



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: March 6, 2008

APPLICANT: Ruben Araujo
31238 Via Colinas, #C
Westlake Village, CA 91362

TO: Planning Commission

CASE NO.: 07-SPR-010

LOCATION: 6021 Colodny Drive
(A.P.N. 2055-028-036)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 5,694 square foot, two-story, single-family residence and 1,158 square feet of attached garages, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-010, 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, Ruben Araujo, is requesting approval of a Site Plan/Architectural Review to construct a new 5,694 square foot, two-story, single-family residence with two

attached two-car garages totalling 1,158 square feet) and a 464 square foot attached tack/equipment room, in the Very Low Density Residential (RV) zone of Old Agoura. The applicant is also proposing a 684 square foot swimming pool and a 1,050 square foot barn.

The 1.04 acre parcel is located on the west side of Colodny Road, north of Balkins Drive at 6021 Colodny Drive. This lot is relatively flat and extends from Colodny Drive westerly to the rear portion of the lot where there is a natural drainage course.

New single-family homes are subject to review by the Planning Commission. The parcel has an average topographic slope of 9.94%. Since the property has an average topographical slope that is less than 10%, the project is not subject to the City Hillside Ordinance and therefore, can be reviewed as a Site Plan/Architectural Review application.

The proposed single-family residence is a permitted use in the Very Low Density Residential (RV) zone and will meet the minimum 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:	1.04 acres (45,227 sq. ft.)	1 acre min. (43,560 sq. ft.)
2. Building Height:	29 ft. (At midpoint of roof)	35 ft. max.
3. Building Sizes:		
a. First Floor	3,350 sq. ft.	N/A
b. <u>Second Floor</u>	<u>2,344 sq. ft.</u>	N/A
Total House Area	5,694 sq. ft.	
c. Attached Garages	1,158 sq. ft.	N/A
d. Attached Tack/Equip. Room	464 sq. ft.	
e. Barn	1,050 sq. ft.	N/A
f. <u>Covered Terraces</u>	<u>880 sq. ft.</u>	N/A
Total Structures	9,246 sq. ft.	

Pertinent Data

	<u>Proposed</u>	<u>Allowed/ Required</u>
4. Lot Coverage:		
a. Residence & Attached Garage	4,508 sq. ft. (10.0%)	N/A
b. Covered Terraces	880 sq. ft. (1.9%)	N/A
c. Tack/Equip. Room	464 sq. ft. (1.0%)	N/A
d. Barn	1,050 sq. ft. (2.3%)	N/A
e. Swimming Pool & Deck	2,058 sq. ft. (4.6%)	N/A
f. Hardscape/Walkways	<u>1,948 sq. ft. (4.3%)</u>	N/A
Total	10,908 sq. ft. (24.1%)	Max. 25% (11,306 sq. ft.)
5. Building Setbacks:		
Front (East)	38 ft.	25 ft. min.
Rear (West)	133 ft.	25 ft. min.
Left Side (South)	27 ft.	12 ft. min.
Right Side (North)	23 ft.	12 ft. min.
6. No. of Oak Trees:	0	N/A
7. Average Topographic Slope:	9.84%	N/A

II. STAFF ANALYSIS

Site Plan

The 5,694 square foot, two-story residence, which occupies 13 percent of the lot, has been proposed to be located in the center portion of the lot and has been designed to accommodate an uncovered court yard, front entry porch, and horse turn out area in the front of the lot. The rear yard is intended for equestrian use, a swimming pool and 880 square feet of covered patios/terraces behind the residence. The building pad elevation is proposed at 1,064 feet, which is approximately 11 feet below the average street elevation of Colodny Drive. As proposed the project exceeds the minimum setback requirements of the RV zone.

In addition to the main residence the applicant is proposing two attached, two-car garages for a combined total of 1,158 square feet, with a motor court area to be located on the south side of the house between the house and the front (east) property line. The 20-foot wide driveway access to the motor court area and garages is provided from Colodny Drive. The Los Angeles County Fire Department has tentatively approved the Site Plan for this project for required access.

A pool, barn and riding ring are proposed for the western portion of the site, west of the main dwelling. Stairs will provide access to the pool from the terrace at the west side of the

residence. The pool coping will be at an elevation of 1,057 feet and will be surrounded by concrete decking. The barn structure, south of the pool, is proposed at a finished grade of 1,054 feet. A riding ring is proposed for the extreme west portion of the site at an elevation of 1,052 feet. Three small corral structures are proposed for the northeast site corner. The subject property is at the same elevation as the adjoining properties to the north and south. The subject parcel is surrounded by residential land uses. Existing single-story residences are present on adjacent properties to the north, south, and west and across Colodny Drive to the east.

The footprint of the proposed residence, attached garages, swimming pool, barn, and the hardscape totals 10,908 square feet or 24.1% of the lot area, which is below the maximum allowable lot coverage of 25% for the RV zone.

The 1,050 square-foot detached barn structure proposed within the rear portion of the lot is a permitted use by the Zoning Ordinance. Accessory structures cannot occupy more than 25% of the rear yard plus 40% of the buildable area in combination with any other accessory buildings on the site. The proposed north facing barn structure will be located more than 10 feet distance between the main structure and the horse riding ring, 23 feet from the swimming pool to the north, and 21 feet from the south side property line. The maximum height of the structure will be 30 feet and will also comply with the maximum allowable lot coverage limitation for accessory structures in the buildable area. Barns are required to be placed at least 35 feet from any habitable structure or street. The placement of the proposed barn area of the structure is 52 feet to the nearest habitable structure and 205 feet to the nearest street (Colodny Drive), which meets the requirement. A horse turn out area is also proposed at the northeast site corner of approximately 1,260 square feet near Colodny Drive. Access paths are proposed along the north and south side yards.

Architectural Design

In an effort to preserve the semi-rural character of the community the applicant has chosen to use natural materials and earth-tone colors. The applicant is proposing a Spanish Mission style of architecture for the residence with a multi-colored tile roof, tan color stucco, and dark brown trim. The home design is a blend of Spanish Mission architecture with its simple massing, low pitch roofs, inset windows, and the use of indoor/outdoor spaces that include large covered patios/terraces on the rear elevation and a courtyard on the front elevation; as well as the Ranch/rural style influences with the use of exposed natural materials of wood beams, exposed rafter tails, wood columns, and stone veneer used on the front elevation and to clad the chimneys.

The home is designed to overlook the horse riding area and corral and barn. The rear of the house, designed for window views and patios/terraces, is intended to be the gathering place or a focal point for the residents as well as guests. The applicant desires to embrace the integration of the horse riding/keeping areas into that gathering space with views of the equestrian area.

The street frontage includes a horse keeping area, a separate gate for horse/rider access, completely away from the automobile side of the lot, a bridle trail with wood three rail fencing that joins the two horse areas (front and rear); further integrating the equestrian nature of the lot with the house.

A semi-permeable surface material (interlocking pavers) is proposed for the 20-foot wide driveway and motor court /Fire Department turnaround areas along the south property line to access the proposed attached garages and barn. The applicant is also proposing decomposed granite for the bridle path along the north property line to access the horse area.

The overall height of the proposed residence is 29 feet, measured at the midpoint of the roof, does not exceeding the maximum height of 35 feet allowed for a residence. The City Architectural Review Panel (ARP) found the architectural style of the proposed residence to be in keeping with the Old Agoura Design Overlay requirements and the City Architectural Design Guidelines and Standards. The Old Agoura Homeowners Association has also reviewed the project. A copy of their letter is attached to the report for the Commission's review.

The proposed residence will be one of the largest in the immediate neighborhood that includes average home sizes of approximately 3,053 square feet as shown in the attached exhibit. The proposal is 2,641 square feet above the neighborhood average. Several new residences in the neighborhood of a similar size have recently been approved by the Planning Commission. On the northwest corner of Colodny Drive is a 4,635 square foot, two-story residence on a 1.00 acre parcel that was built in 2002. On Fairview Place, one parcel north of the intersection with Colodny Drive, is a 5,623 square foot, two-story residence on a 1.01 acre parcel that is currently in construction. On Colodny Drive directly south at Balkins Drive is a 4,061 square foot, two-story residence on a 0.88 acre parcel that was built in 2007. The proposed size of the applicant's residence is consistent with the recently approved homes in the surrounding area.

Engineering/Public Works Department Review

The Engineering Department has reviewed the proposed Grading Plan and will require the applicant to provided a minimum 2-foot wide bench of natural ground along Colodny Drive right-of-way line beyond the top of cut slope for the stability of the proposed two-foot high fence post.

Grading will be required for development of the site and will consist of 1,638 cubic yards of cut soil, 1,419 cubic yards of fill soil and 219 cubic yards of export soil. A maximum 6-foot high, 2:1 cut slope is planned at the northeast site corner. A maximum 3-foot high, 2:1 fill slope will be constructed at the extreme west portion of the site to create the riding area. A maximum 9-foot high, 2:1 fill slope will facilitate the grade change between the terrace west of the residence and the barn area.

The proposed grading includes retaining walls for the south and north property lines, not to exceed 4-feet in height. A 4-foot retaining wall is proposed for the terrace, west of the residence. A low two-foot high retaining wall is proposed along the slope adjacent to the bridle path and riding ring. A retaining wall is proposed along the east side of the corral, east of the residence. The retaining walls proposed on the property will be of stucco finish to match the residence.

A private septic system, located on the front center portion of the property, 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. The City's Geotechnical Consultant's letter dated September 29, 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 Trees and Landscaping

The City Landscape Consultant has reviewed the preliminary landscape plan that was submitted because of the cut and fill slopes shown on the grading plan. The City Consultant supports the preliminary plan, subject to compliance with the landscape recommendations included in conditions of approval that are included within the attached draft Resolution. The planting scheme is required to utilize native, drought tolerant plants. No Oak trees are located on-site or within the vicinity of the construction area.

Environmental Review

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.

In conclusion, staff finds that the proposed project meets the development standards established by the Residential Single-Family Density zone and the Old Agoura Design Overlay zone and the project is designed and sited to be compatible with the neighborhood. Geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The proposed building design and materials are in keeping with the semi-rural character of the neighborhood. The project is consistent with the semi-rural equestrian character of the Old Agoura, as called for in the General Plan Community Design Element.

III. RECOMMENDATIONS

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-010, subject to Conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

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

Case Planner: Renee Madrigal, Assistant Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-010

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

Section 1. An application was duly filed by Ruben Araujo with respect to the real property located at 6021 Colodny Drive (Assessor's Parcel Number 2055-028-036), requesting the approval of a Site Plan/Architectural Review Case No. 07-SPR-010 to construct a 5,694 square foot, two-story, single-family residence and a 1,158 square foot attached garage, a 464 square foot attached tack/equipment room, a 684 square foot swimming pool, and a 1,050 square foot barn. A public hearing was duly held on March 6, 2008, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. 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 building height, lot coverage, 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 and colors of the residence that include tan color stucco walls with dark brown color trim, stone chimneys and siding, exposed rafter tails, wood columns, wood beams, low pitch roofs, inset windows, covered terraces and courtyard is in keeping with the rustic style of homes desired for the Old Agoura neighborhood and will be compatible with the surrounding neighborhood. The project is 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 project exceeds the minimum setback requirements of the RV zone. A private septic system will serve this 1.04 acre parcel and meets the conditions of the Los

Angeles County Health Department. Access to the lot will be obtained via Colodny Drive. The house will be constructed in compliance with the City Building Code.

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 Residential Very Low Density zone and Old Agoura Design Overlay District. The proposed residence meets all required lot coverage, setbacks, and height limitation requirements for the zone.

E. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the project allows for equestrian use of the property, thereby maintaining the semi-rural character of Old Agoura, as called for in the General Plan Community Design Element.

F. 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 two-story residence will be placed 38 feet from the street serving the property, thereby preserving public views. Furthermore, the project was designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence. The RV zone allows for the development of single-family residences.

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 Site Plan/Architectural Review Case No. 07-SPR-010, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED, and ADOPTED this day of March 6, 2008, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case No. 07-SPR-010)

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, and Grading 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. 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.
13. Unless this permit is 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.
14. 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.
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 \$ 0.9223 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 approved grading plan and construction plan, resolution, conditions of approval, and a color and material board shall be on site at all times during the construction of the project.
20. 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.
21. All retaining walls shall consist of materials subject to review and approval by the Director of Planning and Community Development.

22. Vehicle routes and access to the property for construction purpose shall be subject to review and approval by the City Engineer.
23. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m. or any Sunday or holiday.
24. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
25. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

26. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

A. General

- 26.01 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- 26.02 For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
- 26.03 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
- 26.04 All existing street and property monuments within or abutting this project site shall be preserved. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

- 26.05 Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 26.06 Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
- 26.07 The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
- 26.08 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
- 26.09 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
- Las Virgenes Municipal Water District.
- 26.10 Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation, as well as elevation certifications for entire site, to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.
- 26.11 Other Conditions: Provide at least 2 feet wide bench of natural ground along Colodny Drive right-of-way line beyond top of cut slope for the stability of the proposed fence.

B. Public Improvements

- 26.12 Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements shall include, but not be limited to, the following:

Improvement Item:

Foothill Drive:

Curb & Gutter

Replace Damaged

All water appurtenances are per

Yes

- 26.13 This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

C. Sewer

- 26.14 No sewer line is available for direct connection, but is anticipated to be available for connection soon.
- 26.15 Other conditions: No sewer disposal system is shown on the project drawings at this time. This needs to be finalized with the County Public Health Department and the City staff.

D. Water

- 26.16 All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

E. Drainage/Hydrology

- 26.17 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

F. Stormwater Quality (NPDES)

- 26.18 Prior to the approval of the Building Plans and issuance of Building Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
- c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
- d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

26.19 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

27. PRIOR TO CERTIFICATE OF OCCUPANCY

- 27.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.
- 27.02 All requirements including construction of improvements covered in Section 26, must be completed to the satisfaction of the City Engineer.
- 27.03 The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*

- 27.04 The applicant shall *record a covenant for continued stormwater maintenance, using City-approved forms*, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.

BUILDING AND SAFETY

28. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence. Fire Sprinklers are required per Section 904.2.9 of the Agoura Hills Building Code.
29. The City Building Code requires that a minimum setback of structure to toe of slope per Agoura Hills Building Code, Section 1806.5.3 shall be demonstrated. Minimum setback from a descending slope is $H/2$, ($1/2$ the vertical height of the slope, including portions not on property), or provide the equivalent protection determined by the soils engineer. This deviation will need to be verified by the City Soils Engineer and approved by the Building Official.
30. Exterior elements and materials must be in compliance with all Fire Zone 4 requirements, Agoura Hills Building Code, Section 6402.1.
31. Dual pane windows shall be utilized as required for Fire Zone 4 compliance.
32. Projects shall demonstrate the use of Class-A roofing material.
33. Preliminary and final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around structure.
34. Building Permits shall not be issued until grading is approved and City Fire District and all other Departments' requirements have been satisfied.

OAK TREE AND LANDSCAPING CONDITIONS

Landscaping

35. Prior to the approval of grading permits, the applicant shall submit three (3) sets of landscape plans to address landscaping of graded slopes for review by the City Landscape Consultant and approved by the Director of Planning and Community Development. The plans must meet 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
36. The Planting Plan shall indicate the botanical name and size of each plant.
 37. Plant symbols shall depict the size of the plants at maturity.
 38. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
 39. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.

40. 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.
41. 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
42. 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.
43. 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
44. Native, drought resistant plants shall be utilized on all graded slopes in accordance with the Old Agoura Design Overlay District requirements.
45. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
46. 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

47. 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

48. 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.
49. 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.
50. 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

51. All future fencing and accessory structures shall be reviewed and approved by the Director of Planning and Community Development and the Building and Safety Department prior to construction.

END



**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 07-SPR-010**

**FOR THE PROPERTY LOCATED AT
6021 COLODNY DRIVE, AGOURA HILLS**

EXHIBIT A

**LETTER FROM OLD AGOURA
HOMEOWNERS ASSOCIATION**

From: robtevren@aol.com
Sent: Monday, August 13, 2007 9:18 PM
To: ReneeMadrigal
Cc: fixequip@yahoo.com; MDixon6231@aol.com; webwrangler@oldagoura.org; bar99@earthlink.net; RobtEvren@aol.com
Subject: 07-SPR-010
Rene,

The Araujo project seems like a fairly elaborate one, so we would like to walk the site and sort it out a bit before giving a final opinion. If in the meantime the applicant would want to know what we'll be focusing on, you can let them know the following:

1. We are a bit concerned about the size of the house, which for this lot we would probably peg at 5,000-5,500 sq. ft. Our view is that 6000 sq. ft. is the absolute limit for a perfect, level acre. They're a little under an acre and some of that appears to be flood plain, hence our proportional reduction.
2. We think the fact that they are committed to keeping horses is fantastic, but the layout seems very odd, dividing horse-keeping between front and back, and the location of the riding ring in back so close to the creek may be untenable in light of environmental guidelines. Our recommendation would be to put riding ring and everything associated with horse-keeping in front of the house and move the house itself back closer to the creek. Certainly, you get more privacy for the occupants of the house and users of the pool.
3. A 1050 square foot barn certainly seems desirable.
4. A 1,622 square foot garage seems oversized. We would likely recommend it be reduced.

It is our general impression that the applicant has a lot of good things in mind, but that the architect has perhaps not had much experience laying out equestrian properties and might benefit from looking at some of the more successful ones in Old Agoura. We can furnish a list if desired.

Finally, while the project is a good one it suffers slightly from a case of outsize scale, something that might be defined as the desire to get everything one wants onto a property at the price of sacrificing a feeling of openness and spaciousness. We can see all of this very easily on 2 acres, but it might be a little tight on this property when all is said and done.

A question: Is this the property pockmarked with borings that seemed never to perc properly when tested by previous owners? Does it perc now? If so, to what might one attribute this miracle?

Thanks,

Robert Evren, Chair
Planning and Zoning
OAHA

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**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 07-SPR-010**

**FOR THE PROPERTY LOCATED AT
6021 COLODNY DRIVE, AGOURA HILLS**

EXHIBIT B

SQUARE FOOTAGE ANALYSIS MAP

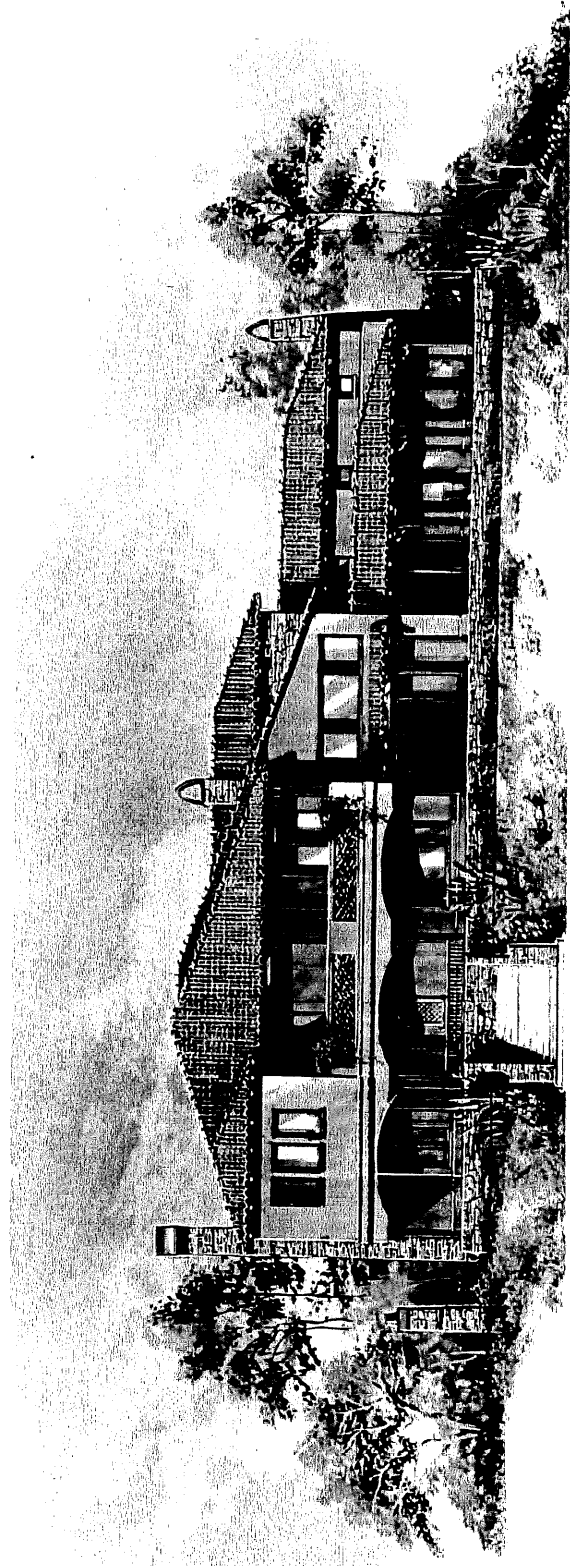


**SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 07-SPR-010**

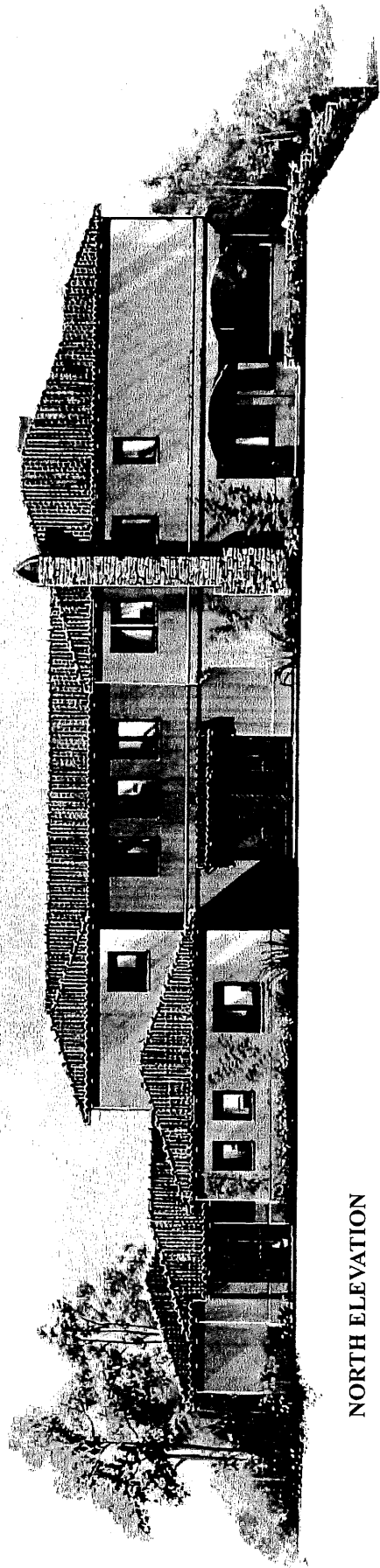
**FOR THE PROPERTY LOCATED AT
6021 COLODNY DRIVE, AGOURA HILLS**

EXHIBIT C

COLOR RENDERINGS OF THE RESIDENCE



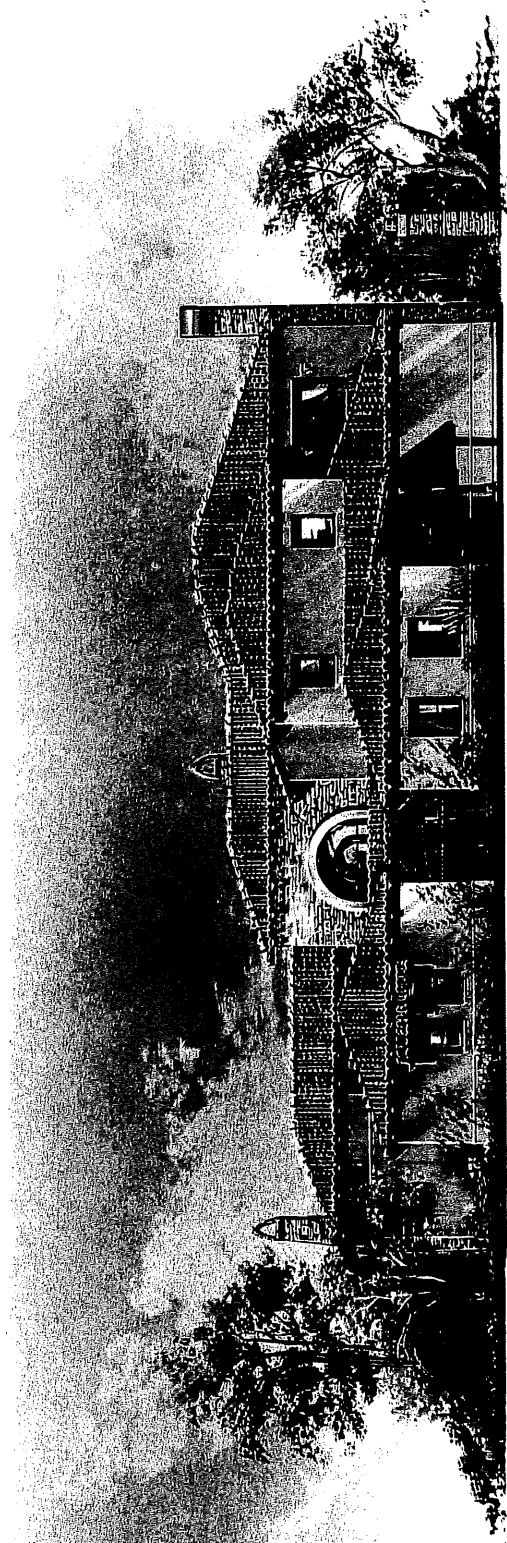
WEST ELEVATION



NORTH ELEVATION

CUSTOM RESIDENCE
6021 COLODNY ROAD., LOT No. #36
AGOURA HILLS, CALIFORNIA

ARCHITECT: SCHNEIDER ARCHITECTS



EAST ELEVATION
STREET VIEW



SOUTH ELEVATION

CUSTOM RESIDENCE
6021 COLODNY ROAD, LOT No. #36
AGOURA HILLS, CALIFORNIA

ARCHITECT: SCHNEIDER ARCHITECTS