

Attachment 11

THIS PAGE INTENTIONALLY LEFT BLANK.

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.

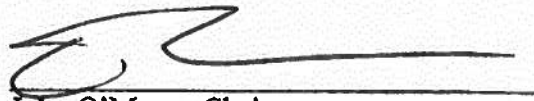
D. The proposed project will complement the community character and benefit current and future community residents. The proposed size is consistent with the average size of homes in the neighborhood and the neighbor's eclectic architectural style. Section 9652.13. A and B permit a home to be built on 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

THIS PAGE INTENTIONALLY LEFT BLANK.

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

THIS PAGE INTENTIONALLY LEFT BLANK.