



PLANNING DEPARTMENT

DATE: July 18, 2019

TO: Planning Commission

APPLICANT: Jay DiMaggio
29728 Triunfo Drive
Agoura, CA 91301

CASE NOS.: CUP-01503-2018, SPR-01654-2019, VAR-01507-2018 &
PMAP-01559-2018

LOCATION: 28127 Agoura Road
(A.P.N.s 2061-012-020 and 2061-012-021)

REQUEST: Request for approval of: 1) a Conditional Use Permit and Site Plan/Architectural Review for construction of a 2,000 square-foot, one-story office building; 2) Variances from Zoning Ordinance Sections 9373.1.A Minimum lot area, 9373.2.B Minimum lot width, and 9654.5.B Parking lot landscaping; 3) a Tentative Parcel Map to merge two parcels; and 4) a request to make a finding of exemption under the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15303 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01503-2018, Site Plan/Architectural Review Case No. SPR-01654-2019, Variance Case No. VAR-01507-2018, and Parcel Map Case No. PMAP-01559-2018, subject to conditions, based on the findings of the attached draft resolutions.

ZONING DESIGNATION: Business Park-Office/Retail-Freeway Corridor Overlay-Old Agoura Design Overlay (BP-OR-FC-OA)

GENERAL PLAN DESIGNATION: Business Park-Office/Retail (BP-OR)

I. PROJECT BACKGROUND AND DESCRIPTION

The property owner and applicant, Jay DiMaggio, is requesting the approval of a Conditional Use Permit (CUP) and Site Plan Architectural Review (SPR) to build a 2,000 square-foot, one-story office building. The site is located at 28127 Agoura Road, west of Chesebro Road. The site is zoned Business Park-Office/Retail-Freeway Corridor Overlay-Old Agoura Design Overlay (BP-OR-FC-OA), and has a General Plan land use designation of Business Park-Office Retail.

The approximate 10,400 square-foot site consists of two separate vacant parcels (A.P.N.s 2061-012-020 and 2061-012-021) that slope from southeast to northwest. Each of the parcels is 5,200 square feet in size, and has a width of 40 feet, making them existing, non-conforming with the Zoning Ordinance. This is because the Zoning Ordinance currently requires lots in the BP-OR Zone to be at least 20,000 square in size and 200 feet wide. The site is a hillside lot that declines approximately 26 feet in elevation from the street along the front property line (929-foot elevation) to the rear of the lot (955-foot elevation) with an average topographic slope of 14.5 percent. There is an existing shallow swale on the north of the site, which conveys storm water from the site and neighboring properties.

The site is bordered to the east by vacant land, beyond which is Chesebro Road; on the north by a two-story office building in the Commercial Retail/Service zone; on the south by Agoura Road, beyond which is a two-story office building; and on the west by vacant land, beyond which is a one-story office building.

A Conditional Use Permit (CUP) is required because the site is hillside (over 10 percent slope). The two (2) contiguous parcels are proposed to be merged into one (1) parcel of approximately 10,400 square feet in size by way of a Tentative Parcel Map (Case No. PMAP-01559-2018). The applicant is also requesting the approval of the following Variances (Case No. VAR-01507-2018) from the Zoning Ordinance:

- Section 9373.2.A Minimum lot area. The newly created lot would not comply with the minimum 20,000 square-foot lot size requirement of the BP-OR zone;
- Section 9373.2.B Minimum lot width. The newly created lot would not comply with the minimum 200-foot lot width requirement of the BP-OR zone;
- Section 9654.5.B Parking lot landscaping. This section requires that a fully landscaped 20-foot-wide planter be provided along the frontage of a street, with the exception of areas used for access (e.g., driveway). In no case may an encroachment occur along more than 50 percent of the total property frontage. The project would not be consistent with this provision, as it proposes to reduce the minimum required 20-foot wide landscape planter along the frontage to ten (10) feet or less, and along with the proposed access ways, the planter would be encroached for more than 50 percent of the frontage length.

The proposed office use is permitted in the zone. The following is a summary comparison of the project and the relevant zoning development standards.

Pertinent Data		
	Proposed	Allowed/Required
Lot Area		
Size	10,400 sq. ft.	20,000 sq. ft. min.
Lot Width	80'	200' min.
Lot Depth	130'	100' min.
Building Height	18', 7.5 "	35' max.
Building Square Footage	2,000 sq. ft.	N/A
Building Coverage	20%	50% max.
Building Setbacks		
Front (north)	63', 3"	No min./max.
Rear (south)	20'	No min./max.
Side (east)	15'	No min./max.
Side (west)	15'	No min./max.
Landscape Coverage	26.57%	20% min.
Parking	7 spaces	7 spaces min. for office use

II. STAFF ANALYSIS

A. Site Plan and Building

The purpose of the Business Park-Office Retail (BP-OR) zone is to provide for smaller planned developments, including commercial offices, that are harmonious with the adjacent commercial or residential development.

The proposed development would include the construction of a 2,000 square-foot office building and other associated appurtenant facilities, such as surface parking, solar shade canopies for parking, access areas, walkways and landscaping. The proposed one-story office building would be situated in the northern portion of the site, with the southern (front) portion of the lot dedicated to parking. The finish floor elevation of the building at 928 feet would be approximately seven (7) feet lower than the topographic elevation of the pavement along Agoura Road, and a distance of 91.2 feet away.

Access to the property would be provided from Agoura Road via a 26-foot wide driveway proposed in the center of the property at the front of the building, as required by the Los Angeles County Fire Department. The Los Angeles County Fire Department has provided preliminary approval of the site plan for the required emergency access. An accessible path of travel ramp from the public right-of-way to the entrance is provided on the west side of the site.

Outdoor amenities include a fountain centered in the proposed plaza entry area at the front of the building. In addition, a trellis covered patio is situated on the southeast side

of the building with two benches laterally located in the plaza area. Walkways around the building are provided for pedestrian circulation.

A transformer is proposed to be located at the front property line of the site, east of the driveway, and a trash enclosure at the front property, west of the driveway. Both the transformer and trash enclosure would be enclosed with a decorative masonry wall. Two condensing units are proposed to be pad-mounted at the rear of the property and screened on three (3) sides by a three (3)-foot high wall with a two (2)-foot, and three (3)-inch vertical screen attached to the top of the wall on which a vine would grow to screen the condensing units from public view.

Given the slope of the site, retaining walls no taller than six (6) feet are proposed along the development perimeter, with the exception of the front. Additional metal railing of 36 inches high on top of the retaining walls that are adjacent to pedestrian walkways, would be attached along the top of the walls for safety purposes. At the rear, the existing six (6)-foot high wall on the adjacent property would remain. The project includes constructing an eight (8)-foot wide decomposed granite trail along Agoura Road at the front of the property, as required by the City Public Works Department.

The proposed height of the building is 18 feet, 7.5 inches, whereas the maximum height allowed for a building in the Zoning Ordinance is 35 feet. The two (2) solar canopies would be 12 and 13 feet high, consistent with the maximum 14-foot requirement (AHMC Section 9606). The project building coverage occupies a total of 2,000 square feet, which is 20 percent of the 10,400 square-foot lot, and under the maximum allowable 50 percent per the zoning. There are no specific yard setback requirements in the OA overlay district (Section 9553.3), which states that that required yards shall be as approved as part of any discretionary review and may not be required at all.

B. Architectural Design

The City Architectural Design Standards & Guidelines (ADS&G) provide general recommendations for development in Old Agoura on how to maximize architectural compatibility of new development with existing development, including the height of the structure, the use of natural materials like wood and stone, warm and rich colors, roof pitch and roof eaves. The project incorporates all of these recommendations. The building design reflects a rustic style. The building is articulated with the use of smooth off-white finish stucco exterior walls with charcoal wood trim and a brown tile gable roof. Some of the exterior wall portions of the building would be clad with stone veneer. Other architectural details include varying window sizes, decorative wrought iron window treatments, a stained wood trellis, and charcoal metal handrails above split face walls. Other features include a fountain and landscape planters finished with stone, as well as metal solar canopies. Natural building material accents and neutral and earth tone colors are incorporated. The Old Agoura Home Owners Planning and Zoning Committee has reviewed the latest design proposal and has provided an attached letter for the Planning Commission's consideration.

The City Architectural Review Panel (ARP) reviewed the project and suggested revisions that included the use of stone on the entire building, fully screening the transformer and trash enclosures with stone walls, the use of roof eaves, and removal of the original parapet roof. The applicant made most of the requested changes, with the exception of using stone throughout the building elevations, and the ARP supported the current design of the project.

Lighting within the project would be metal prefinished black gooseneck style and downcast. Bell-shaped light fixtures are proposed on each side of the front entrance of the building. Wall sconce light fixtures would be located on the building elevations along the pedestrian walkway around the building. Solar canopy lighting, metal prefinished black directional down light, would be provided in the parking lot. The photometric plan submitted indicates that the project meets the City's Architectural Design Standards and Guidelines of no more than one- (1) foot candle of illumination at the property line.

C. Hillside Ordinance

The project is subject to hillside development standards of the Zoning Ordinance because its slope is in excess of ten (10) percent. For commercial properties, the Hillside Ordinance establishes a maximum floor area ratio (FAR) based on the percent slope. A slope of 14.5 percent allows a FAR of 0.25. A FAR of 0.25 on a site of 10,400 square feet results in a total building area of 2,600 square feet. The applicant has requested a 2,000 square-foot building on a 10,400 square-foot the site, which is consistent with the hillside standards.

The Hillside Ordinance advocates protecting viewsheds, minimizing erosion, using native or other plant species that blend naturally with the environment, and certain building design standards. The building design standards include variation in roof massing, low roof pitch that follows the hillside slope, avoiding large expanses of a single material on walls, creating interesting and small-scale patterns by breaking up building masses and varying building materials, providing architectural treatment to all sides of a building, and using materials and colors that blend with the natural landscape. The project is consistent with these criteria as discussed in Item B. Architectural Design. The site layout preserves views from existing adjacent buildings by the location of structures on the site in relation to neighboring buildings.

D. Freeway Corridor Overlay District

The Freeway Corridor (FC) Overlay serves to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image. Projects in the FC corridor are to incorporate the use of natural and native landscaping, particularly oaks; preserve distant vistas to the Santa Monica Mountains; use compatible colors and materials to preserve and enhance the scenic quality of the freeway corridor; and screen unsightly uses. The project includes trees and native plant material in the plant palette to blend with the natural environment. The building is placed below the right-of-way elevation such that the building appears 11 feet high from

Agoura Road, and would be constructed with natural material accents, like stone and wood, thereby minimizing the visual impacts on the freeway and the hillsides south of Agoura Road.

E. Old Agoura Design Overlay District

The purpose of the Old Agoura (OA) Design Overlay district, as stated in the Zoning Ordinance, is to preserve the unique character of Old Agoura through the establishment of special standards and design guidelines. The District calls for the design to be in character with existing development in Old Agoura, in terms of height, materials, colors, roof pitch, roof eaves, and the preservation of privacy. The architectural styles of surrounding buildings are varied. The building design incorporates wood and stone elements, a moderately pitched gable roof, and earth tone colors, consistent with the Old Agoura Overlay District standards and the City's Architectural Design Standards & Guidelines for Old Agoura. The project is consistent with the overlay district, as it includes the use of natural materials and colors in a rustic design, roof eaves, and all sides of the building complement one another and incorporate consistent design elements.

F. Landscaping

The preliminary landscape plan includes a combination of non-native and native, natural-appearing species, including trees and shrubs that were reviewed by staff and the City Landscape Consultant, and meet the Hillside Ordinance and Freeway Corridor Overlay zone standards (the use of native and natural looking species in the planting plan). The plants have been arranged to soften the appearance of the building and retaining walls from public view, and better integrate the project with the open space and natural setting of Agoura Hills. At the front of the property, the transformer would be screened by plants on the east and west sides, and the trash enclosure would be screened by plants on the west. Based on the plant palette and plant placement, the Los Angeles County Fire Department's Fuel Modification Unit, which addresses potential vegetation wild fire hazards, has provided preliminary approval of the project.

The project is required to include a minimum of 20 percent landscape coverage for the total site as well as 15 percent coverage for the total parking area, with 50 percent tree canopy coverage per the Parking Ordinance (AHMC Section 9654.5). The total landscaping provided for the entire site is 26.57 percent (2,764 square feet), exceeding the required 20 percent for the zone. The project meets the minimum 15 percent landscape coverage in the parking lot with 26 percent. The project meets the minimum required shade canopy coverage of 50 percent (includes trees and overhead solar canopy structures in the parking area), providing 60 percent (1,546 square feet).

A 20-foot-wide landscape planter is required along the full front property line with Agoura Road, except for the vehicle driveway and ADA walkway areas that connect to the street, which occupy 31 linear feet of the total 80 linear feet along the site frontage. For the remaining 49 linear feet of frontage, about 22 feet would have no landscape planter, and about 27 feet would have a 10-foot-wide planter, which is one-half of the

required amount. In no case can the planter be encroached for more than 50 percent of its length. The project does not meet the requirements for maintaining a 20-foot wide landscape planter for at least 50 percent of the frontage, so a Variance from Zoning Ordinance Section 9651.5 is required. A summary of the Variance is provided under Item K.

There are no oak trees located on-site. There are also no off-site oak trees that could be impacted by this project.

G. Public Works/Engineering Department

The Public Works/Engineering Department has reviewed the civil engineering plans and requires that Agoura Road be improved along the property street frontage. The street improvements include a new concrete driveway approach extending twenty-six (26) feet wide along the property frontage, connection to the existing eight (8)-inch main sewer line in Agoura Road in front of the subject parcel, installation of a six (6)-inch sewer lateral, and a new eight (8)-foot decomposed granite equestrian trail with a concrete curb.

Because the site is sloped, it will need to be graded for the building pad. The proposed pad elevation would be at approximately 927 feet, whereas Agoura Road is at 929 to 936 feet. The grading plan indicates that the proposed development would require 71 cubic yards of cut and 1,455 cubic yards of fill for a net import of 1,385 cubic yards.

Runoff from the developed area would be collected in a series of small catch basins and local drain pipes, and will outlet into a vegetated swale running parallel along the northerly property line. The proposed drainage will approximate the existing drainage pattern.

The applicant must submit a Final Grading Plan, Encroachment Permit, Erosion and Sediment Control Plan, and Standard Urban Stormwater Mitigation Plan to the City Engineer for review and approval prior to construction.

H. Parking

The Parking Ordinance (AHMC Section 9654.6) requires one (1) space for every 300 square feet of gross floor area of office. The office gross floor area is 2,000 square feet, resulting in a demand of seven (7) parking spaces. A total of seven (7) parking spaces are proposed in the parking lot, adjacent to the building on the south. Two are required to be designated as handicap spaces. Two metal solar shade structures would cover the proposed parking spaces.

I. Tentative Parcel Map

The applicant is requesting approval of a Tentative Parcel Map that would merge the two (2) parcels (A.P.N.s 2061-012-20 and 2061-012-21). The parcels are currently 5,200 square feet each, with a width of 40 feet. The merger would bring the parcel size

to 10,400 square feet, but still less than the BP-OR zone requirement of 20,000 square-foot minimum. The new parcel would be 80 feet wide and 130 feet deep, which would not meet the minimum width of 200 feet, as required in the BP-OR zone. Therefore, the applicant is requesting a Variance from Municipal Code Section 9373.2. Merging the parcels would create a more viable development site.

J. General Plan Consistency

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

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

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

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

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

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to view along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation

- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery

The project complies with Goal LU-16 and Policies LU-16.1 and 16.2 in that the project is a well-designed office building. The earth tones colors and natural material accents (wood and stone) integrate the project with the Old Agoura area natural setting. The new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, including the freeway corridor. Attractive architectural details include a gable roof, varying roof lines, varying window sizes, a wood trellis, and decorative wrought iron window treatments. The project incorporates a patio area with a fountain and landscape planters. A pedestrian walkway is provided around the building and an accessible path of travel and ramp to the public right-of-way. The plant palette incorporates native as well non-native but natural-looking plant species, and several trees.

K. Variance

The two (2) existing parcels are non-conforming for lot size with the Zoning Ordinance. Combining the two (2) parcels into one (1) parcel would achieve a larger lot size of 10,400 square feet, which more closely meets the 20,000 square-foot lot size standard. The two (2) existing parcels are non-conforming for lot width. Combining the two (2) parcels would achieve a larger width of 80 feet, which more closely meets the 200-foot minimum lot width standard. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

The project would not be consistent with the parking lot landscaping provision that requires a 20-foot-wide fully landscape planter to be provided along the length of the required front yard landscape planter and not encroach into more than 50 percent of the length of the required front yard landscape planter. Reducing the minimum required 20-foot width of the required front landscape planter to 10 feet or less and encroaching into more than 50 percent of the length of the required front yard landscape planter would allow for the required seven (7) parking spaces and overall landscaping in the parking lot. Due to the small size of the lot upon which the office building is proposed and the

need to accommodate the required parking and overall landscaping in the parking lot, the full amount of landscape planter cannot be provided.

The findings for each Variance are contained in the Draft Resolution.

L. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per Section 15303. This exemption includes, but is not limited to, the construction of a new office building. No significant environmental impacts are expected from development of this project, given the small size of the building and its location in an area adjacent to by other development and vacant parcels in an urban area. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-01503-2018, Site Plan/Architectural Review Case No. SPR-01654-2019, Variance Case No. VAR-1507-2018, and Tentative Parcel Map Case No. PMAP-1559-2018, subject to conditions, and based on the findings of the attached draft resolutions.

IV. ATTACHMENTS

1. Vicinity Map
2. Draft Resolution for the Conditional Use Permit and Site Plan Architectural Review, with Exhibit A Conditions of Approval
3. Draft Resolution for the Variance, with Exhibit A Conditions of Approval
4. Draft Resolution for the Tentative Parcel Map, with Exhibit A Conditions of Approval
5. Reduced Copies of Project Plans
6. Color and Material Board
7. Letter from the Old Agoura Home Owners Planning and Zoning Committee, dated September 18, 2018

Case Planner: Renee Madrigal, Associate Planner

ATTACHMENT 1

VICINITY MAP

Case Nos. CUP-01503-2018, SPR-01654-2019,
VAR-01507-2018 and PMAP-01559-2018



ATTACHMENT 2

DRAFT RESOLUTION FOR THE CONDITIONAL USE
PERMIT AND SITE PLAN/ARCHITECTURAL REVIEW,
WITH EXHIBIT A CONDITIONS OF APPROVAL

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01503-2018 AND SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01654-2019 FOR THE CONSTRUCTION OF A 2,000 SQUARE-FOOT OFFICE BUILDING AT 28127 AGOURA ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Jay DiMaggio with respect to the real property located at 28127 Agoura Road, Assessor's Parcel Numbers 2061-012-020 and 2061-012-021, requesting approval of Conditional Use Permit Case No. CUP-01503-2018 and Site Plan/Architectural Review Case No. SPR-01654-2019 to construct a 2,000 square-foot, one-story office building on a vacant parcel (the "project").

Section II. The project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures). The new office 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.

Section III. The Planning Commission of the City of Agoura Hills considered the project and application at a public hearing held on July 18, 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 hearing.

Section V. Conditional Use Permit. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Zoning Ordinance Section 9673.2.E 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 purpose of the Business Park-Office-Retail (BP-OR) zone is to provide for smaller planned

developments that are harmonious with the adjacent commercial or residential development. The BP-OR zone and Old Agoura (OA) overlay zone allow for development of an office building use. The project meets the City's development standards for the BP-OR-FC (Freeway Corridor)-OA zone relative to lot coverage, building height, parking, overall amount of site landscape, parking lot landscape, and tree canopy coverage.

B. The proposed use is compatible with the surrounding properties. The proposed commercial office use is compatible with neighboring office buildings and vacant land. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The project is aesthetically of good composition, material, textures, and colors. The rustic building design is compatible with the variety of architectural styles in the area, and with its earth-tone colors and natural material accents, reflects the natural surroundings. The proposed single-story office building is located adjacent to similar land uses, including an office building to the north and across the street to the south. Properties located to the east and west of the project are currently vacant.

C. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The placement and design of the building will preserve the light, air and privacy of the adjacent parcels by being below the maximum building height and coverage. Lighting standards are shield downward and lighting will not exceed the standard of 1.0 candle-foot maximum at property line per the City's Architectural Design Standards and Guidelines. Access to the property will be provided via Agoura Road, and the driveway is designed in accordance with City and Fire Department standards. Geotechnical and geological studies have been reviewed by the City Geotechnical/Geologic Consultant, who found them 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 constructed in full compliance with the City's Building Code.

D. The proposed use will comply with each of the applicable regulatory provisions of the Zoning Ordinance. The project meets the development standards of the BP-OR-FC-OA zone relative to lot coverage, building height, parking, overall site landscape, parking lot landscape, and tree canopy coverage, with the exception of minimum lot size, minimum lot width, and minimum width and length of the frontage landscape planter, for which variances are requested.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The site is zoned for office commercial type uses. The office use is an allowed and appropriate land use within the BP-OR-OA-FC zones. The area consists of a mix of medical, professional, and general office uses, as well as service uses.

F. The proposed use, as conditioned, is consistent with Goal LU-16 as well as Policies LU 16.1 and LU-16.2 of the General Plan. The project is a well-designed office building. The rustic design, earth tones colors and natural material accents (wood and stone) integrate the project with the Old Agoura area natural setting. The building design incorporates the appropriate amount of detail and articulation necessary to be considered a

quality building that will enhance the appearance of the site and the surrounding area, including the freeway corridor. Attractive architectural details include a gable roof, varying roof lines and window sizes, wood trellis, and decorative wrought iron window treatments. The project incorporates a patio area and fountain, as well as landscape planters. A pedestrian walkway is provided around the building and an accessible path of travel and ramp from the public right-of-way. The plant palette incorporates native as well non-native but natural-looking plant species, as well as trees.

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

A. The proposed development is consistent with the General Plan, and design standards adopted by the City Council. The project complies with the City General Plan Goal LU-16 and Policies LU-16.1 and 16.2. The site is consistent with the surrounding businesses, which includes office. The rustic design, earth tones colors and natural material accents (wood and stone) integrate the project with the Old Agoura area natural setting. The building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, including the freeway corridor. Attractive architectural details include a gable roof, varying roof lines and window sizes, wood trellis, and decorative wrought iron window treatments. The project incorporates a patio area and fountain, as well as landscape planters. A pedestrian walkway is provided around the building and an accessible path of travel and ramp from the public right-of-way. The plant palette incorporates native as well non-native but natural-looking plant species, as well as trees.

B. The design and location of the proposed development 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 project will not unreasonably interfere with the use and enjoyment of existing or proposed commercial developments in the vicinity because the use is consistent with the neighborhood and the project meets the development standards of the BP-OR-FC-OA zones relative to lot coverage, building height, parking, overall site landscape, parking lot landscape, and tree canopy coverage. It will not create traffic hazards or congestion as the use is an office building with minimal expected traffic trips generated, and the site driveway location will not create traffic safety concerns. Access to the site will continue to be via Agoura Road.

C. The design of the proposed development 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 architectural design, colors and materials will be compatible with the surrounding neighborhood, with earth-tone colors and natural materials (wood and stone) along with off-white colored stucco. The project meets the development standards established by the Zoning Ordinance with regard to lot coverage, building height, parking,

overall site landscaping, parking lot landscape, and tree canopy coverage. A variance is requested for not meeting the following standards: minimum lot size, minimum lot width, and width and length of the frontage landscape planter. The project will be consistent with the character of the neighborhood and provide for harmonious and orderly development considering these variances, as the neighboring parcels are of similar size and width and do not contain the full frontage landscape planter. The office is a permitted use in the BP-OR-OA-FC zones.

D. The design of the proposed development provides a desirable environment for its occupants, as well as for neighbors, and is aesthetically of good composition, materials, textures, and colors. The architectural design, colors and materials are compatible with the surrounding buildings, with earth tone and natural materials (wood and stone) along with off-white colored stucco. Attractive architectural details include a gable roof, varying roof lines and window sizes, wood trellis, and decorative wrought iron window treatments. The project incorporates a patio area and fountain, as well as landscape planters. A pedestrian walkway is provided around the building and an accessible path of travel and ramp from the public right-of-way. The plant palette incorporates native as well non-native but natural-looking plant species, as well as trees.

E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. The proposed office use and is allowed in the BP-OR zone. Minimum development standards have been met with regard to lot coverage, building height, parking, overall amount of site landscape, parking lot landscape, and tree canopy coverage. A variance is requested for the following standards not being met: minimum lot size, minimum lot width, and width and length of the frontage landscape planter.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The new office building will be constructed to comply with the City's Building Code. The site would provide the necessary vehicular and pedestrian access in and out of the property, and parking is accommodated on-site. The site and building design have been considered by the City's Geotechnical/Geological Consultant, and found acceptable. The project would connect to the public sewer system.

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

A. The proposed use is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood mud flow, erosion hazards or other hazards. The City Geotechnical/Geological Consultant has reviewed project's geologic/geotechnical report, and finds it acceptable. The project will be constructed according to Building Code requirements. The County Fire Department,

Fuel Modification Unit and Land Development Division, has provided preliminary approval of the project.

B. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. There are no known sensitive plant or animal species on-site or adjacent to the site. The landscape plan incorporates both native species, as well as non-native species that are well suited to the area and complement native species. Views to Ladyface Mountain, and the general Santa Monica Mountains, will be protected on site, and the Project will not affect views to these scenic resources from adjacent properties given the topography, building height, and site design.

C. The project can be provided with essential public services and is consistent with the objectives and policies of the general plan. The site is served by municipal sewer. Consistent with Los Angeles County and state requirements, site runoff will be directed to on-site bio-filter basins where it will be detained before being released into the storm drain system in Agoura Road. The project will be consistent with General Plan Goal LU-1 and Policy LU-1.2 that provide for well-planned development, efficient use of the infrastructure and primarily infill of existing developed areas in that the site is an infill lot and public services are available to easily serve the site.

D. The project will complement the community character and benefit current and future community residents. The rustic and well-articulated architecture of the building, along with landscaping plantings, which incorporate native species, will be compatible with the community character. The project reflects the natural setting of Agoura Hills by employing earth tone and natural building materials, and minimizing building height and lot coverage. The project will provide additional business opportunities, benefiting current and future community residents.

E. The proposed development is consistent with the general design and construction standards provided in this section. The project is consistent with the Hillside and Zoning Ordinance standards related to building height, overall site landscaping, parking lot landscaping, tree canopy coverage, floor area ratio, and building coverage. The design of the building and site is consistent with the zoning provisions for scale, articulation and style of building, and building materials and colors. The building reflects a rustic style with earth tone colors and natural material accents. Drainage and erosion control measures are incorporated into the project and will generally follow the existing drainage pattern and provide for filtering of stormwater. Native plants are incorporated into the landscape plan, as well as non-native plant species and trees that are compatible with natives.

Section VIII. Freeway Corridor Overlay District. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9545.1 of the Agoura Hills Zoning Ordinance, that:

A. The project is compatible with the city's semi-rural character and does not overwhelm the city's low-intensity development style. The project is consistent with the FC overlay district and other applicable Zoning Ordinance standards for building coverage, building height, floor area ratio and overall amount of landscaping. The single story, small office building reflects a rustic style, with natural materials and earth-tone colors consistent with the appearance of Old Agoura.

B. The project's features and space enhance the site so that the buildings are integral parts of the community fabric. To the maximum extent feasible, taking into consideration more than just economic feasibility, the project is situated on the site to maximize the views of the city's points of natural scenic beauty, such as Medea Creek, Ladyface Mountain or Strawberry Hill. The building is low scale and low-intensity, less than what is allowed in the Zoning Ordinance in terms of height, building coverage and floor area ratio. The design of the site includes landscaping above the minimum required, and the building exhibits a rustic style with natural materials and colors, consistent with the natural appearance of the city. Given the small scale and stature of the building, views to the Santa Monica Mountains are maintained.

C. Parking areas provide safe and convenient access. Parking areas are situated on the site and landscaped to avoid vast expanses of uninterrupted parking spaces. Adequate parking is provided at the front of the site, nearest the site driveway. Landscaping is interspersed within the paved parking lot, and trees and solar structures provide adequate canopy coverage in the parking lot.

D. The site design works with the characteristics of the existing terrain and maximizes preservation of open space to the maximum extent feasible, taking into consideration more than just economic feasibility. The existing terrain and natural contours have been incorporated into the site plan design to maximum extent feasible, taking into consideration more than just economic feasibility. Where features of special interest such as hillsides, streams, or oak trees exist on the project site, they have been integrated into the design. The planning commission has the discretion to impose conditions as it may deem to be necessary to minimize and mitigate grading, the use of retaining walls, and the use of large flat pads. The site is sloped, and, as such, retaining walls are required. The height of the retaining walls has been minimized to the extent feasible, and none exceed the six (6)-foot maximum height allowed. No water features or oak trees are on-site or adjacent to the site. The building pad is small, given the limited size of the building at 2,000 square feet. Grading will occur only to the extent to prepare the building pad, and no excess grading is proposed.

E. The project design avoids or mitigates significant impacts to sensitive or endangered plants and animals and sensitive plant communities such as oak woodlands or riparian habitat. The site is located in an urban area, already developed with buildings. Vacant lots adjacent to the site are also within the urban fabric. There are no water features (including riparian areas) or oak trees on the site, or adjacent to the site, so these habitats will not be affected. No endangered or sensitive plant or animal species are known from the site or expected to be present on the site, given the surrounding urban area.

F. The development design conveys the high quality image envisioned in the general plan. Views of the site from the freeway, city gateways, and abutting residential areas complement and enhance the city's low intensity and semi-rural character. Line of sight studies shall be prepared to determine the visual impacts of the project. The building is low scale and low-intensity, less than what is allowed in the Zoning Ordinance in terms of height, building coverage and floor area ratio. The design of the site includes landscaping above the minimum required, and the building exhibits a rustic style with natural materials and colors, consistent with the natural appearance of the city. Given the small scale and height of the building, located on a pad several feet below the street level, the building appears smaller in stature from passers-by, and views to the Santa Monica Mountains are maintained.

G. Building facades are articulated on all sides: There are no long, unbroken facades. The building facades are of natural, non-reflective or low-reflective materials such as wood, stone, brick, or textured concrete. The building's predominant colors are subtle, neutral, or earth tone. Variations in roof lines are used to add interest to and reduce the massive scale of large buildings. Roof features compliment the character of adjoining neighborhoods. The building design consists of natural materials and earth tone colors, and reflects a rustic style. All elevations are articulated. Natural stone and wood elements, as well as decorative ironwork around the windows, provides architectural interest. The gable tile roofs with varying planes also provide architectural interest, and represent the style sought for the Old Agoura overlay district. All materials are non-reflective.

H. Landscaping complements the natural setting of the region. The project incorporates native plants, as well as non-native plants and trees compatible with the appearance and habit of native species.

I. Traffic, light, noise, and other environmental impacts are mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. The project's traffic will not significantly reduce the existing level of service on any local street in a residential neighborhood. Given the limited size of the office building at 2,000 square feet, the anticipated traffic trips generated by the project would be minor, and do not require a full traffic impact analysis per the City's Traffic Impact Analysis Guidelines. Therefore, no adverse traffic impacts are expected from the project. Proposed site and building lighting will be focused downward to minimize glare and light spillover. The photometric plan indicates that the project will meet the recommended standard of no more than one (1) candle-foot at property line. Given the small size of the office building and the need for only seven (7) parking spaces, noise from operation of the use and the parking lot is anticipated to be minimal.

J. The development is proposed to be located within five hundred (500) feet of any point on any lot line of residentially zoned property, and the project is compatible with those residential uses. This finding is imposed in recognition of the impact of such developments on residential uses, including impacts on local street traffic, noise, light, security, view corridors, and other environmental impacts.

The project site is located on the north side of Agoura Road. The site is within five hundred (500) feet of residentially zoned properties, which are the properties further south of Agoura Road in the Residential Single Family zone. The one-story building of 2,000 square feet is designed to blend in with the surrounding developed and natural areas in terms of rustic design and native or non-native species compatible with native plants. The project is consistent with the maximum allowed height, building coverage, floor area ratio and landscaping coverage standards of the Zoning Ordinance. Traffic generated by the project is expected to be minor and will not adversely affect area circulation. Given the minor amount of vehicle trips, a full traffic impact analysis is not required pursuant to the City's Traffic Impact Analysis Guidelines. Only seven (7) parking spaces are required. Building materials are non-reflective and lighting is directed downward to minimize light spill over and glare. The photometric plan indicates the project will meet the recommended guideline of no more than one (1) candle-foot at property line. No loading docks are proposed. A small outdoor seating area for employees is not expected to create significant noise, given the small size of the office and associated minimal number of employees. The transformer and trash receptacle are enclosed with walls to minimize the aesthetic and noise effects.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01503-2018 and Site Plan/Architectural Review Case No. SPR-01654-2019, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 18th day of July, 2019, by the following vote to wit:

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

John Asuncion, Chairperson

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. CUP-01503-2018 and SPR-01654-2019)

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 these permits shall not be effective for any purpose until the applicant has agreed in writing that he/she is aware of, and accepts, all conditions of these permits with the Planning Department.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to the approved Site Plan, Elevation Plans, Floor Plan, Roof Plan, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits are held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.
6. It is further declared, and made a condition of this action, that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. 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.
8. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. The Applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits, whichever occurs first. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
10. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01503-2018 and Site Plan/Architectural Review Case No. SPR-01654-2019 will expire.

Conditions of Approval

(Case Nos. CUP-01503-2018 and SPR-01654-2019 (DiMaggio))

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11. 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.
12. The Applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District prior to issuance of a Building Permit.
13. 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.
14. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
15. 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 pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.
16. 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.
17. To the extent feasible, the applicant shall not remove or otherwise disturb vegetation, prepare the site, or conduct any other construction related activities within the work areas to avoid impacts to breeding and/or nesting birds from February 1 through September 1, the recognized breeding, nesting and fledging season for raptor and bird species. If such activities in the work areas during the breeding and nesting season cannot be avoided, then prior to any ground or vegetation disturbing activities, the applicant shall retain a qualified biologist/ornithologist acceptable to the City Planning Department to conduct a

survey of all breeding and nesting habitats within the work areas and vicinity within one (1) week of construction or vegetation clearing activities. The extent of the survey buffer area surrounding the site shall be established by the biologist to ensure that direct and indirect effects to nesting/breeding birds are avoided. A report discussing the results of the bird survey shall be submitted for review by the City Planning Department prior to any vegetation removal, site preparation or construction activity. If active nests are found within the survey area, activities within a 300-foot radius (500 feet for raptors) shall not be allowed until an appropriate buffer can be established. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Activities within the buffer area shall be postponed or halted at the discretion of a biological monitor until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. If a state or federally listed species is found, the CDFW and/or the USFWS, as applicable, shall be notified within 24 hours of the sighting, and construction work shall not occur until concurrence has been received that operations may proceed. The biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds, and provide the documentation to the City Planning Department upon completion of the work and prior to issuance of a Certificate of Occupancy.

18. 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.
19. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
20. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening and gates shall be maintained in good condition at all times.
21. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or Holiday.
22. 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

23. A building permit is required for this project.
24. 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.
25. A two percent (2%) slope away from the structure for drainage (on the first 5 feet) all around the new structure(s) shall be provided.
26. This project shall be subject to the 2016 California Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes, and 2017 Los Angeles County Fire and Agoura Hills Municipal Code.
27. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
28. A soils report will be required for the project as part of the Applicant's building permit plan check submittal.
29. Hillside setbacks shall be met per 2016 California Building Code Section 1808.
30. Los Angeles County Fire Department review and final approval will be required for all new structures as part of Building plan check.
31. Las Virgenes Municipal Water District final approval will be required as part of the applicant's building permit.
32. 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.

33. The Applicant shall show accessible path of travel from the public right-of-way to entrance of the building.

PUBLIC WORKS/ENGINEERING DEPARTMENT

34. A grading permit shall be obtained for this project.
35. Prior to permitting, this project is required to Record Parcel Map No. 82220 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
36. 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.
37. 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.
38. Prior to grading permit, the applicant shall pay the applicable Transportation Impact Fee (TIF) to the Building and Safety Department.
39. 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.
40. 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.
41. 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.

Conditions of Approval

(Case Nos. CUP-01503-2018 and SPR-01654-2019 (DiMaggio))

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42. 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.
43. Prior to grading permit, the project shall obtain a permit from the Los Angeles County Fire Department, and from Las Virgenes Municipal Water District.
44. 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.
45. 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 construct a new concrete driveway approach, install a new 6-Inch sewer lateral & connect to the 8-Inch sewer main in Agoura Road, construct all water appurtenances be per Las Virgenes Municipal Water District's standards, and construct a new 8 foot decomposed granite equestrian trail with a concrete rolled curb.
46. 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.
47. This project shall connect to the 8-Inch sewer main line in Agoura Road (Reference Sewer Plan # C02-457-01).
48. This project shall use existing laterals, whenever provided, for connection to the public sewer system.
49. 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 of Agoura Hills.
50. 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.
51. 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.
52. 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).
53. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
54. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number 45 must be completed to the satisfaction of the City Engineer.
55. 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.

56. 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.
57. 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.
58. 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

59. The Applicant shall comply with all items in the City Geological/Geotechnical Consultant's (GeoDynamics, Inc.) comment letter dated September 27, 2018.

LANDSCAPING

60. Final Landscape Plans shall substantially conform to the landscape plans prepared by Integra Design Services, dated February 4, 2019, as approved by the City of Agoura Hills Planning Commission.
61. 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.
62. 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.

63. 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).
64. 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 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.
65. The transformer at the front of the site shall be screened on the east side with the same plant used to screen the masonry trash enclosure, *Rhamnus californica*.
66. The Final Landscape Plans shall include the following notes:
67. 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.
68. A table indicating the total square footage of the landscape area within the project.
69. 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.
70. 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.
71. 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.
72. 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.
73. Any tree of heaven (*Ailanthus altissima*) is to be permanently eradicated. The Final Landscape Plans must contain a note to this effect and specify the method of eradication.

74. 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.
75. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
76. 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

77. 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.
78. 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.
79. The Applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

ATTACHMENT 3

DRAFT RESOLUTION FOR THE VARIANCE, WITH
EXHIBIT A CONDITIONS OF APPROVAL

RESOLUTION NO. 19-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01507-2019 TO: 1) REDUCE THE MINIMUM REQUIRED LOT AREA; 2) REDUCE THE MINIMUM REQUIRED LOT WIDTH; AND 3) REDUCE THE MINIMUM REQUIRED WIDTH OF THE LANDSCAPE PLANTER ALONG THE FULL LENGTH OF THE FRONT PROPERTY LINE AND ENCROACH INTO MORE THAN 50 PERCENT OF THE LENGTH OF THE LANDSCAPE PLANTER

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

Section I. An application was duly filed by Jay DiMaggio, with respect to real property located at 28127 Agoura Road (Assessor's Parcel No. 2061-012-020 and 2061-012-021), to construct a 2,000-square-foot, one-story office building, and including requesting approval of Variance Case No. VAR-01507-2018 to: 1) reduce the minimum required lot area; 2) reduce the minimum required lot width; and 3) reduce the minimum required width of the landscape planter along the full length of the front property line and encroach into more than 50 percent of the length of the landscape planter (the "project").

Section II. The project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures). The new office 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.

Section III. The Planning Commission of the City of Agoura Hills considered the project and application at a public hearing held on July 18, 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 hearing.

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

A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, in which the strict application of the

Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

1. Minimum Lot Area. Section 9373.2.A of the Zoning Ordinance requires a minimum lot area of 20,000 square feet for the BP-OR zone. Each of the two (2) existing parcels are 5,200 square feet in size, and are therefore non-conforming with the Zoning Ordinance. By combining them into one (1) parcel pursuant to a parcel map, a total lot size of 10,400 square feet is achieved, which more closely meets the standard. Nonetheless, the new parcel will still be less than the required size. The variance will allow the parcels, which are small, to be developed with a viable use, a privilege which other commercial properties in Old Agoura enjoy. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

2. Minimum Lot Width. Section 9373.2.B of the Zoning Ordinance requires a minimum lot width of 200 feet for the BP-OR zone. The two (2) existing parcels that will be combined to create a new parcel are non-conforming, with widths of 40 feet and 40 feet. Even with combining the two (2) parcels to achieve a larger width of 80 feet, the minimum required 200-foot width will not be met. The variance will allow the parcels, which are small in width, to be developed with a viable use, a privilege which other commercial properties in Old Agoura enjoy. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

3. Front Landscape Planter. Due to the limited size and width of the existing lots and the required seven (7) parking spaces, the development is only able to provide ten (10) feet wide or less of landscaped planter instead of the required 20-foot-wide fully landscaped planter along the front property line adjacent to Agoura Road. Encroachment in the required front landscaping planter along Agoura Road is necessary to provide the required number of parking spaces on-site and accommodate the transformer and trash enclosure, as well as provide vehicular and pedestrian access. Sufficient landscaping is provided elsewhere on the property, in excess of the minimum requirement of the BP-OR

District, to compensate for the loss of front planter landscaping due to the encroachment. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

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

1. Minimum Lot Area. Each of the two (2) existing parcels are 5,200 square feet in size, and are therefore are non-conforming with the Zoning Ordinance. The two existing parcels will be merged pursuant to a parcel map, but the merged parcel will continue to be non-conforming in terms of its size. However, other properties in the vicinity and BP-OR-OA zone suffer from the same size restraints as the two proposed for development here. Neighboring lots have similar non-conforming lot sizes. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

2. Minimum Lot Width. The two (2) parcels are existing, non-conforming for lot width, with widths of 40 feet. The two existing parcels will be merged pursuant to a parcel map, but the merged parcel will continue to be non-conforming in terms of its width. The merged parcel will still be nonconforming at 80 feet wide. However, other properties in the vicinity and BP-OR-OA zone suffer from the same size restraints as the two proposed for development here. Neighboring lots have similar non-conforming lot widths. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650

square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

3. Front Landscape Planter. Additional landscaping is provided elsewhere on site to compensate for the loss of the planter area. The Zoning Ordinance requires at least 20 percent on-site landscaping, and the project provides approximately 27 percent. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

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

1. Minimum Lot Area. Given the limited size of the parcels, which are existing, non-conforming, the strict interpretation of the Zoning Ordinance would result in the property being difficult to develop with a viable use. The two existing parcels will be merged pursuant to a parcel map, but the merged parcel will continue to be non-conforming in terms of its size. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

2. Minimum Lot Width. Given the limited width of the parcels, which are existing, non-conforming, the strict interpretation of the Zoning Ordinance would result in the property being difficult to develop with a viable use. The two existing parcels will be merged pursuant to a parcel map, but the merged parcel will continue to be non-conforming in terms of its width. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with

two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

3. Front Landscape Planter. Given the limited parcel width and size, Zoning Ordinance requirements, including that of the landscape planter along the frontage, cannot be fully met. The full number of parking spaces required for the project use could not be provided, and the trash enclosure and transformer not accommodated. Sufficient landscaping is provided elsewhere on the property, in excess of the minimum required in the Zoning Ordinance, to compensate for the loss of front planter landscaping. Given the parking demands on the relatively small parcel, a development of an office building may not be viable. Other neighboring lots of similar size were developed prior to Cityhood and did not have to meet the current standards as required of the proposed project.

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

1. Minimum Lot Area. The lot size will still allow for required public access and emergency access to the building, and will allow for the necessary public utility connections, including public sewer, and Building Code requirements to be met.

2. Minimum Lot Width. The lot width will still allow for required public access and emergency access to the building, and will allow for the necessary public utility connections, such as public sewer, and Building Code requirements to be met. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes and widths. On developed sites, some of the lots have been merged, as proposed with the current project, while others have buildings on a much smaller single lot. The development on these lots was approved prior to City incorporation, and so represents different development standards (setbacks, building coverage, parking, landscaping) than what currently applies to the subject site. For example, one site with two lots west of the subject property totals approximately 10,100 square feet with a width of 80 feet, and contains a building of 7,650 square feet. In comparison, the subject site, upon merger, would be only slightly larger and would have the same width, but only a 2,000 square-foot building.

3. Front Landscape Planter. Landscaping provided on the site exceeds the Zoning Ordinance requirements. The Zoning Ordinance requires 20 percent on-site landscaping coverage and 50 percent shade canopy coverage and the project provides about 27 percent on-site landscaping coverage and 60 percent shade canopy coverage. The reduction in front planter landscaping will not result in adverse public health, safety or welfare effects, nor will it be materially injurious, but will allow for vehicle and ADA access to the property, as well as necessary parking, and incorporation of the necessary transformer and trash enclosure that contribute to public health, safety and welfare.

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

1. Minimum Lot Area. The granting of the variance will be consistent with the other neighboring non-conforming size lots. The 10,400 square-foot lot is consistent with other nearby developments. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot sizes. On one nearby site, two smaller lots have been merged to create a larger lot similar to the project.

2. Minimum Lot Width. The granting of the variance will be consistent with the other neighboring non-conforming lot widths. The 80-foot lot width is consistent with other nearby developments. Lots in the vicinity of the proposed site on the north side of Agoura Road have similar sizes and dimensions, including smaller and non-conforming lot widths. On one nearby site, two smaller lots have been merged to create a larger width similar to the project.

3. Front Landscape Planter. The view of this reduced size landscape planter along the Agoura Road frontage will be mitigated in part, since the site as a whole exceeds the required landscape coverage. In particular, in addition to low-growing plants, trees are proposed in the front landscape planters, which will provide vertical vegetative cover. Other neighboring lots of similar size do not have the full frontage landscape planter.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Case No. VAR-01507-2018, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 18th day of July, 2019, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

John Asuncion, Chairperson

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case No. VAR-01507-2018)

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicants have agreed in writing that they are aware of, and accept, all conditions of this permit with the Planning Department.
3. 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.
4. It is further declared and made a condition of this action that if any condition herein is violated, the variance 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.
5. Variance Case No. VAR-01507-2018 is valid only in conjunction with Conditional Use Permit Case No. CUP-01503-2018, and the conditions of approval therein. The effectiveness of this variance is contingent upon approval of those entitlements.
6. 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.

END

ATTACHMENT 4

DRAFT RESOLUTION FOR THE TENTATIVE MAP,
WITH EXHIBIT A CONDITIONS OF APPROVAL

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING
TENTATIVE PARCEL MAP CASE NO. PMAP-01559-2018
TO MERGE TWO PARCELS LOCATED AT 28127 AGOURA
ROAD

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

Section I. An application to construct a 2,000-square-foot, one-story office building and appurtenant structures was duly filed by Jay DiMaggio with respect to the real property located at 28127 Agoura Road, Assessor's Parcel Numbers 2061-012-020 and 2061-012-021, including requesting approval of Tentative Parcel Map 082036 (Case No. PMAP-01559-2018) to merge two (2) parcels into one (1) (the "project").

Section II. The project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversions of Small Structures). The new office 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.

Section III. The Planning Commission of the City of Agoura Hills considered the project and application at a public hearing held on July 18, 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 hearing.

Section V. Tentative Parcel Map. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Agoura Hills Zoning Ordinance and Subdivision Ordinance that:

A. The proposed map is consistent with the general and specific plans of the City of Agoura Hills. The proposed Tentative Parcel Map is consistent with the City's General Plan designation of BP-OR in that the proposed parcel map will assist in facilitating the development of vacant parcels with commercial use. The proposed office use on the map is permitted in the BO-OR land use designation. Public facilities and access will be provided to the site to allow for orderly development. The merger of the parcels will create a more viable development site. The site is not within a specific plan area.

B. The design or improvement of the proposed development is consistent with the general and specific plans of the City of Agoura Hills. The Tentative Parcel Map, as conditioned, is consistent with the City's General Plan Goal LU-16 and Policies LU-16.1 and LU-16.2 by providing a well-designed office building as an attractive working environment and valuable place to do business. The earth tones colors and natural material accents (wood and stone) integrate the project with the Old Agoura area natural setting. The new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, including the freeway corridor. A pedestrian walkway is provided around the building and an accessible path of travel and ramp to the public right-of-way. The plant palette incorporates native as well non-native but natural-looking plant species, and several trees.

C. The site is physically suitable for the type of development proposed. The site is physically suitable for a commercial development in that by combining two parcels it will allow for the development of a well-designed office building and adequate parking, better circulation throughout the site and within the BP-OR district, and pedestrian amenities, as specified in the Zoning Ordinance for the BP-OR district.

D. The site is physically suitable for the proposed density of the development. The project meets the maximum allowed floor area ratio, building site coverage, and height. Therefore the site is suitable for the density of development.

E. The design of the development or the proposed improvements are not likely to cause substantial environmental damage or to substantially injure fish or wildlife or their habitat. The design of the development and improvements is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because the development is in an urban area and limited to a small office building, and no adverse environmental impacts are expected from the development.

F. The design of the development or the type of improvement is unlikely to cause serious public health problems. The design of the Tentative Parcel Map is not likely to cause serious public health problems. On-site improvements, such as circulation, storm water and sewer services, and fire access will be required upon development of the site and the improvements will be designed per City and other applicable standards and requirements.

G. The design of the Tentative Parcel Map and type of improvements, as conditioned, will not conflict with easements acquired by the public at large for access through or use of property within the proposed development; however, approval may be granted if it is found that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to the ones previously acquired by the public. Access to the site will be provided via Agoura Road. Agoura Road would be improved along the property street frontage. The street improvements include a new concrete driveway approach extending along the property frontage, connection to the existing main sewer line in Agoura Road in front of the subject parcel, installation of a sewer lateral, and a new decomposed granite equestrian trail with a concrete curb.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map 082036 Case No. PMAP-01559-2018, subject to condition of approval, attached hereto as Exhibit A, with respect to the property described in Section I hereof.

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

PASSED, APPROVED, and ADOPTED this 18th day of July, 2019, by the following vote to wit:

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

John Asuncion, Chairperson

Doug Hooper, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(TENTATIVE PARCEL MAP CASE NO. PMAP-01559-2018))

1. This decision for the Tentative Parcel Map application, 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 he/she is aware of, and accepts, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to the Tentative Parcel Map reviewed and approved by the Planning Commission on July 18, 2019.
4. 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.
5. It is further declared, and made a condition of this action, that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of Tentative Parcel Map 082036 Case No. PMAP-01559-2019 shall expire within two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth on the Tentative Parcel Map.
8. Prior to issuance of a building permit, applicant shall record Tentative Parcel Map 082036 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
9. The Final Map, unless otherwise authorized in writing by the Director of Public Works/City Engineer, shall be based on a field survey, and be prepared in accordance with Article X, of the City's Municipal Code and the State of California Subdivision Map Act.
10. Pursuant to Article X, Subdivisions, of the City's Municipal Code, the Final Map shall be submitted to the City, along with all necessary supporting documents including title reports, guarantees, and applicable fees, for review and acceptance by the Director of Public Works/City Engineer.

11. All existing and proposed easements shall be shown on the Final Map. All existing public easements shall be reserved. Access easements, if applicable, shall be of adequate width, as approved by the Director of Public Works/City Engineer.
12. Right-of-way improvements shall conform to the City's General Plan and the Department of Public Works specifications.
13. The applicant shall post necessary improvement securities for all construction work within the public right-of-way and public easements.
14. All improvement plan sheets shall be 24" X 36" and must have City's standard signature blocks and be legibly drawn to ensure proper reproduction and microfilming. All original and reproducible plans shall be drawn in black ink.
15. All required improvement plans must be prepared by a California State Registered Civil Engineer for review and acceptance by the Director of Public Works/City Engineer prior to the Parcel Map approval by the City.
16. All required improvements shall be completed pursuant to Section 66411.1 of the State of California Subdivision Map Act, including, but not limited to: street sections, curb, gutter, sidewalk, driveway approaches, street trees, water sewer and storm drain facilities, and all traffic control devices.
17. Applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
18. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit.
19. Applicant shall provide a preliminary title report not older than 30 days of Final Map.
20. All required boundary monuments shall be installed prior to the recordation of Final Map.
21. Signature of record fee title interest holders shall appear on the Final Map.

END

ATTACHMENT 5

REDUCED COPIES OF PROJECT PLANS



REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
3	MAR 18TH, 2019 CUP SUBMITTAL
4	MAR 29TH, 2019 CUP SUBMITTAL
5	APRIL 11TH, 2019 CUP SUBMITTAL
6	MAY 6TH, 2019 FINAL CUP SUBMITTAL

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DIMAGGIO AGOURA DEV.

28127 AGOURA ROAD

AGOURA HILLS, CALIFORNIA

APN 2061-012-020 AND 2061-012-021

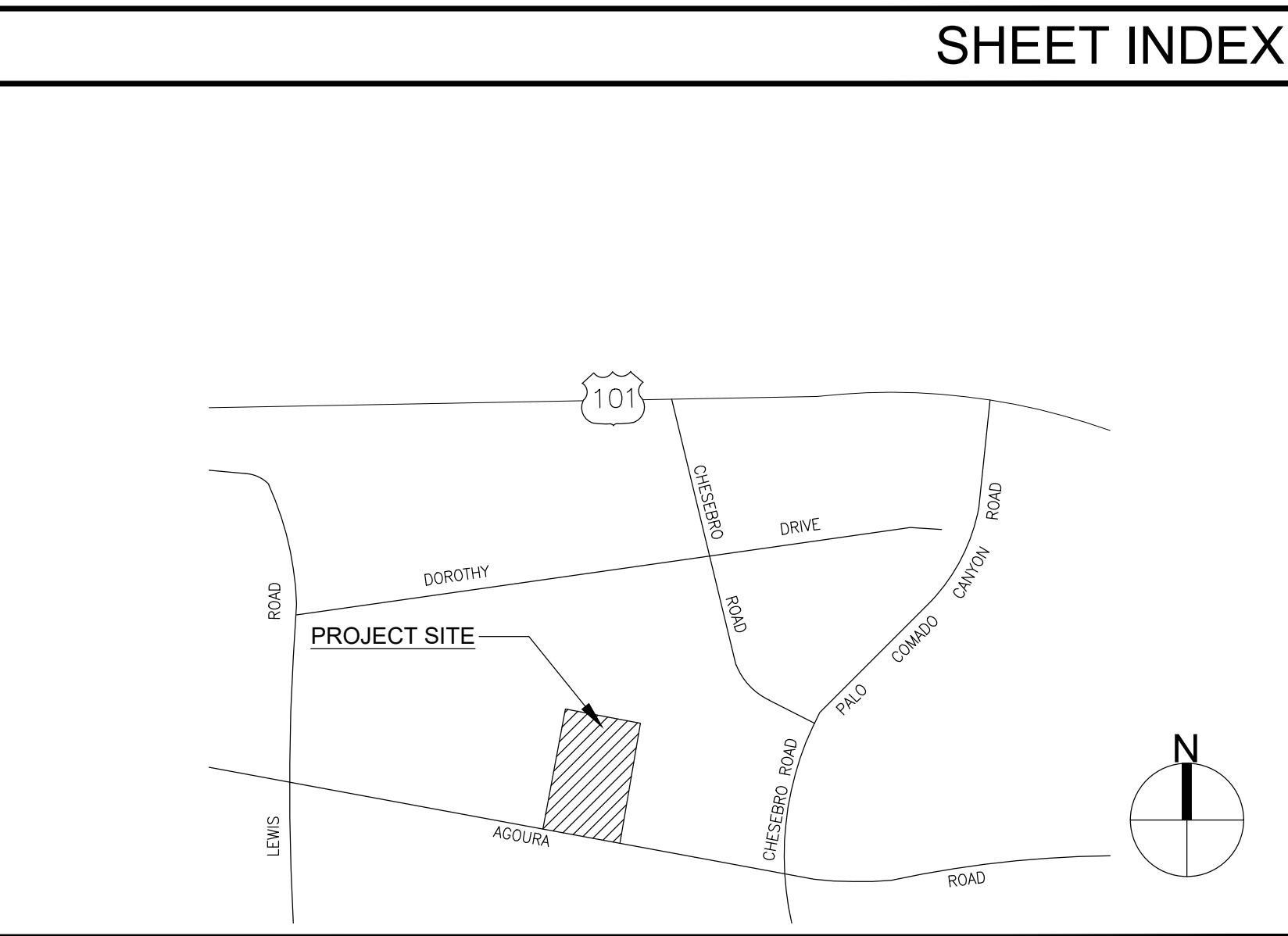
DESIGN DRAWINGS		GRADING DRAWINGS	
CS1	COVER SHEET	SHEET 1 OF 3	GRADING COVER SHEET
A1.0	FIRE DEPT. SITE PLAN	SHEET 2 OF 3	CONCEPTUAL GRADING PLAN
A1.1	PROPOSED SITE PLAN	SHEET 3 OF 3	STORMWATER DETAIL SHEET
A1.2	VEHICULAR SITE PLAN		
A2	FLOOR PLAN		
A3	ROOF PLAN		
A4.1	BUILDING ELEVATIONS (NORTH + EAST)		
A4.2	BUILDING ELEVATIONS (SOUTH + WEST)		
A4.3	COLOR ELEVATIONS (NORTH + EAST)		
A4.4	COLOR ELEVATIONS (SOUTH + WEST)		
A5.1	BUILDING SECTIONS		
A5.2	BUILDING SECTIONS		
A6.1	SOLAR SHADE STRUCTURE PLAN		
A6.2	SOLAR SHADE STRUCTURE ELEVATIONS		

DIMAGGIO AGOURA DEV.
 28127 AGOURA ROAD
 AGOURA HILLS, CALIFORNIA

PROPERTY OWNER:	COMPANY: MARIA & JAY DIMAGGIO ADDRESS: 29728 TRIFUMO DR, AGOURA HILLS, CA 91301 CONTACT: JAY DIMAGGIO PHONE: 818-657-9442 EMAIL: JD6652@HOTMAIL.COM
DESIGNER:	COMPANY: ANTTILA DESIGN STUDIO ADDRESS: 107 NORTH REINO RD.#255, NEWBURY PARK, CA 91320 CONTACT: CORY ANTTILA PHONE: 805.208.8563 EMAIL: CORY@ANTTILADESIGNSTUDIO.COM
LANDSCAPE ARCHITECT:	COMPANY: INTEGRA DESIGN SERVICES ADDRESS: 2625 TOWNSGATE RD, STE 330 WESTLAKE VILLAGE, CA 93001 CONTACT: JEFFERY EITH PHONE: 310-350-3345 EMAIL: JEFFERYEITH@YAHOO.COM
CIVIL ENGINEER:	COMPANY: PACIFIC COAST CIVIL, INC. ADDRESS: 30141 AGOURA ROAD, STE 200 CITY, STATE: AGOURA HILLS, CA 91301 CONTACT: RICHARD E. DOSS PHONE: 818-865-4168 EXT 276 EMAIL: RICH@PACIFICCOASTCIVIL.COM

	REQUIREMENT/ALLOWABLE	PROPOSED
1. THE PROPERTY CONSIST OF LOTS 2061-012-020 AND 2061-012-021:		
2. THE COMBINED AREA OF THE TWO LOTS TOTAL: +/-10,400SF		
3. THE ZONING FOR THIS PROPERTY IS BUSINESS PARK-OFFICE RETAIL (BP-OR)		
4. THE PROPERTY IS ALSO LOCATED WITHIN THE OLD AGOURA (OA) AND FREEWAY CORRIDOR (FC) OVERLAYS.		
5. THE FOLLOWING ARE THE ZONING REQUIREMENTS AND PROPOSED:		
A. LOT COVERAGE (I.E. BUILDING AREA):	40% LOT (4,000 SF)	20% LOT (2,000 SF)
B. BUILDING HEIGHT:	35'-0"	18'-11"
C. FRONT YARD SETBACK:	20'-0"	61'-3"
D. SIDE YARD SETBACK:	15'-0"	15'-0"
E. COMBINED SIDE YARD*:	70'-0"	30'-0"
F. REAR YARD SETBACK:	20'-0"	20'-0"
G. PARKING 3:1,000:	7	7
H. LANDSCAPE AREA:	20% (2,000 SF)	26.57% (2,764 SF of 10,400SF) (SEE LANDSCAPE PLAN)
I. PARKING LOT LANDSCAPE AREA:	15% (633 SF)	23% (988 SF) (SEE LANDSCAPE PLAN)

*VARIANCE REQUESTED FOR COMBINED 70'-0" YARD SETBACK.
 **VARIANCE REQUESTED FOR EXISTING LOT AREA AND LOT WIDTH NON-CONFORMING WITH SECTION 9373.1 AND 9373.2.
 ***VARIANCE REQUESTED FOR "A 20-FOOT-WIDE FULLY LANDSCAPE PLANTER ALONG THE FULL PROPERTY LINES ADJACENT TO ANY PUBLIC OR PRIVATE STREET" CONFORMING WITH SECTION 9654.5(B)



PROJECT CONTACTS

PROJECT INFORMATION

VICINITY MAP

ANTTILA
 a design studio
 107 North Reino Rd.
 Newbury Park #255
 California 91320
 805.208.8563
 www.anttila.space

PROJECT NO.
 1802.0003
CS1
 COVER SHEET

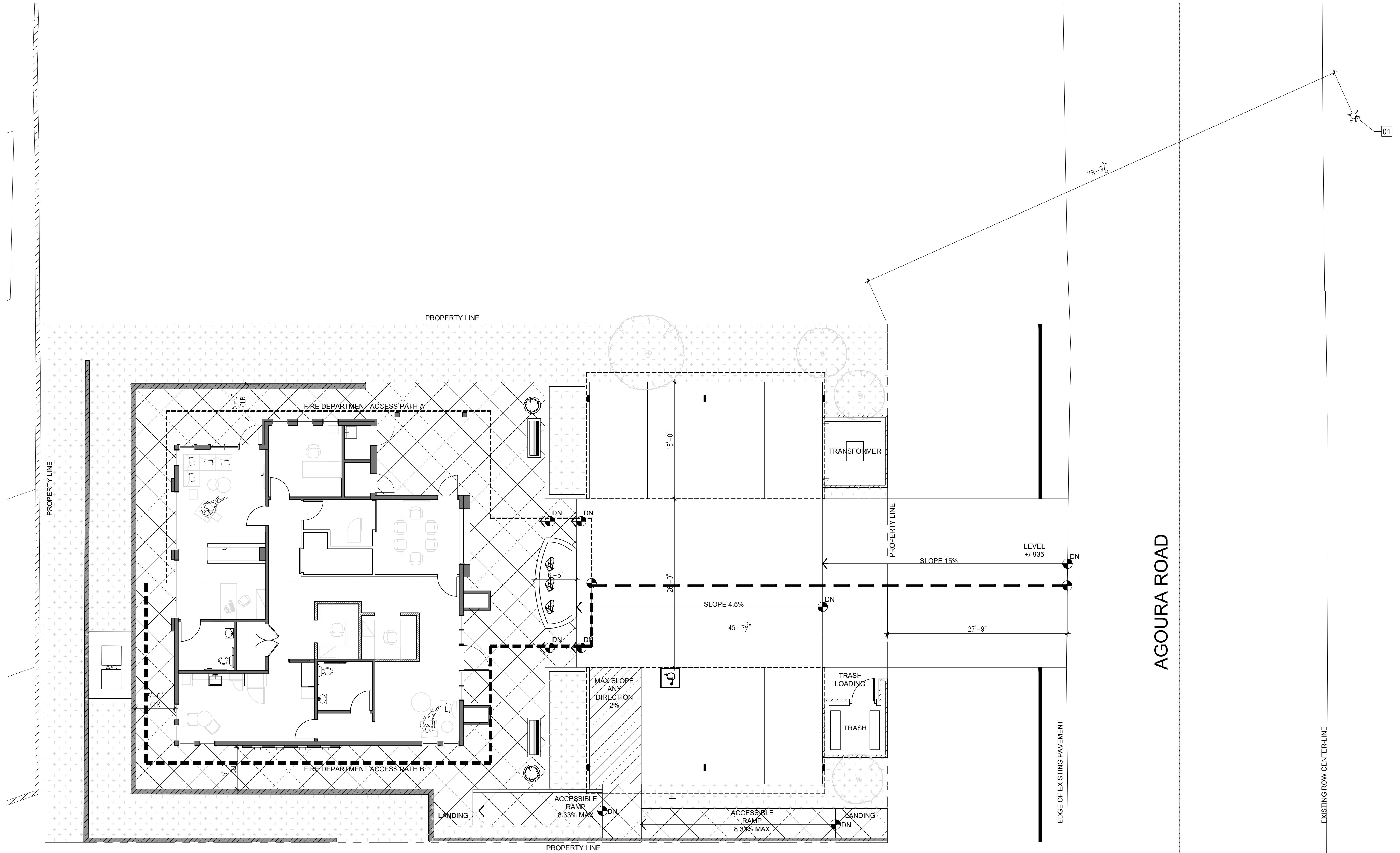
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REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
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28127 AGOURA ROAD
AGOURA HILLS, CALIFORNIA



KEY NOTES

01 EXISTING FIRE HYDRANT.

LEGEND

- PROPERTY LINE
- ▬ PROPOSED RETAINING WALLS (SEE CIVIL GRADING PLAN FOR HEIGHTS)
- ▨ EXISTING RETAINING WALLS
- ▭ BUILDING EXTERIOR WALL
- ▨ ACCESSIBLE STRIPING
- PROPOSED LANDSCAPING
- 74'-0" LA COUNTY FIRE DEPT. ENGINE ACCESS FROM AGOURA ROAD
- - - 118'-0" LA COUNTY FIRE DEPT. PATH OF TRAVEL "A" AROUND STRUCTURE
- - - 118'-0" LA COUNTY FIRE DEPT. PATH OF TRAVEL "B" AROUND STRUCTURE

1 LA COUNTY FIRE DEPARTMENT SITE PLAN EXHIBIT
1/8" = 1'-0"



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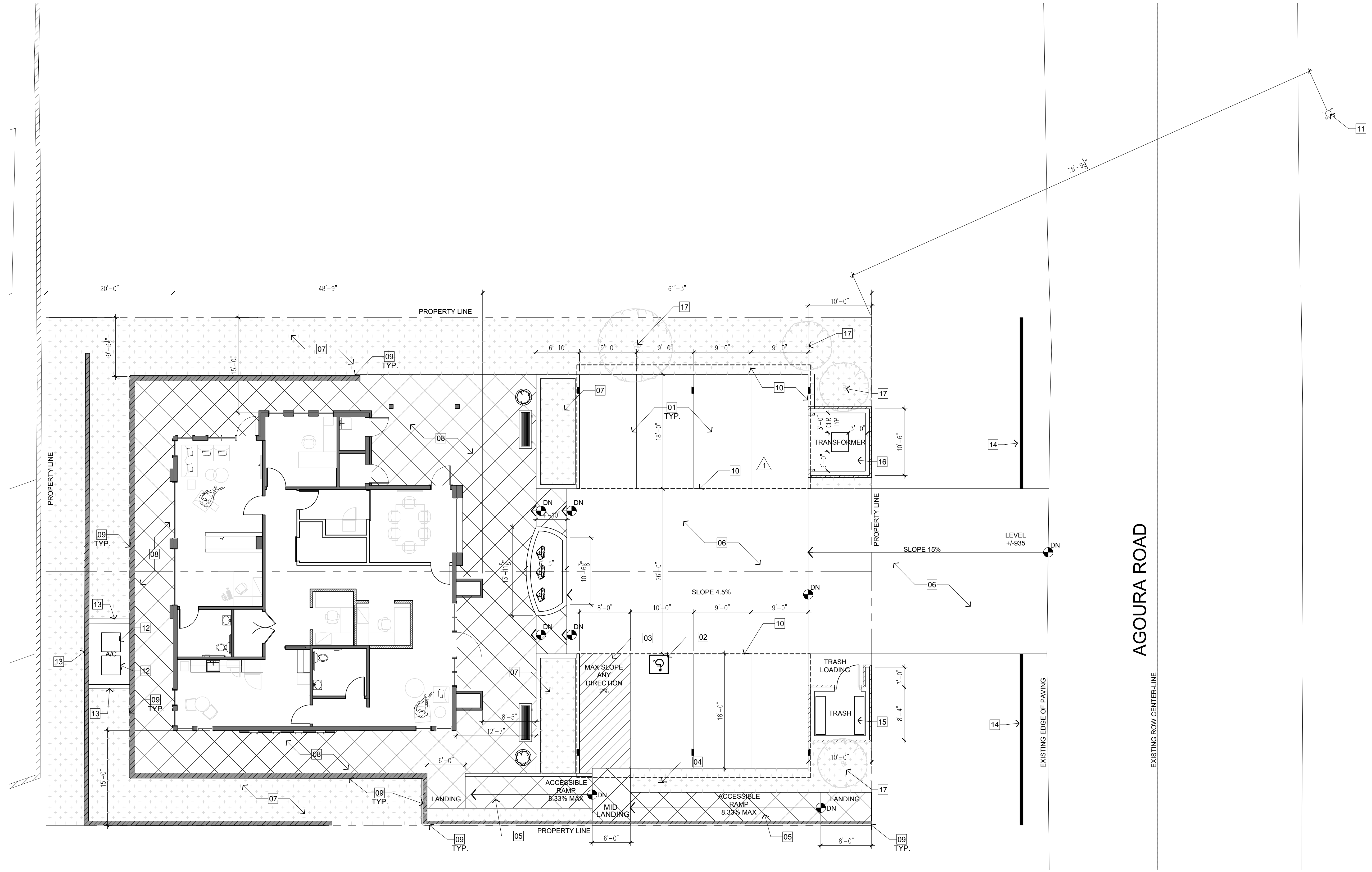
A-1.0

LA COUNTY
FIRE DEPARTMENT
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
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1 PROPOSED SITE PLAN
1/8" = 1'-0"

KEY NOTES

- 01 18'X9' PARKING SPACES.
- 02 ACCESSIBLE PARKING SPACE.
- 03 VAN ACCESSIBLE LOADING SPACE.
- 04 VAN ACCESSIBLE PARKING SIGN
- 05 ACCESSIBLE RAMP WITH HANDRAILS
- 06 CONCRETE PAVING ON DRIVEWAY
- 07 LANDSCAPE, REFER TO LANDSCAPE ARCHITECT.
- 08 DECORATIVE HARDSCAPE, MANUFACTURER: SCOFIELD INTEGRAL COLOR SG. CONCRETE COLOR: SAND BUFF, SG237-1 REFER TO LANDSCAPE ARCHITECT.
- 09 GUARDRAIL ATTACHED TO FACE OF RETAINING WALLS
- 10 SOLAR SHADE STRUCTURE ABOVE (COVERED PARKING AREA)
- 11 EXISTING FIRE HYDRANT

LEGEND

- PROPERTY LINE
- PROPOSED RETAINING WALLS (SEE CIVIL GRADING PLAN FOR HEIGHTS)
- EXISTING RETAINING WALLS
- BUILDING EXTERIOR WALL
- ACCESSIBLE STRIPING
- PROPOSED LANDSCAPING SEE LANDSCAPE PLAN
- DECORATIVE PAVING SEE LANDSCAPE PLANS

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PROJECT NO.
1802.0003
A-1.1
SITE PLAN

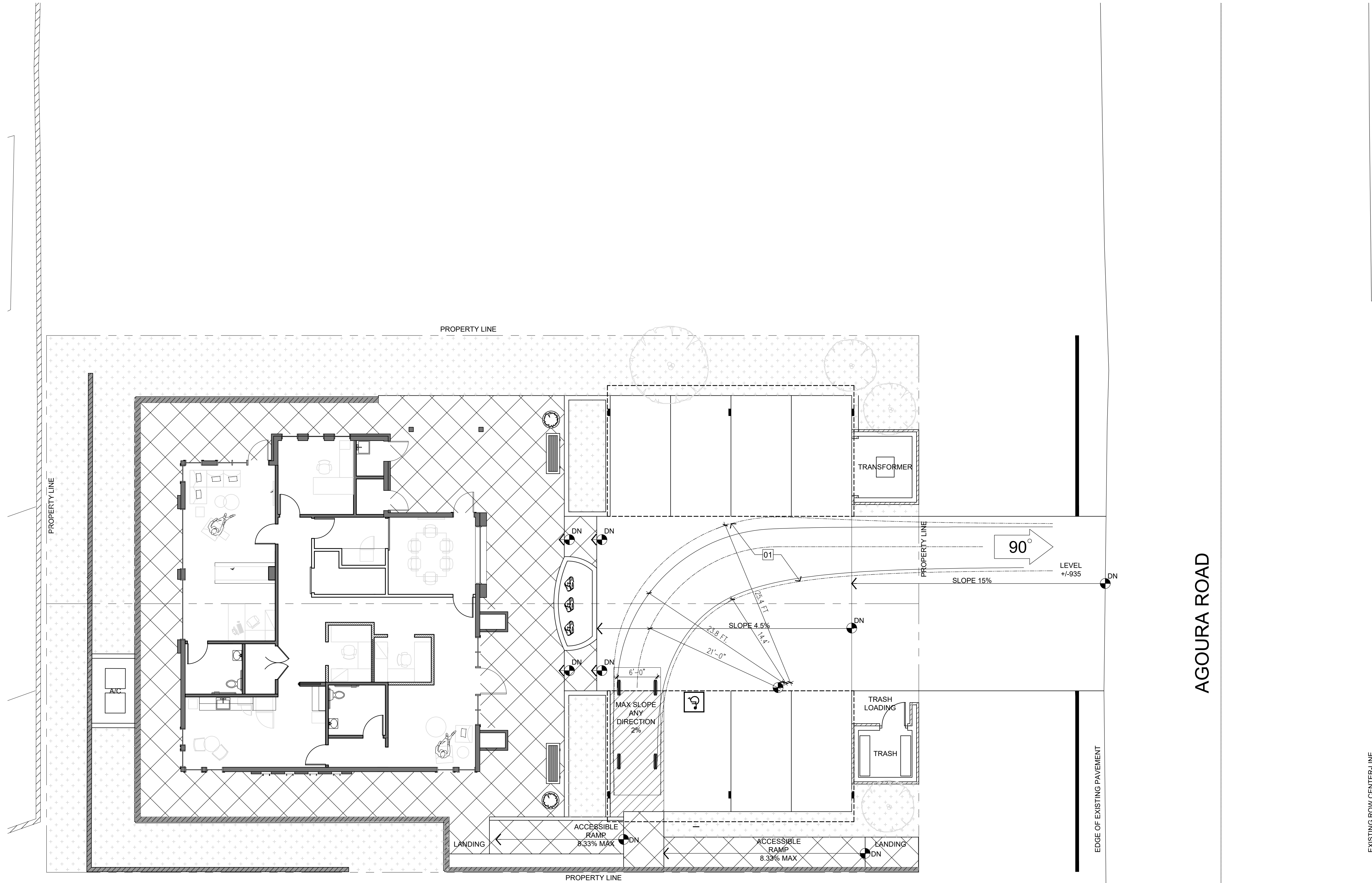
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KEY NOTES

01 AASHTO 2011 PASSENGER VEHICLE PER GREEN BOOK

LEGEND

- PROPERTY LINE
- ▬ PROPOSED RETAINING WALLS (SEE CIVIL GRADING PLAN FOR HEIGHTS)
- ▨ EXISTING RETAINING WALLS
- ▬ BUILDING EXTERIOR WALL
- ▨ ACCESSIBLE STRIPING
- PROPOSED LANDSCAPING
- ▬ 74'-0" LA COUNTY FIRE DEPT. ENGINE ACCESS FROM AGOURA ROAD
- ▬ 118'-0" LA COUNTY FIRE DEPT. PATH OF TRAVEL "A" AROUND STRUCTURE
- ▬ 118'-0" LA COUNTY FIRE DEPT. PATH OF TRAVEL "B" AROUND STRUCTURE

1 VEHICULAR MANEUVER SITE PLAN
1/8" = 1'-0"

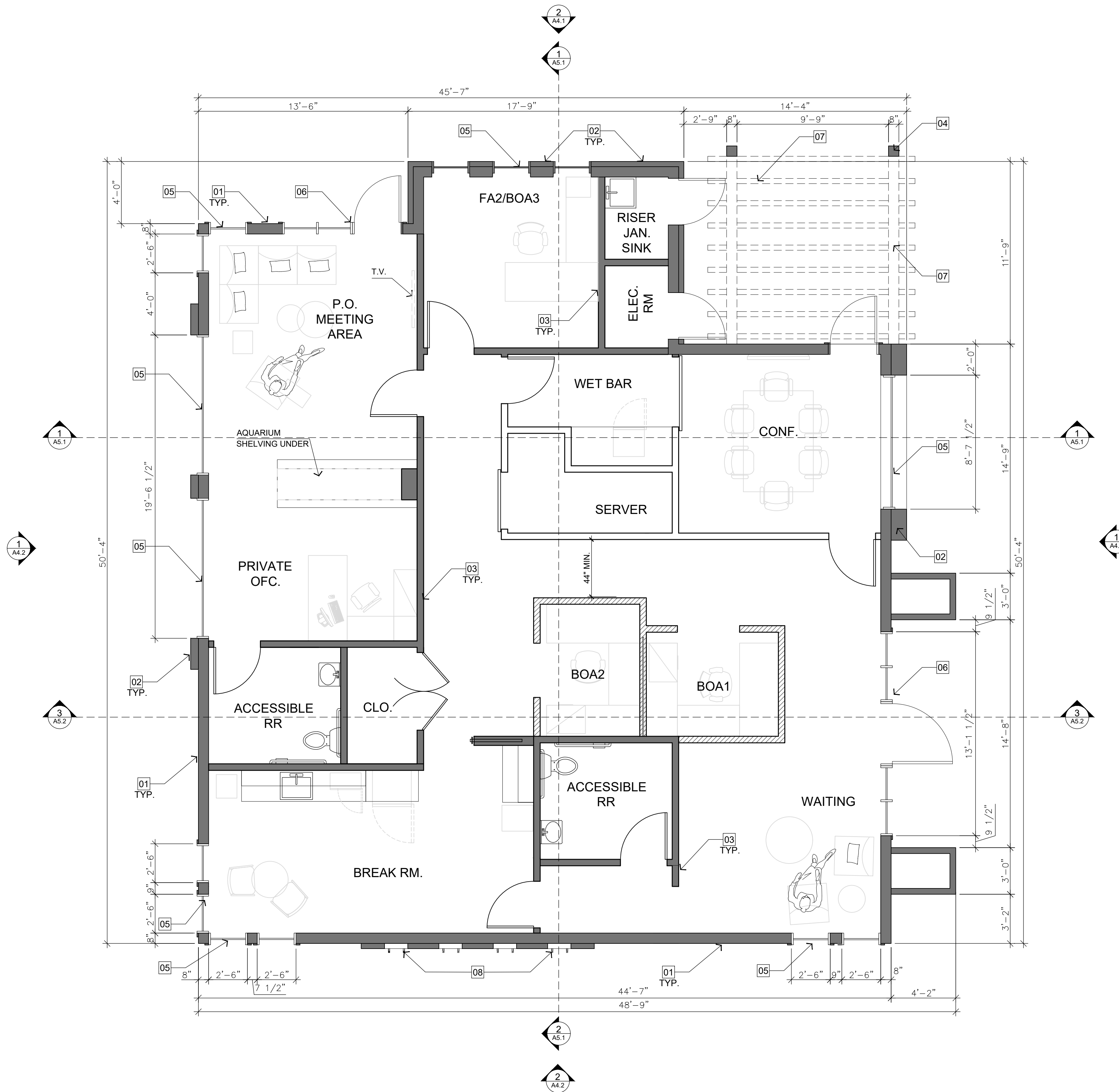


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PROJECT NO.
1802.0003

A-1.2
VEHICLE MANEUVER
SITE PLAN

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1 FLOOR PLAN
1/4" = 1'-0"

KEY NOTES

- 01 EXTERIOR STUD WALL WITH SMOOTH FINISH STUCCO.
- 02 EXTERIOR STUD WALL WITH STONE VENEER BY CORONADO. COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL.
- 03 INTERIOR STUD WALL.
- 04 METAL COLUMNS FOR TRELLIS.
- 05 STOREFRONT WINDOW.
- 06 STOREFRONT SYSTEM.
- 07 WOOD BEAMS AND TRELLIS ABOVE.
- 08 DECORATIVE WROUGHT IRON CAGE WITH STUCCO RECESS.

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
3	MAR 18TH, 2019 CUP SUBMITTAL
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PROJECT NO.
1802.0003

A2

FLOOR PLAN

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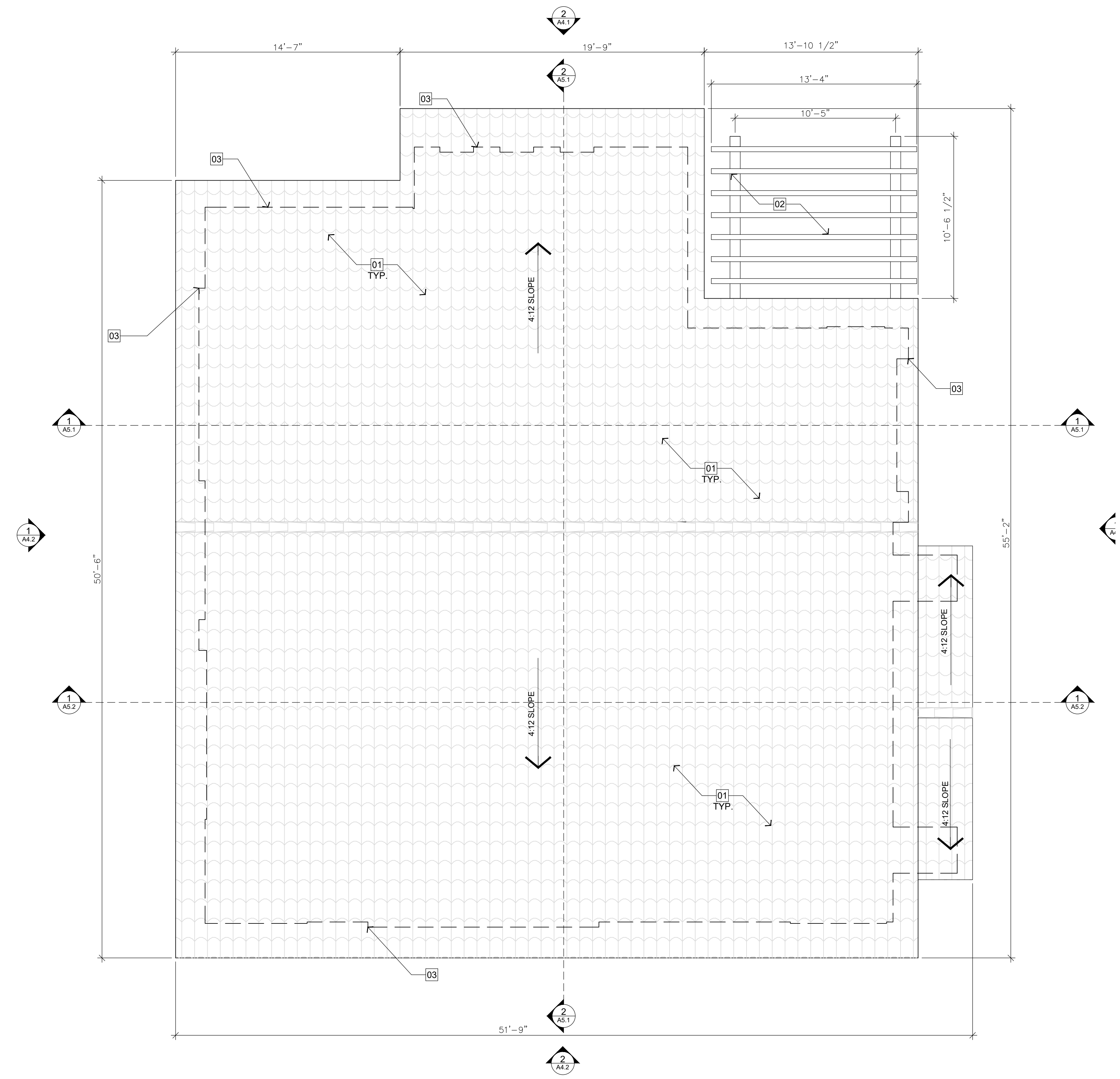
NOV 9TH, 2018
CUP SUBMITTAL

KEY NOTES

- 01 ROOF TILE BY EAGLE ROOFING: SANTA CLARA BLEND WITH 30% BOOST, OR EQUAL.
- 02 WOOD TRELLIS WITH METAL FLASHING.
- 03 LINE OF EXTERIOR WALL BELOW.

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
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3	MAR 18TH, 2019 CUP SUBMITTAL
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1 ROOF PLAN
1/4" = 1'-0"

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PROJECT NO. 1802.0003
A3
ROOF PLAN

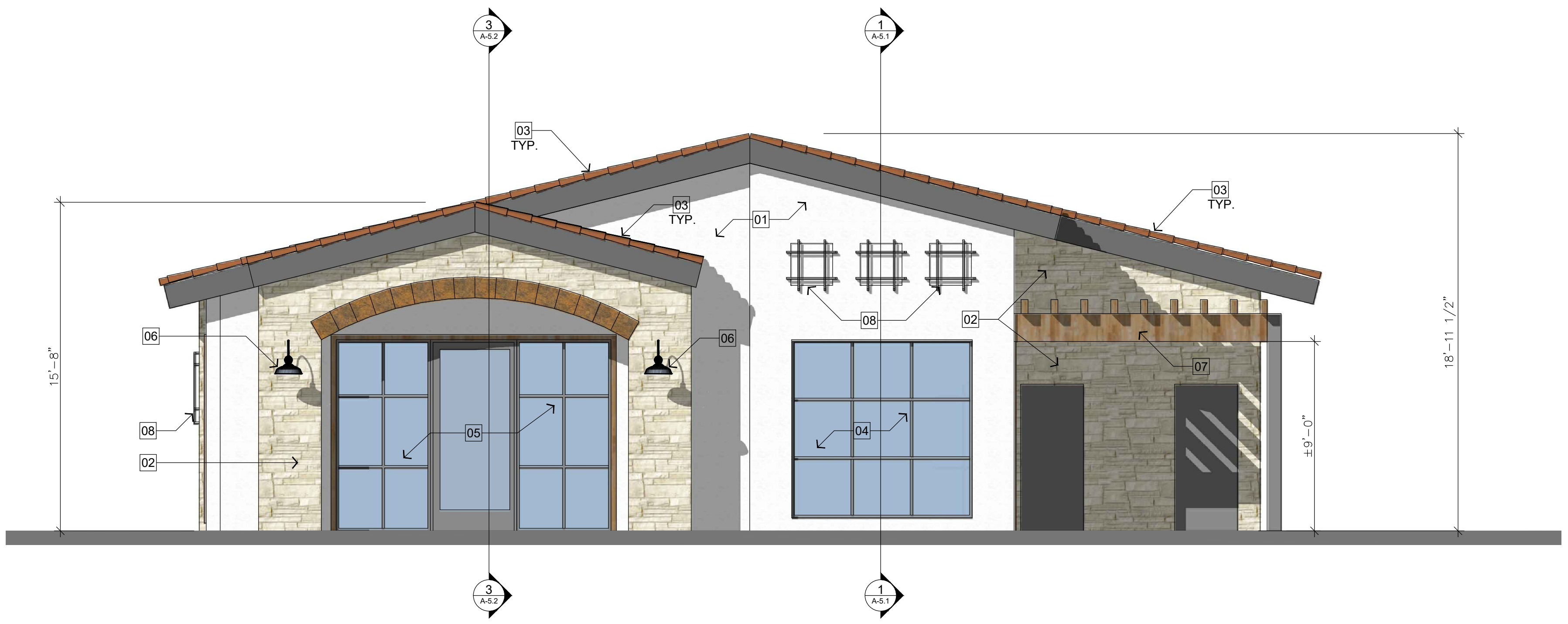
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KEY NOTES

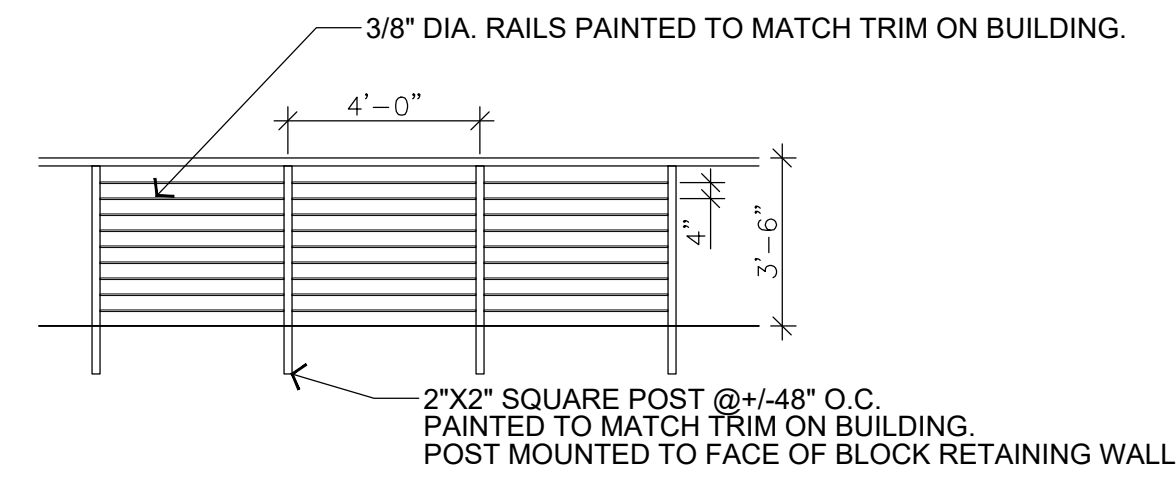
- 01 SMOOTH FINISH STUCCO: DUNN EDWARDS DEW341 SWISS COFFEE
- 02 STONE VENEER BY CORONADO: COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL.
- 03 ROOF TILE BY EAGLE ROOFING: SANTA CLARA BLEND WITH 30% BOOST, OR EQUAL.
- 04 STOREFRONT WINDOW: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 05 STOREFRONT SYSTEM: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 06 EXTERIOR LIGHT FIXTURE MOUNTED AT MIN OF 80" ABOVE THE WALKING SURFACE.
- 07 WOOD TRELLIS WITH SUPPORT COLUMNS, STAINED PER SCHEDULE: STAIN OLYMPIC, ELITE SERIES, WEDGE SEMI TRANSPARENT.
- 08 DECORATIVE WROUGHT IRON CAGE WITH STUCCO RECESS. KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 09 DOWNSPOUT WITH LEADER BOX: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



2 GUARDRAIL DETAIL
1/4" = 1'-0"

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AGOURA HILLS, CALIFORNIA

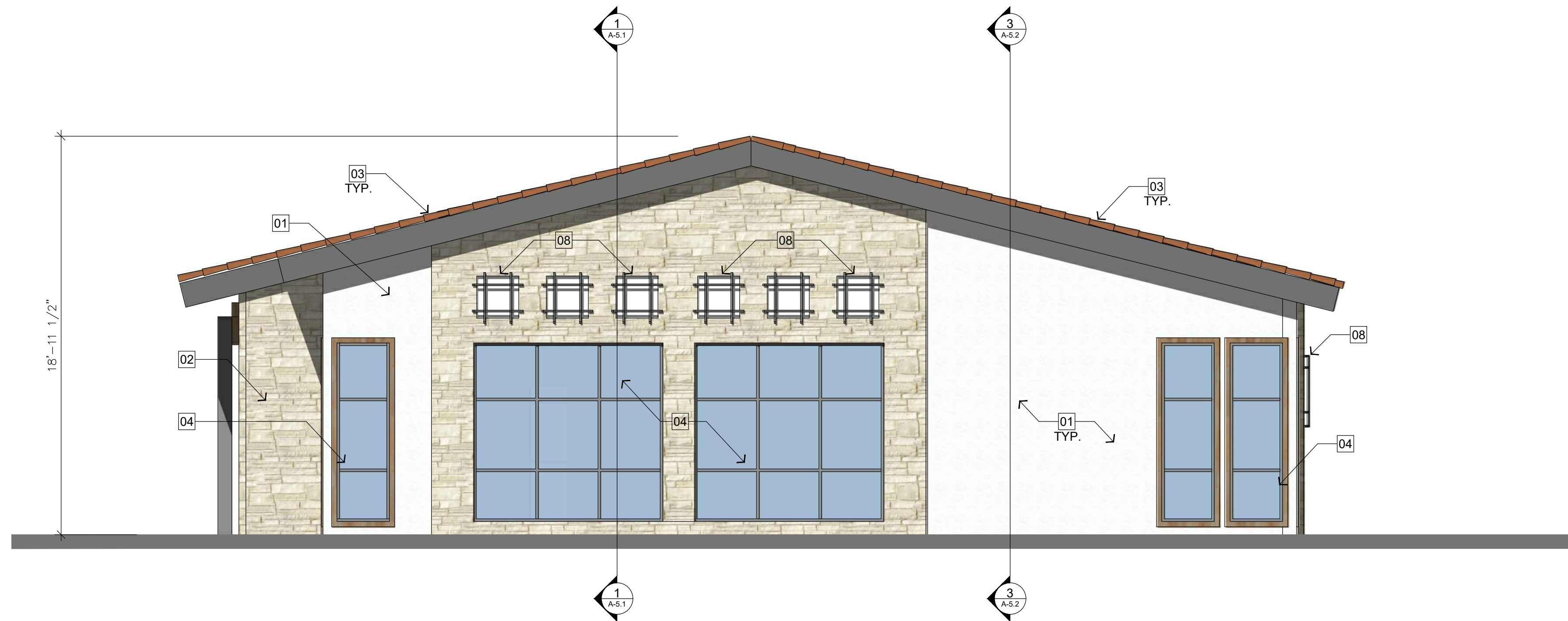
28127 AGOURA ROAD



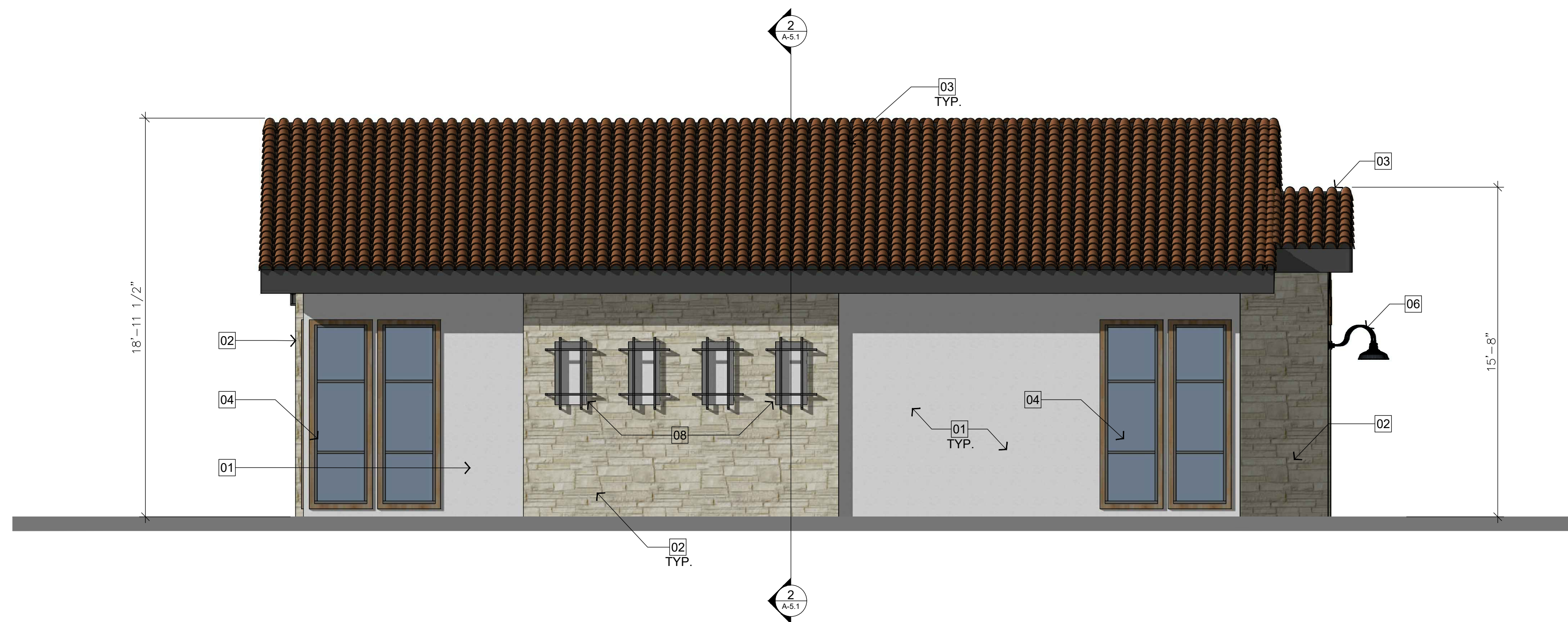
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PROJECT NO.
1802.0003
A4.1
ELEVATIONS

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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

KEY NOTES

- 01 SMOOTH FINISH STUCCO: DUNN EDWARDS DEW341 SWISS COFFEE
- 02 STONE VENEER BY CORONADO: COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL.
- 03 ROOF TILE BY EAGLE ROOFING: SANTA CLARA BLEND WITH 30% BOOST, OR EQUAL.
- 04 STOREFRONT WINDOW: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 05 STOREFRONT SYSTEM: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 06 EXTERIOR LIGHT FIXTURE MOUNTED AT MIN OF 80° ABOVE THE WALKING SURFACE.
- 07 WOOD TRELLIS WITH SUPPORT COLUMNS, STAINED PER SCHEDULE: STAIN OLYMPIC, ELITE SERIES, WEDGE SEMI TRANSPARENT.
- 08 DECORATIVE WROUGHT IRON CAGE WITH STUCCO RECESS. KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 09 DOWNSPOUT WITH LEADER BOX: KAWNEER PAINT TO MATCH DUNN EDWARDS DET628

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
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PROJECT NO.
1802.0003

A4.2

ELEVATIONS

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REVISIONS	
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1 SOUTH COLORED ELEVATION
N.T.S.



2 EAST COLORED ELEVATION
1/4" = 1'-0"

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PROJECT NO.
1802.0003
A4.3
COLORED
ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	
△	NOV 9TH, 2018 CUP SUBMITTAL
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1 NORTH COLORED ELEVATION
N.T.S.



2 WEST COLORED ELEVATION
N.T.S.

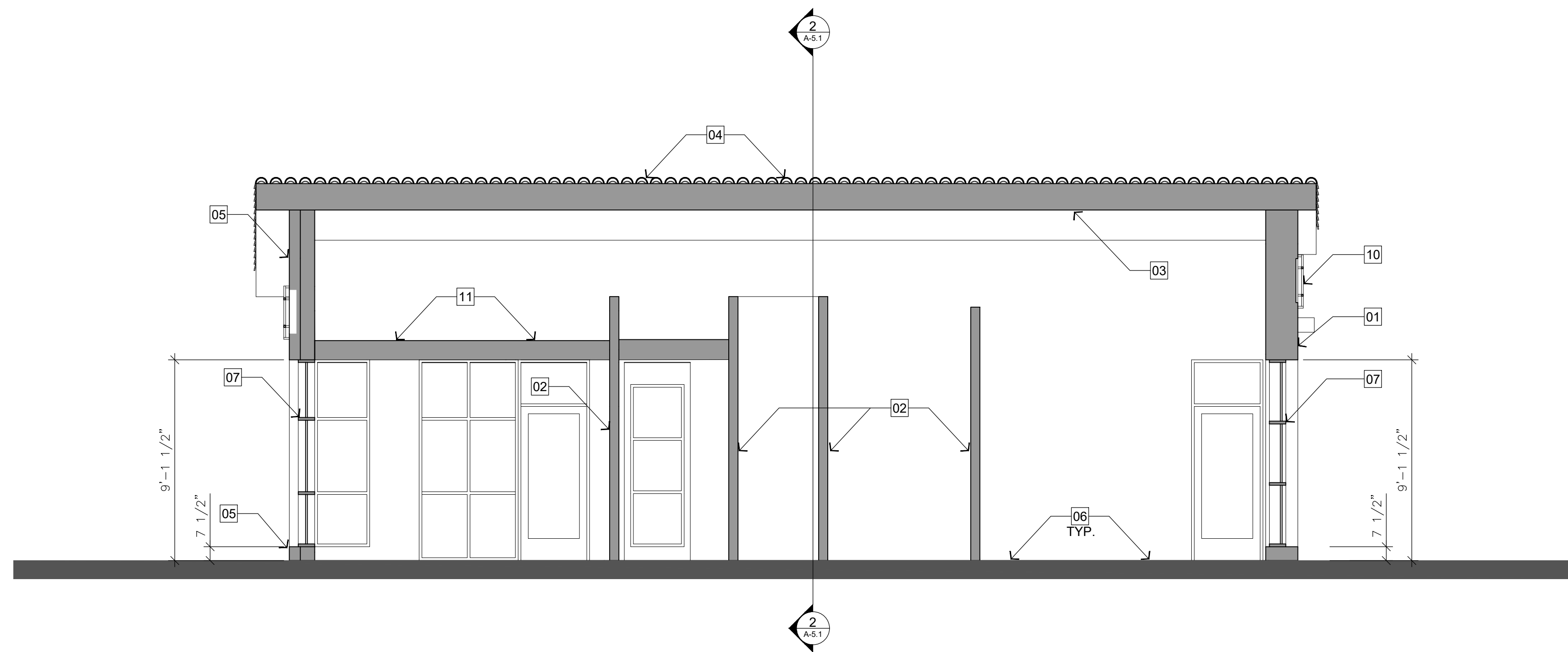
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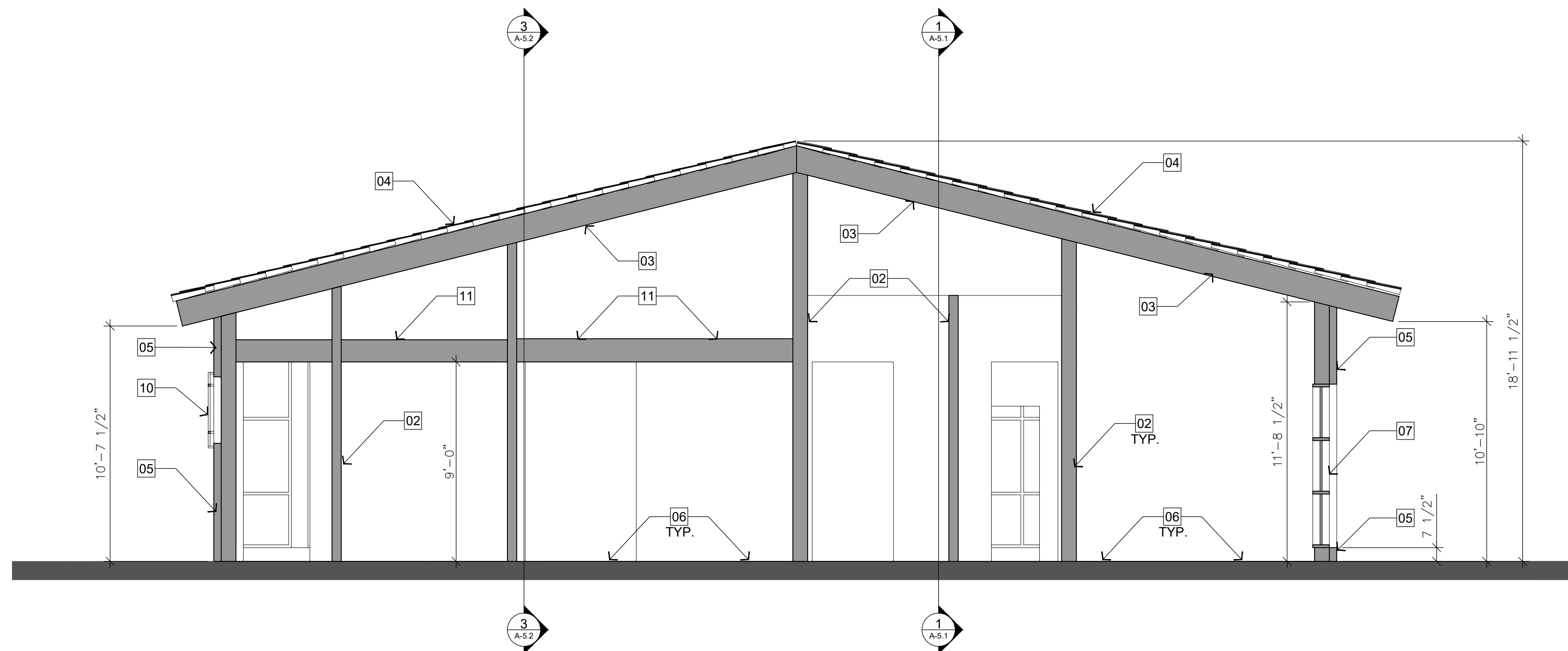
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PROJECT NO.
1802.0003
A4.4
COLORED
ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION



1 SECTION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"

KEY NOTES

- 01 EXTERIOR STUD WALL WITH SMOOTH FINISH STUCCO.
- 02 INTERIOR STUD WALL.
- 03 ROOF STRUCTURE.
- 04 ROOF TILE BY EAGLE ROOFING: SANTA CLARA BLEND WITH 30% BOOST, OR EQUAL.
- 05 STONE VENEER BY CORONADO: COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL, OVER EXTERIOR STUD WALL.
- 06 CONCRETE SLAB AND FOOTING.
- 07 STOREFRONT WINDOW, PER PLAN.
- 08 STOREFRONT SYSTEM, PER PLAN.
- 09 EXTERIOR LIGHT FIXTURE MOUNTED AT MIN OF 80" ABOVE THE WALKING SURFACE.
- 10 DECORATIVE WROUGHT IRON CAGE WITH STUCCO RECESS. PAINT PER SCHEDULE.
- 11 ATTIC SPACE.

REVISIONS	
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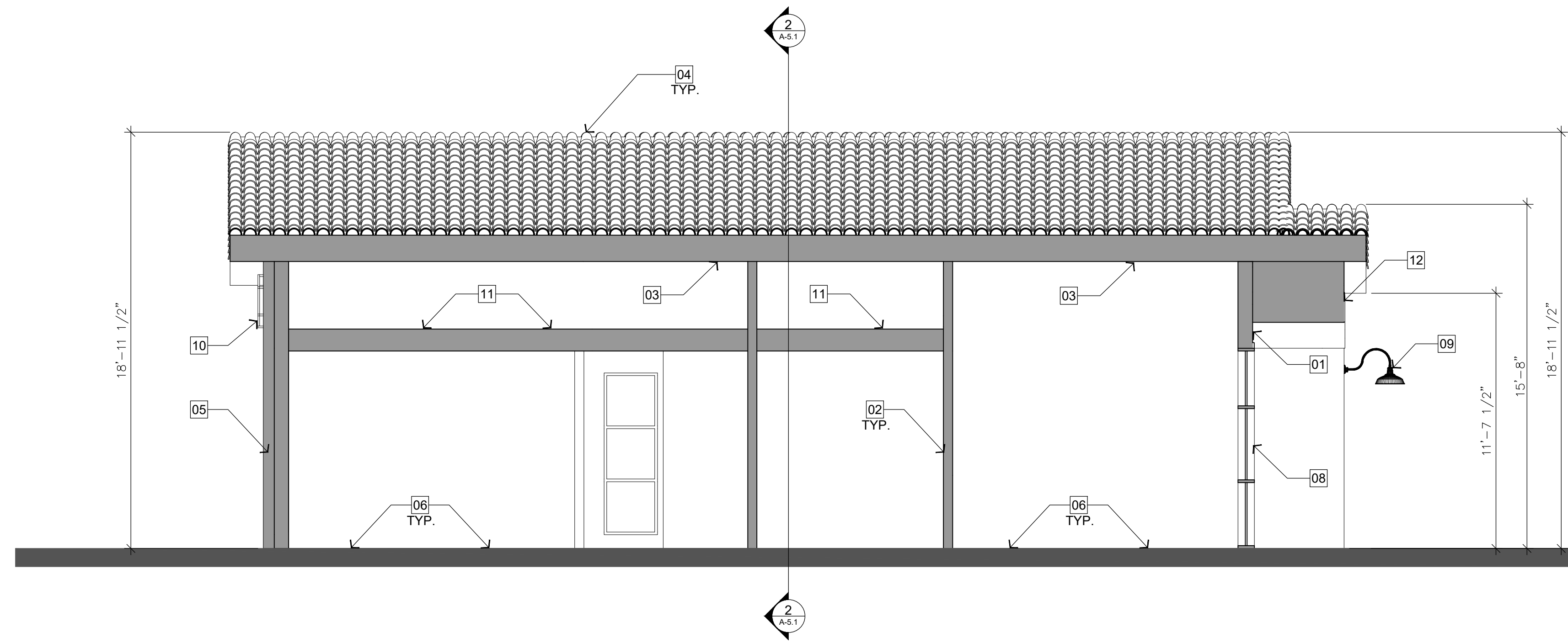
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PROJECT NO.
1802.0003

A5.1

SECTIONS-1

PRELIMINARY NOT FOR CONSTRUCTION



3 SECTION
1/4" = 1'-0"

KEY NOTES

- 01 EXTERIOR STUD WALL WITH SMOOTH FINISH STUCCO.
- 02 INTERIOR STUD WALL.
- 03 ROOF STRUCTURE.
- 04 ROOF TILE BY EAGLE ROOFING: SANTA CLARA BLEND WITH 30% BOOST, OR EQUAL, OVER EXTERIOR STUD WALL.
- 05 STONE VENEER BY CORONADO: COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL, OVER EXTERIOR STUD WALL.
- 06 CONCRETE SLAB AND FOOTING.
- 07 STOREFRONT WINDOW, PER PLAN.
- 08 STOREFRONT SYSTEM, PER PLAN.
- 09 EXTERIOR LIGHT FIXTURE MOUNTED AT MIN OF 80" ABOVE THE WALKING SURFACE.
- 10 DECORATIVE WROUGHT IRON CAGE WITH STUCCO RECESS. PAINT PER SCHEDULE.
- 11 ATTIC SPACE.
- 12 SOFFIT WITH STONE VENEER TO MATCH ADJACENT SURFACES.

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
3	MAR 18TH, 2019 CUP SUBMITTAL
4	MAR 29TH, 2019 CUP SUBMITTAL
5	APRIL 11TH, 2019 CUP SUBMITTAL
6	MAY 6TH, 2019 FINAL CUP SUBMITTAL

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DIMAGGIO AGOURA DEV.

28127 AGOURA ROAD
AGOURA HILLS, CALIFORNIA



107 North Reino Rd.
Newbury Park #255
California 91320
805.208.8563
www.anttila.space

PROJECT NO.
1802.0003
A5.2
SECTIONS-2

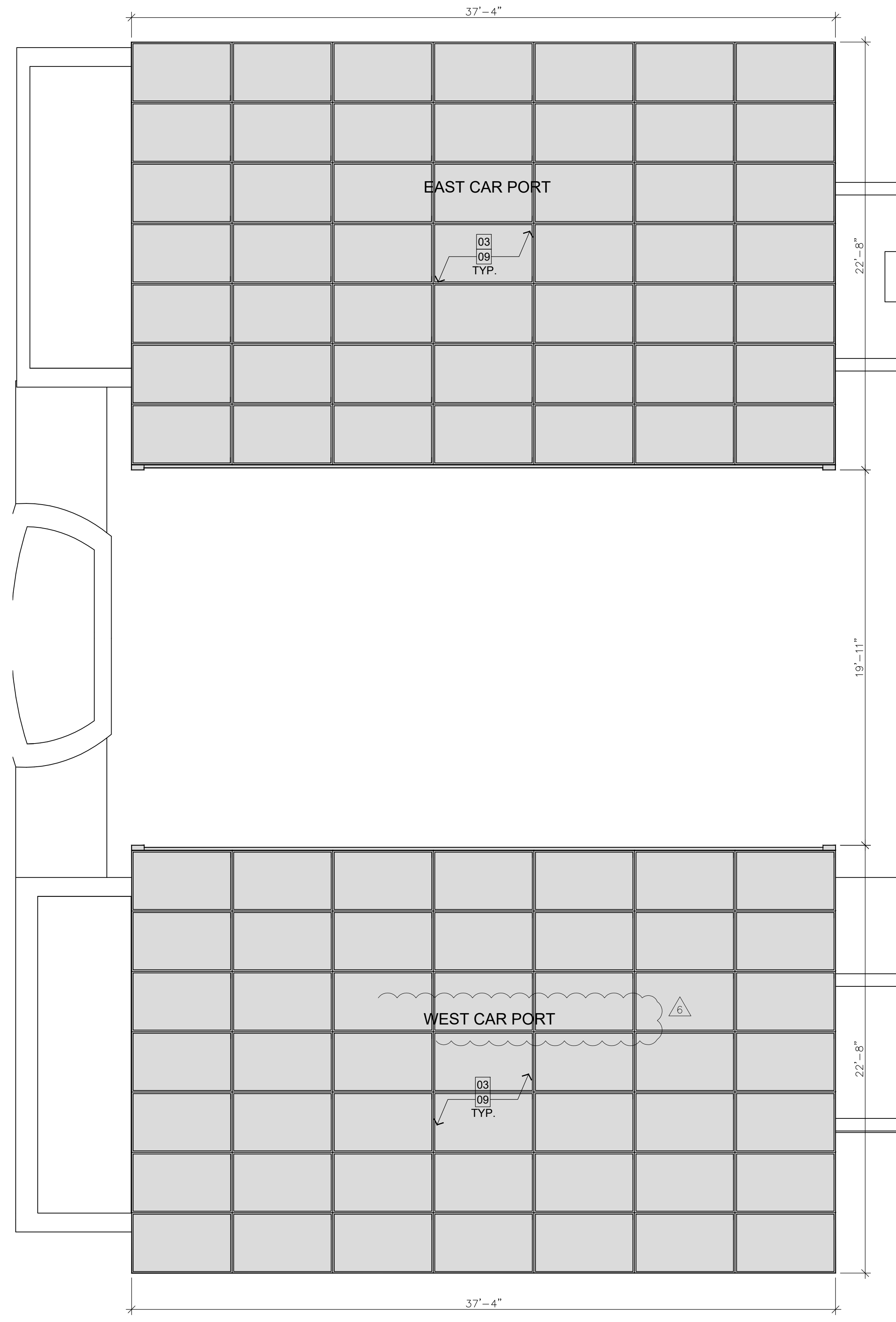
PRELIMINARY NOT FOR CONSTRUCTION

KEY NOTES

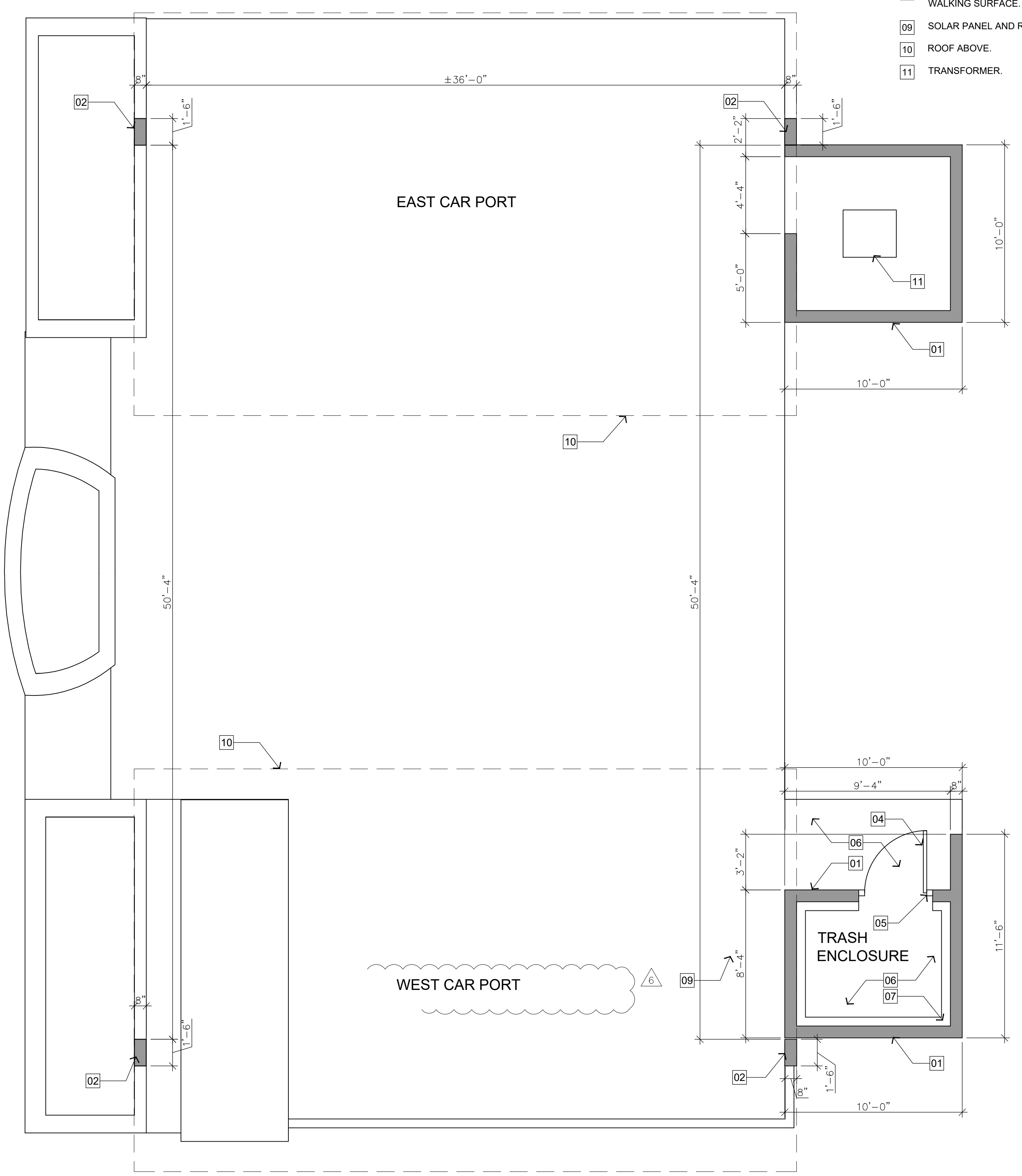
- 01 16"x8" CMU BLOCK WALL WITH STONE VENEER AND CAP. STONE VENEER TO MATCH ADJACENT BUILDING, BY CORONADO: COUNTRY RUBBLE - TEXAS CREAM, OR EQUAL.
- 02 METAL COLUMNS, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 03 PROVIDE SURFACE MOUNTED OR RECESSED DOWN LIGHTING.
- 04 METAL GATE SEE KEYNOTE NO. 4 ON SHEET A6.2.
- 05 4"x4" T.S. GATE POST, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 06 CONCRETE DECK PER CITY STANDARDS.
- 07 6" CONCRETE CURB PER CITY STANDARDS.
- 08 EXTERIOR LIGHT FIXTURE MOUNTED AT MIN OF 80" ABOVE THE WALKING SURFACE.
- 09 SOLAR PANEL AND ROOF STRUCTURE.
- 10 ROOF ABOVE.
- 11 TRANSFORMER.

REVISIONS	
1	NOV 9TH, 2018 CUP SUBMITTAL
2	FEB 13TH, 2019 CUP SUBMITTAL
3	MAR 18TH, 2019 CUP SUBMITTAL
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2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

DIMAGGIO AGOURA DEV.

AGOURA HILLS, CALIFORNIA

28127 AGOURA ROAD



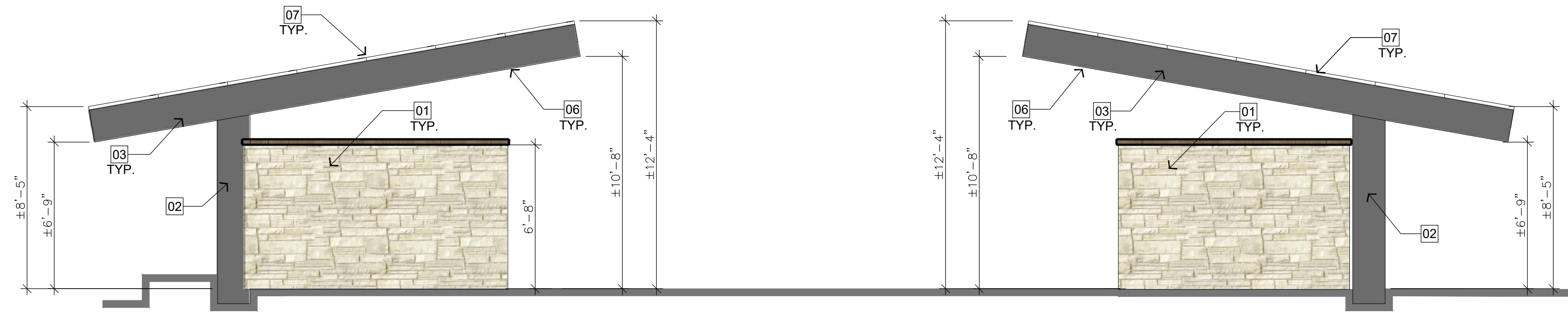
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California 91320
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PROJECT NO.
1802.0003

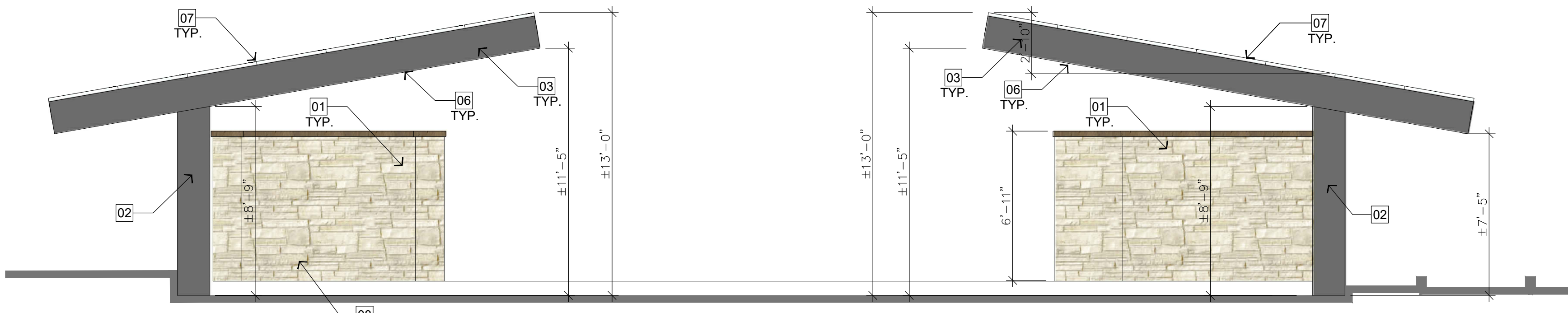
A6.1

CARPORT &
TRASH ENCLOSURE-1

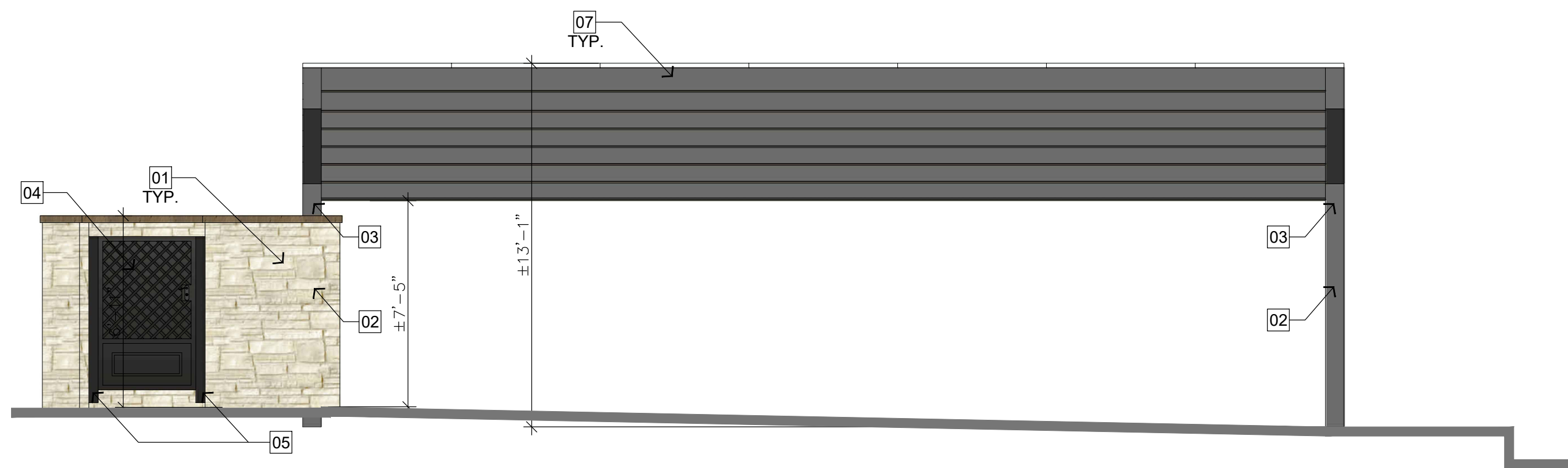
PRELIMINARY NOT FOR CONSTRUCTION



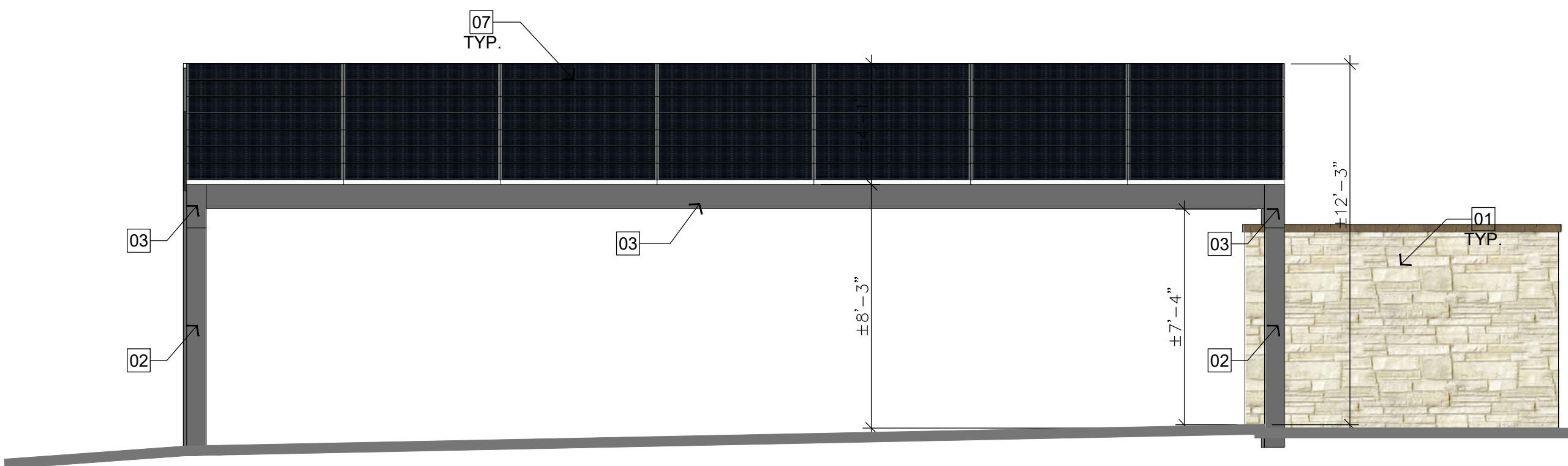
1 SOUTH ELEVATION
1/2" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

KEY NOTES

- 01 16"x8" CMU BLOCK WALL WITH STONE VENEER AND CAP, STONE VENEER TO MATCH ADJACENT BUILDING, BY CORONADO COUNTRY RUBBLE -TEXAS CREAM, OR EQUAL.
- 02 METAL COLUMNS, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 03 METAL BEAMS AND PURLINS, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 04 METAL GATE, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 05 4"x4" T.S. GATE POST, PAINTED, KAWNEER PAINT TO MATCH DUNN EDWARDS DET628
- 06 PROVIDE SURFACE MOUNTED OR RECESSED DOWN LIGHTING.
- 07 SOLAR PANELS
- 08 TRANSFORMER.

REVISIONS	
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2	FEB 13TH, 2019 CUP SUBMITTAL
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PROJECT NO.
1802.0003

A6.2

CARPORT &
TRASH ENCLOSURE-2

PRELIMINARY NOT FOR CONSTRUCTION

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
 - AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
 - TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
 - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALOSHA REGULATIONS.
 - A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
 - ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

PUBLIC UTILITIES / SERVICES

- WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES ROAD
CALABASAS, CA 91302
(818) 880-4110
- ELECTRICAL: SOUTHERN CALIFORNIA EDISON
3589 FOOTHILL DRIVE
THOUSAND OAKS, CA 91361
(805) 494-7016
- TELEPHONE: SBC (PAC BELL)
16201 RAYMER STREET, #115
VAN NUYS, CA 91406
(818) 373-6889
- GAS: SOUTHERN CALIFORNIA GAS
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-3324
- SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1000 S. FREMONT AVENUE, BLDG A9 EAST
ALHAMBRA, CA 91803
(626) 300-3308
- CABLE: ADELPHIA
2323 TELLER ROAD
NEWBURY PARK, CA 91320
(805) 375-5213
- CABLE: CHARTER COMMUNICATIONS
3806 CROSSCREEK ROAD
MALIBU, CA 90265
(310) 456-9010
- CALTRANS: CALTRANS
5660 RESEDA BOULEVARD
TARZANA, CA 91356
(805) 388-1426



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 21 AND 22 IN BOOK 1 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 79 THROUGH 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 20161-012-021 AND 2061-012-020

INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

ABBREVIATIONS

- | | |
|-------------------------|----------------------------|
| AC - ASPHALTIC CONCRETE | NG - NATURAL GROUND |
| BF - BOTTOM OF FOOTING | NTS - NOT TO SCALE |
| CB - CATCH BASIN | PL - PROPERTY LINE |
| CF - CURB FACE | POB - POINT OF BEGINNING |
| CL - CENTERLINE | SDMH - STORM DRAIN MANHOLE |
| CLF - CHAIN LINK FENCE | SMH - SEWER MANHOLE |
| CO - CLEAN OUT | SS - SANITARY SEWER |
| DB - DEBRIS BASIN | TB - TOP OF BERM |
| D/L - DAYLIGHT | TC - TOP OF CURB |
| EG - EDGE OF GUTTER | TF - TOP OF FOOTING |
| EP - EDGE OF PAVEMENT | TG - TOP OF GRATE |
| FF - FINISHED FLOOR | TW - TOP OF WALL |
| FG - FINISHED GRADE | TYP - TYPICAL |
| FH - FIRE HYDRANT | WM - WATER METER |
| FL - FLOWLINE | WV - WATER VALVE |
| FS - FINISH SURFACE | |
| HC RMP - HANDICAP RAMP | |
| HP - HIGH POINT | |
| INV - INVERT | |

STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ONSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ONSITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

OAK TREE NOTES

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 597-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."
- THERE ARE NO OAK TREES ON THIS PROPERTY OR ADJACENT.

LEGEND AND SYMBOLS

- | | | | |
|--------|------------------|-----------|---------------------------|
| CF | CURB FACE | — Δ — Δ — | TOP OF SLOPE |
| EG | EXISTING GRADE | — Δ — Δ — | DAYLIGHT |
| FF | FINISHED FLOOR | — (X) — | EXISTING CONTOUR |
| FG | FINISHED GRADE | — X — | PROPOSED CONTOUR |
| FL | FLOWLINE | — GAS — | GAS LINE |
| FS | FINISHED SURFACE | — W — | WATER LINE |
| H | HEIGHT OF WALL | — WR — | RECLAIMED WATER |
| INV | INVERT ELEVATION | — SS — | SANITARY SEWER |
| R.O.W. | RIGHT OF WAY | X% ⇒ | DIRECTION & RATE OF FLOW |
| TC | TOP OF CURB | | |
| TG | TOP OF GRATE | | |
| TW | TOP OF WALL± | | |
| | RETAINING WALL | | EDGE OF PAVEMENT |
| | PLANTER WALL | | CONCRETE SURFACE= 0.05 AC |
| | FLOWLINE | | ASPHALT SURFACE=0.11 AC |
| | SD | | |
| | STORM DRAIN | | |
| | TOE OF SLOPE | | |
| | | | LANDSCAPE AREA=0.07 AC |
| | | | ROOF AREA=0.05 AC |

28127 AGOURA RD.
AGOURA HILLS, CA
APN: 2061-012-020, -021

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1 OF 3	GRADING COVER SHEET
2 OF 3	CONCEPTUAL GRADING PLAN
3 OF 3	STORMWATER DETAIL SHEET

ESTIMATED EARTHWORK QUANTITIES			
ESTIMATED CUT:	71 CY	ESTIMATED EXPORT:	_____ CY
ESTIMATED FILL:	1,455 CY	ESTIMATED IMPORT:	1,385 CY
ESTIMATED OVER-EXCAVATION:	425 CY		

BENCHMARK:		
DESCRIPTION: BM NO.	Y-10127	ELEVATION: 937.838
		SURVEY DATE: 10/30/2007

RECORD DRAWING STATEMENT

I, _____, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE RCE NO. EXP. DATE

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED FEBRUARY 12, 2018.

REGISTERED GEOLOGIST	DATE	RCE NO.	EXP DATE
BRUCE SMITH		2673	06/30/2018
REGISTERED GEOTECHNICAL ENGINEER	DATE	RCE NO.	EXP DATE

OWNER

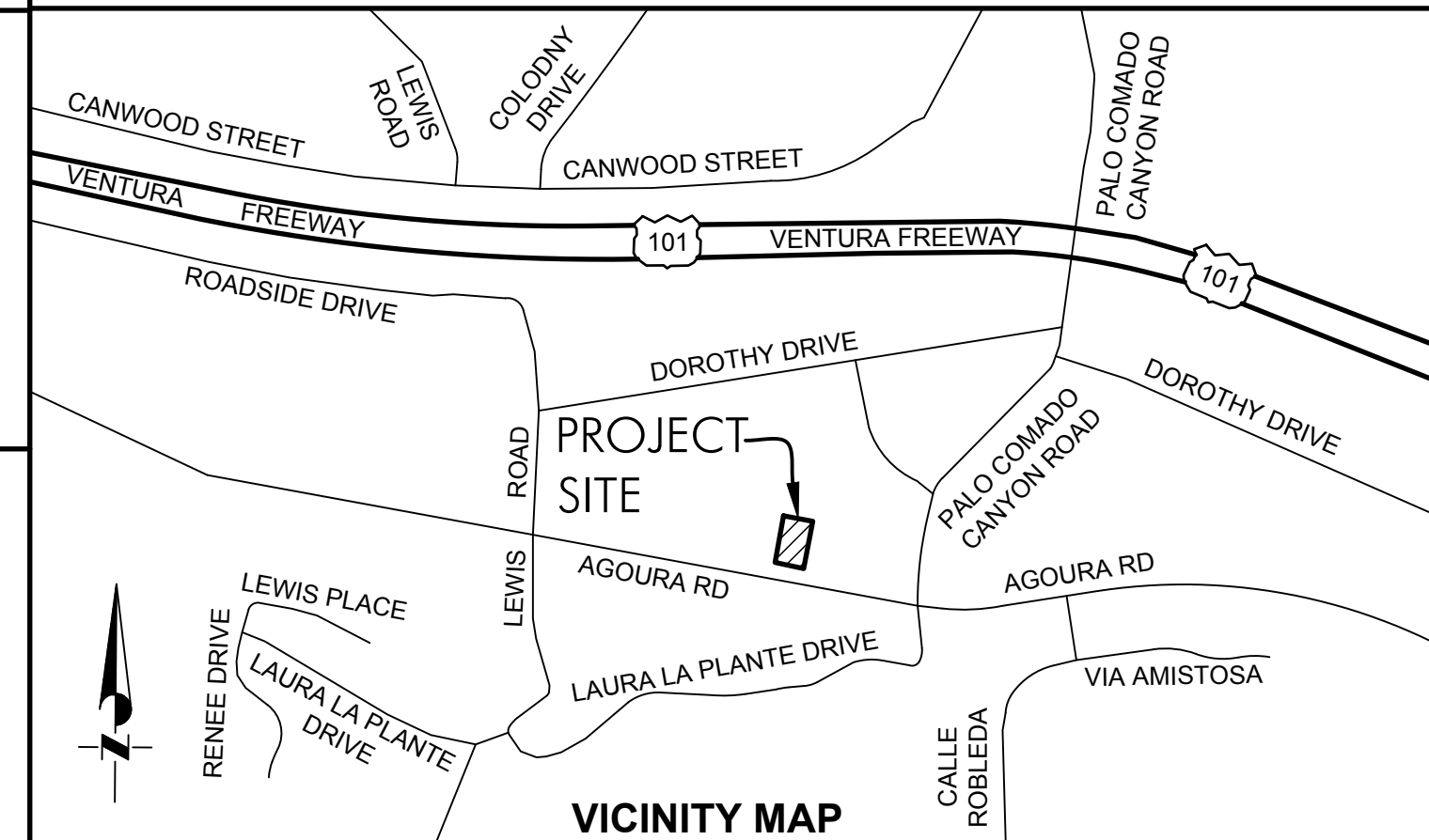
NAME: ATTRAVERSAMO FARFALLA, LLC.
ADDRESS: 29728 TRIUNFO DR. AGOURA, CA 91301
REPRESENTATIVE: JAY & MARIA DIMAGGIO
TELEPHONE: (818) 590-4356

CIVIL ENGINEER

NAME: PACIFIC COAST CIVIL, INC.
ADDRESS: 30141 AGOURA RD. SUITE #200 AGOURA HILLS, CA 91301
REPRESENTATIVE: RICHARD E. DOSS
TELEPHONE: (818) 865-4168

GEOTECHNICAL ENGINEER

NAME: A.G.I. GEOTECHNICAL, INC.
ADDRESS: 16555 SHERMAN WAY, SUITE A - VAN NUYS, CA 91406
REPRESENTATIVE: BRUCE SMITH, R.G.E. 2673
TELEPHONE: (818) 785-5244



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:

RICHARD E. DOSS R.C.E. C48947 DATE

CITY OF AGOURA HILLS APPROVAL

Reviewed by: Ramiro S. Aveda III DATE C66865 9/30/2020
CITY ENGINEER RCE NO. EXP DATE



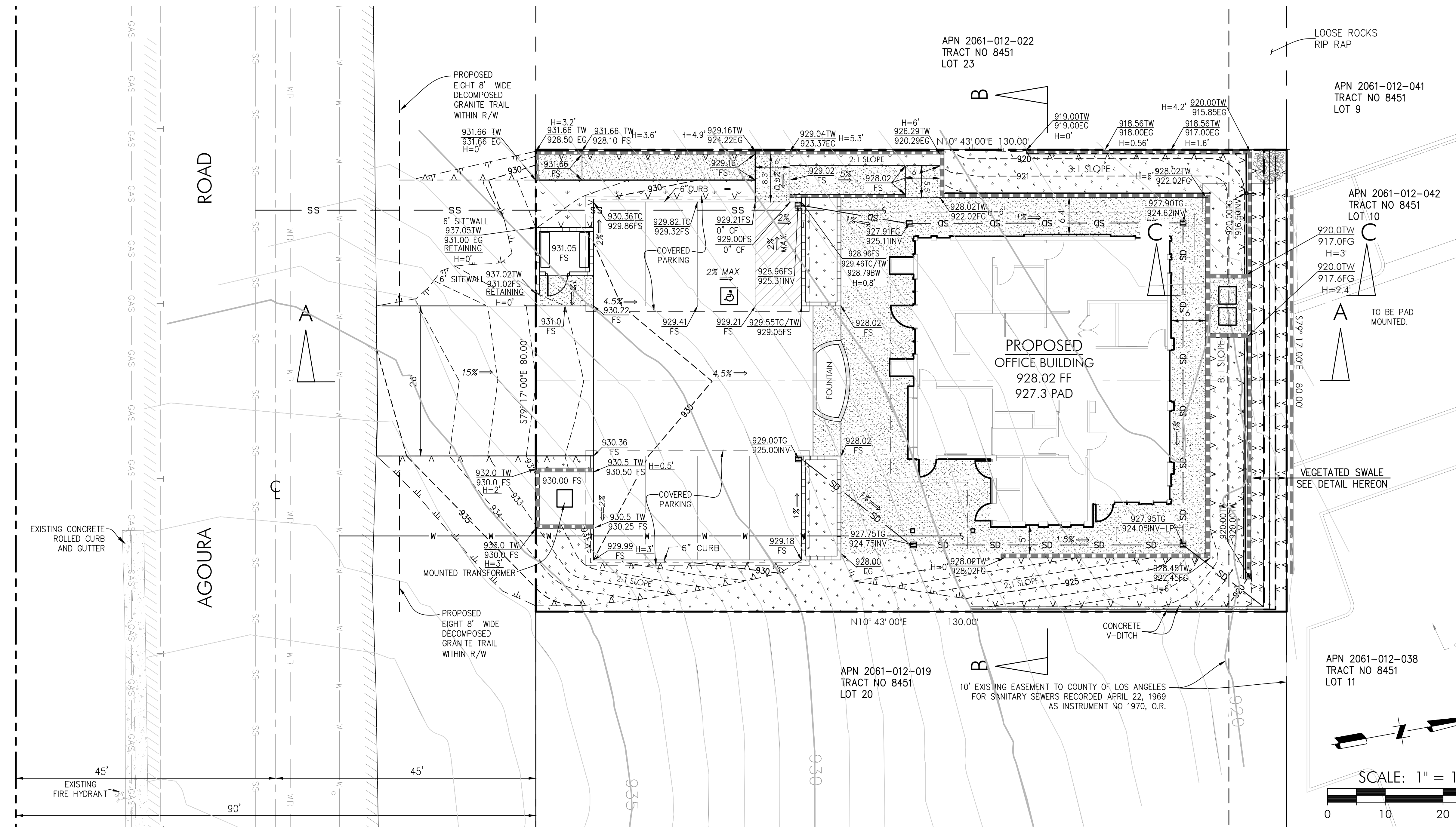
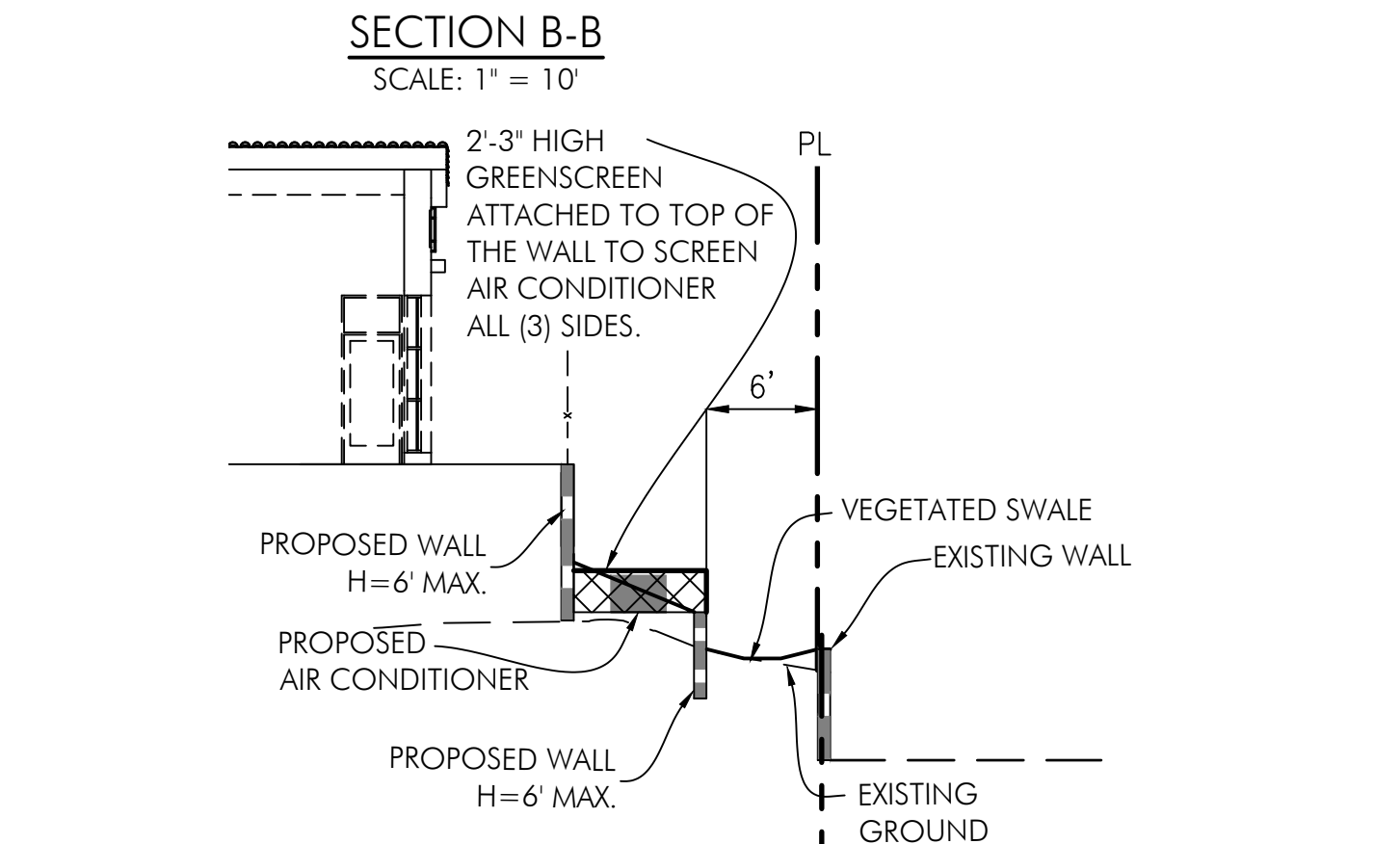
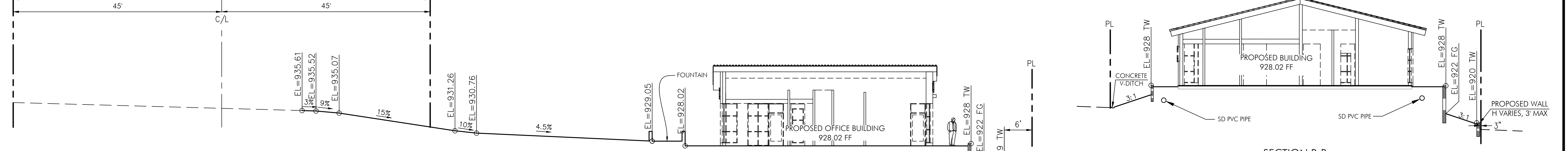
08/08/2018

GRADING COVER SHEET

PROJECT NO. 18-1500 SHEET 1 OF 3

AGOURA ROAD

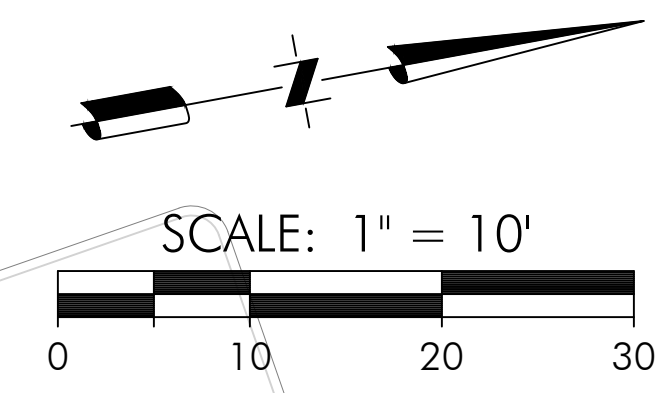
R/W 45' 90' C/L 45' PL/RW



LEGEND:

CF	CURB FACE	---	DAYLIGHT
EG	EXISTING GRADE	(X)	EXISTING CONTOUR
FF	FINISHED FLOOR	- - -	PROPOSED CONTOUR
FG	FINISHED GRADE	---	GAS LINE
FL	FLOWLINE	---	WATER LINE
FS	FINISHED SURFACE	---	RECLAIMED WATER
H	HEIGHT OF WALL	---	SANITARY SEWER
INV	INVERT ELEVATION	X% →	DIRECTION & RATE OF FLOW
R.O.W.	RIGHT OF WAY	---	EDGE OF PAVEMENT
TC	TOP OF CURB	---	CONCRETE SURFACE=0.05 AC
TG	TOP OF GRATE	---	ASPHALT SURFACE=0.11 AC
TW	TOP OF WALL±	---	LANDSCAPE AREA=0.07 AC
⊗	FIRE HYDRANT	---	ROOF AREA=0.05 AC
---	RETAINING WALL	---	
---	PLANTER WALL	---	
---	FLOWLINE	---	
---	STORM DRAIN	---	
---	TOE OF SLOPE	---	
---	TOP OF SLOPE	---	

LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.



28127 AGOURA RD.
AGOURA HILLS, CA
APN: 2061-012-020, -021

<p>PREPARED BY: PACIFIC COAST CIVIL, INC. 30141 AGOURA ROAD, SUITE 200 AGOURA HILLS, CA 91301 PH: (818) 865-4168 FAX: (818) 865-4198</p>					<p>CITY OF AGOURA HILLS APPROVAL</p>					<p>9/30/2020 C66865 RCE NO.</p>		<p>AGOURA HILLS</p>		<p>08/08/2018</p>	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	RICHARD E. DOSS	R.C.E. C48947	DATE	REVIEWED BY	DATE	Ramiro S. Aveda III	CITY ENGINEER	PROJECT NO.	18-1500	SHEET	2 OF 3

LEGEND:

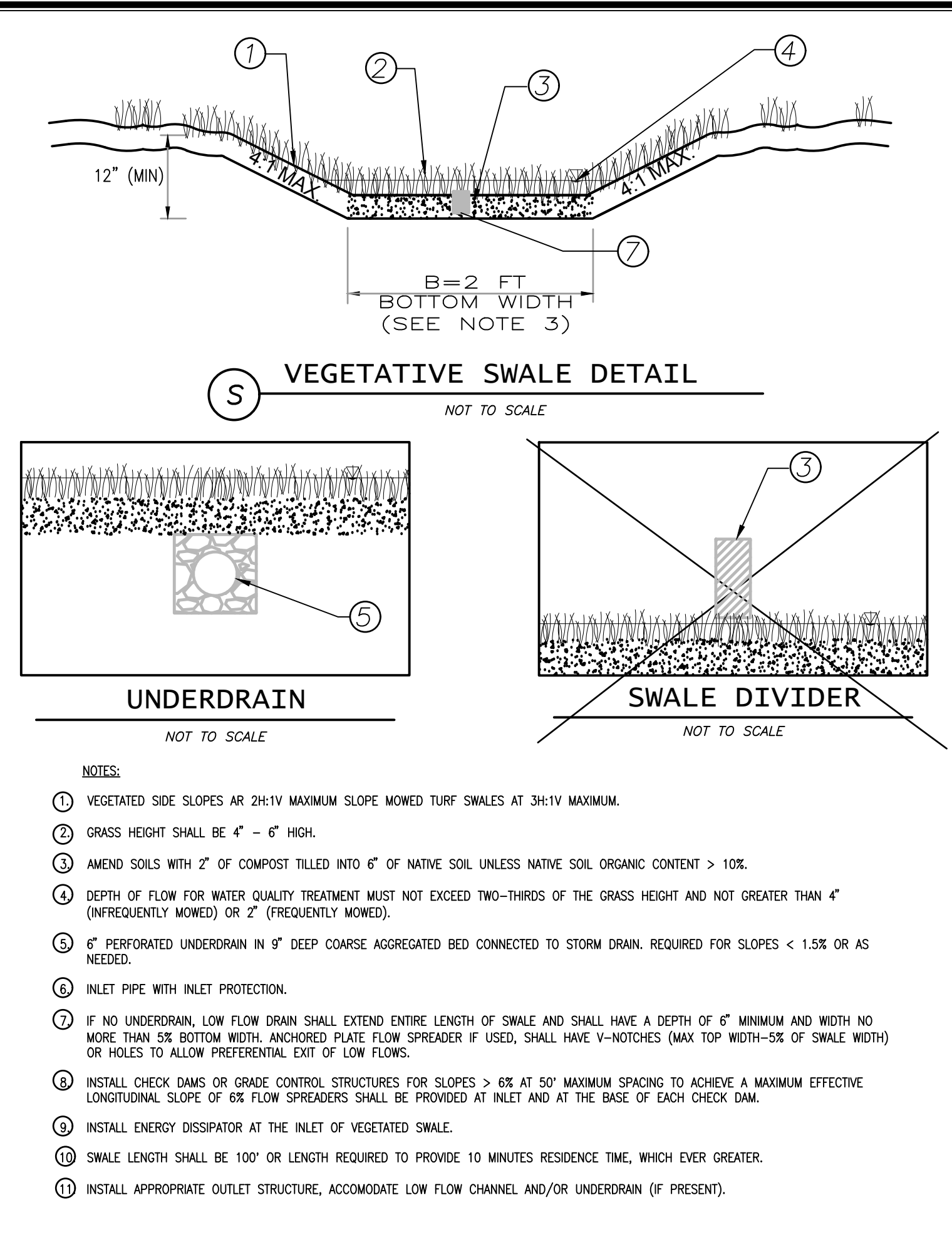
CF	CURB FACE	— — — — —	DAYLIGHT
EG	EXISTING GRADE	(X)	EXISTING CONTOUR
FF	FINISHED FLOOR	- - - - -	PROPOSED CONTOUR
FG	FINISHED GRADE	— — — — —	GAS LINE
FL	FLOWLINE	— — — — —	WATER LINE
FS	FINISHED SURFACE	— — — — —	RECLAIMED WATER
H	HEIGHT OF WALL	— — — — —	SANITARY SEWER
INV	INVERT ELEVATION	X% →	DIRECTION & RATE OF FLOW
R.O.W.	RIGHT OF WAY	▨	EDGE OF PAVEMENT
TC	TOP OF CURB	▨	CONCRETE SURFACE=0.05 AC
TG	TOP OF GRATE	▨	ASPHALT SURFACE=0.11 AC
TW	TOP OF WALL	▨	LANDSCAPE AREA=0.07 AC
⊕	FIRE HYDRANT	▨	ROOF AREA=0.05 AC
—	RETAINING WALL		
—	PLANTER WALL		
—	FLOWLINE		
—	STORM DRAIN		
—	TOE OF SLOPE		
—	TOP OF SLOPE		

IMPERVIOUSNESS CALCULATION:

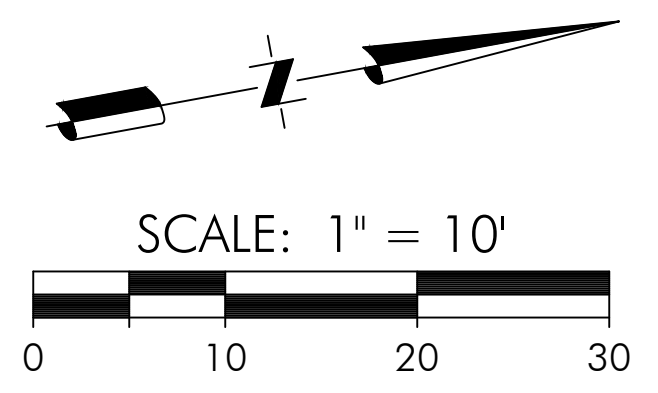
TOTAL IMPERVIOUS AREA:
 0.05AC+0.11AC+0.05AC=0.21AC
 TOTAL PERVIOUS AREA: 0.07 AC
 TOTAL DISTURBED AREA: 0.28AC
 IMPERVIOUSNESS:
 (0.07AC x 0.01 + 0.22 x 1)/0.28=0.75 = 75%

VEGETATED SWALE SIZING CALCULATIONS:

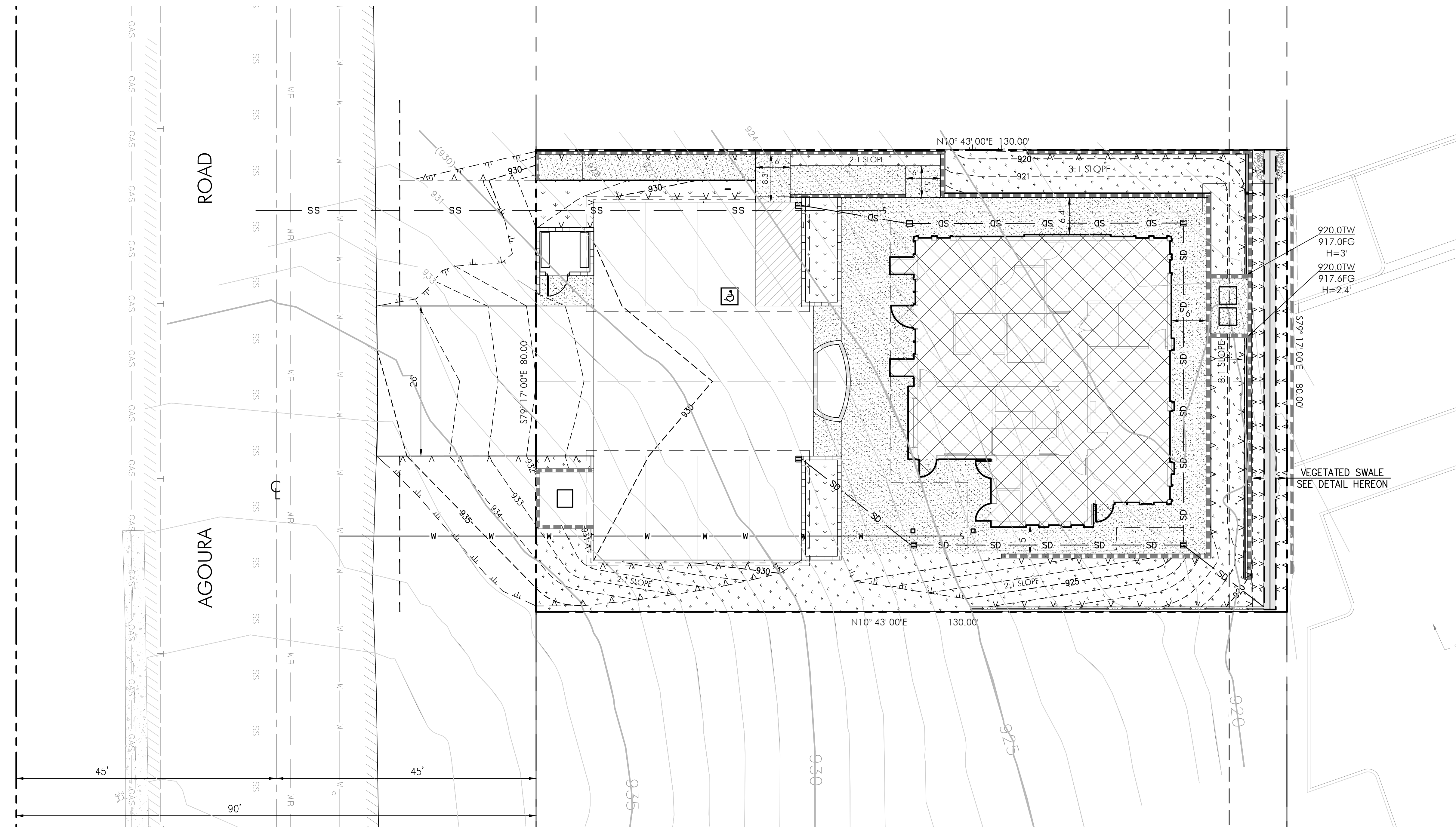
ΔSWQDV CALCULATION:
 ΔSWQDV = (0.062 ft³/s + 0.003 ft³/s) - 0.030 ft³/s = 0.035 ft³/s
 (FROM HYDROCALC PROGRAM)
 BOTTOM WIDTH:
 B=(0.035 ft³/s
 x 0.2)/(1.49 x 0.5ft^{1.49} x 0.05^{0.5})
 B=0.07 ft
 *A MINIMUM BOTTOM WIDTH OF 2ft WILL BE USED ACCORDING TO LA COUNTY L.I.D. MANUAL STANDARDS.
 NEW DEPTH WITH 2ft MIN. BOTTOM WIDTH:
 Y=[1.49 / (0.035 ft³/s
 x 0.2)](1.49 x 2ft x 0.05^{0.5})
 Y=0.07 ft
 DESIGN FLOW VELOCITY:
 A = 2 x 0.07 + 3 * 0.07² = 0.15 ft²
 v = 0.035ft³/s / 0.15 ft² = 0.23 ft/s



VEGETATED SWALE DETAIL
N.T.S.



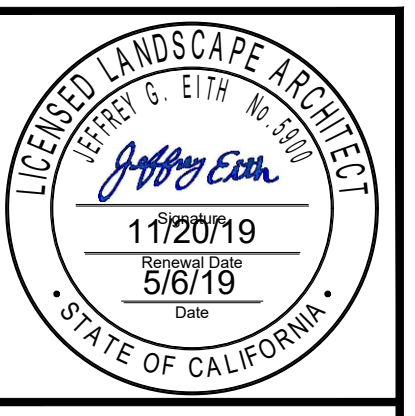
28127 AGOURA RD.
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REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED		DATE	
PREPARED BY: PACIFIC COAST CIVIL, INC. 30141 AGOURA ROAD, SUITE 200 AGOURA HILLS, CA 91301 PH: (818) 865-4168 FAX: (818) 865-4198 RICHARD E. DOSS R.C.E. C48947 PROJECT ENGINEER									
CITY OF AGOURA HILLS APPROVAL Ramiro S. Aveda III CITY ENGINEER									
DATE: 9/30/2020 RCE NO.: C66865 EXP DATE: 9/30/2020									
CITY OF AGOURA HILLS									
PROJECT NO. 18-1500					SHEET 3 OF 3				
CITY OF AGOURA HILLS DWG. NO.									

08/08/2018

STORMWATER DETAIL SHEET



INTEGRA DESIGN SERVICES
 2625 TOWNSGATE RD., SUITE 330
 WESTLAKE VILLAGE, CA 91361
 Direct: 310 350-3345 Email: jeff@integradzn.com



EXISTING
 CONDITIONS
 PLAN

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DIMAGGIO AGOURA DEV.
 28127 AGOURA ROAD
 AGOURA HILLS, CA

ISSUED FOR:
 FINAL CUP SUBMITTAL

DATE
 MAY 6, 2019

DESIGNED BY/DRAFTED BY
 JGE/JGE

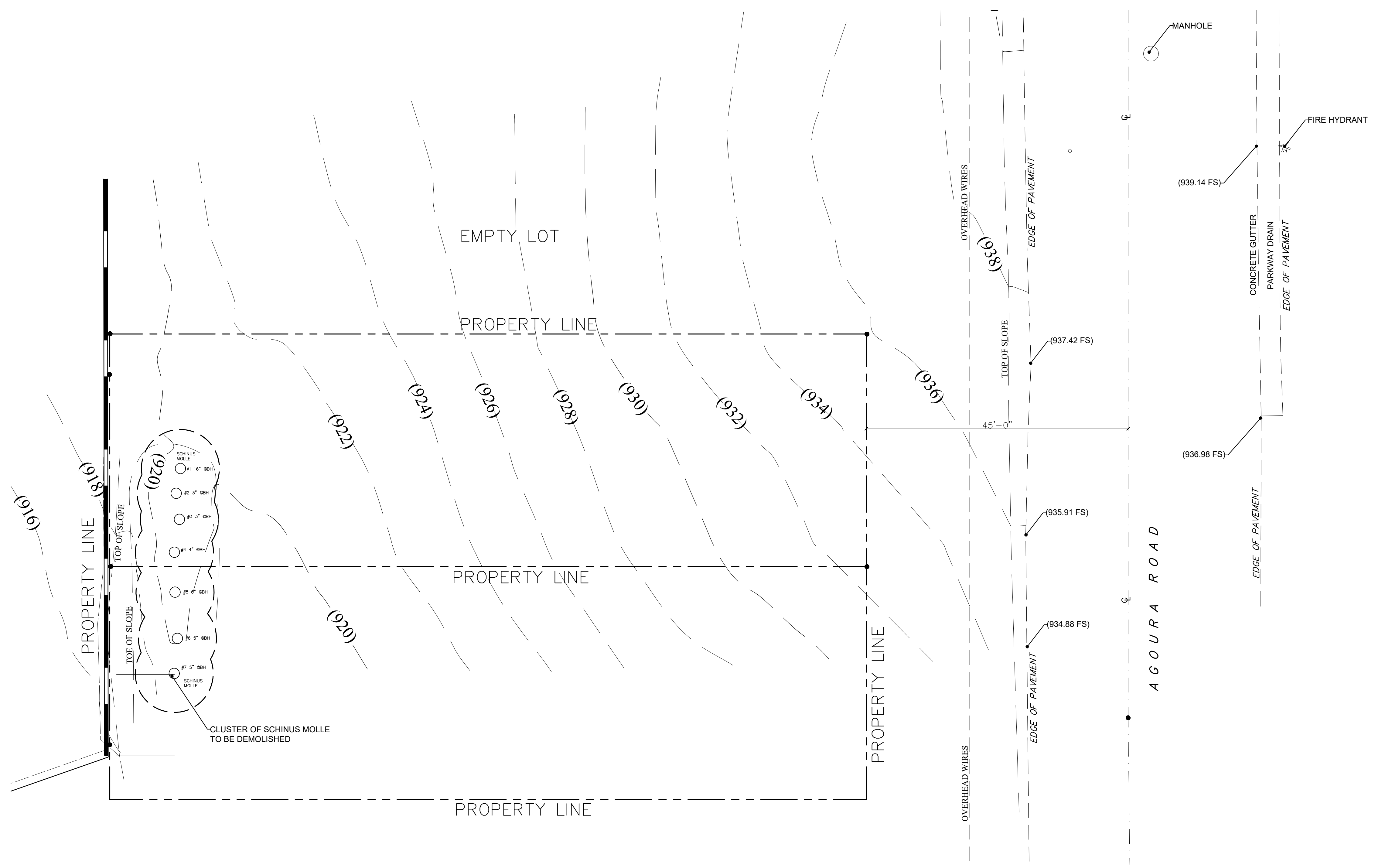
SCALE
 1"=10'-0"

PROJECT NO.
 18-100

DRAWING NO.
 051

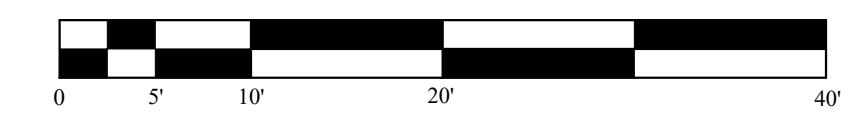
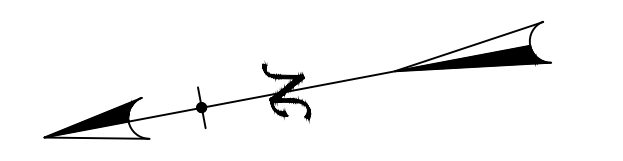
SHEET

LP-1



SYMBOLS LEGEND

- EXISTING TREE
- EXISTING TOPOGRAPHY



SCALE: 1" = 10'-0"



Know what's below.
 Call 811 before you dig.
DIG ALERT

IMPORTANT NOTE:
 NO EXCAVATION OF ANY KIND IS TO OCCUR ANYWHERE ON SITE WITHOUT FIRST VERIFYING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

SHRUB LEGEND

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	WULCOS WATER USE	CONTAINER/ROOTBALL SIZE	ON-CENTER SPACING	QUANTITY
(AAS)	AGA ATT 5	AGAVE ATTENUATA	FOX TAIL AGAVE	L	5 GALLON	2'-0" O.C.	6
(AAS)	AGA ATT 15	AGAVE ATTENUATA	FOX TAIL AGAVE	L	15 GALLON	2'-6" O.C.	2
(ARC EME)	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	GROUNDCOVER MANZANITA	L	1 GALLON	5'-0" O.C.	6
(BEA GRA)	BEA GRA	BEAUMONTIA GRANDIFLORA	EASTER LILY VINE	M	15 GALLON	ATTACH	4
(CEA YAN)	CEA YAN	CEANOTHUS G. HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	L	5 GALLON	4'-0" O.C.	9
(CHO TEC)	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	5 GALLON	3' O.C.	15
(FEI SEL)	FEI SEL	FEUJOA SELLOWIANA	PINEAPPLE GUAVA	L	15 GALLON	3'-0" O.C.	2
(FRA CHI)	FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	L	4" POTS	8" O.C.	28
(HEU PNK)	HEU PNK	HEUCHERA 'CANYON PINK'	CANYON PINK CORAL BELLS	L	1 GALLON	12" O.C.	22
(KNI GAL)	KNI GAL	KNIPHOFIA GALPINII 'ORANGE FLAME'	ORANGE FLAME POKER	L	1 GALLON	18" O.C.	5
(LAV HET)	LAV HET	LAVANDULA X HETEROPHYLLA	LAVENDER	L	5 GALLON	3'-0" O.C.	12
(LEO LEO)	LEO LEO	LEONOTIS LEONURUS	LION'S TAIL	L	5 GALLON	4'-0" O.C.	4
(PEL TOM)	PEL TOM	PELARGONIUM TOMENTOSUM	PEPPERMINT-SCENTED GERANIUM	M	1 GALLON	18" O.C.	18
(PIT WHE)	PIT WHE	PITOSPORUM TOBIRA 'WHEELER'S DWARF'	'WHEELER'S DWARF' TOBIRA	L	5 GALLON	3'-0" O.C.	7
(PRU CAR)	PRU CAR	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	M	15 GALLON	4'-0" O.C.	25
(PYR VEN)	PYR VEN	PYROSTEGIA VENUSTA	FLAME VINE	M	15 GALLON	ATTACH	8
(RHA CAL)	RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	L	5 GALLON	3'-0" O.C.	17
(RHA CLA)	RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	WHITE INDIAN HAWTHORN	L	5 GALLON	24" O.C.	8
(SAL LEU)	SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	L	5 GALLON	24" O.C.	22
(TEU CHA)	TEU CHA	TEUCRIUM CHAMAEDRYS	GERMANDER	L	1 GALLON	18" O.C.	17
(TEU COS)	TEU COS	TEUCRIUM COSSONII	GERMANDER	L	1 GALLON	18" O.C.	9
(TUL VIO)	TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	L	1 GALLON	18" O.C.	29
(WES WYN)	WES WYN	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	L	5 GALLON	3'-0" O.C.	13

BIOSWALE PLANTS

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	ROOTBALL SIZE	QUANTITY		
(CAR PRA)	CAR PRA	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	L	1 GALLON	15" O.C.	14
(JUN PAT)	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	1 GALLON	2'-0" O.C.	4
(LEY CON)	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	M	5 GALLON	3' O.C.	30
(MUH DUB)	MUH DUB	MUHLBERGIA DUBIA	PINE MUHLY	L	1 GALLON	3'-0" O.C.	3

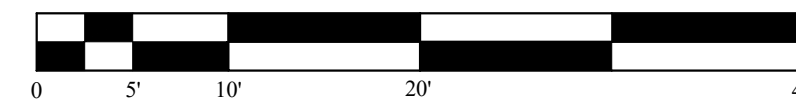
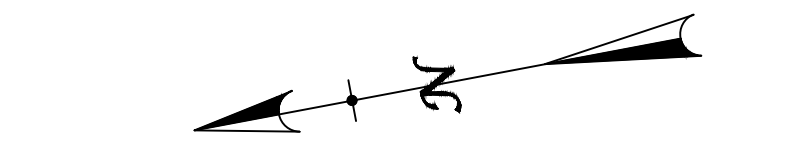
TREE LEGEND

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	ROOTBALL SIZE	QUANTITY
(ARB MAR)	ARB MAR	ARBUTUS MARINA - MULTI TRUNK	'MARINA' STRAWBERRY TREE	36" BOX	3
(OLE EUR)	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX	1

SYMBOLS LEGEND

(O) EXISTING TREE

(---) EXISTING TOPOGRAPHY



SCALE: 1" = 10'-0"

MULCH NOTE:
ALL PLANTER BEDS SHALL BE TOP DRESSED WITH A 2" LAYER OF MULCH UPON THE COMPLETION OF PLANTING AND LANDSCAPE LIGHTING INSTALLATION. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO ITS DELIVERY AND INSTALLATION.

KEYNOTES LEGEND

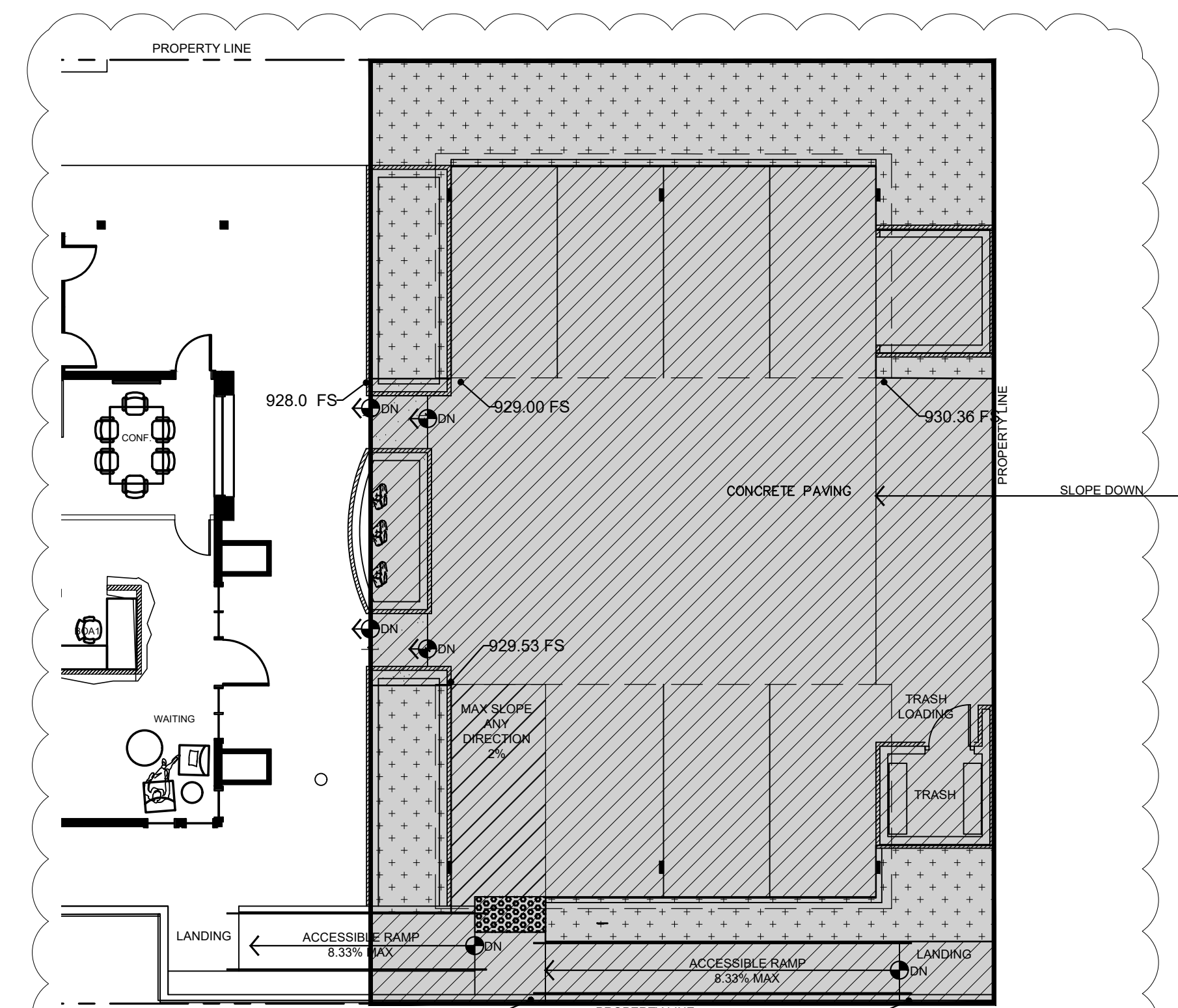
1. CONCRETE PAVING DRIVEWAY AND PARKING-BROOM FINISH
2. TRASH AREA PER ARCHITECT
3. SOLAR SHADE STRUCTURES PER ARCHITECT
4. 12" HIGH PLANTER
5. ADA RAMP. SEE CIVIL ENG. PLANS
6. FUTURE 8' WIDE DECOMPOSED GRANITE PATH WITHIN RIGHT OF WAY, SEE CIVIL ENGINEERING PLANS
7. 16" DEEP ENTRY FOUNTAIN BY OTHERS
8. DECORATIVE CONCRETE STEPS
9. DECORATIVE HARDSCAPE PAVING, MANUFACTURER: SCHOFIELD INTEGRAL COLOR SG, CONCRETE COLOR SAND BUFF, SG237-1
10. SPLIT-FACE RETAINING WALLS PER CIVIL ENGINEER
11. BIOSWALE PER CIVIL ENGINEER
12. BENCH PER OWNER
13. DECORATIVE POTS BY OWNER
14. 42" HIGH GAUDDRAIL ATTACHED TO FACE OF WALL
15. 2'-3" HIGH VERTICAL VINE SCREEN BY GREENSCREEN ATTACHED TO TOP OF WALL TO SCREEN AIR CONDITIONER ALL (3) SIDES, SEE DETAIL A, SHEET LP-3

PROJECT DATA

APN# 2061-012-020
APN# 2061-012-021

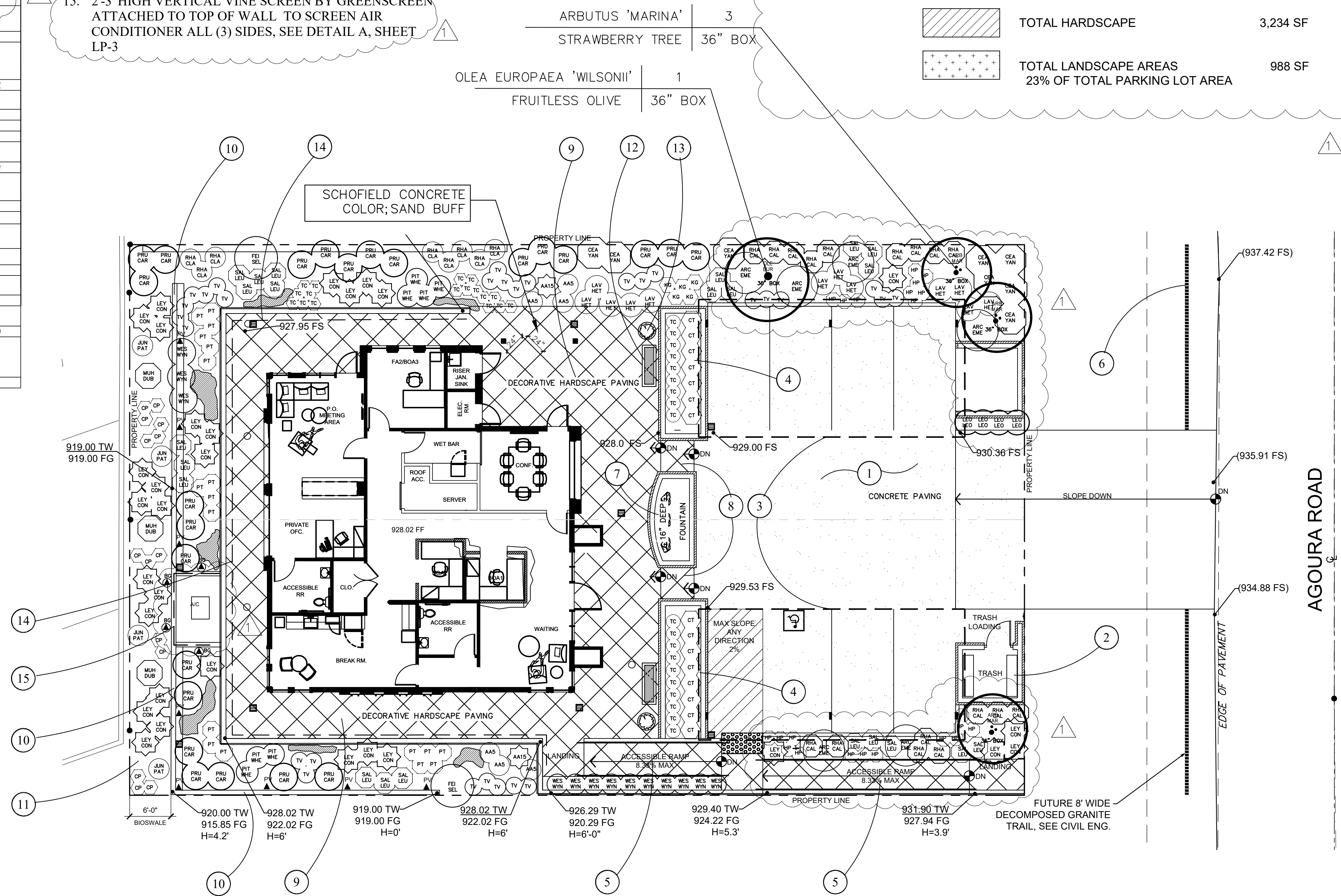
Landscape total within pl = 2,764 sf
Decorative concrete paving total = 2,210 sf
Driveway concrete paving total = 2,447 sf
Fountain area total = 93 sf

Total Irrigated Area = 2,764 sf
To be irrigated by drip system only with 3 hydrozones of plants with low water use
Controller to be Weathermatic smartline E SL-1600 with automatic rain shut-off



PARKING LOT LANDSCAPE COVERAGE N.T.S. LEGEND

(Hatched pattern)	TOTAL PARKING LOT AREA	4,222 SF
(Dotted pattern)	15% OF TOTAL PARKING LOT AREA	633 SF
(Diagonal lines)	TOTAL HARDSCAPE	3,234 SF
(Stippled pattern)	TOTAL LANDSCAPE AREAS	988 SF
(Stippled pattern)	23% OF TOTAL PARKING LOT AREA	



INTEGRA DESIGN SERVICES
2625 TOWNSGATE RD, SUITE 330
WESTLAKE VILLAGE, CA 91361
Direct: 310 350-3345 Email: jeffreyleith@yahoo.com



LANDSCAPE PLAN

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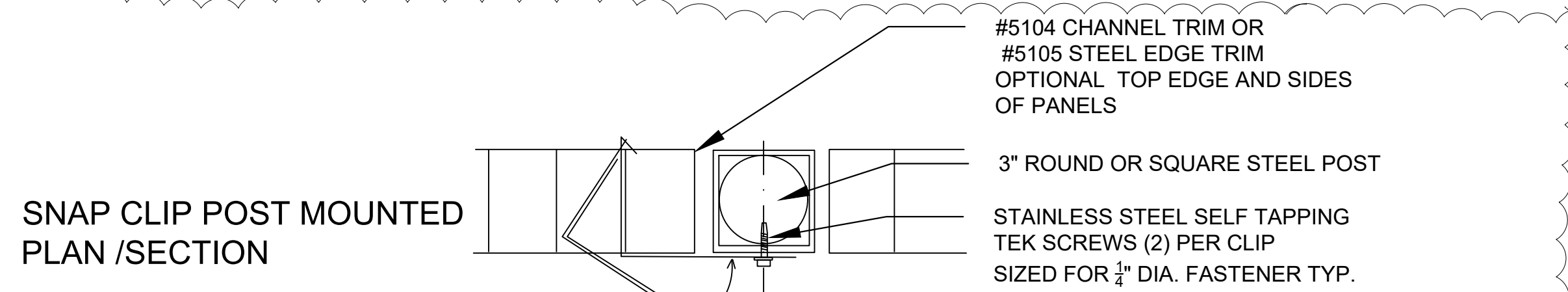
REVISIONS

1	2/4/2019
6	5/6/2019

DIMAGGIO AGOURA DEV.
28127 AGOURA ROAD
AGOURA HILLS, CA

ISSUED FOR:
FINAL CUP SUBMITTAL
DATE: MAY 6, 2019
DESIGNED BY/DRAFTED BY: JGE/JGE
SCALE: 1" = 10'-0"
PROJECT NO.: 18-100
DRAWING NO.: 052
SHEET

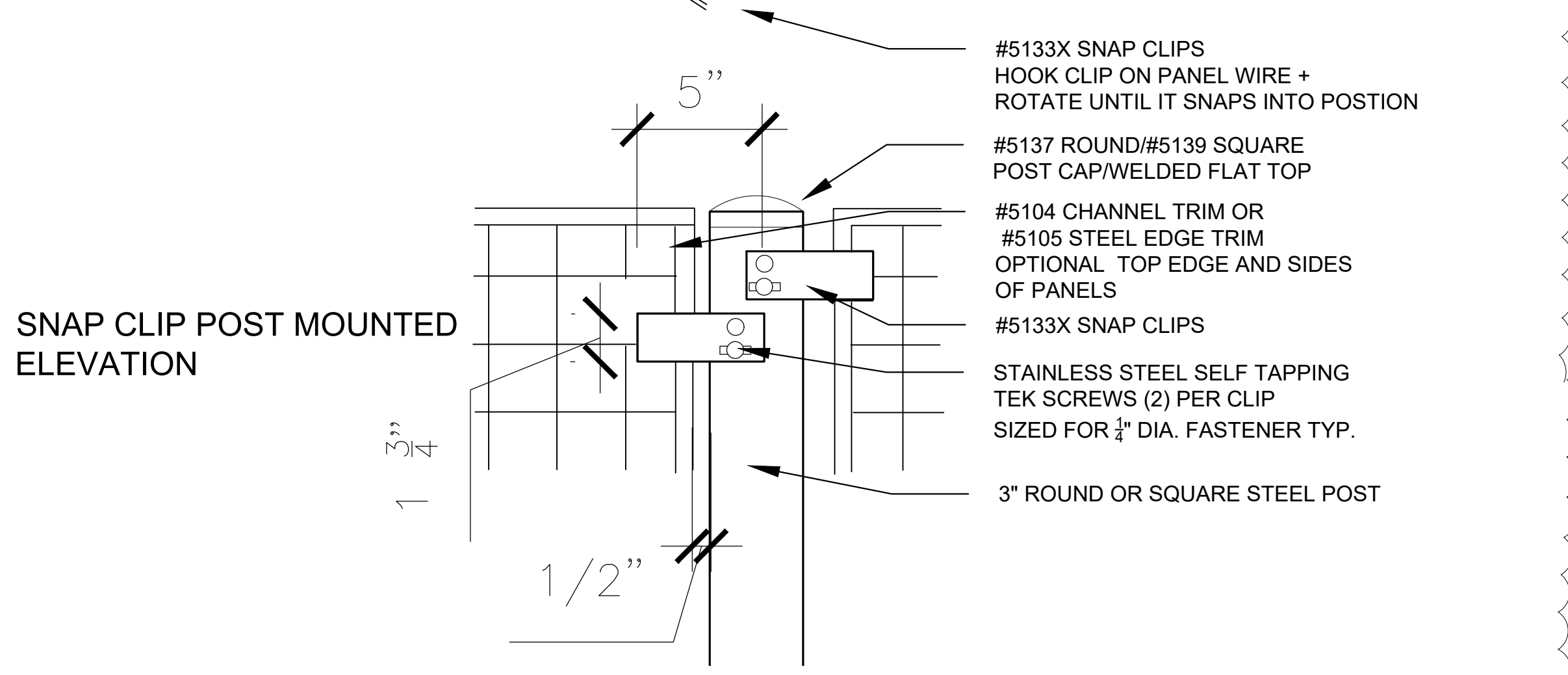
LP-2



#5104 CHANNEL TRIM OR
#5105 STEEL EDGE TRIM
OPTIONAL TOP EDGE AND SIDES
OF PANELS

3" ROUND OR SQUARE STEEL POST

STAINLESS STEEL SELF TAPPING
TEK SCREWS (2) PER CLIP
SIZED FOR 3/4" DIA. FASTENER TYP.



#5133X SNAP CLIPS
HOOK CLIP ON PANEL WIRE +
ROTATE UNTIL IT SNAPS INTO POSITION

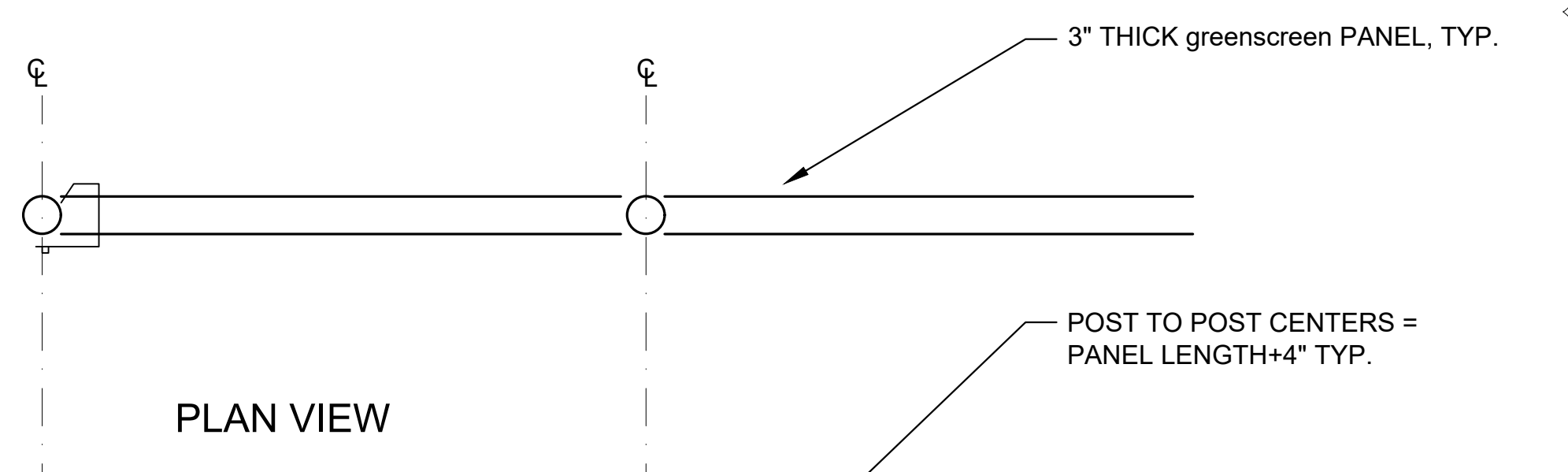
#5137 ROUND/#5139 SQUARE
POST CAP/WELDED FLAT TOP

#5104 CHANNEL TRIM OR
#5105 STEEL EDGE TRIM
OPTIONAL TOP EDGE AND SIDES
OF PANELS

#5133X SNAP CLIPS

STAINLESS STEEL SELF TAPPING
TEK SCREWS (2) PER CLIP
SIZED FOR 3/4" DIA. FASTENER TYP.

3" ROUND OR SQUARE STEEL POST



PLAN VIEW

3" THICK greenscreen PANEL, TYP.

POST TO POST CENTERS =
PANEL LENGTH+4" TYP.

3" ROUND STEEL POST WITH POST
CAP (TYP.) GROUDED IN CELLS PER
MANUFACTURER RECOMMENDATION

#5104 CHANNEL TRIM OR #5105
EDGE TRIM RECOMMENDED AT TOP
EDGE OF PANEL

3" THICK greenscreen PANEL, TYP.

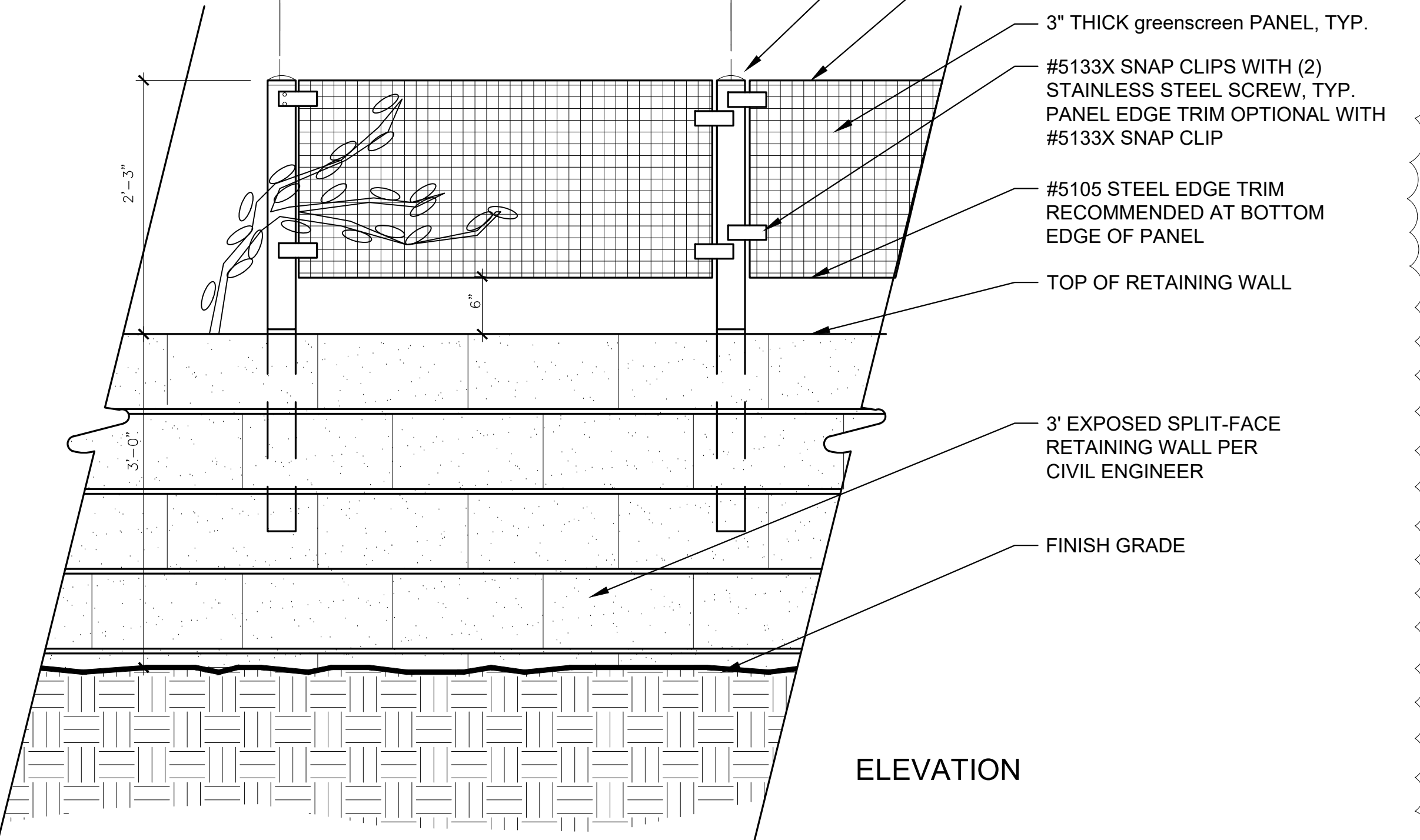
#5133X SNAP CLIPS WITH (2)
STAINLESS STEEL SCREW, TYP.
PANEL EDGE TRIM OPTIONAL WITH
#5133X SNAP CLIP

#5105 STEEL EDGE TRIM
RECOMMENDED AT BOTTOM
EDGE OF PANEL

TOP OF RETAINING WALL

3' EXPOSED SPLIT-FACE
RETAINING WALL PER
CIVIL ENGINEER

FINISH GRADE

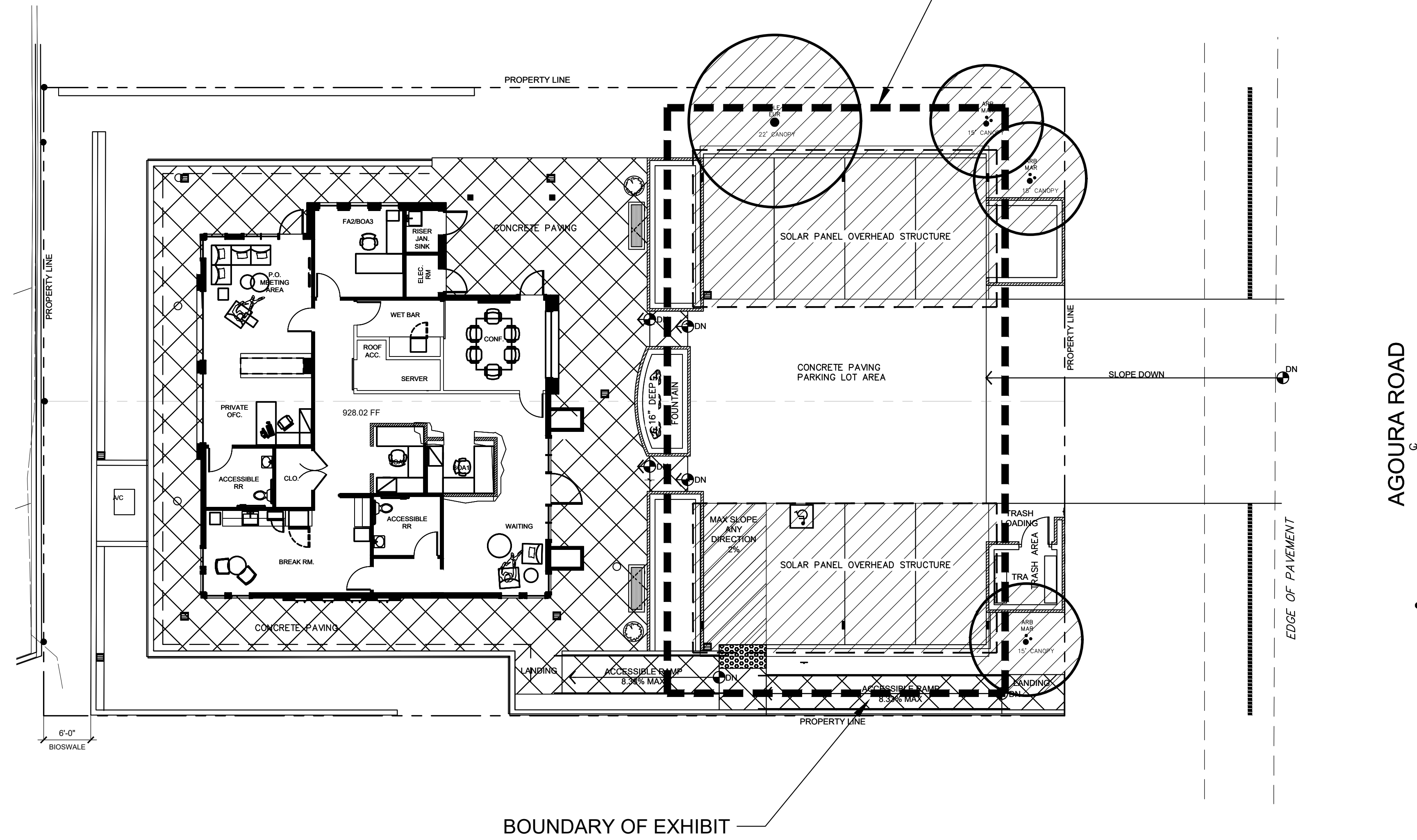


ELEVATION

A VERTICAL VINE SCREEN
BY GREENSCREEN

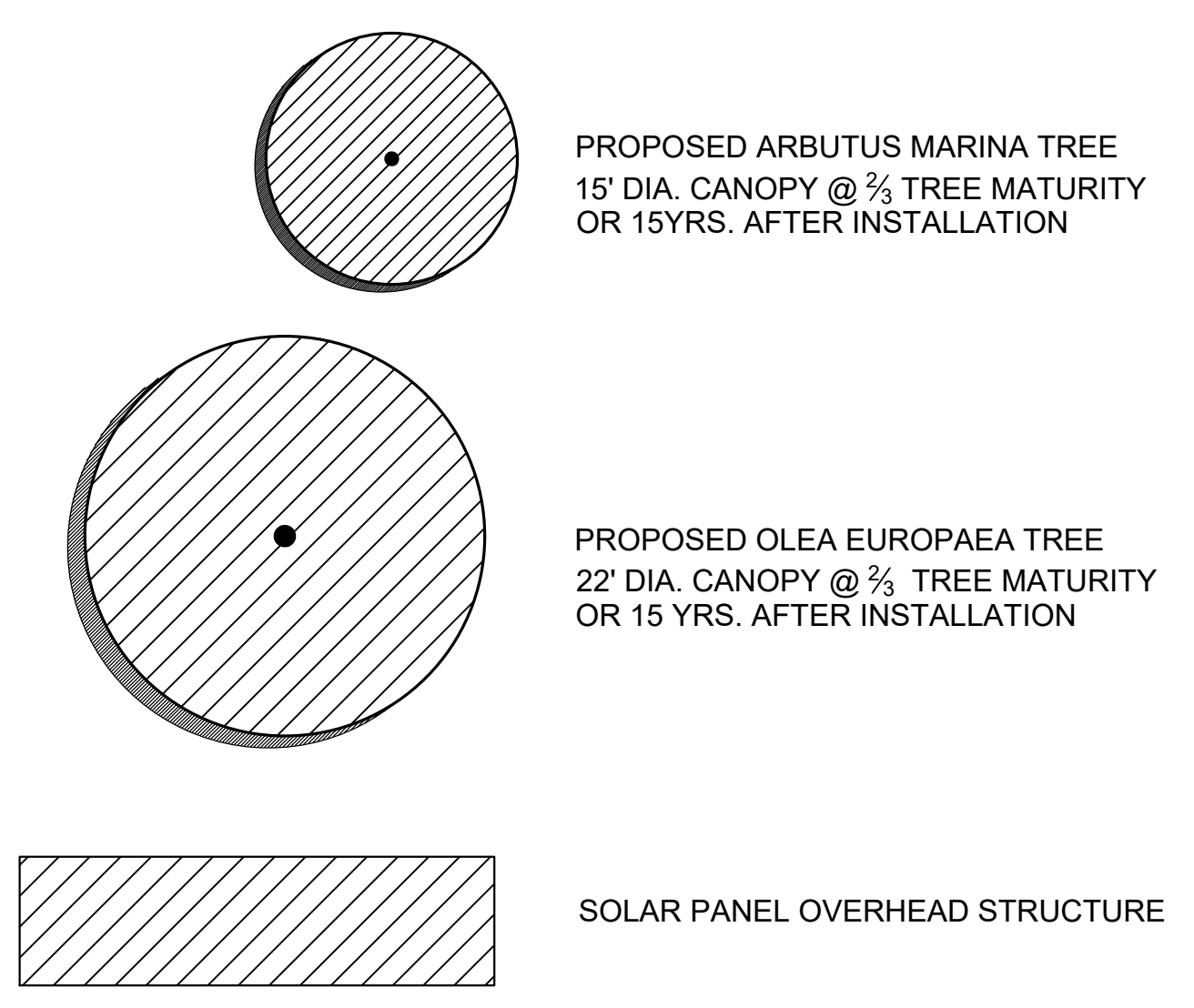
N.T.S.

6



BOUNDARY OF EXHIBIT

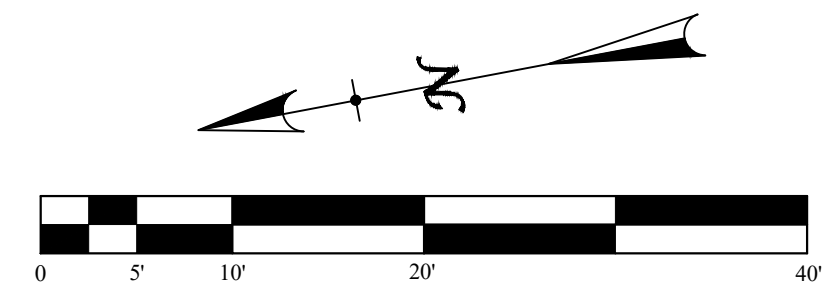
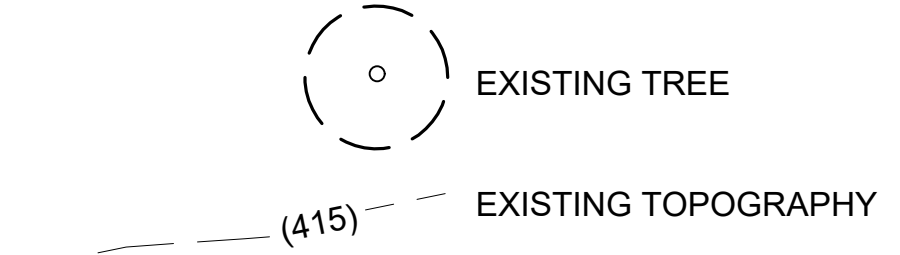
SYMBOLS LEGEND



SHADE COVERAGE EXHIBIT

TOTAL PARKING LOT AREA	2,592 SF	100%
SHADE AREA REQUIRED	1,296 SF	50%
TOTAL SHADE AREA PROVIDED (TREES + OVERHEAD SOLAR STRUCTURE)	1,546 SF	60%

SYMBOLS LEGEND



INTEGRA DESIGN SERVICES
2625 TOWNSGATE RD., SUITE 330
WESTLAKE VILLAGE, CA 91361
Direct: 310 350-3345 Email: jeffreyeith@yahoo.com



SHADE
COVERAGE
EXHIBIT

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REVISIONS
6 5/6/2019

DIMAGGIO AGOURA DEV.
28127 AGOURA ROAD
AGOURA HILLS, CA

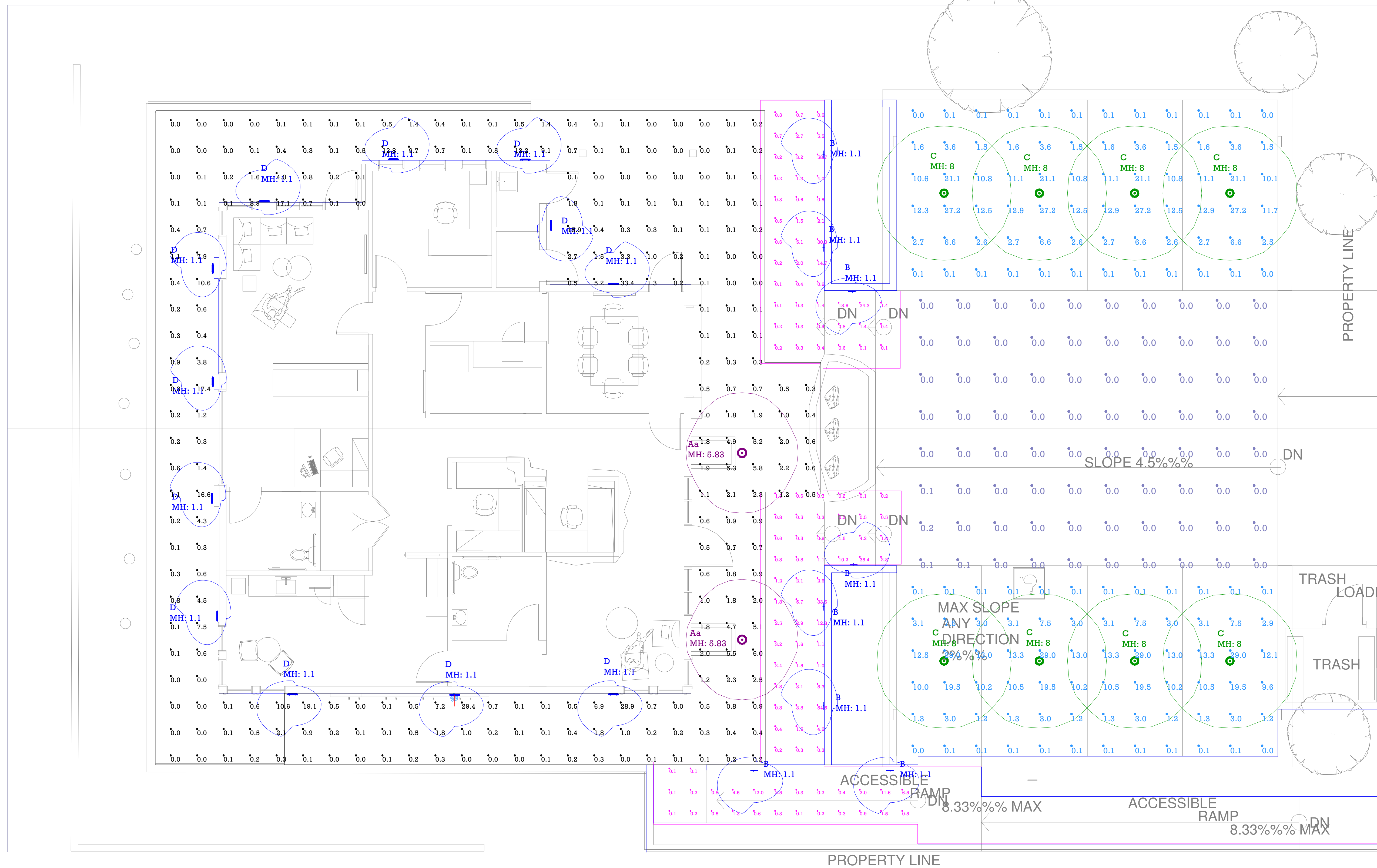
ISSUED FOR:
FINAL CUP SUBMITTAL
DATE
MAY 6, 2019
DESIGNED BY/DRAFTED BY
JGE/JGE
SCALE
1"=10'-0"
PROJECT NO.
18-100
DRAWING NO.
053
SHEET

LP-3

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



FIXTURE Aa



10.4 in



4.7 in

FIXTURE B (FIXTURE TYPE C SIMILAR)



5"

3.5"

FIXTURE C

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Lum. Watts	Total Watts
↑	8	B	SINGLE	0.900	FC LIGHTING: FCSSL241-STD VOLTAGE-3K-280-BK-OPC	278	15.5	124
○	8	C	SINGLE	0.900	V2 LIGHTING: C2SM-D-V-W-13-83-30-40-A6	1146	18	144
↓	12	D	SINGLE	0.850	FC LTG: FCSSL241-STD VOLTAGE-3K-280-BK-OPC	278	15.218	182.616
○	2	Aa	SINGLE	0.850	Sub for Baselite (SBW10716-41-LED 12W)	424	12	24

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	HEIGHT OF CALC POINTS
BUILDING PERIMETER	Fc	1.75	33.4	0.0	N.A.	N.A.	0
PARKING STALLS	Fc	6.35	29.0	0.0	N.A.	N.A.	0
STEP LIGHTS	Fc	3.71	58.7	0.1	37.10	587.00	0
VEHICLE DRIVEWAY	Fc	0.01	0.2	0.0	N.A.	N.A.	0

The calculated results of this lighting simulation represent a prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of DB Lighting Consultation. Illumination values shown (in foot-candles) are horizontal at grade based on Mounting Height Marked "MH". Photometric template indicates 0.25fc and is for reference only

The offer of a quotation or photometric calculations in no way represents a guarantee by CLS of ensuring compliance or certification with CEC Title24 guidelines. Please consult a licensed electrical engineer or third-party certification organization for guidance on the specific Title 24 requirements for your particular project.

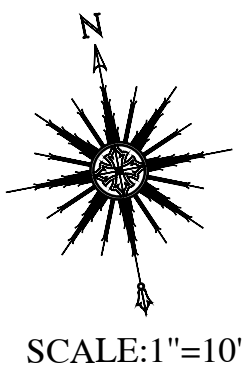
Not to Scale
 DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
 Amy Recinos
 Steve Hall
 Prepared by:
 DB Lighting Consultation
 407-924-4113

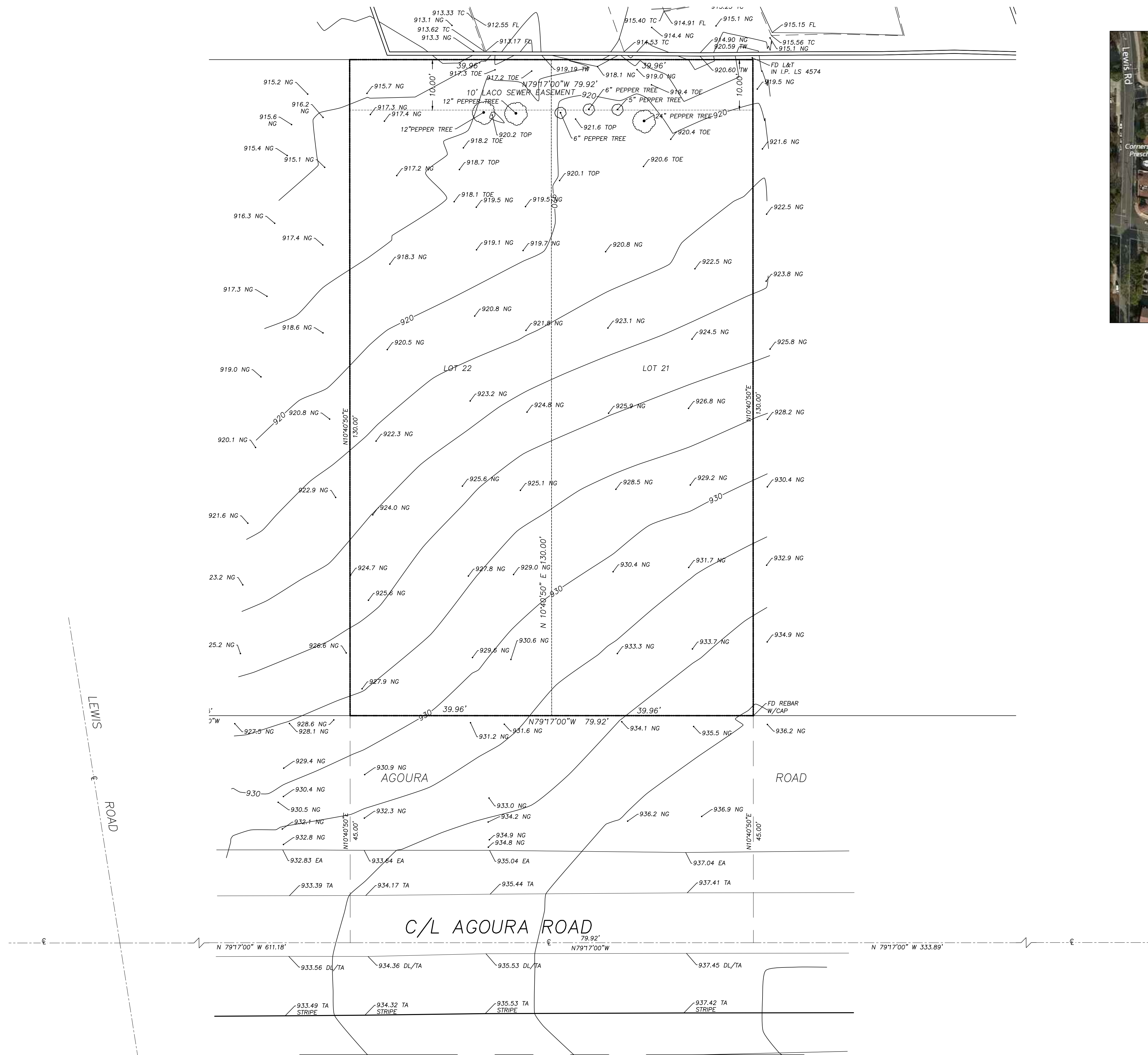
California Lighting Sales
 4900 Rivergrade Road,
 Suite D110
 Irwindale, CA 91706

Rev	Date	Comments
R1	11/07/18	Added Fixtures
R2	11/09/18	Scope Change Adjusted Mounting Height

Project Name:
DiMaggio Lighting
 Project ID Number: 2018-607
 Date: 11/07/2018



SCALE: 1"=10'



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- SUBJECT PROPERTY CONTAINS A COMPUTED AREA BASED UPON THIS SURVEY OF 10,389 SQUARE FEET, 0.2385 ACRES, MORE OR LESS.
- TREES UNDER SIX INCHES NOT LOCATED ON THIS MAP.
- AN EASEMENT FOR POLES & WIRES OVER LOT 22 IS BLANKET IN NATURE AND IS NOT PLOTTED.

BENCH MARK:

IDENTIFICATION	: 10425	DATUM	: NAVD 88
ELEVATION	: 906.102	YEAR ADJUSTED	: 2008

DESCRIPTION : DPW TAG IN SOUTH CURB 3FT E/O BCR AT THE SOUTH EAST CORNER OF AGOURA ROAD AND LEWIS ROAD 53FT EAST AND 38FT SOUTH OF CENTERLINE INTERSECTION

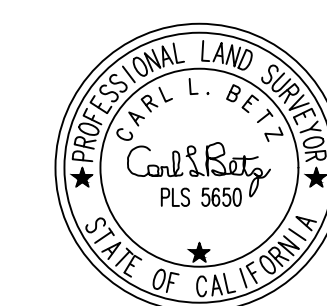
BASIS OF BEARING:

THE BEARING OF N 79°17'00" W SHOWN ALONG THE CENTER LINE OF AGOURA ROAD ON TRACT No. 8451 PER MAP FILED IN BOOK 104, PAGES 079-090, OF MAPS WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP.

TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE COMPANY
ORDER NO: NHSC-5709907 (tc)
TITLE OFFICER TERRELL CRUTCHFIELD
DATED JULY 19, 2018

TOPOGRAPHIC SURVEY

28145 AGOURA ROAD, AGOURA HILLS, CA 91301



CM ENGINEERS & LAND SURVEYORS

Betz

28030 DOROTHY DRIVE STE. 203
AGOURA, CALIFORNIA 91301 (818)865-0025
EMAIL: corbetz@corbetz.com

JOB NO. : XXXXXXXX
DRAWN BY :
REVISIONS:

xx/xx/xx
CARL BETZ / L.S. 5650 DATE

ATTACHMENT 6

COLOR AND MATERIAL BOARD



ROOF TILE

SMC 8820 Santa Clara Blend
Eagle, S-Roof Tile



WOOD STAIN

Semi Transparent, Wenge,
Olympic, Dite Series



PAIN FIELD COLORS

DEW341 Swiss Coffee
Dunn Edwards Paint



PAIN TRM COLORS
(FRAMES, TAPE, QUADRAK)

DE7828 Charcoal Sketch
Dunn Edwards Paint



STONE VENEER

Country Rubble, Texas Cream
Coronado Stone Products



CORONADO Stone
Texas Cream

RETAINING WALLS

Oak Split Face S.O Color
Angelus Block Co. Inc.



DIMAGGIO AGOURA DEV.
Agoura Hills, California
Project No. 1802.0003
11.12.2018

ANTILLA
a design studio

107 Marin Avenue #2
Newbury Park 93106
California 93106
805.228.8340
www.antilla.com

EXHIBIT

C

MATERIAL
BOARD

ATTACHMENT 7

LETTER FROM THE OLD AGOURA HOME OWNERS
PLANNING AND ZONING COMMITTEE

Old Agoura Home Owners Planning and Zoning Committee

September 18, 2018

Attn: City of Agoura Hills Planning Dept.

Agoura Road- 2061-012-020 and 2061-012-021

The Planning and zoning committee from the Old Agoura Planning and Zoning Committee has reviewed the proposed project by Antilla Design Studio, no date or revision noted at this time.

The project; approximately 2000 S.F. of a new commercial one story building.

The sheet index on C.S.1 states, the building falls well below the maximum allowable, this site can be developed to; including, but not limited to square footage, height, parking, and lot coverage. They are requesting a variance for reduced side yard.

The scale, materials and architecture presented, work well within our design guidelines. We applaud the applicant, for a traditional design that pays homage to Old Agoura's heritage.

We suggest approval of the design and the variance as presented.

We thank you for the opportunity to review and comment on the proposed development. We wish the owners much success with the proposed work.

Thank you.

Phil Ramuno
Daniel Farkash
Mike Colabella