

**IRRIGATION LEGEND**

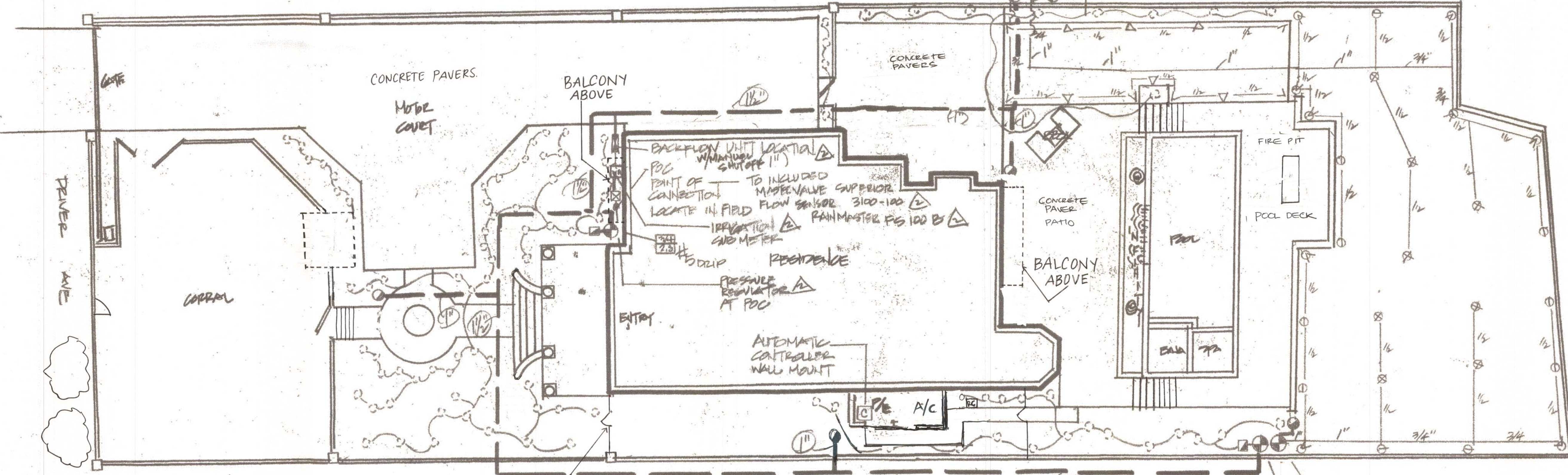
SYMBOL	MANUFACTURE & MODEL	INSET	RADIUS	GPM	PSI	MPR
⊗	TORO 570S SIBER SPRAY	10-SSR	16'	1.30	30	1.20
⊗	" " " "	10-SSH	16'	1.20	30	.90
⊗	" " " "	10-TVAJ	3'	1.07	30	ADJUSTABLE
⊗	" " " "	10-SSF	16'	2.10	30	.79
∇	TORO 570AP RPUP LAMA	12 R	12'	1.50	30	1.1
∇	" " " "	12 H	12'	1.07	30	1.1
⊕	RAINBIRD PER SERIES	REMOTE CONTROL VALVE				
⊕	PEBUC 825 Y	BACKFLOW PREVENTION UNIT				
⊕	RAINBIRD RD600 EXT R	AUTOMATIC CONTROLLER				
⊕	RAINBIRD REX-075-200X W/REY-100 MX	DEEP FILTER & FLOW CONTROL				
⊕	CHAMPION BADI	HOSE BIB				

I have complied with the criteria of the California State Model Water Efficient Landscape Ordinance and have applied them accordingly for the efficient use of water in the irrigation design plan.

Signature: *Marsh Sanders*  
Marsh Sanders, CA L/S Arch. License 2292

These plans comply with the guidelines/requirements set forth by the City of Agoura Hills, General Plan and Architectural Design Standards; Las Virgenes Municipal Water District; Los Angeles County Department of Public Health; State of California Recycled Water - Statutes and Regulations (aka "The Purple Book"); and California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (aka "State MWELO").

- VALVE NUMBER #
- VALVE SIZE GPM
- RAIN CHECK IRRITROL CLIMATE LOGIC CU-100-WIRELESS
- IRRIGATION SUB METER RAINBIRD FM 100-B
- PRESSURE REGULATOR WILKENS OR EQUAL (1" LINE SIZE)
- NETAFIM HEVKE W/NETAFIM TRACHLINE EZ 1/2 DRIP TUBE
- NETAFIM TRACHLINE EZ 1/2 DRIP TUBE W/6" SPAN
- LATERAL LINE CLASS 310 R/C
- MAINLINE SCH 40 R/C
- CLASS 310 R/C .4 GPM 1.4 GPM PER 100 FT



(N) SOLID WOOD FENCE WITH 3'-0" WIDE GATE, 6'-0" HIGH

- SPECIFICATIONS**
- Fittings shall be Schedule 40 PVC.
  - Trench for pipe shall provide a minimum earth cover of 18" above mainline and 12" above lateral lines.
  - Piping located under paved areas shall be Schedule 40 PVC and shall be trenched to a minimum depth of 18" to 24".
  - Install mainline 18" from the edge of walks or curbs.
  - Location of mainline is diagrammatic; Contractor shall adjust mainline according to field requirements.
  - Mainline shall be capped and pressure tested at 125 PSI for a period of 2 hours; any leaks shall be corrected.
  - Mainline, from City mainline to backflow, shall be Schedule 40 PVC.
  - Locate remote control valves in shrub planting areas, and as applicable, 12" from curbs and walks, set at right angles to said curbs and walks.

- Common wire shall be white, control wire shall be black.
- 24 volt electric lines from controller to automatic valve shall be 14 gauge, direct burial UP wire.
- Wire splices shall be waterproof types, such as "Scotchlok" or "Pen-Tite" or equal.
- Contractor shall provide Schedule 40 PVC sleeves to carry wire under paved area, 18" to 24" depth.
- Backflow and controller locations are diagrammatic; adjust to site conditions.
- Point of Connection (POC) and service line shall be adjusted to site conditions.
- If pressure levels are prohibitive, Wilkens pressure regulator, or equal, shall be provided.
- Contractor shall furnish Owner a complete "AS BUILT" drawing showing accurate locations of all major items.

STATIC WATER PRESSURE PER LAS VIRGENES WATER DIST. 131 PSI

DESIGN PRESSURE 63 PSI

EXP DATE 10/31/20



REVISIONS:

DATE: 8/1/10

SCALE: 1"=10'-0"

SHEETS: L 3 of 4

DESIGN CONCEPTS LANDSCAPE ARCHITECTURE 500 OTHER ST. CARLETO, CA 94010 (805) 722-1246

DRONA RESIDENCE  
20500 DRIVER AVE  
AGOURA HILLS, CALIFORNIA

LANDSCAPE PLAN FOR:



**FUEL MODIFICATION PLAN NOTES**

**Zone A - Setback Zone**

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appenage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Plant Selection Guidelines. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current Plant Selection Guidelines available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

**Zone B - Irrigated Zone**

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches in Zone A and B. If on a slope 12 inches is acceptable in Zone B within 50 feet of a structure and 18 inches beyond 50 feet. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Plant Selection Guidelines. Other species may be utilized subject to approval.

- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

**Zone C - Native Brush Thinning Zone**

- Extends from the outermost edge of Zone B up to 200 feet from structure or to property line
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

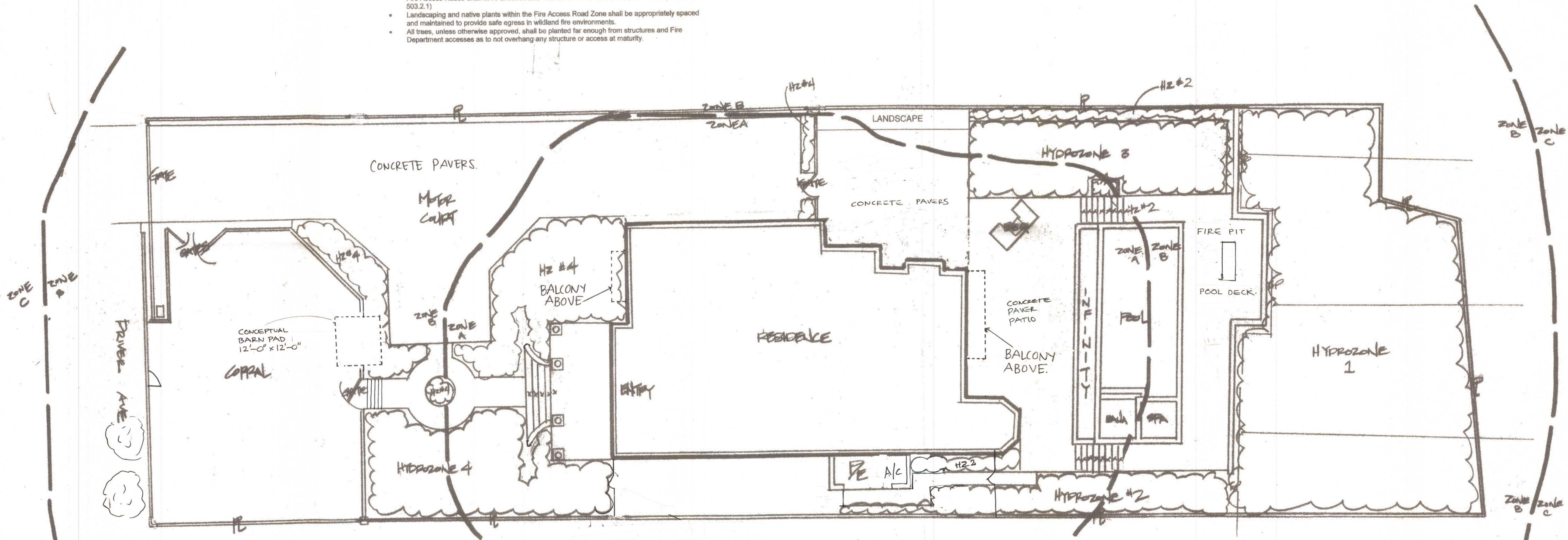
**Fire Access Road Zone**

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

**Maintenance**

- Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below.
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
  - Pruning and thinning to reduce the overall fuel load and continuity of fuels.
  - Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with underlying plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
  - Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
  - All invasive species and their parts should be removed from the site.
  - Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
  - Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
  - Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
  - All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
  - Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.



**MAWA (Maximum Allowance Water Applied):**

(ETo) (.62) (.7 x LA)

Hydrozone	ETo	LA	MAWA
HZ #1	(.51) (.62)	(.7 x 1,750)	38,734.5
HZ #2	(.51) (.62)	(.7 x 1,300)	28,774
HZ #3	(.51) (.62)	(.7 x 700)	15,493
HZ #4	(.51) (.62)	(.7 x 1,600)	35,414
<b>TOTAL</b>			<b>118,415.5</b>

**ESTIMATED TOTAL WATER USE CALCULATIONS:** ETWU = (ETo) x (.62) x (PE x HA) SLA = 0

Hydrozone	ETo	PE	HA	ETWU
Hydrozone 1:	(.51) (.62)	(.4 x 1,750/.75)		29,510
Hydrozone 2:	(.51) (.62)	(.5 x 1,300/.81)		25,375
Hydrozone 3:	(.51) (.62)	(.8 x 700/.75)		23,610
Hydrozone 4:	(.51) (.62)	(.5 x 1,600/.81)		31,227
<b>TOTAL</b>				<b>109,722</b>

**HYDROZONE INFORMATION TABLE**

HYDROZONE/ PLANTING DESC.	PF	IRRIG METHOD	IRRIG EFFICIENCY	ETAF PF/IE	LANDSCAPE AREA	ETAF X AREA	% OF L/S AREA	ETWU
1	.4	Overhead	.75	.53	1,750	927.5	33%	29,510
2	.5	Drip	.61	.61	1,300	793	24%	25,375
3	.8	Overhead	.75	1.1	700	770	13%	23,610
4	.5	Drip	.61	.61	1,600	976	30%	31,227
<b>TOTALS:</b>					<b>5,350 SF</b>	<b>3,466.5</b>		

EXP DATE 10/31/20



DATE 8/1/18  
SCALE 1" = 1'-0"  
SHEET 4 of 4

DESIGN CONCEPTS  
LANDSCAPE ARCHITECTURE  
REG OFFICE CT.  
CARMICHAEL CA, 95010  
(905) 522-1266

DRAWN BY:  
DORON A RESIDENCE  
28500 PRIMER AVE.  
AGOURA HILLS, CA.

LANDSCAPE PLAN PER:



## Attachment 5

Previous Rendering





# Revised Rendering





Previous Rendering



Revised Rendering





Previous Rendering





# Revised Rendering





Previous Rendering





Revised Rendering





## Attachment 6



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01504-2018 FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 28500 DRIVER AVENUE; UPHOLDING THE PLANNING COMMISSION'S DECISION TO APPROVE THE PROJECT; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section I. An application was duly filed by Wilmar Vallecios for Manish Drona with respect to the real property located at 28500 Driver Avenue, Assessor's Parcel Number 2055-004-040, requesting approval of Site Plan/Architectural Review Case No. SPR-01504-2018 to allow the construction of a new 4,917 square-foot, two-story, single-family residence and a 695 square-foot, attached three-car garage on a vacant parcel (the "project").

Section II. The project is a request for construction of a new single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures). The new single-family residence and related structures would not result in significant impacts to the environment. No exception to this categorical exemption applies, as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, Subsection (c), which relates to unusual circumstances. The City Council finds that no unusual circumstances exist because the proposed single family home is a permitted use in the Low Density Residential and Old Agoura Design Overlay and Equestrian Overlay (RL-OA-EQ) district, is surrounded by other single family homes, complies with applicable provisions of the Zoning Ordinance, and is consistent with the goals and policies of the General Plan. The City Council further finds that the home's size and architectural character are not unusual circumstances that will have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the project and application at a public hearing held on May 2, 2019, at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforementioned 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 aforementioned public meeting, and the Planning Commission approved the application 4-0 (with Commissioner Wolf absent), with conditions.

Section V. The City Council of the City of Agoura Hills considered whether to elect to review the project at a special meeting on May 14, 2019 at 6:00 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. The agenda of the special meeting was posted and distributed as required by state law.

Section VI. At the aforementioned meeting, the City Council of the City of Agoura Hills elected to review the project, and directed staff to set a de novo hearing for a future date by a vote of 4-1 (Weber opposing). The Planning Commission's adopted conditions included requirements to relocate the home's entry gate at least 19 feet further into the driveway and to modify the entryway to embrace a rural style, including the removal of the entryway's four columns.

Section VII. On June 4, 2019, the applicant submitted revised architecture and building design plans to the City, in response to the additional conditions incorporated by the Planning Commission as part of its approval of the project on May 2, 2019.

Section VIII. The City Council of the City of Agoura Hills considered the original project, the revised project, and the application at a public hearing on June 26, 2019, at 6:00 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforementioned hearing was duly given and published as required by state law.

Section IX. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the City Council.

Section X. Site Plan. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the City Council finds, pursuant to Zoning Ordinance Section 9677.5 of the Agoura Hills Municipal Code, that:

A. The proposed use 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. The proposed project is located within the Low Density Residential and Old Agoura Design Overlay and Equestrian Overlay (RL-OA-EQ) district, which allows for the development of single-family residences. The project meets the City's minimum development standards for the zoning district with regard to lot coverage, lot size, building height, building setbacks, and all other applicable development standards. The project is also subject to the Old Agoura Design and Equestrian Overlay Districts. The project accommodates an equestrian area large enough to build a corral, and a barn in compliance with the Equestrian Overlay District.

B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The design of the residence will ensure adequate light, air, privacy and open space to surrounding properties,



as the project complies with the RL zone's height, setback, lot size and coverage requirements. Vehicular access to the property will be provided via Driver Avenue, and the driveway is designed in accordance with City and Fire Department standards. The Planning Commission's condition to require the driveway entry gate to be located further into the driveway and will provide additional assurance that vehicles entering the home will not queue on Driver Avenue. Geological, geotechnical, and drainage studies have been reviewed by the City Geotechnical Consultant from a geotechnical perspective, who, based on these studies, found the project to be in compliance with applicable codes, guidelines, and standards of practice. The site will be served by the public sewer system. The project will be in full compliance with the City's Building Code.

C. The proposed use will not conflict with the character and design of the buildings and open space in the surrounding area. The proposed style of architecture and building materials of the residence includes light brown colored stuccoed walls, white trim, brown tile pitched roof, stone cladding, dark brown lap siding, wood railing painted white, and white window shutters. The project is in compliance with the City's Architectural Design Standards and Guidelines and standards of the Old Agoura Design and Equestrian Overlay Districts by providing for structures compatible with the natural environment in terms of colors and materials, providing a side facing garage, front porch and gable and hip roof with a relatively steep pitch, and an area for horse-keeping. The Planning Commission's condition to require a modified entryway with a rural style consistent with the Old Agoura Design Guidelines will further ensure that the project is consistent with the character and design of surrounding homes in the Old Agoura neighborhood.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance except for approved variances or modifications. The project is consistent with the zoning district's requirements for setbacks, building height, building site coverage, lot size and retaining wall heights and all other applicable development standards, and no variances or modifications are requested. The project is also consistent with the Old Agoura Design and Equestrian Overlay districts, as conditioned, relative to the style of architecture with natural materials and colors, native and drought-tolerant landscaping, minimization of grading, and sufficient area allotted for equestrian use. No variances or modifications are required.

E. The proposed use is consistent with the City's General Plan. The project is consistent with Land Use and Community Form Goal LU-7 and LU-8 and Policy LU-7.1 Neighborhood Conservation, Policy LU-7.2 Housing Character and Design, Policy LU-8.1 Neighborhood Identity, Policy LU-8.2 Development Compatibility with Community Character, Policy LU-8.3 Integration of Development with Natural Setting, Policy LU-8.4 Property Setbacks, Policy LU-8.5 Building Materials and Colors, Policy LU-8.6 Landscaping, and Policy LU-8.7 Open Spaces. The project is consistent with neighboring properties in terms of height and density. The proposed single-family residence conforms to the required height and setbacks of the RL zone. The lot size is similar to others in the neighborhood. The architectural design is of high quality, as are the materials, which are natural and earth-tone colors, and integrate the project with the Old Agoura area natural setting. The residence is adequately articulated with varying architectural features and planes. The different



building façade materials (wood, glass, and stone) and features, including porch, balconies, and bay windows, minimize the building mass. The plant palette incorporates native as well non-native but natural-looking trees and plant species. The residence is set back over 80 feet from Driver Avenue. The proposed plans include a 2,600 square-foot equestrian area that is accessible from Driver Avenue. Therefore, the proposed project could support horses and other farm animals. The project complies with Goal LU-9 and Policy LU-9.1 Neighborhood Identity by remaining in scale with the other residences in the Old Agoura neighborhood in terms of the lot size and size of buildings. Given the large front yard setback, the development would not be readily visible from passersby.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The project's gable and hip roof, natural material accents and earth tone colors reflect many of the residences in the area. The project meets the minimum yard setback requirements, height, lot coverage and lot size requirements of the Residential Low Density zone and will be placed 82 feet from Driver Avenue, a similar distance to the residence to the west of the site. Furthermore, the project is designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence, including a horse-keeping area.

Section IX. Architectural Review. Based upon the evidence presented at the public hearing, including the revised architecture and building design plans, staff report and oral and written testimony, the City Council finds, pursuant to Zoning Ordinance Section 9677.7.G of the Agoura Hills Municipal Code, that:

A. The proposed development and revised architecture is consistent with the General Plan, and design standards adopted by the City Council. The project complies with the City General Plan Goals LU-7, LU-8, and LU-9 and Policies LU-7.1, LU-7.2, LU-8.1 through LU-8.7, and LU-9.1 by being consistent with neighboring properties in terms of architecture, height and density. One single-family residence is proposed for the lot and it conforms to the required height and setbacks of the RL zone. The lot size is similar to other area properties. The architectural design and material are of high quality. The plant palette incorporates native as well non-native trees and plant species. The residence is set back over 80 feet from the street. The project provides an equestrian area that is accessible from the street. The residence will be in scale with the other residences in the neighborhood and would not be readily visible from passers-by due to the distance from the street.

B. The design and location of the proposed development and revised architecture and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood. The proposed development will not interfere with the use and enjoyment of existing or proposed residential developments in the vicinity because the project meets all requirements of the Zoning Ordinance, especially height, setbacks, lot coverage and lot size. The building design reflects natural colors and materials compatible with the surrounding area. It will not create traffic hazards or congestion as the use is a single-family residence with minimal expected traffic trips generated. Access to the site is readily available via Driver Avenue. The driveway location will not interfere with neighboring developments or create



traffic hazards, and the driveway and access meets City and Los Angeles County Fire Department Standards. The Planning Commission's condition to require the gate to be relocated further into the driveway will provide additional assurance that traffic will not queue on Driver Avenue.

C. The design of the proposed development and revised architecture is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The residence includes design features and materials and colors compatible with style of homes in the surrounding Old Agoura neighborhood, and the project meets or exceeds the minimum development standards established by the Zoning Ordinance with regard to lot coverage, lot size, building height, and building setbacks. The Planning Commission's condition to require a modified entryway with a rural style consistent with the Old Agoura Design Guidelines will further ensure that the project is consistent with the character and design of surrounding homes in the Old Agoura neighborhood. The single-family residence is a permitted use in the RL zone. Grading has been minimized by locating the residence on the flatter area of the lot.

D. The design of the proposed development and revised architecture provides a desirable environment for its occupants, as well as for neighbors, and is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the neighborhood. The materials include stone and wood and the colors reflect earth tones, consistent with the community. The design includes articulation on all elevations, including a front porch, bay windows, windows with shutters, and a relatively steeply pitched gable and hip roof, all of which is reflective of the Old Agoura community. The distance between structures meets or exceeds all minimum setback requirements. The two-story design of the house will not significantly impact view-sheds of surrounding properties. The southerly portion of the lot that is an ascending slope will be landscaped with shrubs and trees that would offer privacy.

E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. Single-family residential uses are allowed in the RL-OA-EQ zone. Minimum development standards have been met with regard to building setback, height, site coverage, and equestrian use.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The design of the residence with revised architecture will ensure adequate light, air, privacy and open space to surrounding properties, as the project complies with the RL zone height, setback and lot size and coverage requirements. Vehicular access to the property will be provided via Driver Avenue, and the driveway is designed in accordance with City and Fire Department standards. Geological, geotechnical, and drainage studies have been reviewed and approved by the City's consultants. The site will be served by the public sewer system. The project will be in full compliance with the City's Building Code.



Section XI. Based on the aforementioned findings and all evidence in the record, the City Council upholds the Planning Commission's decision and hereby approves Site Plan/Architectural Review Case No. SPR-01504-2018, subject to the conditions adopted by the Planning Commission and attached attached hereto as Exhibit A, with respect to the property described in Section I hereof.

Section XII. Certification. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

**PASSED, APPROVED, AND ADOPTED** this 26<sup>th</sup> day of June 2019, by the following vote to wit:

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

\_\_\_\_\_  
Linda L. Northrup, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Candice K. Lee, City Attorney



EXHIBIT A  
CONDITIONS OF APPROVAL  
(Case No. SPR-01504-2018)

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of the Planning Commission's 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 they are aware of, and accept, all conditions of this 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 Plans, Roof Plan, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of 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 Director of Planning.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, 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, Site Plan/Architectural Review Case No. SPR-01504-2018 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 \$3.79 per square foot for residential construction.
15. 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. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. Retaining walls shall not be built with an exposed face greater than six (6) feet tall.
18. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/applicant, has assessed the nature, extent, and potential significance of any remains. In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with the City General Plan, in consultation with the City Planning Department.
19. If human remains are unearthed during ground disturbing activities, 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.



20. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
21. 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.
22. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
23. No construction work or repair shall be performed outside the hours of 7:00 a.m. to 7:00 p.m. or any Sunday or Holiday.
24. All retaining walls and CMU walls shall either be decorative stone or be smooth trowel cement plastering and painted light brown to match the color scheme of the house, and subject to the approval of the Planning Director.
25. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

#### BUILDING AND SAFETY DEPARTMENT

26. A building permit is required for this project.
27. This project shall be subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes, and 2017 Los Angeles County Fire and Agoura Hills Municipal Code.



28. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code and 2017 Los Angeles County Fire Code.
29. The applicant shall note on the plans that all new or replaced 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 2016 California Building Code and 2017 Los Angeles County Fire Code.
30. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
31. A soils report will be required for the project as part of the applicant's building permit plan check submittal.
32. Handrails shall be required for exterior stairs with four (4) or more risers per Section 311.7.8 of the 2016 California Building Code.
33. Los Angeles County Fire Department review and final approval will be required for all new structures as part of Building plan check.
34. Las Virgenes Municipal Water District final approval will be required as part of the applicant's building permit.
35. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, Title 24 plans shall be submitted to Building and Safety Department for plan review and approval.

#### PUBLIC WORKS/ENGINEERING DEPARTMENT

36. A grading permit shall be obtained for this project.
37. 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.
38. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of any permits, all 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 Las Virgenes Municipal Water District 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.

39. Prior to grading permit, the applicant shall pay the applicable Transportation Impact Fee (TIF) to the Building and Safety Department.
40. 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.
41. 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.
42. The grading plan shall show location(s) of all oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.
43. 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.
44. Prior to grading permit, the project shall obtain a permit from the Los Angeles County Fire Department, and from Las Virgenes Municipal Water District.
45. 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 Engineering Department at 818.597.7322 for approved City certification forms.
46. 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 project is required to repair the Asphalt Concrete Inverted Shoulder along the property frontage, construct a new Asphalt Concrete driveway approach, install a new 6-Inch sewer lateral, connect to the 8-Inch sewer main in Driver Avenue, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.
47. This property is within the Las Virgenes Municipal Water District service area. The applicant shall make arrangements with Las Virgenes Municipal Water District for those services and provide the City with proof that all Las Virgenes Municipal Water District fees have been paid prior to permitting.



48. This project shall connect to the 8-Inch sewer main line in Driver Avenue (Reference Sewer Plan # E-117).
49. This project shall use existing laterals, whenever provided, for connection to the public sewer system.
50. All water facilities shall be designed to comply with all Las Virgenes Municipal Water District requirements. Final plans must be reviewed and approved by Las Virgenes Municipal Water District and City.
51. The 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. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
52. 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.
53. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:
  - Identification of whether the proposed project is a Designated or Non-Designated Project.



- If the proposed project is a Designated Project, identification of the project category.
  - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
  - Source control measure(s) proposed to be implemented
  - Calculation of the SWQDv.
  - Discussion on whether stormwater runoff harvest and use is feasible.
  - Stormwater quality control measure(s) proposed to be implemented.
  - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
  - Proposed hydromodification controls and calculations (if necessary).
  - Proposed maintenance plan (if necessary).
54. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
55. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number 46 must be completed to the satisfaction of the City Engineer.
56. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. 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.
57. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance with the Los Angeles County using City-approved forms.
58. 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.
59. 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

60. The applicant shall comply with all the City Geological/Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval letter dated November 20, 2018.

## LANDSCAPING

61. Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Design Concepts dated November 15, 2018, as approved by the City of Agoura Hills Planning Commission.
62. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown approved plans shall conform to approved plans.
63. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
64. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that the civil engineering drawings have been reviewed 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).
65. The Final Planting Plan shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. *(If necessary specify required plant sizes)*. 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.
66. The Final Landscape Plans shall include the following notes:
  - a. The Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans prior to final city inspection.



- b. Identification of the total square footage of the landscape area within the project.
67. 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.
68. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.
69. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
70. 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.
71. All planting areas shall receive a three (3) inch layer of coniferous bark mulch. Mulch to be kept away from tree and shrub crowns. Mulch areas to be dressed to present a clean uniform appearance when complete
72. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

#### SOLID WASTE MANAGEMENT

73. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
74. 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.

75. 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 CONDITIONS

76. The applicant shall move the location of the entry gate at least nineteen feet into the driveway beyond what is shown on the Site Plan.
77. The applicant shall modify the entryway to embrace a rural style consistent with the intent of the Old Agoura Design Guidelines and safe building principles including, but not limited to, removing the four columns to the satisfaction of the Planning Director and City Building Official.

END

## Attachment 7



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING REVISED SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01504-2018 FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 28500 DRIVER AVENUE; MODIFYING THE PLANNING COMMISSION'S DECISION ACCORDINGLY; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section I. An application was duly filed by Wilmar Vallecios for Manish Drona with respect to the real property located at 28500 Driver Avenue, Assessor's Parcel Number 2055-004-040, requesting approval of Site Plan/Architectural Review Case No. SPR-01504-2018 to allow the construction of a new 4,917 square-foot, two-story, single-family residence and a 695 square-foot, attached three-car garage on a vacant parcel (the "project").

Section II. The project is a request for construction of a new single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures). The new single-family residence and related structures would not result in significant impacts to the environment. No exception to this categorical exemption applies, as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, Subsection (c), which relates to unusual circumstances. The City Council finds that no unusual circumstances exist because the proposed single family home is a permitted use in the Low Density Residential and Old Agoura Design Overlay and Equestrian Overlay (RL-OA-EQ) district, is surrounded by other single family homes, complies with applicable provisions of the Zoning Ordinance, and is consistent with the goals and policies of the General Plan. The City Council further finds that the home's size and architectural character are not unusual circumstances that will have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the project and application at a public hearing held on May 2, 2019, at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforementioned 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 aforementioned public meeting, and the Planning Commission approved the application 4-0 (with Commissioner Wolf absent), with conditions. The Planning Commission's adopted conditions included requirements to relocate the home's entry gate at least 19 feet further into the driveway and to modify the entryway to embrace a rural style, including the removal of the entryway's four columns.

Section V. The City Council of the City of Agoura Hills considered whether to elect to review the project at a special meeting on May 14, 2019 at 6:00 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. The agenda of the special meeting was posted and distributed as required by state law.

Section VI. At the aforementioned meeting, the City Council of the City of Agoura Hills elected to review the project, and directed staff to set a de novo hearing for a future date by a vote of 4-1 (Weber opposing).

Section VII. On June 12, 2019, the applicant submitted revised plans to the City, in response to the additional conditions incorporated by the Planning Commission as part of its approval of the project on May 2, 2019.

Section VIII. The City Council of the City of Agoura Hills considered the original project, the revised project, and the application at a public hearing on June 26, 2019, at 6:00 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforementioned hearing was duly given and published as required by state law.

Section IX Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the City Council.

Section X. Site Plan. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, including the revised plans, the City Council finds, pursuant to Zoning Ordinance Section 9677.5 of the Agoura Hills Municipal Code, that:

A. The proposed use 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. The proposed project is located within the Low Density Residential and Old Agoura Design Overlay and Equestrian Overlay (RL-OA-EQ) district, which allows for the development of single-family residences. The project meets the City's minimum development standards for the zoning district with regard to lot coverage, lot size, building height, building setbacks, and all other applicable development standards. The project is also subject to the Old Agoura Design and Equestrian Overlay Districts. The revised project design embraces a rural style with a new porch entry, 15-foot high gable roof with exposed heavy timber framing members. The project accommodates an equestrian area large enough to build a corral, and a barn in compliance with the Equestrian Overlay District.



B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The design of the residence will ensure adequate light, air, privacy and open space to surrounding properties, as the project complies with the RL zone's height, setback, lot size and coverage requirements. Vehicular access to the property will be provided via Driver Avenue, and the driveway is designed in accordance with City and Fire Department standards. The revised driveway entry gate is located further into the driveway and will provide additional assurance that vehicles entering the home will not queue on Driver Avenue. Geological, geotechnical, and drainage studies have been reviewed by the City Geotechnical Consultant from a geotechnical perspective, who, based on these studies, found the project to be in compliance with applicable codes, guidelines, and standards of practice. The site will be served by the public sewer system. The project will be in full compliance with the City's Building Code.

C. The proposed use will not conflict with the character and design of the buildings and open space in the surrounding area. The proposed style of architecture and building materials of the residence includes light brown colored stuccoed walls, white trim, brown tile pitched roof, stone cladding, dark brown lap siding, wood railing painted white, and white window shutters. The project is in compliance with the City's Architectural Design Standards and Guidelines and standards of the Old Agoura Design and Equestrian Overlay Districts by providing for structures compatible with the natural environment in terms of colors and materials, providing a side facing garage, front porch and gable and hip roof with a relatively steep pitch, and an area for horse-keeping. The guidelines recommends, but does not require, a maximum total square footage for a dwelling unit, garage and other habitable structures in relation to the lot size so that a residence is in proportion with the size of the lot. The ADS&G recommends a maximum of 4,106.8 square feet of development for this 21,781 square-foot lot, which is the usable square footage, excluding the majority of the garage and the front covered porch. The project includes 4,917 square feet of new usable space (excluding 690 of the 695 square-foot garage and the 328 square-foot front porch. The project is similar in size to other homes, including one that is larger (5,268 square feet - 28506 Driver Avenue).

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance except for approved variances or modifications. The project is consistent with the zoning district's requirements for setbacks, building height, building site coverage, lot size and retaining wall heights and all other applicable development standards, and no variances or modifications are requested. The project is also consistent with the Old Agoura Design and Equestrian Overlay districts, as conditioned, relative to the style of architecture with natural materials and colors, native and drought-tolerant landscaping, minimization of grading, and sufficient area allotted for equestrian use. No variances or modifications are required.

E. The proposed use is consistent with the City's General Plan. The project is consistent with Land Use and Community Form Goal LU-7 and LU-8 and Policy LU-7.1 Neighborhood Conservation, Policy LU-7.2 Housing Character and Design, Policy LU-8.1 Neighborhood Identity, Policy LU-8.2 Development Compatibility with Community

Character, Policy LU-8.3 Integration of Development with Natural Setting, Policy LU-8.4 Property Setbacks, Policy LU-8.5 Building Materials and Colors, Policy LU-8.6 Landscaping, and Policy LU-8.7 Open Spaces. The project is consistent with neighboring properties in terms of height. The proposed single-family residence conforms to the required height and setbacks of the RL zone. The lot size is similar to others in the neighborhood. The architectural design is of high quality, as are the materials, which are natural and earth-tone colors, and integrate the project with the Old Agoura area natural setting. The residence is adequately articulated with varying architectural features and planes. The different building façade materials (wood, glass, and stone) and features, including porch, balconies, and bay windows, minimize the building mass. The plant palette incorporates native as well non-native but natural-looking trees and plant species. The residence is set back over 80 feet from Driver Avenue. The proposed plans include a 2,600 square-foot equestrian area that is accessible from Driver Avenue. Therefore, the proposed project could support horses and other farm animals. The project complies with Goal LU-9 and Policy LU-9.1 Neighborhood Identity by remaining in scale with the other residences in the Old Agoura neighborhood in terms of the lot size and size of buildings. The project is similar in size to other homes, including one that is larger (5,268 square feet - 28506 Driver Avenue). Given the large front yard setback, the development would not be readily visible from passersby.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The project's gable and hip roof, natural material accents and earth tone colors reflect many of the residences in the area. The project meets the minimum yard setback requirements, height, lot coverage and lot size requirements of the Residential Low Density zone and will be placed 82 feet from Driver Avenue, a similar distance to the residence to the west of the site. Furthermore, the project is designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence, including a horse-keeping area.

Section IX. Architectural Review. Based upon the evidence presented at the public hearing, including the revised plans, staff report and oral and written testimony, the City Council finds, pursuant to Zoning Ordinance Section 9677.7.G of the Agoura Hills Municipal Code, that:

A. The proposed development and revised architecture is consistent with the General Plan, and design standards adopted by the City Council. The project complies with the City General Plan Goals LU-7, LU-8, and LU-9 and Policies LU-7.1, LU-7.2, LU-8.1 through LU-8.7, and LU-9.1 by being consistent with neighboring properties in terms of architecture, height and density. One single-family residence is proposed for the lot and it conforms to the required height and setbacks of the RL zone. The lot size is similar to other area properties. The architectural design and material are of high quality. The plant palette incorporates native as well non-native trees and plant species. The residence is set back over 80 feet from the street. The project provides an equestrian area that is accessible from the street. The architectural design is of high quality, as are the materials, which is natural and earth-tone colors, and integrate the project with the Old Agoura area natural setting. The residence would be similar to other adjacent residences in the neighborhood that are not readily visible from passers-by due to the distance from the street.



B. The design and location of the proposed development and revised architecture and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood. The proposed development will not interfere with the use and enjoyment of existing or proposed residential developments in the vicinity because the project meets all requirements of the Zoning Ordinance, especially height, setbacks, lot coverage and lot size. The building design reflects natural colors and materials compatible with the surrounding area. It will not create traffic hazards or congestion as the use is a single-family residence with minimal expected traffic trips generated. Access to the site is readily available via Driver Avenue. The driveway location will not interfere with neighboring developments or create traffic hazards, and the driveway and access meets City and Los Angeles County Fire Department Standards.

C. The design of the proposed development and revised architecture is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The residence includes design features and materials and colors compatible with style of homes in the surrounding Old Agoura neighborhood. The architectural design is of high quality, as are the materials, which is natural and earth-tone colors, and integrate the project with the Old Agoura area natural setting. The revised project design embraces a rural style with a new porch entry, 15-foot high gable roof with exposed heavy timber framing members. The project meets or exceeds the minimum development standards established by the Zoning Ordinance with regard to lot coverage, lot size, building height, and building setbacks. The single-family residence is a permitted use in the RL zone. Grading has been minimized by locating the residence on the flatter area of the lot.

D. The design of the proposed development and revised architecture provides a desirable environment for its occupants, as well as for neighbors, and is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the neighborhood. The materials include stone and wood and the colors reflect earth tones, consistent with the community. The design includes articulation on all elevations, including a front porch, bay windows, windows with shutters, and a relatively steeply pitched gable and hip roof, all of which is reflective of the Old Agoura community. The distance between structures meets or exceeds all minimum setback requirements. The two-story design of the house will not significantly impact view-sheds of surrounding properties. The southerly portion of the lot that is an ascending slope will be landscaped with shrubs and trees that would offer privacy.

E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. Single-family residential uses are allowed in the RL-OA-EQ zone. Minimum development standards have been met with regard to building setback, height, site coverage, and equestrian use.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The design of the residence with revised architecture will ensure adequate light, air, privacy and open space to surrounding properties, as the project complies with the RL zone height, setback and lot size and coverage requirements. Vehicular access to the property will be provided via Driver Avenue, and the driveway is designed in accordance with City and Fire Department standards. Geological, geotechnical, and drainage studies have been reviewed and approved by the City's consultants. The site will be served by the public sewer system. The project will be in full compliance with the City's Building Code.

Section XI. Based on the aforementioned findings and all evidence in the record, the City Council hereby approves Site Plan/Architectural Review Case No. SPR-01504-2018, as proposed in the revised plans submitted to the City on June 12, 2019, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof. As a result of this decision, the City Council hereby modifies the Planning Commission's decision to approve Site Plan/Architectural Review Case No. SPR-01504-2018 in order to reflect the revised plans and to remove conditions 76 and 77 from the Commission's Resolution No. 19-1223, as those conditions have been satisfied in the revised plans.

Section XII. Certification. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

**PASSED, APPROVED, AND ADOPTED** this 26<sup>th</sup> day of June 2019, by the following vote to wit:

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

\_\_\_\_\_  
Linda L. Northrup, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Candice K. Lee, City Attorney



EXHIBIT A  
CONDITIONS OF APPROVAL  
(Case No. SPR-01504-2018)

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of the Planning Commission's 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 they are aware of, and accept, all conditions of this 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 Plans, Roof Plan, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of 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 Director of Planning.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, 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, Site Plan/Architectural Review Case No. SPR-01504-2018 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 \$3.79 per square foot for residential construction.
15. 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. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. Retaining walls shall not be built with an exposed face greater than six (6) feet tall.
18. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/applicant, has assessed the nature, extent, and potential significance of any remains. In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with the City General Plan, in consultation with the City Planning Department.
19. If human remains are unearthed during ground disturbing activities, 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) though 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.



20. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
21. 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.
22. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
23. No construction work or repair shall be performed outside the hours of 7:00 a.m. to 7:00 p.m. or any Sunday or Holiday.
24. All retaining walls and CMU walls shall either be decorative stone or be smooth trowel cement plastering and painted light brown to match the color scheme of the house, and subject to the approval of the Planning Director.
25. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

#### BUILDING AND SAFETY DEPARTMENT

26. A building permit is required for this project.
27. This project shall be subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes, and 2017 Los Angeles County Fire and Agoura Hills Municipal Code.

28. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code and 2017 Los Angeles County Fire Code.
29. The applicant shall note on the plans that all new or replaced 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 2016 California Building Code and 2017 Los Angeles County Fire Code.
30. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
31. A soils report will be required for the project as part of the applicant's building permit plan check submittal.
32. Handrails shall be required for exterior stairs with four (4) or more risers per Section 311.7.8 of the 2016 California Building Code.
33. Los Angeles County Fire Department review and final approval will be required for all new structures as part of Building plan check.
34. Las Virgenes Municipal Water District final approval will be required as part of the applicant's building permit.
35. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, Title 24 plans shall be submitted to Building and Safety Department for plan review and approval.

#### PUBLIC WORKS/ENGINEERING DEPARTMENT

36. A grading permit shall be obtained for this project.
37. 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.
38. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of any permits, all 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 Las Virgenes Municipal Water District 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.

39. Prior to grading permit, the applicant shall pay the applicable Transportation Impact Fee (TIF) to the Building and Safety Department.
40. 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.
41. 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.
42. The grading plan shall show location(s) of all oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.
43. 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.
44. Prior to grading permit, the project shall obtain a permit from the Los Angeles County Fire Department, and from Las Virgenes Municipal Water District.
45. 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 Engineering Department at 818.597.7322 for approved City certification forms.
46. 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 project is required to repair the Asphalt Concrete Inverted Shoulder along the property frontage, construct a new Asphalt Concrete driveway approach, install a new 6-Inch sewer lateral, connect to the 8-Inch sewer main in Driver Avenue, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.
47. This property is within the Las Virgenes Municipal Water District service area. The applicant shall make arrangements with Las Virgenes Municipal Water District for those services and provide the City with proof that all Las Virgenes Municipal Water District fees have been paid prior to permitting.

48. This project shall connect to the 8-Inch sewer main line in Driver Avenue (Reference Sewer Plan # E-117).
49. This project shall use existing laterals, whenever provided, for connection to the public sewer system.
50. All water facilities shall be designed to comply with all Las Virgenes Municipal Water District requirements. Final plans must be reviewed and approved by Las Virgenes Municipal Water District and City.
51. The 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. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
52. 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.
53. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:
  - Identification of whether the proposed project is a Designated or Non-Designated Project.



- If the proposed project is a Designated Project, identification of the project category.
  - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
  - Source control measure(s) proposed to be implemented
  - Calculation of the SWQDv.
  - Discussion on whether stormwater runoff harvest and use is feasible.
  - Stormwater quality control measure(s) proposed to be implemented.
  - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
  - Proposed hydromodification controls and calculations (if necessary).
  - Proposed maintenance plan (if necessary).
54. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
55. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number 46 must be completed to the satisfaction of the City Engineer.
56. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. 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.
57. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance with the Los Angeles County using City-approved forms.
58. 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.
59. 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

60. The applicant shall comply with all the City Geological/Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval letter dated November 20, 2018.

## LANDSCAPING

61. Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan prepared by Design Concepts dated November 15, 2018, as approved by the City of Agoura Hills Planning Commission.
62. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown approved plans shall conform to approved plans.
63. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
64. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that the civil engineering drawings have been reviewed 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).
65. The Final Planting Plan shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. *(If necessary specify required plant sizes)*. 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.
66. The Final Landscape Plans shall include the following notes:
  - a. The Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans prior to final city inspection.

- b. Identification of the total square footage of the landscape area within the project.
67. 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.
68. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.
69. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
70. 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.
71. All planting areas shall receive a three (3) inch layer of coniferous bark mulch. Mulch to be kept away from tree and shrub crowns. Mulch areas to be dressed to present a clean uniform appearance when complete
72. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

#### SOLID WASTE MANAGEMENT

73. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
74. 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.

75. 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