

REPORT TO CITY COUNCIL

DATE: JANUARY 26, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
VALERIE DARBOUZE, ASSOCIATE PLANNER

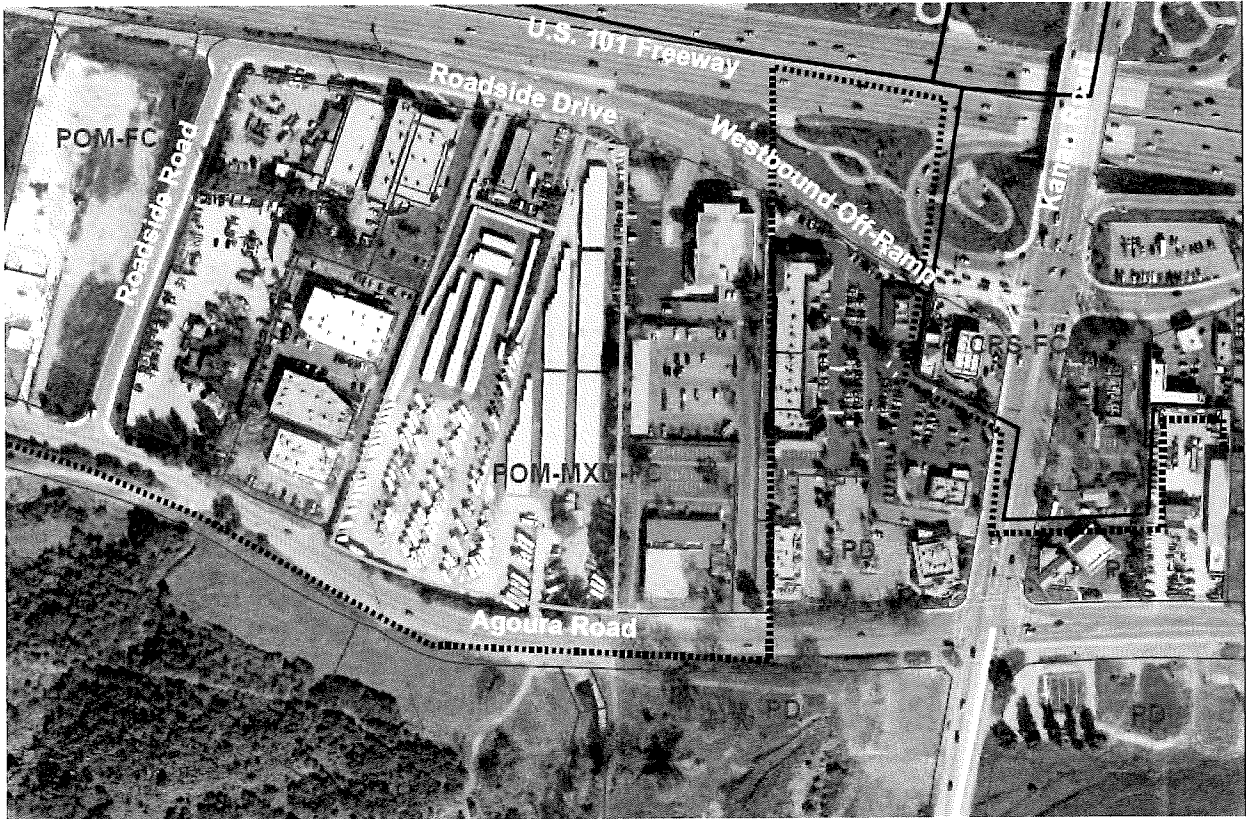
SUBJECT: REQUEST FOR APPROVAL OF THE DEMOLITION OF AN EXISTING CARETAKER'S UNIT AND THE CONSTRUCTION OF A NEW CARETAKER'S UNIT WITH ASSOCIATED SITE IMPROVEMENTS AT AN EXISTING SELF-STORAGE FACILITY; AND TO MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (AGOURA STORAGE, L.P.)

The applicant, Agoura Storage L.P., represented by Katherine McMenamin-Torres, is requesting the approval of a Conditional Use Permit (CUP), Case No. CUP-01381-2017, to demolish a caretaker's unit at an existing self-storage facility, and construct a new caretaker's unit in approximately the same location. The proposed project includes a new one-story caretaker's unit consisting of 1,194 square feet of living quarters for the caretaker, a private 432 square-foot two-car garage, and an attached 434 square-foot patio cover ("Project"). Customers using the storage facility would conduct business in a 338 square-foot office, including a public restroom attached to the residence. The Project would also require minor modifications to the fencing and parking lot layout.

The property is comprised of two (2) side-by-side, irregularly shaped parcels with frontage on both Agoura Road and Roadside Drive (Figure 1 – Aerial View of the Project Site). The parcels that make up the subject site are zoned Planned Office and Manufacturing-Mixed-Use-Freeway Corridor Overlay (POM-MXD-FC). The main entrance to the site is at 29301 Agoura Road; however, the property can also be accessed from Roadside Drive (29301 Roadside Drive). The Project site is bordered by two developed parcels on the east and west sides. The Westlake Lutheran Church and the AT&T utility building are located east of the subject site and three (3) one-story buildings and an animal care facility are located on the west side. The property was developed as a self-storage facility prior to the City's incorporation and, upon incorporation, the property owner was issued a non-conforming use (NCU) permit (Case No. 89-NCU-001) and allowed to continue operating. New conditions were later imposed on the property that required the property owner to screen the facility using landscaping along the property lines. The property owner complied by installing landscaping along the front, sides and rear of the property consisting of hedges on both

sides of the chain-link fence. The parcel is currently developed with 17 self-storage units of various sizes, rentable parking spaces for small and large vehicles, and a 1,439 square-foot, one-story caretaker's unit. The caretaker's unit consists of an office space used by customers and a 413 square-foot covered parking space. Security fencing and a gate enclose the property. Five (5) parking spaces are provided outside of the fence for visitors. The caretaker's unit is staffed with one (1) employee who is available to assist customers during business hours. The employee is also responsible for the maintenance of the property and provides security after business hours.

Figure 1 – Aerial View of the Project Site



City of Agoura Hills GIS

As part of a scheduled capital improvements program, the City undertook street widening and enhancement of Roadside Drive and Agoura Road that were completed in 2006 and 2017, respectively. In 2006, the City improved Roadside Drive by converting the street into a cul-de-sac. The improvements required that the City build a new retaining wall and fencing to support the driveway into Parcel 1. Later in 2017, the City improved the Agoura Road right-of-way by widening the road, constructing a sidewalk, curb, gutter, installing new paving, building retaining walls, and a landscape planter. Additionally, the City built a new chain-link fence atop a retaining wall clad with view obstructing vinyl. The landscape planter at the base of the retaining wall allows for vines to grow and screen the wall. A freestanding monument sign was also removed, and new signage was installed on the retaining wall on both sides of the entrance. Prior

to the start of the improvements, the City entered into an agreement with the property owner that specified the terms by which the City was to build the street improvements and the fencing and states that replacement of the caretaker's unit would require the approval of a Conditional Use Permit by the City Council following a public hearing.

The Project consists of a modification to an existing developed property in the POM-MXD-FC zoning district. The purpose of the POM-MXD district is to provide a mix of uses consisting primarily of office, lighting manufacturing, and restaurant, and to a lesser extent, certain retail uses. The POM-MXD zoning district also allows residential units to complement the residential component of the Agoura Village Specific Plan (AVSP) across Agoura Road. The following table (Table 1 – Zoning Conformance) summarizes how the proposed project complies with the relevant lot and development standards of the POM-MXD zoning district.

Table 1 - Zoning Conformance			
	Existing	Proposed	Zone Standards/ POM Compliance
Lot Dimensions			
- Total Lot Size	286,720 sq.ft. 6.58 acres	No Change	20,000 sq.ft. 0.46 acres = Complies
- Parcel 1 – East Parcel - (AIN:2061-004-027)	148,363 sq.ft.	No Change	Complies
- Parcel 2 –West Parcel - (AIN:2061-004-041)	138,357 sq.ft.	No Change	Complies
- Parcel 1 Width	825 ft.	No Change	100 ft. = Complies
- Parcel 1 Depth	185 ft.		125 ft. = Complies
- Parcel 2 Width	660 ft.	No Change	100 ft. = Complies
- Parcel 2 Depth	200 ft.		125 ft. = Complies
Building Height			
Caretaker's Unit	17 ft.	17.5 ft.	35 ft. = Complies
Building Square Footage			
Caretaker's Unit	1,439 sq.ft.	1,194 sq.ft.	N/A
Office Space		270 sq.ft.	N/A
Public Bathroom		68 sq.ft.	N/A
Garage/Carport	413 sq.ft. ¹	432 sq.ft.	N/A
Attached Patio Cover	0 sq.ft. ²	434 sq.ft.	N/A
Subtotal	1,852 sqft.	2,398 sq.ft.	N/A
Storage on Parcel 1	65,375 sq.ft.	65,375 sq.ft.	N/A
Storage on Parcel 2	42,655 sq.ft.	42,655 sq.ft.	N/A
Grand Total	109,882 sq.ft.	110,428 sq.ft.	N/A
Lot Coverage			
Building Coverage	38.3%	38.5%	60% = Complies
Building Setbacks			

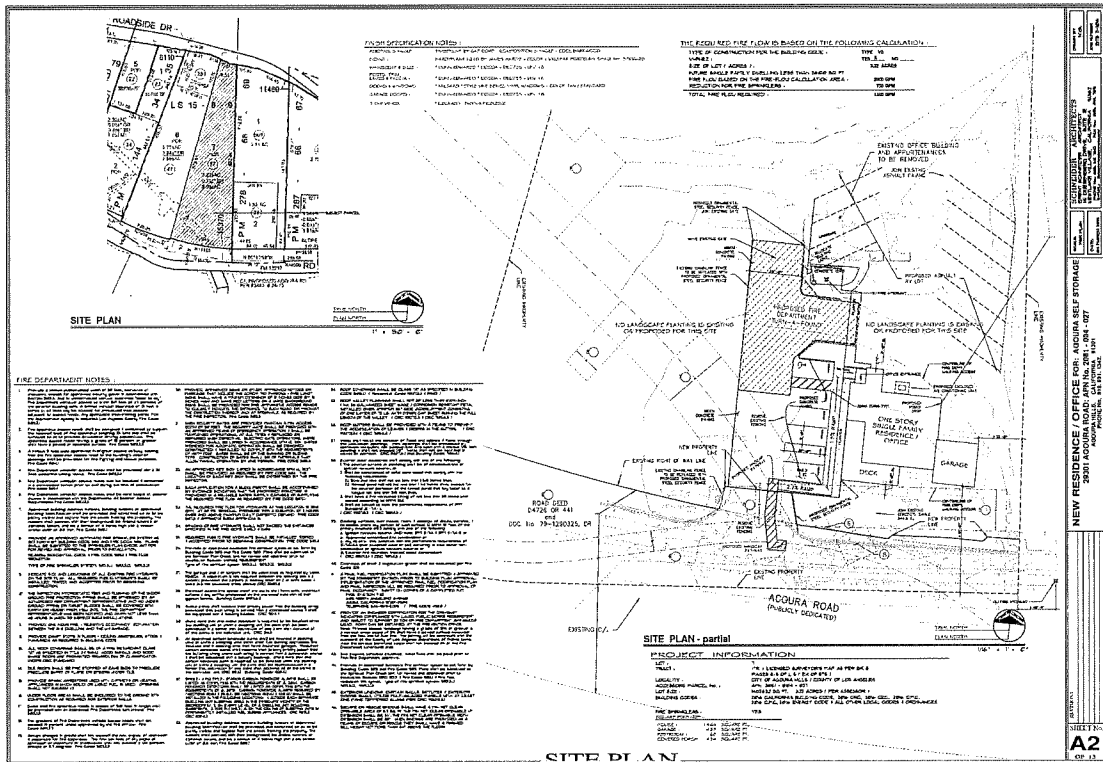
¹ The original garage was demolished in 1978 and replaced by a carport.

² The 250 square-foot patio cover was also demolished. The date of the demolition is unknown.

Table 1 - Zoning Conformance			
	Existing	Proposed	Zone Standards/ POM Compliance
Front Yard (south)	140 ft.	26 ft.	20 ft. = Complies
Side Yard (east)	60 ft.	22 ft.	10 ft. = Complies
Side Yard (west)	125 ft.	178 ft.	10 ft. = Complies
Rear Yard (north)	615 ft.	740 ft+	20 ft.= Complies
Parking			
Residence	2 spaces	2 spaces	2 spaces = Complies
Office Space	1 space	6 spaces	1 space = Complies

The topography of the subject site descends approximately 20 feet from the north, along Roadside Drive to the south along Agoura Road. Storage units occupy two-thirds of Parcel 1. Parcel 2 is divided in half with structures placed on the rear half and vehicle parking on the front half. The existing caretaker's unit is currently located 680 feet from the rear property line and 140 feet from the south property line. The new caretaker's unit will be reconstructed 25 feet closer to the southern property line with similar side yard setbacks. The proposed location of the caretaker's unit will not impact an existing underground structure that is regulated by the Los Angeles County Flood Control District.

Figure 2 – Site Plan



Applicant's Site Plan

This self-storage use is a permitted use within the POM-MXD zoning district based on the prior issuance of a valid NCU and the remodel would be authorized upon issuance

of a CUP. The proposed location of the new caretaker's unit meets the minimum setback requirements of the zoning district and creates 15 feet of separation from the property to the pavement line inclusive of a retaining wall, landscape planter, and sidewalk. The proposed caretaker's unit is 17.5 feet tall and complies with the maximum allowed height for structures (35 feet). The building pad elevation will be the same as the existing structure, and the lot coverage will remain under the allowable 60 percent coverage (38.6 percent).

The existing structure will be demolished and a new gravel surface will be applied to the parking lot to accommodate new rentable parking spaces. The existing fencing along the sides of the access driveway will be upgraded to a six (6)-foot tall wrought iron fence. Alongside the driveway, six (6) 90-degree spaces will be created for the public, including an accessibility-designated parking space. Sufficient space will be provided in front of the gate to allow cars to make a three (3)-point turn to exit on Agoura Road.

If the Project is approved, the self-storage facility will continue operating in the same manner as previously including renting storage units and parking spaces for oversize vehicles. Pursuant to the Agoura Hills Municipal Code (AHMC) §9704, non-conforming uses of land can continue operating as long as there is no expansion of use. Further, AHMC §9708, as well as the agreement with the property owner, specifies how modifications to existing non-conforming lots, buildings, and uses should occur and requires non-conforming structures to be brought into conformity with the regulations of the district in which it is located. The proposed Project complies with this requirement.

A. Architectural Design

The existing, caretaker's unit consists of light grey asphalt-shingle-clad-gable roof with brown walls. The proposed caretaker's unit would consist of dark grey (Barnwood) asphalt-shingles-clad roof with white (Jefferson White) leaves and fascia. The facades would be clad with grey (Porcelain Shale) horizontal cementitious planks. The trims are proposed to be painted brown (Cocoa) and the windows a tan color. Stone veneered wainscot (Padova Fieldledge) would be applied to the front elevation. Overall, the proposed materials give a rustic style to the structure. The caretaker's unit is 17.5 feet tall and only the roof will be visible from the street. The overall lighter color theme will integrate the structure with the storage units on-site. The unit is enhanced with a covered porch and separated from the driveway by a security fence and a landscape planter. The living area connects to the private garage and the personal vehicles will be screened from public view. Exterior lighting is minimal. One (1) pole light will be relocated. The mechanical equipment is ground-mounted behind the unit and screened with a screen wall.

Pursuant to the Architectural Design Standards and Guidelines (ADS&G), the structure shall not be looming from the street and public areas. Even though the structure is placed closer to the street, the proposed unit, including the office and the public restroom, will not be overwhelming from the street and will not be significantly taller than the existing storage units. The 17.5-foot tall structure will maintain a low profile from the

street as it is proposed behind a solid fence. From an eastbound and westbound vantage point, the structure will help screen the vehicles stored in the reserved spaces along the front of the property. The structure will not be visible from the Kanan/Agoura Road intersection and will also not be visible from the Roadside Drive corridor. Pedestrian access is provided from the site to the sidewalk along the Agoura Road. No change is proposed to the rear of the property along Roadside Drive. Additionally, no new traffic signages are required or proposed.

B. Parking/Circulation

The site provides outdoor parking for rent for oversized/recreational vehicles secured by fencing and a security gate. The gate is located at the end of a 120-foot-long by 20-foot-wide driveway. The driveway was designed with space to accommodate a legal fire department turn-around, and can be used by customers to negotiate a three (3)-point turn to exit the property. Six (6) parking spaces, including an accessible space, are proposed at 90-degrees along the east side of the driveway. The parking spaces are designed to be nine (9)-feet-wide by twenty (20)-feet-long, which are larger than the minimum 8.5-foot by 18-foot space required. Since the office space is 338 square feet, the parking demand would be based on one (1) space for every 300 square feet of office space gross floor area and as such, providing one (1) space would have met the requirement.

As part of the Agoura Road widening project, an adequate driveway apron was constructed to accommodate a two-way circulation on and off the site. Accessing the site can be done with a right-turn in while traveling eastbound and a left-turn in from a dedicated left-turning pocket. Left-turn out can be done via a storage lane in the center of the street for vehicles traveling in an eastern direction to ease into traffic lanes. Right-turn out can also be made safely since the retaining walls do not impede the line-of-sight. No changes are proposed to the circulation in and out of the project site.

C. Planned Office and Manufacturing (POM) District

The purpose of the POM district is to provide for a mix of uses consisting primarily of office, light manufacturing, and restaurant, and to a lesser extent, certain retail uses, in which the various uses are compatible and integrated, creating a distinct district identity. The existing business can remain with a valid NCU permit as long as it continues to operate. The pedestrian circulation will be maintained along the street with new sidewalks and a pedestrian path is provided from the street to the building.

D. Freeway Corridor (FC) Overlay District

The FC Overlay District was established to recognize the importance of land uses within the freeway corridor and they affect the City's image. It establishes findings that ensure the compatibility of new uses with existing and surrounding uses. The use is conditionally allowed in the underlying POM district, and the FC Overlay District. The proposed caretaker's unit is located 750 feet away from the corridor and at a lower

elevation and will not be visible from the freeway corridor. The structure is designed to comply with the aesthetics required by the FC Overlay District and will improve the aesthetics of the property. The caretaker's unit will be in keeping with the other one-story buildings on the parcel, and will not call attention to the development. The office space will provide a professional environment for the public to conduct business. The structure is expected to fit with its surrounding commercial structures. A masonry wall and fence screen the structure from Agoura Road, and landscaping screens the building from the east side.

E. Public Works/Engineering Department

The applicant will abandon the existing private septic system and will be connecting the proposed building to the public sewer system. A lateral line will be constructed to connect the building to a mainline currently existing in the street. Minor repairs to the asphalt in the parking lot will be required. The property drains toward the southeast corner of the property and as such, minor modifications will be required to realign the surface drain around the new structure, and connect to the outlet.

F. Landscaping

The City undertook the street widening of Agoura Road, and in doing so, new curb, gutter and landscape planters were constructed along the frontage of the property. A fence atop the retaining wall, varying in height, was erected to screen the storage facility. The landscape planter is on both sides of the sidewalk and the planter closest to the property line fence provides an opportunity for landscaping to grow and screen the fence. Currently, the landscaping is at an early stage of development and has not fully grown to accomplish the screening of the fence. The proposed caretaker's unit will be 17.5 feet tall and, from the street, only the roofline of the structure will be visible from the right-of-way.

G. General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

Goal LU-24: Mixed Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Goal LU-29: Freeway Corridor Commercial Services District. A district and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

- *Policy LU-29-1. Transformation and Cohesive Development.* Promote the re-use of properties developed with nonconforming uses.

- *Policy LU-29-2. Streetscape Improvements. Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identify for the area.*
- *Policy LU-29-3. District identity. Work with property owners to improve properties for the visual enhancement of the freeway corridor.*

Goal N-1. Land Use Conflicts. Minimized land use conflicts between various noise sources and other human activities.

- *Policy N-1.1 Noise Standards. Require noise mitigation for all development where the projected noise levels exceed those shown in Table N-2, to the extent feasible.*
- *Policy N-1.2. Compatibility of Noise-Generating Uses with Sensitive Receptors. Require buildings and sites to be designed such that surrounding noise sensitive uses are adequately buffered from noise generating uses.*

Analysis: The Project will continue to operate like a mixed-use development combining residential and commercial uses as allowed within the zoning district. The Project will provide services for the future multi-family residential development proposed across the street in the AVSP. The Project complies with Goal LU-29 in that the Project is improving its appearance by building a new one-story building. The Project is in the 65 CNEL zone, the second-highest noise level contour zone. Acceptable projects for this zone are generally commercially designated uses, but also include hotels and motels where a residential component can co-exist with both higher traffic noise and commercial-related activities. A caretaker's unit is found to be like-and-similar to a hotel facility and found a compatible land use for the zone. Nonetheless, the structure is required to be insulated from exterior noises to comply with the interior noise maximum level of 45 decibels. The Project was conditioned accordingly.

FINDINGS

A. Conditional Use Permit: AHMC §9673.2.E.

Finding 1. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance at the exception of the building site coverage.

Analysis: The property designation allows for the development of a caretaker's unit and the Project meets the development standards for the POM-MXD-FC relative to use, building height, lot coverage, setback, parking, and access. **The Project complies with this finding.**

Finding 2. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole.

Analysis: The building design is compatible with the variety of architectural styles in the area. The caretaker's unit was proposed in the same general location as the original unit, which is the most appropriate location for a residential unit. The adjacent use is a church, a passive use, which will continue to have minimal impacts on the caretaker's unit. The caretaker's unit is at a considerable distance from the freeway corridor, will not be visible from the freeway, and will be buffered by the on-site storage units. The Project will continue to be compatible with the City's low-intensity development style, as the building coverage is substantially less than allowed by the zone. The Project design successfully incorporates the new structure within the surrounding built environment as it is placed lower than the adjacent uses and will not block views of and natural setting south of Agoura Road. **The Project complies with this finding.**

Finding 3. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air, open space to surrounding properties and privacy by providing the required yard setbacks.

Analysis: The Project, as proposed, complies with the Building Code requirements. The new caretaker's unit and office are attached, but separated by fire-rated walls and locked doors. The office is only accessible from outside the caretaker's unit and inside the gated facility. The unit provides enclosed parking to protect the caretaker's vehicles and fencing is provided around the unit for security. Although the unit is proposed closer to the front property line, it is separated from Agoura Road by fencing and retaining walls. The access on and off the site is designed to maximize safety in the right-of-way. The placement and design of the buildings preserve the light, air, and privacy of the adjacent parcels by maximizing the side yard setback adjacent to commercial properties, and provides setbacks above the minimum required by the zoning district. The Project is proposed to be constructed to geotechnical requirements and recommendations of the Project geotechnical report and those of the City's Geotechnical Consultant. The Project connects to the existing public sewer line and the underground channel will not be impacted by the development. **The Project complies with this finding.**

Finding 4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance.

Analysis: The use is conditionally permitted in the POM and FC Overlay District. The building site coverage is below the POM district's requirements, which creates greater setback zones all around the building where ample landscaping is provided. Ample parking is provided for visitors. The Project is consistent with the zoning standards pertaining to lot coverage, setback, building height, parking, and access. **The Project complies with this finding.**

Finding 5. The distance from other similar and like uses is sufficient to maintain the diversity of the community.

Analysis: There are currently two (2) storage facilities operating in the City within a 2,400-foot radius; both are located in the commercially zoned parcels on the south side of the freeway corridor. The Project continues to provide additional storage capacity within the City boundaries. The Project is located near the intersection of Kanan and Agoura Roads that serve the City's population, and also nearby communities' residents. **The Project complies with this finding.**

Finding 6. The proposed use is consistent with the City's General Plan.

Analysis: The use is consistent with the goals, objectives and policies of the General Plan Goal LU-24, LU-29 and N-1 and its policies by providing a use that helps create a vital, active commercial district. The Project complies with Goal LU-29 in that the Project is improving its appearance by building a new one-story building and complies with N-1 in that a caretaker's unit is found to be like and similar to a hotel facility, and as such, a compatible land use for the zone. Nonetheless, the structure is required to be insulated from exterior noises to comply with the interior noise maximum level of 45 decibels. The Project was conditioned accordingly. **The Project complies with this finding.**

B. Freeway Corridor Section §9545.1

Finding A. The project is compatible with the city's semi-rural character and does not overwhelm the city's low-intensity development style.

Analysis: The Project, which is well below the maximum building coverage allowed, is proposed to be developed on a relatively large site that allows for ample space between on- and off-site structures. **The Project complies with this finding.**

Finding B. The project's features and space enhance the site so that the buildings are integral part 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.

Analysis: The Project complies with preserving the views of Ladyface Mountain. The 17.5-foot tall, one-story structure is placed at a lower elevation than both transportation corridors (Agoura Road and the freeway), therefore, the visual impacts from the building

massing along the freeway, the hillsides south of Agoura Road, north of the freeway corridor, and adjacent properties are minimized. The proposed caretaker's unit is set back 26 feet from the property line adjacent to Agoura Road and over 44 feet from the travel lanes on Agoura Road given the width of the sidewalk and landscape improvements. As far as the setback to the rear property line, the project is set back 750 feet from the property line adjacent to the freeway corridor, which helps reduce the visual impacts of the new structure as viewed from these two transportation corridors and the hillsides beyond. **The Project complies with this finding.**

Finding C. Parking areas provide safe and convenient access.

Analysis: Parking areas are situated on the site and landscaped, which avoids vast expanses of uninterrupted parking spaces. The Project provides six (6) adequately sized parking spaces with an approved fire department turn-around area and space for visitors to turn around inside and outside the fenced area. The visitor parking area is screened by fencing and landscaping and is not visible from the street. **The Project complies with this finding.**

Finding 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.

Analysis: The proposed structure will be constructed at the lowest elevation possible, considering the topography of the site, and maintains the natural grade differential between the building pad and both Agoura Road and the freeway, without the need for additional grading and/or tall retaining walls as required by the FC Overlay District. **The Project complies with this finding.**

Finding 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.

Analysis: The Project is already developed with structures and parking lots and the reconstruction and relocation of the caretaker's unit will not impact the biological communities. The Project maintains the on-site landscaping. **The Project complies with this finding.**

Finding 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 complement and enhance the City's low intensity and semi-rural character.

Analysis: The image of the City is preserved in that the proposed structure contains natural colors and materials that are non-reflective, rustic design elements reflective of rustic style of architectural articulation appropriate for the semi-rural development style of the City and for a building. The one-story building is screened by the new fencing along Agoura Road and does not distract from the low profile of the development. Because the proposed caretaker's unit is set back a greater distance from the property lines than both the FC and POM districts require, the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, and adjacent properties, are minimized. **The Project complies with this finding.**

Finding G. Building facades are articulated on all sides.

Analysis: The proposed caretaker's unit is 1,464 square feet in size with architectural elements on all facades. The facades are clad with Hardie planks, a non-reflective material, which simulates wood siding. The structure's predominant colors are subtle as they include grey for the facades, tan for the windows, and brown for the trims. The west elevation is enhanced with natural brown stone veneer. The Project is designed with multi-directional gable roofs to add interest to and reduce the scale of the building. As such, the roof features complement the character of adjoining neighborhoods. **The Project complies with this finding.**

Finding H. Landscaping compliments the natural setting of the region.

Analysis: The Project maintains the landscaping on the sides of the property and along the retaining walls along the front of the property developed as part of the Agoura Road widening and enhancement project. The Project incorporates a landscape planter along the front of the residence to enhance both the experience of the visitors and the occupant of the caretaker's unit. **The Project complies with this finding.**

Finding I. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. The project does not generate additional traffic, light and/or noise as it is a replacement unit.

Analysis: The proposed structure, although placed closer to the street, is in a better location than previously as it is more isolated from the impacts of the pedestrian and vehicle traffic generated by the storage units and stored vehicles inside the property. **The Project complies with this finding.**

Finding J. If any point on any lot line of any parcel on which the development is proposed to be located is within five hundred (500) feet of any point on any lot line of any residentially zoned property (including property in any open space district in which residential uses are permitted or conditionally permitted), the project must be compatible with residential uses.

Analysis: The Project is located within 500 feet from a zone that could potentially be developed with residential units, but operates as a residential unit and generates similar traffic, lighting and noise. The proposed structure is clad with a neutral tone and low-glare materials and the property is screened with solid fencing and landscaping to minimize the visual impacts from the street. **The Project complies with this finding.**

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 §15302. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. No significant environmental impacts are expected from the development of this project. No exception to this categorical exemption applies as set forth in §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.

RECOMMENDATION

Staff respectfully requests that the City Council approve Conditional Use Permit Case No. CUP-01381-2017, subject to the conditions of approval attached to the draft resolution.

Attachments:

1. Draft Resolution of the Conditional Use Permit with Exhibit A Conditions of Approval
2. Vicinity Map
3. Reduced Copy of the Project Plans
4. Renderings, Color and Material Board, and Photographs of the Site

ATTACHMENT 1

**Draft Resolution for Conditional Use Permit
with Exhibit A - Conditions of Approval**

RESOLUTION NO. 22-1994

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01381-2017 FOR THE REPLACEMENT OF A CARETAKER UNIT AT AN EXISTING SELF-STORAGE FACILITY LOCATED AT 29301 AGOURA ROAD; AND TO MAKE THE FINDING OF EXEMPTION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

Section 1. An application was duly filed by Katherine McMenamin-Torres for Agoura Storage L.P., with respect to the real property located at 29301 Agoura Road (Assessor's Identification Numbers (AIN) 2061-004-041 and 2061-004-027), requesting approval of a Conditional Use Permit (Case No. CUP-01381-2017) to demolish an existing caretaker's unit located on the grounds of an existing self-storage facility, and build a new caretaker's unit with 1,194 square-foot private living quarters, a 297 square-foot business office and 68 square-foot public restrooms with an attached 432 square-foot private garage and 434 square-foot attached patio cover ("Project").

Section 2. The Project is a request to build a 2,668 square-foot replacement caretaker/office unit, which is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines §15302. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. No exception to these categorical exemptions applies as set forth in §15300.2 of the CEQA Guidelines including but not limited to subsection (c) which relates to unusual circumstances.

Section 3. The City Council of the City of Agoura Hills considered the applications at a public hearing held on January 26, 2022, at 6:00 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. The public hearing was held in accordance with Assembly Bill 361 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section 4. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the City Council at the aforesaid public hearing.

Section 5. Conditional Use Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code (AHMC) §9673.2.E, that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located and will comply with each of the applicable provisions of the Zoning Ordinance. The property designation allows for the development of a caretaker's unit and the proposal meets the development standards for the Planned Office and Manufacturing-Mixed-Use, and Freeway Corridor Overlay Districts (POM-MXD-FC) relative to use, building height, lot coverage, setback, parking, and access.

B. The proposed use is compatible with the surrounding properties. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The Project is aesthetically pleasing based on its composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the area. The building was placed in the same general location as the original building, which is the most appropriate location for a residential unit. The adjacent use, a church, is a passive use, which will continue to have minimal impacts on the unit. The unit is at a considerable distance from the freeway corridor and will not be visible from the freeway and will be buffered by the on-site storage units. The Project will continue to be compatible with the City's low-intensity development style, as the building coverage is substantially less than allowed by the zoning. The Project design successfully incorporates the new structures within the surrounding built environment as it is placed at a lower elevation than the adjacent uses and will not block views of and natural setting south of Agoura Road.

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 new structure is proposed to comply with the most recent Building Code requirements. The new caretaker's residence and office are attached but separated by fire-rated walls and locked doors. The office is only accessible from outside the residence and inside the gated facility. The unit provides enclosed parking to protect the caretaker's vehicles and fencing is provided around the unit for security. Although the unit is proposed closer to the front property line, it is separated from Agoura Road by fencing and retaining walls. The access in and out of the site is designed to maximize safety in the right-of-way and for a quick and safe exit. The placement and design of the structure preserve the light, air, and privacy of the adjacent parcels by maximizing the side yard setback adjacent to commercial properties, and provides setbacks in excess of the minimum required by the zoning district. The Project, as conditioned, will be constructed to geotechnical requirements and recommendations of the Project geotechnical report and those of the City's Geotechnical Consultant. The Project connects to the existing public sewer line and the underground channel will not be impacted by the development.

D. The proposed use will comply with each of the applicable provisions of the regulatory provisions of the Zoning Ordinance, except for approved variances or

modifications. The use is conditionally permitted in the POM and FC overlay district. The building site coverage is below the POM District requirements, which creates greater setbacks around the structure where ample landscaping is provided and ample parking is provided for visitors. The Project is consistent with the zoning standards pertaining to lot coverage, setback, building height, parking, and access.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. There are currently two (2) storage facilities operating in the City within a 2,400-foot radius; both are located in the commercially zoned parcels on the south side of the freeway corridor. The Project continues to provide additional storage capacity within the City boundaries. The Project is located near the intersection of Kanan and Agoura Roads that serve the City's population, and nearby communities' residents.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan Goal LU-24, LU-29 and N-1 and its policies by providing a use that helps create a vital, active commercial district. The Project complies with Goal LU-24, in that the Project will continue to operate like a mixed-use development combining residential and commercial uses as approved by the POM-MXD zone. The Project will provide services for the future multi-family residential development proposed across the street in the Agoura Village Specific Plan. Furthermore, the Project complies with Goal LU-29 in that the Project is improving its appearance by building a new one-story building. The Project is in the 65 CNEL zone. A caretaker's unit is found to be like-and-similar to a hotel facility and found a compatible land use for the zone. Nonetheless, the structure is required to be insulated from exterior noises to comply with the interior noise maximum level of 45 decibels. The Project was conditioned accordingly.

Section 6. Freeway Corridor (FC). Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9545.1, 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, which is well below the maximum building coverage (38 percent versus 60 percent allowed), is proposed to be developed on a relatively large site that allows for ample space between on- and off-site structures.

B. The Project's features and space enhance the site so that the buildings are an integral part 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 Project complies with preserving the views of Ladyface Mountain. The 17.5-foot tall, one-story structure is sited at a lower elevation than both transportation corridors (Agoura Road and the freeway), therefore, the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, north of the freeway corridor, and adjacent properties are minimized. The proposed structure is set back 26 feet from the property line adjacent to Agoura Road and over 44

feet from the travel lanes on Agoura Road given the width of the sidewalk and landscape improvements, and 750 feet from the property line adjacent to the freeway corridor which helps reduce the visual impacts of the new structure as viewed from these two transportation corridors and the hillsides beyond.

C. Parking areas provide safe and convenient access. Parking areas are situated on the site and landscaped, which avoids vast expanses of uninterrupted parking spaces. The Project provides six (6) adequately sized parking spaces with an approved fire department turn-around area and space for visitors to turn around inside and outside the fenced area. The visitors' parking area is screened by a fence and landscaping and is not visible from the street.

D. The site design works with the characteristics of the existing terrain and maximizes the 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 the 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 building is to be constructed from the lowest elevation possible, considering the topography of the site, and maintains the natural grade differential between the building pad and both Agoura Road and the freeway without the need for tall retaining walls as required by the FC overlay district.

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 habitats. The Project is already developed with structures and parking lots and the reconstruction and relocation of the structure will not impact the biological communities.

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 complement and enhance the City's low-intensity and semi-rural character. The image of the City is preserved in that the proposed structure contains natural colors and materials that are non-reflective, rustic design elements reflective of rustic style of architectural articulation appropriate for the semi-rural development style of the City and of the building. The one-story building is screened by the new fencing along Agoura Road and does not distract from the low profile of the on-site structures. Because the building is set back greater distances from the property lines than both the FC Overlay and POM districts require, the visual impacts from the building massing along the freeway, the hillsides south of Agoura Road, and adjacent properties, are minimized.

G. Building facades are articulated on all sides. The building is 1,464 square feet with architectural elements on all facades. The building facades are clad with Hardie planks, a non-reflective material, which simulates wood siding. The building's predominant colors are subtle as they include grey for the facades, tan for the windows and brown for the trims. The west elevation is enhanced with natural brown stone veneer. The Project is

designed with multi-directional gable roofs to add interest to and reduce the massive scale of the building. As such, the roof features complement the character of adjoining neighborhoods.

H. Landscaping compliments the natural setting of the region. The Project maintains the landscaping on the sides of the property and along the retaining walls along the front of the property developed as part of the Agoura Road widening and enhancement project. The Project incorporates a landscape planter along the front of the residence to enhance both the experience of the visitors and the occupant of the caretaker unit.

I. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. The Project does not generate additional traffic, light and/or noise as it is a replacement unit. The structure, although placed closer to the street, is in a better location than previously as it is more isolated from the impacts of the pedestrian and vehicle traffic generated by the storage units and stored vehicles inside the property.

J. If any point on any lot line of any parcel on which the development is proposed to be located is within 500 feet of any point on any lot line of any residentially zoned property (including property in any open space district in which residential uses are permitted or conditionally permitted), the Project must be compatible with residential uses. The Project is located approximately within 500 feet from a zone that could potentially be developed with residential units but operates much like a residential unit in terms of traffic, lighting and noise. The structure is clad with neutral tone and low-glare materials, and the property is screened with solid fencing and landscaping to minimize the visual impacts from the street.

Section 7. Based on the aforementioned findings, and all evidence in the record, the City Council hereby approves Conditional Use Permit Case No. CUP-01381-2017, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section 8. Certification. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 26th day of January 2022, by the following vote to wit:

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

Deborah Klein Lopez, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney

EXHIBIT A

CONDITIONS OF APPROVAL (Case No. CUP-01381-2017)

PLANNING DIVISION

1. The approval of this permit shall not be effective for any purpose until the applicant(s) have agreed in writing that they are aware of, and accept, all conditions of this permit with the Planning Department.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, and Grading Plan.
3. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
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. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in this permit or on the approved Site Plan.
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. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
10. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01381-2017 will expire.
11. 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.

12. 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.
13. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District if applicable. The current fee is \$4.08 per square foot for residential construction.
14. 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.
15. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
16. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

BUILDING AND SAFETY DIVISION

17. 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 (VHFHSZ) per chapter 7A of the 2019 California Building Code, 2020 Los Angeles County Fire Code and Agoura Hills Municipal Code applies to this project.
18. 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.

19. Please make a note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minute rated window or glass blocks per Section 704A.3.2.2 of the 2019 California Building Code.
20. This project shall be subject to the 2019 California Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes, 2020 Los Angeles County Fire Code and Agoura Hills Municipal Code.
21. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
22. A soils report is required to be submitted to the Building and Safety Department for this project.
23. Los Angeles County Fire Department approval will be required for all new structures.
24. Las Virgenes Municipal Water District approval will be required.
25. Las Virgenes School District fees will be required.
26. There must be a curb ramp fronting the accessible parking aisle with the required clearance on the walkway. The current location of the accessible parking stall and parking aisle does not allow for such curb ramp and the required clearances. The accessible stall and its aisle can be moved one stall down to make this requirement meet code. Revise plans to show this correction and show the location of detectable warnings where applicable.
27. Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches (102 mm) minimum above the area where vehicular traffic occurs. (CBC 11B-250.1)

PUBLIC WORKS/ENGINEERING DEPARTMENT

28. 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.
29. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed

Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.

30. 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.
31. 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.
32. The Grading Plan shall show locations of all Oak trees, if any, within the vicinity of the site. Applicants shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak tree Consultant's conditions of approval, if any.
33. 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.
34. Building Permits shall not be issued until the applicant has obtained a permit from Los Angeles County Fire Department, Los Angeles County Flood Control District, and Las Virgenes Municipal Water District.
35. Prior to permitting, the applicant shall provide a title report not older than 30 days.
36. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the City Engineering Department at (818) 597-7322 for approved City certification forms.
37. 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. **This project shall connect the proposed handicap walkway to the existing sidewalk on Agoura Rd, construct a new 6-inch sewer lateral, and connect to Las Virgenes Municipal Water District's trunk sewer line under Agoura Road.**
38. This property is within the Las Virgenes Municipal Water District (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

39. This project shall connect to the existing 24 inch trunk sewer line under Agoura Road.
40. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
41. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
42. Applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
43. 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).
44. 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.
45. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm water Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Storm water Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
 46. All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of grading permit.
 47. All requirements including construction of improvements covered in condition number 37 must be completed to the satisfaction of the City Engineer.
 48. 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 for City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (as-built) Drawings, satisfactory to the City, are submitted.
 49. The applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
 50. 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.
 51. 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.

SOLID WASTE MANAGEMENT

52. 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.
53. 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.
54. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

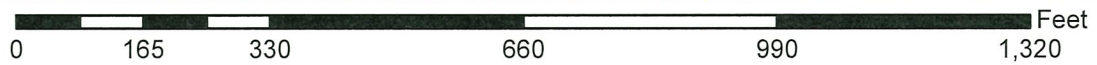
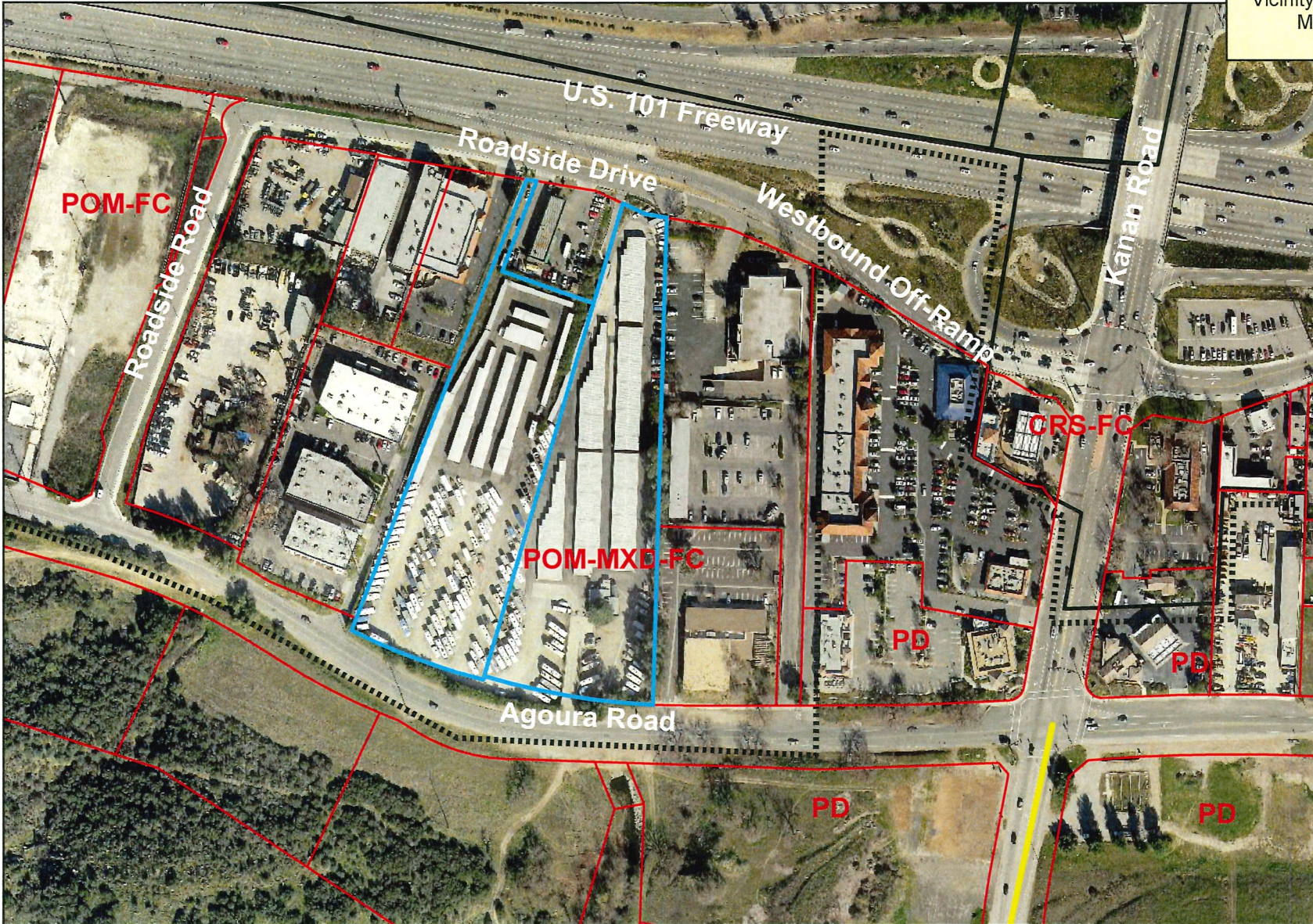
ATTACHMENT 2

Vicinity Map

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. CUP-01381-2017

Vicinity/Zoning
Map



ATTACHMENT 3

Reduced Copies of the Project Plans

NOTES :

- 1. ALL ROOMS OR OFFICES... 2. FINISH FLOORING... 3. PROVIDE FINE SPINNING THROUGH-DRUM... 4. PROVIDE MECHANICAL CONTROL VALVES... 5. PROVIDE AN ALARM FOR DOORS... 6. INTERIOR LIGHTING...

MECHANICAL

- 1. LEAKAGE... 2. MECHANICAL VENTILATION... 3. MECHANICAL CONTROL VALVES... 4. AIR FLOW...

PLUMBING

- 1. WATER SYSTEM... 2. SANITATION... 3. DRAINAGE... 4. VENTILATION... 5. SLOPE...

ELECTRICAL

- 1. LIGHTING... 2. SWITCHES... 3. RECEPTACLES... 4. VENTILATION... 5. GROUNDING...

ENERGY COMPLIANCE

- 1. ENERGY EFFICIENCY... 2. LIGHTING... 3. MECHANICAL... 4. ELECTRICAL... 5. THERMAL...

ENERGY COMPLIANCE

- 1. ENERGY EFFICIENCY... 2. LIGHTING... 3. MECHANICAL... 4. ELECTRICAL... 5. THERMAL...

FINISH NOTES

- 1. ALL FINISH MATERIALS... 2. ALL SUBFLOORING... 3. FINISH CONTRACTOR... 4. ALL SUBFLOORING... 5. FINISH CONTRACTOR... 6. ALL SUBFLOORING...

VENTILATION NOTES

- 1. THE FOLLOWING REQUIREMENTS... 2. MECHANICAL VENTILATION... 3. AIR FLOW... 4. MECHANICAL CONTROL VALVES...

SECURITY NOTES

- 1. DOORS SHALL BE EQUIPPED... 2. ALL WINDOWS... 3. FIRE RESISTANT... 4. SECURITY SYSTEMS...

PLUMBING NOTES

- 1. THE TYPE OF... 2. SLOPE... 3. VENTILATION... 4. SLOPE...

WHOLE-BUILDING VENTILATION RATE SUMMARY

Table with columns for ROOMS, CFM, and SCHEDULE. Includes Living Room, Kitchen, Bath, etc.

LOCAL EXHAUST BATHROOM VENTILATION RATE SUMMARY

Table with columns for ROOMS, FAN FLOW, DUCT SIZE, and DUCT LENGTH. Includes Bath, M. Bath, etc.

CARBON MONOXIDE DETECTOR NOTES

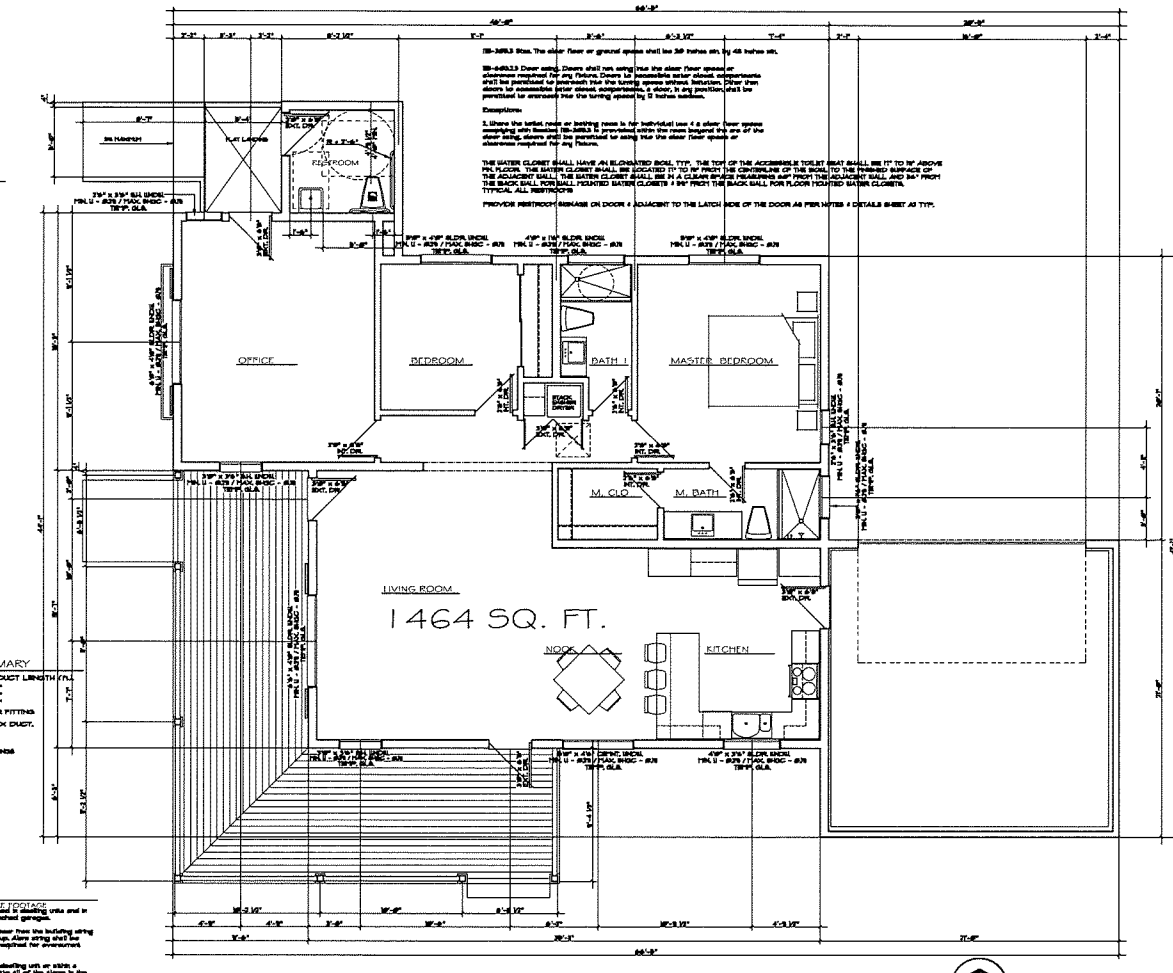
- 1. CARBON MONOXIDE DETECTORS... 2. DETECTOR TYPES... 3. INSTALLATION... 4. TESTING...

SMOKE DETECTOR NOTES

- 1. SMOKE ALARMS... 2. DETECTOR TYPES... 3. INSTALLATION... 4. TESTING...

GLAZED AREA REQUIREMENTS

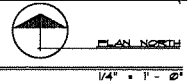
- 1. GLAZED AREAS... 2. ENERGY EFFICIENCY... 3. SAFETY... 4. GLAZING SYSTEMS...



SQUARE FOOTAGE

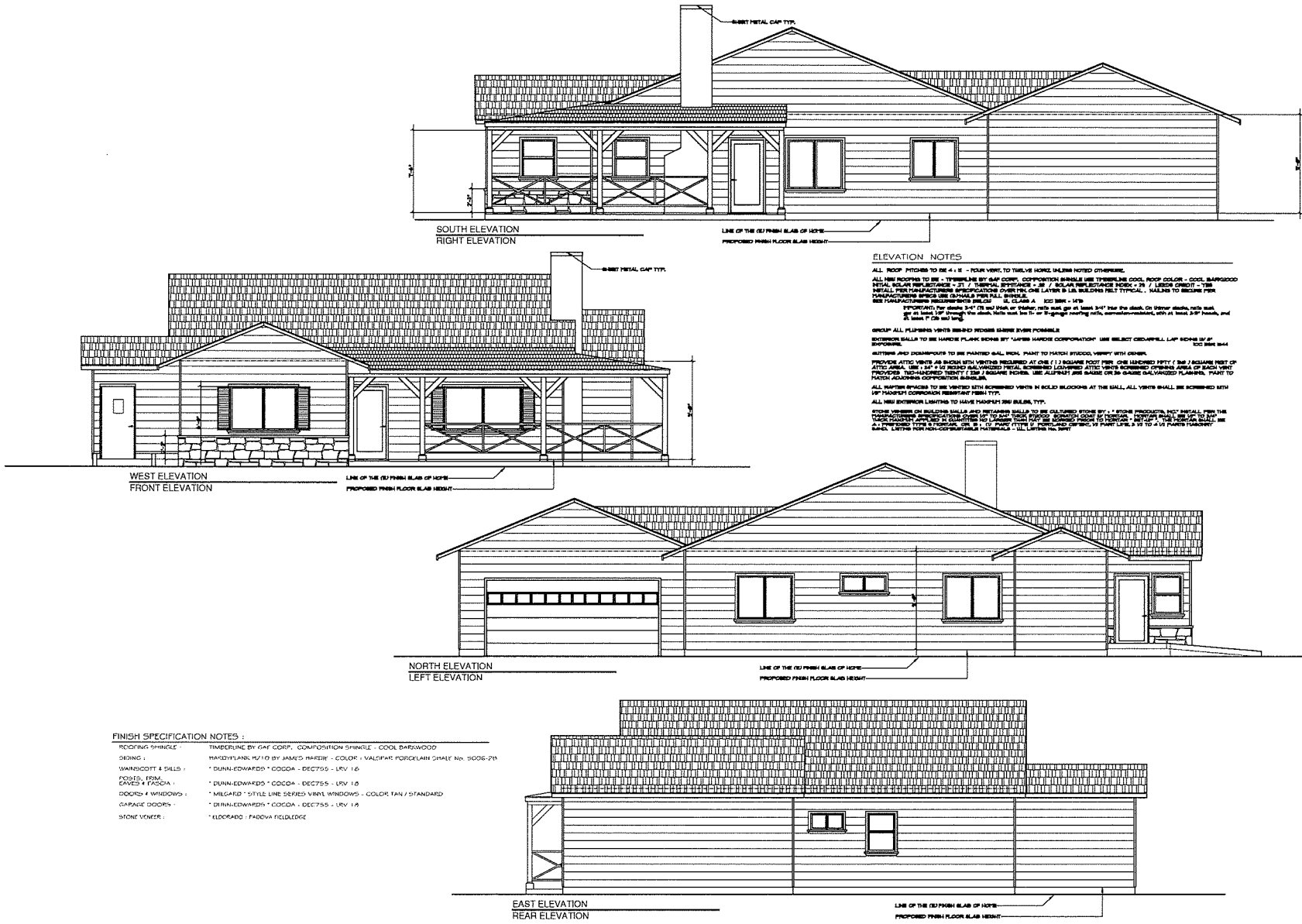
Table showing square footage for Garage, Bedroom, Covered Porch.

FLOOR PLAN



FLOOR PLAN

REVISED... NEW RESIDENCE / OFFICE FOR AGOURA SELF STORAGE... 29301 AGOURA ROAD, APT. 20614 - 004 - 027... PHONE No. 916.519.9705



ELEVATION NOTES

ALL ROOF PITCHES TO BE 4:12 - FOUR VERT. TO TWELVE HORIZ. UNLESS OTHERWISE NOTED.

ALL ROOF ROOFING TO BE - TIMBERLINE BY GAF CORP., COMPOSITION SHINGLE - COOL BAREWOOD METAL ROOF FINISHES - 23 / THERMAL BARRIER - 36 / BROWN CEMENT - THE INSTALL PER MANUFACTURER'S SPECIFICATIONS OVER ONE LAYER 5/8\"

EXTERIOR WALLS TO BE HARBOR PLANK SIDING BY "LAKES HARBOR CORPORATION" USE SELECT CEDAR-SH. LAP SIDING BY 4\"

SHUTTERS AND DECORATIVES TO BE PAINTED S&B, PAINT TO MATCH SIDING, VERIFY WITH OWNER.

PROVIDE ATTIC VENTS AS SHOWN WITH VENTS REQUIRED AT ONE (1) SQUARE FOOT PER ONE HUNDRED FIFTY (150) SQUARE FEET OF ATTIC AREA. USE 1/4\"

ALL HATCH FRAMES TO BE VENTED WITH SCREENED VENTS IN SOLID BLOCKS AT THE WALL. ALL VENTS SHALL BE SCREENED WITH 1/4\"

ALL NEW SIDING LIMITED TO HAVE THICKENED 2X SIDING, TYP.

STONE VENEER ON BUILDING WALLS AND RETAINING WALLS TO BE QUARRIED STONE BY 4\"

REVISIONS: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

FINISH SPECIFICATION NOTES :

ROOFING SHINGLE : TIMBERLINE BY GAF CORP., COMPOSITION SHINGLE - COOL BAREWOOD

SIDING : HARBOR PLANK 1/2\"

WARRANTY 4 SIDES : "DUNN-EDWARDS" COCOA - DEC755 - LEV 1.0

FOOTING, RISER, CAVES & FASCIA : "DUNN-EDWARDS" COCOA - DEC755 - LEV 1.0

DOORS & WINDOWS : "MILGARD" STYLE LINE SERPED VINYL WINDOWS - COLOR TAN / STANDARD

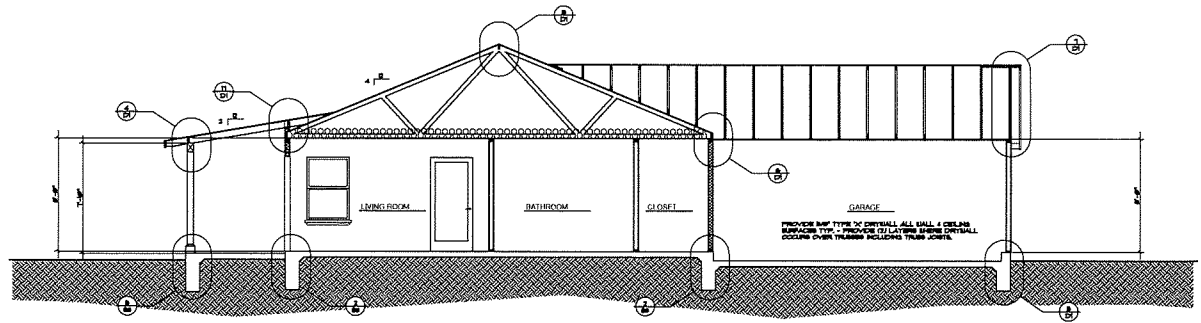
CARAGE DOORS : "DUNN-EDWARDS" COCOA - DEC755 - LEV 1.0

STONE VENEER : "KLEOPATRO" FACHOVA FIELDLEDGE

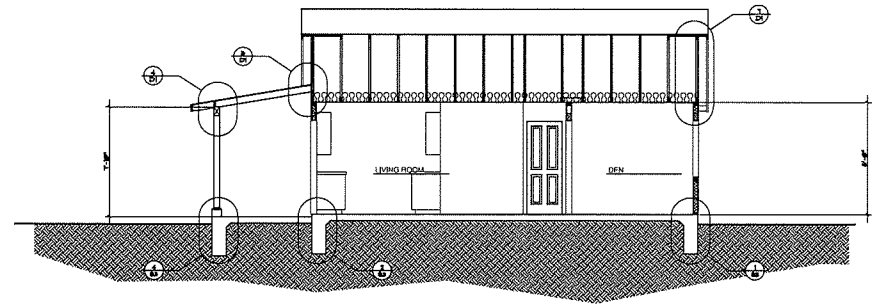
REVISIONS: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

DESIGNED BY: ARCHITECTS
 PROJECT NO.: 2024-001
 SHEET NO.: 010
 DATE: 01/15/2024

CLIENT: AGOURA SELF STORAGE
 29301 AGOURA ROAD, APT. 2084 - 004 - 027
 AGOURA, CA 92615
 PHONE NO. (714) 518-9125

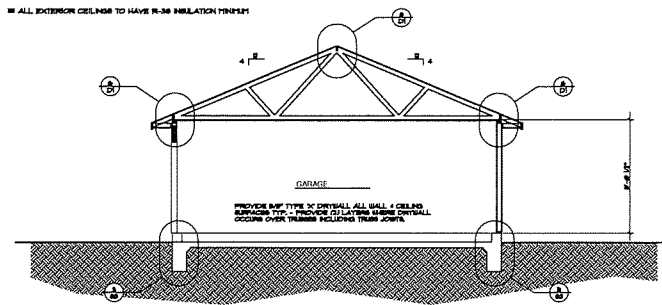


FRAMING SECTION C - C



FRAMING SECTION B - B

INSULATION NOTES
 ■ ALL EXTERIOR WALLS TO HAVE R-11 INSULATION FINISH
 ■ ALL EXTERIOR CEILING TO HAVE R-16 INSULATION FINISH



FRAMING SECTION A - A

FRAMING SECTIONS

1/4" = 1' - 0"

DEVELOPER: J&S PROPERTIES
 28301 AGOURA ROAD, SUITE 100
 AGOURA, CA 92001
 PHONE: (949) 451-1125

ARCHITECT: J&S PROPERTIES
 28301 AGOURA ROAD, SUITE 100
 AGOURA, CA 92001
 PHONE: (949) 451-1125

SCALE: 1/4" = 1' - 0"
 DATE: 08/11/2011

NEW RESIDENCE / OFFICE FOR: AGOURA SELF STORAGE
 28301 AGOURA ROAD, APN 2061 - 004 - 027
 CALIFORNIA ARCHITECTURE BOARD
 ARCHITECT NO. 51931
 REGISTERED PROFESSIONAL ARCHITECT
 PHONE NO. (949) 451-1125

NO.	REVISIONS

SHEET No.
A6
 OF 13

FRAMING SECTIONS

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 5 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 BENEATH 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 BACKRAYS 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 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA 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.

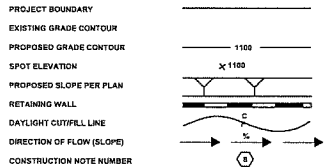
INSPECTION NOTES

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

ABBREVIATIONS

- | | |
|--------------------------|----------------------------|
| AC - ASPHALT TO CONCRETE | NG - NATURAL GROUND |
| CB - CATCH BASIN | PL - PROPERTY LINE |
| CF - CURB FACE | POB - POINT OF BEGINNING |
| C - 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 |
| DIL - DAYLIGHT | TC - TOP OF CURB |
| EG - EDGE OF GUTTER | TF - TOP OF FOOTING |
| EP - EDGE OF PAVEMENT | TO - TOP OF GRATE |
| FF - FINISHED FLOOR | TW - TOP OF WALL |
| FG - FINISHED GRADE | TYP - TYPICAL |
| FR - FIRE HYDRANT | NW - WATER METER |
| FL - FLOWLINE | WV - WATER VALVE |
| FB - FINISH SURFACE | |
| HC BMP - HANDICAP RAMP | |
| HP - HIGH POINT | |
| INV - INVERT | |

LEGEND AND SYMBOLS



PUBLIC UTILITIES / SERVICES

- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES ROAD
CALABASAS, CA 91302
(918) 804-1116
- ELECTRICAL:** SOUTHERN CALIFORNIA EDISON
358 Foothill Drive
THOUSAND OAKS, CA 91321
(805) 494-7616
- TELEPHONE:** SBC (PAC BELL)
16201 RAYMER STREET, #115
VAN NUYS, CA 91408
(818) 373-6889
- GAS:** SOUTHERN CALIFORNIA GAS
8400 GARDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-2324
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1901 S. FREMONT AVENUE, BLDG. A3 EAST
ALHAMBRA, CA 91803
(626) 303-3009
- CABLE:** TIME WARNER CABLE
3226 TOPANCA CANYON BLVD
CHATSWORTH, CA 91311
(818) 998-2000
- CABLE:** CHARTER COMMUNICATIONS
3100 CROSSCREEK ROAD
MALIBU, CA 90265
(310) 456-9016
- CALTRANS:** CALTRANS
5616 REYESDA BOULEVARD
TARZANA, CA 91356
(661) 355-1425



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 ON-SITE POLLUTANTS TO OFF-SITE 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 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 NOVEMBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL ON-SITE 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".

LEGAL DESCRIPTION

All that certain real property situated in the County of Los Angeles, State of California, described as follows:
Parcel 7, In the City of Los Angeles, County of Los Angeles, State of California, as shown on Licensed Surveyor's Map, filed in Book 15 page 8 of Records of Surveys, in the Office of the County Recorder of said County.
Eriect therefrom that portion included within the lines of the land described in the deed to the State of California, dated January 15, 1997 in Book D1517 page 776 of Official Records.
Assessor's Parcel Number 2061-004-027

SPECIAL NOTES TO CONTRACTORS

- All contractors and subcontractors performing work shown on or related to these plans shall contact their operations as that all employees are provided a safe place to work and the public is protected.
- All contractors and subcontractors shall comply with occupational safety and health regulations of the U.S. Department of Labor and with the state of California department of industrial relations' construction safety orders.
- The civil engineer shall not be responsible in any way for the contractors and subcontractors compliance with any of the governmental, state or city rules and regulations. Contractor further agrees that they shall assume work and complete responsibility for the job with conditions during the course of construction of the project, including the safety of all persons and property, that the contractor shall employ continuously and not be limited to normal working hours; that the contractor shall defend, indemnify and hold the owner and their engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, except for the liability arising from the sole negligence of the owner or engineer.
- The Eriection Conditions are provided as a courtesy and convenience to the owner, and are for benefit and plan check purposes only. The package figures shown are approximate quantities based on the difference between existing ground elevations and designed rough grade elevations. The calculations make no provision for abutment, shrinkage, bulging or any other condition not included. For this reason, it is the responsibility of the Contractor to consult the Project Soils Engineers and Geologic Investigations, and to determine for himself, the quantities of earth moving that will be required to complete this project.

ADDITIONAL GEOTECHNICAL NOTES

- The project geologic consultant must determine log of test one third of the pile excavations and provide detailed logs of the findings. If any objection or dispute is encountered, a sample of the materials should be obtained and tested for residual shear strength. Additional recommendations should be provided as necessary and submitted for review prior to implementation.
- Sample sufficient allowed must be restricted to the limited area and of the depth indicated by the engineering geologist. The project geologic consultant should determine log of average soil penetration to verify location, geologic structure, total depth, and average depth. Any deviation from anticipated conditions should be documented as detailed logs of findings. Additional recommendations should be provided as necessary and submitted for review prior to implementation.
- The project geotechnical consultant should observe all ston and gravel installations below the compacted fill mass and behind all retaining walls. At the completion of grading the consultant should provide a letter verifying that all installations were observed and installed per plan, and that there is no hydrologic connection between surface drainage drains and subsurface drainage drains.
- Excavations shall be made in compliance with CAL/OSHA Regulations.
- An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all sample tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains, keyway locations and bottom elevations, locations of all retaining wall backrays and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map.
- The engineering geologist must verify and preferably log the average soil excavations before they are backfilled and sealed, and also must verify the depth of the seal.
- Final grading, drainage, retaining wall, foundation plans shall be reviewed, signed, and not advanced by the project geotechnical engineer and engineering geologist.

ADDITIONAL GEOTECHNICAL NOTES REQUESTED BY CONTRACTORS

- Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils, and foundation and slab plans should be reviewed by the Geotechnical Consultant and revised, if necessary, accordingly.
- Excavations shall be made in compliance with CAL/OSHA REGULATIONS.
- All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of retaining wall.
- An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, location of all sample tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and keyway elevations, and locations and elevations of all retaining wall backrays and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. The as-built grading report shall include final foundation recommendations along with supporting calculations.

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	GENERAL NOTES SHEET
2	GRADING PLAN
3	DETAIL SHEET
4	DETAIL SHEET

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT:	119	CY	ESTIMATED EXPORT:	0	CY
ESTIMATED FILL:	134	CY	ESTIMATED IMPORT:	15	CY
ESTIMATED OVER-EXCAVATION:	424	CY			

BENCHMARK:

DESCRIPTION: BM NO. Y-10004 ELEVATION: 877.400 SURVEY DATE: JUNE 2014

RECORD DRAWING STATEMENT

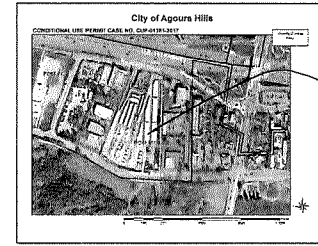
I, _____, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NO. _____ THROUGH _____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE RCE NO. EXP. DATE

SOILS APPROVAL

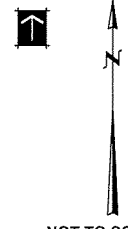
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED

REGISTERED GEOLOGIST DATE RCE NO. EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER DATE RCE NO. EXP. DATE



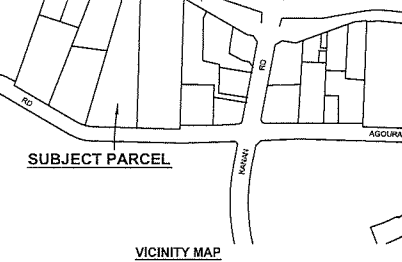
PROJECT SITE

VICINITY MAP



NOT TO SCALE

NAME:	OWNER TRIP Aiken
ADDRESS:	29301 AGOURA ROAD AGOURA HILLS CA 91301
REPRESENTATIVE:	STEPHEN R SMITH, P.E.
TELEPHONE:	397-250-8382
NAME:	CIVIL ENGINEER P.C.C.E. INC.
ADDRESS:	23061 CALABASAS ROAD #1020 CALABASAS, CA 91302
REPRESENTATIVE:	STEPHEN R SMITH, P.E.
TELEPHONE:	618-588-5281
NAME:	GEOTECHNICAL ENGINEER GECONCEPTS, INC.
ADDRESS:	14428 HAMLIN STREET #200 VAN NUYS CA 91401
REPRESENTATIVE:	SCOTT WALTER
TELEPHONE:	818-484-4885



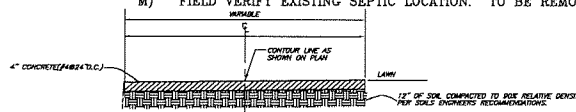
SUBJECT PARCEL

VICINITY MAP

PREPARED BY: P.C.C.E. INC. 23061 CALABASAS ROAD #1020 CALABASAS CA 91302 STEPHEN R SMITH, PE 818-588-5281		CITY OF AGOURA HILLS APPROVAL REGISTERED CIVIL ENGINEER DATE RCE NO. EXP. DATE JESSICA FORTE CITY ENGINEER DATE 8088 3-31-23 EXP. DATE		GRADING PLAN FOR 29301 AGOURA ROAD 8-2-21	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	SHEET 1 OF 4

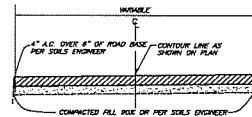
CONSTRUCTION NOTES

- A) CONSTRUCT CONCRETE DRIVEWAY PER DETAIL "A" HEREON.
- B) CONSTRUCT ASPHALT DRIVEWAY PER DETAIL "B" HEREON.
- C) CONSTRUCT 6" CURB PER APWA 121-1 B1-150(6)
- D) CONSTRUCT 6" CONCRETE CURB AND 18" CONCRETE GUTTER PER DETAIL "D" HEREON.
- E) CONSTRUCT 24"x24" CATCH BASIN PER DETAIL "E" SHEET 3.
- F) CONSTRUCT 12"x12" CATCH BASIN PER DETAIL "B" SHEET 3.
- G) CONSTRUCT 8" PVC @1% MINIMUM SLOPE.
- H) CONSTRUCT KRISTAR INFILTRATION SYSTEM(20'Lx10'Wx4.5'D) PER DETAIL "I" SHEET 4.
- I) REMOVE EXISTING GUTTER.
- J) CONSTRUCT 6" PVC @1% MINIMUM SLOPE.
- K) CONSTRUCT 24" MANHOLE(STORMWATER TREATMENT) W-FGP-24FB PER DETAIL "K" HEREON.
- L) CONSTRUCT OVEREXCAVATION AND RECOMPACTION 5' OUTSIDE FOOTPRINT AND 3' BELOW PROPOSED FOOTINGS.
- M) FIELD VERIFY EXISTING SEPTIC LOCATION. TO BE REMOVED.



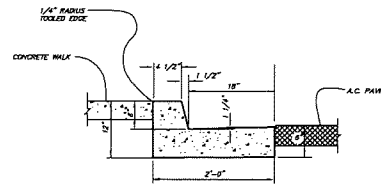
CONCRETE DRIVEWAY SECTION A

NO SCALE



ASPHALT DRIVEWAY SECTION B

NO SCALE

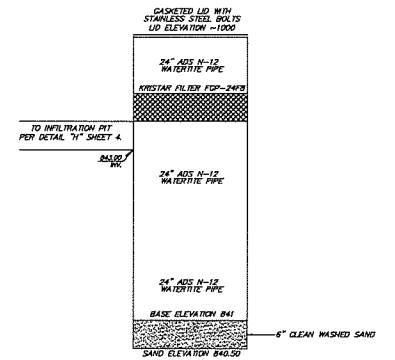


CONC. CURB AND GUTTER D

NO SCALE

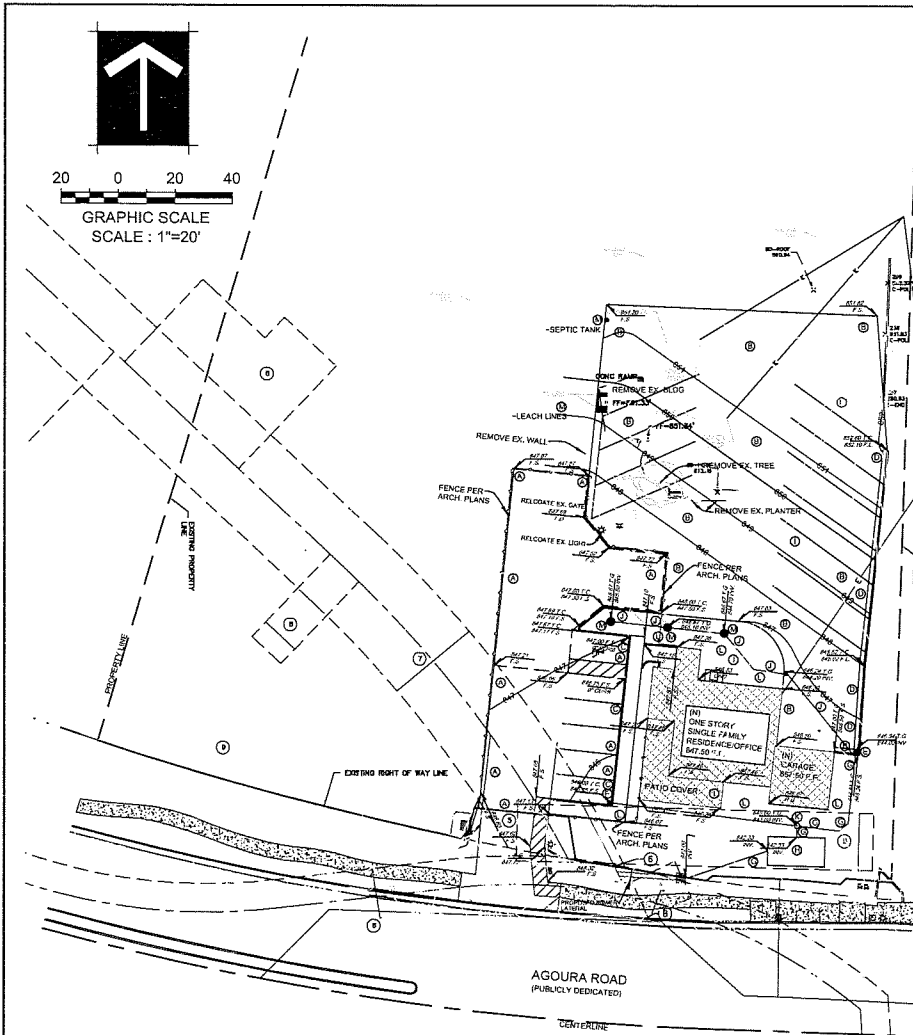
- NOTE:
- 1. JOINTS AT 25' O.C. MAX AND AT CURVES, TANGENTS AND CORNERS
 - 2. BACK OF CURB TO REST ON COMPACTED FILL

- EXISTING EASEMENTS**
- ① An easement for the purpose shown below and rights incidental thereto as set forth in a document granted to Los Angeles Municipal Water District for pipe lines. Recorded: January 28, 1965 as Document No. 796 of Official Records. (Plotted here)
 - ② An easement for the purpose shown below and rights incidental thereto as set forth in a document granted to Los Angeles County Flood Control District for storm drains. Recorded: June 3, 1971 as Document No. 3525 of Official Records. (Plotted here)
 - ③ An easement for the purpose shown below and rights incidental thereto as set forth in a document granted to Los Angeles County Flood Control District for storm drains. Recorded: March 1, 1972 as Document No. 465 of Official Records. (Plotted here)
 - ④ An easement for the purpose shown below and rights incidental thereto as set forth in a document granted to County of Los Angeles for public road and highways. Recorded: November 15, 1979 as Document No. 79-129322 of Official Records. (Plotted here)



STORMWATER MANHOLE K

NO SCALE



				CITY OF AGOURA HILLS APPROVAL										
PREPARED BY: P.C.C.E. INC. 23851 CALABASAS ROAD #1020 CALABASAS CA 91302 STEPHEN P. SMITH, PE 818-568-5251				PROJECT ENGINEER DATE				REVIEWED BY DATE JESSICA FORTE CITY ENGINEER DATE 8888 RCE NO. 3-21-23 EXP. DATE						
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	JESSICA FORTE	DATE	8888	RCE NO.	3-21-23	EXP. DATE

29301 AGOURA ROAD

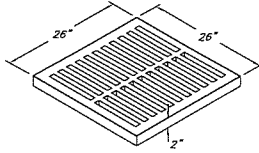
9-26-21 PROJECT NO.

SHEET 2 OF 4

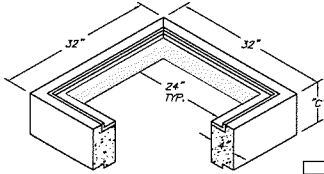
CITY OF AGOURA HILLS DWG. NO.

C.I. GRATE
STEEL PARKWAY GALV.
GRATE IS ALSO AVAILABLE.

C.I. FRAME
WEIGHT - 90 LBS.



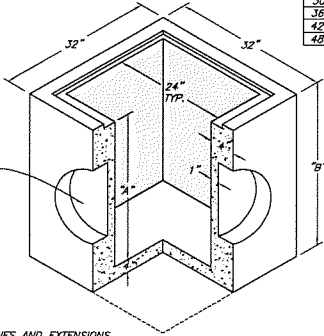
EXTENSION
WEIGHT - SEE TABLE



BODY			EXTENSION		
A	B	WEIGHT	C	WEIGHT	
30"	34"	1050 LBS.	6"	230 LBS.	
36"	40"	1280 LBS.	12"	470 LBS.	
42"	46"	1520 LBS.	18"	700 LBS.	
48"	52"	1750 LBS.	24"	930 LBS.	

BODY
WEIGHT - SEE TABLE

2 3/4" DIA. THIN-WALL KNOCKOUTS
TYPICAL ON ALL FOUR WALLS



NOTE:
DIFFERENT HEIGHT BODIES AND EXTENSIONS
ARE AVAILABLE ON REQUEST.

MANUFACTURER
BROOKS PRODUCTS
DRAWING NO. CB-1212
13002 S. WARDLOE DR.
HOUSTON, TX 77048
PHONE: (713) 991-2400
FAX: (713) 991-0815

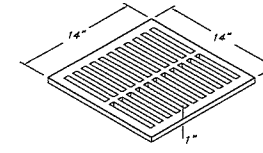
SPECIFICATIONS
CONCRETE: CONCRETE HAS A DESIGN STRENGTH
OF 3500 PSI AT 28 DAYS.
LOADING: DESIGNED FOR 11" SQ. LOADING.
REINFORCEMENT: ASTM A-615 GRADE 60
C.I. CASTING: ASTM A 48 CLASS 30/35

24" X 24" CATCH BASIN

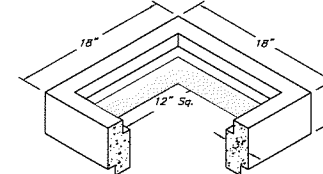
NO SCALE



C.I. GRATE
WEIGHT - 32 LBS.



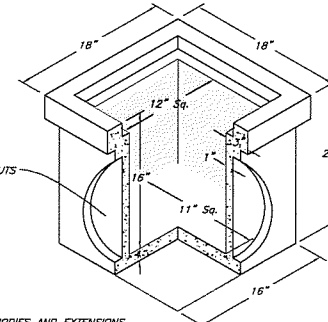
EXTENSION
WEIGHT - SEE TABLE



A	WEIGHT
6"	95 LBS.
12"	180 LBS.
18"	280 LBS.

BODY
WEIGHT - 235 LBS.

11" DIA. THIN-WALL KNOCKOUTS
TYPICAL ON ALL FOUR WALLS



NOTE:
DIFFERENT HEIGHT BODIES AND EXTENSIONS
ARE AVAILABLE ON REQUEST.


MANUFACTURER
BROOKS PRODUCTS
DRAWING NO. CB-1212
13002 S. WARDLOE DR.
HOUSTON, TX 77048
PHONE: (713) 991-2400
FAX: (713) 991-0815

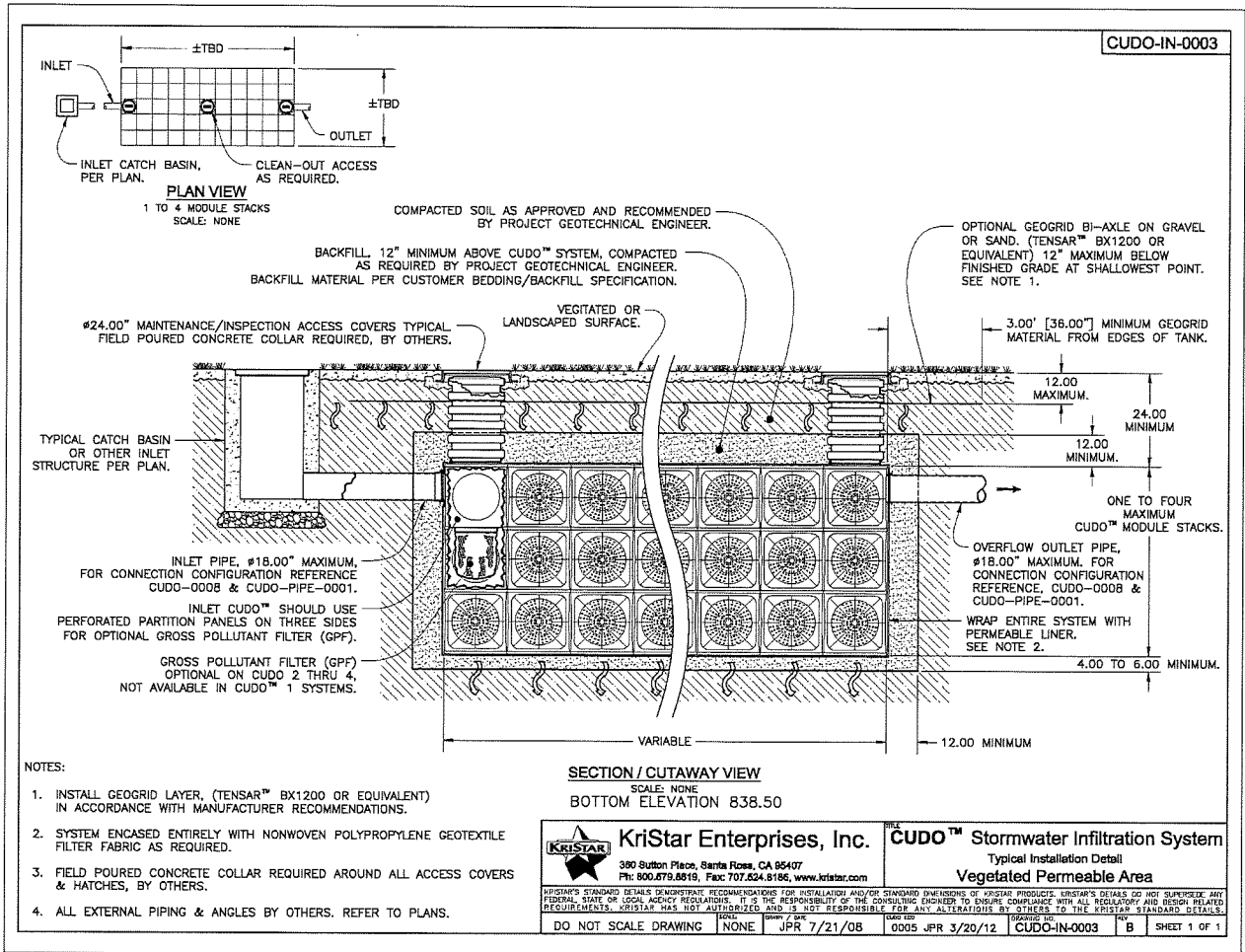
SPECIFICATIONS
CONCRETE: CONCRETE HAS A DESIGN STRENGTH
OF 3500 PSI AT 28 DAYS.
LOADING: DESIGNED FOR 11" SQ. LOADING.
REINFORCEMENT: ASTM A-615 GRADE 60
C.I. CASTING: ASTM A 48 CLASS 30/35

12" X 12" CATCH BASIN

NO SCALE



				CITY OF AGOURA HILLS APPROVAL				 29301 AGOURA ROAD	
PREPARED BY: P.C.C.E. INC. 23801 CALABASAS ROAD #1020 CALABASAS CA 91302 STEPHEN F. SMITH, PE 818-568-5251				PROJECT ENGINEER DATE		REVIEWED BY DATE		JESSICA FORTE CITY ENGINEER DATE	
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	DATE	DATE	DATE	8-26-21	PROJECT NO. _____
								SHEET 3 OF 4	



CUDO INFILTRATION SYSTEM BY KRISTAR

NO SCALE



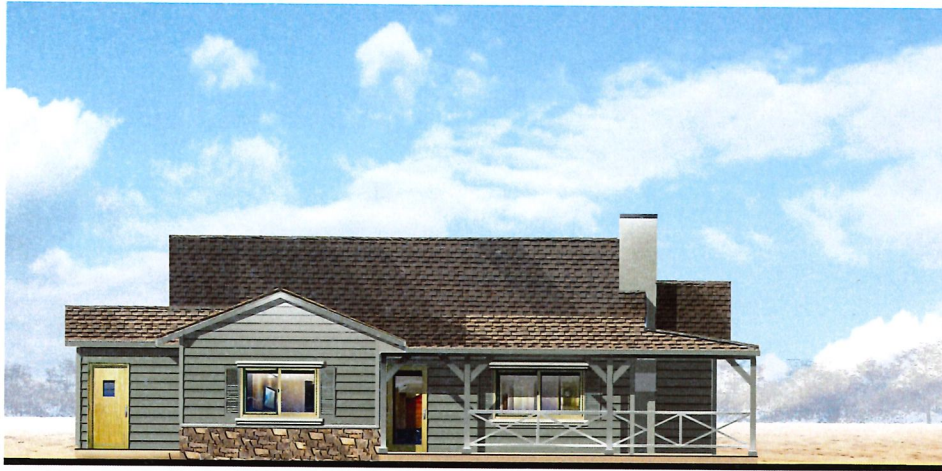
		PREPARED BY: P.C.C.E. INC. 23901 CALABASAS ROAD #1020 CALABASAS CA 91302 STEPHEN R SMITH, PE 818-668-0251		CITY OF AGOURA HILLS APPROVAL				29301 AGOURA ROAD	
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	JESSICA FORTE CITY ENGINEER
								8/4/08	3-31-23

B-26-21
PROJECT NO.

SHEET 4 OF 4

ATTACHMENT 4

**Renderings, Color and Material Board,
and Photographs of the Property**



FRONT WEST ELEVATION



RIGHT SOUTH ELEVATION



REAR EAST ELEVATION



LEFT NORTH ELEVATION

BY SCHNEIDER ARCHITECTS
FOR SCHNEIDER ARCHITECTS

NEW RESIDENCE / OFFICE
FOR
AGOURA SELF STORAGE
29301 AGOURA ROAD.
AGOURA HILLS, CALIFORNIA

RESIDENCE FOR : AGOUR SELF STORAGE

29301 AGOURA ROAD; APN No. 2061 - 004 - 027 AGOURA HILLS, CALIFORNIA 91301

WINDOWS :

* MILGARD * STYLE LINE SERIES VINYL WINDOWS - COLOR TAN / STANDARD

EAVES & FASCIA :

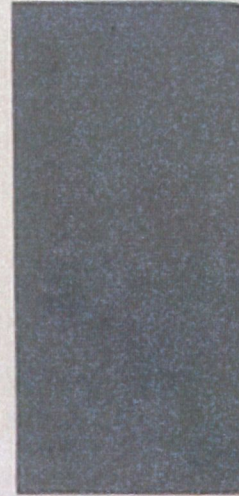
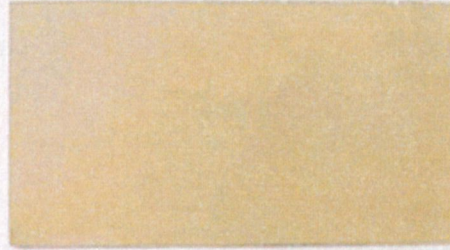
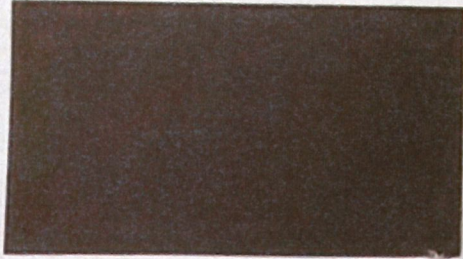
VALSPAR
HOMESTEAD RESORT JEFFERSON WHITE
No. 1006-1

CULTURED STONE :

ELDORADO : FIELDLEDGE
COLOR "PADOVA FIELDLEDGE"

TRIM & SILLS :

DUNN-EDWARDS
COCOA - DEC755 - LRV 18



ROOFING :
TIMBERLINE BY GAF CORP.
COMP. SHINGLE
COOL BARKWOOD

SIDING :
HARDYPLANK HZ10
BY JAMES HARDIE
VALSPAR PORCELAIN SHALE
No. 5006-2B

BRENT SCHNEIDER ARCHITECT

2282 TOWNSGATE ROAD, SUITE No. 3, WESTLAKE VILLAGE, CALIFORNIA 91361, PHONE : 805. 341. 7842 , FAX : 805. 496. 1919

EMAIL : BRENT@SCHNEIDERARCHITECTS.NET

Case No. CUP-01381-2017

Site Photos

