



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT
5952 LAPWORTH DRIVE, AGOURA HILLS**

EXHIBIT A

LETTER FROM STEVE AND MARGUERITE EDWARDS

STEVE & MARGUERITE EDWARDS

718 Admiral Ct
Oak Park, CA 91377
818.321.7996

SEPTEMBER 4, 2007

Renee Madrigal
Assistant Planner
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

RE: CONDITIONAL USE PERMIT APPLICATION—CASE NO.
06-CUP-008 and OAK TREE PERMIT—CASE NO. 06-OTP-017
5952 Lapworth Drive, Agoura Hills

Dear Ms. Madrigal:

We are submitting herewith our follow-up filing in the above referenced proceeding. Please find enclosed the following:

1. Revised Architectural Package with all sheets (10 sets), and
2. Revised Rendering of the "Top of Lapworth-Eastward" View (10 copies).

We have attempted to address the Planning Commission's concerns regarding the size of the house and the impact of the "studio" over the attached garage.

Specifically, the overall size calculation of the habitable area of the structure shows a decrease of 217 square feet, from 5593 to 5376 square feet. The following table shows the figures that changed:

	08/02/07 SUBMISSION	09/20/07 PROPOSED	REDUCTION
HOUSE TOTAL	5246	5070	-176
STUDIO	347	306	-41
TOTAL HABITABLE	5593	5376	-217
ATTACHED GARAGE	919	910	-9
BARN	1446	1446	-0

The result is that our house is *not the largest* in the neighborhood—there are at least 2 others that are larger on Lapworth Drive and Balkins Drive (Chart 1 attached shows this), and there are others even larger in other parts of Old Agoura.

Moreover, if looked at in relation to the *ratio of the house to lot size*, there are many more homes with a greater usage of their available land that have been allowed. Chart 2 attached demonstrates this.

With regard to the studio above the garage, it has been decreased in size and the overall height has been reduced. The surrounding roofline has been brought up in the front to further mitigate the visual impact, yet retain the architectural integrity of the house design. In order to address any privacy concerns regarding the property to the east, the window on the east wall of the studio has been eliminated.

Chart 3 has been included to show that if the other properties were to add the allowed 640 square foot "secondary dwelling unit," which could be approved over-the-counter without Planning Commission input, many more of those homes would be larger than our revised size. It is only fair that the comparison be made this way since this is essentially the use we have proposed for the studio.

We have chosen to make no change to the barn/accessory structure at this time, since Staff's analysis and Planning Commission discussion seemed to tentatively support it as proposed, especially if the overall house size was reduced.

Another matter that was brought up at the hearing might warrant including an approval Condition—the design of the entry gates should be in conformance with the architecture of the house. I agreed that the final design of the gates could be subject to the Planning Director's approval.

I am hopeful we have been able to satisfy the Planning Commission's remaining concerns with these changes. If you require anything further from us on this matter, please inform me as soon as possible.

Sincerely,



Steve Edwards
818.321.7996

CHART 1**EDWARDS' RESIDENCE****HOUSE SIZE COMPARISONS**

ADDRESS	LOT SIZE	HOUSE SIZE
5850 LAPWORTH DR	40281	5536
28354 BALKINS DR	43996	5420
5952 LAPWORTH DR	59983	5376
6029 LAPWORTH DR	111513	5324
28233 BALKINS DR	59242	5265
5935 FAIRVIEW PL	38333	5068
28243 BALKINS DR	49276	4960
5833 LAPWORTH DR	48444	4866
6014 FAIRVIEW PL	43995	4069
6003 FAIRVIEW PL	47916	4027
28346 BALKINS DR	46609	3828
5800 LAPWORTH DR	47480	3803
28245 BALKINS DR	36154	3799
5846 FAIRVIEW PL	83199	3724
5910 FAIRVIEW PL	90169	3584
5943 FAIRVIEW PL	63163	3483
6037 LAPWORTH DR	40928	3271
28241 BALKINS DR	35283	3224
28347 BALKINS DR	116928	3185
6272 LAPWORTH DR	113256	3123
6021 LAPWORTH DR	39639	3077
6021 FAIRVIEW PL	47088	3013
5836 FAIRVIEW PL	67518	3010
28221 BALKINS DR	47480	2964
5911 FAIRVIEW PL	56013	2888
5636 FAIRVIEW PL	43120	2745
5947 LAPWORTH DR	44800	2638
6039 FAIRVIEW PL	75189	2609
5857 FAIRVIEW PL	27002	2458
5856 FAIRVIEW PL	50965	2442
28363 BALKINS DR	71002	2435
5866 FAIRVIEW PL	65766	2322
6001 LAPWORTH DR	46609	2101
28318 BALKINS DR	42253	2078
6048 FAIRVIEW PL	53574	2050

CHART 2**EDWARDS' RESIDENCE****RATIO OF LOTS TO HOUSES**

ADDRESS	LOT SIZE	HOUSE SIZE	RATIO
5850 LAPWORTH DR	40281	5536	13.74%
5935 FAIRVIEW PL	38333	5068	13.22%
28354 BALKINS DR	43996	5420	12.32%
28245 BALKINS DR	36154	3799	10.51%
28243 BALKINS DR	49276	4960	10.07%
5833 LAPWORTH DR	48444	4866	10.04%
6014 FAIRVIEW PL	43995	4069	9.25%
28241 BALKINS DR	35283	3224	9.14%
5857 FAIRVIEW PL	27002	2458	9.10%
5952 LAPWORTH DR	59983	5376	8.96%
28233 BALKINS DR	59242	5265	8.89%
6003 FAIRVIEW PL	47916	4027	8.40%
28346 BALKINS DR	46609	3828	8.21%
5800 LAPWORTH DR	47480	3803	8.01%
6037 LAPWORTH DR	40928	3271	7.99%
6021 LAPWORTH DR	39639	3077	7.76%
6021 FAIRVIEW PL	47088	3013	6.40%
5636 FAIRVIEW PL	43120	2745	6.37%
28221 BALKINS DR	47480	2964	6.24%
5947 LAPWORTH DR	44800	2638	5.89%
5943 FAIRVIEW PL	63163	3483	5.51%
5911 FAIRVIEW PL	56013	2888	5.16%
28318 BALKINS DR	42253	2078	4.92%
5856 FAIRVIEW PL	50965	2442	4.79%
6029 LAPWORTH DR	111513	5324	4.77%
6001 LAPWORTH DR	46609	2101	4.51%
5846 FAIRVIEW PL	83199	3724	4.48%
5836 FAIRVIEW PL	67518	3010	4.46%
5910 FAIRVIEW PL	90169	3584	3.97%
6048 FAIRVIEW PL	53574	2050	3.83%
5866 FAIRVIEW PL	65766	2322	3.53%
6039 FAIRVIEW PL	75189	2609	3.47%
28363 BALKINS DR	71002	2435	3.43%
6272 LAPWORTH DR	113256	3123	2.76%
28347 BALKINS DR	116928	3185	2.72%

CHART 3**EDWARDS' RESIDENCE****HOUSE SIZES WITH "SECONDARY DWELLING UNIT" ADDED**

ADDRESS	LOT SIZE	HOUSE SIZE	2ND UNIT	TOTAL
5850 LAPWORTH DR	40281	5536	640	6176
28354 BALKINS DR	43996	5420	640	6060
6029 LAPWORTH DR	111513	5324	640	5964
28233 BALKINS DR	59242	5265	640	5905
5935 FAIRVIEW PL	38333	5068	640	5708
28243 BALKINS DR	49276	4960	640	5600
5833 LAPWORTH DR	48444	4866	640	5506
5952 LAPWORTH DR	59983	5376	0	5376
6014 FAIRVIEW PL	43995	4069	640	4709
6003 FAIRVIEW PL	47916	4027	640	4667
28346 BALKINS DR	46609	3828	640	4468
5800 LAPWORTH DR	47480	3803	640	4443
28245 BALKINS DR	36154	3799	640	4439
5846 FAIRVIEW PL	83199	3724	640	4364
5910 FAIRVIEW PL	90169	3584	640	4224
5943 FAIRVIEW PL	63163	3483	640	4123
6037 LAPWORTH DR	40928	3271	640	3911
28241 BALKINS DR	35283	3224	640	3864
28347 BALKINS DR	116928	3185	640	3825
6272 LAPWORTH DR	113256	3123	640	3763
6021 LAPWORTH DR	39639	3077	640	3717
6021 FAIRVIEW PL	47088	3013	640	3653
5836 FAIRVIEW PL	67518	3010	640	3650
28221 BALKINS DR	47480	2964	640	3604
5911 FAIRVIEW PL	56013	2888	640	3528
5636 FAIRVIEW PL	43120	2745	640	3385
5947 LAPWORTH DR	44800	2638	640	3278
6039 FAIRVIEW PL	75189	2609	640	3249
5857 FAIRVIEW PL	27002	2458	640	3098
5856 FAIRVIEW PL	50965	2442	640	3082
28363 BALKINS DR	71002	2435	640	3075
5866 FAIRVIEW PL	65766	2322	640	2962
6001 LAPWORTH DR	46609	2101	640	2741
28318 BALKINS DR	42253	2078	640	2718
6048 FAIRVIEW PL	53574	2050	640	2690



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT
5952 LAPWORTH DRIVE, AGOURA HILLS**

EXHIBIT B

RENDERING OF RESIDENCE



Ken Stockton / Bruce Shindelus
- Architects -
(818) 888-9443 fax (818) 888-9603

Edwards Residence

Rendering by THOMAS SCOTT NELSON
(805) 529-7149 tsn@tsnelson.net ©2007



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT
5952 LAPWORTH DRIVE, AGOURA HILLS**

EXHIBIT C

REDUCED PHOTOCOPIES OF PLANS

FIRE DEPARTMENT NOTES

1. PROVIDE AND INDICATE ON SITE PLAN FIRE DEPARTMENT ACCESS OR VEHICULAR TURNAROUND IN ACCORDANCE WITH SPECIFICATIONS BELOW.
2. PROVIDE A TURNAROUND NORTH OF DRIVEWAY ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS. FIRE CODE 403.1.1 THE REQUIRED FIRE FIGHTING TURNAROUND AT THIS LOCATION SHALL BE 1200 SQUARE FEET WITH A TURNAROUND OF 10 FEET CLEARANCE AND ABOVE HANGAR DAILY EXTERIOR DRIVEWAY.
3. ALL EXTERIOR WALLS SHALL BE 8" X 8" X 2 1/2" BRICK OR BRICK CONSTRUCTION TO CURRENT AREA DIVISION CODE OR APPROVED EQUAL. TURNAROUNDS SHALL BE INSTALLED PER SPECIFICATION SECTION 4.0 TO 4.9.
4. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. ON SITE PLAN, SHOW ALL EXISTING FIRE HYDRANT (A) WITHIN 500' / 600 FEET OF ALL PROPERTY LINES AND ALL EXISTING FIRE ALARMS (B) WITHIN 500' / 600 FEET OF ALL PROPERTY LINES. TURNAROUNDS MUST BE MAINTAINED AFTER CONSTRUCTION IS COMPLETED.
5. COMPLETE AND RETURN WATER AVAILABILITY FORM 103 / 106.
6. ON SITE PLAN, INDICATE OCCUPANCY, TYPE OF CONSTRUCTION AND PROVIDE THE CENTER LINE DISTANCE FROM NEAREST CROSS STREET.
7. PROVIDE A CLEARANCE FIRE RESISTIVE AREA / OCCUPANCY SEPARATION BETWEEN THE EXTERIOR WALLS OF BUILDING 5-B OR TITLE 24 TABLE 5-B.
8. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF CORNERS TO COMPLY WITH TITLE 24, TABLE 5-B.
9. EAST DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL MECHANISM OR EFFORT. TITLE 24, 10034.
10. HATCH AND HEIGHT OF REINFORCED CONCRETE DOORWAYS TO COMPLY WITH TITLE 24, 10034.
11. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. 3-1/2" HEIGHTS SHALL COMPLY WITH THEIR BACKGROUND FIRE CODE. 401-A.
12. COMPLY WITH TITLE 24, 5041 REGARDING FIRE MARKING SYSTEMS. SHOWN DESIGNATIONS TO BE HAND MARKED WITH A BATTERY BACKUP.
13. COMPLY WITH TITLE 24, 5014 REGARDING ACCESS.

LOT COVERAGE

PERMIT DATA	PROPOSED
LOT SIZE	139 ACRES (49400 SQ. FT.)
BUILDING HEIGHT	37'-0" FT.
BUILDING SETBACK	20'-0" FT.
1ST FLOOR AREA	210,500 SQ. FT.
2ND FLOOR AREA	210,500 SQ. FT.
TOTAL FLOOR AREA	421,000 SQ. FT.
ATTACHED GARAGE	40,500 SQ. FT.
GARAGE STUDIOS	500 SQ. FT.
COVERED PATIOS	450 SQ. FT.
TOTAL STRUCTURES	222,500 SQ. FT.

BUILDING LOT COVERAGE

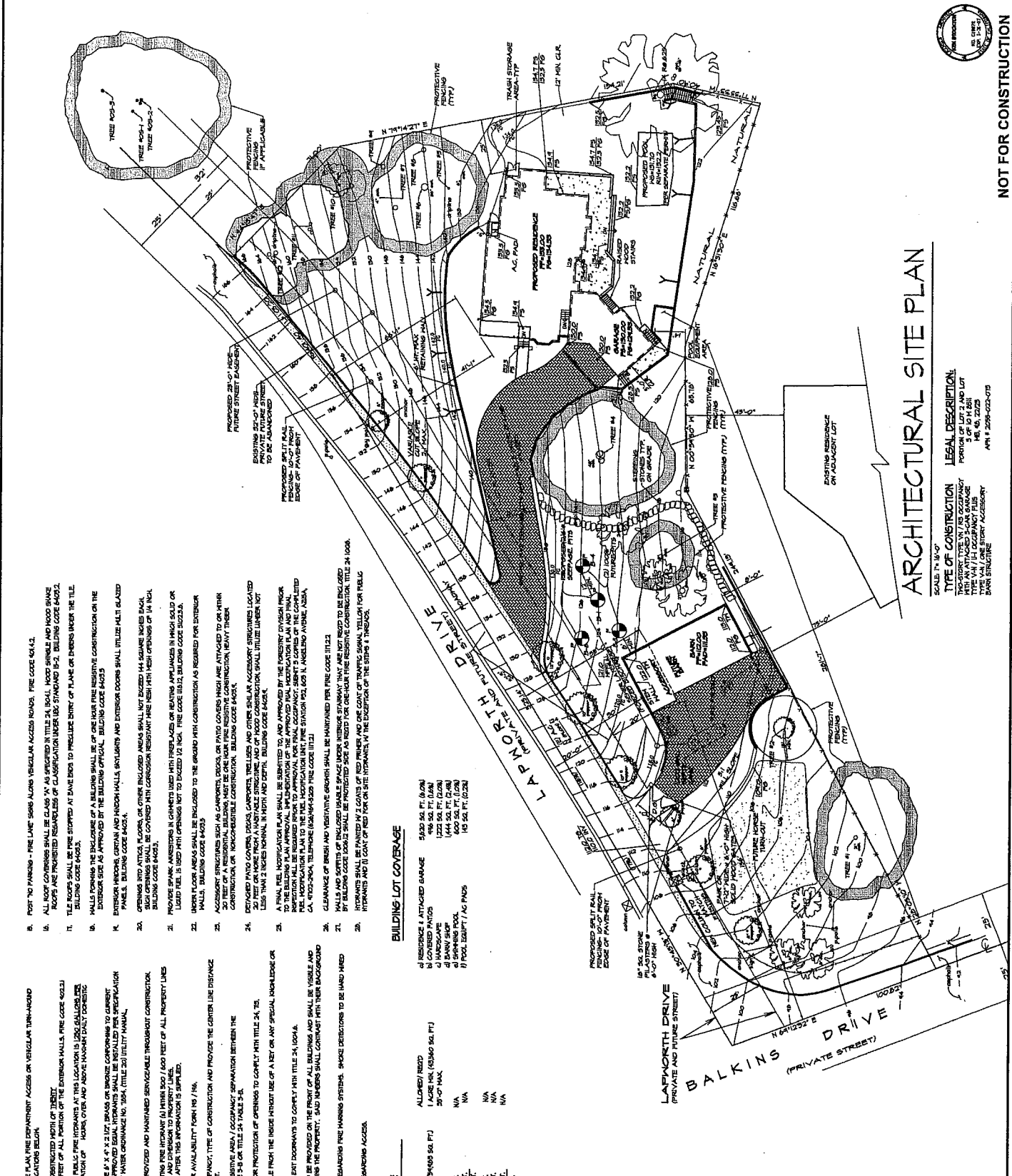
RESIDENCE 1, ATTACHED GARAGE	5820 SQ. FT. (0.13)
COVERED PATIOS	1222 SQ. FT. (0.28)
HANDSCAPE	1444 SQ. FT. (0.34)
BANNY SHOP	600 SQ. FT. (0.14)
TOTAL LOT COVERAGE	9086 SQ. FT. (0.21)

10. POST-TENSIONING - FIRE LANE: SHOW ALONG VEHICULAR ACCESS ROADS. FIRE CODE 404.1.
11. ALL ROOF CORNERS SHALL BE CLASS "Y" AS SPECIFIED IN TITLE 24, SHALL HAVE SINGLE AND HOOD SHAPE ROOFS ARE PROHIBITED REVISIONS OF CLASSIFICATION UNDER USC STANDARD 15-2. BUILDING CODE 4405.2.
12. TILE ROOFS SHALL BE FIRE STOPPED AT DAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EXHAUST NEAR THE TILE. BUILDING CODE 4405.3.
13. WALLS FORMING THE ENCLOSURE OF A BUILDING SHALL BE OF ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE AS APPROVED BY THE BUILDING OFFICIAL. BUILDING CODE 4405.5.
14. EXTERIOR HATCHES, GATEWAYS AND HATCHES, GATEWAYS AND EXTERIOR DOORS SHALL UTILIZE HEAVY GLAZED GLASS. BUILDING CODE 4405.4.
15. OPENINGS INTO ATTIC FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. BUILDING CODE 4405.6.
16. PROTECTIVE MEASURES IN GUTTERS USED WITH INTERLACES OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED WITH OPENINGS NOT TO EXCEED 14 INCH. THE COVER SHALL BE BUILDING CODE 4405.7.
17. WORK FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS. BUILDING CODE 4405.8.
18. ACCESSORY STRUCTURES SUCH AS GARAGES, BARNY, OR PATIO COVERS SHALL BE ATTACHED TO OR WITHIN CONSTRUCTION OF MAIN BUILDING CONSTRUCTION. BUILDING CODE 4405.9.
19. EXTERIOR WALLS SHALL BE CONSTRUCTION OF NON-COMBUSTIBLE CONSTRUCTION. BUILDING CODE 4405.10.
20. EXTERIOR WALLS SHALL BE CONSTRUCTION OF NON-COMBUSTIBLE CONSTRUCTION. BUILDING CODE 4405.11.
21. A FINAL FIRE NOTIFICATION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT DIVISION PRIOR TO THE BUILDING PLAN APPROVAL. THE APPROVED FIRE NOTIFICATION PLAN AND FINAL FIRE NOTIFICATION PLAN TO THE FIRE DEPARTMENT UNIT. FIRE DEPARTMENT UNIT, FIRE STATION 502, 505 N. HAZELING AVENUE, OAKLAND, CA 94612-3004, TELEPHONE (415) 764-3000 (FIRE CODE 11121).
22. CLEARANCE OF BRUSH AND VEGETATION GREATER SHALL BE MAINTAINED PER FIRE CODE 11123.
23. WALLS AND SORTIES OF ENCLOSED SPACES UNDER INTERLACE SYSTEMS THAT ARE NOT USED TO BE ENCLOSED BY BUILDING CODE 4405.12 SHALL BE PROTECTED AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION. TITLE 24, 10034.
24. INTERMATS SHALL BE PAINTED BY 2 COATS OF RED PINKER AND ONE COAT OF TRAFFIC SIGNAL YELLOW FOR PUBLIC HIGHWAYS AND TO GOVT OF RED FOR ON SITE HIGHWAYS, IN THE EXCEPTION OF THE STRIPS & THROUGH.

PROJECT NAME: EDWARDS RESIDENCE
 CORNER OF LAFOROTH & BALKINS
 OLD ASHURA, CA 91501

ARCHITECTURAL SITE PLAN
 PERMITS
 DATE: 08/08/2018
 DRAWN: R.K.S.
 CHECKED: R.K.S.
 REVISIONS:

BRUCE SHINDLELLS / ARCHITECTS
 3800 N. ASPEN AVE., SUITE 204, CALAMAR, CA 91905
 (760) 666-4444 FAX: (760) 666-9604

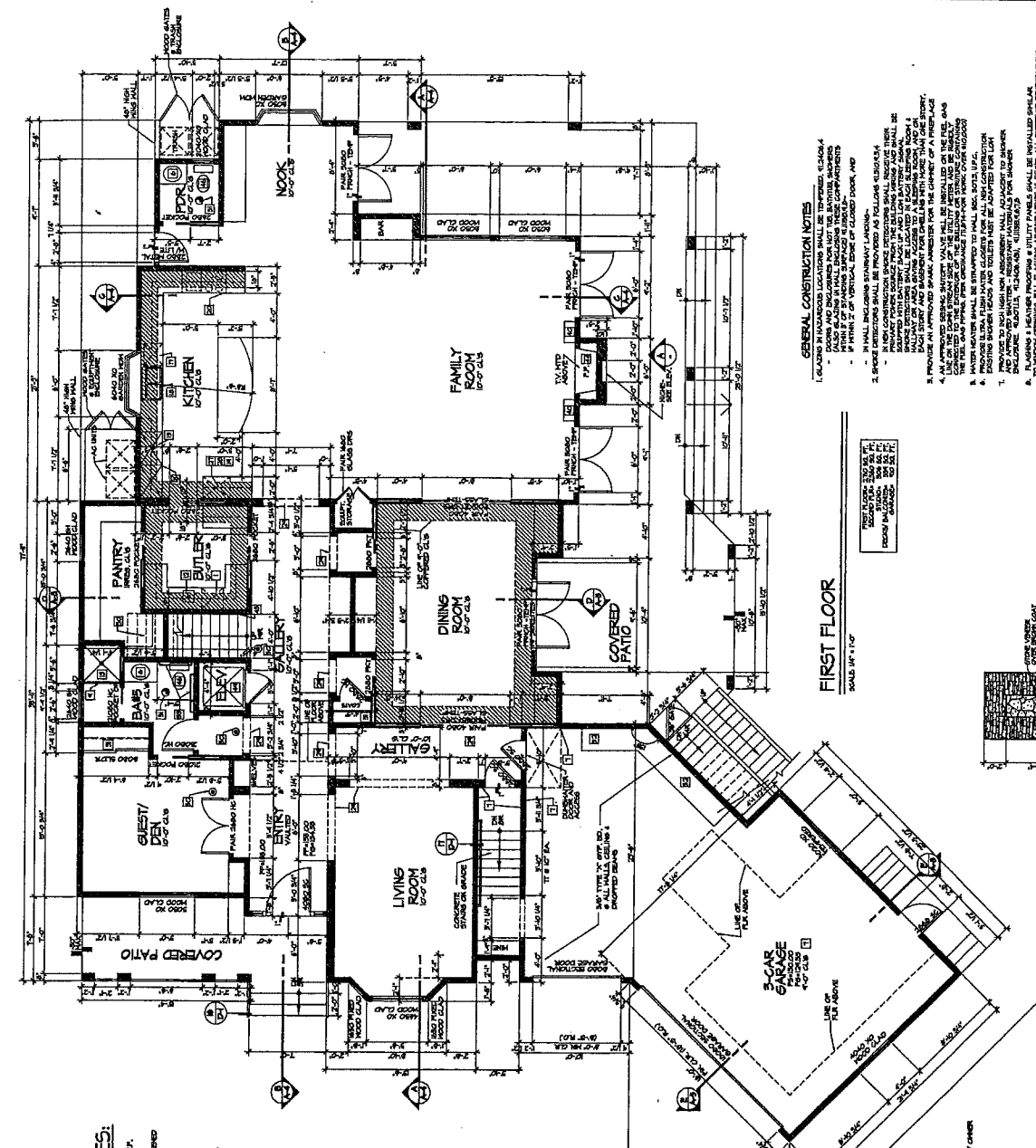


ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"
 TYPE OF CONSTRUCTION: LEGAL DESCRIPTION:
 THE STREET TYPE: TYPE OF CONSTRUCTION: PORTION OF LOT 2 AND LOT 3
 THE VARIATION: TYPE OF CONSTRUCTION: THE VARIATION: TYPE OF CONSTRUCTION: THE VARIATION: TYPE OF CONSTRUCTION:
 APN: 1-229-022-078

NOT FOR CONSTRUCTION

A-1



FLOOR PLAN KEYNOTES:

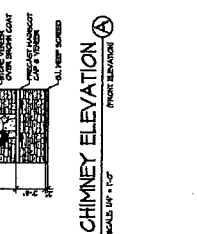
1. 1/2\"/>
- 2. 1/2\"/>
- 3. 1/2\"/>
- 4. 2\"/>
- 5. 1\"/>
- 6. 1\"/>
- 7. 1\"/>
- 8. 1\"/>
- 9. 1\"/>
- 10. 1\"/>
- 11. 1\"/>
- 12. 1\"/>
- 13. 1\"/>
- 14. 1\"/>
- 15. 1\"/>
- 16. 1\"/>
- 17. 1\"/>
- 18. 1\"/>
- 19. 1\"/>
- 20. 1\"/>
- 21. 1\"/>
- 22. 1\"/>
- 23. 1\"/>
- 24. 1\"/>
- 25. 1\"/>
- 26.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

GENERAL CONSTRUCTION NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE THERMOCLAX 44
2. ALL GLAZING SHALL BE INSTALLED BY THE CONTRACTOR
3. BROKE RESTRICTIONS SHALL BE PROVIDED AS FOLLOWS:
 - IN HALLS INCLUDING STAIRWAY LANDING, STAIR, AND
 - IN WALLS INCLUDING STAIRWAY LANDING, STAIR, AND
4. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
5. ALL CHIMNEY EXTERIOR SURFACES SHALL BE FINISHED WITH BRICK OR STONE
6. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
7. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
8. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
9. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
10. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR

FLOOR PLAN NOTES

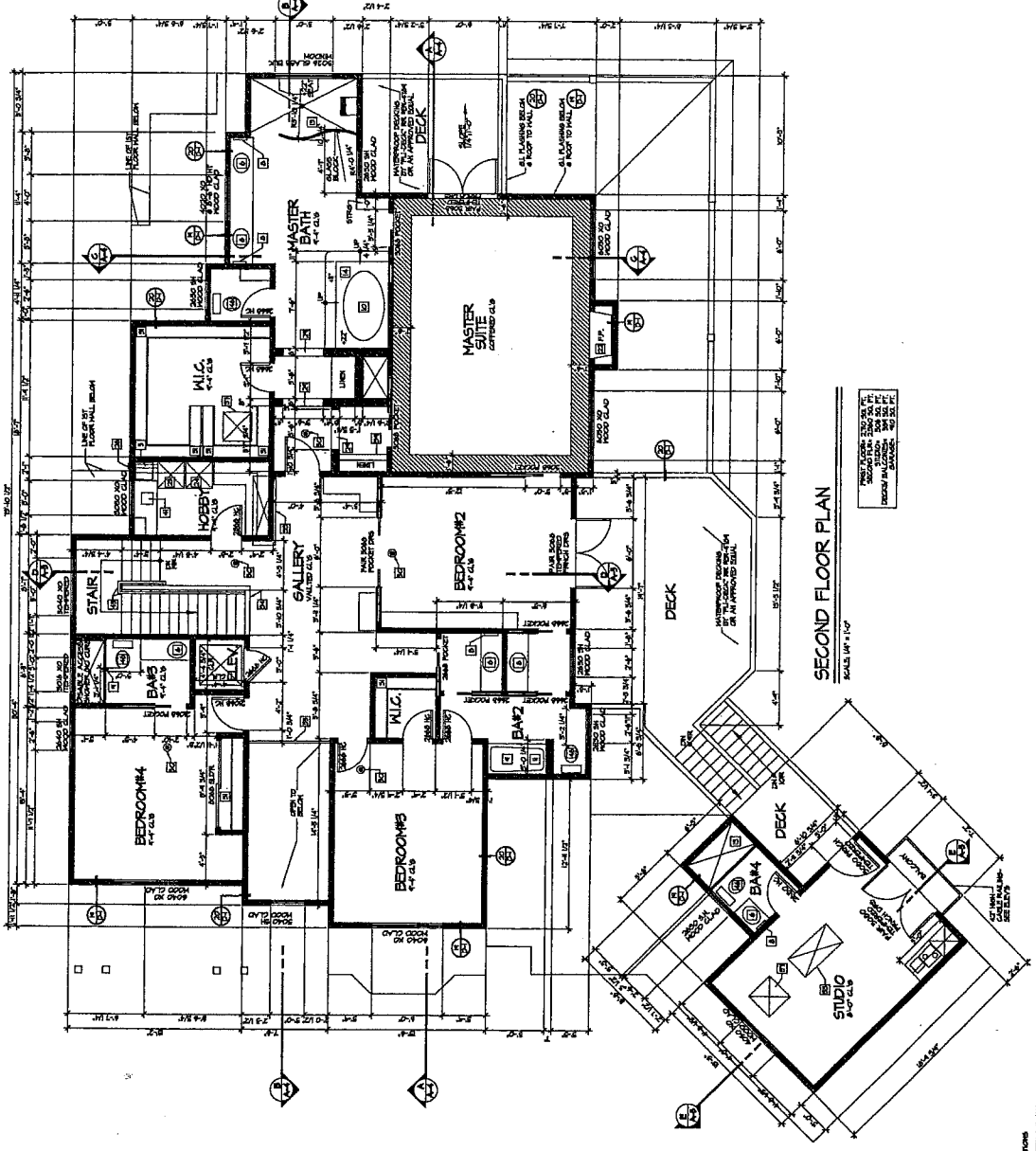
1. FOR MECHANICAL WORK, SEE MECHANICAL CONTRACT. PROVIDE A 1\"/>
- 2. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 3. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 4. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 5. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 6. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 7. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 8. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 9. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR
- 10. PROVIDE APPROVED SPARK ARRESTER FOR THE CHIMNEY AT THE EXTERIOR



NOT FOR CONSTRUCTION

FLOOR PLAN KEYNOTES:

- 1) IF HOSE STP. ISN. COVER CAN BE STAYED & STP. A.F.P.
- 2) CONVENTION AIR VENT FOR WATER HEATER, AS SHOWN
- 3) FIVE DOWN, TWO UP, 3" DIA. VENT FOR WATER HEATER, AS SHOWN
- 4) 2" DIA. JAMES (TYP)
- 5) HALLWAY LIGHT PLANTER STRAP TO WALL, VENT TO OUTSIDE AIR THROUGH WALL
- 6) LAVATORY SINK & PANSET
- 7) 3/8" TYPE "X" STP. ISN. TYPE AND STRANDER JACKET
- 8) ALL WALLS TO BE FINISHED AT ALL
- 9) ALL WALLS SUPPORTING 2ND FLOOR
- 10) OTHER MARKING SHALL BE PLACED ABOVE CONT. TO NEAR SIGNATURE
- 11) MEDICINE CABINET
- 12) BATHROOM RESISTANT ENCLASURE
- 13) 1/2" DIA. 1" x 1" x 1" PAN
- 14) 1/2" DIA. 1" x 1" x 1" PAN
- 15) 1/2" DIA. 1" x 1" x 1" PAN
- 16) 1/2" DIA. 1" x 1" x 1" PAN
- 17) 1/2" DIA. 1" x 1" x 1" PAN
- 18) 1/2" DIA. 1" x 1" x 1" PAN
- 19) 1/2" DIA. 1" x 1" x 1" PAN
- 20) 1/2" DIA. 1" x 1" x 1" PAN
- 21) 1/2" DIA. 1" x 1" x 1" PAN
- 22) 1/2" DIA. 1" x 1" x 1" PAN
- 23) 1/2" DIA. 1" x 1" x 1" PAN
- 24) 1/2" DIA. 1" x 1" x 1" PAN
- 25) 1/2" DIA. 1" x 1" x 1" PAN
- 26) 1/2" DIA. 1" x 1" x 1" PAN
- 27) 1/2" DIA. 1" x 1" x 1" PAN
- 28) 1/2" DIA. 1" x 1" x 1" PAN
- 29) 1/2" DIA. 1" x 1" x 1" PAN
- 30) 1/2" DIA. 1" x 1" x 1" PAN
- 31) 1/2" DIA. 1" x 1" x 1" PAN
- 32) 1/2" DIA. 1" x 1" x 1" PAN
- 33) 1/2" DIA. 1" x 1" x 1" PAN
- 34) 1/2" DIA. 1" x 1" x 1" PAN
- 35) 1/2" DIA. 1" x 1" x 1" PAN
- 36) 1/2" DIA. 1" x 1" x 1" PAN
- 37) 1/2" DIA. 1" x 1" x 1" PAN
- 38) 1/2" DIA. 1" x 1" x 1" PAN
- 39) 1/2" DIA. 1" x 1" x 1" PAN
- 40) 1/2" DIA. 1" x 1" x 1" PAN
- 41) 1/2" DIA. 1" x 1" x 1" PAN
- 42) 1/2" DIA. 1" x 1" x 1" PAN
- 43) 1/2" DIA. 1" x 1" x 1" PAN
- 44) 1/2" DIA. 1" x 1" x 1" PAN
- 45) 1/2" DIA. 1" x 1" x 1" PAN
- 46) 1/2" DIA. 1" x 1" x 1" PAN
- 47) 1/2" DIA. 1" x 1" x 1" PAN
- 48) 1/2" DIA. 1" x 1" x 1" PAN
- 49) 1/2" DIA. 1" x 1" x 1" PAN
- 50) 1/2" DIA. 1" x 1" x 1" PAN
- 51) 1/2" DIA. 1" x 1" x 1" PAN
- 52) 1/2" DIA. 1" x 1" x 1" PAN
- 53) 1/2" DIA. 1" x 1" x 1" PAN
- 54) 1/2" DIA. 1" x 1" x 1" PAN
- 55) 1/2" DIA. 1" x 1" x 1" PAN
- 56) 1/2" DIA. 1" x 1" x 1" PAN
- 57) 1/2" DIA. 1" x 1" x 1" PAN
- 58) 1/2" DIA. 1" x 1" x 1" PAN
- 59) 1/2" DIA. 1" x 1" x 1" PAN
- 60) 1/2" DIA. 1" x 1" x 1" PAN
- 61) 1/2" DIA. 1" x 1" x 1" PAN
- 62) 1/2" DIA. 1" x 1" x 1" PAN
- 63) 1/2" DIA. 1" x 1" x 1" PAN
- 64) 1/2" DIA. 1" x 1" x 1" PAN
- 65) 1/2" DIA. 1" x 1" x 1" PAN
- 66) 1/2" DIA. 1" x 1" x 1" PAN
- 67) 1/2" DIA. 1" x 1" x 1" PAN
- 68) 1/2" DIA. 1" x 1" x 1" PAN
- 69) 1/2" DIA. 1" x 1" x 1" PAN
- 70) 1/2" DIA. 1" x 1" x 1" PAN
- 71) 1/2" DIA. 1" x 1" x 1" PAN
- 72) 1/2" DIA. 1" x 1" x 1" PAN
- 73) 1/2" DIA. 1" x 1" x 1" PAN
- 74) 1/2" DIA. 1" x 1" x 1" PAN
- 75) 1/2" DIA. 1" x 1" x 1" PAN
- 76) 1/2" DIA. 1" x 1" x 1" PAN
- 77) 1/2" DIA. 1" x 1" x 1" PAN
- 78) 1/2" DIA. 1" x 1" x 1" PAN
- 79) 1/2" DIA. 1" x 1" x 1" PAN
- 80) 1/2" DIA. 1" x 1" x 1" PAN
- 81) 1/2" DIA. 1" x 1" x 1" PAN
- 82) 1/2" DIA. 1" x 1" x 1" PAN
- 83) 1/2" DIA. 1" x 1" x 1" PAN
- 84) 1/2" DIA. 1" x 1" x 1" PAN
- 85) 1/2" DIA. 1" x 1" x 1" PAN
- 86) 1/2" DIA. 1" x 1" x 1" PAN
- 87) 1/2" DIA. 1" x 1" x 1" PAN
- 88) 1/2" DIA. 1" x 1" x 1" PAN
- 89) 1/2" DIA. 1" x 1" x 1" PAN
- 90) 1/2" DIA. 1" x 1" x 1" PAN
- 91) 1/2" DIA. 1" x 1" x 1" PAN
- 92) 1/2" DIA. 1" x 1" x 1" PAN
- 93) 1/2" DIA. 1" x 1" x 1" PAN
- 94) 1/2" DIA. 1" x 1" x 1" PAN
- 95) 1/2" DIA. 1" x 1" x 1" PAN
- 96) 1/2" DIA. 1" x 1" x 1" PAN
- 97) 1/2" DIA. 1" x 1" x 1" PAN
- 98) 1/2" DIA. 1" x 1" x 1" PAN
- 99) 1/2" DIA. 1" x 1" x 1" PAN
- 100) 1/2" DIA. 1" x 1" x 1" PAN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS DRAWING IS TO BE USED FOR THE SECOND FLOOR PLAN ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



NOT FOR CONSTRUCTION

A-3

KEN STOCKTON /
BRUCE SHINDLERUS
ARCHITECTS
3800 N. AVENUE ROAD, SUITE 200, CALAMITAS CA 94008
(707) 466-4444 FAX: (707) 466-4444

PROJECT NAME: EDWARDS RESIDENCE
CLIENT: SINGLE FAMILY CUSTOM HOME
ASAPRA HILLS, CA 94901

DATE: 02/27/08
REVISIONS:
02/27/08
02/27/08
02/27/08

DESIGNER:

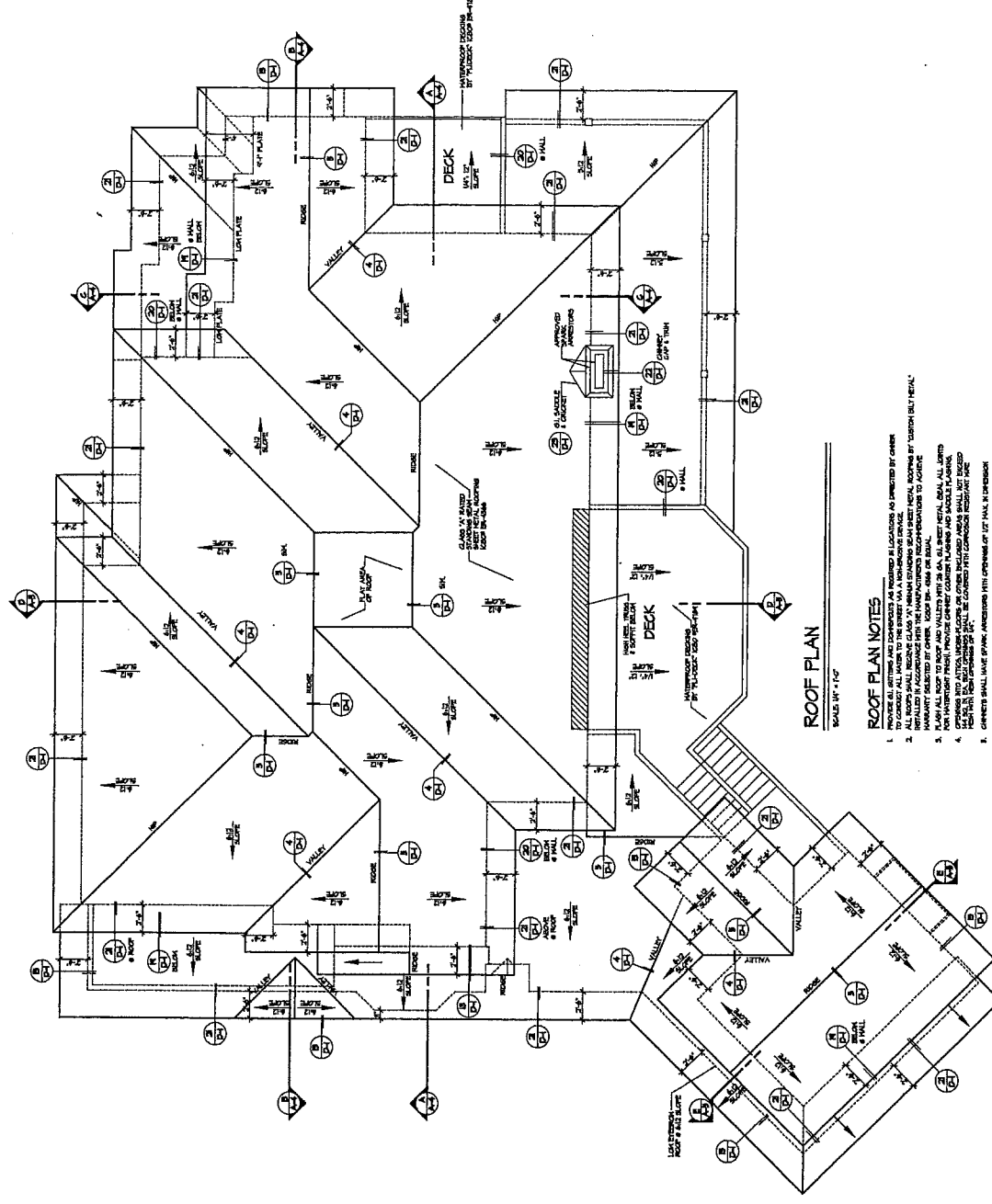
PROJECT NAME: EDWARDS RESIDENCE
CLIENT: SINGLE FAMILY CUSTOM HOME
ASAPRA HILLS, CA 94901



KEN STOCKTON / BRUCE SHINDLERUS ARCHITECTS
 1800 N. MADISON ROAD, SUITE 204, CALAMORE, CA 90248
 (818) 648-4448 FAX: (818) 628-9034

PROJECT NAME: EDWARDS RESIDENCE
 SINGLE FAMILY CUSTOM HOME
 14500 N. LAFORCE & BALKING DR. ASUCRA HILLS, CA 91301

DATE: 02/27/08
REVISIONS:
 DRAWN: R.K.S.
 CHECKED: R.K.S.
 PLANNING: R.K.S.
DEVELOPER:



ROOF PLAN
 SCALE: 1/8" = 1'-0"

- ROOF PLAN NOTES**
1. PROVIDE ALL ATTIC VENTS AND COMPONENTS AS INDICATED IN LOCATIONS AS DIRECTED BY OWNER.
 2. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
 3. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.
 4. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.
 5. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.
 6. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.
 7. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.
 8. ALL CORNER ATTIC VENTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED VENTILATION AREA.

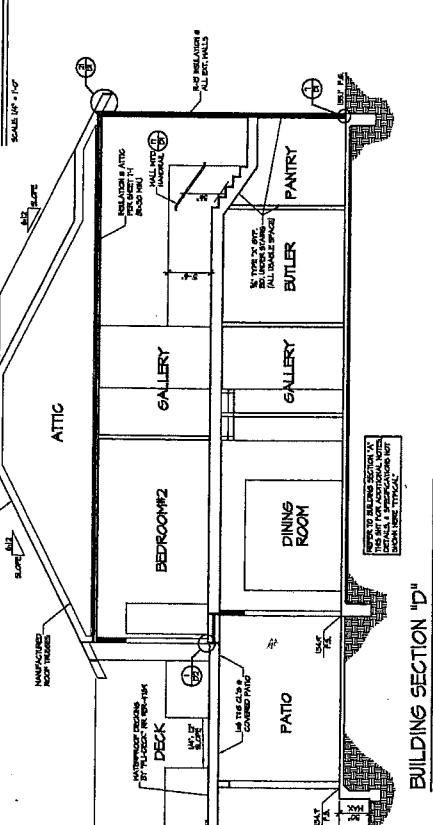
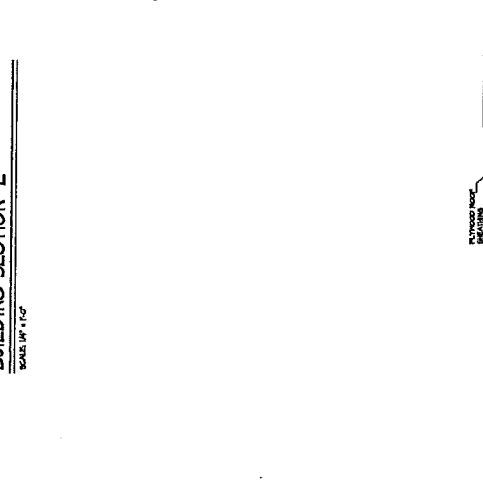
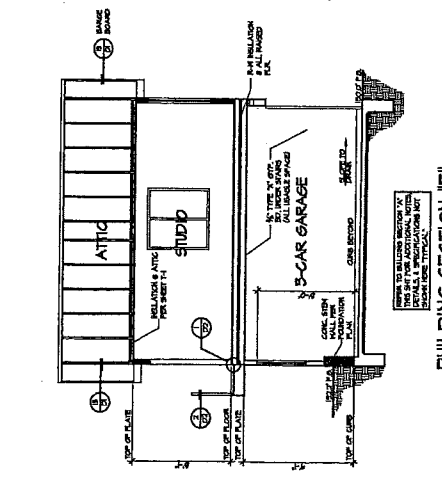
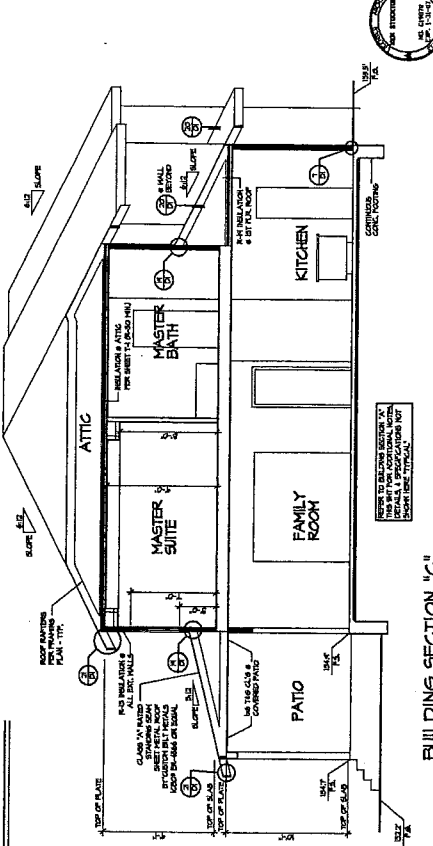
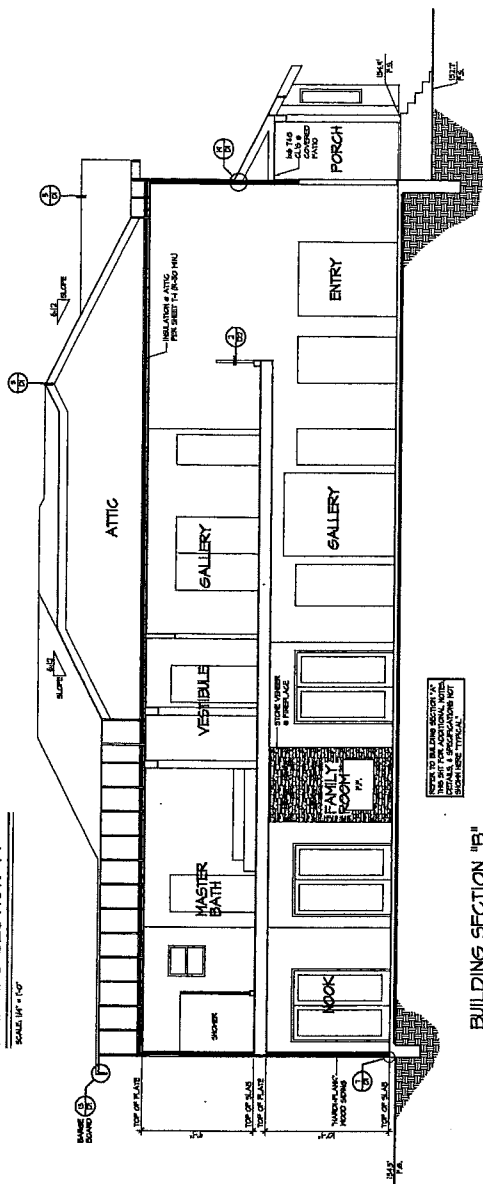
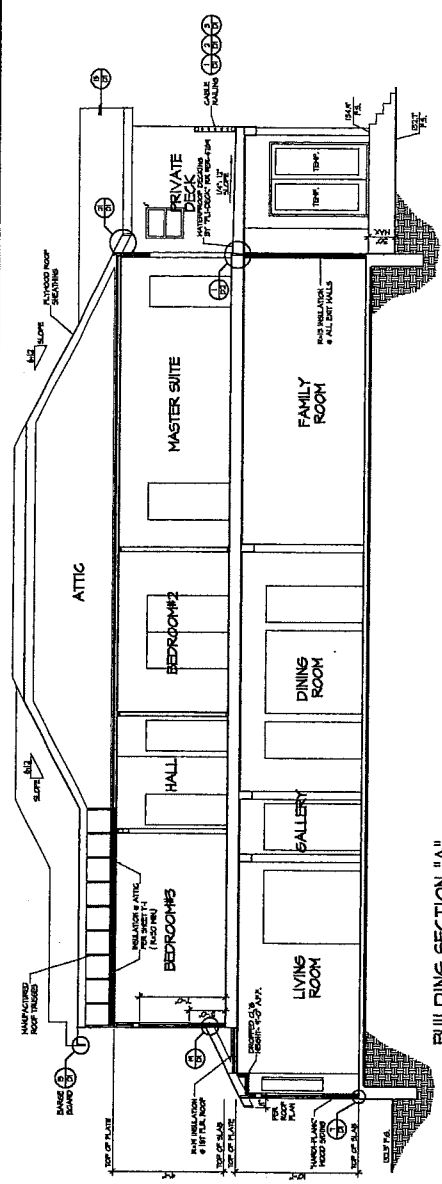
ATTIC VENTILATION

TOTAL REQUIRED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET
 TOTAL INSTALLED ATTIC VENT AREA = 817 SQUARE FEET

KEN STOCKTON / BRUCE SHINDLER ARCHITECTS
 2800 N. AVENUE ROAD, SUITE 200, PALMDALE, CA 91301
 (818) 866-4445 FAX (818) 866-4444

BUILDING CROSS SECTIONS
 DRAWN: R.K.S. DATE: 08/27/08
 PROJECT NAME: EDWARDS RESIDENCE
 SINGLE FAMILY CUSTOM HOME
 LAFORNA HILLS, CA 91301

PROJECT NAME: EDWARDS RESIDENCE
 SINGLE FAMILY CUSTOM HOME
 LAFORNA HILLS, CA 91301



NOTE: SEE SECTION "A" FOR DETAILS OF ROOF TRUSS SYSTEM AND INSULATION. THIS SECTION IS FOR INFORMATION ONLY. SHORT ENDS ARE TYPICAL.

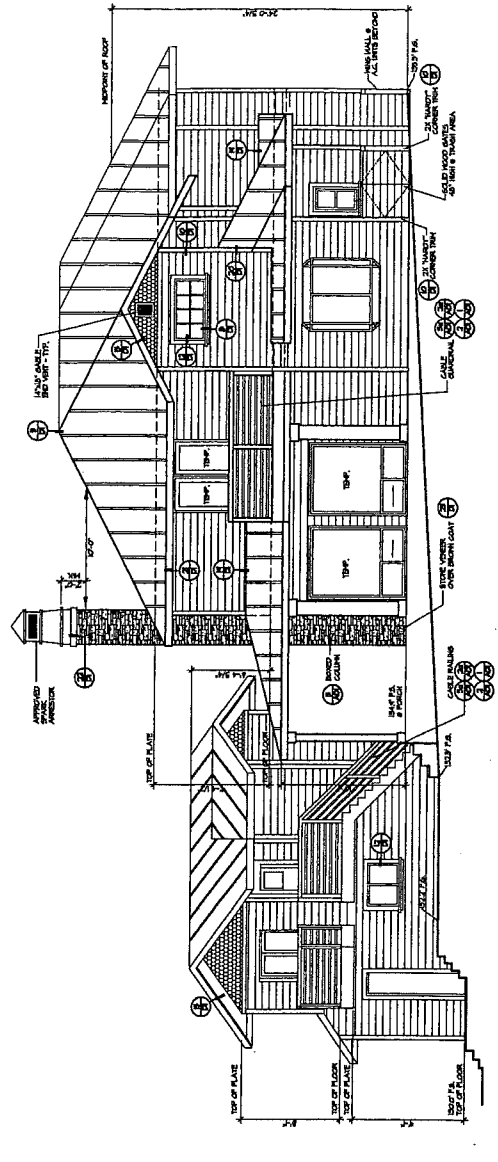
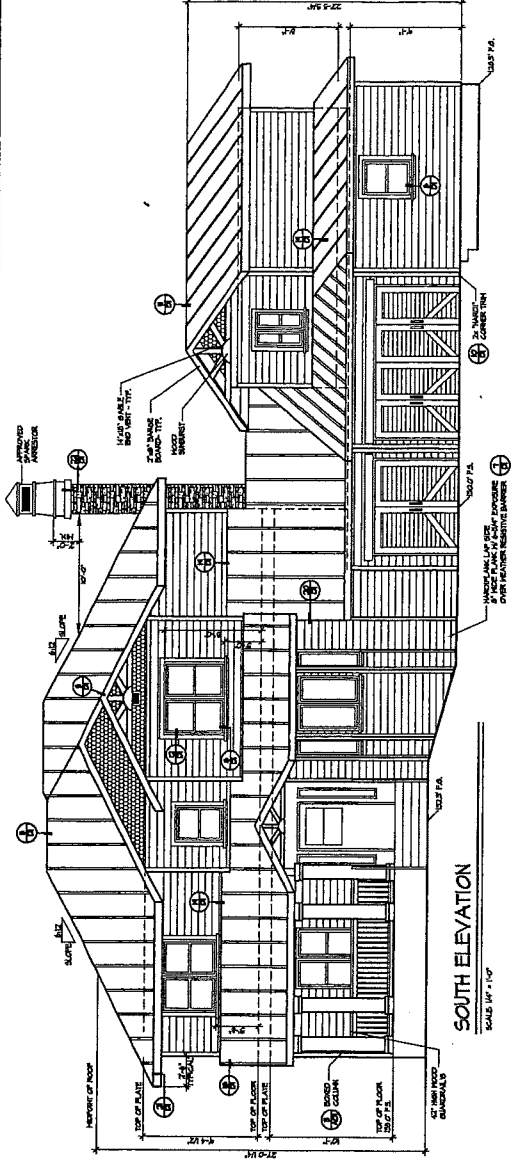
NOTE: SEE SECTION "B" FOR DETAILS OF ROOF TRUSS SYSTEM AND INSULATION. THIS SECTION IS FOR INFORMATION ONLY. SHORT ENDS ARE TYPICAL.

NOTE: SEE SECTION "C" FOR DETAILS OF ROOF TRUSS SYSTEM AND INSULATION. THIS SECTION IS FOR INFORMATION ONLY. SHORT ENDS ARE TYPICAL.

NOTE: SEE SECTION "D" FOR DETAILS OF ROOF TRUSS SYSTEM AND INSULATION. THIS SECTION IS FOR INFORMATION ONLY. SHORT ENDS ARE TYPICAL.



NOT FOR CONSTRUCTION





KEN STOCKTON / ARCHITECTS
3800 K. AUSTIN ROAD, PO BOX 244, CALIFORNIA, CA 91001
(909) 866-1443 FAX (909) 866-8044

PROJECT: **BARN FLOOR PLAN, ROOF PLAN & SECTIONS**
DRAWN BY: **K.R.K.**
DATE: **04/20/10**
REVISIONS: **02/27/10**
DATE: **04/20/10**

PROJECT NAME: **EDWARDS RESIDENCE**
SINGLE FAMILY CUSTOM HOME
LAUREL HILLS, CA 91301

DATE: 04/20/10

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

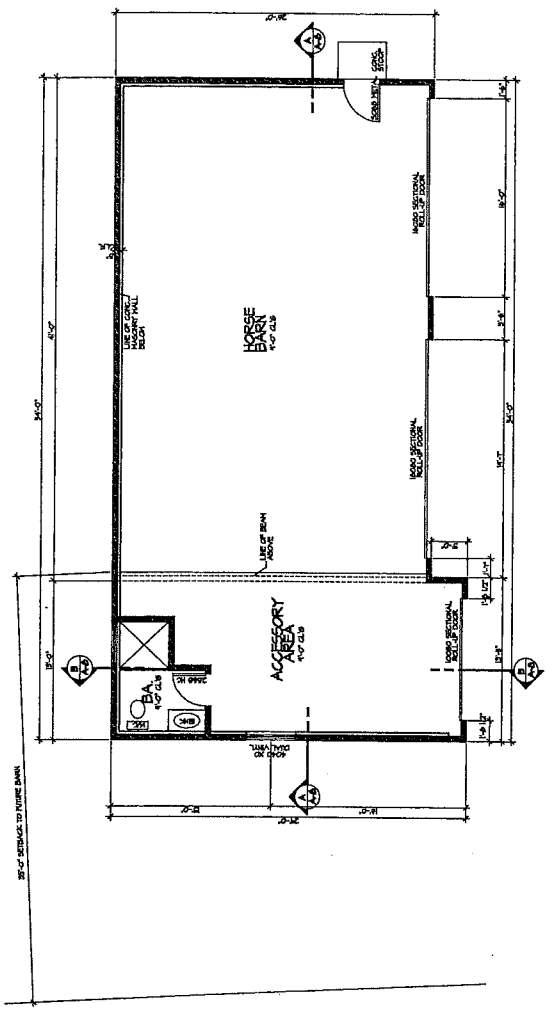
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

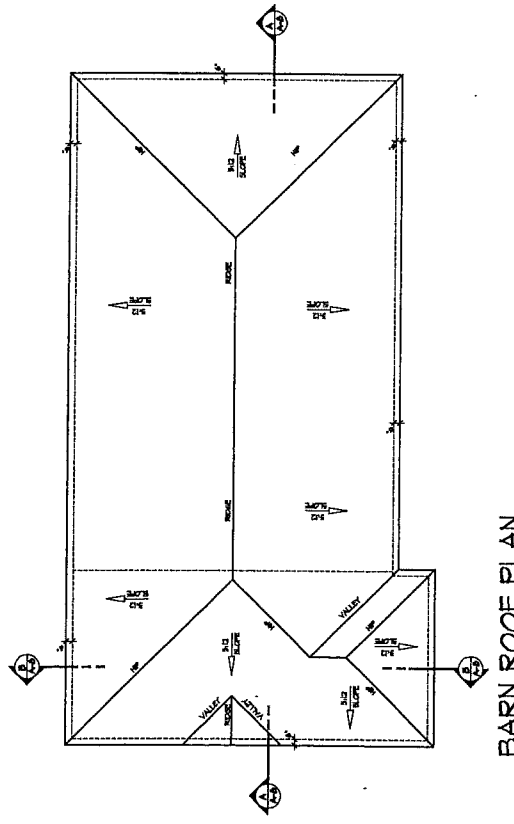
BARN FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWN: K.R.K. 04/20/10
CHECKED: K.R.K. 04/20/10



BARN ROOF PLAN
SCALE: 1/4" = 1'-0"

DRAWN: K.R.K. 04/20/10
CHECKED: K.R.K. 04/20/10



ATTIC VENTILATION

TOTAL ATTIC AREA REQUIRED TO BE VENTILATED: 2445 SQ. FT.
TOTAL ATTIC AREA PROVIDED BY THIS PLAN: 2445 SQ. FT.
TOTAL ATTIC AREA PROVIDED BY THIS PLAN: 2445 SQ. FT.
TOTAL ATTIC AREA PROVIDED BY THIS PLAN: 2445 SQ. FT.

ROOF PLAN NOTES

- 1. ROOF PITCHES AS SHOWN ARE UNLESS OTHERWISE NOTED.
- 2. ALL ROOFS SHALL BE VENTILATED AS DIRECTED BY OWNER.
- 3. ALL ROOFS SHALL BE VENTILATED AS DIRECTED BY OWNER.
- 4. ALL ROOFS SHALL BE VENTILATED AS DIRECTED BY OWNER.
- 5. ALL ROOFS SHALL BE VENTILATED AS DIRECTED BY OWNER.

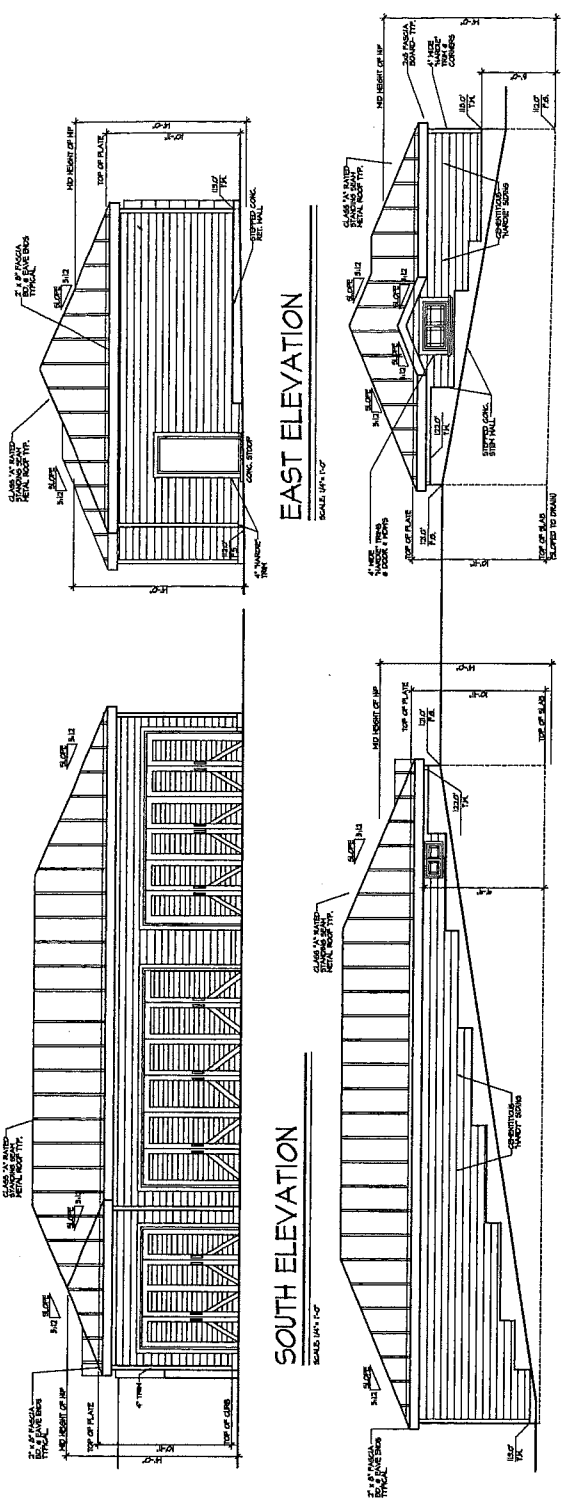
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

THANK YOU FOR YOUR BUSINESS
AND FOR YOUR SUPPORT OF LOCAL BUSINESSES

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

EAST ELEVATION
SCALE: 1/4" = 1'-0"

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



NOT FOR CONSTRUCTION



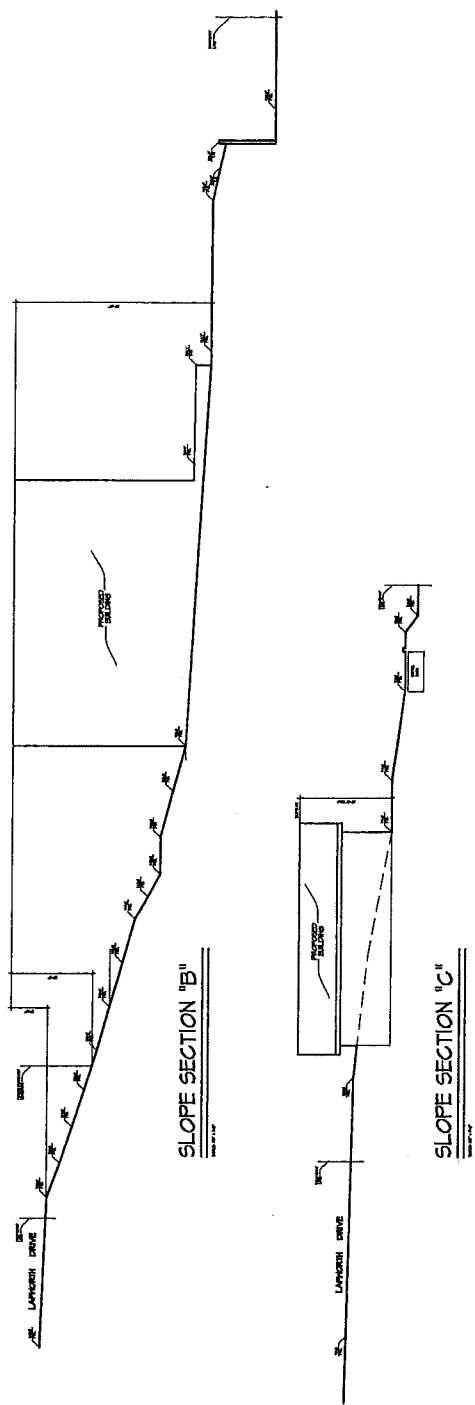
A-10

KEN STOCKTON /
BRUCE SHINDELUS
ARCHITECTS
22000 K. ADELUNA ROAD, P.O. BOX 244, CALABAS, CA 91302
(415) 242-4445 FAX: (415) 242-4604

ARCHITECTURAL SITE PLAN
DRAWN: R. K. E.
DATE: 02/23/09
REVISIONS:
PERMIT:

PROJECT NAME:
EDWARDS RESIDENCE
SINGLE FAMILY CUSTOM HOME
CORNER OF LAMORSH & BALKINS
OLD ASOURA, CA 91301

DEVELOPER:





**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT
5952 LAPWORTH DRIVE, AGOURA HILLS**

EXHIBIT D

**PLANNING COMMISSION MINUTES
FOR AUGUST 2, 2007**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION - AMENDED
August 2, 2007**

ITEM 3: SECOND PARAGRAPH was amended – he is replaced with she.

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:37 p.m.

2. FLAG SALUTE: Commissioner O'Meara

3. ROLL CALL: Commissioner John O'Meara, Commissioner Phil Ramuno, Vice Chair Curtis Zacuto and Chair Steve Rishoff. Commissioner Illece Buckley Weber was absent from the meeting.

Chair Rishoff stated the Commission had received notification of Commissioner Buckley Weber's absence prior to the meeting and that she ~~he~~ had requested to be excused. Chair Rishoff asked if there were any objections. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Assistant Planner Renee Madrigal, Assistant Engineer Kelly Fisher, and Oak Tree and Landscape Consultant Kay Greeley.

4. APPROVAL OF MINUTES: July 19, 2007

On a motion by Commissioner Ramuno, seconded by Commissioner O'Meara, the Planning Commission moved to approve the Minutes of the July 19, 2007 Planning Commission Meeting. Motion carried 3-0-1. Vice Chair Zacuto abstained. Commissioner Buckley Weber was absent.

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

6. CONTINUED PUBLIC HEARING:

APPLICANT: Steve and Marguerite Edwards
718 Admiral Court
Oak Park, CA 91377

CASE NOS.: 06-CUP-008 and 06-OTP-017

LOCATION: 5952 Lapworth Drive
(Northeast corner of Balkins Drive and Lapworth
Drive) (A.P.N. 2055-022-073)

REQUEST: Request for approval of a Conditional Use Permit to
construct a 5,246 square foot, two-story, single-family
residence with a 919 square foot attached garage, a 347
square foot studio above the garage, a swimming pool,
and a 1,446 square foot detached garage and barn; and a
request for an Oak Tree Permit to possibly encroach
within the protected zone of one (1) Oak tree for the
proposed construction.

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission adopt a
motion to approve Conditional Use Permit Case No.
06-CUP-008 and Oak Tree Permit Case No. 06-OTP-
017, subject to conditions, based on the findings of the
draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the project.

Steve Edwards, Agoura Hills - Applicant

Erick Mason, Thousand Oaks - Applicant's Civil
Engineer

Ken Stockton, Calabasas - Applicant's Architect

Robert Evren, Agoura Hills - Representing Old Agoura HOA

John Perry, Agoura Hills

The following persons spoke neither for nor against the project.

John Levin, Agoura Hills

Jerry Glazer, Agoura Hills

Ronald Cagnon, Agoura Hills

REBUTTAL: Steve Edwards, Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

RECESS: Chair Rishoff called for a recess at 8:35 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:48 p.m.

Chair Rishoff closed the public hearing and later reopened the public hearing to allow the applicant to answer questions of the Planning Commission.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Ramuno, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 to the September 20, 2007 meeting. Motion carried 4-0. Commissioner Buckley Weber was absent.

7. NEW PUBLIC HEARINGS: None

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: Vice Chair Zacuto requested staff to arrange a tour for the Commissioners to visit commercial and residential projects in the city that have recently been constructed. The Commission concurred with this request.

Staff: None

9. ADJOURNMENT:

At 9:10 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner O'Meara, the Planning Commission canceled the August 16, 2007 Planning Commission Meeting and adjourned to the next Planning Commission meeting on September 6, 2007 at 6:30 p.m.