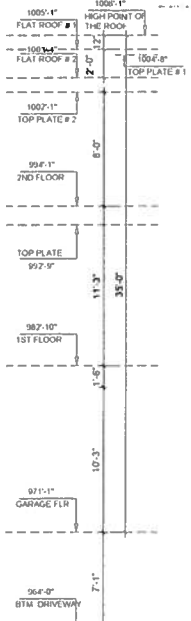
1006'-1" HIGH POINT OF THE ROOF

994'-1" 2ND FLOOR

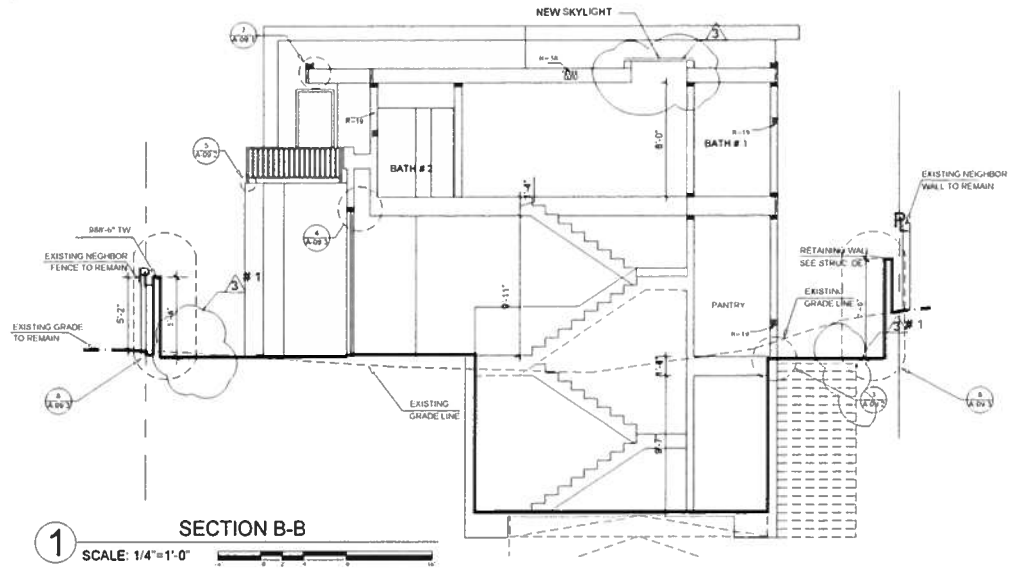
987'-10" 1ST FLOOR

971'-1" GARAGE FLR

Laura La Plante Drive

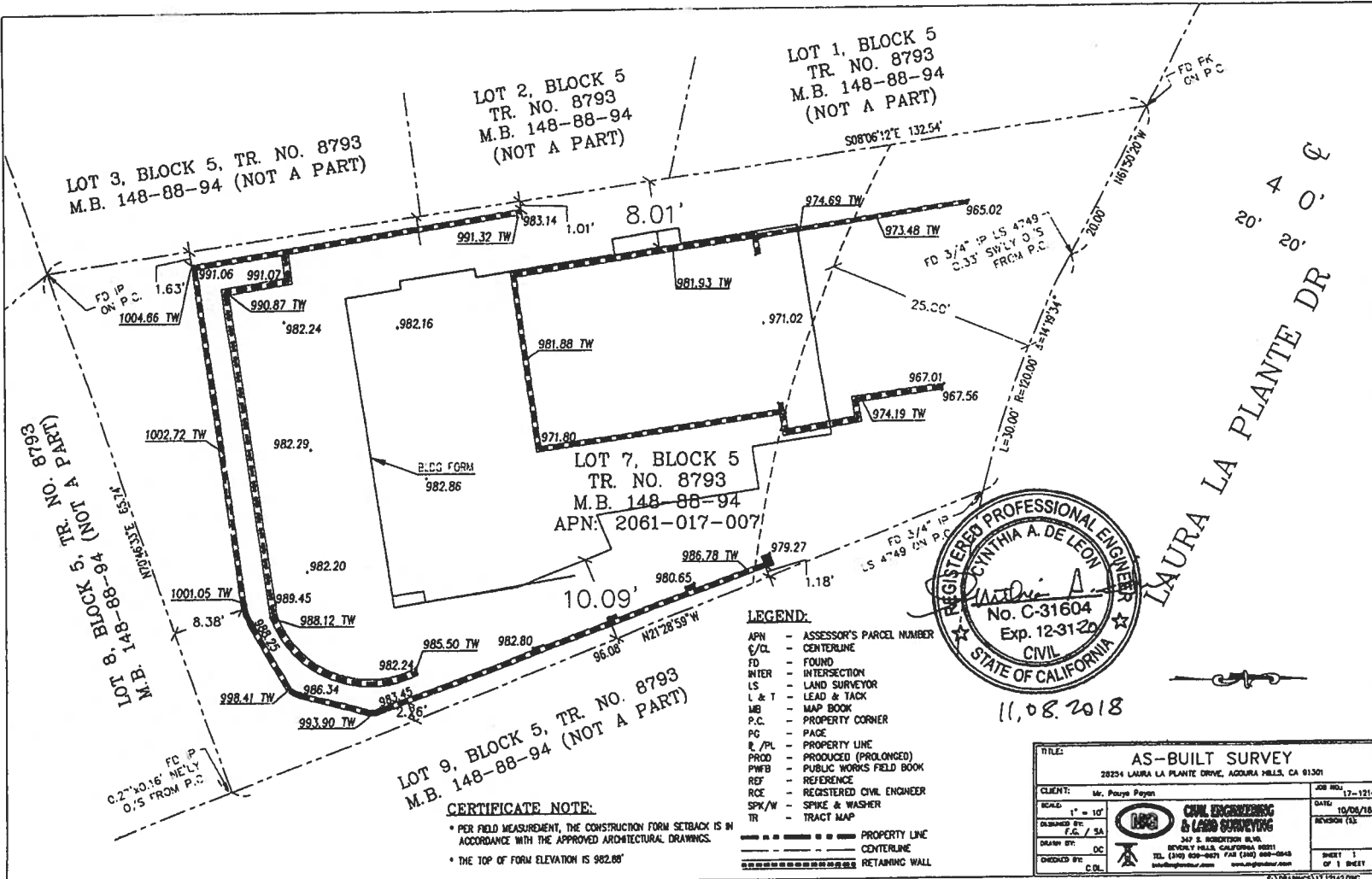


1 SECTION E-E SCALE: 1/4" = 1'-0"



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

REVISION #				SYMBOL				DESCRIPTION OF CHANGE				APPROVED				DATE			
PREPARED BY: Harriet R. Azarhan PROJECT ENGINEER DATE: 10/02/18 CITY OF AGOURA HILLS APPROVAL REVIEWED BY: RAMIRO S. ADEVA, P.E., CITY ENGINEER DATE: "DATE" C56865 "RICE NO" EXP DATE AGOURA HILLS Labyrinth DESIGN STUDIO 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA TEL: 818-200-5025 POLINA@LABYRINTH15.COM																			
PROJECT: SINGLE FAMILY RESIDENCE 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA SECTION EE & SECTION BB SHEET 8 OF 8																			



LOT 3, BLOCK 5, TR. NO. 8793
M.B. 148-88-94 (NOT A PART)

LOT 2, BLOCK 5
TR. NO. 8793
M.B. 148-88-94
(NOT A PART)

LOT 1, BLOCK 5
TR. NO. 8793
M.B. 148-88-94
(NOT A PART)

LOT 7, BLOCK 5
TR. NO. 8793
M.B. 148-88-94
APN: 2061-017-007

LOT 9, BLOCK 5, TR. NO. 8793
M.B. 148-88-94 (NOT A PART)

LOT 8, BLOCK 5, TR. NO. 8793
M.B. 148-88-94 (NOT A PART)

Laura La Plante Dr
40' 20'

LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- C/CL - CENTERLINE
- FD - FOUND
- INTER - INTERSECTION
- LS - LAND SURVEYOR
- L & T - LEAD & TACK
- MB - MAP BOOK
- P.C. - PROPERTY CORNER
- PG - PAGE
- R / PL - PROPERTY LINE
- PROD - PRODUCED (PROLONGED)
- PWFB - PUBLIC WORKS FIELD BOOK
- REF - REFERENCE
- RCE - REGISTERED CIVIL ENGINEER
- SPK/W - SPIKE & WASHER
- TR - TRACT MAP
- PROPERTY LINE
- CENTERLINE
- ===== RETAINING WALL

CERTIFICATE NOTE:

- PER FIELD MEASUREMENT, THE CONSTRUCTION FORM SETBACK IS IN ACCORDANCE WITH THE APPROVED ARCHITECTURAL DRAWINGS.
- THE TOP OF FORM ELEVATION IS 982.88'



TITLE: AS-BUILT SURVEY		28254 LAURA LA PLANTE DRIVE, AGOURA HILLS, CA 91301	
CLIENT: Mr. Payse Payen	JOB NO.: 17-12142	DATE: 10/08/18	REVISION (S)
SCALE: 1" = 10'		SHEET 1 OF 1 SHEET	
DRAWN BY: DC		CIVIL ENGINEERING & LAND SURVEYING 347 S. HICKORY BLVD. BEVERLY HILLS, CALIFORNIA 90001 TEL: (310) 650-0071 FAX: (310) 650-0043 www.civilengineer.com	
CHECKED BY: CUL			

ATTACHMENT 7

**Case No. AMND-01521-2018
(Amendment to CUP-01080-2015 & VAR-01081-2015)**



ATTACHMENT 8

City of Agoura Hills

AMENDMENT CASE NO. AMND-01521-2018 TO
CONDITIONAL USE PERMIT CASE NO. CUP-01080-2015
VARIANCE REQUEST CASE NO. VAR-01081-2015

Vicinity/Zoning
Map

