



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: CONDITIONAL USE PERMIT CASE NO. 06-CUP-008 AND OAK
TREE PERMIT CASE NO. 06-OTP-017 (EDWARDS)**

DATE: AUGUST 2, 2007

I. BACKGROUND AND DISCUSSION

On April 5, 2007, the Planning Commission held a public hearing for Steve and Marguerite Edwards' Conditional Use Permit request (Case No. 06-CUP-008) to construct a 5,593 square foot, two-story, single-family residence with a 919 square foot attached garage, a swimming pool, and a 1,446 square foot detached garage and barn. An Oak Tree Permit (Case No. 06-OTP-017) was also requested to allow possible encroachment within the protected zone of one (1) Oak tree for the proposed construction on the northeast corner of Balkins Drive and Lapworth Drive.

The Planning Commission received written and oral testimony from staff, the applicant and the public and continued the hearing to May 17, 2007. The applicants subsequently requested, and the Planning Commission granted, three more continuances of the public hearing to allow the applicants additional time to address the design-related recommendations of the Planning Commission, which included the following: 1) Potential impacts to the neighbors; 2) Appearance of residence from Lapworth Drive; 3) The barn location, its size and its proximity to the street; 4) Number of driveways and their surface material; 5) A barn survey; and 6) Story poles. The project staff report and meeting minutes from the April 5, 2007 Planning Commission meeting are attached for reference.

II. STAFF ANALYSIS

As requested by the Planning Commission, the applicant has redesigned the project for the Planning Commission's consideration. The following changes are intended to address the various concerns that were expressed by the Planning Commission at the April 5, 2007 Planning Commission meeting:

1. Potential impacts to the neighbors.

Planning Commissions Concern: Appearance of the residence from the neighboring properties.

Applicant's Modification: The applicant confirmed with his civil engineer and architect that the proposed placement of the residence is best suited for the lot. Extensive tall plantings were added along the east side yard fence, to maximize screening of the residence and garage from the downhill neighbor's property to the east.

2. Appearance of residence from Lapworth Drive.

Planning Commissions Concern: Architecture design of the residence, as seen from Lapworth Drive, needs more articulation.

Applicant's Modification: New decorative shed rooflines were added over the garage and on the west elevation to breakup the continuous west wall of the residence. Stem walls were added to the west side of the residence to shield the air-conditioner and trash areas. Extensive evergreen plantings were added at the bottom of the hill and along the street to screen the west side of the house from the street.

3. The barn location, size and the proximity to the street.

Planning Commissions Concern: View of the barn from Lapworth Drive entrance.

Applicant's Modification: Repositioned the barn and lowered the finish floor into the hillside. The new barn location will be staked on the property before the Planning Commission hearing. The length of the barn was reduced from 60 feet to 54 feet (decrease of six feet), and was moved 13 feet further east from its original position (to 30 feet from the street), and angled so that it is perpendicular to Lapworth Drive. A double gate of no more than six feet in height was added across the driveway entrance to shield the view of the barn. In addition, extensive planting, including trees and shrubs is to be added between the barn and the street to screen the barn from the street.

4. Driveway alternatives.

Planning Commissions Concern: There are two driveways serving the property on Lapworth Drive.

Applicant's Modification: The width of the driveway apron serving the barn was narrowed from 36 feet to 24 feet (decrease of 12 feet) to have less visual effect of the driveway from the street. As a result, the driveway moved 20 feet further north from the Lapworth Drive entrance gates. The driveway surface material at the entrance of the driveway was modified from concrete to D.G. to provide a natural appearance.

The applicant has also located split rail fencing 10 feet east from the edge of the street pavement along Lapworth Drive, east side of pepper trees, to retain the "parkway" appearance of Lapworth Drive on both sides of the street.

5. Barn survey.

Planning Commissions Concern: The size of the proposed barn in comparison to other barns in Old Agoura.

Applicant's Modification: In an effort to evaluate the compatibility of the proposed size of the barn with other barns located on properties in Old Agoura, a survey of 8 barns in Old Agoura was conducted, as shown in an attached exhibit. These barns ranged in size from 330 square feet to 2,537 square feet with an average barn size of 990 square feet on an average lot size of 43,266 square feet. The applicant is proposing a barn size of 1,040 square feet (overall size of accessory structure, including garage and barn area, totals 1,446) on a 59,983 square-foot (1.38 acre) lot. The proposal is 50 square feet more than the average barn size in Old Agoura.

6. Story poles.

Planning Commissions Concern: Height and location of the residence and the barn.

Applicant's Modification: The Planning Commission suggested that the applicant consider providing story poles showing the height and location of the residence and the barn. The applicant informed Staff that this would be cost prohibitive.

The centerline of Lapworth Drive has been verified and marked by a licensed surveyor to be consistent with the plan drawings. A copy of the letter dated June 6, 2007 from Chris Nelson, Land Surveyor, has been attached for the Planning Commission's review.

III. RECOMMENDATION

If the Planning Commission desires to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, staff has prepared a draft Resolution and conditions for the Planning Commission's approval.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Photocopies of Plans
- Exhibit C: Barn Square Footage Analysis Table
- Exhibit D: Letter from Chris Nelson, Land Surveyor
- Exhibit E: Planning Commission Minutes for April 5, 2007
- Exhibit F: April 5, 2007 Staff Report
- Exhibit G: Renderings of Residence and Barn

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 06-CUP-008 AND
OAK TREE PERMIT CASE NO. 06-OTP-017

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

Section 1. An application was duly filed by Steve and Marguerite Edwards with respect to the real property located at 5952 Lapworth Drive (Assessor's Parcel Number 2055-022-073), requesting the approval of a Conditional Use Permit Case No. 06-CUP-008 to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached three-car garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn. The applicant is also requesting approval of an Oak Tree Permit Case No. 06-OTP-017 to encroach upon the protected zone of one (1) Oak tree for the proposed construction. Public hearings were duly held on April 5, 2007 and August 2, 2007, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing.

Section 3. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the Very Low Density Residential–Old Agoura Design District (RV-OA) zones in which the use is located. The property designation allows for development of a single-family residence and the proposal meets the development standards for the zone relative to lot coverage, building height, and building setbacks from the property lines.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building design and building materials of the residence that include lap siding, stone and wood stairs and guardrails are compatible with the neighboring structures and the topography of the property. The residence is located in the flatter portion of a sloped lot to minimize grading and to reduce visual impacts as viewed from Lapworth Road. The project was reviewed by the City's Architectural Review Panel and was found to be in compliance with the City's Architectural Design Guidelines and standards of the Old Agoura Design Overlay District.

C. The proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare in that the design of the residence will ensure adequate light, air, privacy and open space to surrounding properties. The proposed two-story structure is situated in the flatter portion of the on-site hillside slope, which will preserve views and privacy of the surrounding properties. The project complies with the maximum allowable building height limitations of hillside properties. Geotechnical and geological reports have been prepared for the proposed construction on the property, which include mitigation measures to minimize potential risks of geotechnical and geological hazards. A private septic system will serve the 1.38 acre parcel and has been tentatively approved by the Los Angeles County Health Department.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the project is consistent with the development standards of the Very Low Density zone and Old Agoura Design Overlay District. The proposed residence meets all required setbacks, height limitation, and lot coverage requirements for the zone. The incorporation of permeable or semi-permeable driveway and hardscape materials will reduce runoff and maintain the rural atmosphere of the Old Agoura neighborhood.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements for the RV zone. The residence will be placed an appropriate distance from the street serving the property to preserve public views. The RV zone allows for the development of single-family residences.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the project is designed to incorporate the existing terrain into the site plan to the maximum extent possible to minimize grading and to preserve viewsheds, as called for in the Land Use Element of the General Plan.

Section 4. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED, and ADOPTED this day of August 2, 2007, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Stephen Rishoff, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case Nos. 06-CUP-008 and 06-OTP-017)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, Grading Plans and Landscape Plans.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
10. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.

11. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
12. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
13. 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.
14. Unless Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 are used within two (2) years from the date of City approval, these permits will expire. A written request for a one-year extension may be considered prior to the expiration date.
15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.63 per square foot.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.7876 per square foot of new floor area.
18. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
19. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence.
20. 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.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

General

21. All improvement plans, including, but not limited to, street, grading/drainage, sewer, storm drain, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate record keeping. All lettering on plans shall be a minimum of 80 CL (.08 inch) in size to ensure proper reproduction and microfilming. All original plans shall be drawn in ink. All plans shall be prepared and signed by a California State Registered Civil Engineer.
22. For construction within public right-of-way, an encroachment permit is required in accordance with Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit.
23. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
24. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Department prior to issuance of the final Certificate of Occupancy.
25. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
26. Prior to issuance of a grading permit, applicant shall submit cost estimates of public improvements to City Engineer for approval.
27. The developer/owner shall pay all applicable fees and deposits prior to issuance of certificate of occupancy.
28. A Transportation Impact Fee (TIF) in the amount of \$2,440 is due prior to issuance of Certificate of Occupancy.
29. Prior to issuance of the Grading Permit, the applicant shall prepare the documents necessary to vacate that portion of the private roadwayroad easement exceeding 25-feet on the applicant's property, subject to the review and approval of the City Engineer. Said documents shall be recorded with the LA County Recorder's Office prior to issuance of a Building Permit.

Grading

30. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code, as modified. Cut and fill slopes shall be limited to 25 feet in height.
31. Detailed grading/drainage plan stamped and signed by a California Registered Civil Engineer. The grading/drainage plan shall be prepared using existing benchmark datum and clearly show existing and proposed contour lines. The plan shall also show: existing oak trees, pad and finish floor elevations, all retaining and/or block walls, which shall be limited to 6 feet in height, and street improvement limits/cross sections. The grading/drainage plan shall show existing grades, other off-site improvements for a minimum of 25' outside of the property boundaries, all existing and proposed utilities, and all utility connections from the street to the site, all existing and proposed easements and all property lines.
32. The applicant shall improve Lapworth Drive along property line to provide for a minimum of 20-foot paved width, and asphalt curb or inverted shoulder, as recommended by a State-licensed Civil Engineer to ensure runoff is maintained within the roadway. The applicant shall remove and replace all damaged pavement along property frontage on Balkins Drive . The roadway sections shall be 4" asphalt concrete minimum on top of 6" crushed aggregate base, unless otherwise recommended by the geotechnical and/or civil engineer. Improvements shall be reviewed and approved by the Fire Department, and then the City Engineer.
33. Prior to the issuance of a grading permit the following must be satisfied; the grading plan has been reviewed and accepted by the City Engineer, the applicable plan check, inspection and permit fees have been paid and the grading security has been posted.
34. Prior to approval of foundation by Building & Safety Department, applicant shall submit a grading report as outlined in Section 3304.20 of the City's Municipal Code. Report information shall include, but is not limited to, building pad and grade certifications. Building pad certifications must be completed by the applicant's project Civil Engineer. Grade certifications must be completed by the applicant's Civil Engineer and Geotechnical Engineer and/or Geologist. All certifications must be signed and stamped by State licensed professionals.

Drainage

35. A Storm Water Pollution Protection Plan (SWPPP) shall be prepared in compliance with the Development Construction Model Program for Stormwater Management within the County of Los Angeles, and shall be subject to approval by the City Engineer. The SWPPP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants in stormwater discharges from the construction site during the construction period, and after construction as required.

36. For any grading operations conducted between October 1 and April 15 of each year, the applicant shall revise the SWPPP for review and acceptance by the City Engineer.
37. Prior to issuance of a grading permit, the applicant shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP), as outlined in the Development Planning Model Program for Stormwater Management within the County of Los Angeles, subject to approval by the City Engineer. The plan and hydrology study will demonstrate treatment of the first ¾" of rainfall, as required by the Model Program.
38. If any SUSMP treatment methods are structural in nature, a Best Management Practice (BMP) Covenant and Deed Restriction shall be prepared and recorded with the Los Angeles County Recorder's Office by the applicant prior to issuance of a Certificate of Occupancy.

Utilities

39. The applicant shall obtain plan approval for septic system purposes by the L.A. County Department of Health prior to issuance of grading permit.
40. The applicant shall submit evidence to the City Engineer that all water fees have been paid to Las Virgenes Municipal Water District (LVMWD) and Los Angeles County prior to issuance of a grading permit.

GEOTECHNICAL CONDITIONS

41. The applicant shall comply with all of GeoDynamics, Inc.'s (The City's of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated September 29, 2006.

OAK TREE AND LANDSCAPING CONDITIONS

Oak Trees

42. All oak trees shall be preserved in place with no direct impacts.
43. The final design of all retaining walls shall utilize a foundation, construction and drainage detail that does not require encroachment into the protected zone of any oak tree in order to construct the project.
44. Prior to the start of any work or mobilization on the site, each oak tree shall be fenced at the edge of the protected zone in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations and installation prior to the start of work on the site.

45. No grading, scarifying or other soil disturbance shall be permitted within any portion of the protected zone of any oak tree.
46. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time.
47. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
48. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
49. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
50. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
51. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
52. The applicant shall also comply with all recommendations contained in the Oak Tree Report prepared by James Dean, ASLA, as revised February 24, 2007.
53. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscaping

54. Any *Ailanthus altissima* (Tree of Heaven) is to be permanently eradicated. The landscape plans must contain a note to this effect and specify the method of eradication.
55. Prior to the approval of grading permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.

- c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
56. The Planting Plan shall indicate the botanical name and size of each plant.
 57. Plant symbols shall depict the size of the plants at maturity.
 58. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
 59. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
 60. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
 61. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:

- h. Design and static pressures
 - i. Point of connection
 - j. Backflow protection
 - k. Valves, piping, controllers, heads, quick couplers
 - l. Gallon requirements for each valve
62. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
63. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
- Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
64. Native, drought resistant plants shall be utilized any slopes in accordance with the Old Agoura Design Overlay District requirements.
65. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
66. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.

FIRE DEPARTMENT CONDITIONS

67. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a building permit.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

68. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the

Department of Planning and Community Development 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.

69. The project shall comply with the 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 and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
70. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

SPECIAL CONDITIONS

71. 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.
72. Detailed plans shall be submitted for all walls, gates and fences on the property (maximum height not to exceed 6 feet) and shall be subject to review and approval by the Director of Planning and Community Development.
73. The driveway and hardscape surfaces shall consist of permeable or semi-permeable materials approved by the Director of Planning and Community Development.

END