

Attachment 3

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia, and the need to address the social and psychological consequences of the illness (2). The World Health Organization (WHO) has developed a number of instruments to assess the quality of life of people with schizophrenia (3).

The WHO Quality of Life (QoL) instrument is a self-rated measure of the impact of illness on quality of life. It is a 26-item instrument that assesses the impact of illness on quality of life in terms of physical, psychological, social, and functional domains (4).

The WHO QoL instrument has been used in a number of studies to assess the quality of life of people with schizophrenia (5, 6). The instrument has been found to be a valid and reliable measure of the quality of life of people with schizophrenia (7).

The purpose of this study was to assess the reliability and validity of the WHO QoL instrument in a sample of people with schizophrenia in a developing country. The study was conducted in a tertiary care hospital in a developing country.

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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 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.

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 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 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

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ATTACHMENT 1

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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

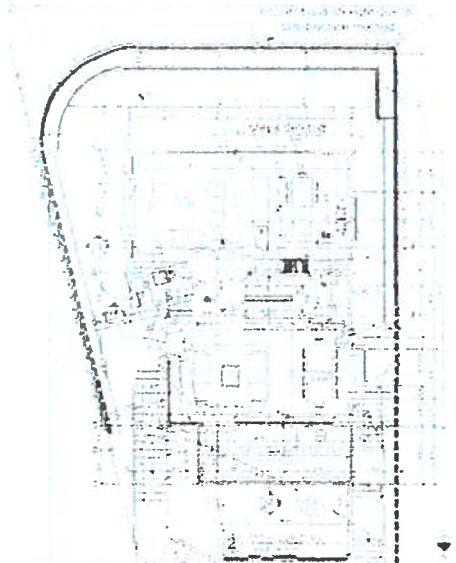
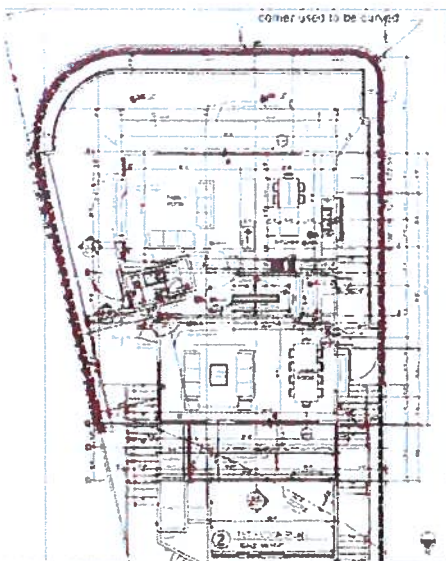
- Completed Planning Application Form.
- Written description and reason for the Variance request.
- Completed Variance "Burden of Proof".
- Applicable Fees (a formal application will not be accepted unless fees are provided).

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.



VARIANCES
BURDEN OF PROOF FORM

In addition to the information required in the application, the applicant shall substantiate, in writing, the following required findings of fact to the satisfaction of the Director. Please provide detailed answers and use additional sheets of paper, as necessary.

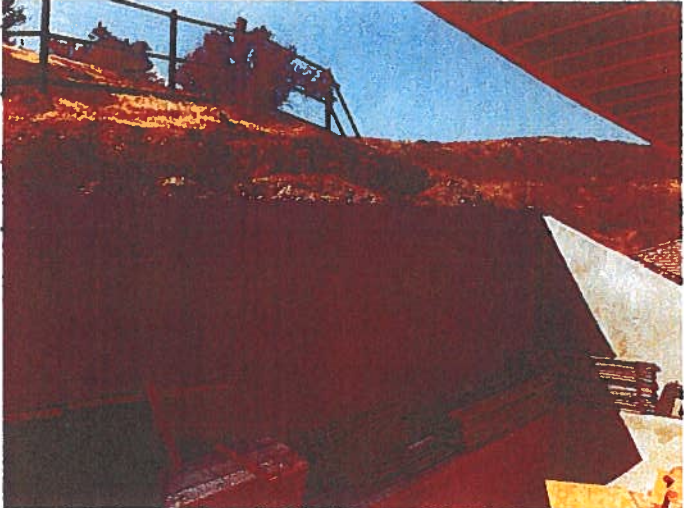
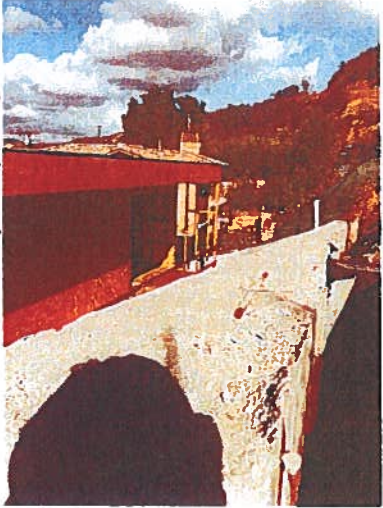
- 1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

The proposed retaining walls are located in the backyard of the property, the

proposed building is screening the retaining walls.....



The retaining walls are designed to support the existing hill, so it's basically supporting the hill. There is no balcony in the rear of the adjacent residence on the east and it is not possible to see the wall from inside their residence so basically the residence of the house to the east cannot see inside the proposed project back yard and they won't be effected by this wall (See below photo). The current view of the neighbors on the east side (in their back yard and from their barn) through the backyard of the proposed project is blocked by the hill regardless of the presence of the retaining walls. The retaining walls are following the the slope of the hill as shown in below picture.



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.

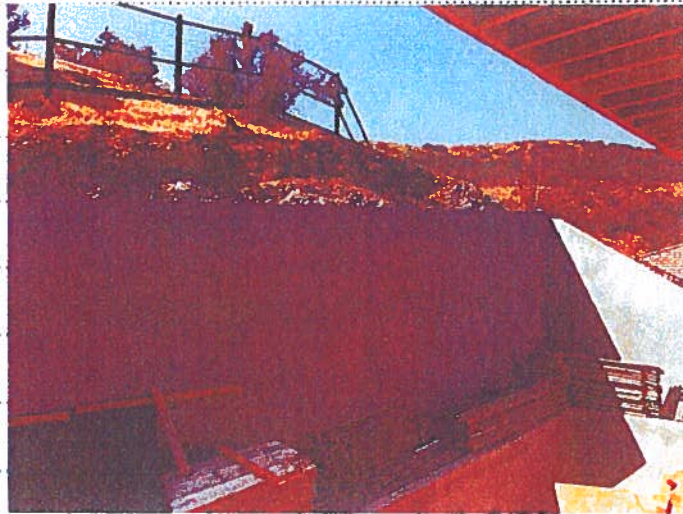


The wall height was increased due to the extensive slope of the property, the very hard rock formation, and the construction method. Granting this variance will not constitute any special privilege nor imposing any limitation upon adjacent neighbors.

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.



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

The walls were structurally designed per the new building code. The structural plans and calculations were submitted to the building and safety department to be checked and the structural engineer has shown compliance with the requirement.

From an aesthetic point of view, these walls are not visible from the public view from the street.

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

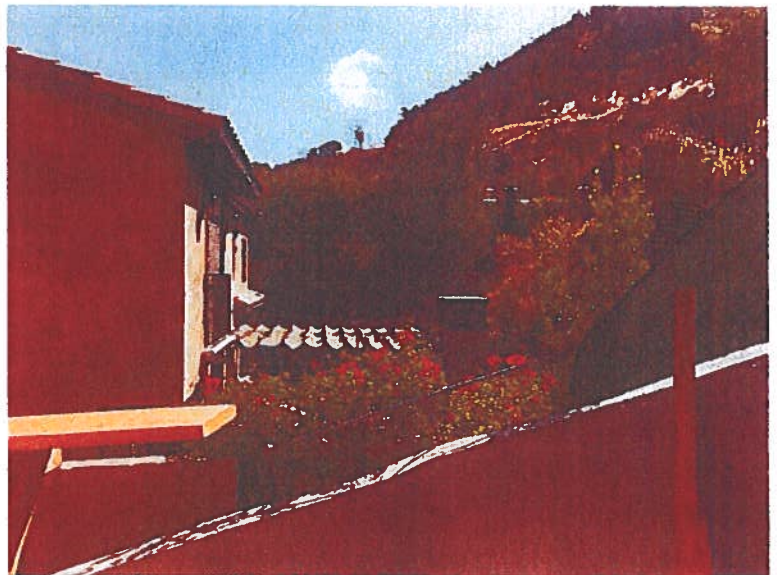
Privacy Issue with Adjacent east side neighbor:

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.

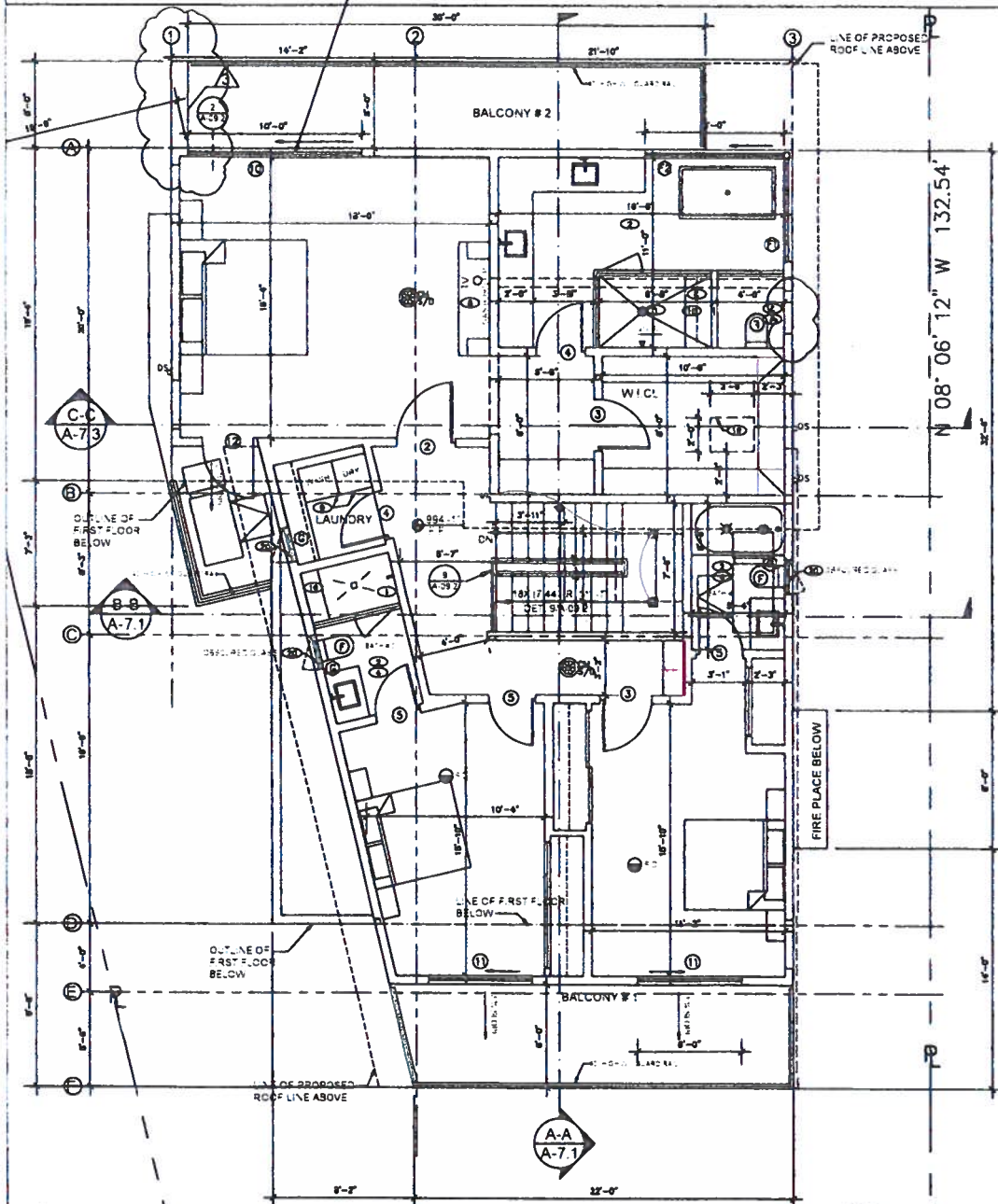
This window is 15'-9" away from our common property line and as you can see in below picture from inside the residence there is no view to the neighbor back yard. from the balcony though there is a view. Please lets us know if you think this is a privacy issue?!

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)



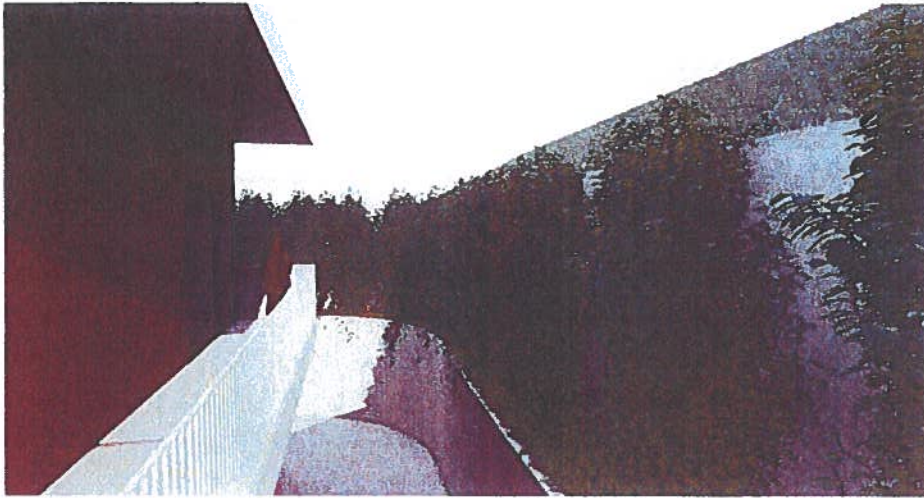
subject window



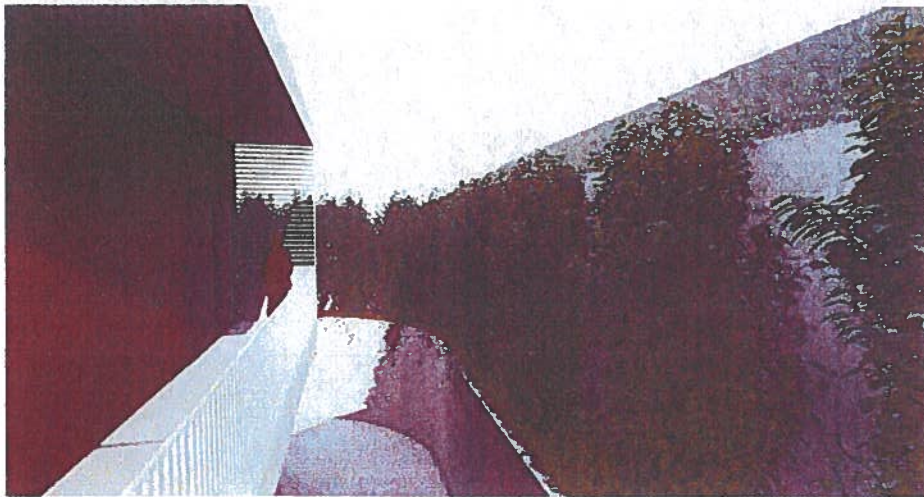
N 08° 06' 12" W 132.54'

1 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

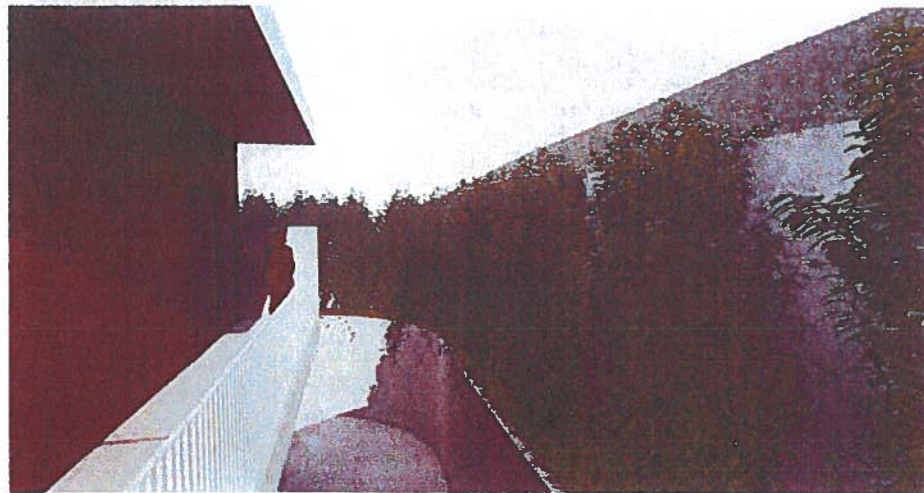




Option 1: Landscape (Podocarpus) between retaining wall # 1 and # 2 to create privacy

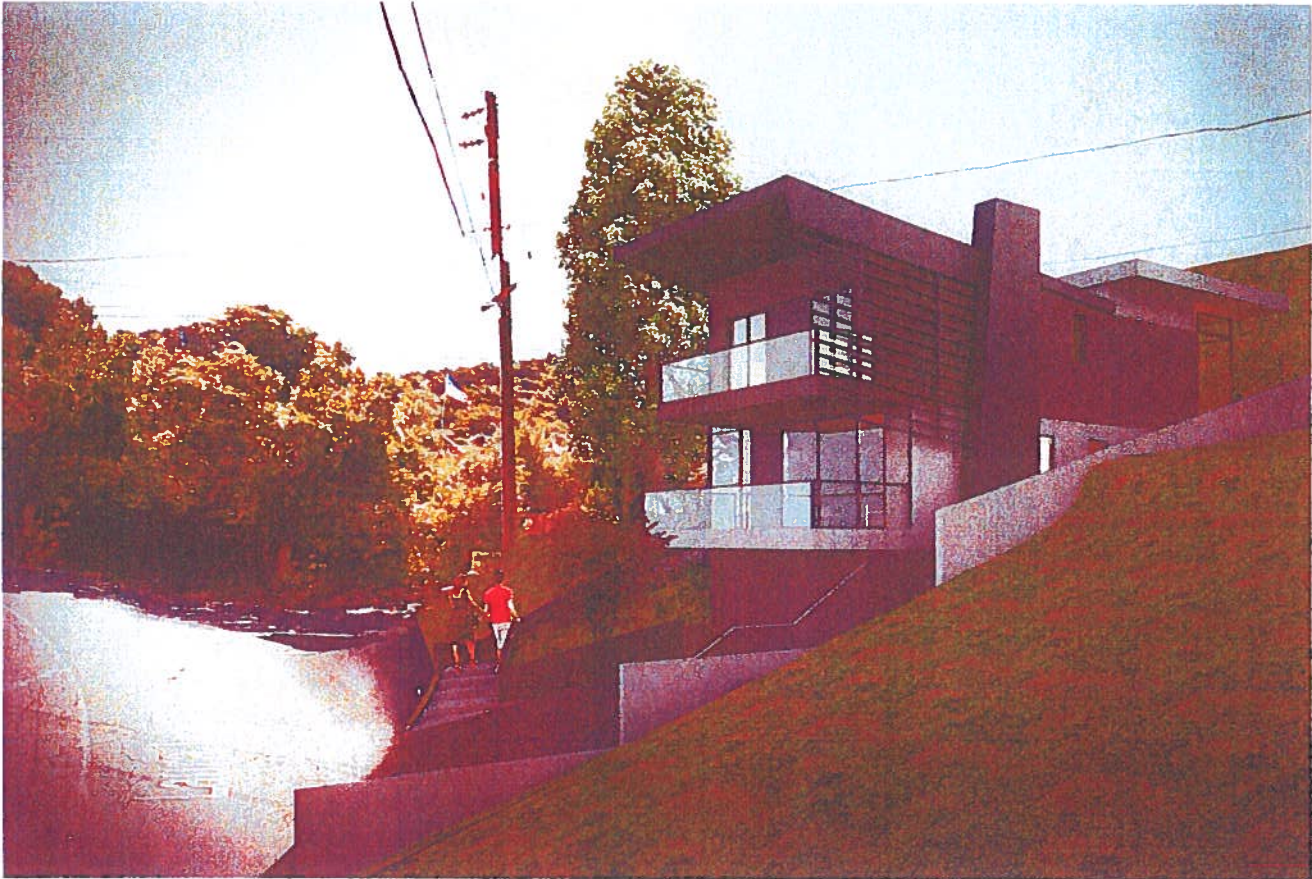


Option 2: Louver above 42" high solid guard rail + landscape between retaining Wall # 1 and # 2, the package is showing this option,.



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

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



ATTACHMENT 2

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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 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: (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



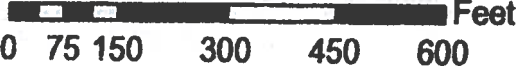
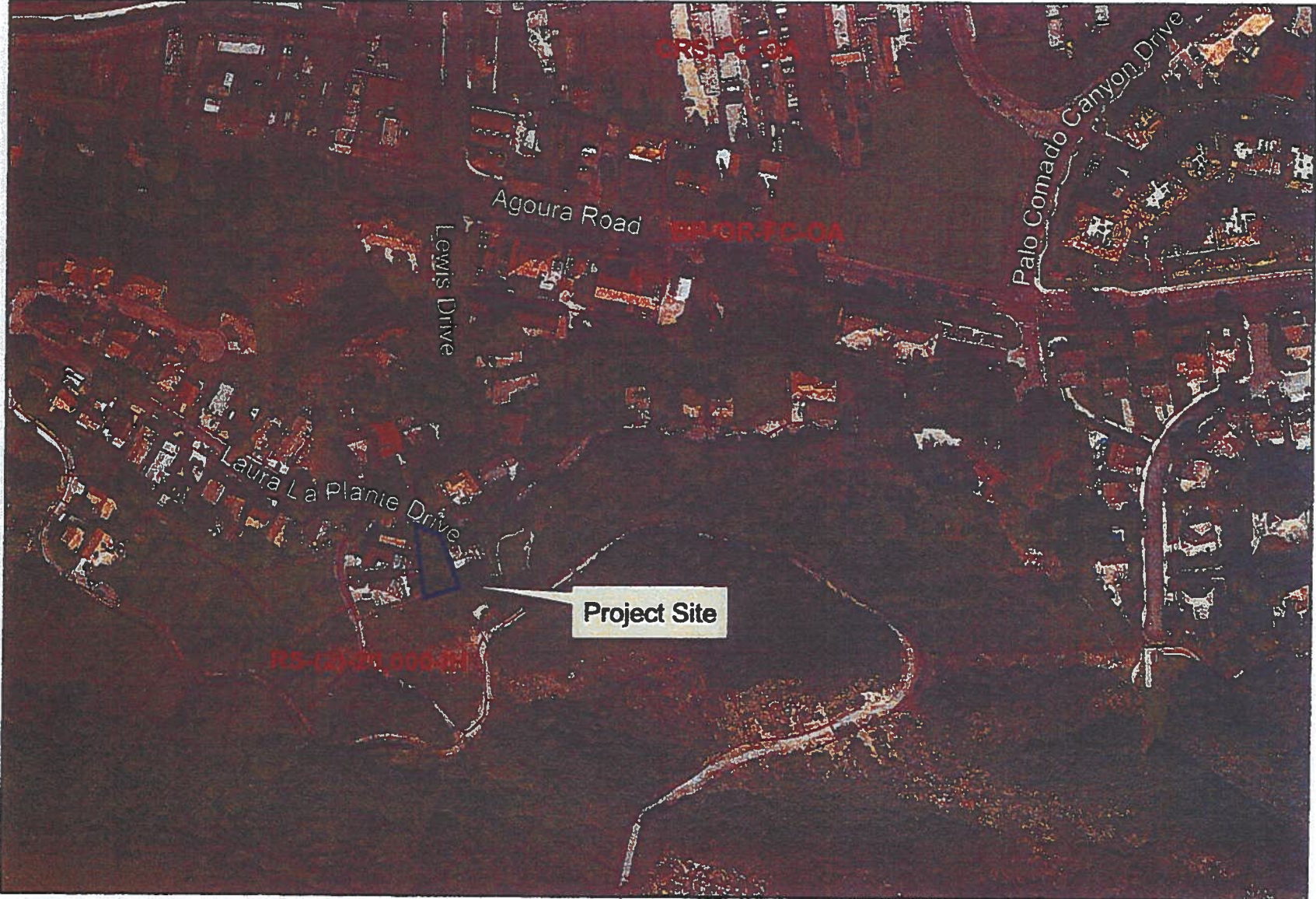
ATTACHMENT 3

VICINITY MAP

City of Agoura Hills

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

Vicinity/Zoning
Map





ATTACHMENT 4
REDUCED COPIES OF PROJECT PLANS

28254 LAURA LA PLANTE

AGOURA HILLS, CA 91301

VICINITY MAP



AREA TABULATION

LOT SIZE: IRREGULAR 50 FT X 124 FT				
LOT AREA:	8,008 SQ. FT.			
DESCRIPTION	HVAC	FOOT PRINT	BASEMENT	FLOOR AREA
FIRST FLOOR	—	1,438 SQ. FT.	— SQ. FT.	1,364 SQ. FT.
SECOND FLOOR	—	—	—	1,245 SQ. FT.
SUB-TOTAL FLOOR AREA	—	—	—	2,549 SQ. FT.
GARAGE (10-1)	—	—	277 SQ. FT.	—
TOTAL —	—	1,438 SQ. FT.	277 SQ. FT.	2,549 SQ. FT.
TOTAL BUILDING AREA —				3,176 SQ. FT.
FOR AREA (AS CREATION AND SHEET A-10)				
THAT IMPROVEMENTS AREA = 2,480 SQ. FT.				

PROJECT SUMMARY

ITEM	REQUIRED	PROVIDED
ZONING	R1	MOUNTAIN VIEW DISTRICT
USE ZONE	—	SINGLE-FAMILY RES. (SINGLE-FAMILY GARAGE DET.)
COVENANTS	—	TYPE 1-11 (CORRESPOND)
TYPE OF CONSTRUCTION	—	ONE-AND-A-HALF STORY
NO. OF STOREYS	—	ONE-AND-A-HALF STORY
COOR.	—	2013 CAD
LOCATION	—	—
NO. OF PARKING	2	2
HEIGHT OF BUILDING	22' 0" (MAX)	22' 0"
STAIR SET BACK	0 FT	20' 0"
DOOR SET BACK	22' 0" (MINIMUM)	19' 0" (COMPLETED)
NEAR SET BACK	22' 0" (MIN)	22' 0"

SHEET INDEX

- ARCHITECTURAL
- A-10 TITLE SHEET
 - A-11 GROUND FLOOR PLAN
 - A-12 FLOOR ANALYSIS 2/3
 - A-21 SITE PLAN
 - A-31 FIRST FLOOR & GARAGE PLAN
 - A-32 SECOND FLOOR & GARAGE PLAN
 - A-41 ELEVATION (EAST) WALL
 - A-42 EAST & WEST ELEVATION
 - A-51 SECTION A-A (WALL) & SECTION B-B
 - A-52 SECTION C-C (WALL) & SECTION D-D
 - A-53 SECTION E-E (WALL) & SECTION F-F
 - A-60 SECTION A-A (WALL) & SECTION B-B
 - A-61 SECTION C-C (WALL) & SECTION D-D
 - A-71 MATERIAL SCHEDULE

- SURVEY
- SM-1 (CIRCUMFERENTIAL SURVEY) (SITE PLAN & WALL PLAN)

LANDSCAPING

- L-1 PLANNING PLAN
- L-2 SEPARATION WALL
- L-3 SEPARATION WALL

CIVIL ENGINEERING

- CE-1 FLOOR & TITLE SHEET & NOTES
- CE-2 FLOOR & GARAGE PLAN
- CE-3 FLOOR & GARAGE PLAN
- CE-4 FLOOR & GARAGE PLAN
- CE-5 FLOOR & GARAGE PLAN

LEGAL DESCRIPTION

TRACT 12345
 BLOCK 6789
 LOT 1011
 MAP 123456
 COUNTY OF LOS ANGELES
 CITY OF AGOURA HILLS
 2013 01 01

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF AGOURA HILLS ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AGOURA HILLS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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DIRECTORY

<p>OLUJA PAYAN & SHAHIN BENYAMIN 18016 HALPERN STREET ENCINO, CA, 91436 TEL: (818) 240-005 E-MAIL: olujapayan@gmail.com</p>	<p>NOIRCH SURVEYING 1 SUNSET RIVER IRVINE, CA 92604 TEL: (949) 276-5067</p>	<p>NANCY RODEHEFFER 5823 RICKENBACKER RD. COMMERCCE, CA, 90040 TEL: (323) 890-4243</p>
<p>LABYRINTH DESIGN STUDIO NEMA PAYAN 1600 SAWTELLE BLVD #230 LOS ANGELES, CA, 90025 TEL: (310) 845-6467 E-MAIL: nimayy@gmail.com</p>	<p>LABYRINTH DESIGN STUDIO HAMID AZARBIN, CHADIS 1600 SAWTELLE BLVD #230 LOS ANGELES, CA, 90025 TEL: (818) 200-5005 E-MAIL: pnyy@labyrinth.com</p>	<p>LAND PHONES, INC. J COB W HOL 158 COCHRAN STREET SIMI VALLEY, CA 91351 TEL: (805) 522-5174</p>



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

DATE: 01/01/2013
 SHEET: 1 OF 10
 DRAWN BY: J. COB W. HOL
 CHECKED BY: J. COB W. HOL
 APPROVED BY: J. COB W. HOL

NO.	DATE	REVISION

TITLE SHEET

DATE: 01/01/2013
 SHEET: 1 OF 10
 DRAWN BY: J. COB W. HOL
 CHECKED BY: J. COB W. HOL
 APPROVED BY: J. COB W. HOL

A-10



OFFICE OF THE CITY ENGINEER
CITY OF AGOURA HILLS, CALIFORNIA

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

PROJECT ADDRESS:
28254 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

PROJECT NO.:
DATE:
DRAWN BY:
CHECKED BY:

NO.	DATE	REVISION

PROJECT TITLE:
SLOPE ANALYSIS
1

SCALE: AS SHOWN
DATE: JULY 2016
JOB NUMBER: 15010101
SHEET:

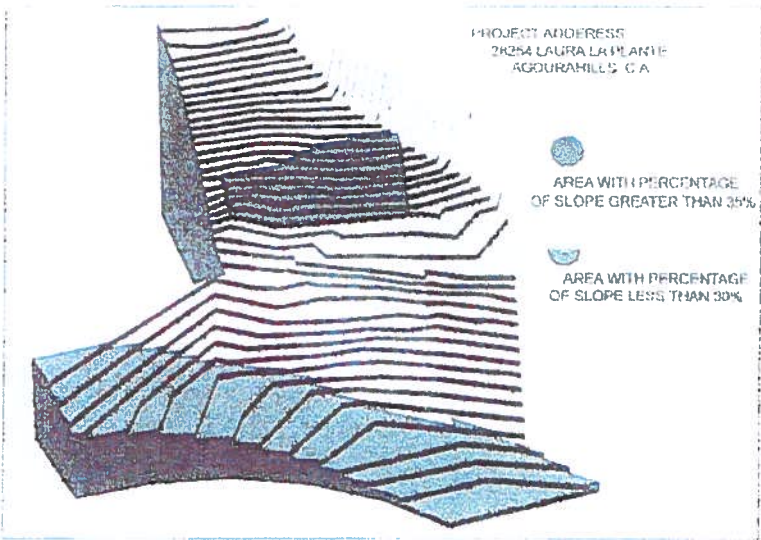
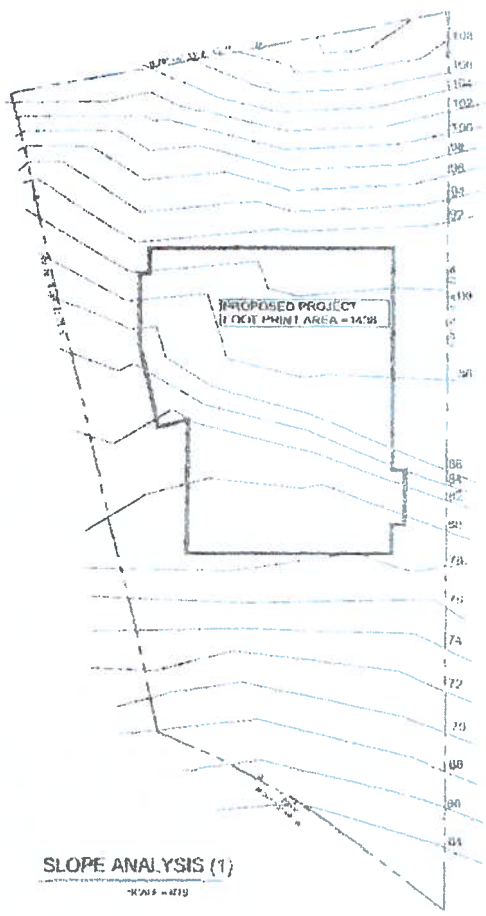
A-1.2

NOTES

- CONTOUR LINES ARE AT 2' INTERVALS.
- AREA = 6068 SQ. FT., AREA = 0.213 ACRES.
- RATIO OF TOTAL AREA TO TOTAL LAND AREA = 0.245.
- RATIO OF PARKING SPACES TO BUILDING SQUARE FOOTAGE = 1.0.
- RATIO OF PARKING AREA TO TOTAL LAND AREA = 0.077.
- RATIO OF PARKING SPACES TO TOTAL LAND AREA = 0.251.

PERCENT IN USE	MINIMUM PERCENT FOR PARCELS 13 IN MAIN BY MINOR SPACE	MAXIMUM PERCENT FOR PARCELS 13 IN MAIN COVERED BY BUILDING	MATCH DRAWING
21.2%	40%	3%	
76.4%	7.5%	69%	
93.4%	92.5%	7%	
GREATER THAN 93%	92.5%	7%	

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

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


TOTAL HEIGHT DIFFERENCE = 44'

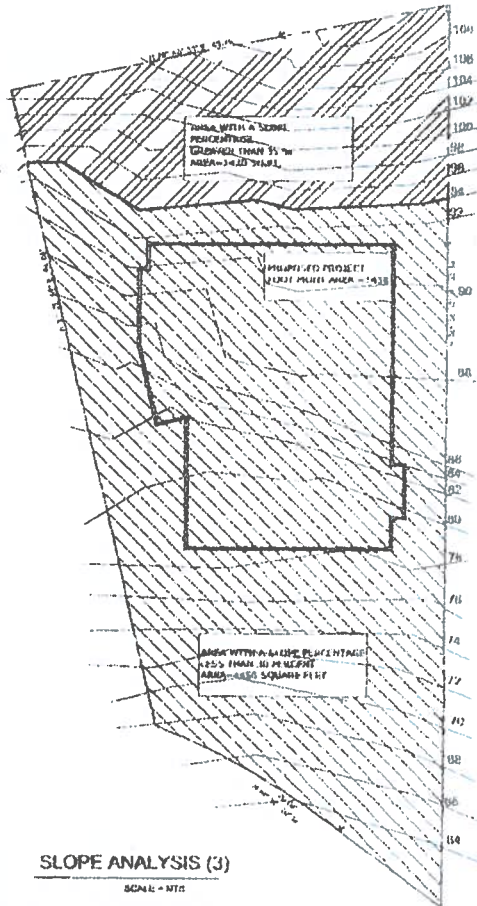
$$S = \frac{L \cdot I \cdot 100}{A}$$

$$S = \frac{2 \cdot 1065.5 \cdot 100}{6068} = 35\%$$

$S = 35\%$

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.



HEIGHT DIFFERENCE = 14'

$$S = \frac{2 * 414 * 100}{1420} = 58.3 \%$$

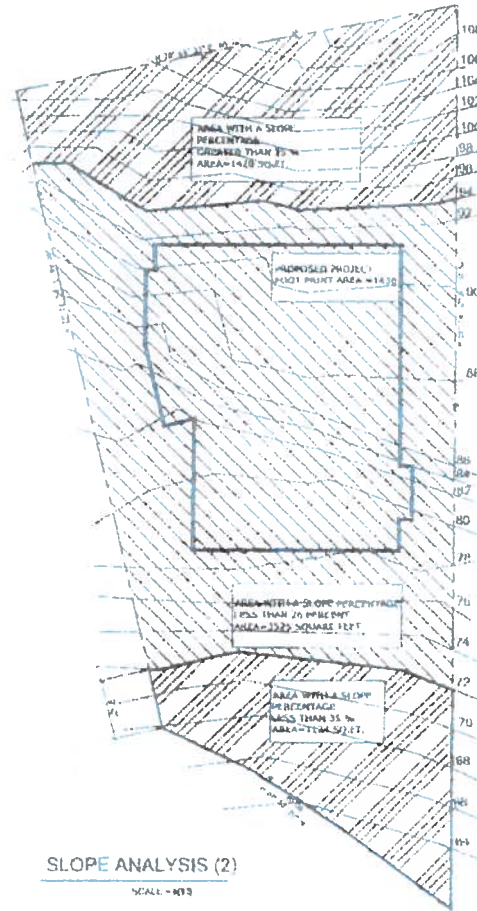
HEIGHT DIFFERENCE = 30'

$$S = \frac{2 * 651 * 100}{4649} = 28.0 \%$$

MINIMUM OPEN SPACE SQUARE FOOTAGE =
 $(4649 * 77.5 \%) + (1420 * 97.5 \%) = 4987.5 \text{ Sq.Ft.}$

PROPOSED OPEN SPACE * 100 _____ = 82.18 % PERCENT
 MINIMUM OPEN SPACE SQUARE FOOTAGE

MAXIMUM AREA TO BE COVERED BY THE BUILDING =
 $6068 - 4987.5 = 1080.5 \text{ Sq.Ft.}$



HEIGHT DIFFERENCE = 14'

$$S = \frac{2 * 414 * 100}{1420} = 58.3 \%$$

HEIGHT DIFFERENCE = 22'

$$S = \frac{2 * 455.5 * 100}{3525} = 25 \%$$

HEIGHT DIFFERENCE = 8'

$$S = \frac{2 * 196 * 100}{1124} = 34.87 \%$$

MINIMUM OPEN SPACE SQUARE FOOTAGE =
 $(3525 * 62.5 \%) + (1420 * 97.5 \%) + (1124 * 92.5 \%) = 4627.3 \text{ Sq.Ft.}$

PROPOSED OPEN SPACE * 100 _____ = 76.23 % PERCENT
 MINIMUM OPEN SPACE SQUARE FOOTAGE

MAXIMUM AREA TO BE COVERED BY THE BUILDING =
 $6068 - 4627.3 = 1440.7 \text{ Sq.Ft.} < 1438 \text{ Sq.Ft. PROPOSED PROJECT}$



12 00 00 00
 12 00 00 00
 12 00 00 00

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

OWNER:
 LAURA LA PLANTE
 28254 LAURA LA PLANTE
 AGOURA HILLS, CA 91301
 TEL: (909) 955-8888

DATE	REVISIONS

SLOPE ANALYSIS
 2 & 3

DATE: 07/20/2014
 DRAWN BY: JAY TAYLOR
 CHECKED BY: JAY TAYLOR

SYMBOL	LEGEND
[Symbol]	MAX. 6' HIGH N.E.T. WALL PER STRUCTURAL PLANS
[Symbol]	NON COMPLIANT 4" N REAR YARD RETAINING WALL
[Symbol]	MAX. 3' HIGH PLANTER WALL
[Symbol]	EXISTING CONTOUR LINES TO REMAIN
[Symbol]	MODIFIED CONTOUR LINES
[Symbol]	EXTERIOR WALLS
[Symbol]	PROPERTY LINES
[Symbol]	42" HIGH GUARD RAIL PER DETAIL 7 @ A-11.4
[Symbol]	MAX. 36" HIGH PLANTER WALL



GARAGE AREA
 AREA CALCULATION



BACK YARD ELEVATION OF THE ADJACENT LOT=985.34



Laura La Plante Dr

EASEMENT
 AN EASEMENT FOR ingress and egress for driveway, BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7, THENCE 11 FEET SOUTHWESTLY ALONG THE WEST LINE, THENCE TO A POINT ON NORTH 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=07'-1"
 F.F. @ FIRST FLOOR=082'-10" / 084'-0"
 F.F. @ SECOND FLOOR=084'-1"
 HIGHEST POINT OF BUILDING=1000'-1"
 BUILDING HEIGHT (ENVELOPE)= 35'-0"

1 SITE PLAN

TOP OF SLOPE AT THE DIRT ROAD = 1030



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

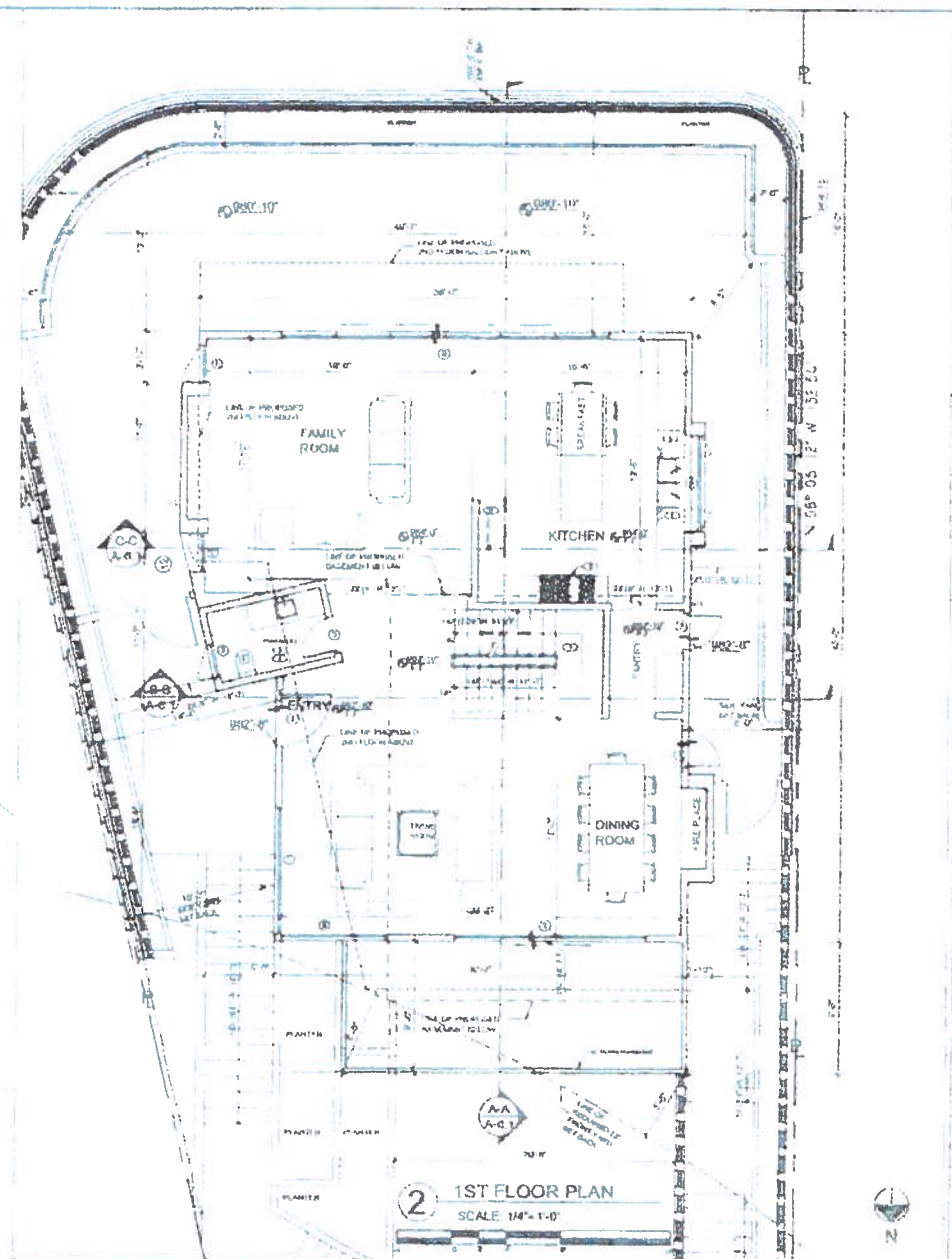
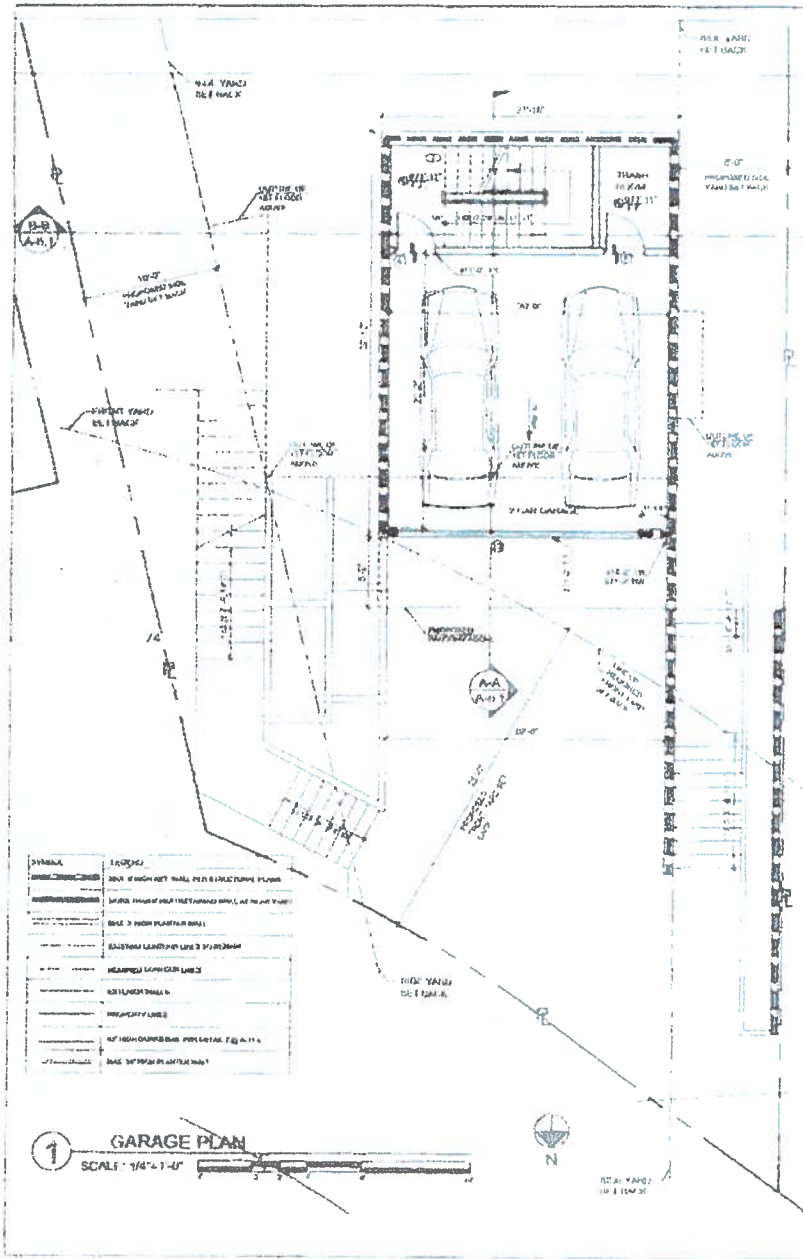
DESIGNED BY:
 LANDSCAPE DESIGN STUDIO
 1000 SANTELE BLVD. #230
 LOS ANGELES, CA, 90025
 TEL: (310) 540-0463
 0-4444, dsherry@gmail.com

NO.	DATE	REVISIONS

SHEET TITLE
 SITE PLAN

SCALE: AS SHOWN
 DRAWN: HLP
 START DATE: JULY 2014
 JOB NUMBER: 28254 LAURA LA PLANTE
 SHEET

A-2.1



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

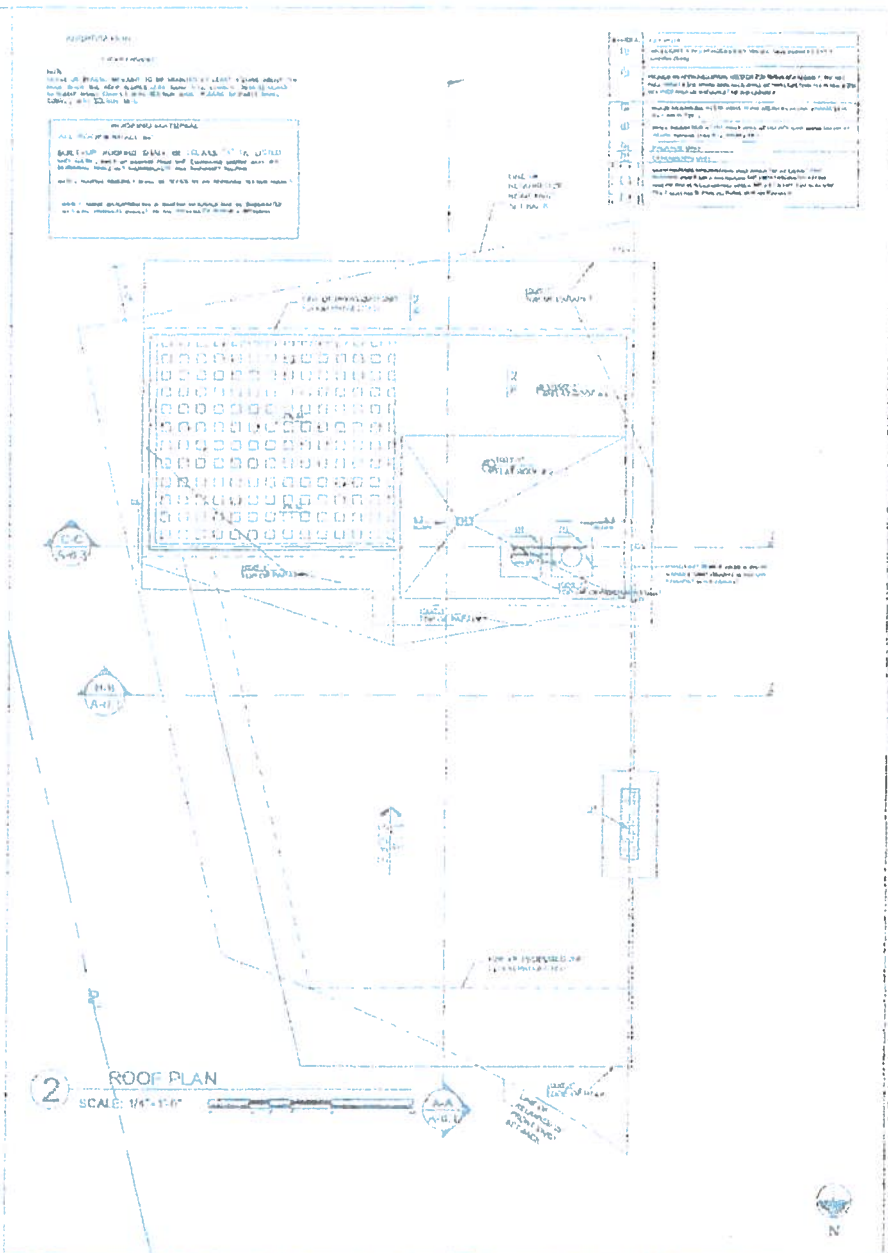
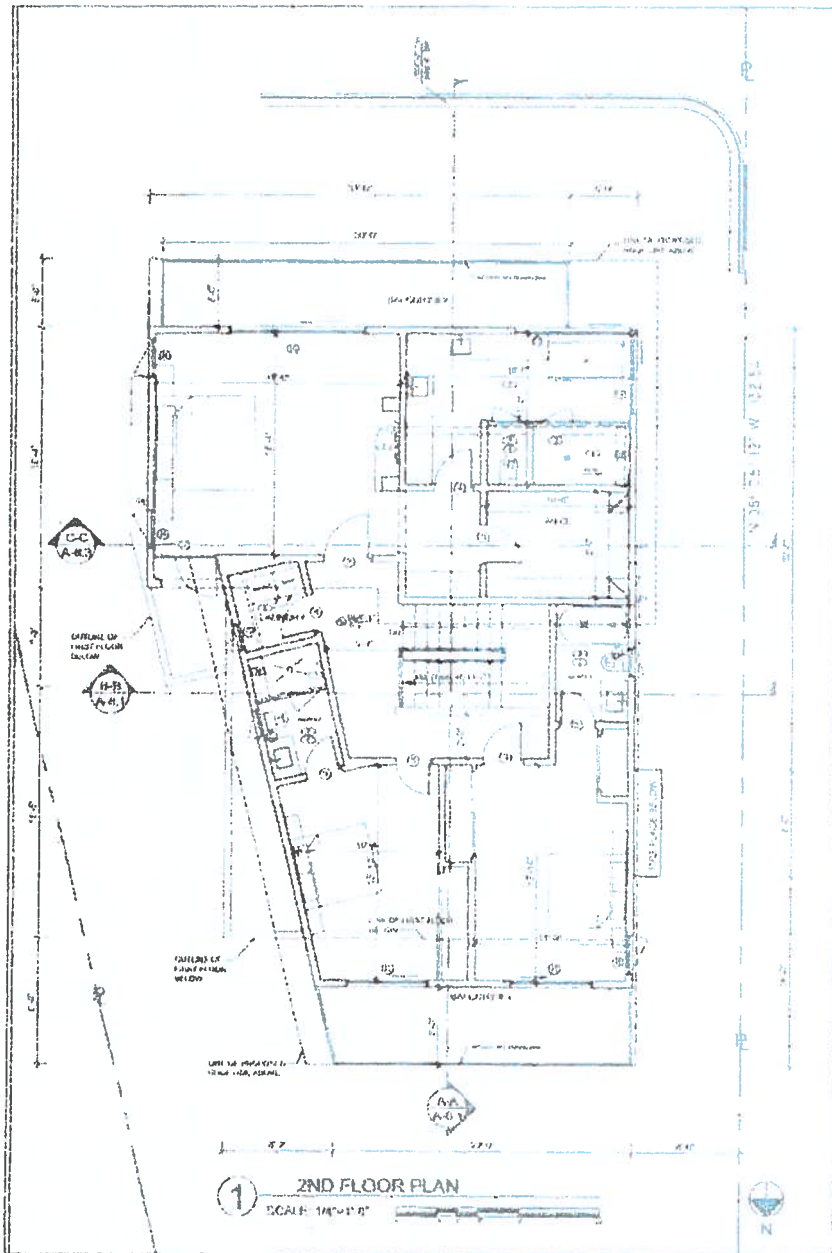
PROJECT TITLE: 1ST FLOOR AND GARAGE PLAN

DATE: 08/15/2018
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMITS
2	08/15/2018	ISSUED FOR PERMITS
3	08/15/2018	ISSUED FOR PERMITS
4	08/15/2018	ISSUED FOR PERMITS
5	08/15/2018	ISSUED FOR PERMITS
6	08/15/2018	ISSUED FOR PERMITS
7	08/15/2018	ISSUED FOR PERMITS
8	08/15/2018	ISSUED FOR PERMITS
9	08/15/2018	ISSUED FOR PERMITS
10	08/15/2018	ISSUED FOR PERMITS

PROJECT TITLE: 1ST FLOOR AND GARAGE PLAN

DATE: 08/15/2018
SCALE: 1/4" = 1'-0"



REVISIONS

NO. 1
DATE: 08/14/2014
BY: [Signature]
DESCRIPTION: [Text]

NO.	DATE	DESCRIPTION
1	08/14/2014	ISSUED FOR PERMITS
2		
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PROJECT:
SINGLE FAMILY RESIDENCE
78254 LAURA LA PLANTE
AGORA HILLS, CALIFORNIA

PROJECT:
SINGLE FAMILY RESIDENCE
78254 LAURA LA PLANTE
AGORA HILLS, CALIFORNIA

NO.	DATE	DESCRIPTION
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2ND FLOOR AND ROOF PLAN

DATE: 08/14/2014
BY: [Signature]
SCALE: 1/8" = 1'-0"
1/4" = 1'-0"

A-3.2



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

EXTERIOR MATERIAL & FINISHES

1. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
2. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
3. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
4. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
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92. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
93. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
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96. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
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98. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
99. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE
100. 1/2" GYPSUM BOARD, 1/2" PLASTER SURFACE

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

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

NO.	DATE	REVISION
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EAST & WEST ELEVATION

DATE: APPROX
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 PROJECT NO.:



PROJECT NO. 2024-001

PROJECT: SINGLE FAMILY RESIDENCE
2024 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

OWNER: LAURA LA PLANTE
ARCHITECT: JAMES W. WILSON
DATE: 08/15/2024
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE

SOUTH & NORTH ELEVATION

DATE: 08/15/2024
DRAWN BY: JWW
CHECKED BY: JWW
SCALE: 1/4" = 1'-0"

A-5.1

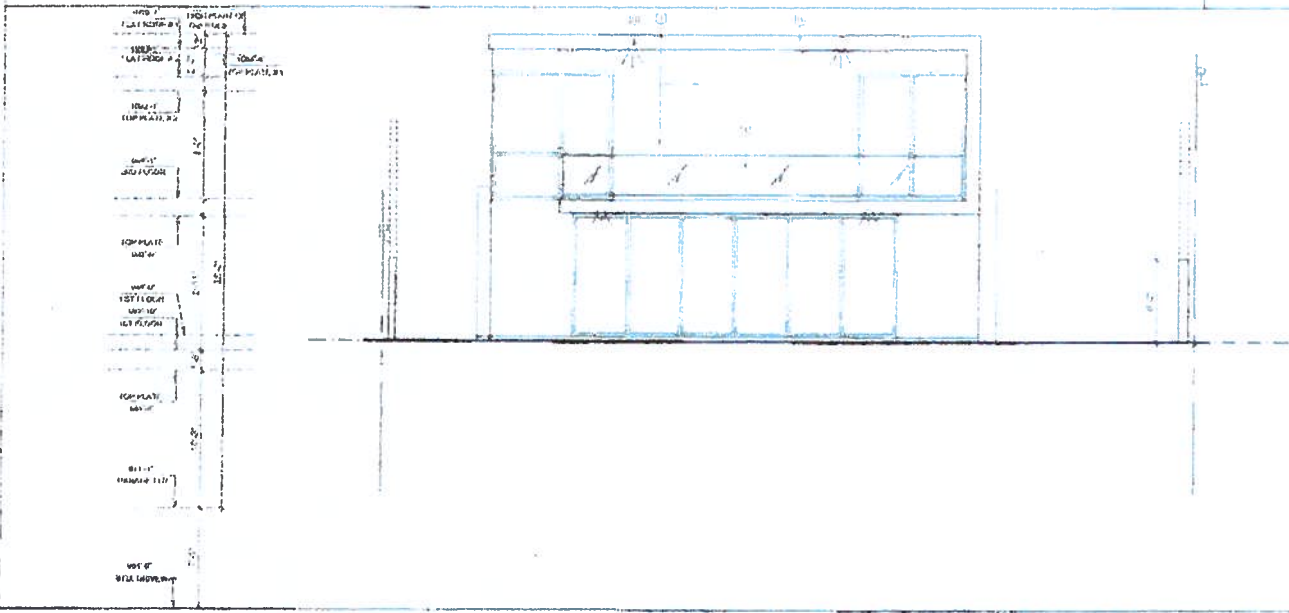
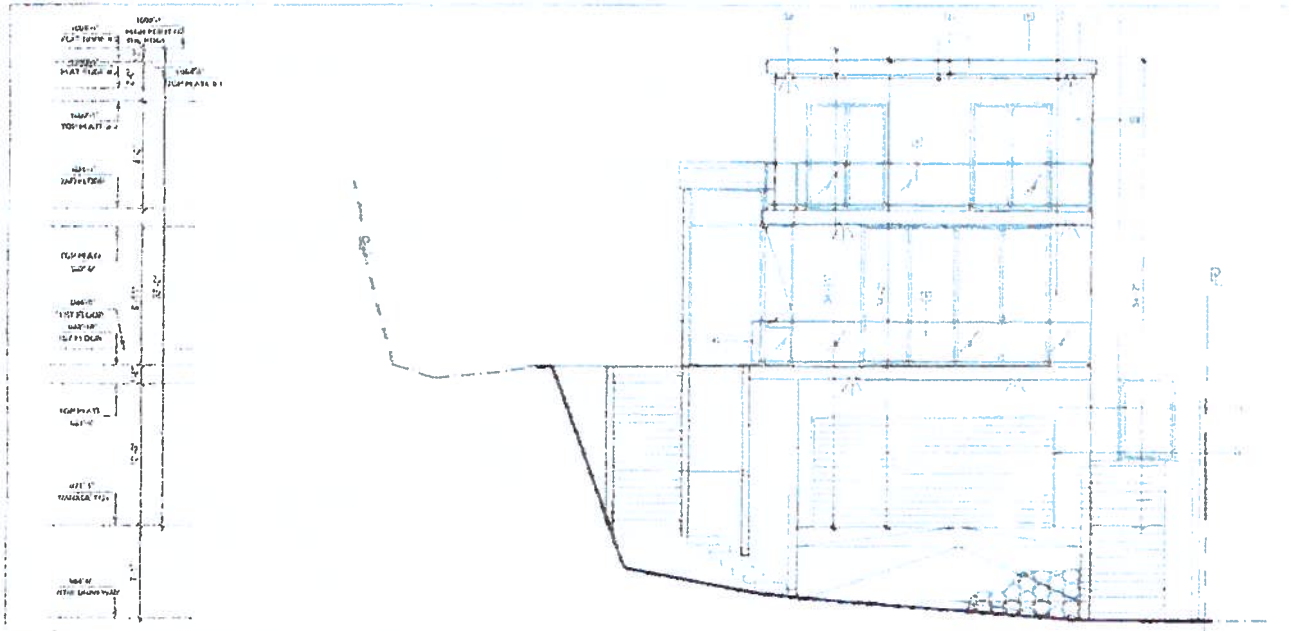
EXTERIOR MATERIAL & FINISHES

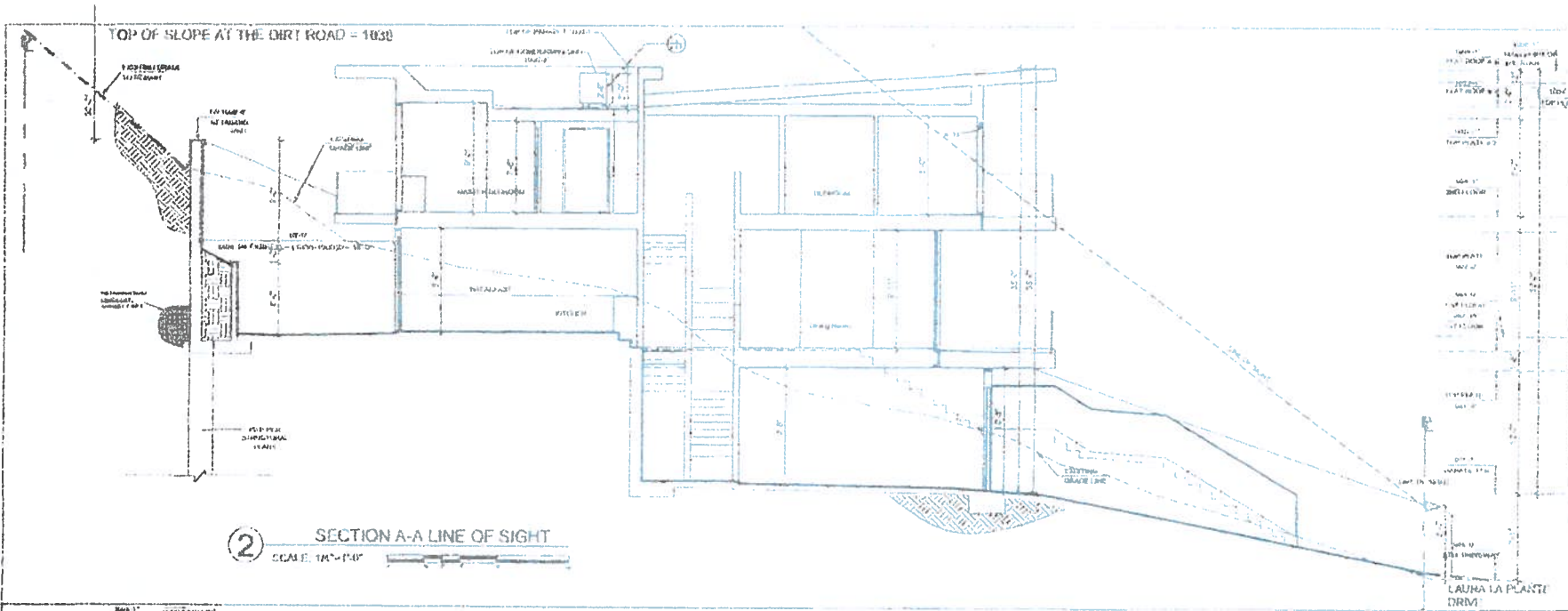
1. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
2. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
3. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
4. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
5. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
6. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
7. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
8. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
9. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
10. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
11. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
12. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
13. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
14. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
15. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
16. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
17. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
18. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
19. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND
20. 1/2" GYPSUM BOARD, 5/8" PLASTER, GRIND

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

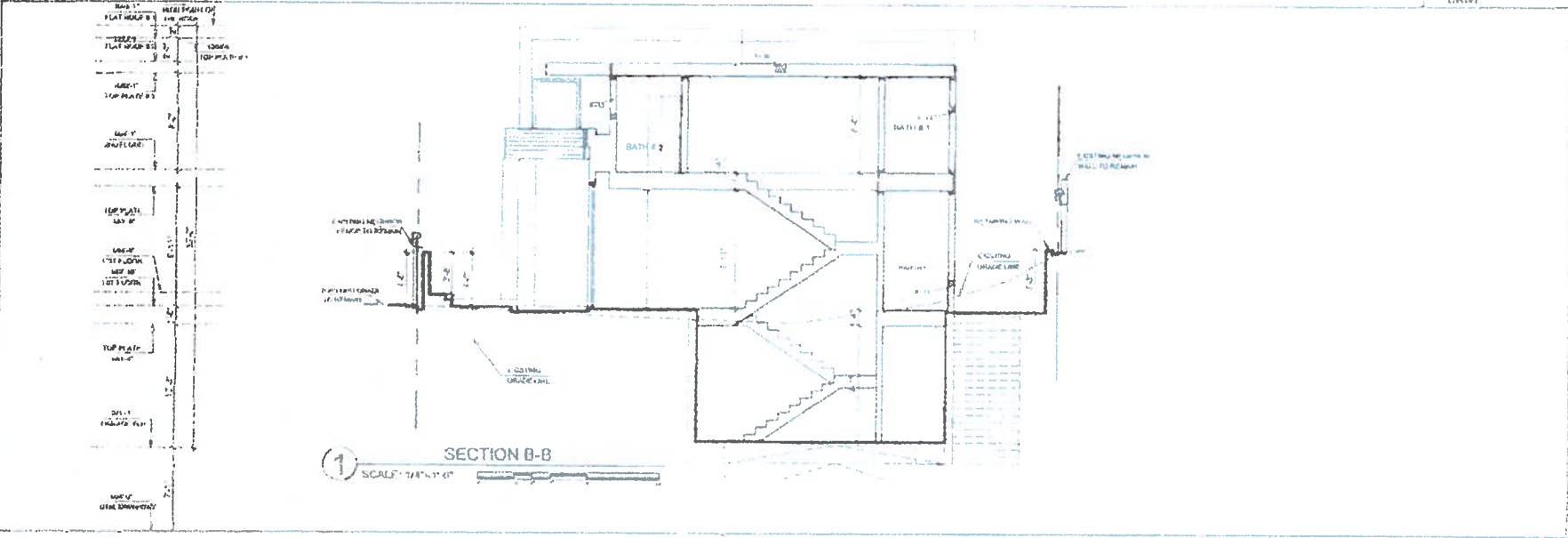


1 REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"





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



① SECTION B-B
SCALE: 3/8" = 1'-0"



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

ARCHITECT:
LADYBIRD ARCHITECTURE
1100 S. GARDEN ST. SUITE 100
AGGORA HILLS, CA 92520
TEL: (951) 266-7555
WWW.LADYBIRDARCH.COM

NO.	REVISION

DATE: 08/15/2018
SECTION
A-A LINE OF
SIGHT
&
SECTION B-B

SCALE: AS SHOWN
DRAWN: JEP
CHECKED: JEP
DATE: JULY 2018
PROJECT: 28254 LAURA LA PLANTE

A-6.1



DATE: 10/20/2014
PROJECT: SINGLE FAMILY RESIDENCE @ 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA

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

SCALE: 1/4" = 1'-0"
DATE: 10/20/2014
PROJECT: SINGLE FAMILY RESIDENCE @ 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA

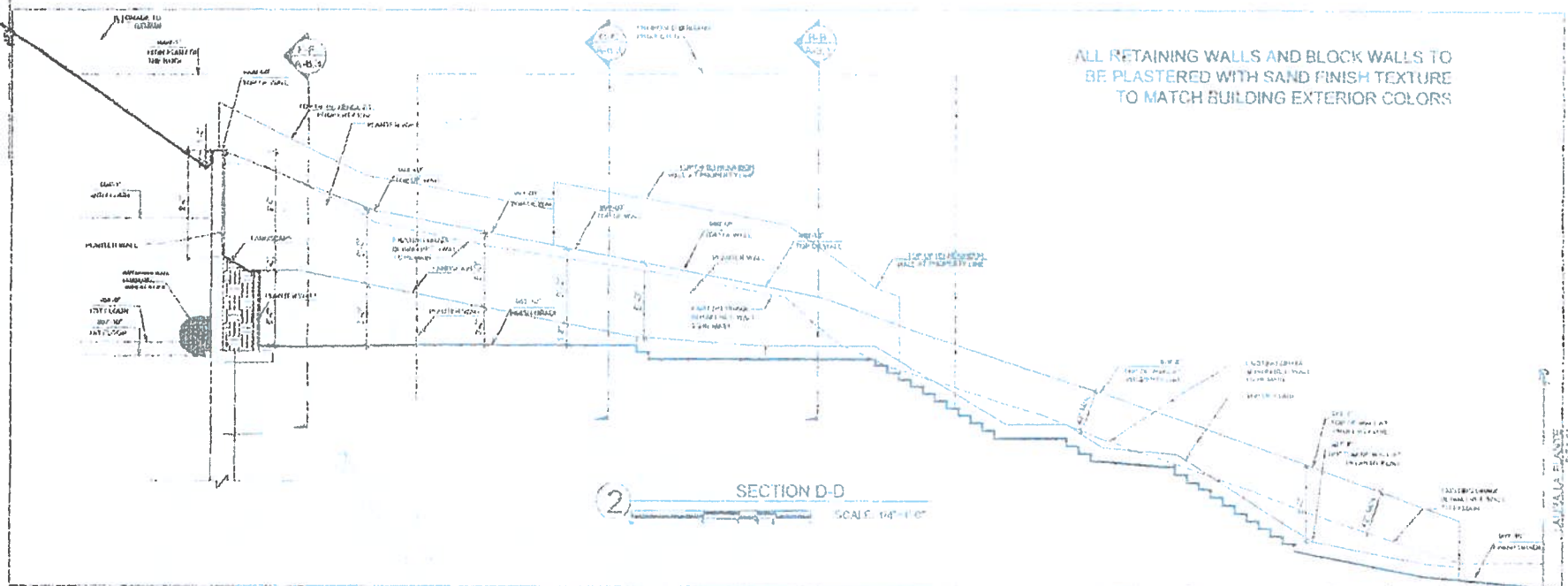
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SECTION @ RETAINING WALLS D-D & E-E

DATE: 10/20/2014
PROJECT: SINGLE FAMILY RESIDENCE @ 28254 LAURA LA PLANTE AGOURA HILLS, CALIFORNIA

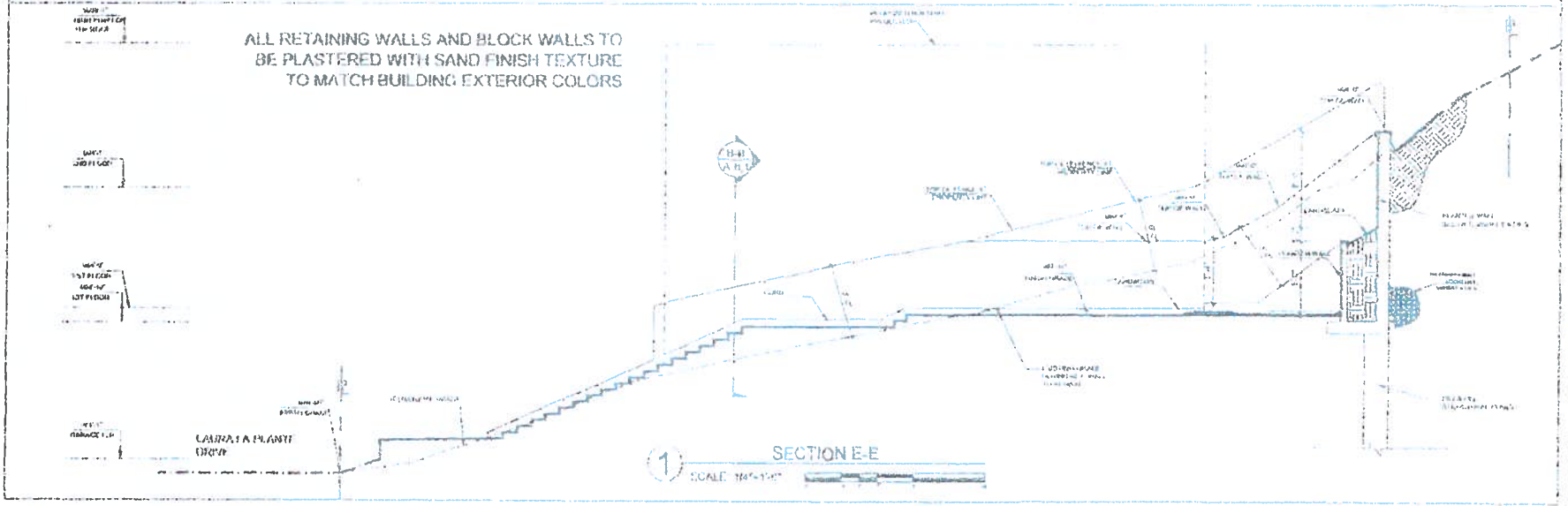
A-62

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

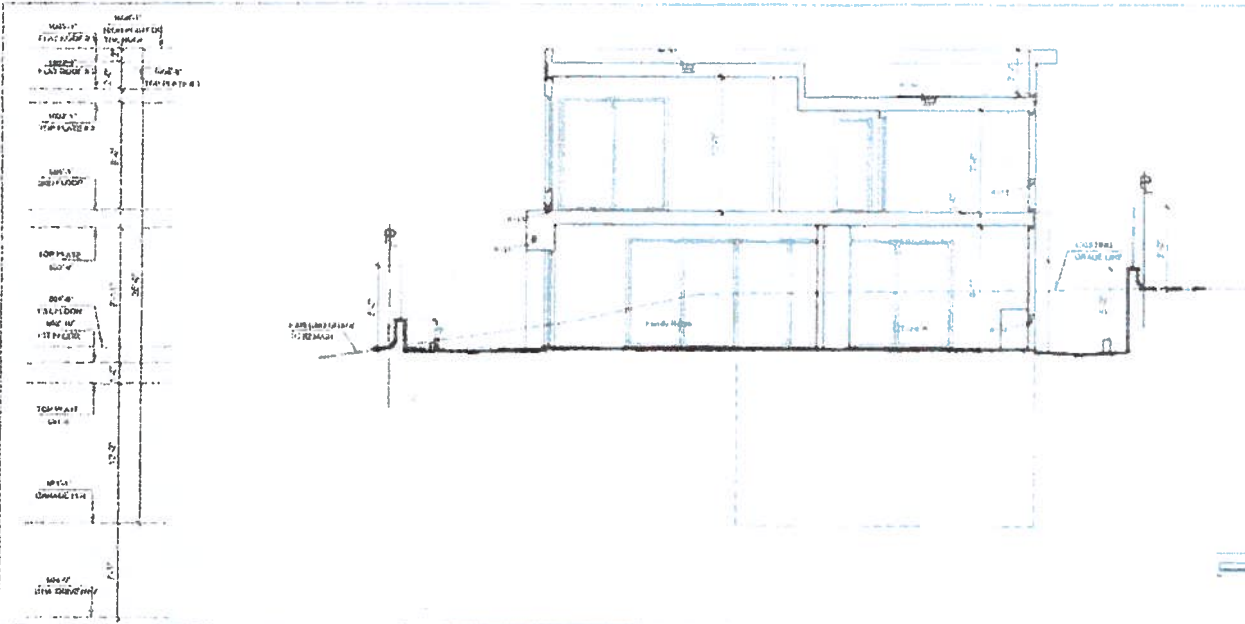


2 SECTION D-D SCALE: 1/4" = 1'-0"

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



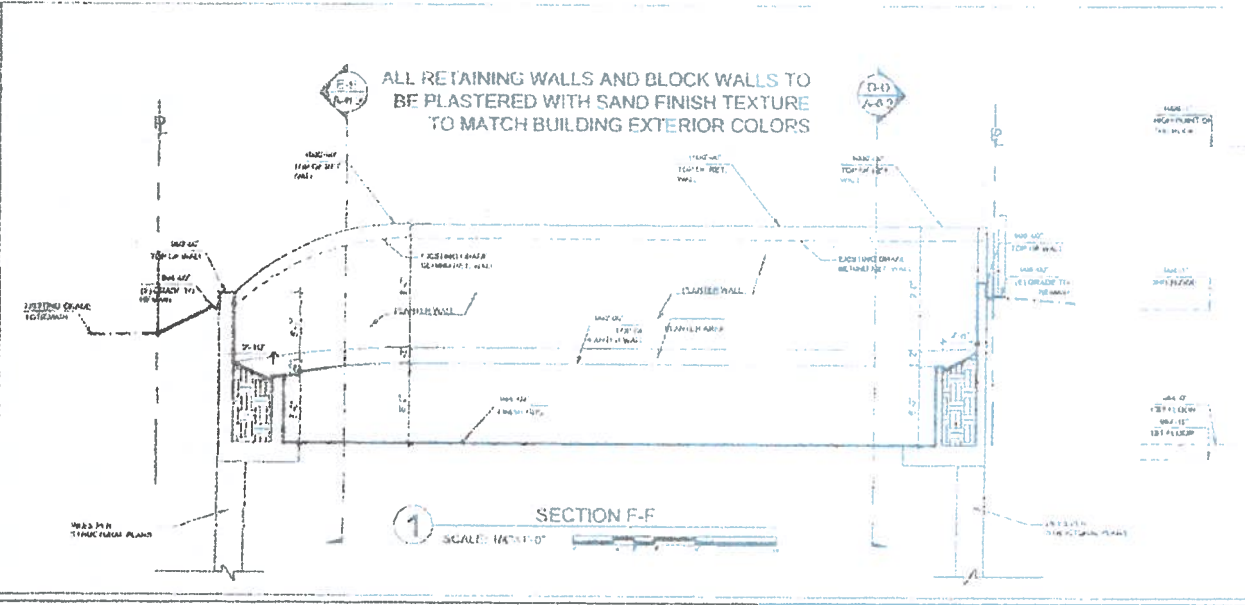
1 SECTION E-E SCALE: 1/4" = 1'-0"



SECTION C-C

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

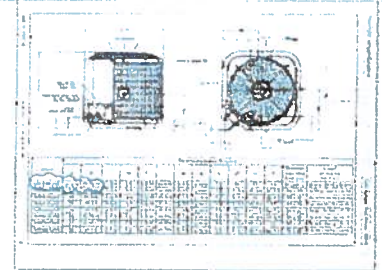
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SECTION F-F

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

1



HVAC IS UNIT NOT VISIBLE FROM S. STREET. SURROUNDING PARAPET WALLS ARE HIGHER THAN HVAC UNIT HEIGHT

HVAC UNIT SPECIFICATION

3



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

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

DATE: 01/15/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

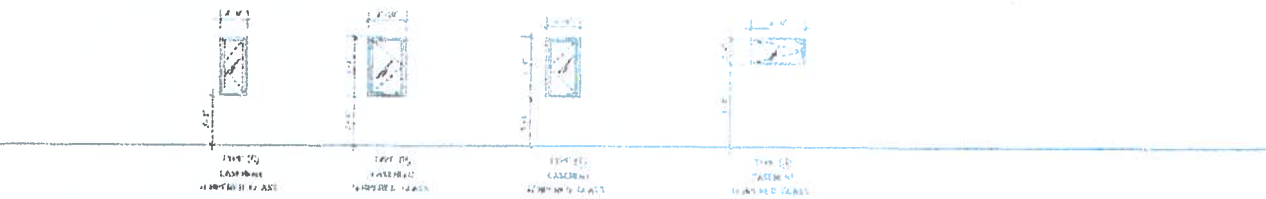
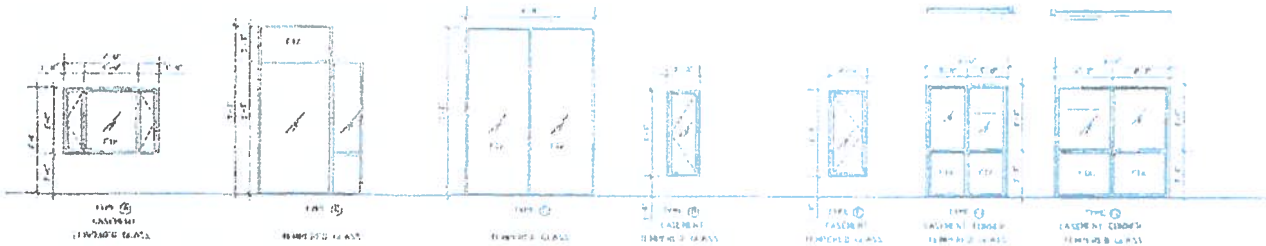
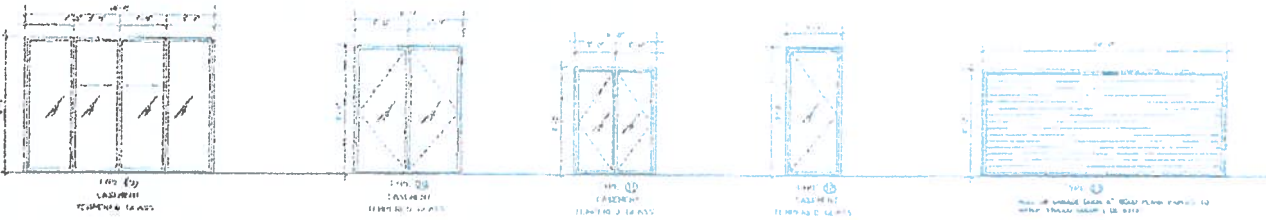
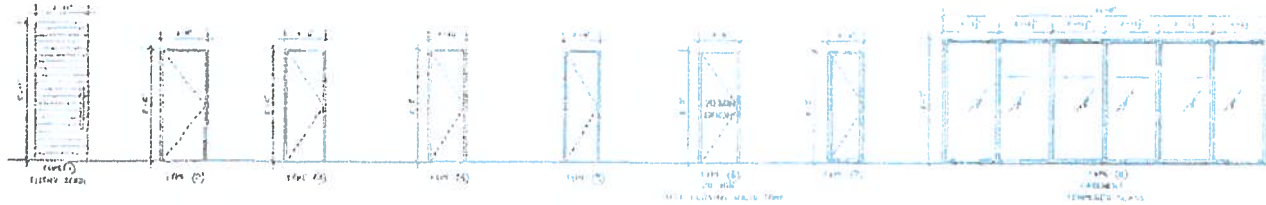
SECTION C-C
SECTION F-F
AND DETAILS

DATE: 01/15/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

DATE: 01/15/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

A-6.3

VERY HIGH FIRE HAZARD ZONE. ALL GLASSES TO BE TEMPERED



DOOR SCHEDULE									
NO.	TYPE	LOCATION	FINISH	GLASS	GLASS TYPE	GLASS SIZE	GLASS WEIGHT	GLASS AREA	GLASS WEIGHT
1	D1	...	...	...	...	...	...	...	...
2	D2	...	...	...	...	...	...	...	...
3	D3	...	...	...	...	...	...	...	...
4	D4	...	...	...	...	...	...	...	...
5	D5	...	...	...	...	...	...	...	...
6	D6	...	...	...	...	...	...	...	...
7	D7	...	...	...	...	...	...	...	...
8	W1	...	...	...	...	...	...	...	...

WINDOW SCHEDULE									
NO.	TYPE	LOCATION	FINISH	GLASS	GLASS TYPE	GLASS SIZE	GLASS WEIGHT	GLASS AREA	GLASS WEIGHT
1	W1	...	...	...	...	...	...	...	...
2	W2	...	...	...	...	...	...	...	...

NOTES:
 1. ALL GLASS TO BE TEMPERED.
 2. ALL GLASS TO BE TINTED TO MATCH EXISTING GLASS.
 3. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.

NOTE:
 1. ALL GLASS TO BE TEMPERED.
 2. ALL GLASS TO BE TINTED TO MATCH EXISTING GLASS.
 3. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.
 4. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.
 5. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.
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 9. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.
 10. ALL GLASS TO BE INSTALLED WITH PROPER GLAZING BEZEL.

COMPENET
ARCHITECTURE

PROJECT:
 SINGLE FAMILY RESIDENCE @
 38254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

DOOR AND WINDOW SCHEDULE

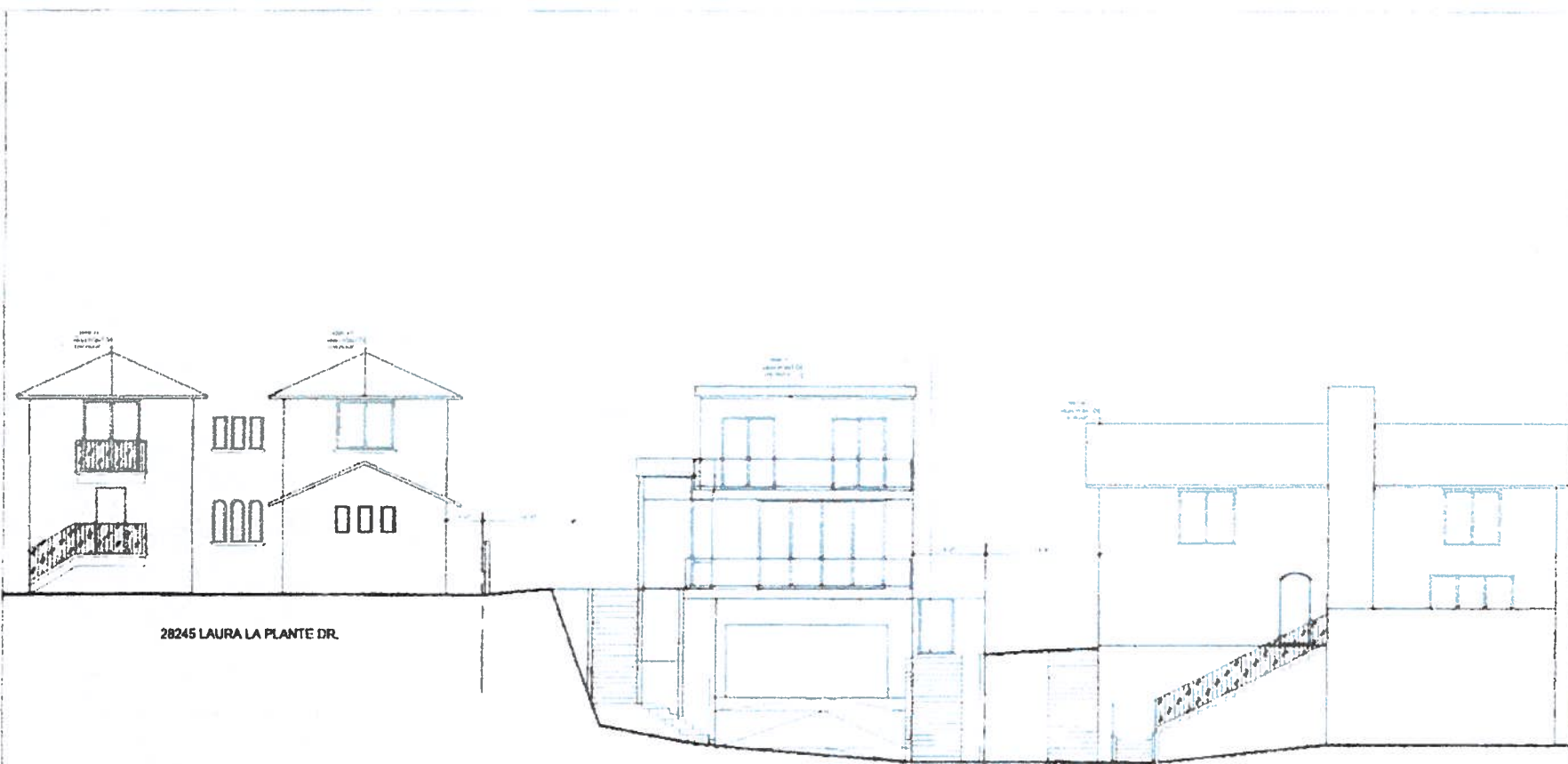
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14 00 0000
 14 00 0000
 14 00 0000

PROJECT:
 SINGLE FAMILY RESIDENCE ②
 28254 LAURA LA PLANTE
 AGOURA HILLS, CALIFORNIA

REGISTERED
 PLASTER PAINTER &
 DESIGNER OF INTERIORS
 14888 SHERWOOD STREET
 THE BUNK, CA, 91304
 TEL: (818) 298-1800
 THE STUDIO
 14888 SHERWOOD STREET
 THE BUNK, CA, 91304
 TEL: (818) 298-1800
 WWW.THESTUDIO.COM



28245 LAURA LA PLANTE DR.

28254 LAURA LA PLANTE DR.
 (PROPOSED PROJECT)

28258 LAURA LA PLANTE DR.

① ADJACENT NEIGHBOR ELEVATION DIAGRAM
 SCALE: 3/8"=1'-0"

NO.	DATE	REVISIONS

DIRECT TITLE
**ADJACENT
 NEIGHBOR
 ELEVATION
 DIAGRAM**

SCALE: 3/8"=1'-0"
 DRAWN: JFF
 START DATE: JULY 2011
 JOB NUMBER: 1074 (LUMAL)
 SHEET

A-9.0

GRADING NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. A 10% SLOPE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE DRIVEWAY.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
5. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
6. REPORTS REQUIRED:
 1. GEOTECHNICAL REPORT: SHALL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF PERMIT APPLICATION.
 2. FLOOD DAMAGE REPORT: SHALL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF PERMIT APPLICATION.
 3. AIR QUALITY IMPACT REPORT: SHALL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF PERMIT APPLICATION.
 4. A COPY OF THE PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF PERMIT APPLICATION.

PUBLIC UTILITIES / SERVICES

UTILITY	LOCATION	DEPTH	DIAMETER	TYPE
WATER	15' SOUTH OF DRIVEWAY	18"	12"	CAST IRON
SEWER	15' SOUTH OF DRIVEWAY	18"	12"	CAST IRON
POWER	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
TELEPHONE	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
TELEVISION	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
TRASH	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
STORM	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
IRRIGATION	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM
OTHER	15' SOUTH OF DRIVEWAY	18"	12"	ALUMINUM

ABBREVIATIONS

AC	ACRYLIC CONCRETE	AS	ASBESTOS
AD	ADJUSTABLE	AW	AIRWAY
AE	ALUMINUM	AW	AIRWAY
AF	ALUMINUM FINISH	AW	AIRWAY
AG	ALUMINUM GROUT	AW	AIRWAY
AH	ALUMINUM HANDRAIL	AW	AIRWAY
AI	ALUMINUM INSULATION	AW	AIRWAY
AJ	ALUMINUM JOINT	AW	AIRWAY
AK	ALUMINUM KICKER	AW	AIRWAY
AL	ALUMINUM LATH	AW	AIRWAY
AM	ALUMINUM MESH	AW	AIRWAY
AN	ALUMINUM NAIL	AW	AIRWAY
AO	ALUMINUM OILING	AW	AIRWAY
AP	ALUMINUM PAPER	AW	AIRWAY
AQ	ALUMINUM QUARTZ	AW	AIRWAY
AR	ALUMINUM RAIL	AW	AIRWAY
AS	ALUMINUM SAND	AW	AIRWAY
AT	ALUMINUM TIE	AW	AIRWAY
AV	ALUMINUM VENEER	AW	AIRWAY
AW	ALUMINUM WOOD	AW	AIRWAY
AX	ALUMINUM X-RAY	AW	AIRWAY
AY	ALUMINUM YIELD	AW	AIRWAY
AZ	ALUMINUM ZINC	AW	AIRWAY

SINGLE FAMILY RESIDENCE
28254 LAURA LA PLANTE DRIVE
AGOURA HILLS, CA 91301

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AGOURA HILLS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.

PROPOSED WORK STRUCTURES

THE PROPOSED WORK STRUCTURES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE PROPOSED WORK STRUCTURES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE PROPOSED WORK STRUCTURES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.



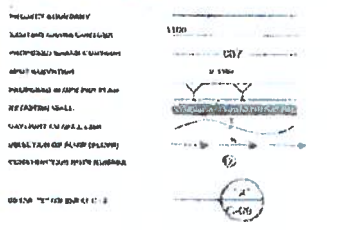
INSPECTION NOTES

1. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

STORMWATER POLLUTION NOTES

1. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

LEGEND AND SYMBOLS



OAK TREE NOTES

1. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

LEGAL DESCRIPTION

THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE PROPOSED DRIVEWAY SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1 OF 2	TITLE SHEET/NOTES
2 OF 2	GRADING & EROSION PLAN
3 OF 2	PROPOSED DRIVEWAY PLAN
4 OF 2	AS-BUILT
5 OF 2	AS-BUILT

ESTIMATED EARTHWORK QUANTITIES

ITEM	QUANTITY	UNIT
EXCAVATION	1000	CU YD
EMBANKMENT	500	CU YD
GRAVEL	1000	CU YD
ASPHALT	1000	SQ YD

RECORD DRAWING STATEMENT

I, THE ENGINEER, HEREBY CERTIFY THAT THE DRAWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL DRAWING AS SUBMITTED TO THE CITY OF AGOURA HILLS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AGOURA HILLS.

OWNER'S APPROVAL

THE OWNER HEREBY APPROVES THE PROPOSED DRIVEWAY AND GRADING PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AGOURA HILLS.

CIVIL ENGINEER

NAME: DAVID J. SMITH
 LICENSE NO.: 45678
 STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER

NAME: DAVID J. SMITH
 LICENSE NO.: 45678
 STATE OF CALIFORNIA

OWNER'S APPROVAL

NAME: DAVID J. SMITH
 LICENSE NO.: 45678
 STATE OF CALIFORNIA



DATE	REVISION	BY	FOR
08/15/2024	1	DAVID J. SMITH	ISSUE FOR PERMIT

AGOURA HILLS

PERMIT TO CONSTRUCT

DRIVEWAY AND GRADING PLAN

DATE: 08/15/2024

PROJECT NO: 28254 LAURA LA PLANTE DRIVE

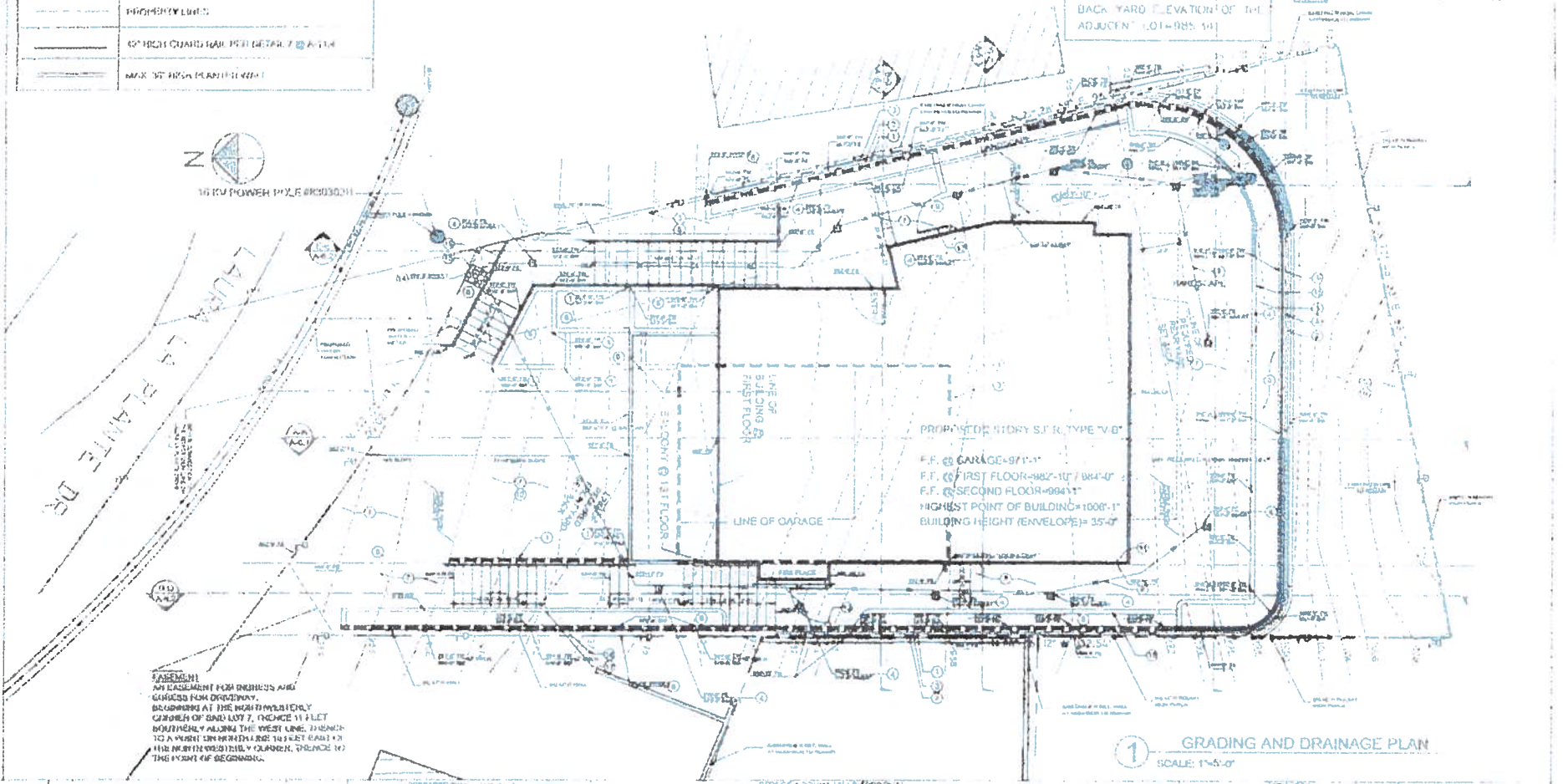
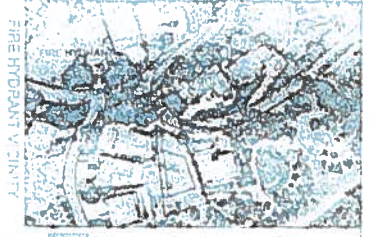
OWNER: DAVID J. SMITH

ENGINEER: DAVID J. SMITH

STATE OF CALIFORNIA

SYMBOL	DESCRIPTION
	MAX. 6' HIGH Fwy WALL PER DEPARTMENT PLANS
	6' HIGH CONCRETE Fwy WALL PER DEPARTMENT PLANS
	MAX. 3' HIGH PLANTER WALL
	EXISTING CONCRETE FOUNDATION
	EXISTING CONCRETE FOUNDATION
	PROPERTY LINES
	6' HIGH GUARD RAIL PER DETAIL 7 OF A-114
	MAX. 3' HIGH PLANTER WALL

SYM.	DESCRIPTION
(1)	RETAINING WALL/BLOCK WALL. DETAILS ON SEPARATE PERMIT
(2)	CORNER 3" LATCH PER DETAIL 3 ON SHEET 4 OF 5
(3)	CONCRETE WALL. SHEDDING PER DETAIL 3 OF SHEET 4 OF 5
(4)	CONTRACT 8" ANSA DESIGN
(5)	EXISTING CURB TO REMAIN
(6)	LANDSCAPE
(7)	HARDWARE
(8)	INSTALL 8" RETAINABLE ANSA FRAME PER VERTICAL TABLE NOT SHOWN
(9)	INSTALL 4" HOLLOW STEEL UPRIGHT PER 3" MIN. SQUARE
(10)	BROWN FINISH CONCRETE
(11)	PAINTED 1 1/2" SQUARE CONDUIT PER SLABER-141-D
(12)	3'-0" HIGH POOL GATE SELF CLOSING AND SELF LATCHING AND OPEN TOWARD AWAY FROM THE POOL. LATCHING MECHANISM SHALL BE LOCATED NO LOWER THAN 4'-0" ABOVE FINISH FLOOR/GRADE
(13)	LANDSCAPE
(14)	INSTALL TO STREET PER DETAIL 5 OF SHEET 4 OF 5
(15)	MAX. 36" HIGH PLANTER WALL
(16)	MAX. 30" HIGH PLANTER WALL
(17)	8" HIGH CURB
(18)	7 1/2" HIGH RAMP PER DETAIL 10 OF SHEET 4 OF 5
(19)	7 1/2" HIGH CURB PER DETAIL C ON SHEET 5 OF 5

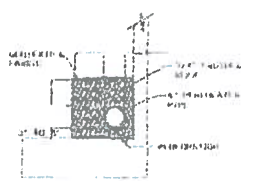


LANDSCAPE ENHANCEMENT FOR TREES AND CURBS FROM DRIVEWAY. CURBSHEDS AT THE NORTH WESTERLY CORNER OF BAY LOT 7. TREES TO BE PLANTED ALONG THE WEST LINE. DRIVING TO A POINT ON NORTH LINE TO SET CURB TO THE NORTH WESTERLY CORNER. TRANCE TO THE FRONT OF BEGINNING.

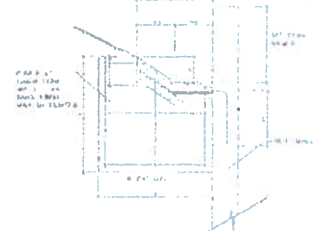
BACK YARD ELEVATION OF THE ADJACENT LOT=985.50'

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

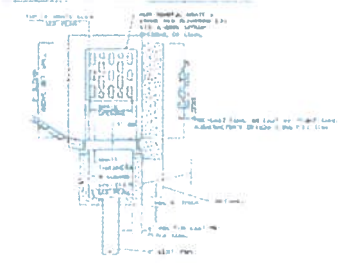
REVISIONS	DATE	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT NUMBER	DATE/TITLE	APPROVED BY	DATE	AMOUNT/ADICAL, P.E., CIVIL ENGINEER	DATE	Drawn	DATE	DATE	ACQUA HILLS			SINGLE FAMILY RESIDENCE 7228 LAURA LA PLANTE ACQUA HILLS, CALIFORNIA	GRADING AND DRAINAGE PLAN SHEET 2 OF 5
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1 SUBIRIUM DETAIL



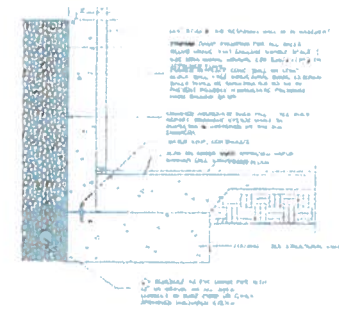
2 TYP. DRAINAGE WALL GUTTER TYPICAL DETAIL



3 CONCRETE CATCH BASIN



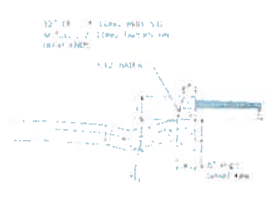
4 FOUNDATION EXCAVATION DETAIL



5 TYP. BASEMENT WALL SECTION

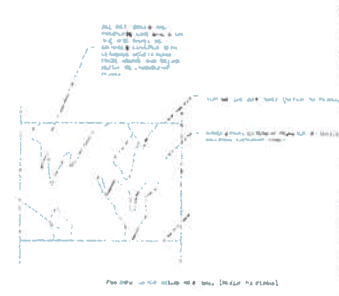
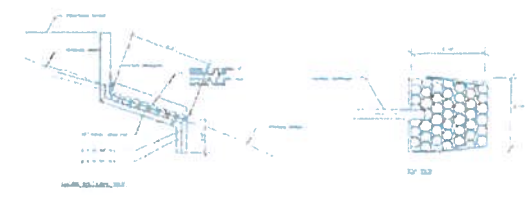


6 WALL BYPASS DRAINAGE DETAIL



7 TYPICAL CURB FOR DRAIN TYPICAL

REINFORCE ALL DRAINAGE INLET



8 TYPICAL CURB FOR DRAIN TYPICAL

9 TYPICAL CURB FOR DRAIN TYPICAL

<p>10 DETAILS</p>				<p>11 CITY OF AGOURA HILLS APPROVAL</p>				<p>12 GRADING AND DRAINAGE DETAILS</p>			
<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>APPROVED</p>	<p>DATE</p>	<p>BY</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
<p>1</p>	<p>12/15/2018</p>	<p>J. SMITH</p>	<p>J. SMITH</p>	<p>12/15/2018</p>	<p>J. SMITH</p>	<p>12/15/2018</p>	<p>12/15/2018</p>	<p>12/15/2018</p>	<p>12/15/2018</p>	<p>12/15/2018</p>	<p>12/15/2018</p>



LA 101 03/2014

Project: Single Family Residence
28254 Laura La Plante
Agoura Hills, California

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

GENERAL DESCRIPTION:
LOT 7 IN BLOCK 8 OF TRACT
1008 IN THE CITY OF AGOURA
HILLS, COUNTY OF LOS
ANGELES, STATE OF
CALIFORNIA, AS PER MAP
RECORDED BY BLOCK AND
PAGE NO. 10 IN INCLUSIVE
SHEETS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID
COUNTY.

OWNER:
DEBRA AND DEAN PALAN
18416 HILPER STREET
ENCINO, CA 91436
TEL: (818) 885-5668

DESIGNER:
LANDSCAPE ARCHITECTURE
AGOURA HILLS, CALIFORNIA
TEL: (818) 885-5668

NO.	DATE	REVISIONS

SHEET TITLE:

LANDSCAPE PLAN

SCALE: AS SHOWN

DESIGN:

START DATE: MARCH 2014

JOB NUMBER: 0700

SHEET:

L-1.0

DRAWING DATE: 11/1/2014

PLANTING SCHEDULE

TREES

ARBITUS HYBRID 'MARINA'
MARINA STRAWBERRY TREE

CERCIDIUM HYBRID
DESERT MUSEUM
HYBRID PALO VERDE
YUCCA ROSTRATA
RIG BEND YUCCA

CERCIS OCCIDENTALIS
WESTERN REDBUD

EXISTING TREE TO REMAIN
VINE

TRACHELOSPIRUM
JASMINOIDES

SHRUBS & GROUND COVER

FOURCROYA ALTA
ECHO VERIA

SENECIO MANDRALISCAE
SENECIO

ARISTIDA PURPUREA
PURPLE THREEAWN

ROSEMARINUS OFFICINALIS
PROSTRATUS

AGAVE ATTENUATA
FOXTAIL AGAVE

WATER FEATURE

ROOM FINISHED CONCRETE

LANDSCAPE AREA

SIZE & QUAN

24" BOX / 1 EA

15 GAL / 2 EA

24" BOX / 1 EA

1 GAL / 14 EA

1 GAL @ 18" O.C. / 52 EA

1 GAL @ 12" O.C. / 337 EA

1 GAL @ 30" O.C. / 337 EA

5 GAL @ 6" O.C.

5 GAL / 6 EA

SIZE @ PLANTING

15 H & 2 W

15 H & 2 W

5 H & 4 W

2 H & 2 W

LOW

LOW

LOW

LOW

LOW

LOW

WUCOLS

LOW

LOW

LOW

LOW

LOW

LOW

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LOW

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LOW

4. PLANT HOLES TO BE 18" DEEP AND 12" WIDE AS THE PLANT ROOT BALL. INSTALL APPROXIMATELY 10% PER INCH UNLESS OTHERWISE NOTED. PROVIDE GRID-PATTERN PLANT TABLETS AT THE FOLLOWING SIZES:

1 GAL	2
5 GAL	1
15 GAL	1
24" BOX	1

PLACE REINFORCED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL AND 4" AWAY FROM EACH END OF THE ROOT UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT BALL.

10. "DEEP" HOLES ARE TO BE REINFORCED, REINFORCED 4" OVER 4" FT OF HOLES. INSTALL REINFORCED SPECIFICATIONS.

11. ALL PROPOSED TREES AND SHRUBS COULD BE TO BE TREATED WITH AN APPLICABLE RESISTANT SYSTEM. APPLY FOR APPLICABLE SPECIFICATIONS AS INDICATED IN THE PLANS. OBTAIN THE RECORDS OF THE APPLICABLE PRODUCT AND OBTAIN THE LATEST REVISIONS THEREOF.

12. CONTRACTOR TO INSTALL AND MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THE EXISTING SPECIFICATIONS AND SPECIFICATIONS WHICH MIGHT BE REQUIRED BY THESE NOTES ON THE PLANS.

PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. OBTAIN ALL PLANT MATERIAL BEFORE ORDERING.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.

3. CONTRACTOR TO VERIFY ALL PROPOSED PLANTINGS WITH ALL PROPERTY OWNERS WHOSE OCCUPANCY MIGHT BE AFFECTED.

4. REFER ADDITIONAL NOTES ON SPECIFIC PLANTS IN PLANT LIST.

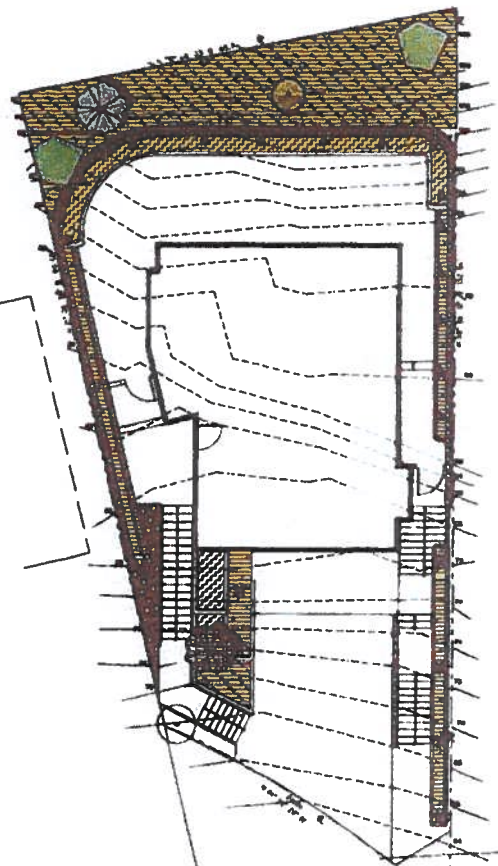
5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.

6. CONTRACTOR TO VERIFY ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER.

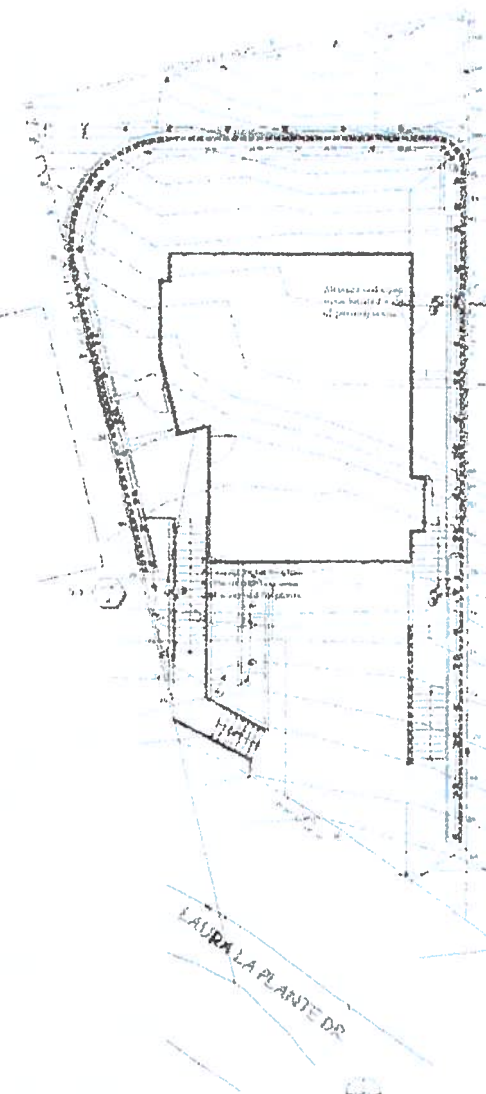
7. PLANTINGS TO BE 4" BELOW ALL WALLS, CURBS AND PATHS.

8. ALL PLANTINGS SHALL BE SETTING THE FOLLOWING DIMENSIONS FOR 100 GAL FT OF SURFACE AREA. REFER TO ALL DIMENSIONS TO ACCEPTANCE OF THE LANDSCAPE ARCHITECT.

9. TO BE MAINTAINED FOR 90 DAYS OR MORE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. 1000 FT ON 100 GAL.



LANDSCAPE PLAN
SCALE 1/8" = 1'-0"



IRRIGATION LEGEND

(Note: The text in this table is very small and partially illegible. It appears to be a table with columns for different irrigation components and their specifications.)

Symbol	Description	Quantity	Notes
(Symbol)	1/2" POLY L500 1/2" PIPING	400'	...
(Symbol)	3/4" POLY L500 3/4" PIPING	100'	...
(Symbol)	1" POLY L500 1" PIPING	50'	...
(Symbol)	2" POLY L500 2" PIPING	20'	...
(Symbol)	4" POLY L500 4" PIPING	10'	...
(Symbol)	6" POLY L500 6" PIPING	5'	...
(Symbol)	8" POLY L500 8" PIPING	2'	...
(Symbol)	12" POLY L500 12" PIPING	1'	...
(Symbol)	1/2" VALVE	1	...
(Symbol)	3/4" VALVE	1	...
(Symbol)	1" VALVE	1	...
(Symbol)	2" VALVE	1	...
(Symbol)	4" VALVE	1	...
(Symbol)	6" VALVE	1	...
(Symbol)	8" VALVE	1	...
(Symbol)	12" VALVE	1	...
(Symbol)	1/4" SPRINKLER HEAD	100	...
(Symbol)	3/4" SPRINKLER HEAD	50	...
(Symbol)	1" SPRINKLER HEAD	25	...
(Symbol)	2" SPRINKLER HEAD	12	...
(Symbol)	4" SPRINKLER HEAD	6	...
(Symbol)	6" SPRINKLER HEAD	3	...
(Symbol)	8" SPRINKLER HEAD	1	...
(Symbol)	12" SPRINKLER HEAD	1	...

- NOTES:**
- THE SHOWN SPRINKLER HEADS ARE ALL 90 DEGREE ELBOWS WITH 1/4" THICK WALLS AND ARE TO BE INSTALLED IN THE GROUNDS AT THE LOCATION OF THE SPRINKLER HEADS AS SHOWN ON THIS PLAN.
 - ALL SPRINKLER HEADS ARE TO BE INSTALLED AT THE LOCATION OF THE SPRINKLER HEADS AS SHOWN ON THIS PLAN.
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PROJECT:
SINGLE FAMILY RESIDENCE @
3255 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

CLIENT:
LAURA LA PLANTE
3255 LAURA LA PLANTE
AGOURA HILLS, CALIFORNIA

DATE:
12/12/2012

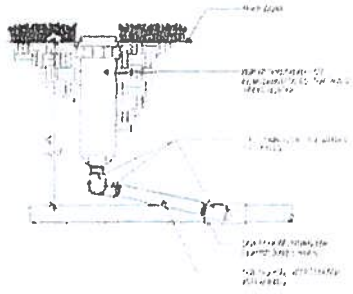
SCALE:
AS SHOWN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

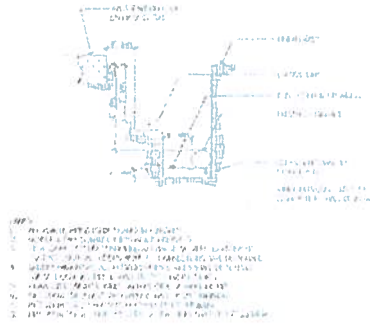
IRRIGATION PLAN

SCALE: AS SHOWN

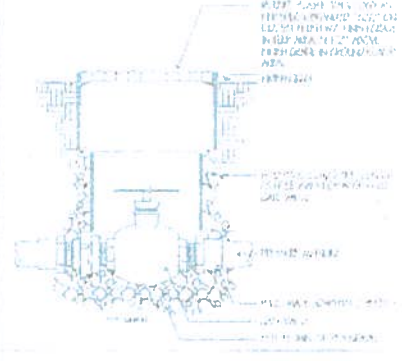
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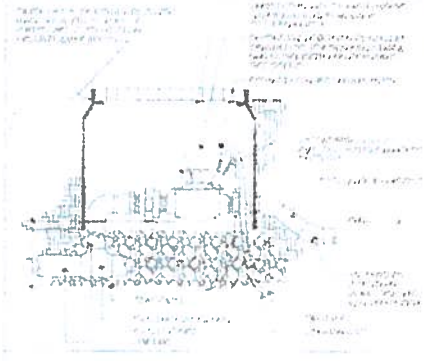
POP-UP DETAIL
Scale: 1/2" = 1'-0"



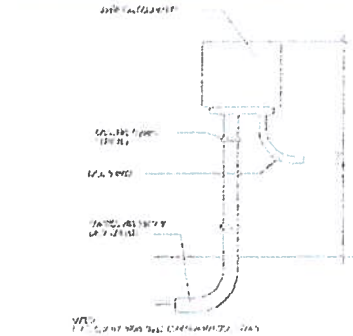
FRINGING DETAIL
Scale: 1/2" = 1'-0"



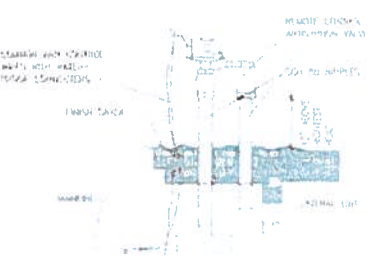
GATE VALVE
Scale: 1/2" = 1'-0"



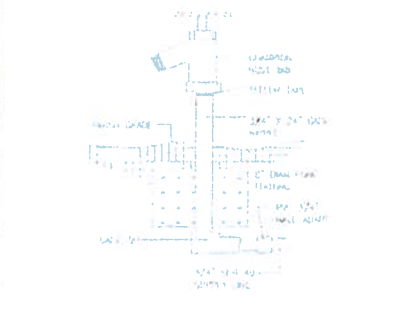
CONTROL VALVE
Scale: 1/2" = 1'-0"



WALL MOUNT CONTROLLER
Scale: 1/2" = 1'-0"



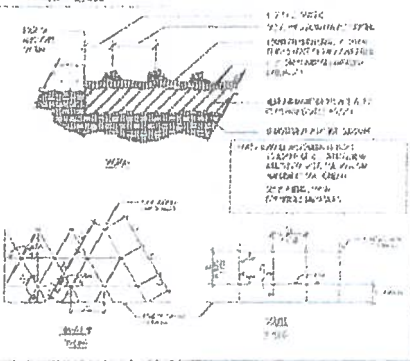
ANDROPHORUS VALVE
Scale: 1/2" = 1'-0"



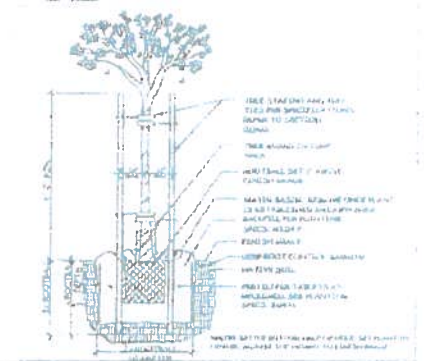
HOSE END
Scale: 1/2" = 1'-0"



SHRUB PLANTING
Scale: 1/2" = 1'-0"



GROUNDCOVER PLANTING
Scale: 1/2" = 1'-0"



TREE STAKING & ROOT BARRIER
Scale: 1/2" = 1'-0"



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

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

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMITS
2	11/15/20	ISSUED FOR CONSTRUCTION
3	12/31/20	ISSUED FOR AS-BUILT

SCALE: 1/2" = 1'-0"

DETAIL PLAN

SCALE: 1/2" = 1'-0"

L-3.0

DATE: 10/20/20



STATE OF CALIFORNIA
SURVEYING BOARD

PROJECT:
SINGLE FAMILY RESIDENCE @
24254 LAURA LA PLANTE
AGGURA HILLS, CALIFORNIA

DATE OF SURVEY:
11/11/2011
PROJECT NO.:
SR-1

PROJECT ADDRESS:
24254 LAURA LA PLANTE
AGGURA HILLS, CA 91301

PROJECT NO.:
SR-1

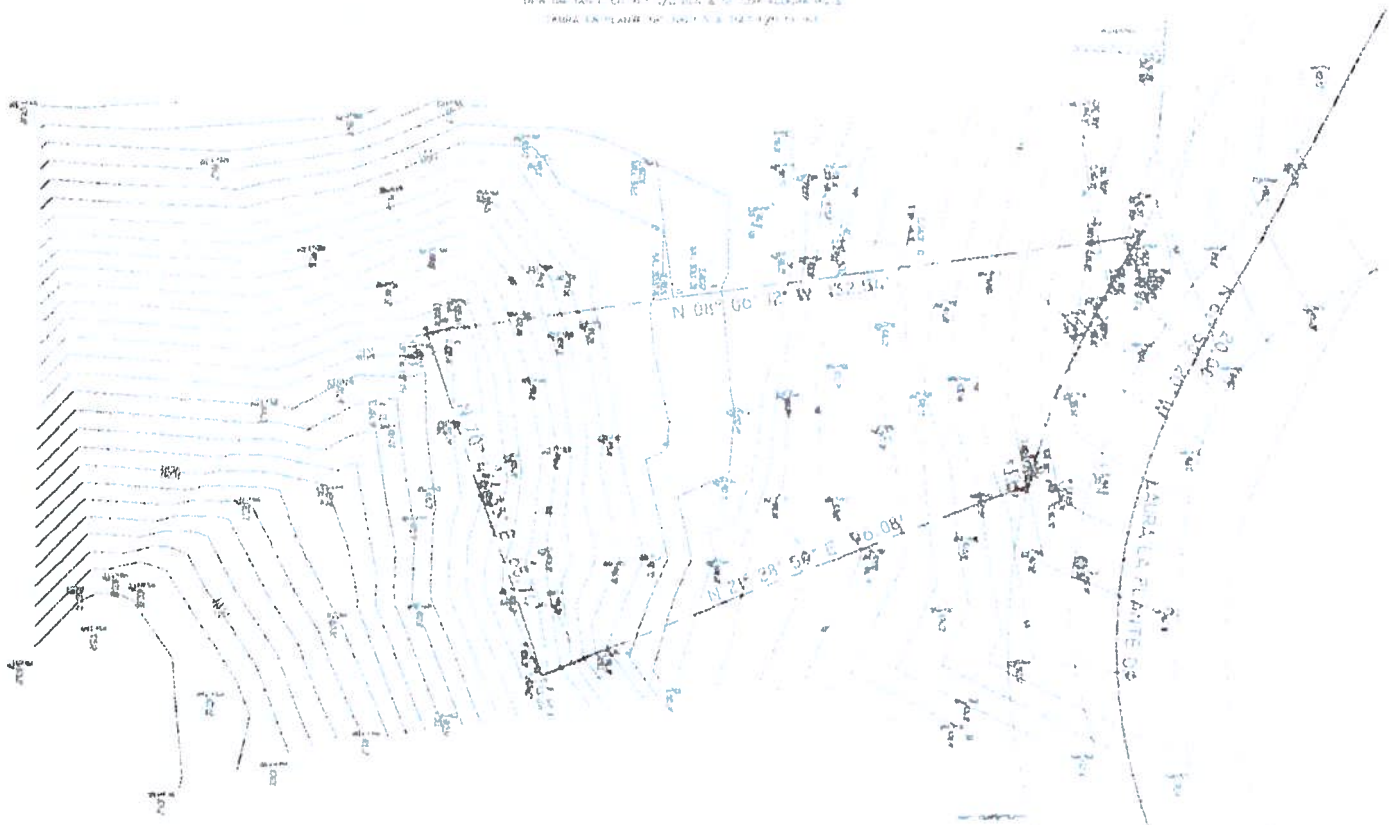
NO.	DATE	REVISION
1		
2		
3		
4		
5		

TOPO.
SURVEY
PLAN

SCALE: AS SHOWN
DATE: 11/11/2011
PROJECT NO.: SR-1

SR-1

TOPOGRAPHICAL SURVEY
IN THE CITY OF LOS ANGELES AND COUNTY OF LOS ANGELES
FOR THE PROJECT OF A SINGLE FAMILY RESIDENCE



TOPO. SURVEY PLAN
101 / IN REPLY TO: (PROJECT NO.) IN THE CITY OF LOS ANGELES
HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CA.
FOR THE PROJECT OF A SINGLE FAMILY RESIDENCE
ON MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

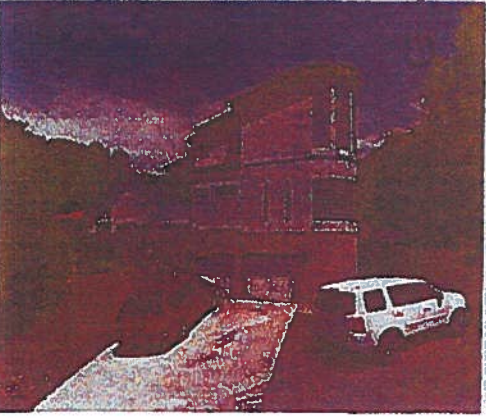
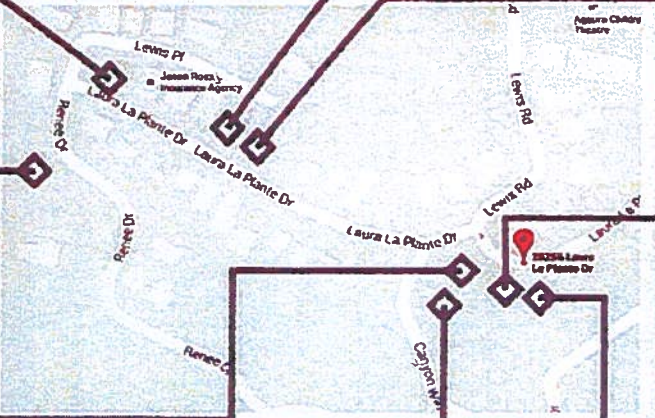
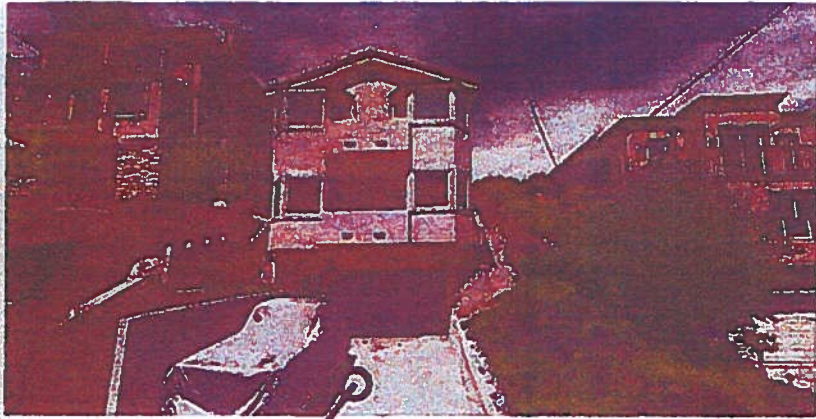
PROJECT ADDRESS:
24254 LAURA LA PLANTE
AGGURA HILLS,
CA 91301

TOPOGRAPHICAL SURVEY
SCALE: 1" = 40'



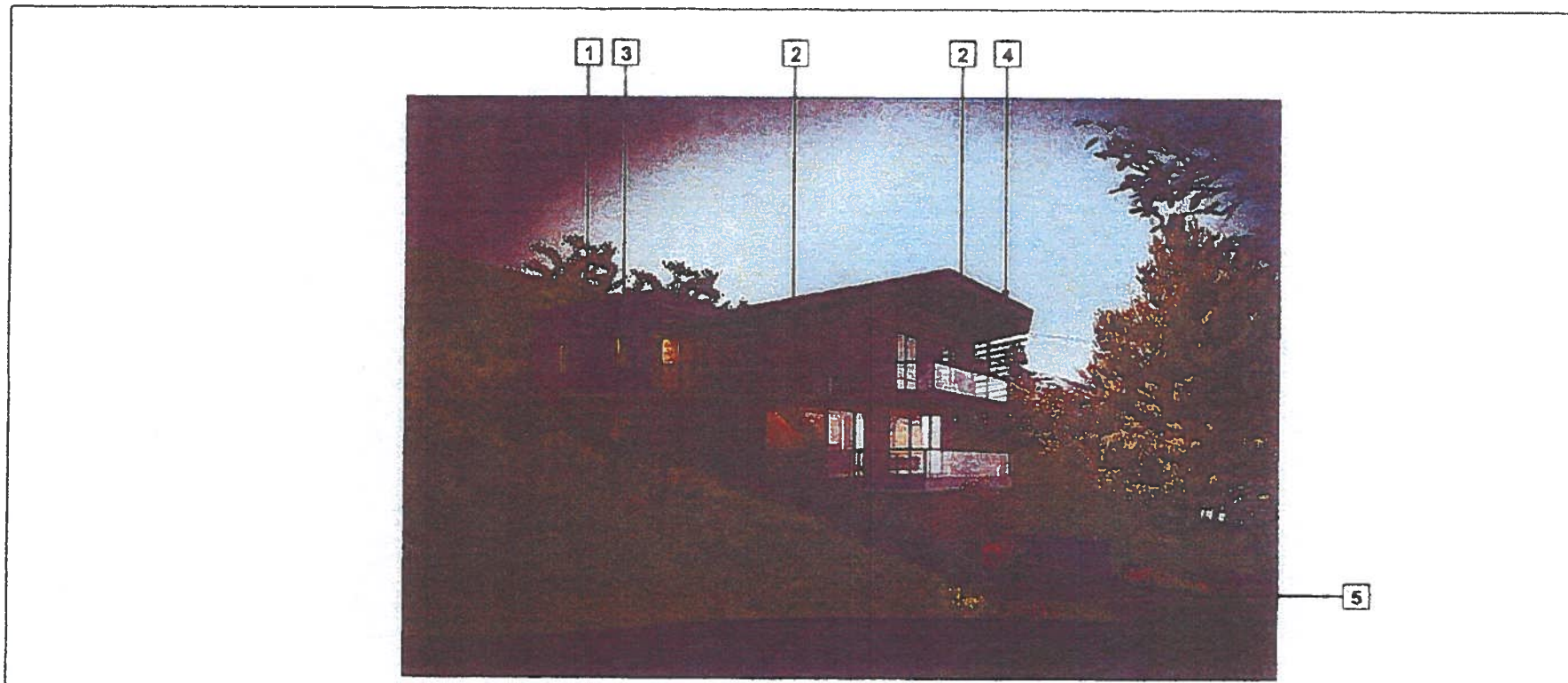
ATTACHMENT 5

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









1 EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
 COLOR: DUNN LOWLAND FOGGY DAY
 COLOR CODE: DE 6224



2 EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
 COLOR: DUNN EDWARD FOGGY DAY
 COLOR CODE: DE 6215



3 DOORS AND WINDOWS

W/OD FRAME FACTORY PAINTED CLAD.
 CASEMENT, GLAZING OR P/RES. DUAL GLAZED
 WINDOWS FROM ANDERSEN WINDOWS, OR
 EQUAL.
 COLOR: ANNESEED F-2

4 SHEET METAL FLASHING

SHEET METAL FLASHING TO MATCH DOOR
 AND WINDOW COLOR

4 PESEBE CONCRETE

COBBLE STONE 2



1 MATERIAL BOARD



LABORVINTY
 DESIGN STUDIO

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

OWNER:
 ROSA PEREZ &
 DAVID EDWARDS
 1416 HAZEN STREET
 DOWNEY, CA 91748
 TEL: (818) 208-2822

DESIGNER:
 LABORVINTY DESIGN STUDIO
 1000 RIVERWOOD
 1000 SUFFOLK BLVD., #130
 LOS ANGELES, CA 90025
 TEL: (310) 845-8422
 E-MAIL: rlvinty@gmail.com

NO.	DATE	REVISIONS

SHEET TITLE
MATERIAL BOARD

SCALE: AS SHOWN
 DRAWN: MLP
 START DATE: JULY 2019
 JOB NUMBER: 28254 LAURA LA
 SHEET

A-12.1

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ATTACHMENT 3

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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

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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 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 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.

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

Page 2

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.

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

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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.

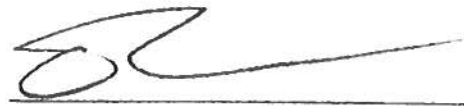
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The retaining walls are necessary to provide a building pad and yard areas, given the steep slope on the site. Other properties in the 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

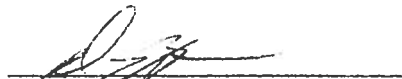

Doug Hooper, Secretary

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