



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

To: Planning Commission

From: Planning Staff

**Subject: Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case
No. 06-SP-037 (Danari Oak Creek, LLC)**

Date: February 21, 2008

I. BACKGROUND

On December 6, 2007, the Planning Commission held a public hearing to consider Danari Oak Creek, LLC's request for a Conditional Use Permit to construct five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use (Shops at Oak Creek) (Case No. 06-CUP-007). The applicant also requested approval of a Sign Permit for approval of the project's sign program (Case No. 06-SP-037). The project site is located on 5.7 acres on the north side of Canwood Street, east of Kanan Road and west of Clareton Drive, at 28941-29145 Canwood Street.

Upon receiving written and oral testimony from staff and the applicant, the Planning Commission continued the hearing to February 7, 2008, to allow the applicant an opportunity to submit design revisions recommend by the Planning Commission. At the request of the applicant, the Planning Commission approved a request to again continue the hearing to the February 21, 2008 Planning Commission meeting.

Staff had provided several recommendations regarding the project design for the Planning Commission to consider in their review of the project. Among the recommendations listed in the December 6, 2007 staff report were: 1) Add more trellises along the parking lot walkway between the apartments and Building A; 2) Provide landscaping in lieu of the 4 parking space island located northwest of Building A; 3) Reconfigure Building A in an "L-Shape" configuration, which would allow a more private outdoor seating courtyard for the small restaurants and break the linear mass of the building; 4) Provide more outdoor searing on the east end of Building A and on the north end of Building B-2, which would have views of the adjacent Oak tree, which is also planned to be up-lit in the evening; 5) Re-angle the driveway between Buildings A and B-1 to provide a direct view of the Oak tree as motorists enter the site; 6) Eliminate the 6 parking stalls located east of Building B-1, adjacent to Canwood Street, to provide more landscape features near the pedestrian courtyard that is adjacent to the creek; 7) Provide greater pedestrian amenities to interact

with the creek in addition to the walkways. Such amenities can include covered trellises, more benches and more enhanced railing; and 8) Incorporate a key and safe pedestrian linkage to connect the east and west sides of the creek that would provide strong interest for the pedestrians to interact with the creek.

Based on their review of the project and in addition to considering staff recommendations, the Planning Commission offered the following recommendations concerning the project design and proposed use for the applicant to consider incorporating into revised plans.

Site Plan and Landscape Plan

- The creek should be better utilized in the project design.
- Provide a strong pedestrian connection between the properties on the east and west sides of Medea Creek. Consider providing a pedestrian bridge over the creek to accomplish this connection.
- Provide a wider landscape buffer along the creek.
- Add more landscaping within the project, including the provision of more Sycamore and Oak trees.
- Provide more decorative paving within the project.
- Provide a pedestrian connection from the northwest corner of the parking lot to the adjacent sidewalk on Canwood Street.
- Center the footprint of Building B-1.
- The footprint of Building A appears too linear and should be modified to reduce its visual mass.
- Eliminate the parking spaces adjacent to the creek.
- Consider providing subterranean parking for the project to allow for more restaurant uses.

Architectural Design

- Modify the design of Building A to reduce its linear appearance.
- Reconsider the orientation of Buildings A and B-1 to reduce their massive appearance as viewed from Canwood Street.
- Provide an alternate parking lot fixture that is more in keeping with the building architecture. The light fixtures should include LED illumination and be shielded.

Retail/Restaurant Uses

- Consider uses within Building A other than quick-serve restaurants.
- Consider providing two restaurant uses within Building C-1.

II. STAFF ANALYSIS

In an effort to address the recommendations of the Planning Commission, the applicant has submitted revised plans for the Planning Commission's review. Based on changes being proposed, the applicant is requesting direction from the Planning Commission on whether to proceed in finalizing the project design, including the submittal of revised grading plans that, to date, have not been revised since the December 6, 2007, public hearing. A list of the design changes being proposed by the applicant include the following:

1. The number of parking stalls on the west side of Medea Creek has been reduced by 21 stalls in order to increase public open space and landscaping. This was accomplished by reducing the ratio of expected restaurant seating area for the restaurants from 60% to 45% of the gross square footage. Although reconfigured, the total size of the outdoor seating area in front of Building A remains approximately the same as the previous scheme reviewed by the Planning Commission. In order to provide additional landscape area, the total number of parking spaces on the west side of the creek has been reduced to 197, which is one more than the City's minimum requirement for the proposed uses. However, the Zoning Ordinance allows for shared parking within shopping centers, which includes a reduction in the required number of parking stalls for restaurant uses that exceed 10% of the gross floor area of the shopping center. In this instance, the proposed restaurant space accounts for 60% of the gross floor area. The portions which exceed 10% of the gross floor area require one (1) parking stall per 100 square feet of floor area, instead of 15 stalls per 1,000 square feet of seating and waiting area. This calculation, based on the estimated restaurant seating area proposed by the applicant, results in an approximate surplus of 38 parking stalls within the project site.
2. Building A has been moved 3 feet further north, back from Canwood Street. The proposed building setback now ranges from a minimum of 23 feet to 37 feet from the property line. Tenant space A-1, within Building A, was moved 10 feet further north in order to reduce the building mass as viewed from Canwood Street and to provide additional separation between the patio/dining area and the parking lot to the west.
3. The pedestrian patio area on the north side of Building A has been increased by 12-28 feet, resulting in a proposed depth that ranges from 18 feet to 52 feet. This patio area is intended to incorporate seating areas, trellises, public art and extensive use of pavers in lieu of concrete walks.
4. The parking lot landscaping has been increased, particularly in the parking aisles in front of Building A. Also, one (1) parking stall has been removed from the triangular shaped landscape planter located in the parking lot, northwest of Building A.

5. Nine (9) parking stalls were removed from the northwest corner of project, west of Medea Creek. Four (4) parking stalls were moved an additional 18 feet from the creek. This allows for a landscape area of 33 feet to 44 feet in depth. This landscape area was previously proposed with a depth of approximately 12 feet. More benches were added to the pedestrian path along the creek.
6. The trash enclosure serving Building B-2 has been moved away from the creek, allowing for more landscaping between the enclosure and the creek walk.
7. The building elevations and roof plan for Building A have been changed to due to the proposed modifications on the building's footprint.
8. The trellis elements on the north side of Building A have been redesigned to allow trees to be interspersed with the trellises in the newly deepened patio area.
9. The Landscape Plan calculation has been modified to meet the parking lot tree shade requirements.
10. A new parking lot light fixture has been selected that is intended to be more in keeping with the building design (reference colored fixture specifications within the revised Lighting Fixture Schedule). The lighting plans and calculations have been revised to match the new west side of the parking lot design as well.
11. The proposed sign plans have been coordinated with the new west side layout and Building A elevation changes. As was noted in the December 6, 2007 staff report, the applicant has stated that the Sign Program provided for consideration is intended to present sign design guidelines that address size, scale, location, methods of fabrication and illumination for future commercial tenants. Since the specific tenant signs are subject to change at this time, each tenant will be required to receive the Planning Commission's approval of a Sign Permit when such specific signage is proposed.

The Planning Commission had requested staff to report back on the feasibility of the applicant providing a pedestrian bridge that could span across Medea Creek, in order to provide a key pedestrian linkage between both sides of the project. The applicant estimates a 240-foot clear span bridge over Medea Creek to cost approximately \$800,000 to construct. The City Engineer agrees with this estimate, which is based on a 163-foot pedestrian bridge in Calabasas that will cost \$712,000 to construct. Staff also agrees with the applicant who estimates that required permits from the Army Corp of Engineers and the State Fish and Game Department for construction of a bridge over Medea Creek could take up to two years to obtain. The Planning Commission has discretion on whether the requirement to construct such a bridge is appropriate for the project and whether the construction of the bridge could be deferred with a bond to allow the applicant time to obtain the necessary permits. However, staff recommends that the applicant be required to provide a key and safe

pedestrian linkage between both sides of the creek, whether it is by construction of a new bridge or another method which the applicant has not brought forth to date.

Since the applicant has not submitted a complete set of revised plans, the Planning Commission cannot take final action on the project. If the Planning Commission finds the current site plan to be acceptable (including the configuration and siting of the buildings, parking lot and landscaping), the Commission can give direction to the applicant to proceed with completing the revisions and to continue the matter for consideration of a resolution of approval at the next appropriate Planning Commission meeting. In that case, the Planning Commission may wish to consider some additional features below to help further enhance the pedestrian experience and creek orientation:

- Additional coverage of the pedestrian plaza area at Building A with trellises, including a wrap-around trellis at the west side of the building.
- The use of enhanced pavement at parking lot driveway north of Building A for traffic calming.
- Enhanced connectivity between the buildings through interior walkways so that pedestrians would not have to go onto sidewalk on Canwood Street.
- More trellises within the parking and adjacent to the creek to enhance the pedestrian experience and to reduce the visual mass of the parking lot.
- Stronger demarcation of sidewalk connections at both ends of the creek to help invite people to walk across the bridge instead of driving from one side to the other. Also, design enhancements to the existing north side of the Canwood Street bridge, such improvements to the railing or pavement surface.

Staff recommends the Planning Commission provide direction to the applicant on the latest project design and direct staff to return with the appropriate Resolution and final set of plans for adoption.

III. RECOMMENDATION

Based on the forgoing review and analysis, it is recommended that the Planning Commission direct staff to return with the appropriate Resolution and final set of plans for adoption.

IV. ATTACHMENTS

- Letter from David and Jennifer Lebowitz
- Minutes of the December 6, 2007 Planning Commission Meeting
- Reduced Photocopies of Revised Project Plans
- December 6, 2007 Staff Report

Letter from
David and Jennifer
Lebowitz

Doug Hooper

From: Jcl523@aol.com
Sent: Wednesday, January 02, 2008 9:29 AM
To: Doug Hooper
Subject: Shops at Oak Creek - for Planning Commission

David and Jennifer Lebowitz

29421 Promontory Place

Agoura Hills, CA 91301

818 597-2674

JCL523@aol.com

Attention Planning Commission:

My husband and I just stopped by the planning office to take a look at the plans for "The Shops at Oak Creek." I'm sorry to say that we were very disappointed. It looks like more of the same suburban sprawl that we were hoping to get away from... complete with a sea of parking. We were sincerely hoping that it would be more of a "new urbanist" plan like the Agoura Village plan. Other than the architecture and landscaping it is just like the current strip malls scattered around the Conejo Valley. Since mixed use is not likely to be an option in this area, the very least would be a lovely gathering place like they have at the Malibu Country Mart. How will this current plan for "The Shops at Oak Creek" make Agoura Hills a special place? If this were more like the Malibu Country Mart it would definitely be a special place for Agoura Hills!

We thank you for your time and attention. Please feel free to call or e-mail.

Sincerely,

Jennifer and David Lebowitz

See AOL's [top rated recipes](#) and [easy ways to stay in shape](#) for winter.

Minutes of the
December 6, 2007
Planning Commission
Meeting



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
December 6, 2007**

1. CALL TO ORDER: Vice Chair Zacuto called the meeting to order at 6:43 p.m.

2. FLAG SALUTE: Commissioner O'Meara

3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner John O'Meara, Vice Chair Zacuto, and Chair Steve Rishoff.

Chair Rishoff stated Commissioner Ramuno was absent, having received an excused absence from this meeting on October 18, 2007.

Also present were Director of Planning and Community Development Mike Kamino, Assistant Community Development Director Doug Hooper, City Engineer Ramiro Adeva, Senior Civil Engineer Jay Patel, Senior Planner Allison Cook, Planning Technician Britteny Tang and Recording Secretary Sheila Keckhut.

4. APPROVAL OF MINUTES: November 11, 2007 (Planning Commission Special Meeting- Field Trip)

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto the Planning Commission moved to approve the Minutes of the November 11, 2007 Planning Commission Meeting-Field Trip. Motion carried 4-0. Commissioner Ramuno was absent.

November 15, 2007 (Planning Commission Regular Meeting)

On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to approve the Minutes of the November 15, 2007 Planning Commission Meeting. Motion carried 3-0-1. Vice Chair Zacuto abstained. Commissioner Ramuno was absent.

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

None

6. CONSENT ITEMS:

None

AGENDA ITEM #7 MOVED TO THE END OF THE AGENDA, AFTER ITEM #8

7. NEW PUBLIC HEARING:

APPLICANT:

Danari Oak Creek, LLC
c/o Adler Realty Investments, Inc.
20950 Warner Center Drive, Suite C
Woodland hills, CA 91367

CASE NOS.:

06-CUP-007 and 06-SP-037

LOCATION:

28941-29145 Canwood Street
(A.P.N. 2048-011-(049-053) and 2048-011-061)

REQUEST:

A request for approval of a Conditional Use Permit to construct five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use (Shops at Oak Creek); and a request for a Sign Permit for approval of the project's proposed sign program.

ENVIRONMENTAL
DETERMINATION:

Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: Staff recommended that if the Planning Commission wished to approve Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, staff would return with a Resolution and conditions approval for adoption.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the project.

Dennis Reitz, SKA Design representing the applicant

Michael Adler, Adler Realty Investments

Ken Soudani, VTBS Architects, applicant's architect

The following persons spoke in opposition of the project.

Robert Evren, Old Agoura HOA, Agoura Hills

Ed Corridori, Agoura Hills

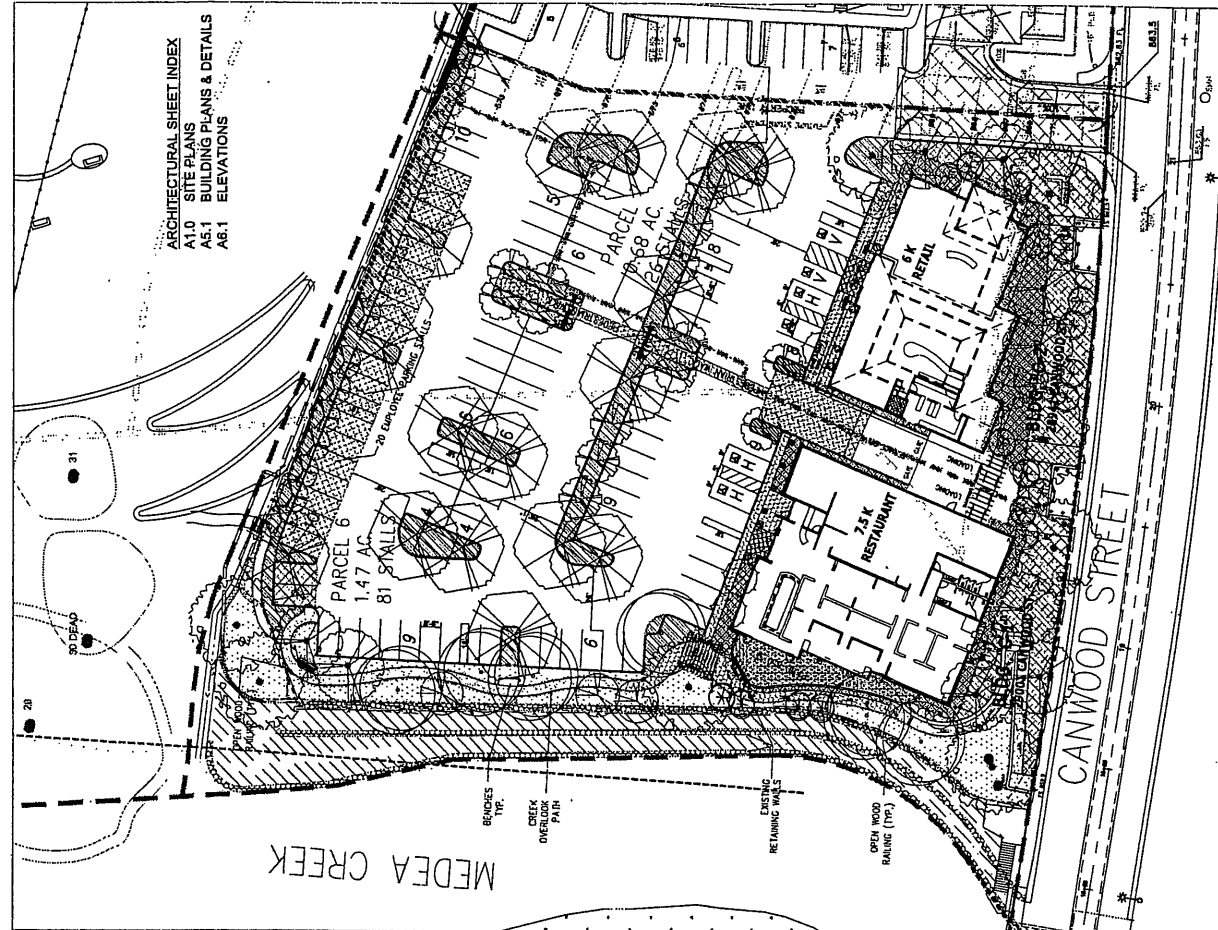
RECESS: Chair Rishoff called for a recess at 8:42 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 9:00 p.m.

REBUTTAL: Michael Adler, Adler Realty Investments gave rebuttal regarding the project and answered additional questions of the Planning Commission.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037 to the February 7, 2008 Planning Commission meeting. Motion carried 4-0. Commissioner Ramuno was absent.

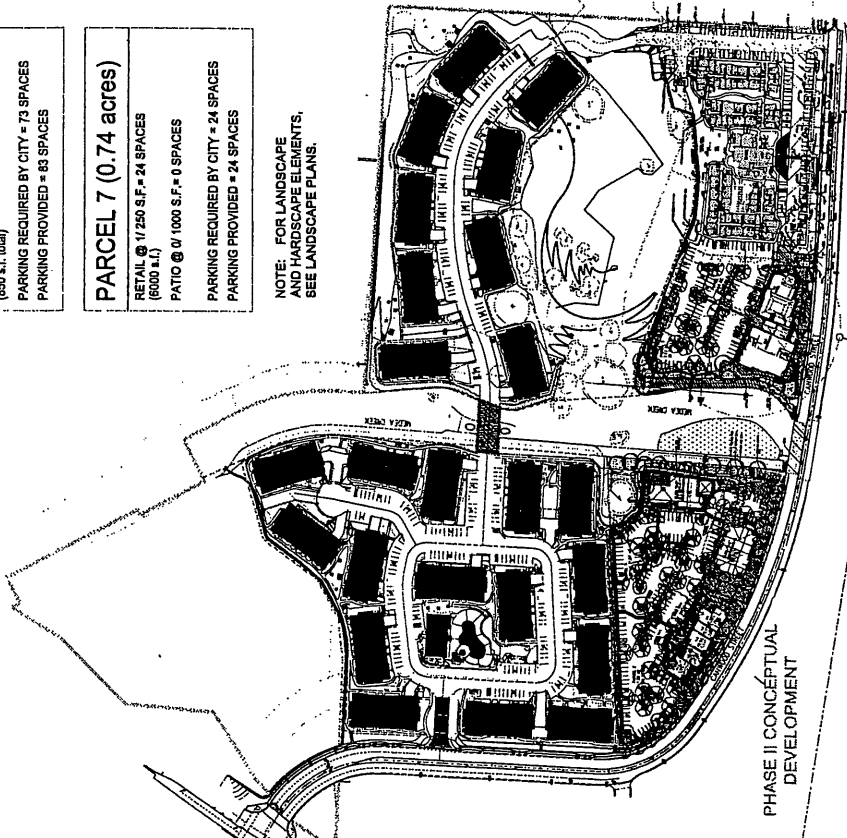
Reduced Photocopies
of Revised Project
Plans



PARCELS 6 & 7
ENLARGED SITE PLAN, PHASE I
 SCALE= 1"= 20'

PARCEL 6 (1.42 acres)
RESTAURANT @ 15/1000 S.F. = 60 SPACES (4000 s.f., actual serving area)
PATIO @ 15/1000 S.F. = 13 SPACES (650 s.f., total)
PARKING REQUIRED BY CITY = 73 SPACES PARKING PROVIDED = 83 SPACES
PARCEL 7 (0.74 acres)
RETAIL @ 1/250 S.F. = 24 SPACES (6000 s.f.)
PATIO @ 0/1000 S.F. = 0 SPACES
PARKING REQUIRED BY CITY = 24 SPACES PARKING PROVIDED = 24 SPACES

NOTE: FOR LANDSCAPE
 AND HARDSCAPE ELEMENTS,
 SEE LANDSCAPE PLANS.



ENLARGED PLAN VIEW -
PHASE I

OVERALL SITE PLAN
 SCALE= 1"= 100'

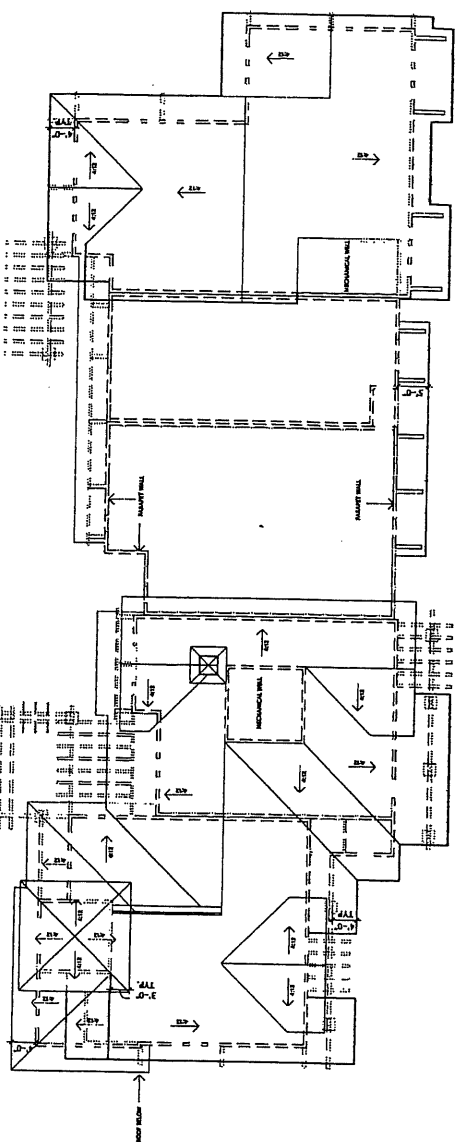
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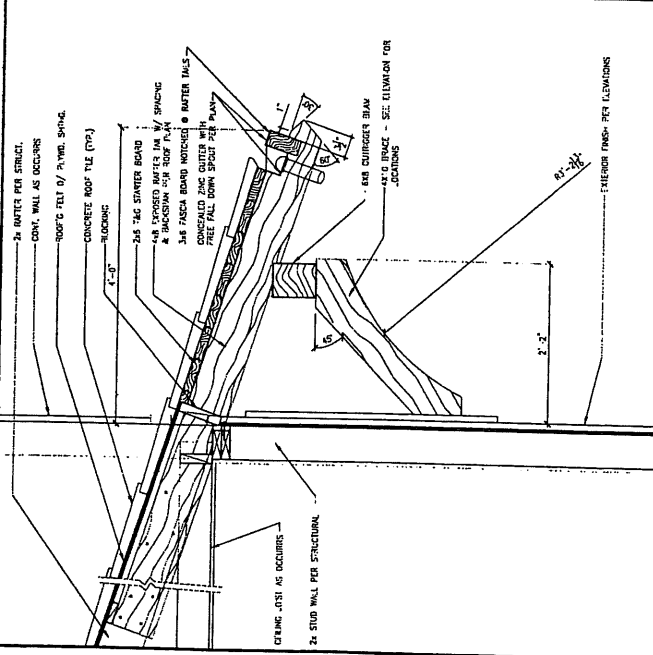
OAK CREEK BUILDING PLAN A



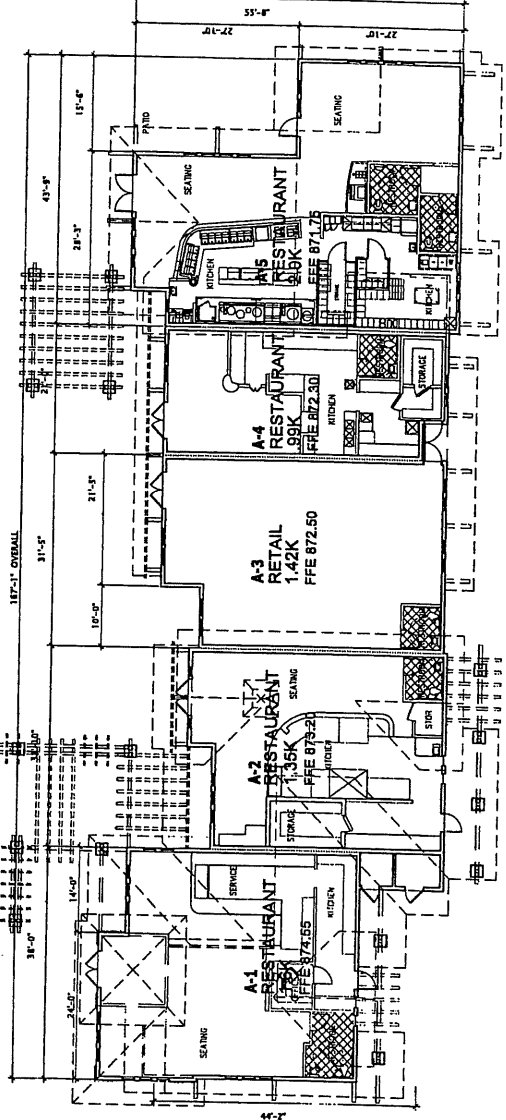
SCALE: 1/8" = 1'-0"
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1 ROOF PLAN



3 TIMBER BRACED EAVE DETAIL



2 GROUND FLOOR PLAN
(7,345 SQ. FT. RETAIL)

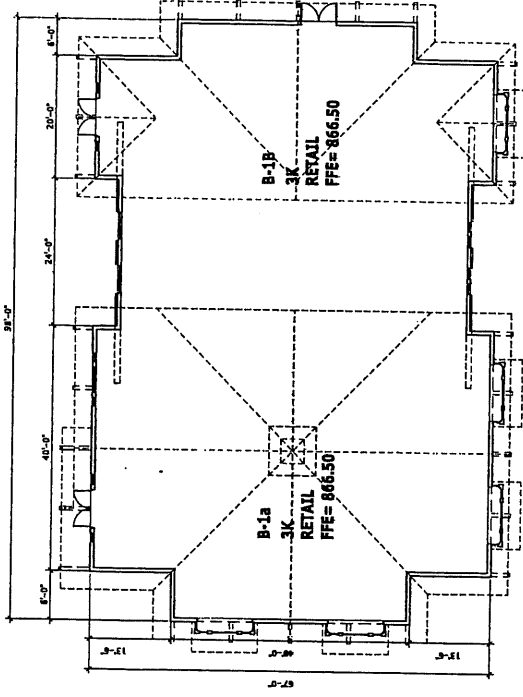
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BLDG. PLANS
PHASE II
PARCELS 4 & 5
BUILDING B-1

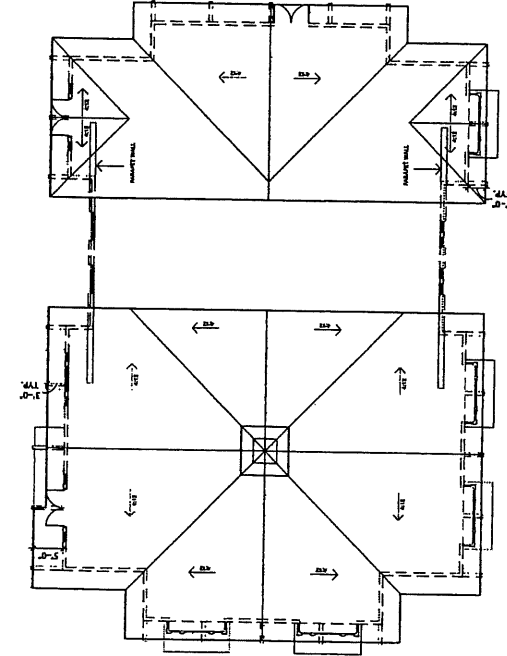
OWNER:
ADLER
 25550 C Winter Center Lane, Woodland Hills, CA 91367

SHOPS at OAK CREEK
 10000 S. Lakewood Blvd., Suite 100, Lakewood, CA 91450

ARCHITECTURE - PLANNING - INTERIORS
VAN TILBURG, BAYNARD & SODERBERG, AIA
 22001 S. Elgin Street, Suite 100, Laguna Hills, CA 92653
 TEL: 714.441.0200 FAX: 714.441.0201
 22001 S. Elgin Street, Suite 100, Laguna Hills, CA 92653
 TEL: 714.441.0200 FAX: 714.441.0201
 22001 S. Elgin Street, Suite 100, Laguna Hills, CA 92653
 TEL: 714.441.0200 FAX: 714.441.0201



GROUND FLOOR PLAN
 (6,000 SQ. FT. RETAIL)



ROOF PLAN

OAK CREEK BUILDING PLAN B
 SCALE: 1"=8'-0"
 N
 NORTH

ARCHITECTURE - PLANNING - INTERIORS
VAN TILBURG, BANARD & SODERBERG, MA
 1000 STATE ST. SUITE 200
 WILMINGTON, MA 01890
 TEL: 617.251.1111 FAX: 617.251.1112

OWNERS:
ADLER
 Family Investment, Inc.
 20950 C. Warner Center Lane, Woodland Hills, CA 91367

City of Agoura Hills, CA 91301
SHOPS at OAK CREEK

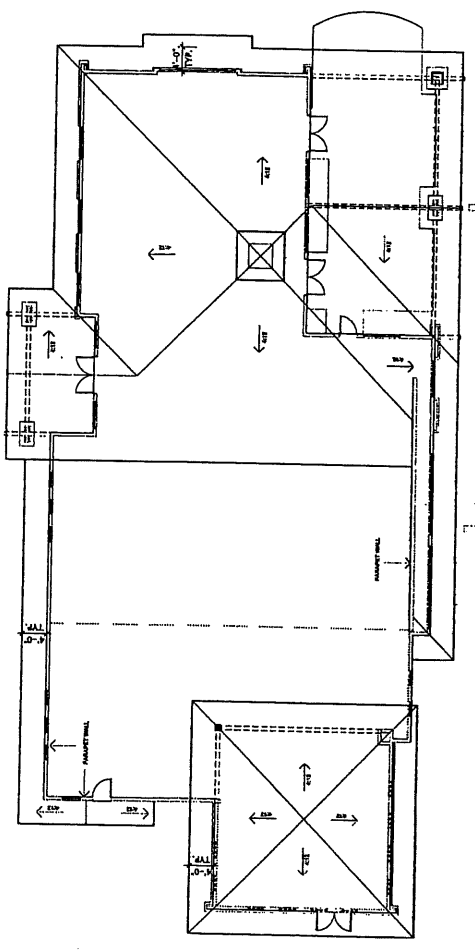
BLDG. PLANS
 PHASE II
 PARCELS 4 & 5
 BUILDING B-2

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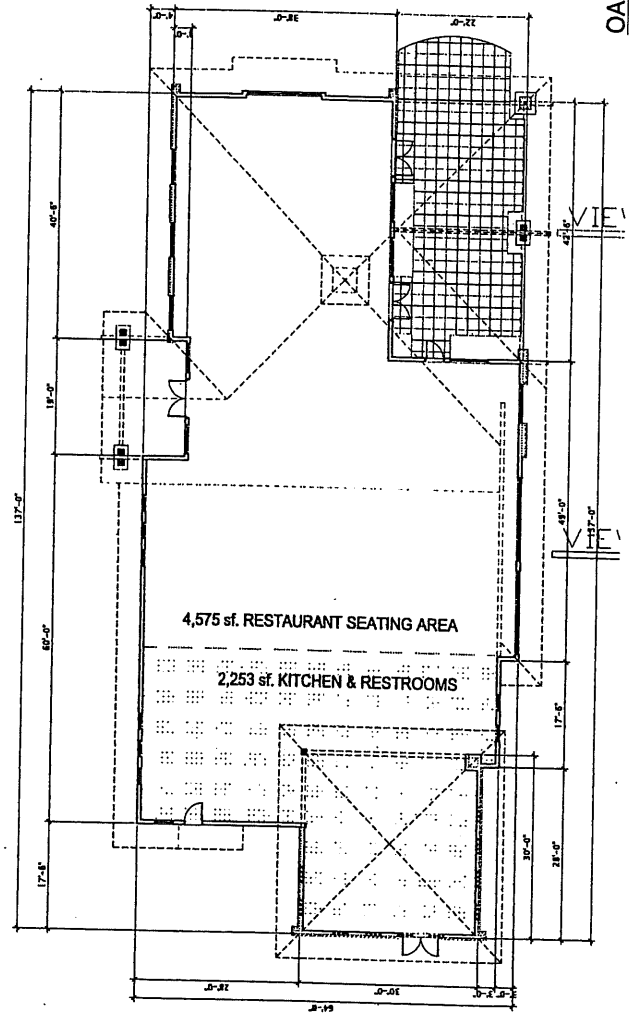
A-5.3

OAK CREEK BUILDING PLANS - BUILDING B-2

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



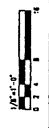
ROOF PLAN



GROUND FLOOR PLAN
 (6,828 SQ. FT. RETAIL)

4,575 sf. RESTAURANT SEATING AREA
 2,253 sf. KITCHEN & RESTROOMS

PROJECT	DATE	REVISION
NO. 001	01/15/14	1
NO. 002	02/10/14	2
NO. 003	03/10/14	3
NO. 004	04/10/14	4
NO. 005	05/10/14	5
NO. 006	06/10/14	6
NO. 007	07/10/14	7
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NO. 017	05/10/15	17
NO. 018	06/10/15	18
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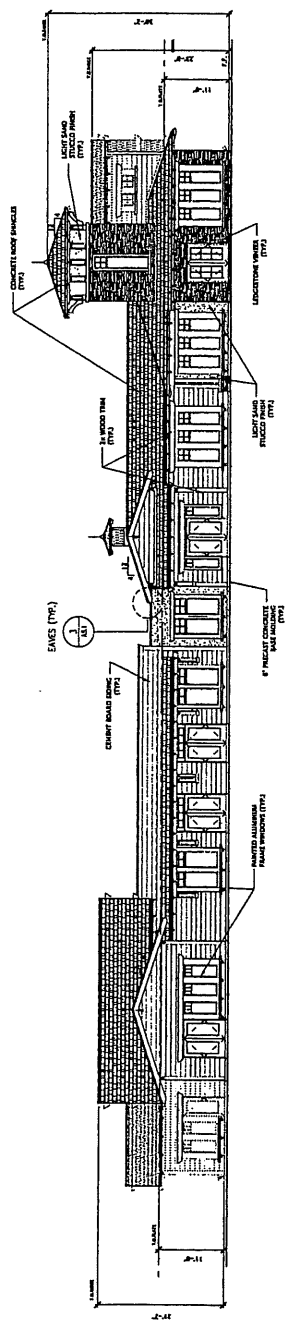
ELEVATIONS

PHASE II
PARCEL 3
BUILDING A

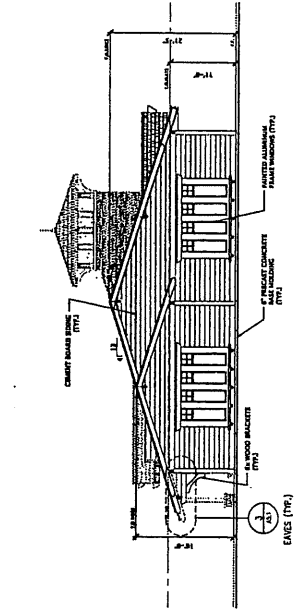
CHANDLER SHOPS, City of Agoura Hills, CA 91301
ADLER
 ARCHITECTS
 20550 C Warner Center Lane, Woodland Hills, CA 91367

VAN TILBORG, BAUMARD & SODERBERG, AIA
 ARCHITECTURE - PLANNING - INTERIORS
 20000 VAN TILBORG DRIVE, SUITE 200
 AGOURA HILLS, CA 91301
 TEL: 818.708.1111 FAX: 818.708.1112

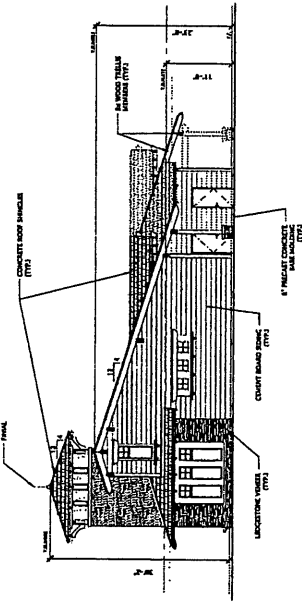
1 NORTH ELEVATION (ENTRY SIDE) SCALE: 1/8"=1'-0"



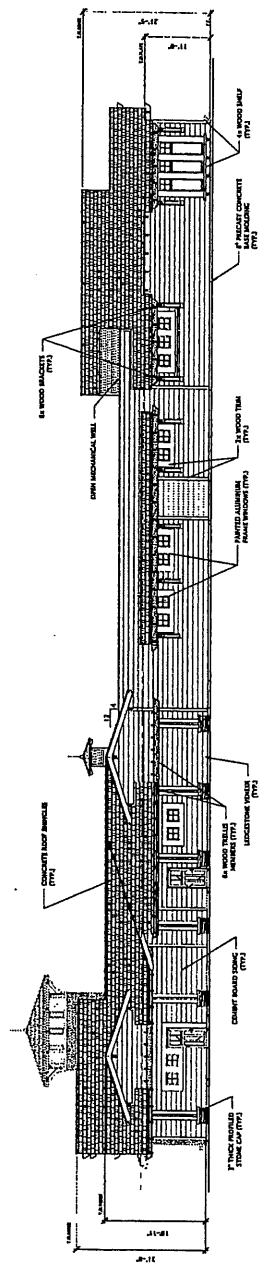
2 WEST ELEVATION (UNIT A1) SCALE: 1/8"=1'-0"



3 EAST ELEVATION (UNIT A5) SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION (CANWOOD SIDE) SCALE: 1/8"=1'-0"



NO.	DATE	BY	CHKD.
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SCALE 1/8"=1'-0"
DATE

ELEVATIONS

PHASE II
PARCEL 5
BUILDING B-2

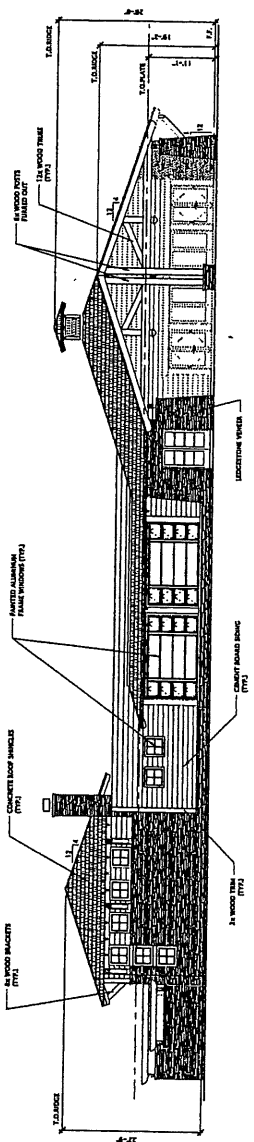
SHOPS at OAK CREEK

OWNER
ADLER
20920 C Whittier Center Lane, Woodland Hills, CA 91367

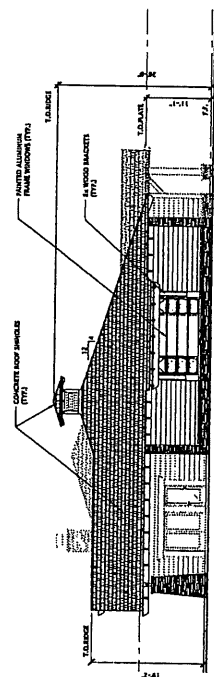
ARCHITECTS • PLANNING • INTERIORS
VAN TILBURG, BARVARD & SODERBERGH, AIA
3000 THE WAY, SUITE 200
SANTA MONICA, CA 90404
TEL: 310.316.6000 FAX: 310.316.6001
WWW.VAN-TILBURG.COM



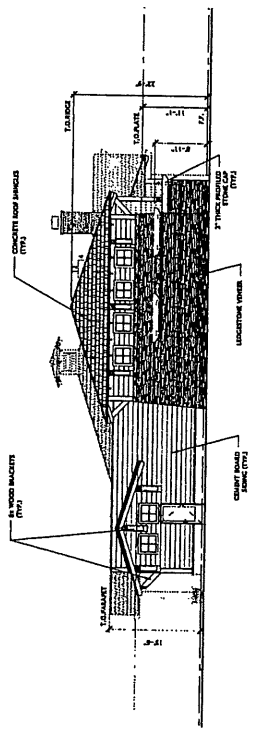
1 EAST ELEVATION (CREEK SIDE) SCALE 1/8"=1'-0"



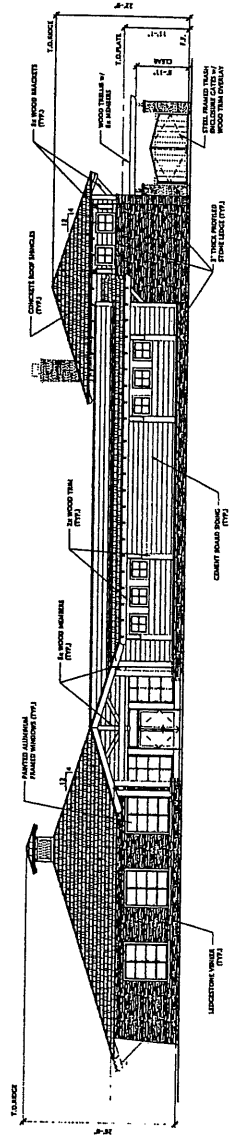
2 NORTH ELEVATION (OAK TREE SIDE) SCALE 1/8"=1'-0"

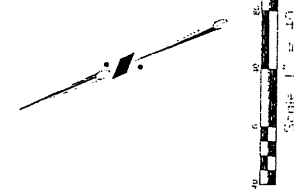
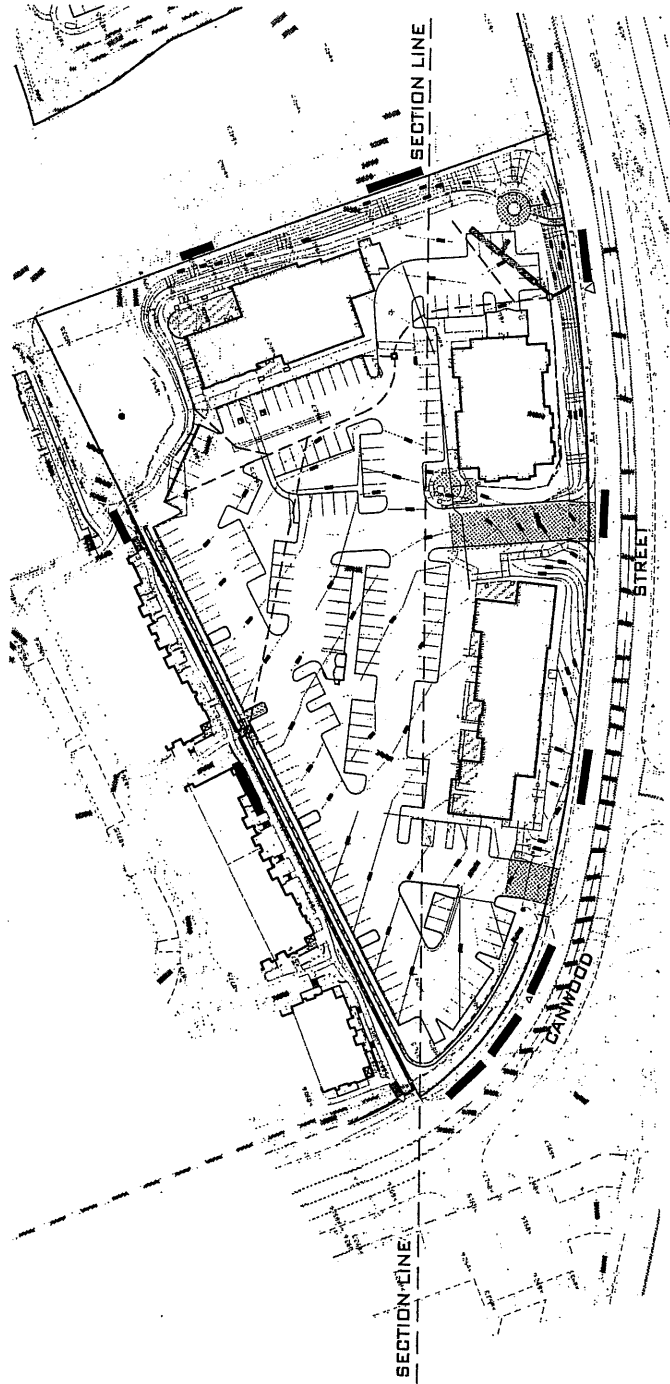
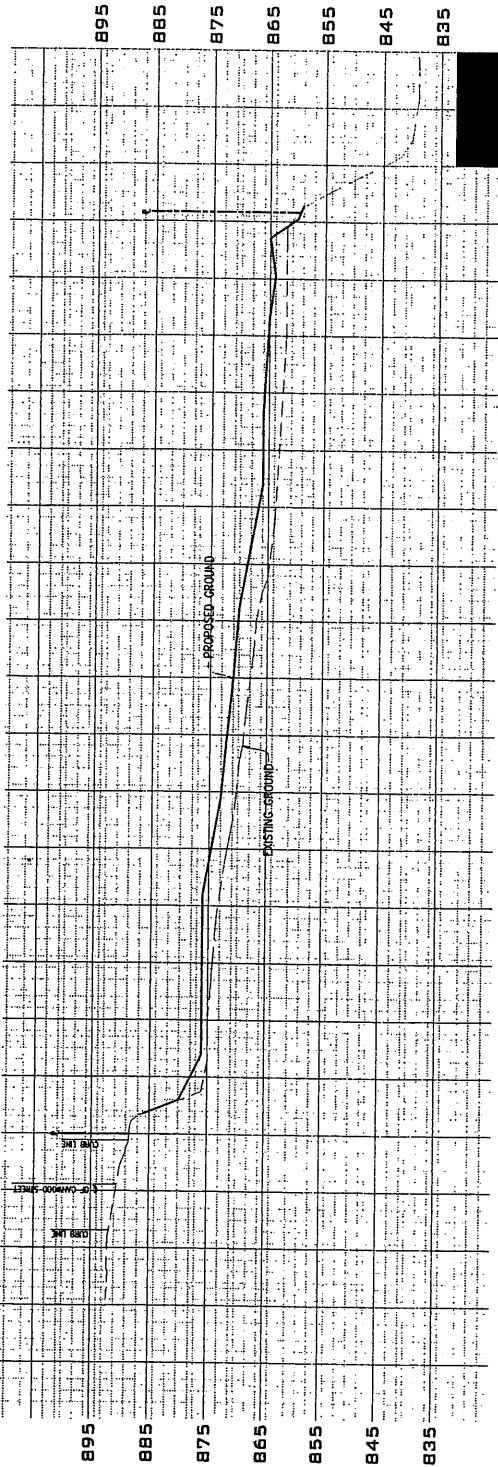



3 SOUTH ELEVATION SCALE 1/8"=1'-0"



4 WEST ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0"





DATE	REVISIONS	PREPARED BY 	PROJECT LINE OF SITE SECTION FOR C.U.A. SUBMITTAL - DANWOOD ST. EAST AND WEST SIDE OF MEDICA CREEK	W.D. 05-389 SCALE: 1"=40' DATE: 02-11-08 SHEET 1 OF 1
		WESTCON ENGINEERING, INC. LAND PLANNING, ENGINEERING, AND ARCHITECTURE 10000 WOODLAND HILLS DRIVE, SUITE 110 WOODLAND HILLS, CALIFORNIA 91367 TEL: 818.344.1100 FAX: 818.344.1101	PREPARED FOR ADLER REALTY 10000 WOODLAND HILLS DRIVE, SUITE 300 WOODLAND HILLS, CA 91367	

PRELIMINARY PLANT LEGEND

CANWOOD STREET/CAPE BUILDING & PARKING AREA TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
○	ARBOREUS VIVIPARVA	24" DIA.	20	INT. 100'
○	CELESTIS OCCIDENTALIS	24" DIA.	40	INT. 100'
○	HYDRANGEA LANCEOLATA	24" DIA.	20	INT. 100'
○	LAURUS ROBUR	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	40	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	4	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'

CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
○	ALICE INBORNEA	24" DIA.	1	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'

CANWOOD STREET/CAPE SHRUBS

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
○	ARBOREUS VIVIPARVA	24" DIA.	20	INT. 100'
○	CELESTIS OCCIDENTALIS	24" DIA.	40	INT. 100'
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○	LAURUS ROBUR	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	40	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	4	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
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CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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CANWOOD STREET/CAPE SHRUBS

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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CANWOOD STREET/CAPE SHRUBS

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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○	PLATANUS ADAMICUS	24" DIA.	4	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
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CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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CANWOOD STREET/CAPE SHRUBS

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CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'

CANWOOD STREET/CAPE SHRUBS

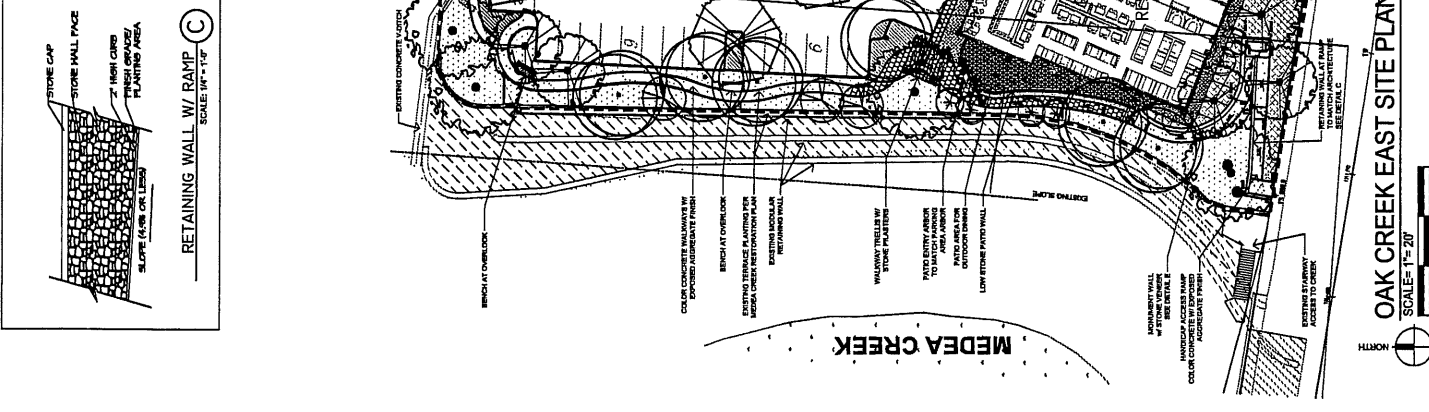
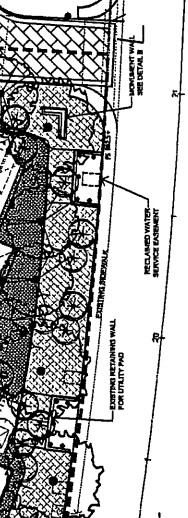
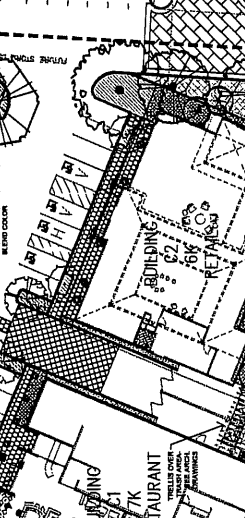
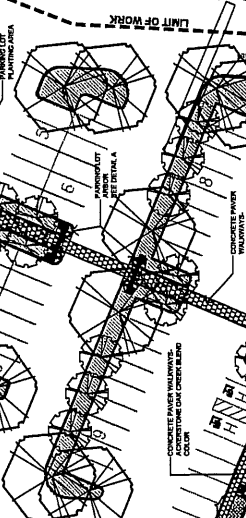
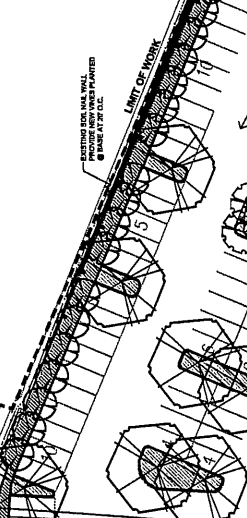
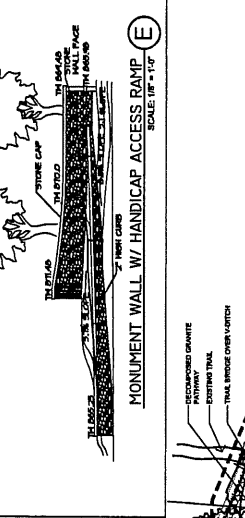
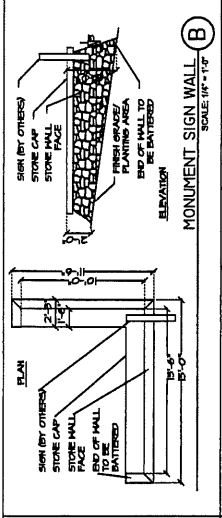
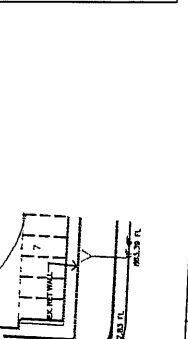
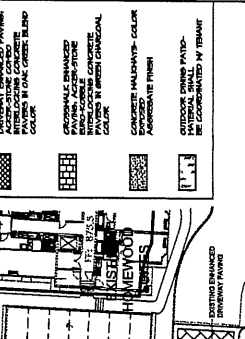
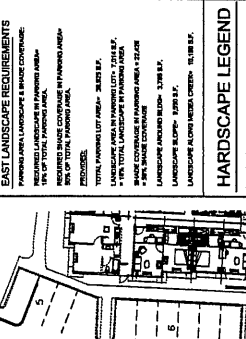
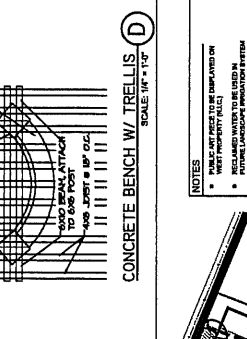
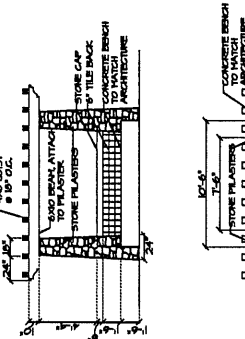
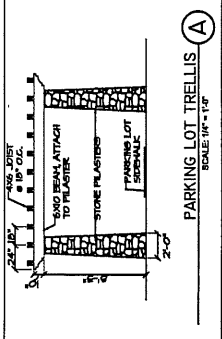
SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'

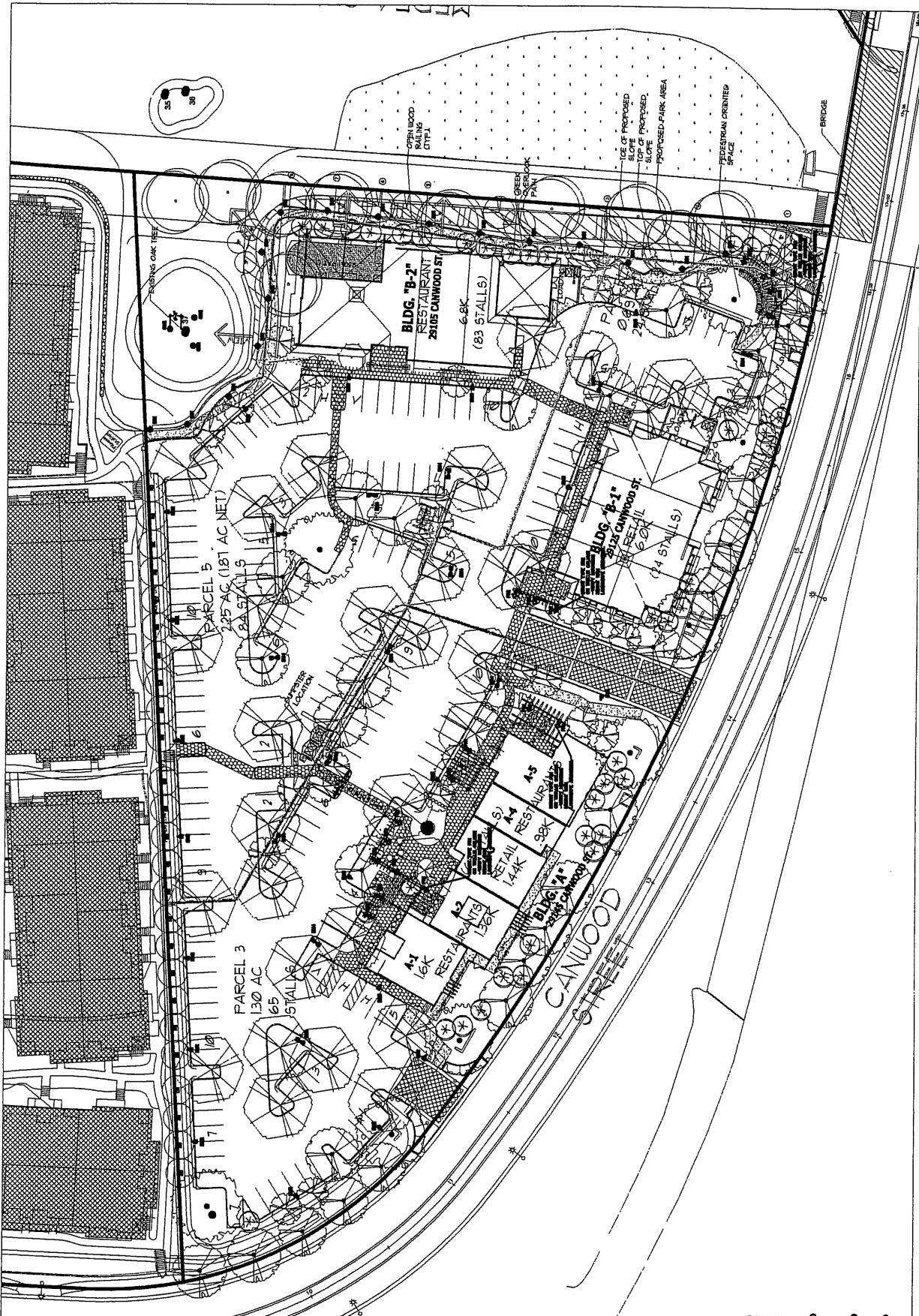
CREOSOTE / RIPARIAN TREES

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
○	ALICE INBORNEA	24" DIA.	1	INT. 100'
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○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'

CANWOOD STREET/CAPE SHRUBS

SYMBOL	PLANT NAME	SIZE	PLACEMENT	NOTES
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○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'
○	PLATANUS ADAMICUS	24" DIA.	20	INT. 100'





OAK CREEK WEST SITE LIGHTING PLAN



NO.	DATE	DESCRIPTION

LD-1.0

OWNER:
ADLER
 REALTY INVESTMENTS, INC.
 21751 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

PROJECT NAME: **SHOPS at OAK CREEK**
 CLIENT: **City of Agoura Hills, CA 91301**

ARCHITECTS: **VAN TILBURG, BAYARD & SODERBERGH, AIA**
 21751 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364
 TEL: 818.708.4444 FAX: 818.708.4444

NO.	DATE	DESCRIPTION
1	05/20/08	ISSUED FOR PERMITS
2	06/25/08	ISSUED FOR PERMITS
3	07/01/08	ISSUED FOR PERMITS
4	07/01/08	ISSUED FOR PERMITS
5	07/01/08	ISSUED FOR PERMITS
6	07/01/08	ISSUED FOR PERMITS
7	07/01/08	ISSUED FOR PERMITS
8	07/01/08	ISSUED FOR PERMITS
9	07/01/08	ISSUED FOR PERMITS
10	07/01/08	ISSUED FOR PERMITS

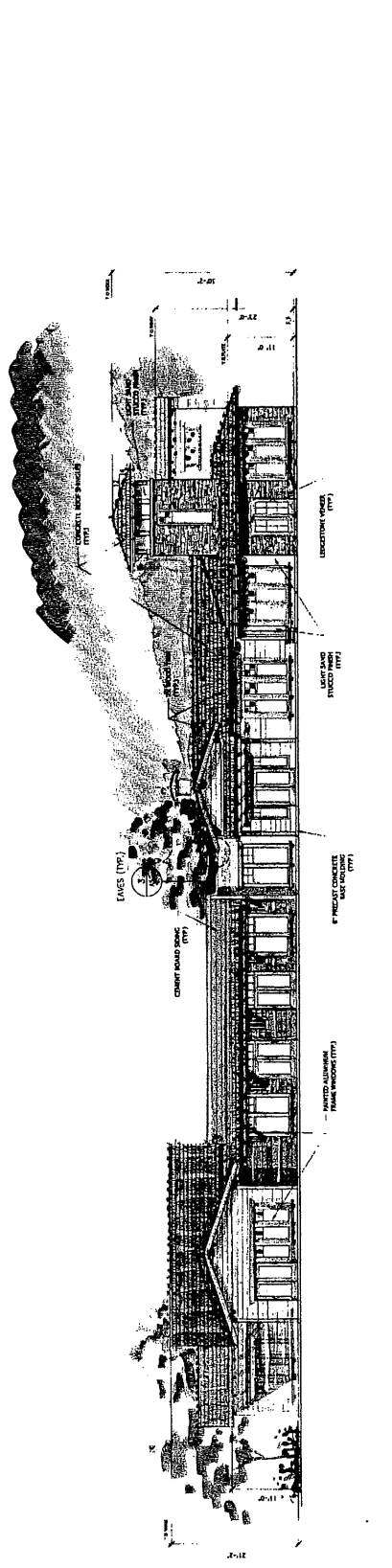
SCALE	DATE	DESCRIPTION
1/8" = 1'-0"		
1/4" = 1'-0"		
1/2" = 1'-0"		
3/4" = 1'-0"		
1" = 1'-0"		

ELEVATIONS
 PHASE II
 PARCEL 3
 BUILDING A

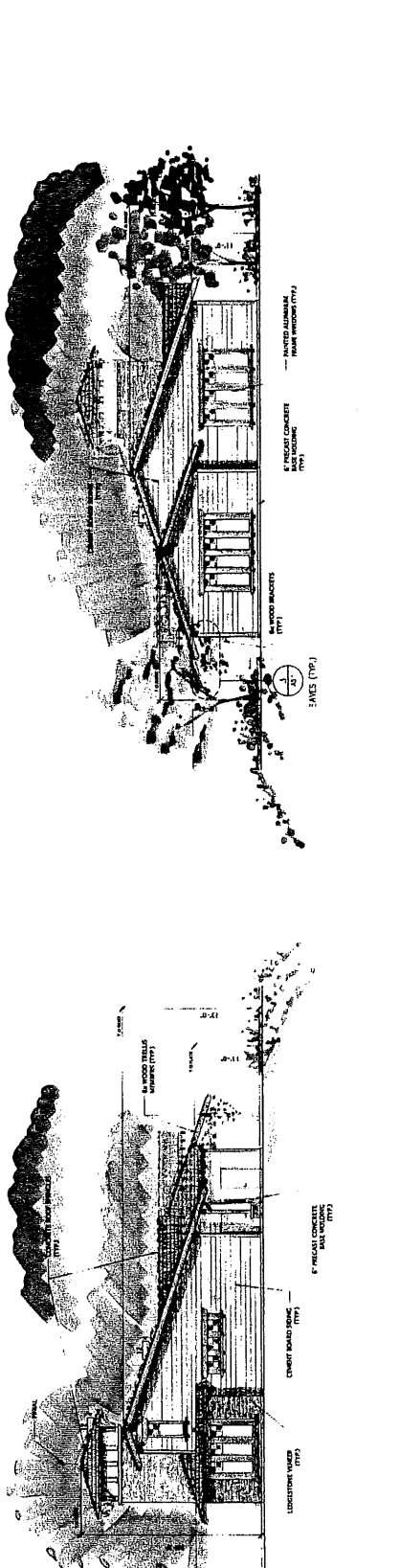
SHOPS at OAK CREEK
 CHAMBERLAIN ADLER
 20950 C WINTER CENTER DRIVE, WOODLAND HILLS, CA 91367
 CHAMBERLAIN ADLER ARCHITECTS
 20950 C WINTER CENTER DRIVE, WOODLAND HILLS, CA 91367

VAN TILBURG, BANYARD & SODERBERGH, AIA
 ARCHITECTS PLANNERS
 1000 17TH AVENUE, SUITE 200
 BERKELEY, CA 94710
 TEL: 415.863.2300
 FAX: 415.863.2301

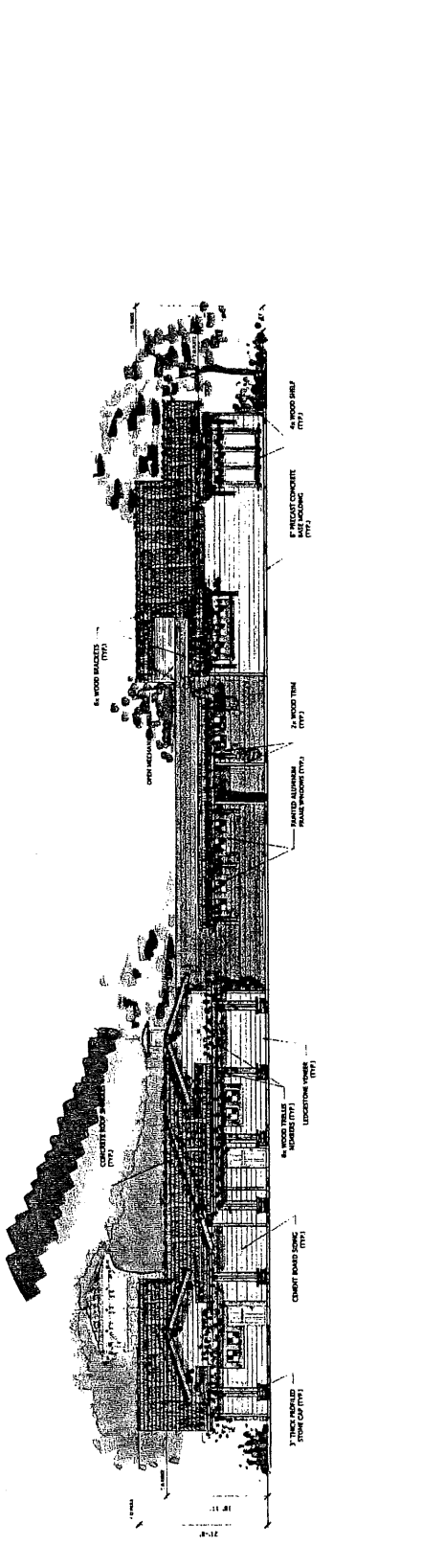
1 NORTH ELEVATION (ENTRY SIDE) SCALE 1/8" = 1'-0"



2 WEST ELEVATION (UNIT A1) SCALE 1/8" = 1'-0"



3 EAST ELEVATION (UNIT A5) SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION (CANWOOD SIDE) SCALE 1/8" = 1'-0"

PROJECT NAME	PHASE II
DRAWING NO.	A-6.2
DATE	02/27/20
SCALE	1/8" = 1'-0"
DESIGNED BY	
CHECKED BY	
DATE	
SCALE	

SCALE	1/8" = 1'-0"
DATE	
SCALE	

ELEVATIONS

PHASE II
PARCEL 4
BUILDING B-1

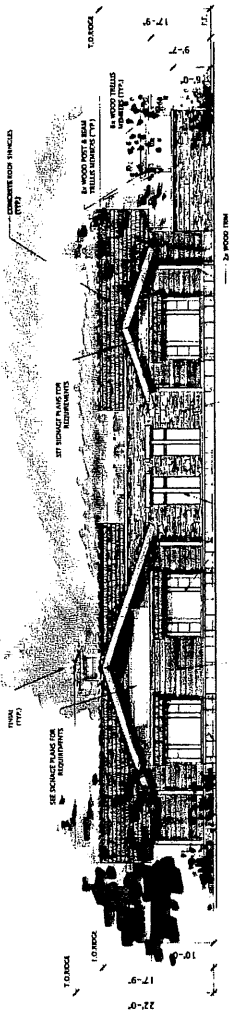
SHOPS at OAK CREEK

OWNED BY
ADLER
Adler Investments, Inc.
21251 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

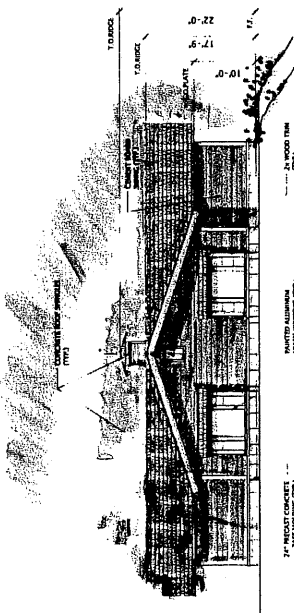
DESIGNED BY
VAN TILBURG, BANAY & SODERBERG, AIA
ARCHITECTS
11111 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
TEL: (310) 341-1212
FAX: (310) 341-1213

DATE: 02/27/20
SCALE: 1/8" = 1'-0"

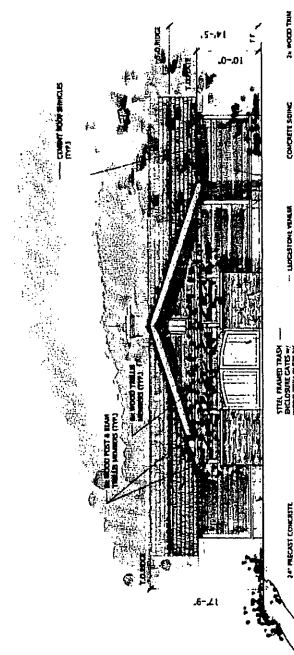
1 SOUTH ELEVATION (CANWOOD SIDE) SCALE 1/8" = 1'-0"



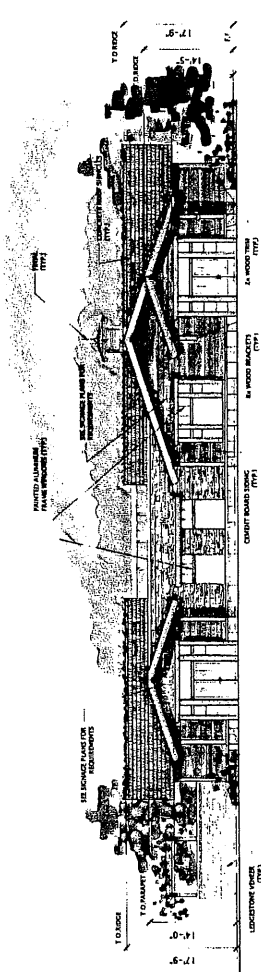
2 WEST ELEVATION SCALE 1/8" = 1'-0"



3 EAST ELEVATION SCALE 1/8" = 1'-0"



4 NORTH ELEVATION (ENTRY SIDE) SCALE 1/8" = 1'-0"



A-6.3

NO.	DATE	DESCRIPTION
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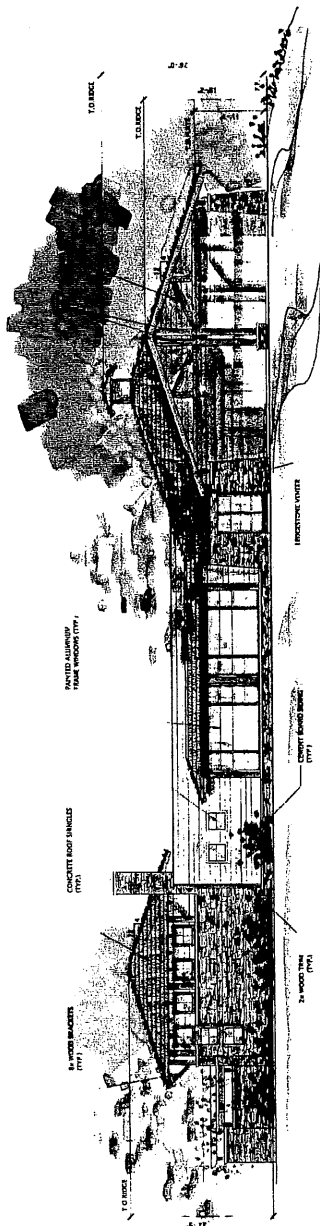
ELEVATIONS
 PHASE II
 PARCEL 5
 BUILDING B-2

SHOPS at OAK CREEK
 Orchard Street, City of Agoura Hills, CA 91301

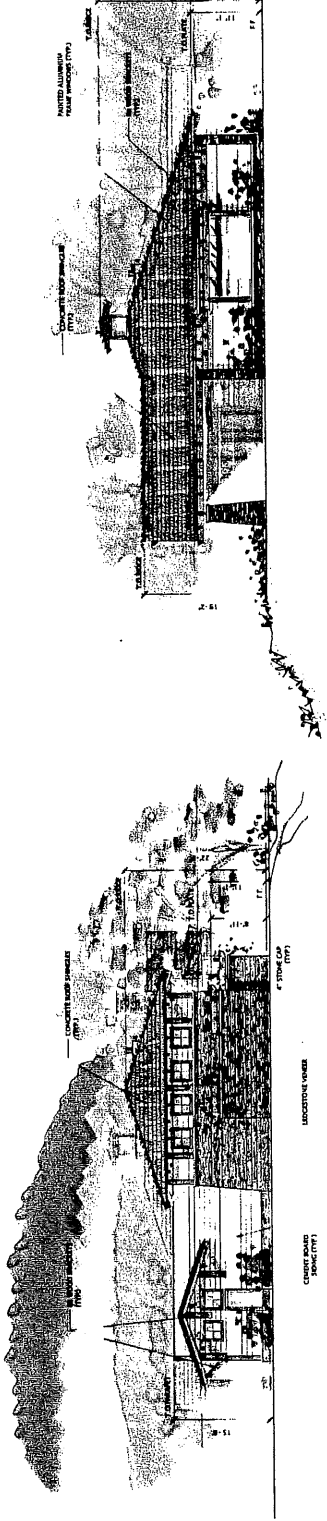
OWNER: ADLER
 21731 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

ARCHITECT: VAN TILBURG, BANVARD & SODERBERGH, AIA
 11000 Wilshire Blvd., Suite 200, Los Angeles, CA 90025
 TEL: (310) 206-1234
 FAX: (310) 206-1235

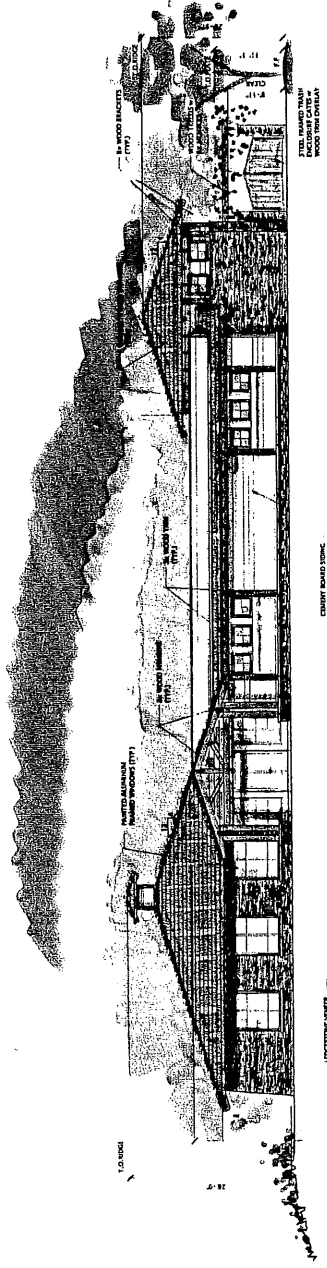
1 EAST ELEVATION (CREEK SIDE) SCALE 1/8"=1'-0"



2 NORTH ELEVATION (OAK TREE SIDE) SCALE 1/8"=1'-0"



3 SOUTH ELEVATION SCALE 1/8"=1'-0"



4 WEST ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0"

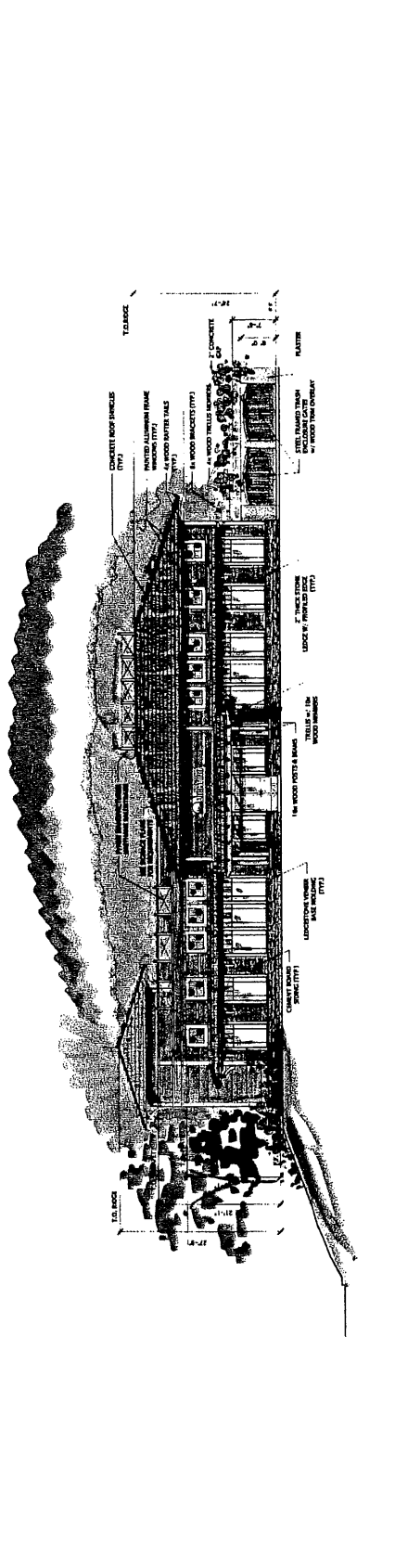
NO.	DATE	DESCRIPTION
1	08/21/22	ISSUE FOR PERMITS
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PHASE I
PARCEL 7
BUILDING C2

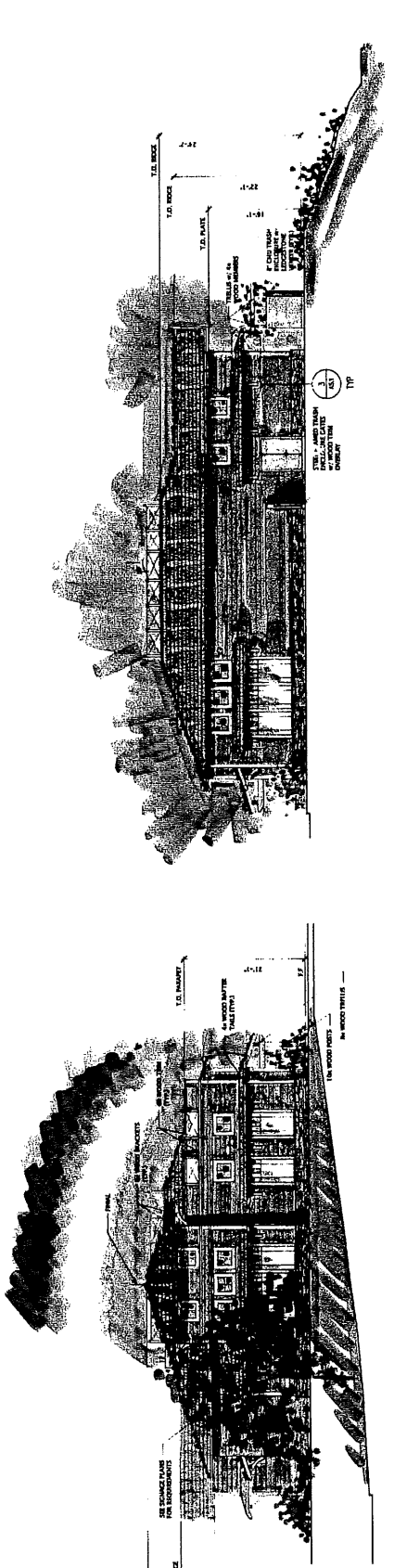
ELEVATIONS
SHOPS at OAK CREEK
OWNER: Adler Realty Investments, Inc.
7121 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

VAN TILBURG, BANARD & SODERBERGH, AIA
ARCHITECTURE PLANNING INTERIORS
10000 VAN TILBURG AVENUE, SUITE 200, WOODLAND HILLS, CA 91364
TEL: 818.338.1100 FAX: 818.338.1102

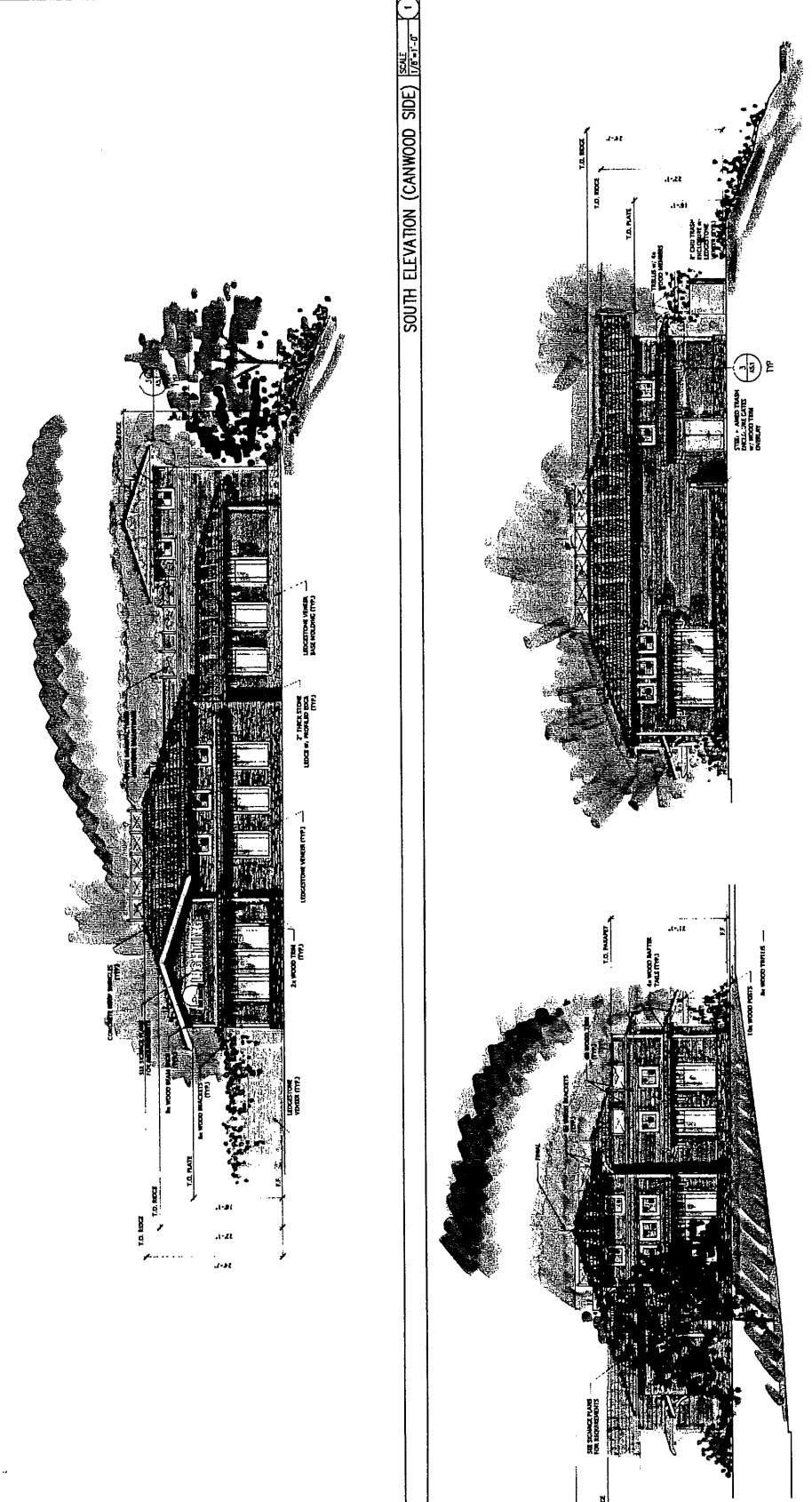
NORTH ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0"



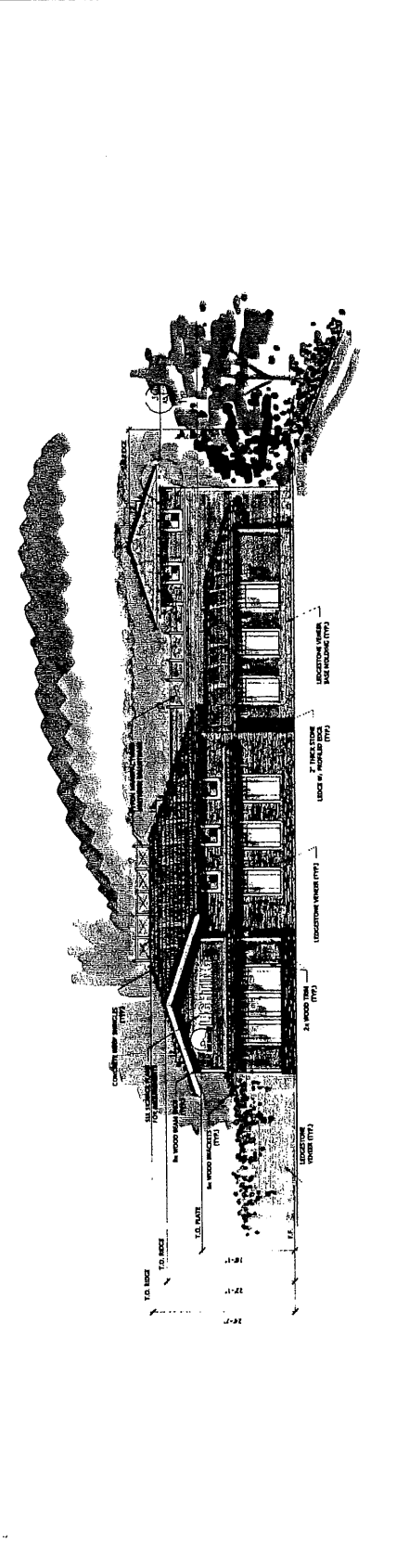
WEST ELEVATION SCALE 1/8"=1'-0"

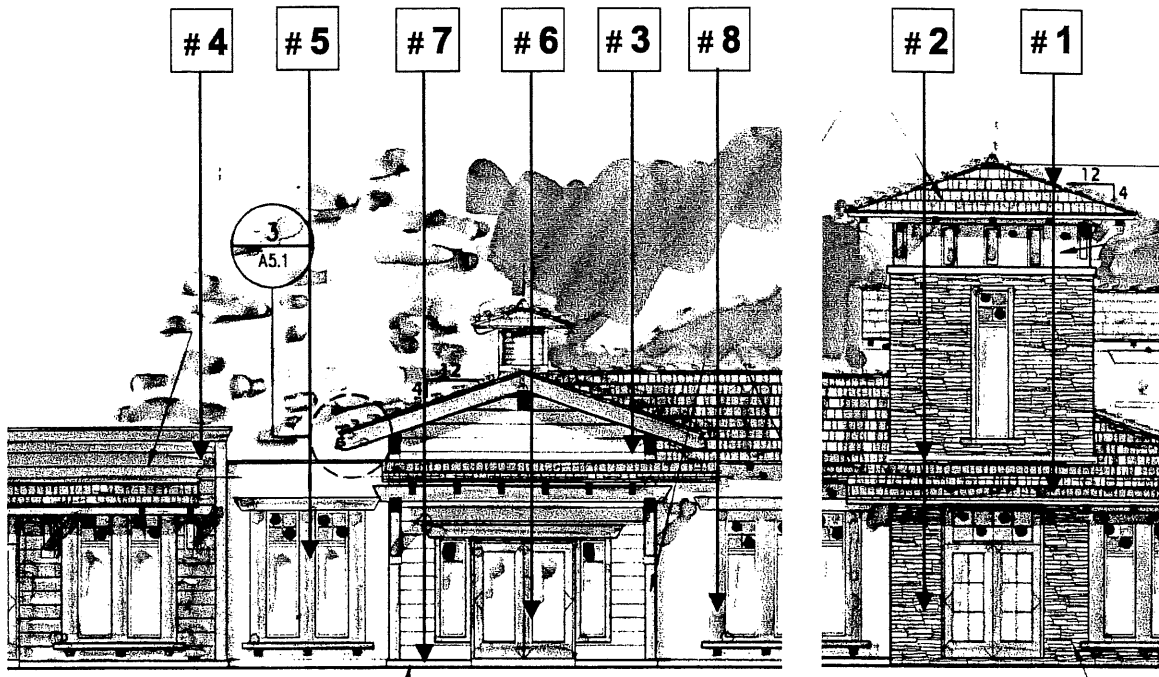


EAST ELEVATION SCALE 1/8"=1'-0"



SOUTH ELEVATION (CANWOOD SIDE) SCALE 1/8"=1'-0"

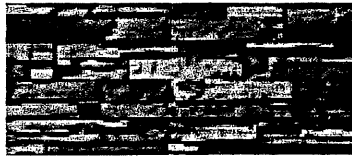




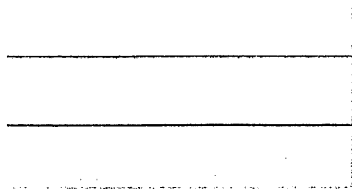
1
Cement Roof Shingle:
 Eagle Roofing
Ponderosa 5699
Charcoal Range



2
Stone Veneer:
 Cultured Stone
Pro-Fit Ledgestone
Platinum PF-8017



3
Hardiplank Lap Siding
 Smooth, 10 3/4" Exposure
 Color to match:
 Dunn Edwards **DE6232**
Abstract White



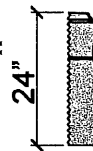
4
Hardiplank Lap Siding
 Smooth, 10 3/4" Exposure
 Color to match:
 Dunn Edwards **DE6235**
Northgate Green



5
Stucco
 Color to match:
 Dunn Edwards **DE6238**
Abstract White

6
Windows and Doors:
 Kawneer North America
 Commercial Aluminium Frame
Permadize Sterling Gray

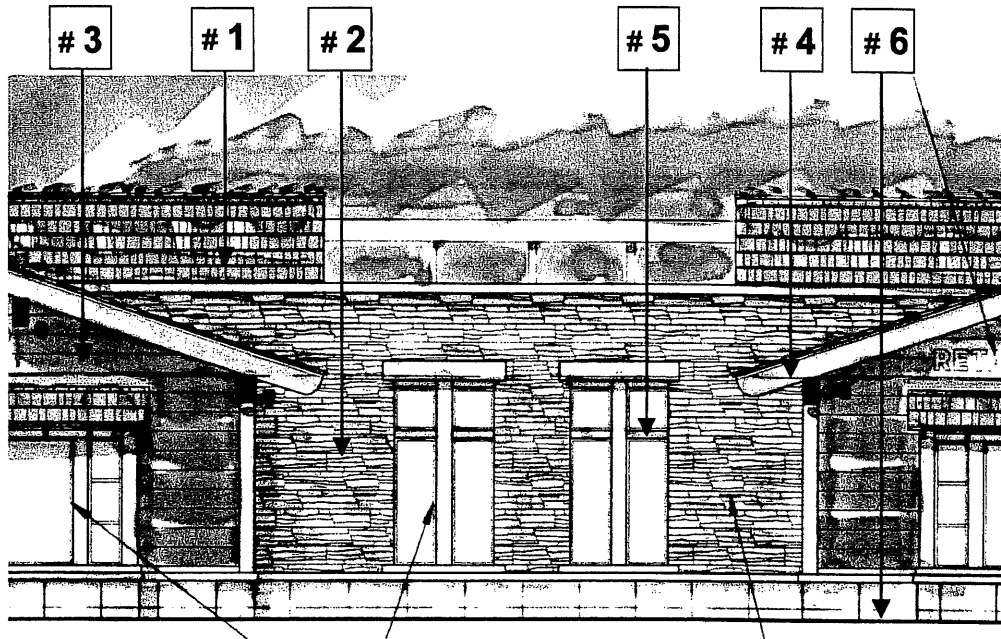
7
Concrete pre-cast molding:
 CDI Concrete Designs Inc.
 Base Molding **M53**
Gray



8
Wood details
 Color to match:
 Dunn Edwards **DE5711**
Up North



COLOR SCHEME BLDG A



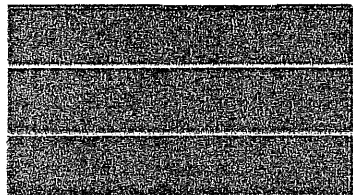
1
Cement Roof Shingle:
 Eagle Roofing
Ponderosa 5699
Charcoal Range



2
Stone Veneer:
 Cultured Stone
Country Ledgestone
White Oak CSV-20046



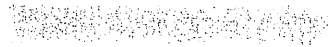
3
Hardiplank Lap Siding
 Smooth, 10 3/4" Exposure
 Color to match:
 Dunn Edwards **DEC714**
Friar Tuck



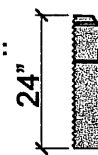
4
Wood details
 Color to match:
 Dunn Edwards **DE5711**
Up North



5
Windows and Doors:
 Kawneer North America
 Commercial Aluminium Frame
Permazine Sterling Gray



6
Concrete pre-cast molding:
 CDI Concrete Designs Inc.
 Base Molding **M53**
Gray

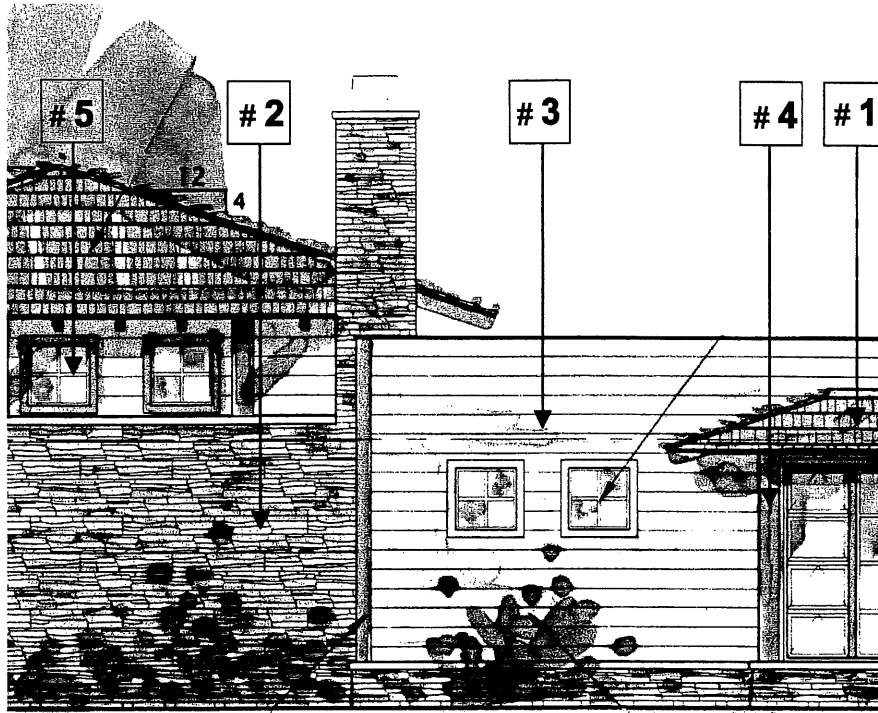


COLOR SCHEME BLDG B-1

ADLER
 Realty Investments, Inc.
2171 Ventura Boulevard, Suite 301, Woodland Hills, CA 91364

SHOPS at OAK CREEK
 CITY OF AGOURA HILLS
 FOR ADLER Realty Investment, Inc.

VAN TILBURG
 BANYARD &
 SOUTHWEST, AIA
 AN ASSOCIATE ARCHITECT FIRM
 2001 WILSON AVENUE, SUITE 100
 WEST WOODLAND, CALIFORNIA 91368
 TEL: 818.709.1100 FAX: 818.709.1101



1

Cement Roof Shingle:
Eagle Roofing
Ponderosa 5699
Charcoal Range

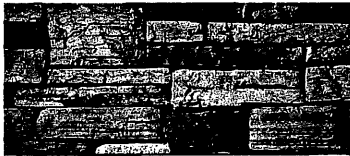


5

Windows and Doors:
Kawneer North America
Commercial Aluminium Frame
Permadize Sterling Gray

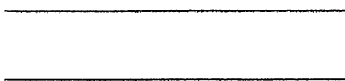
2

Stone Veneer:
Cultured Stone
Country Ledgestone
Caramel CSV-20007



3

Hardiplank Lap Siding
Smooth, 10 3/4" Exposure
Color to match:
Dunn Edwards **DE6372**
Lace Veil



4

Wood details
Color to match:
Dunn Edwards **DE5711**
Up North

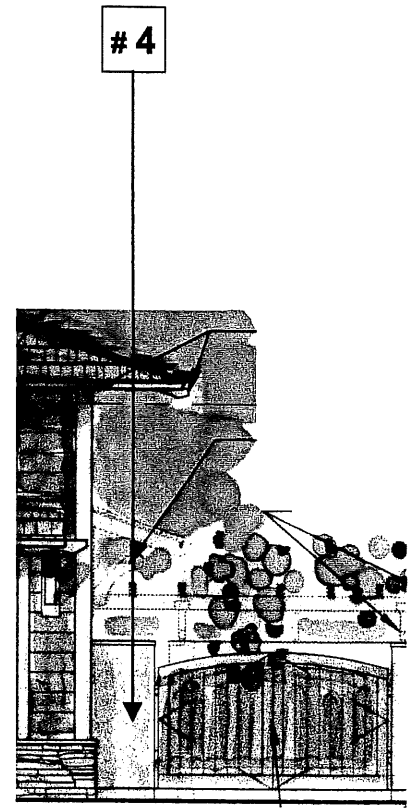
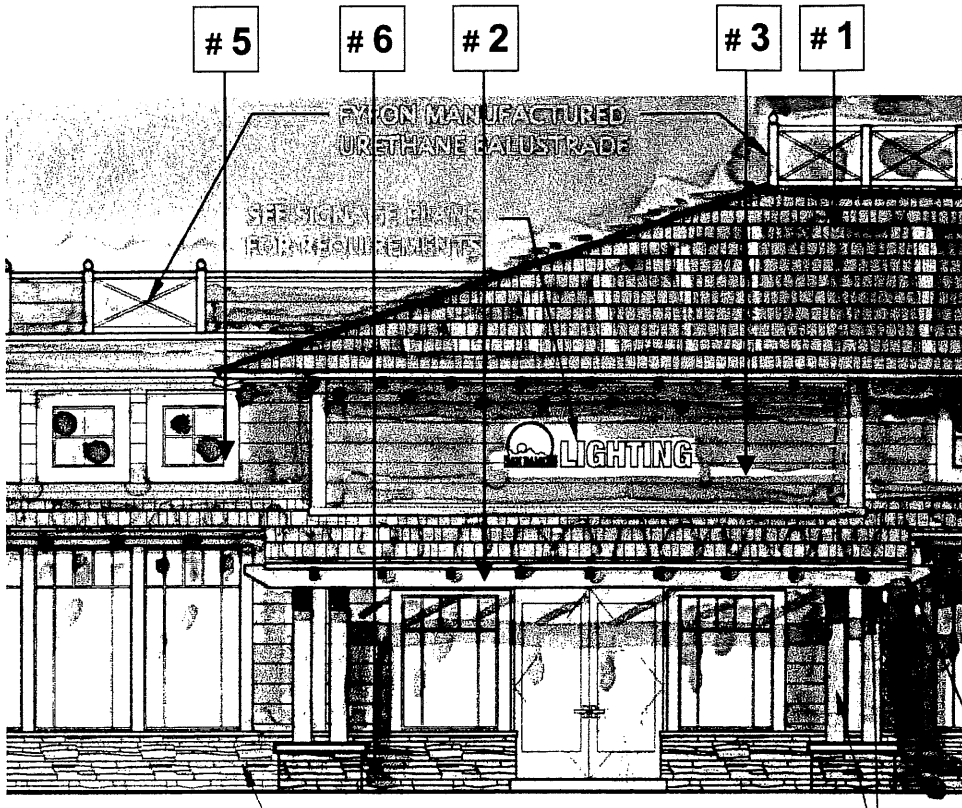


COLOR SCHEME BLGD **B-2**



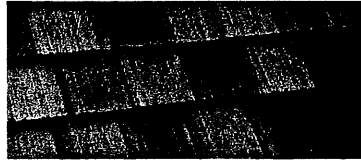
SHOPS at OAK CREEK
CITY OF AGOURA HILLS
FOR ADLER Realty Investment, Inc.





1

Cement Roof Shingle:
Eagle Roofing
Ponderosa 5699
Charcoal Range



5

Windows and Doors:
Kawneer North America
Commercial Aluminium Frame
Permadize® Sterling Gray

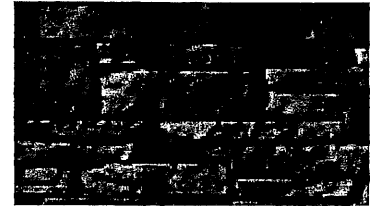


2

Wood details
Color to match:
Dunn Edwards **DE6232**
Abstract White

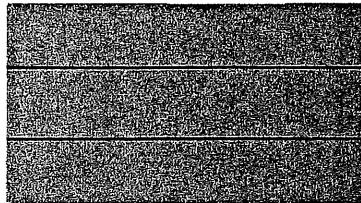
6

Stone Veneer:
Country LedgeStone
Aspen CSV-2008



3

Hardiplank Lap Siding
Smooth, 10 3/4" Exposure
Color to match:
Dunn Edwards **DE6235**
Northgate Green



4

Stucco, Light Sand Finish
Color to match:
Dunn Edwards **DE6232**
Abstract White

COLOR SCHEME BLGD C-2

SHOPS at OAK CREEK
CITY OF AGOURA HILLS
FOR ADLER Realty Investment, Inc.

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