



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT C**

**PLANNING COMMISSION MINUTES FOR  
NOVEMBER 16, 2006**



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
November 16, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:40p.m.
  
2. FLAG SALUTE: Vice Chair Rishoff
  
3. ROLL CALL: Chairperson Phil Ramuno, Vice Chair Stephen Rishoff, Commissioner Illece Buckley Weber, Commissioner Curtis Zacuto, and Commissioner John O'Meara.

Also present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, and Planning Technician Britteny Tang, Assistant Engineer Kelly Fisher, Oak Tree/Landscape Consultant Kay Greeley and Recording Secretary Sheila Schrupp.

4. APPROVAL OF MINUTES: October 19, 2006  
  
On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the October 19, 2006 Planning Commission meeting. Motion carried 3-0. (Commissioners Zacuto and O'Meara abstained).
  
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

6. CONSENT ITEMS: None

7. NEW PUBLIC HEARING

A. APPLICANT: Rabbi Moshe Bryski for Chabad of Conejo  
30345 Canwood Street  
Agoura Hills, CA 91301

CASE NOS.: 06-CUP-006 & 06-VAR-002

LOCATION: 30345 Canwood Street  
(A.P.N. 2054-020-038 & 039)

REQUEST: Request for approval of a Conditional Use Permit to remodel an existing temple and build a new, 6,999 square-foot, two-story office building for religious education classes and administrative offices; and a Variance request from Zoning Ordinance Sections 9333.4.C., 9654.6.B and 9654.5.B & C. to provide a 5-foot rear yard setback instead of the required 35 feet; to provide 8 parking spaces instead of the required 64 spaces and to provide a reduced amount of required parking lot landscaping and tree canopy coverage.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-006, Variance Case No. 06-VAR-002, subject to conditions, based on the findings of the draft Resolutions.

PUBLIC HEARING OPENED: Associate Planner Valerie Darbouze presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper and Oak Tree/ Landscape Consultant Kay Greeley answered questions of the planning Commission.

Rabbi Moshe Bryski, 5662 Middle Crest Dr., Agoura Hills, representing Chabad of Conejo, presented his case and answered questions of the Planning Commission.

Brett Shaw, Lanet-Shaw Architects, 11741 W. Pico, Los Angeles, project architect representing Chabad of Conejo, answered questions of the Planning Commission.

Stephen Fewster, 30051 Quail Run Drive, Agoura Hills, attorney representing Chabad of Conejo, was available for questions.

Teri French, representing Harrington Family Trust, Agoura Hills, turned in a speaker card but did not speak.

**ACTION:**

On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve Resolution No. 892, approving Conditional Use Permit Case No. 06-CUP-006, subject to amended conditions. Motion carried 5-0.

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber the Planning Commission moved to approve Resolution No. 893, approving Variance Case No. 06-VAR-002, subject to amended conditions. Motion carried 5-0.

**RECESS:**

Chair Ramuno called for a recess at 8:37 p.m.

**RECONVENE:**

Chair Ramuno reconvened the meeting at 8:47 p.m.

**B. APPLICANT:**

Carlos Orozco  
30315 Canwood Street, Suite 1-5  
Agoura Hills, CA 91301

**CASE NO.:**

06-CUP-012

**LOCATION:**

30315 Canwood Street, Suite 1-5  
(Reyes Adobe Plaza)

**REQUEST:**

Request for approval of a Conditional Use Permit to allow live entertainment in an existing restaurant and bar.



ENVIRONMENTAL  
DETERMINATION: Exempt from CEQA per section 15301

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-012, subject to conditions, based on findings in the draft Resolution.

PUBLIC HEARING  
OPENED: Planning Technician Britteny Tang presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper answered questions of the planning Commission.

Carlos Orozco, applicant, Agoura Bistro, 30315 Canwood Street, Suite 1-5, 662 Middle Crest Dr., Agoura Hills, presented his case and answered questions of the Planning Commission.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve to adopt Resolution No. 894, approving Conditional Use Permit Case No. 06-CUP-012, subject to amended conditions. Motion carried 5-0.

C. APPLICANT: Agoura TNT LLC/Terry Gray  
5936 Fairview Place  
Agoura Hills, Ca 91301

CASE NOS.: 06-CUP-005 and 06-OTP-008

LOCATION: 6160 Fairview Place  
(A.P.N. 2055-023-096)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,764 square-foot, two-story, single-family residence with a 1,008 square-foot attached garage, a swimming pool, and a 464 square-foot

detached garage; and a request for an Oak Tree Permit to prune and possible encroach on 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-005 and Oak Tree Permit Case No. 06-OTP-008, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING  
OPENED:

Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper, Assistant Engineer Kelly Fisher, and Oak Tree/ Landscape Consultant Kay Greeley answered questions of the planning Commission.

Terry Gray, applicant, Agoura TNT LLC, 5936 Fairview Place, Agoura Hills, presented his case and answered questions of the Planning Commission.

Brent Schneider, project architect representing the applicant, 141 Dusenbury Drive, Thousand Oaks, answered questions of the Planning Commission.

Erick Mason, Civil Engineer representing the applicant, 851 Rancho Road, Thousand Oaks, answered questions of the Planning Commission.

Jane Swenson, representing herself, 6116 Colodny Drive, Agoura Hills, spoke in favor of the project and answered questions of the Planning Commission.

Robert Evren, 5732 Colodny Drive, Agoura Hills, representing Old Agoura HOA expressed his opposition to the project and answered questions of the Planning Commission.

Cyrena Nouzille, representing herself, 6085 Chesebro Road, Agoura Hills, expressed her opposition to the project and answered questions of the Planning Commission.

Jerry Olmscheid, representing himself, 6161 Fairview Place, Agoura Hills, expressed his opposition to the project and answered questions of the Planning Commission.

Mark Dixon, representing himself, 6231 North Fairview Place, commented on the project and answered questions of the Planning Commission.

Terry Gray, applicant, Agoura TNT LLC, 5936 Fairview Place, Agoura Hills, gave rebuttal regarding his case and answered questions of the Planning Commission.

- RECESS: Chair Ramuno called for a recess at 10:51 p.m.
- RECONVENE: Chair Ramuno reconvened the meeting at 11:00 p.m.
- ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-005 and Oak Tree Permit Case No. 06-OTP-008 to the February 15, 2007 Planning Commission meeting. Motion carried 5-0.

8. DISCUSSION ITEMS:

Planning Commission reviewed the Planning Commission Meeting schedule for December 2006 and January 2007, and agreed to cancel the December 21, 2006 Planning Commission meeting.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: Assistant Community Development Director Doug Hooper reminded Planning Commission of the December 13, 2006 joint City Council/Planning Commission public workshop regarding the City's General Plan Update.

10. ADJOURNMENT:

The Planning Commission adjourned at 11:28 p.m. to the next scheduled Planning Commission meeting on December 7, 2006 at 6:30 p.m.



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT D**

**NOVEMBER 16, 2006 STAFF REPORT**



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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DATE: November 16, 2006

APPLICANT: Agoura TNT LLC/Terry Gray  
5936 Fairview Place  
Agoura Hills, CA 91301

TO: Planning Commission

CASE NOS.: 06-CUP-005 and 06-OTP-008

LOCATION: 6160 Fairview Place  
(A.P.N. 2055-023-096)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,764 square-foot, two-story, single-family residence with a 1,008 square-foot attached garage, a swimming pool, and a 464 square-foot detached garage; and a request for an Oak Tree Permit to prune and possibly encroach on one (1) Oak tree for the proposed construction.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-005 and Oak Tree Permit Case No. 06-OTP-008, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RV-OA (Very Low Density Residential – Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: RV – (Very Low Density Residential)

## I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Terry Gray, is requesting approval of a Conditional Use Permit to construct a 5,764 square foot, single-family residence in the Very Low Density Residential (RV) zone of Old Agoura. The proposed residence is two-stories in height with a 1,008 square foot, attached three-car garage, a 464 square-foot, detached two-car garage and 955 square feet of attached covered patios.

The parcel has an average topographic slope of 25.21% and rises 12 feet in elevation from the front (west) property line to the lowest finished floor elevation at 1,052 feet. The Zoning Ordinance requires the Planning Commission's consideration and approval of a Conditional Use Permit for any development on lots that exceed a 10% average topographic slope. The building pad, which occupies 14.5% of the lot, is situated at the lower, southwest portion of the 43,995 square foot parcel. The subject parcel is located on the northeast side of Fairview Place, one parcel north of its intersection with Colodny Drive. The property is currently undeveloped although the site has been used as a tree farm by the existing owner. Some of the trees have been removed while others remain onsite. The parcel to the north is vacant and existing single-family homes are located to the south, east and west of the subject property.

The proposed single-family residence is a permitted use in the Very Low Density Residential (RV) zone and will meet the required development standards, relative to lot coverage, height and building placement. Listed below are the proposed development data pertaining to the project:

### Pertinent Data

	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Size	1.01 acres (existing) (43,995 sq. ft.)	1 acre min. (43,560 sq. ft.)
2. Building Height	28.2 ft.	35 ft. max.
3. Building Sizes:		
a. First Floor	4,448 sq. ft.	N/A
b. Second Floor	1,316 sq. ft.	N/A
c. Attached Garage	1,008 sq. ft.	N/A
e. <u>Covered Patios</u>	<u>955 sq. ft.</u>	<u>N/A</u>
Total	7,727 sq. ft.	

4. Bldg. Lot Coverage

a. Residence & Attached Garage	5,456 sq. ft. (12.4%)	
b. Detached Garage	464 sq. ft. ( 1.1%)	
c. Covered Patios	955 sq. ft. ( 2.2%)	
d. Swimming Pool	486 sq. ft. ( 1.0%)	
e. Pool Equipment	80 sq. ft. ( 0.2%)	
f. Hardscape	1,278 sq. ft. ( 3.0%)	
g. Future Horse Stall	<u>144 sq. ft. ( 0.3%)</u>	
Total	8,863 sq. ft. (20.1%)	16,498 sq. ft. Max. (37.5%)

5. Building Setbacks:

Front (West)	25 ft.	25 ft. min.
Rear (East)	89.5 ft.	25 ft. min.
Left Side (North)	88.2 ft.	12 ft. min.
Right Side (South)	27.5 ft.	12 ft. min.

6. No. of Oak Trees

19 N/A

7. Average Topographic Slope

25.21% N/A

II. STAFF ANALYSIS

Site Plan

The applicant is proposing to construct a two-story residence in the lower, flatter portion of the parcel, near the south end of the property, with the intent of protecting on-site Oak trees and reducing the amount of required grading on the site. The property consists of a nearly level terrain, ascending from the central portion of the site in a northeastern direction, becoming steeper towards the extreme north side of the lot. The parcel contains street easements, including 13-feet of roadway which can accommodate 8-feet of equestrian trails along Fairview Place.

In addition to the main residence, the applicant is proposing an attached 1,008 square foot, three-car garage with motor court area and detached 464 square foot, two-car garage to be located on the side of the house between the house and the south property line. The swimming pool is proposed at the rear of the residence, five feet from the covered patio. Access to the residence will be provided by a single driveway proposed on the south side of the parcel, entered from Fairview Place.

The footprint of the residence, the garages, the patios, the swimming pool, the accessory structures and the hardscape total 8,843 square feet or 20.1% of the lot area. The RV zone allows for a maximum 25% lot coverage for lots that have an average slope of less than 10%. However, the Hillside Ordinance requires that at least 62.5% of the lot remain in



undisturbed open space for parcels that have an average slope of 21-25%. Thus, the maximum amount of construction area should not exceed 37.5% of the lot. Currently the project meets this requirement because 62.9% of the parcel remains undisturbed.

To meet the Old Agoura Design Overlay requirement to allow for equestrian use of the property, the applicant has indicated on the Site Plan a future location for a horse-keeping area to be located to the north of the residence. The proposed 144 square foot (12' X 12') accessory stall structure is a permitted use by the Zoning Ordinance when all requirements are met. The Zoning Ordinance requires that any proposed horse structure would need to be located at a minimum 35 feet from any surrounding habitable residence or street. The Site Plan shows the future horse structure located within a sloped area of the lot, 27 feet from the street, 57.6 feet from the residence and more than 35 feet from the surrounding residences. The horse stall structure is not part of this application and it is shown on the plan for reference only. Since the horse stall requires a separate permit, its size, setbacks, and height will be address at that time when a separate application is filed.

### Architectural Design

The property is located in the Old Agoura Overlay District. One of the purposes of the Old Agoura Overlay is to preserve the semi-rural character of the community and promote the natural environment with utilization of natural materials, earth tone color palettes and the utilization of native, drought-tolerant materials.

The applicant is proposing earth tone exterior building materials of Tuscan yellow colored stucco, dark brown for the windows and doors, and a "Cappuccino Brown" color for the exterior trim and exposed beams. The applicant is proposing a driveway, courtyard and walkways of decorative stone and brown colored concrete for the stairs, porches, walkways, and columns. The applicant is also proposing an olive green color for the window shutters and the trash enclosure gates. The hip roofs will be clad with a mix of three (3)-tone (brown) clay tiles. To break up the building mass, the applicant is using a one-story element at the left (north) side of the building with the portion of the roof over the entrance raised to provide ceiling height and light with clerestory windows. Matching materials and colors are proposed on the accessory structure.

The overall height of the residence is 28.2 feet. The maximum height allowed for a residence is 35 feet. The City's Architectural Review Panel (ARP) recommends approval of the project design as proposed.

Staff recommends that the driveway material, as well as yard hardscape, be subject to approval by the Director of Planning and Community Development to ensure that it is of a permeable or semi-permeable surface material.

The proposed residence will be largest in the immediate neighborhood that includes average home sizes of 3,002 square feet. There is no required size limitation on proposed residences, but the issue of neighborhood compatibility should be considered by the Planning Commission. The largest single-family residence in the neighborhood that was

recently approved by the Planning Commission was 5,324 square feet in size, on a 2.56 acre parcel near Fairview Place and Balkins Drive.

In an effort to evaluate the compatibility of the proposed size of the home with other Old Agoura properties, a survey of 51 neighboring developed lots was conducted, as shown in an attached exhibit. The results revealed an average lot size of 52,155 square feet and an average dwelling unit size of 3,002 square feet (excluding the garages), resulting in an average floor/area ratio of 0.05. The applicant is proposing a house size of 5,764 square feet on a 43,995 square-foot (1.01 acre) lot, which results in a floor/area ratio of 0.13. The proposal is 2,762 square feet more than the neighborhood average. If the applicant's project is approved, any development of the property beyond what is included on the approved Site Plan would be subject to the Planning Commission's consideration of another Conditional Use Permit.

The Old Agoura Homeowners Association has reviewed the project and suggests a larger equestrian area. A copy of their letter is attached.

#### Engineering Department

The Engineering Department has reviewed the proposed Grading Plan and will require street improvements along the property frontage. These improvements will include a minimum street width of 26 feet, which will satisfy the Los Angeles County Fire Department's requirements; an eight (8) foot equestrian trail along the entire street frontage and per the Old Agoura Standards; and an asphalt curb or a 3 foot wide inverted shoulder to ensure runoff is maintained within the roadway. Final street plans and drainage plans will be subject to approval by the City Engineer prior to issuance of a building permit.

Proposed grading on this lot will include constructing a maximum 14-foot-high 2:1 fill slope, with the toe of the west fill slope being set back 25 feet from the front property line and supported by low retaining walls, and several small walls are planned to provide walkways on the west slope. A building pad with an elevation of approximately 1,051 feet will be created by the site grading. Retaining walls ranging up to 6 feet above grade will be utilized at the rear of the site to provide a level area behind the dwelling. Two maximum 6-foot-high retaining walls will be utilized to terrace the area along the central portion of the south property line, south of the detached garage. A low retaining wall is also proposed along the south side of the proposed driveway which connects with the garage. According to the preliminary grading plan submitted by the applicant, grading of the property will include 1,373 cubic yards of cut, 1,618 cubic yards of fill and 246 cubic yards of import.

A private septic system, located on the northwest side yard, will serve the residence. The location and feasibility of the septic system has been tentatively approved by the Los Angeles County Health Department.

The City's Geotechnical Consultant has reviewed the geotechnical reports prepared for this project and recommends that the project be approved from a geotechnical perspective at the planning stage. The City's Geotechnical Consultant's letter dated July 31, 2006 is attached for reference. Construction traffic and related vehicular routes will also be reviewed by the City Engineer prior to the issuance of a grading permit with the intent to minimize impacts to the neighbors.

#### Oak Tree Review

A total of nineteen (19) Oak trees, including one (1) off-property tree and one (1) Oak tree in the equestrian trail right-of-way, were evaluated for the proposed project. Two (2) of the Oak Trees will be encroached upon within the projected zone (Oak tree Numbers 12 and 19). Oak tree number 12 located directly to the north of the proposed building will be encroached upon within the protected zone, outside of the dripline, for construction access only. Oak tree number 19 will be encroached upon within the projected zone to construct the required equestrian trail along Fairview Place and to perform corrective pruning. The City Oak Tree/Landscape Consultant requires that the trees be fenced prior to the start of grading and determined that the health of the trees will not be significantly impacted with the recommended conditions of project approval.

#### Landscape Review

Since the topographic slope of the property exceeds 10%, the applicant is required to prepare a landscape plan for the City's review. The preliminary landscape plan was reviewed by the City Landscape Consultant, who recommends that the applicant submit final, detailed landscape and irrigation plans for review by the City Landscape Consultant and the Director of Planning and Community Development prior to building permit issuance, and subject to attached conditions. The final plans will be reviewed for slope stabilization, screening, and the incorporation of native plant species. The applicant is proposing to plant flowering ornamental shrubs at the sides and front and rear of the property and ground covers on the slopes at the front of the residence for slope stabilization of graded areas.

#### Environmental Review

Based upon review of this project by the City Environmental Analyst, no environmental impacts have been identified for construction of the project. The project has been determined to be Categorical Exempt from the California Environmental Quality Act per Section 15303. This exemption includes, but is not limited to, the construction of a single-family residence. A copy of the notice of exemption prepared by the City Environmental Analyst regarding the project is attached.

### **III. RECOMMENDATIONS**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-005 and Oak Tree Permit Case No. 06-OTP-008, subject to Conditions, based on the findings of the attached Draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Reduced Copies of Plans
- Exhibit D: GeoDynamics Letter of Recommendation
- Exhibit E: Environmental Determination
- Exhibit F: Letter from Old Agoura Homeowners Association
- Exhibit G: Photographs of surroundings

Case Planner: Renee Madrigal, Assistant Planner



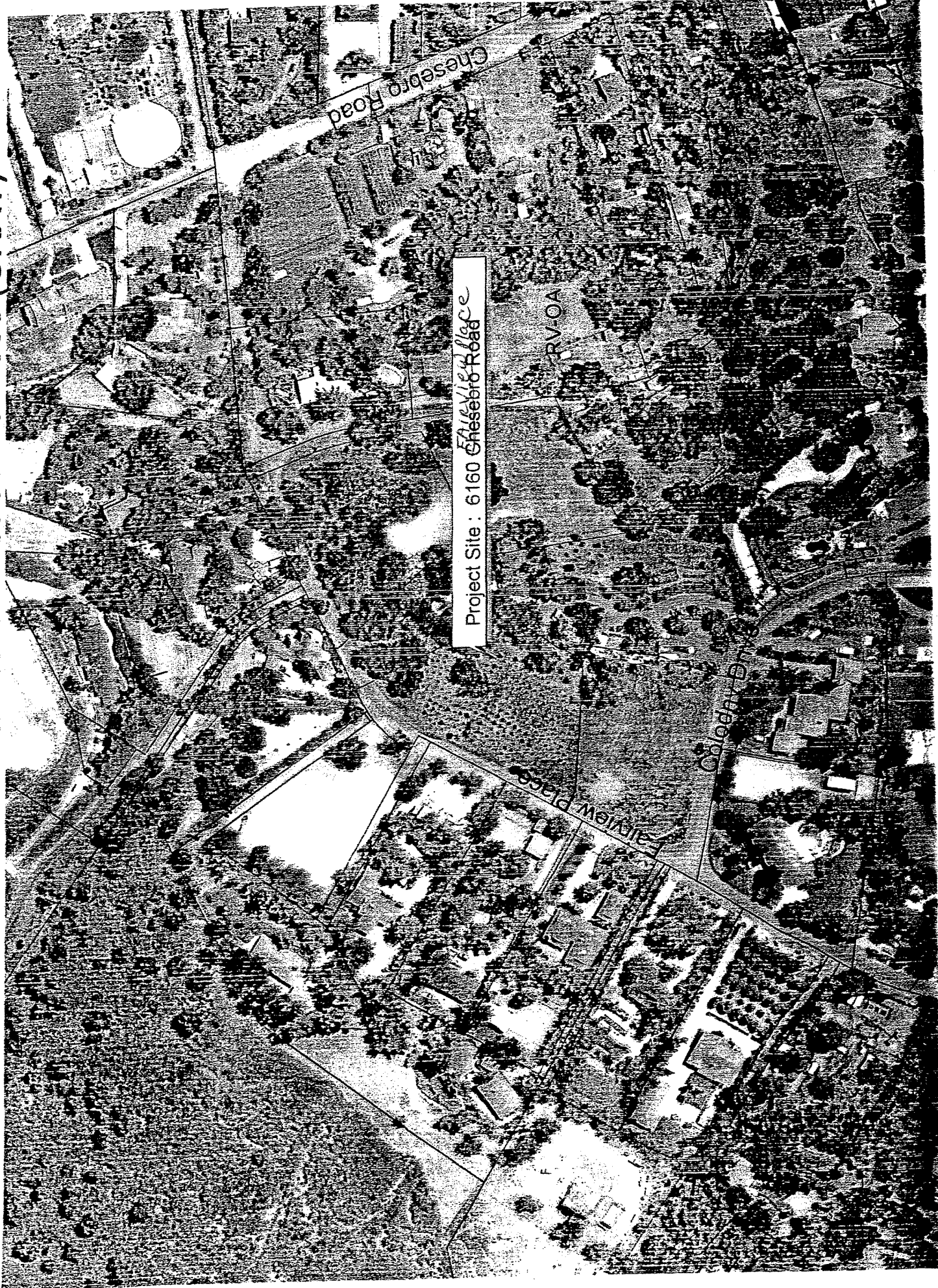
**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT A**

**VICINITY MAP**

CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 (GRAY)



Project Site: 6160 Chesebro Road

Chesebro Road

Fairview Place

Caloga Dr

RV/OA



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT B**

**BUILDING AREA AND LOT SQUARE  
FOOTAGE ANALYSIS MAP**







**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT C**

**REDUCED COPIES OF PLANS**

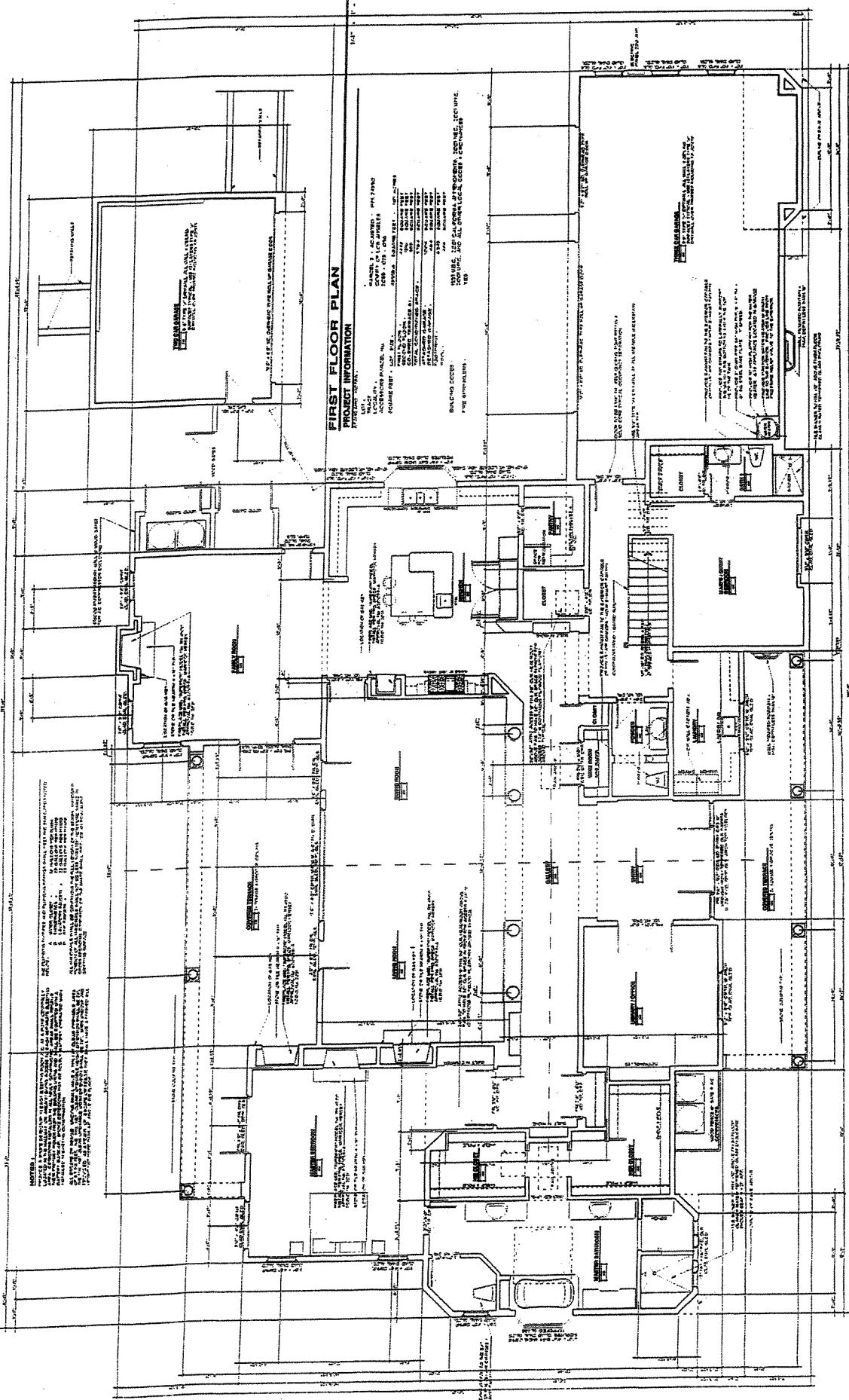


RESIDENCE FOR: AGOURA TMT LLC.

8160 FAIRVIEW PLACE  
MAYHEW HILLS, CALIFORNIA 92023  
PHONE NO. 949.781.7231

SCALE: 1/8" = 1'-0"  
DATE: 08/11/11  
PROJECT NO.: 11-001

DESIGNED BY: SCHEIDT & ARCHITECTS  
CHECKED BY: SCHEIDT & ARCHITECTS  
DATE: 08/11/11

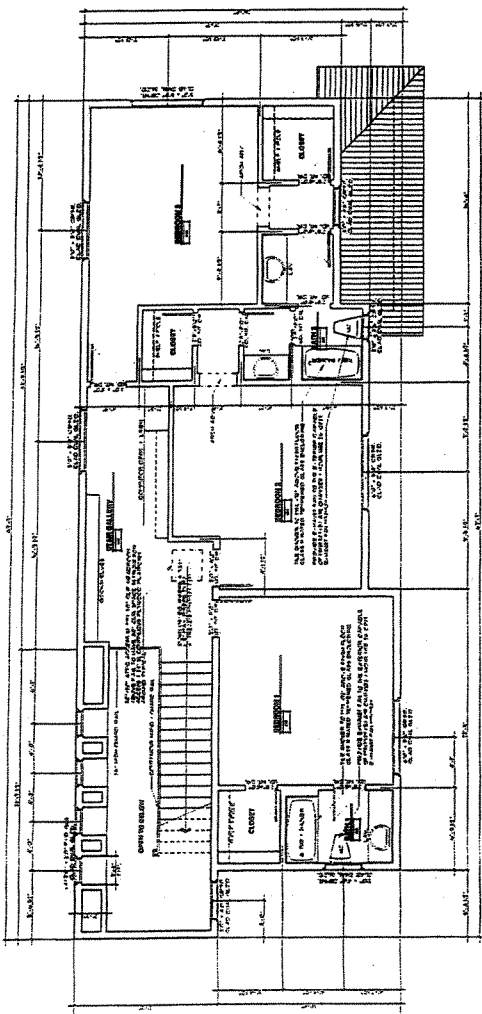
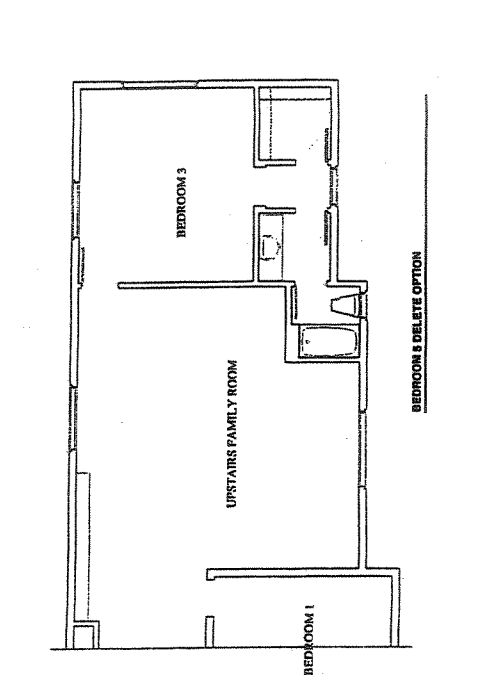


ELECTRICAL NOTES

1. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE.
2. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA FIRE AND SAFETY CODE.
3. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA ENVIRONMENTAL CODE.
4. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA HEALTH AND SAFETY CODE.
5. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA LABOR CODE.
6. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA CONSUMER CODE.
7. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE.
8. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA MECHANICAL CODE.
9. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA PLUMBING CODE.
10. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA FINISH SCHEDULE.
11. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA MATERIALS SCHEDULE.
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18. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA FINISH SCHEDULE.
19. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA MATERIALS SCHEDULE.
20. ALL ELECTRICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA FINISH SCHEDULE.

**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE NATIONAL ELECTRICAL CODE.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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19. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
20. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.



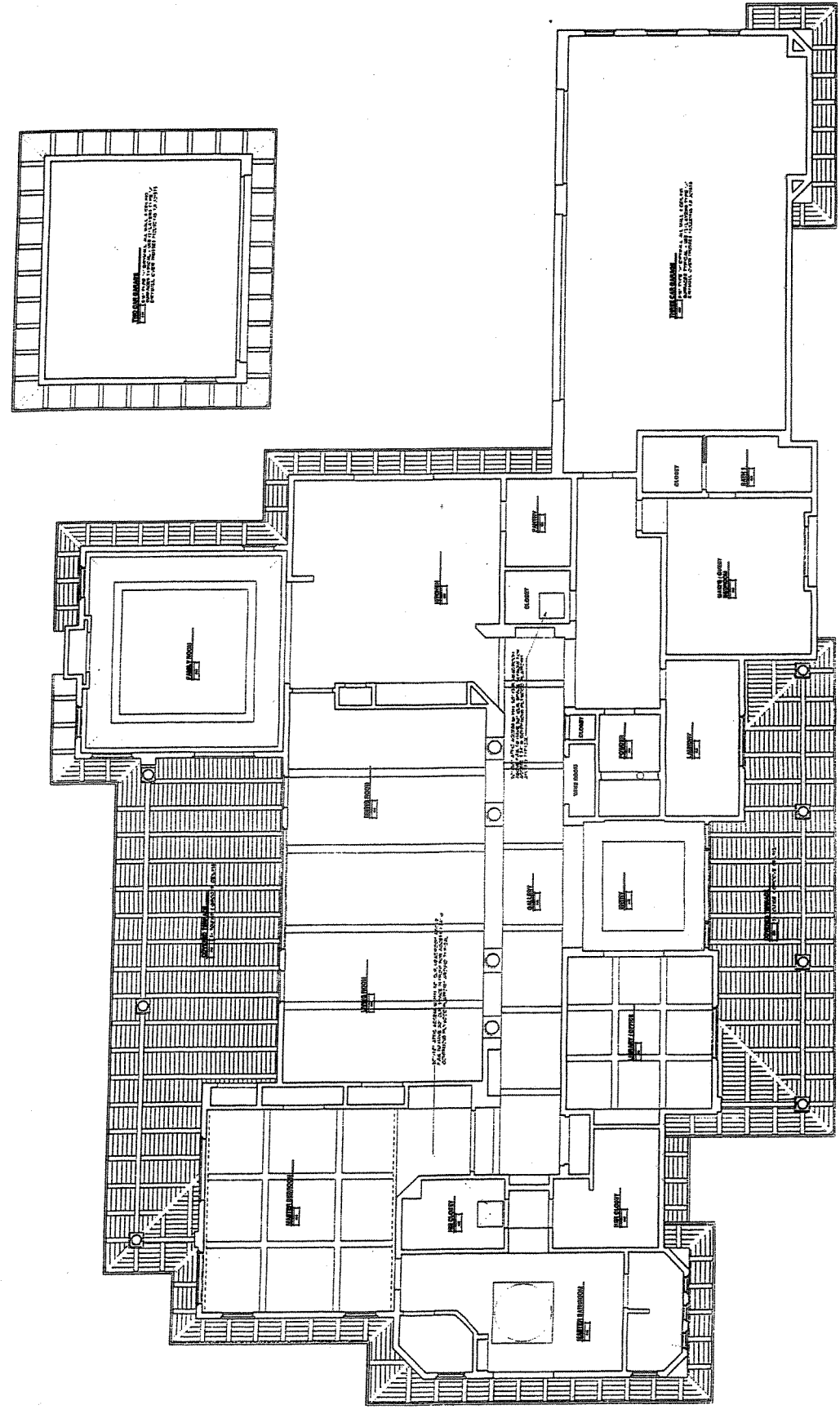
**SECOND FLOOR PLAN**  
 PROJECT INFORMATION  
 PROJECT NO. 100-1000  
 PROJECT NAME: RESIDENCE FOR AGOURA TNT LLC  
 PROJECT ADDRESS: 6100 PARKVIEW PLACE, AGOURA HILLS, CALIFORNIA 91201  
 PROJECT DATE: 10/15/2010  
 PROJECT STATUS: IN PROGRESS  
 PROJECT OWNER: AGOURA TNT LLC  
 PROJECT ARCHITECT: SCHNEIDER ARCHITECTS  
 PROJECT ELECTRICAL ENGINEER: [Name]  
 PROJECT MECHANICAL ENGINEER: [Name]  
 PROJECT PLUMBING ENGINEER: [Name]







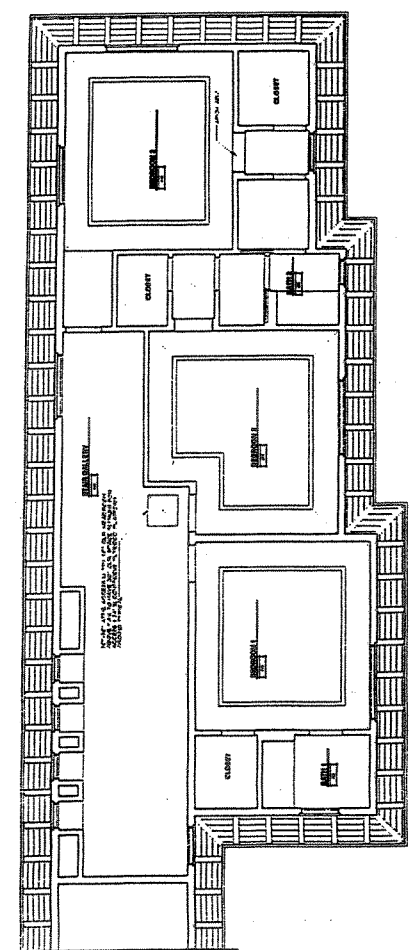




REFLECTED CEILING PLAN

REFLECTED CEILING PLAN





REFLECTED CEILING PLAN

1/4" = 1' - 0"

REFLECTED CEILING PLAN







**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT D**

**GEODYNAMICS LETTER OF  
RECOMMENDATION**

Date: July 31, 2006  
GDI #: 06.00103.0144

**CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET**

To: Renee Madrigal

Project Location: 6160 Fairview Place, Agoura Hills, California.

Planning Case #: 06-CUP-005/06-OTP-008/Agoura TNT, LLC/Terry Gray

Building & Safety #: None

Geotechnical Report: Grover Hollingsworth and Associates, Inc. (2006c), "Response to Geotechnical Review Sheet II, Parcel 3, Parcel Map 24390, AIN 2055-023-096, 6170 Fairview Place, Agoura Hills, California," GH12963-G, dated July 21, 2006.

Grover Hollingsworth and Associates, Inc. (2006b), "Response to Geotechnical Review Sheet, Parcel 3, Parcel Map 24390, AIN 2055-023-096, 6170 Fairview Place, Agoura Hills, California," GH12963-G, dated June 19, 2006.

Grover Hollingsworth and Associates, Inc. (2006a), "Geologic and Soils Engineering Exploration, Proposed Site Grading, Residence and Retaining Walls, Parcel 3, Parcel Map 24390, AIN 2055-023-096, 6160 Fairview Place, Agoura Hills, California," GH12963-G, dated April 20, 2006.

Plans: Lin Chuan Yeh & Associates (2006), "Grading & Drainage Plan, Sheets 1 through 7", dated 4-8-06.

Shneider Architects (2006), "Site & Architectural Plans, Sheets A2, A6 & A7", dated January 21, 2006.

Previous Reviews: May 30, 2006

**FINDINGS**

Planning/Feasibility Issues

- Acceptable as Presented
- Response Required

Geotechnical Report

- Acceptable as Presented
- Response Required

**REMARKS**

Grover Hollingsworth and Associates, Inc. (GHA; consultant) prepared soil engineering and engineering geologic responses to the City of Agoura Hills Geotechnical Review Letter dated July 10, 2006, for construction proposed at 6160 Fairview Place Agoura Hills, California. Grading the site will include constructing a maximum 14-foot-high 2:1 fill slope and a maximum 12-foot-high 1½:1 cut slope.

The City of Agoura Hills – Planning Department reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GeoDynamics, Inc. (GDI) performed the geotechnical review on behalf of the City. Based on our review, and we recommend the Planning Commission consider approval of Case Nos. 06-CUP-005/06-OTP-008 from a geotechnical perspective. The Consultant, however, should respond to the following report review comments prior to Building plan check approval. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments.

**Report Review Comments**

1. The consultant should evaluate the potential for interaction between closely located retaining walls. Specifically, the potential for lateral surcharge on the retaining wall due to another retaining wall and/or structures located closely behind should be evaluated. A detailed cross section(s) at an

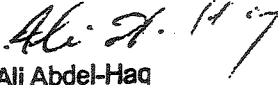
appropriate scale that depicts the retaining wall and the locations and dimensions of all possible sources of lateral surcharge should be provided. A recognized method of analyses should be considered (e.g.: 1- Spangler & Handy {1982}, Soil Engineering, fourth Edition, Harper & Row, New York. 2- Navy Design Manual NAVFAC DM-7.2, Figure 18). Mitigation measures should be recommended as necessary. **Note:** We concur with the consultant that this issue should be addressed when development plans become available.

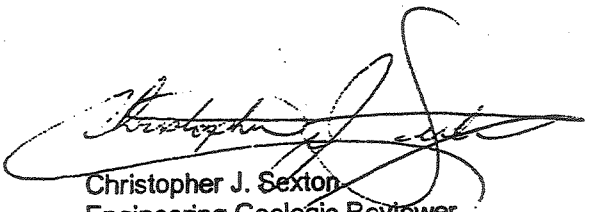
### Plan-Check Comments

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The grading plan should include the limits and depths of overexcavation of the building pad and flatwork areas as recommended by the Consultant.
3. The following note must appear on the grading plans: *"The existing well should be verified to have been abandoned in accordance with City/County standards as well as any other applicable jurisdictions prior to fill placement over the well location."*
4. The following note must appear on the grading and foundation plans: *"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."*
5. The following note must appear on the grading and foundation plans: *"All cut-slopes should be mapped during grading. Stabilization measures should be applied where future cuts expose adversely oriented joint surfaces or intersections of joint surfaces."*
6. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
7. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
8. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
9. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
10. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
11. Provide a note on the grading and foundation plans that states: *"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 density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."*

If you have any questions regarding this review letter, please contact GDI at (805) 496-1222.

Respectfully Submitted,  
GeoDynamics, INC.

  
Ali Abdel-Haq  
Geotechnical Engineering Reviewer  
GE 2308 (exp. 12/31/07)

  
Christopher J. Sexton  
Engineering Geologic Reviewer  
CEG 1441 (exp. 11/30/06)



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT E**

**ENVIRONMENTAL DETERMINATION**

## Notice of Exemption

To: [ ] Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, Ca 95814

From: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

[ ] County Clerk  
County of Los Angeles  
Los Angeles County Clerk  
12400 E. Imperial Hwy.  
Norwalk, CA 90659

**Project Title:** Terry Gray Single Family Residence

**Project Location-Specific:** 6160 Fairview Place (APN 2055-023-096)

**Project Location-City:** City of Agoura Hills

**Project Location-County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** The project involves the construction of a 5,764 square-foot single family home, with an attached 1,008 square-foot garage and an additional 532 square-foot attached garage. The project site is 1.25 acre hillside lot. The request is for a Conditional Use Permit and Oak Tree Permit.

**Name of Public Agency Approving Project:** City of Agoura Hills

**Name of Person or Agency Carrying Out Project:** Agoura TNT, LLC/Terry Gray

**Exempt Status: (Check One)**

- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
- Emergency Project (14 Cal Code of Regs. Sec. 15269(b),(c), (d) and (e)). State subsection letter
- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303, Class 3. New Construction or Conversion of Small Structures
- No possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3))

**Reasons why project is exempt:** The project consists of the construction of one single family home. The project would not result in any significant environmental impacts. The project site is not within: 1) an environmentally sensitive resource area; 2) a state scenic highway area; 3) a hazardous waste site; or 4) a historical resource area.

**Lead Agency Contact Person:** Allison Cook, Senior Planner, City of Agoura Hills

**Area Code/Telephone/Extension:** (818) 597-7310

Signature: Allison Cook Date: 5/19/06 Title: Senior Planner/Environmental Analyst





**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT F**

**LETTER FROM OLD AGOURA  
HOMEOWNERS ASSOCIATION**

DATE: July 28, 2006

RE: Addendum to Review of Proposed Project

FROM: Planning and Zoning Committee,  
Old Agoura Homeowners Association

TO: Mike Kamino, Director  
Department of Planning & Community Development  
City of Agoura Hills

SUBJECT: Pre-application, 6160 Fairview Place (Terry Gray)

Since our second memorandum of July 28, the OAHA's Planning and Zoning Committee met with Mr. Gray, his engineer and architect on the site to examine revised plans. In our opinion, Mr. Gray has made a serious effort to improve the entry and we note that he has subtracted 500 sq. ft. by eliminating the "pool house" room above one of the garages. At the same time, the horse area seems to have vanished because whatever allowance for grading that would be given to this property by code has been largely used up in the house.

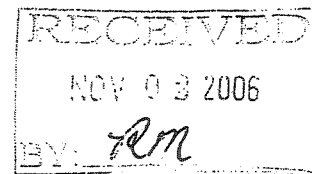
The Committee would like to see the horse-keeping area restored. It discussed the possibility of requesting a grading variance from the City, but ultimately came to the conclusion that this would best be done, not by departing from the code, but by further reduction in the built area.

If revised plans are submitted in response to these comments we request the courtesy of an opportunity to review them.

Should you have questions about these comments please contact Robert Evren, Chair, Planning and Zoning Committee, Old Agoura Homeowners Association: 865-9003, 448-2556 cell, robtevren@aol.com.

We hope this is of help to you.

CC: Rene Madrigal, Assistant Planner





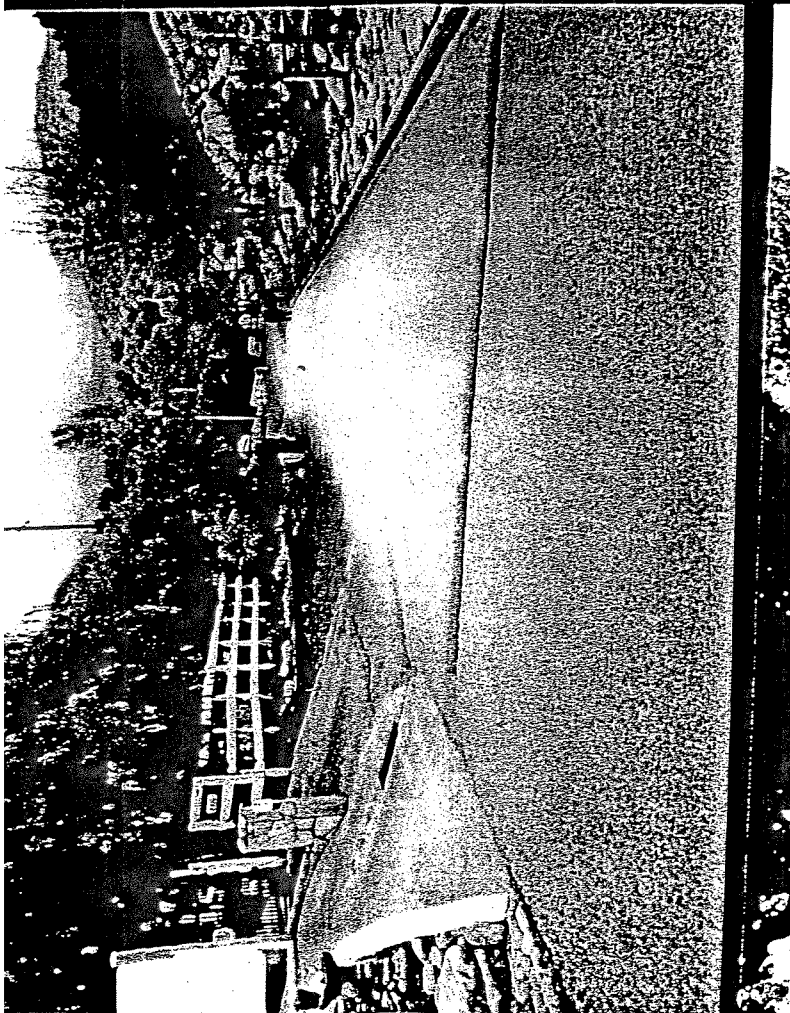
**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT G**

**PHOTOGRAPHS OF THE SITE AND  
SURROUNDINGS**







**CONDITIONAL USE PERMIT CASE NO. 06-CUP-005 AND  
OAK TREE PERMIT CASE NO 06-OTP-008**

**FOR THE PROPERTY LOCATED AT  
6160 FAIRVIEW PLACE, AGOURA HILLS**

**EXHIBIT E**

**COLOR AND MATERIAL BOARD,  
COLORED LANDSCAPE PLAN,  
COLORED RENDERING OF RESIDENCE**



**T DESIGNS-**  
 Interior Designer C.I.D.#1111 IIDA #113665  
 8706-7356 FAX (818)706-7357



**Agoura Residence**  
 Lot #3 APN #2055-023-096  
 6150 Fairview Place  
 Agoura Hills, CA 91301

**Exterior Trim & Exposed Beams**  
 Cabot-Stain Grade  
 Custom color (Cappuccino)

**Exterior Stairs, Porches, Walkways**  
 Stamped Concrete Scofield (Lithochrome  
 Chemstain) CS-2 Padre Brown  
 Applied to uncolored concrete

**Exterior Windows & Doors**  
 by Pella, Standard Color: Brown  
 (PRO151)

*26-CUP-002*  
*4-17-06*

**Stone Driveway/Courtyard**  
 Belgard - wall, walkway,  
 Mega-Bergerac  
 (Sedona Blend)

**Shutter Color**  
 Benjamin Moore Paint  
 Grade (Terrapin Green)  
 W.P.712 4B 2145-20

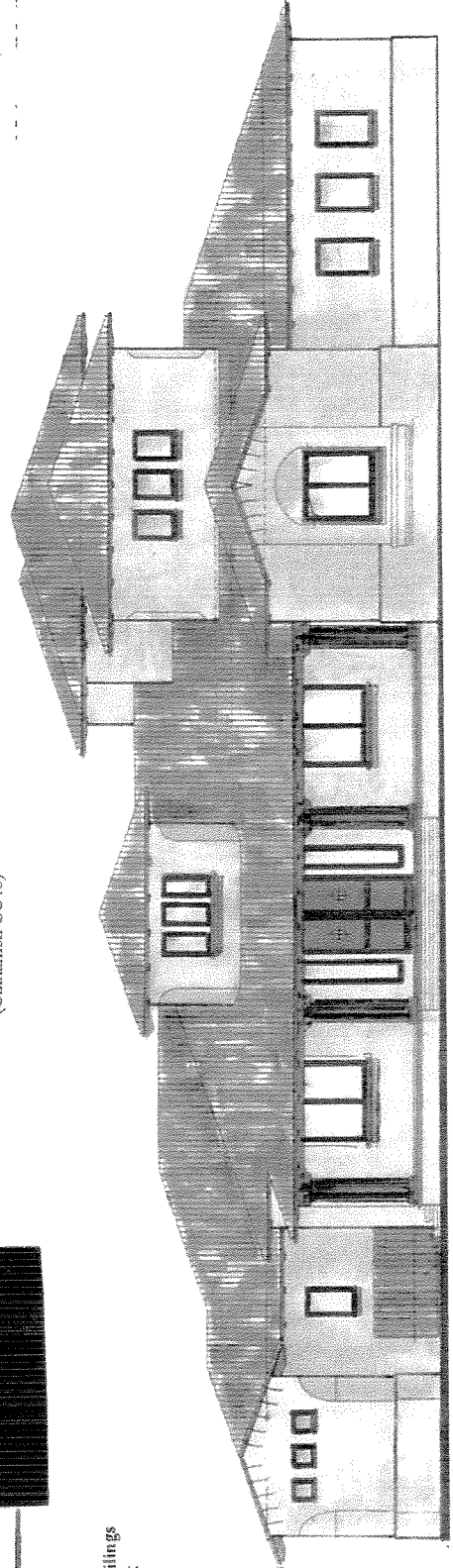
**Trash enc. gates**

**Roofing**  
 Redland Clay Tile  
 (Old Hacienda- SC Blend)  
 (Terra Cotta- SC Blend)  
 (Cafe Antiqua- SC Blend)

**Stucco**  
 OMEGA Premium exterior stucco  
 (Color 416 SAFARI TAN Base 2)  
 Custom mix: will be more of a  
 Tuscan textured walls

**Precast Columns Surrounds**  
 by CDI- Concrete Designs Inc.  
 (Cinnamon GC40)

**Wrought Iron Railings**  
 Color: Flat Black



416 SAFARI TAN







DEVELOPED BY: TNT DESIGNS

CUSTOM RESIDENCE  
6160 FAIRVIEW PLACE

AGOURA HILLS, CALIFORNIA 91301

ARCHITECT: BRENT SCHNEIDER, ARCHITECT