

REPORT TO CITY COUNCIL

DATE: APRIL 23, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT CASE NO. 06-CUP-007 AND SIGN PERMIT CASE NO. 06-SP-037, WHICH IS A REQUEST 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 THE PROJECT'S PROPOSED SIGN PROGRAM (DANARI OAK CREEK, LLC, APPLICANT)

The request before the City Council is to conduct a public hearing to consider an appeal by the applicant of the Planning Commission's denial of Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037. The applicant for these cases, Danari Oak Creek, LLC, requested approval to develop five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use. The 5.7 acre commercially zoned site is located within the Oak Creek tract on the north side of Canwood Street, east of Kanan Road and west of Clareton Drive, at 28941-29145 Canwood Street.

As background, on June 12, 2002, the City Council approved J.h. Snyder Company's Oak Creek residential and commercial subdivision on property located on the north side of Canwood Street, east of Kanan Road, on 38.72 acres of land. Specifically, the City Council approved Tract Map No. 53752 and Conditional Use Permit No. 01-CUP-009, granting entitlement for the development of 336 apartment units which were completed in 2004. The City Council's approval of the Tract Map allowed for the property to be subdivided into seven lots consisting of two (2) multi-family residential lots, five (5) commercial lots, and three (3) permanent open space lots. The five commercial lots were located across the southern edge of the property, adjacent to Canwood Street, and extended onto the west and east sides of Medea Creek, within the Commercial Retail Service (CRS) zone and the Freeway Corridor (FC) Overlay zone. These five lots were conceptually assumed to accommodate approximately 85,000 square feet of office space in two buildings located on two separate parcels, as well as approximately 23,700 square feet of restaurant buildings located on three separate parcels. The City Council's approval of the Tract Map was part of the overall Kanan Road/101 Freeway interchange project and included a significant change in zoning of the property from Commercial Retail Service to a mix of High Density Residential and Commercial Retail uses. The Kanan Road/101 Freeway Interchange Project also involved the realignment of Canwood Street, removal of the Denny's Restaurant and

three (3) commercial buildings, modifications to the creek, removal of non-conforming billboards, undergrounding of utilities, land exchange, and dedication of the hillsides as open space.

On March 6, 2003, the Planning Commission approved the applicant's request to amend the Tentative Tract Map to reconfigure the five commercial lots into six (6) commercial lots. This map reconfiguration was intended to still allow for two office buildings, as well as four restaurants, instead of three restaurants. The combined size of the commercial lots did not change from the original Tentative Tract Map. The Final Map was approved by the City Council on August 27, 2003.

In lieu of developing one of the two anticipated office buildings in the tract, HBF Holdings LLC, received the City Council's approval of a Conditional Use Permit to construct a 125-unit Homewood Suites Hotel on a 3.15 acre parcel (Parcel 8), at the eastern end of the tract. The three-story hotel includes four detached buildings totaling 88,109 square feet in size. The property owner, J.h. Snyder Company, received the Planning Commission's approval of a Lot Line Adjustment to increase the size of the lot from 2.54 acres to accommodate the construction of the hotel. To accomplish the increased lot size, the Lot Line Adjustment application included a request to reduce the size and reconfigure the lot lines of two adjoining parcels (Lots 7 to the west and Lot C to the north).

When the City Council originally approved the Master Tentative Tract Map and the Conditional Use Permit in 2002, they included a condition of approval that requires the applicant to submit new Conditional Use Permit applications for development and approved uses on the commercial lots. It was originally anticipated that each parcel would be sold separately and developed separately. Thus, the Conditional Use Permit was a way to control and review each project incrementally. Instead, Alder Realty Investments, Inc., bought the remaining vacant parcels and plans to develop them at once. While the size of the buildings are shown for each commercially zoned parcel on the Tract Map, as part of Conditional Use Permit review the Planning Commission and City Council have discretion on the size, location, design and use of the individual buildings. The Planning Commission and City Council also have discretion in determining how each use and development of the commercial lots is compatible with the others and with the overall development of the Oak Creek project concept. The Master Plan for the tract shows the vacant lots to have development potential for up to 40,000 square feet of office space and 23,700 square feet of restaurant space within the vacant lots, but the property owner could request buildings of smaller sizes and alternate uses for the Planning Commission's and City Council's consideration.

In this instance, the applicant is requesting approval to construct five (5) separate buildings within the five (5) vacant lots within the Commercial Retail Service (CRS) and Freeway Corridor Overlay (FC) zones. Specifically, the project includes 13,440 square feet of retail space and 20,240 square feet of restaurant space. Two stand-alone restaurants are proposed, on either side of the Medea Creek, which are 7,500 square feet and 6,800 square feet in size. Four smaller restaurants of 980 square feet to 2,000 square feet in size are proposed within a multi-tenant building (Building A). Each of the five buildings would be single-story in height.

The development proposal will require administrative approval of a Lot Line Adjustment to reconfigure the existing five parcels to accommodate the proposed uses and required on-site parking. The applicant is also seeking a Sign Permit for approval of a Sign Program.

The property has been pregraded with the development of the apartments to the north, and is relatively flat. However, additional fill is proposed to raise the pad elevations above the current condition. On the west side of the creek, the topography descends to the southeast. The property descends to the southwest on the east side of the creek. The grading plan indicates that the finished floor elevations for each restaurant on the west side of Medea Creek, as well as the parking lot, to be made generally consistent in grade level. This would result in Building A being approximately level with the average elevation of Canwood Street. The finished floor elevations of Buildings B-1 and B-2 will be approximately 3 and 4 feet respectively above Canwood Street. The finished floor elevations of the Buildings C-1 and C-2, located on the east side of the Medea Creek would be consistent with the adjacent Homewood Suites Hotel. Building C-1 is to be situated 12 feet above Canwood Street and Building C-2 is to be situated 14 feet above Canwood Street.

Access to the property would be taken from two driveways on Canwood Street, on the west side of the creek, and one driveway on the east side of the creek that would be shared with the existing Homewood Suites Hotel to the east. McDonald's Restaurant is located west of the project site and the Archstone Oak Creek Apartments are located to the north. Canwood Street and the 101 Freeway are located to the south.

The Planning Commission held two separate public hearings on December 6, 2007, and February 21, 2008 to consider the applicant's project. A key component in the City's approval of the tract was the opportunity to develop the mixed use site with an emphasis on pedestrian amenities and to take advantage of the creek environment. It was noted in the first public hearing before the Planning Commission that the applicant is proposing such amenities, however staff and the Architectural Review Panel had encouraged the applicant to further enhance the site plan. The specific changes recommended by staff and the Planning Commission at the December 6, 2007 Planning Commission meeting, as well as the changes proposed by the applicant at February 21, 2008 Planning Commission meeting to address the Planning Commission's previous comments, are summarized in the following table:

- Continued on next page -

Staff's/ARP's Recommendations	Planning Commission Comments (12/6/07)	Applicant's Response to Planning Commission (2/21/08)
<p>Building A</p> <ol style="list-style-type: none"> 1. Reconfigure the bldg. in an "L-shape" for outdoor dining privacy and to break the linear mass. <p>Site Plan</p> <ol style="list-style-type: none"> 1. Eliminate 6 spaces east of Bldg. B-1 and 4 spaces northwest of Bldg. A for more landscaping. 2. Add more trellises within the parking lot pathways. 3. Add outdoor seating on the north end of Bldg. B-2. 4. Re-angle the driveway between Bldgs. A and B-1 for a direct view of the oak tree. 	<p>Building A</p> <ol style="list-style-type: none"> 1. Reduce the linear mass of the bldg. <p>Site Plan</p> <ol style="list-style-type: none"> 1. Eliminate 6 spaces east of Bldg. B-1 and 4 spaces northwest of Bldg. A for more landscaping. 2. Add more trellises within the parking lot pathways. 3. Add outdoor seating on the north end of Bldg. B-2. 4. Re-angle the driveway between Bldgs. A and B-1 for a direct view of the oak tree. 5. Add more landscaping and decorative paving within the project. 6. Provide pedestrian connections from the street at the n.w. corner of the parking lot. 7. Canter the footprint of Bldg. B-1. 	<p>Building A</p> <ol style="list-style-type: none"> 1. Moved the bldg. 3 feet to the north. 2. Tenant space A-1 was moved 10 feet further north. 3. Patio area increased to depths of 18-52 feet, with seating, trellises, artwork, decorative paving and trees. <p>Site Plan</p> <ol style="list-style-type: none"> 1. Eliminated 21 parking stalls west of Medea Creek by reducing interior restaurant seating area. 2. Parking lot landscaping was increased north of Bldg. A, and in the parking lot northwest of the bldg.

Staff's/ARP's Recommendations	Planning Commission Comments (12/6/07)	Applicant's Response to Planning Commission (2/21/08)
<p>Medea Creek 2. Incorporate a key pedestrian linkage between the east and west sides of the creek to provide strong pedestrian interest to interact with the creek, and to connect the project with adjacent uses, including the hotel.</p> <p>Other Features 1. None</p>	<p>Medea Creek 2. Incorporate a key pedestrian linkage between the east and west sides of the creek to provide strong pedestrian interest to interact with the creek, and to connect the project with adjacent uses, including the hotel. 3. Eliminate parking spaces adjacent to the creek.</p> <p>Other Features 1. Provide an alternate parking lot lighting fixture. 2. Consider uses within Bldg. A other than quick-serve restaurants. 3. Consider providing two restaurant uses within Building C-1. 4. Consider providing subterranean parking for the project to allow for more restaurant uses.</p>	<p>Medea Creek 3. Increased the depth of the landscaping adjacent to the creek from 12 feet to 33-44 feet, and provided more benches. 4. Relocated Bldg. B-1's trash enclosure to increase the landscaping between the enclosure and the creek path.</p> <p>Other Features 1. An alternate parking lot lighting fixture was provided.</p>

In the second public hearing on February 21, 2008, staff recommended that if the Planning Commission desired to approve the revised project as proposed, they could consider some of the following additional features to help address the Planning Commission's previous comments to further enhance the pedestrian experience and creek orientation, including: 1) additional coverage of the pedestrian plaza area at Building A with trellises, including a wrap-around trellis at the west side of the building; 2) the use of enhanced pavement at parking lot driveway north of Building A for traffic calming; 3) enhanced connectivity between the buildings through interior walkways so that pedestrians would not have to go onto sidewalk on Canwood Street; 4) 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; 5) 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.

The Planning Commission had also requested staff to report back on the feasibility of the applicant

providing a pedestrian bridge that could span across Medea Creek. The applicant estimated a 240-foot clear span bridge over Medea Creek to cost approximately \$800,000 to construct. The City Engineer agreed with this estimate. The Planning Commission stated that a pedestrian bridge would provide a key pedestrian linkage between both sides of the creek.

At the conclusion of the second public hearing, the applicant requested the Planning Commission to take final action. While the Planning Commission acknowledged the design changes made to the project through the course of the public hearings, primarily regarding landscape and hardscape changes, the Planning Commission adopted Resolution No. 926, denying the project on March 6, 2008, on a 2-0-2 vote. Commissioner Buckley Weber was absent for the vote. Commissioner Nouzille abstained because of a business conflict of interest and the Chair O'Meara abstained because he was absent from the second public hearing. The Planning Commission staff reports, which include detailed descriptions of the project, are attached for reference. The Planning Commission's findings for denial are contained in the attached Resolution No. 926.

The project applicant filed an appeal of the Planning Commission's decision. The basis of the appeal is included in their attached appeal application, which is based primarily on the terms of the Development Agreement approved for the tract. Staff would note that the applicant can propose changes to the tract's master site plan. As such, the City Council can also request that other site plan changes deemed appropriate be made to the project design. If the City Council finds the current site plan to be acceptable, it is recommended that all of staff's suggestions of February 21, 2008, be incorporated into the plans, including enhancements to the existing Canwood Street bridge and sidewalks leading to the bridge to further enhance the pedestrian experience.

RECOMMENDATION

It is recommended the City Council conduct a public hearing to consider an appeal of the Planning Commission's denial of Conditional Use Permit No. 06-CUP-007 and Sign Permit Case No. 06-SP-037. If the City Council's decision is to approve the project as submitted, staff will return with a resolution of approval at the soonest available City Council meeting. If the City Council's decision is to deny the project, staff will return with a resolution of denial. If the City Council's decision is to continue the project for redesign, it is recommended that this matter be continued to a certain future date.

Attachments: (A) Appeal Application
(B) Letters to the Planning Commission
(C) Planning Commission Meeting Minutes (December 6, 2007; February 21, 2008; and March 6, 2008)
(D) Planning Commission Staff Reports (December 6, 2007; February 21, 2008; and March 6, 2008)
(E) Reduced Copies of Project Plans
(F) Planning Commission Resolution No. 926

Attachment A

Appeal Application

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APPLICATION FOR APPEAL

CITY OF AGOURA HILLS

2008 MAR 19 PM 4:02

NAME: Danari Oak Creek, LLC ~~CITY CLERK~~

ADDRESS: c/o Adler Realty Investments, Inc., 20950 Warner Center Drive, Suite C Woodland Hills, CA 91367

PHONE NO.: (818) 884-2200

CASE NO.: 06-CUP-007 and 06-SP-037

Appeal to (Circle Once): Planning Commission
City Council

In the following space, please briefly indicate the reasons for the appeal.

See attached.



Signature of Applicant

NOTE: Applications for appeals must be filed within (fifteen 15) days of the date of the decision. This application, along with the appropriate filing fee, should be submitted to the Director of Community Development. As part of the appeal, applicants should be prepared to provide the Planning Department with additional sets of project plans and other pertinent materials.

ATTACHMENT TO APPEAL FORM
CASE NOS. 06-CUP-007 and 06-SP-037

The applications of Michael Adler, Adler Realty Investments, Inc., 06-CUP-007 and 06-SP-037, were supported by sufficient exhibits and facts justifying approval in accordance with (the) Development Agreement ("DA") between the City of Agoura Hills and SL Agoura Hills, LLC, the predecessor to the applicant, recorded as Document Number 01 1753177 in the office of the County Recorder of Los Angeles County.

Pursuant to Section 3 (a) at page 7 of the DA and its reference to "the Project" as shown on the site plan attached thereto, development approvals (i.e. 06-CUP-007 and 06-SP-037) would follow provided the Project was planned in accordance with the terms of the DA, the Project Approvals and Applicable Rules.

Applicant acquired the subject property following its predecessor's performance of implementation set out in DA Section 3 subsections (d) "Sale of City Property", (e) "Dedication of Right of Way, (f) "Improvement of Canwood Right of Way", (g) "Low and Moderate Income Housing" and (h) "Removal of Billboards and Existing Structures, each and all of which could be interpreted as conditions precedent to the City's obligation to process permit applications. Each and all of the foregoing items of performance constitute good and valuable and material consideration.

Applicant contends that its application submittals comply with the City's Applicable Rules, and, more particularly, with Section 3 (l) at page 12, wherein "City agrees to cooperate with Developer (Applicant herein) in the issuance of permits **on an expedited basis and at the earliest feasible date** (emphasis added), including.....grading and building permits.....provided such permits comply with all Applicable Rules and with the Project Approvals and Conditions of Approval". As a matter of further emphasis of City's intent to cooperate by expediting the Project, we call out the following phrase appearing in said subparagraph: "...and, if applicable, issuance of permits prior to recordation of tract maps for the Project...."

Applicant contends that the applicable standards for review of project applications are:

1. The attached site plan and
2. City's Applicable Rules (those in effect in the City at the time of approval of the DA).
3. Design/Development Standards in Section 3 (m), which exclusively refer to "Easements" for pedestrian use, underground drainage and utilities not interfering with pedestrian use.

4. City Warranties in Section 4 (a):

(1) "Entitlement to Develop...in accordance with: (a) the EIR; (b) the Applicable Rules; (c) the Project Approvals, [sic] and Conditions of Approval thereon; and (d) the terms and conditions of this Agreement, and based upon all [of] the information made available to the City prior to or concurrently with the execution of this Agreement....[provided that] there are no Applicable Rules that would prohibit or prevent the full completion and occupancy of the Project in accordance with the **uses, heights and terms of development incorporated and agreed to herein.** [Our emphasis]."

(2) "Consistency with General Plan".

There are no other more specific standards or terms contained in the DA or other agreements than those set out above. The "Applicable Rules" are set out in Section 5, at pages 12 and 13. We know of no other applicable Rules than those in effect at the time of the recording of the DA. We are unaware of any City development standard that is not being acceded to. In subsection (i) at pages 14 and 15, "Discretionary Approvals" are governed by the Applicable Rules, provided that they do "**not materially change, modify or alter the Project...**" [Our emphasis].

Of special and particular import, please see Section 5 (j) at page 15, which spells out "Timely City Action". It was a material provision such as this which provided the consideration to SL Agoura Hills LLC to enter into the DA and to Mr. Adler to acquire the subject property and rights to the DA from SL Agoura Hills LLC at the agreed price, and upon which the Applicant/Appellant relied in processing plans for the subject property. Said subsection (j) states in part..."no additional conditions of approval, exactions, dedications, mitigations or other like matters shall be required from or imposed upon Developer in connection with any Subsequent Project Approval ...in connection with the implementation of the Project approved in the Project Approvals."

The good news to the City with regard to this plan and set of permits for implementation of the DA is that Mr. Adler has, while substantially conforming to the terms of the DA, significantly improved the project depicted in the Site Plan attached to the DA, in the following ways:

1. Its restaurants orient to Medea Creek and the large northerly oak tree;
2. It is more pedestrian in character with walkways and seating furniture drawing people from their cars to "this place";

3. The building square footage has been reduced by 27,820 s.f., thus reducing needs for parking, numbers of trips, sound effects and emissions, and generally becoming a less intensive variety of uses on the subject property than what was originally conceived in the SL Agoura Hills LLC submittal.

4. The parking field has been better screened from Canwood and Freeway passersby by the placement of buildings and added landscaping on the Project perimeter and the increased canopy within the parking area itself;

5. The residential units constructed by SL Agoura Hills LLC have more tree screening on their common boundary with Oak Creek and more screening of Freeway sound by the intervention of Project buildings. It is presumed that the residents of those units were duly informed by SL Agoura Hills LLC of the commercial planned use of the subject property in advance of their occupancy;

6. The site has been designed to better protect Medea Creek from erosion and storm water runoff, and

7. Excellence of design, architecture, building materials, colors and landscaping.

All of the above examples of Project enhancement are consistent with Section 3 (a) at page 8, which states in part: "Developer may develop the Property or any portion there with a development of lesser height or density than the Project, provided that such development otherwise complies with the Applicable Rules, including the EIR, the Project Approvals and this Agreement."

Mr. Adler has, in fact, brought to the City a better, less dense project, which ought to be approved in accordance with the Applicable Rules as is provided for in Section 3 (a) quoted from above.

Presuming that each council member has familiarized himself with the proceedings of the Planning Commission, it appears reasonable to assume that the key factor weighing in the minds of the three Commissioners who voted at that hearing was their desire to have Mr. Adler construct a pedestrian bridge over Medea Creek somewhere along the common boundary with the easterly portion of this Project (which was not before the Commission that night). Mr. Adler respectfully refused to add said amenity to his plans for at least some of the following reasons:

1. The cost, estimated by a comparison with another small bridge elsewhere within the area where no specific facts were available for evaluation, of

approximately \$800,000, which was never factored into the purchase price of the property nor the development proforma.

2. The uncertainty of not only cost but also of time and cost to evaluate the environmental impacts thereof in accordance with the California Environmental Quality Act. No such analysis was included in environmental review to date. As you know from other natural area sensitive evaluations, there is no good estimate of the delays which would ensue.

3. A bridge structure over most of the Medea Creek as it runs through the subject property would likely require a span of more than 200 feet. No such engineering has been applied to this aspect of the Project nor budgeted, and the outcome of such work is uncertain as to feasibility, cost and time of permitting and construction.

4. State and Federal agencies are likely to exert jurisdiction without any limits or controls in the hands of the City. This would undermine basic understandings in the DA.

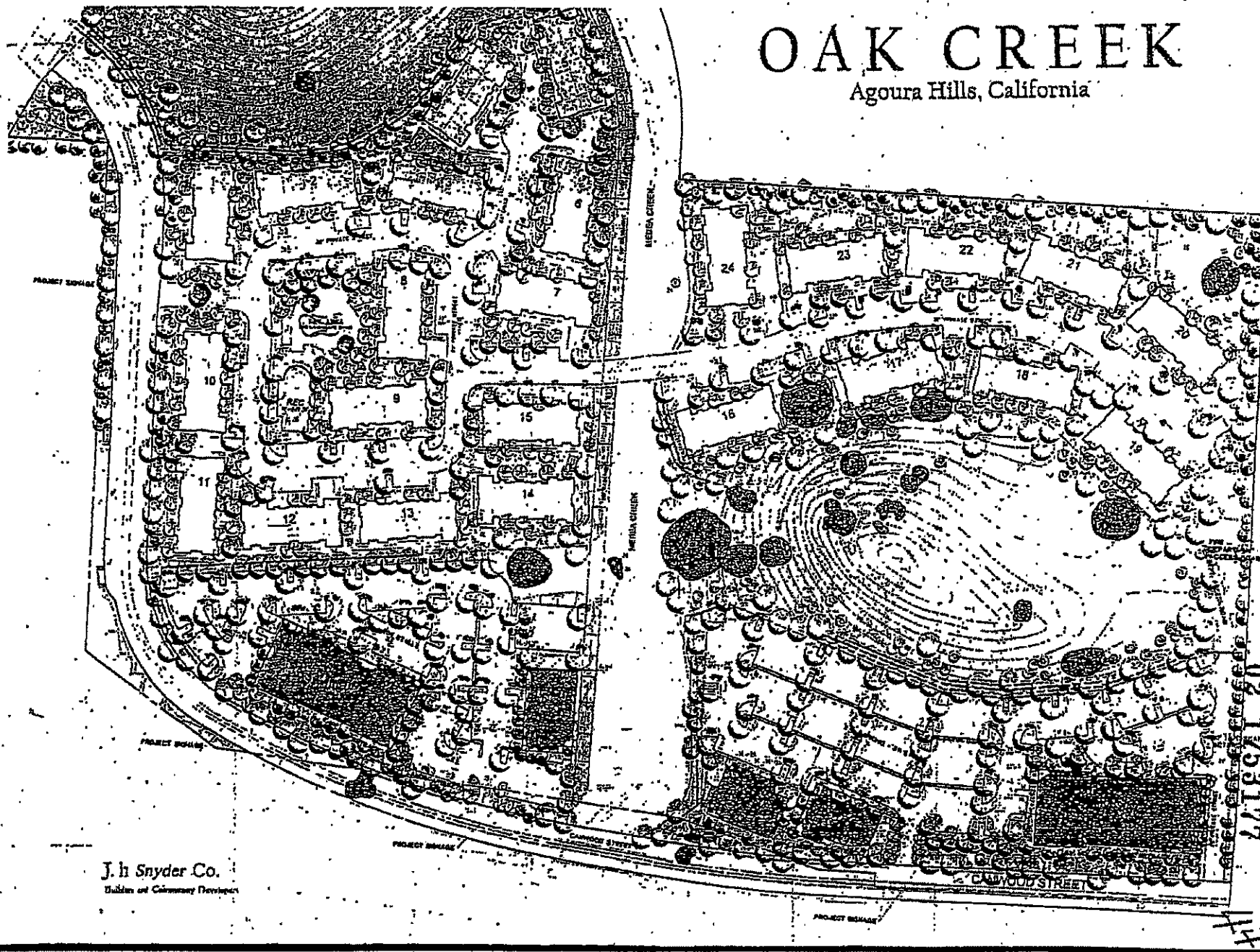
5. Among the agencies that could exercise jurisdiction over such construction, its footings, shade effects, stream alteration properties, etc. are: the Regional Water Quality Control Board, State Fish and Game, US Fish and Wildlife and the Army Corps of Engineers. We are uncertain, but concerned about the Santa Monica Mountains Conservancy and State of California Coastal Commission.

Mr. Adler sincerely believes that his Project as now presented is an enhancement of the Project improvement expectations contained in the DA, but at the very least is in substantial conformance therewith. Furthermore, these applications seek no variances or waivers of City standards. They are in compliance with City ordinances, development standards in the Zoning Ordinance and policies, with the DA, in fact, being a City Ordinance. In all respects, the Project is conscious of and respectful of the privacy and quality of life of its closest residential neighbors.

Its buildings are at human scale as to height and volume, walking and social gathering oriented amenities, have four sided attractive architecture, quality materials, enhanced landscaping, screened parking areas and are providing an attractive face to travelers on Canwood Street and the community visitors on the Freeway.

OAK CREEK

Agoura Hills, California



J. H. Snyder Co.
Builders and Community Developers

02 1753177

14

Attachment B

Letter to Planning Commission

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Doug Hooper

From: Scott Litman [scott@scottlitmaninsurance.com]
Sent: Thursday, February 21, 2008 4:41 PM
To: Doug Hooper
Subject: FW: Oak Creek petition

Scott Litman

Scott Litman Insurance Agency, Inc.
(818) 879-5980 Ext. 207/(818) 879-5990 Fax
License #0833330

From: Scott Litman
Sent: Thursday, February 21, 2008 4:24 PM
To: 'mkamino@ci.agoura-hills.ca.us'; 'dhopper@ci.agoura-hills.ca.us'
Subject: Oak Creek petition

We are not able to make the meeting tonight but are very interested in the successful completion of the revised plan of Oak Creek.

Please find a signed petition by the employees of the office.

It is also important to note, a number of us also live in the area.

Thank you for your time.

scott

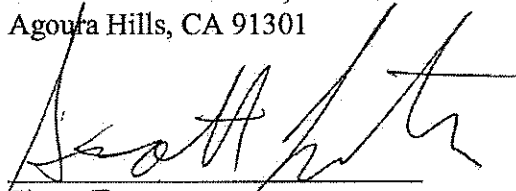
Scott Litman

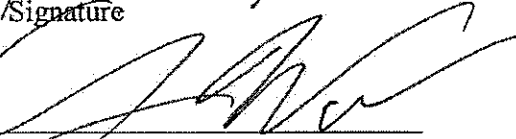
Scott Litman Insurance Agency, Inc.
(818) 879-5980 Ext. 207/(818) 879-5990 Fax
License #0833330


To Whom It May Concern:

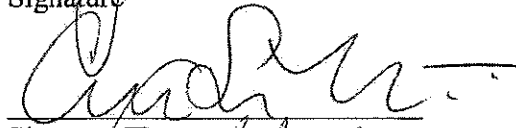
The employees of Scott Litman Insurance Agency, Inc support the plan for the Oak Creek project. We operate Monday through Friday across the street, and regularly purchase our lunches from local restaurants. We would love to have more locations to choose from that we could get in and out of quickly, or pick up an order to go. As members of the community, we are signing this petition as our vote that this plaza will be an asset to the area.

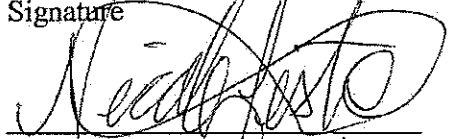
Thank you,
Scott Litman Insurance Agency, Inc.
28720 Roadside Drive, Suite 354
Agoura Hills, CA 91301

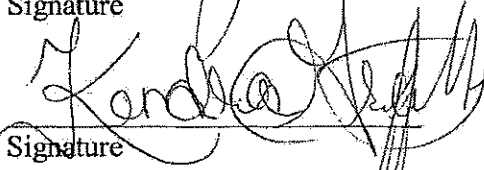

Signature _____ Date 2/21/08


Signature _____ Date 2/21/08


Signature _____ Date 2-21-08


Signature _____ Date 2/21/08


Signature _____ Date 2/21/08


Signature _____ Date 2/21/08

From: Jcl523@aol.com [mailto:Jcl523@aol.com]

Sent: Monday, February 18, 2008 6:03 PM

To: Doug Hooper; curtis@cajaeir.com; cnouzille@mac.com; Allison Cook; Mike Kamino

Subject: Attention Planning Commission/Shops at Oakcreek

Dear Planning Commission,

Unfortunately, we are not able to attend the meeting this Thursday, Feb. 21, 2008 concerning the Shops at Oak Creek. This project is very important to our city, and we want to share more information with you that we believe will enhance this project. First of all, the following links are examples of public places that are done very well.

<http://www.rmdesign.com/?s=5projects&c=streetscapes-plazas&id=102> ,

<http://www.malibucountrymart.com/> . We encourage you to look at these links.

They are quite pleasant surroundings, and they make these areas places where people will want to shop, sit, gather, relax, eat, play, etc. A common factor in these places, as well as many other quality public places, is that you **do not see parking lots** when you are in the gathering spots. There is nothing more detrimental to a public space than retail, restaurants, and outdoor seating areas that face a parking lot. We realize that the scale may not be the same as that of this project, however the concepts remain good ones, and Agoura Hills needs to have good public places.

We understand that there are rules regarding the amount of parking spaces needed, but don't let that be the overriding factor in the difference between a good public space and what we will get which is another suburban shopping center. Also, no amount of nice landscaping will make a parking lot appealing, nor will it lend itself to pedestrian use. The quality of the space has to be more important than the number of parking spots and the location of the parking spaces. If it takes underground and/or on street parking on Canwood, or even fewer buildings, please do it. Do not let the parking requirements be the determining factor between a good public space and another suburban shopping center.

Two story buildings will also benefit this area because single story buildings are not as inviting to pedestrians. Two story buildings create a sense of enclosure or an "outdoor room" which can not be provided as well by single story buildings. Please look at the Agoura Village Specific Plan. You will see that the diagrams are all two story buildings with the possibility of some that are three stories. Even the Caruso Westlake Promenade development has a fake two story facade to help create a sense of place.

Here is another item for consideration, two story buildings with lofts or apartments will help the city meet the low income housing requirements and give

this part of the city more of a neighborhood feel. This area is currently mixed use horizontally, so the natural progression is for it to also be mixed use vertically.

Please consider these ideas; we want to reiterate the importance of a public gathering space such as in the courtyard in Ojai and the play/gathering area of the Malibu Country Mart.

David and Jennifer Lebowitz
29421 Promontory Place
Agoura Hills, CA 91301
818 597-2674

Delicious ideas to please the pickiest eaters. [Watch the video on AOL Living.](#)

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](#).

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Attachment C

*Planning Commission Meeting Minutes
(December 6, 2007; February 21, 2008; and March 6, 2008)*

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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.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

AMENDED
MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
February 21, 2008

ITEM 3: The following persons spoke in favor ~~opposition~~ of the project.

Mike Poyer, Madeos Restaurant

Matthew May, Fat Fish/Urban Café

CALL TO ORDER: Vice Chair Zacuto called the meeting to order at 6:32 p.m.

FLAG SALUTE: Commissioner Rishoff

ROLL CALL: Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff. Chair John O'Meara was absent.

Also present were Director of Planning and Community Development Mike Kamino, Assistant Community Development Director Doug Hooper, Senior Civil Engineer Jay Patel, Associate Planner Valerie Darbouze, Oak Tree and Landscape Consultant Ann Burroughs and Recording Secretary Sheila Keckhut.

DISCUSSION ITEM NO. 5 WAS MOVED TO THE FIRST ITEM ON AGENDA

COMMISSIONER NOUZILLE RECUSED HERSELF FROM ITEMS NO. 3 AND NO. 4 OF THE AGENDA DUE TO CONFLICTS OF INTEREST

APPROVAL OF MINUTES: Amended Minutes – January 17, 2008 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Amended Minutes of the January 17, 2008 Planning Commission Meeting. Motion carried 4-0. Chair O'Meara was absent.

Amended Minutes – February 7, 2008 Planning Commission Meeting

On a motion by Commissioner Buckley Weber, seconded by Commissioner Rishoff, the Planning Commission moved to approve the Amended Minutes of the February 7, 2008 Planning Commission Meeting. Motion carried 4-0. Chair O'Meara was absent.

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

None

CONTINUED PUBLIC HEARING

3. 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.
- 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)
- ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

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

PUBLIC COMMENTS: Vice Chair Zacuto opened the Public Hearing

The following persons spoke in favor of the project.

Michael Adler, Applicant, Adler Realty Investments

Ken Soudani, VTBS Architects, applicant's architect

The following persons spoke in opposition of the project.

Mike Poyer, Madeos Restaurant

Matthew May, Fat Fish/Urban Café

RECESS: Vice Chair Zacuto called for a recess at 8:20 p.m.

RECONVENE: Vice Chair Zacuto reconvened the meeting at 8:42 p.m.

REBUTTAL: Ken Soudani, VTBS Architects, applicant's architect gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Michael Adler, Applicant, Adler Realty Investments answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to direct staff to prepare a draft Resolution of denial for Conditional Use Permit No. 06-CUP-007 and Sign Permit Case No. 06-SP-037 for the Planning Commission's consideration at the March 6, 2008 Planning Commission meeting. Motioned carried 3-0. Commissioner Nouzille recused. Chair O'Meara was absent.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
March 6, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:34 p.m.

FLAG SALUTE

Vice Chair Zacuto

ROLL CALL:

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Cyrena Nouzille and Steve Rishoff. Commissioner Illece Buckley Weber was absent.

Chair O'Meara stated the Commission had received notification of Commissioner Buckley Weber's absence prior to the meeting and that she had requested to be excused. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Assistant Engineer Kelly Fisher, Assistant Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

APPROVAL OF MINUTES:

Amended Minutes – February 21, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Rishoff, the Planning Commission moved to approve the Amended Minutes of the February 21, 2008 Planning Commission Meeting. Motion carried 2-0-2. Chair O'Meara and Commissioner Nouzille abstained. Commissioner Buckley Weber was absent.

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

None

CONTINUED PUBLIC HEARING

2. 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.

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)

ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: Based on direction given on February 21, 2008, staff recommended the Planning Commission adopt a motion to deny Conditional User Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair O'Meara took public comments.

The following person spoke on this agenda item.

Michael Adler, Applicant, Adler Realty Investments

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Vice Chair Zacuto, the Planning Commission moved to adopt Resolution 926, denying Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037. Motioned carried 2-0-2. Chair O'Meara and Commissioner Nouzille abstained. Commissioner Buckley Weber was absent.

Attachment D

*Planning Commission Staff Reports
(December 6, 2007; February 21, 2008; and March 6, 2008)*

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**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: December 6, 2007

TO: Planning Commission

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)

REQUESTS: 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: If the Planning Commission wishes to approve Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, staff will return with a Resolution and conditions approval for adoption.

ZONING DESIGNATION: CRS-FC (Commercial Retail Services - Freeway Corridor Overlay)

GENERAL PLAN DESIGNATION: CG (Commercial-Retail/Services)

I. BACKGROUND AND PROJECT DESCRIPTION

As background, on June 12, 2002, the City Council approved J.h. Snyder Company's Oak Creek residential and commercial subdivision on property located on the north side of Canwood Street, east of Kanan Road, on 38.72 acres of land. Specifically, the City Council approved Tract Map No. 53752 and Conditional Use Permit No. 01-CUP-009, granting entitlement for the development of 336 apartment units which were completed in 2004. The City Council's approval of the Tract Map allowed for the property to be subdivided into seven lots consisting of two (2) multi-family residential lots, five (5) commercial lots, and three (3) permanent open space lots. The five commercial lots were located across the southern edge of the property, adjacent to Canwood Street, and extended onto the west and east sides of Medea Creek, within the Commercial Retail Service (CRS) zone and the Freeway Corridor (FC) Overlay zones. These five lots were conceptually assumed to accommodate approximately 85,000 square feet of office space in two buildings located on two separate parcels, as well as approximately 23,700 square feet of restaurant buildings located on three separate parcels. The City Council's approval of the Tract Map was part of the overall Kanan Road/101 Freeway interchange project and included a significant change in zoning of the property from Commercial Retail Service to a mix of High Density Residential and Commercial Retail uses. The Kanan Road/101 Freeway interchange project also involved the realignment of Canwood Street, removal of the Denny's Restaurant and three (3) commercial buildings, modifications to the creek, removal of non-conforming billboards, undergrounding of utilities, land exchange, and dedication of the hillsides as open space.

On March 6, 2003, the Planning Commission approved the applicant's request to amend the Tentative Tract Map to reconfigure the five commercial lots into six (6) commercial lots. This map reconfiguration was intended to still allow for two office buildings, as well as four restaurants, instead of three restaurants. The combined size of the commercial lots did not change from the original Tentative Tract Map. The Final Map was approved by the City Council on August 27, 2003.

In lieu of developing one of the two anticipated office buildings in the tract, HBF Holdings LLC, received the City Council's approval of a Conditional Use Permit to construct a 125-unit Homewood Suites Hotel on a 3.15 acre parcel (Parcel 8), at the eastern end of the tract. The three-story hotel includes four detached buildings totaling 88,109 square feet in size. The property owner, J.h. Snyder Company, received the Planning Commission's approval of a Lot Line Adjustment to increase the size of the lot from 2.54 acres to accommodate the construction of the hotel. To accomplish the increased lot size, the Lot Line Adjustment application included a request to reduce the size and reconfigure the lot lines of two adjoining parcels (Lots 7 to the west and Lot C to the north).

When the City Council originally approved the Master Tentative Tract Map and the Conditional Use Permit in 2002, they included a condition of approval that requires the applicant to submit new Conditional Use Permit applications for development and approved uses on the commercial lots. It was originally anticipated that each parcel would be sold separately and developed separately. Thus the Conditional Use Permit was a way to control and review each project incrementally. Instead, Alder Realty Investments, Inc. bought the remaining vacant parcels and plans to develop them at once. While the size of the buildings are shown for each commercially zoned parcel on the Tract Map, as part of Conditional Use Permit review the Planning Commission has discretion on the size, location, design and use of the individual buildings. The Planning Commission also has discretion in determining how each use and development of the commercial lots is compatible with the others and with the overall development of the Oak Creek project concept. The Master Plan for the tract shows the vacant lots to have development potential for up to 40,000 square feet of office space and 23,700 square feet of restaurant space within the vacant lots, but the property owner could request buildings of smaller sizes and alternate uses for the Planning Commission's consideration.

In this instance, the applicant is requesting approval to construct five (5) separate buildings within the five (5) vacant lots within the Commercial Retail Service (CRS) and Freeway Corridor Overlay (FC) zones. Specifically, the project includes 13,440 square feet of retail space and 20,240 square feet of restaurant space. Two stand-alone restaurants are proposed, on either side of the Medea Creek, which are 7,500 square feet and 6,800 square feet in size. Four smaller restaurants of 980 square feet to 2,000 square feet in size within a multi-tenant building (Building A). Each of the five buildings would be single-story in height.

The development proposal will require administrative approval of a Lot Line Adjustment to reconfigure the existing five parcels to accommodate the proposed uses and required on-site parking. The applicant is also seeking a Sign Permit from the Planning Commission for approval of a Sign Program.

The property has been pregraded with the development of the apartments to the north, and is relatively flat. However, additional fill is proposed to raise the pad elevations above the current condition. On the west side of the creek, the topography descends to the southeast. The property descends to the southwest on the east side of the creek.

Access to the property would be taken from two driveways on Canwood Street, on the west side of the creek, and one driveway on the east side of the creek that would be shared with the existing Homewood Suites Hotel to the east. McDonald's Restaurant is located west of the project site and the Archstone Oak Creek Apartments are located to the north. Canwood Street and the 101 Freeway is located to the south. The required development standards for the project are noted below.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Area			
Parcel 3	1.65 acres	1.41 acres	0.23 ac. min.
Parcel 4	0.90 acres	0.61 acres	0.23 ac. min.
Parcel 5	1.00 acres	1.53 acres	0.23 ac. min.
Parcel 6	1.33 acres	1.47 acres	0.23 ac. min.
<u>Parcel 7</u>	<u>0.82 acres</u>	<u>0.68 acres</u>	<u>0.23 ac. min</u>
Total	5.70 acres	5.70 acres	N/A
2. Building Size			
A (Parcel 3)	N/A	7,380 sq. ft.	N/A
B-1 (Parcel 4)	N/A	6,000 sq. ft.	N/A
B-2 (Parcel 5)	N/A	6,800 sq. ft.	N/A
C-1 (Parcel 6)	N/A	7,500 sq. ft.	N/A
<u>C-2 (Parcel 7)</u>	<u>N/A</u>	<u>6,000 sq. ft.</u>	<u>N/A</u>
Total	N/A	33,680 sq. ft.	N/A
3. Bldg. Height			
A (Parcel 3)	N/A	22.5 ft. (30.16 ft. to peak)	35 ft. max.
B-1 (Parcel 4)	N/A	17.75 ft. (22 ft. to peak)	35 ft. max.
B-2 (Parcel 5)	N/A	22.75 ft. (26 ft. to peak)	35 ft. max.
C-1 (Parcel 6)	N/A	To be determined	35 ft. max.
C-2 (Parcel 7)	N/A	27.75 ft.	N/A
4. Building Lot Coverage			
A (Parcel 3)	N/A	12%	60% max.
B-1 (Parcel 4)	N/A	22%	60% max.
B-2 (Parcel 5)	N/A	11%	60% max.
C-1 (Parcel 6)	N/A	12%	60% max.
<u>C-2 (Parcel 7)</u>	<u>N/A</u>	<u>21%</u>	<u>60% max.</u>
Total	N/A	14%	60% max

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
5. Parking			
A (Parcel 3)	N/A	87 spaces	84 spaces min.
B-1 (Parcel 4)	N/A	24 spaces	24 spaces min.
B-2 (Parcel 5)	N/A	83 spaces	82 spaces min.
C-1 (Parcel 6)	N/A	83 spaces	73 spaces min.
<u>C-2 (Parcel 7)</u>	<u>N/A</u>	<u>24 spaces</u>	<u>24 spaces min.</u>
Total	N/A	301 spaces	287spaces min
6. Landscape Coverage	N/A	12%	10% min.
7. No. of Oak Trees	1	1 (to be retained)	N/A

II. STAFF ANALYSIS

Site Plan

With the exception of Building B-2, on the west side of the creek, each of the buildings is proposed to be situated along the Canwood Street frontage, with parking proposed to the north. Public access to each of the five buildings would be taken from the parking lot, rather than on the street frontage side. Each building will have finished floor elevations above Canwood Street, allowing for visibility from the street and 101 Freeway. Specifically, the east portions of Building A will be approximately 2 feet higher than the street but, on average, will be approximately level with Canwood Street. Buildings B-1 and B-2 will be approximately 3 and 4 feet respectively above Canwood Street. Building C-1, located on the east side of Medea Creek, is proposed 12 feet above Canwood Street and Building C-2 is proposed to be situated 14 feet above Canwood Street.

With the exception of Building A, the project meets the development standards of the zone, building coverage (60% maximum), building height (35 feet maximum) and setbacks from property lines. The minimum front and rear setback requirements of the CRS zone are equal to the height of the buildings. Building A is 22.5 feet in height, however the grading plan notes a minimum front (south) yard setback of 20 feet. Since no Variance application was filed for the encroachment, the applicant will be required to relocate or reconfigure the building to meet this minimum setback requirement. There is no minimum side yard setback requirement that is applicable for this project.

Although the locations of the buildings, as conditioned, exceed the minimum distance from the south property line, the issue of building locations and prominence was an issue of extensive discussions between staff, the Economic Development Committee and the applicant. Since our review of the project in its preliminary design stage, staff expressed concerns to the applicant about the linear placement of the buildings, which is parallel to Canwood Street and the 101 Freeway to the south. By locating the buildings along Canwood Street, the parking lots are screened from the roadways, as recommended in the City's Architectural Design Guidelines and Standards, and provide a privacy buffer to the apartment residents to the north. Previous iterations of the site plan called for all five building located along Canwood Street. At staff recommendation, the applicant considered locating Building B-1 adjacent to the north property line, but reconsidered due to potential impacts to the apartment residents to the north, as well as rear yard setback requirements. Instead, the applicant relocated Building B-2 further north, adjacent to the creek. Staff had also recommended that footprint of Building B-1 be cantered, similar to Buildings C-1 and C-2 on the east side of the creek, to reduce the visual massing of the building as viewed from the roadway and freeway, but the applicant has chosen not to the make this change.

A key component in the City's approval of the tract was the opportunity to develop the mixed use site with an emphasis on pedestrian amenities. The first phase of the tract development included the residential component to the north, which provides walkways and hiking trails that provide access into the commercial lots to the south. The natural features of the Medea Creek were enhanced with native revegetation of the creek through the commercial lots. The City has anticipated that the creek would be a draw for pedestrians, with pedestrian paths on both sides of the creek and outdoor dining areas overlooking the creek. In fact, the name of the tract, "Oak Creek," is symbolic of the City's desire to develop the site with a strong orientation to the creek and its natural features.

The applicant is proposing such amenities, however staff and the Architectural Review Panel has encouraged the applicant to further enhance the site plan. Specific recommendations included eliminating the six (6) parking spaces located east of Building B-1, adjacent to Canwood Street to provide more landscaping features near the pedestrian courtyard that is adjacent to the creek. Other recommendations included 1) adding more trellises along parking lot walkway between the apartments and Building A, 2) providing landscaping in lieu of the 4 parking space island located northwest of Building A; 3) reconfiguring Building A in an "L-shaped" configuration, which would allow a more private outdoor seating courtyard for the small restaurants and break the linear mass of the building; 4) providing more outdoor seating 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 could also be up-lit in the evening; 5) re-angling the driveway between Buildings A1-5 and B-1 to provide a direct view of the Oak tree as motorists enter the site; and 6) providing 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.

The applicant has chosen not to make these changes for the following reasons: 1) additional trellises in front of Building A may conflict with the trellis within the outdoor seating area; 2) the elimination of any parking spaces within the site will impact require a reduction in building sizes; 3) the addition more outdoor dining near the Oak tree may be unnecessary since outdoor dining is proposed on the creek side of the building and more outdoor seating area will require more on-site parking; and 4) since the Oak tree is situated below the parking lot, it may not be necessary to orient the main driveway to offer clearer visibility of the Oak tree. Rather motorists entering the site would be visually drawn to the bermed landscape feature within the parking lot, west of Building B-2. The applicant has provided a courtyard and on the west side of the creek which includes benches, and a walkway, open rail fencing and bollard light at the top of the creek slopes. However, there may be more opportunities to enhance these areas with a wider landscape buffer between the parking lots, buildings and the walkways.

To further enhance the creek orientation, another feature that staff suggested to the applicant was to incorporate a pedestrian bridge over Medea Creek, or some other method to connect the east and west sides of the creek. Access between the five lots will be provided via a sidewalk on Canwood Street and the applicant has not expressed an interest in constructing a new bridge. However, such a bridge would offer a key, and safe, linkage between the buildings and a strong interest for pedestrians to interact with the creek.

The Oak Creek project was master planned as a residential and commercial development that is designed with compatible uses and site planning that takes advantage of the unique creek and hillside environment. Another goal was to make sure that the project is designed as one integrated pedestrian oriented center as opposed to five separate projects. The site is highly visible from the freeway and the Freeway Corridor Overlay zone also calls for development and design that compliments and enhances the city's low-intensity and semi-rural character. The Planning Commission has discretion to incorporate site plan changes that they deem necessary to accomplish these goals.

Architectural Design

The applicant is requesting approval of the elevation plans for four of the five buildings. Building elevations for Building C-1, on the east side of Medea Creek, were withdrawn since they were drawn for a specific client who has since opted not to locate at this site. It is the applicant's desire to obtain approval of the Site Plan configuration proposed for Building C-1, but return at a later date with new building elevations under a new and separate Conditional Use Permit application specifically for that building.

One of the intended purposes of the City Architectural Design Guidelines and Standards is to preserve the surrounding semi-rural character of the community. The Freeway Corridor standards are intended to promote the City's image as viewed from the freeway and to recognize the

importance of the land use, architectural design, and appearance of development with the freeway corridor. The single-story design of the building is intended to achieve a low-scale, pedestrian-friendly appearance. The Architectural Review Panel reviewed several iterations of the project and supports the proposed building elevation plans that are intended to incorporate craftsmen elements and colors that are of compatible architectural vocabulary with the apartments and hotel within the tract. Materials and colors proposed for the buildings vary, but include variations of off-white, tan, beige and taupe colored wood siding colored siding; green and off-white colored wood trim; ledge stone veneer on each building except Building C-2; and charcoal colored concrete roof shingles on each building. The buildings are proposed with a mansard roofs and the heights of the buildings, vary from 17.75 feet (Building B-1) to 27.75 feet (Building C-2). In order to provide articulation and help break up the linear massing of the buildings, a tower element and cupola elements are proposed on Buildings A, B-1 and B-2. These roof elements add to the height of the buildings, but would not exceed the 35-foot maximum building height for the zone. Since the towers are considered architectural elements and do not function as two stories, the building height was measured by staff to the top of the single-story parapets. Thus, the buildings will comply with the required development standards relative to front and rear yard setbacks, as conditioned. Other elements include wood trellis over the outdoor eating areas of Building A and over the trash enclosures.

This project is unique in that four of the five buildings are placed along the street frontage, but the pedestrian entries are from the interior of the lot. Therefore, as the backs of the buildings front onto the street it is important that the street elevations do not appear as backs of the buildings. The applicant has proposed a number of design enhancements to address the Canwood Street building frontage, including use of varying roof planes and treatment, differing window styles and placement, trellises, a mix of wood and stone siding, and slight off-sets of wall planes. The building elevations are generally found to be consistent with the "Oak Creek Design Guidelines" which were adopted as part of the Master Plan and was intended to promote a unifying design theme for the entire development.

Sign Program

The applicant is requesting approval of a Sign Permit for approval of Sign Program for the project. 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 tenants within the project may change, the applicant has stated that the guidelines contextually illustrate the scale and proportion of possible tenant sign types.

The proposed sign program includes a proposed, perpendicular-oriented monument at each driveway entrance indicating the building addresses and name of the center ("Shops at Oak Creek"). The sign is proposed to include a ledge stone base and columns, with reverse pan channel,

gold colored lettering with LED illumination for halo perimeter lighting reflecting off the brown colored sign panel. The sign panel would not exceed the maximum size of 48 square feet, nor 6 feet in height.

Since each building has frontage on Canwood Street, as well as a public entrance facing the parking lot, each tenant would be entitled to two signs. The size of the primary signs is dictated by the amount of frontage each tenant space has, not to exceed 50 square feet or one square foot of sign area per linear foot of tenant frontage. The secondary sign cannot exceed 10 square feet. The proposed sign program shows conceptual tenant signs that exceed these requirements. Staff requests the Planning Commission comment on the proposed locations of the signs and their compatibility and proportions with the building architecture. Staff also requests the Planning Commission provide direction on whether the primary (larger) tenant signs be allowed to be oriented toward the street frontage (south sides of the buildings), or whether the larger signs should be oriented toward the parking areas, at the public entrances. The Sign Program calls for each tenant sign to be halo-lit. As stated in the previous section, as four of the five buildings back onto Canwood Street, any signs facing Canwood Street should be of a design and scale that enhances the street elevation rather than detracts from it. Sign location and method of illumination would be also be important in achieving a well designed sign program that compliments the buildings, particularly as this site is highly visible from the freeway.

Since the specific sign proposals are subject to change at this time, staff recommends the Planning Commission provide comment and direction on the Sign Program and require each tenant to receive the Planning Commission's approval of a Sign Permit when such specific signage is proposed. Staff also recommends that the on-site directional and traffic safety signage that is proposed as part of the Sign Program be subject to staff's approval prior to building permit issuance.

Lighting Plan

A lighting plan has been submitted for the Planning Commission's consideration. The Architectural Review Panel recommends approval of the plan, with recognition given to the City's desire to achieve a pedestrian-friendly and inviting project. Accordingly, the applicant is providing bollard lights along the pedestrian paths adjacent to the creek and Oak tree. Although discouraged in the City Lighting Guidelines, wall-mounted sconces are proposed on each building as an evening attraction. Staff supports the sconce lighting because they're primarily internally oriented, thus pedestrian oriented, and not oriented toward the street. In addition, directional lights are proposed under each trellis.

Staff supports the lighting plan, but requests the Planning Commission comment on the lantern-style fixture lights proposed within the parking lot. While the Architectural Review Panel supports the style for this pedestrian-oriented project, staff is concerned that the horizontal glare from such fixtures may be a visual nuisance as viewed from Canwood Street and the 101 Freeway.

While the applicant has submitted light fixture details for the project, a detailed lighting and photometric plan has not been submitted. Staff is recommending that prior to the issuance of a building permit the applicant be required to submit a detailed photometric plan for review and approval by the Director of Planning and Community Development.

Oak Trees and Landscaping

One (1) Oak tree is located on the west side of Medea Creek, at the northeast corner of Parcel 5. This is the only Oak tree identified in the project area but it would not be disturbed by the project construction. When the apartments to the north of the project site were constructed and surrounding lots graded, this Oak tree was preserved with a retaining wall on three sides of the tree. The base of the tree is situated approximately 11 feet below the proposed adjacent parking lot elevation. The protected zone of the Oak tree, and its existing retaining wall system, will not be disturbed or encroached upon as part of the proposed commercial construction. As such, the City Oak Tree Consultant did not require an Oak Tree Permit for this project and no mitigation measures were deemed necessary.

The applicant has submitted a preliminary landscape plan that has been reviewed by the City Landscape Consultant. The proposed landscape plan notes that 12% of the entire project site will be landscaped, which will exceed the minimum required landscape coverage of 10% for the CRS zone. However, the City Landscape Consultant is uncertain whether there will be sufficient landscaping in the parking lot areas. The landscape plan indicates that 17.3% of the parking lot will be landscaped and that 58% shade coverage would be provided. It appears, though, that the drive aisles within the parking lots were excluded from these calculations. The City Landscape Consultant requested the parking lot areas be recalculated to include drive-aisles, which is staff's policy for all commercial projects, but the applicant's landscape architect has not provided this information. As such, the City Landscape Consultant recommends that the applicant be conditioned to landscape at least 15% of the parking lots and that at least 50% shade coverage is provided. With the inclusion of the drive-aisles in the landscaping calculations, the applicant may be required to provide additional landscape planters in the parking lot areas, which could impact the number of on-site parking spaces and, consequently, the sizes of the buildings. However, there is surplus parking, as noted in the next section.

Landscaping along the street should compliment the buildings elevation since they are the backs of the buildings, which can be evaluated by the City Landscape Consultant in review of the final landscape plan. This would include the incorporation of landscape berms along the street frontage. Staff also recommends an open, split-rail designed fence be located between the sidewalk and westerly parking lot, west of Building A. Landscape screening of the loading areas will also be evaluated. One switch-back handicap ramp is proposed within the street frontage east of the creek, at the southwest corner of the site, however staff feels the pathway and retaining walls can be properly screened with landscaping.

Traffic and Parking

The original EIR which was prepared for the tract and certified by the City Council found two significant impacts that were unavoidable, even with the use of mitigation measures: air quality and traffic. The traffic impact of full development of the tract was found to be significant and unavoidable until the Kanan Road/ Highway 101 interchange and associated improvements were implemented. These improvements were completed in the Summer of 2007. The original applicant agreed through the project development agreement to provide traffic mitigation improvements for the entire tract that included: 1) \$3,150,000 of street improvements and utility undergrounding; 2) \$1,469,872 of Traffic Impact Fees; 3) the dedication of 2.4 acres of land for the Kanan Road/101 interchange project, including the realignment of Canwood Street.

The current applicant has provided additional traffic information to staff indicating that the current project would result in less traffic trips being generated than that assumed under the tract's Final EIR. The current project is expected to generate approximately 4,839 daily trips, including 285 AM peak hour and 428 PM peak hour trips. It was previously estimated that the Homewood Suites Hotel within the tract would result in 60 AM peak hour trips and 69 PM peak hour trips. Thus, total number of peak hour trips estimated to be generated from the commercial development within the tract, including the hotel, is 345 AM peak hour trips and 497 PM peak hour trips. The project analyzed in the EIR would have generated 411 AM and 541 PM peak hour trips. Since the project has been vested by certification of the Final EIR and, more importantly execution and implementation of the terms of the tract's Development Agreement, no additional environmental analysis, including traffic mitigation analysis, may be prepared by the City. However, based on the information provided to staff, it appears that the traffic impacts of this project would be comparable, if not less, than that originally anticipated in the Final EIR.

The required number of on-site parking spaces to be provided is based on the various proposed uses. Specifically, the Zoning Ordinance requires 1 space per 250 square feet of gross retail area; 1 space per 300 square feet of gross office area; and 15 spaces per 1,000 square feet of gross restaurant seating and waiting area. Based on the floor area for each tenant space provided by the applicant, a minimum of 287 parking spaces are required for the project. The applicant is proposing 301 parking spaces. All proposed parking spaces are required to be of standard size: 8.5 feet by 18 feet.

Staff would note that although the uses within the buildings may change, each tenant will be required to have sufficient on-site parking. The lot line adjustments proposed by the applicant will provide, as currently proposed, sufficient on-site parking for each use within their individual parcels. However, the property owner is required per the conditions of approval for the tract to enter into a shared parking agreement. This agreement would allow each commercial use within the tract, including the Homewood Suites Hotel to the east, to use neighboring, off-site parking spaces if needed. In fact, the existing westerly driveway serving Homewood Suites Hotel would serve as the primary access driveway to Parcels 6 and 7 to the west.

Engineering Review

The project area has been rough graded to accommodate the construction of the Archstone Oak Creek Apartments to the north. The site will still require remedial dragging in removal and recompaction of the soil to provide suitable building pad areas and vehicular access driveways. The grading of the site will require approximately 2,530 cubic yards of cut and 9,620 cubic yards of fill on the west side of Medea Creek (Parcels 3, 4 and 5), and 4,324 cubic yards of cut and 2,361 cubic yards of fill on the east side of Medea Creek (Parcels 6 and 7). A total of 7,394 cubic yards of import is proposed for the west side of Medea Creek and a total of 1,590 cubic yards of export is proposed for the east side of Medea Creek. Staff would note that earlier this year the City Engineer approved the applicant's request for an administrative stock pile permit as issued this year for the placement of 8,000 cubic yards of soil to be spread on the project site, west of Medea Creek, at a maximum 2-foot depth. This soil, which was exported from the Agoura Design Center project on Canwood Street, is intended to be used for on-site grading purposes. However, the issuance of a stock pile permit does not grant grading entitlement for this proposed development project.

A series of retaining walls exist on the project site. On the west side of Medea Creek, a 7-foot high retaining wall is located on the southwest edge of the Oak tree. Two, 6-foot high retaining walls are located along the north property, adjacent to the apartments, and extend along the west property line of Parcel 3. New retaining walls will be required for pedestrian access between the apartments and the westerly parking lot. The Building Official is requiring this access to be modified to accommodate handicap access. One new, 4-foot high retaining wall is proposed southwest of the Oak tree, between the parking lot and pedestrian walkway and three new retaining walls to accommodate the pedestrian plaza area and access stairwell, east of Building B-1 and adjacent to Medea Creek and Canwood Street. Staff recommends the new retaining walls be of decorative split-face block, or similar material, approved by the Director of Planning and Community Development.

On the east side of Medea Creek, a soil nail retaining wall is located on the north side of Parcels 6 and 7, and three retaining walls are located along the embankment of Medea Creek. New retaining walls of 3-5 feet in height are proposed to accommodate a new handicap access ramp and outdoor dining area southwest of Building C-1, and two separate water/irrigation service pads adjacent to Canwood Street.

The grading plan establishes finished floor elevations of Building A1-5 of 871 to 874 feet, which will be approximately level with the average elevation Canwood Street, in front of the building. The finish floor elevations of Buildings B-1 and B-2 will be approximately 3 and 4 feet respectively above Canwood Street. Building C-1, located on the east side of Medea Creek, is to have a finished floor elevation of 872 feet, which will be 12 feet above Canwood Street. Building C-2 will be situated 14 feet above Canwood Street.

The City Engineer is requiring the applicant to provide meandering sidewalks where feasible, which is the City's policy for new commercial and multi-family residential projects. The City Engineer will consider the topography of adjacent on-site slopes in making this determination. For this project, meandering sidewalks appear more feasible, without requiring additional retaining walls, on the west side of Medea Creek. Meandering sidewalks will serve to promote the pedestrian experience and connectivity with internal walkways and walkways along the creek. Street improvements will also include new curbs and gutters, as well as possible striping for new left-turn pockets into the project site. The City Engineer will also require his approval of Lot Line Adjustment to accommodate the proposed reconfigured parcels.

The pre-grading of the property was reviewed by the City Geotechnical Consultant and was included in the scope of work for development of the apartments to the north. The applicant's geotechnical consultant, The J. Byer Group, submitted an addendum to the original geotechnical reports prepared for the site for the specific development of this proposed project. The City Geotechnical Consultant found the report to be in general compliance with the City standards and has recommended approval of this updated report, subject to compliance with the conditions noted in the attached letter dated October 4, 2007. These conditions may be addressed prior to issuance of a Building Permit.

Environmental Review

The project involves the proposed development of retail and restaurant uses on a 5.71 acre site. The Final Environmental Impact Report (EIR) was prepared for the J.h. Snyder Company mixed use development project dated May, 2002, which include this proposed site, among contiguous other parcels. The City Environmental Analyst determined that this proposed project is generally consistent with the project analyzed in the prior EIR, and is consistent with the Commercial Retail Service zoning for the site. For this particular site, the EIR assumed two office buildings of a total of 95,000 square feet, and three restaurants of 17,000 square feet, resulting in a grand total of 112,000 square feet of building area on 8.98 acres. This area has since been developed with the Homewood Suites Hotel, with the remaining site area to the west (5.7 acres) currently being proposed for approximately 20,000 square feet of restaurant uses and 13,400 square feet of retail uses.

A Development Agreement was prepared between the original project and the City of Agoura Hills in July of 2002. The project is vested per the Development Agreement that was approved by the City Council. The EIR found two significant impacts that are unavoidable, even with the use of mitigation measures: traffic and air quality. The traffic impact was found to be significant and unavoidable until the planned Kanan Road/Highway 101 interchange and associated improvements were implemented. This work has now been accomplished. A discussion of air quality impacts, if prepared for this proposed project, would be somewhat different than the EIR based on changes in analysis since 2002 as mandated by the South Coast Regional Air Quality Board. The mitigation measures in the EIR, nonetheless, would still be required.

The City Environmental Analyst concludes that because the project has been vested by the Final EIR, and more importantly, the execution of a Development Agreement, no additional environmental analysis per the California Environmental Quality Act (CEQA) may be prepared by the City.

III. FINDINGS

The Zoning Ordinance states that in order for the Planning Commission to approve this project, the Commission must be able to make the specific findings for approval. The project as proposed and conditioned, meets the development requirements for the CRS (Commercial Retail Services) and the FC (Freeway Corridor Overlay) zones. Various retail and restaurant uses are allowed in the zones. As conditioned, the project complies with the development standards with regard to building height, lot coverage, and parking. It also complies with the General Plan in that this project facilitates the development of vacant and underutilized freeway parcels with commercial uses which capitalize on their freeway access, as called for in Policy 1.2 of the Land Use Element.

The Planning Commission may use its discretionary authority to require more than minimal Zoning Code requirements as well as other design changes to meet the original intent of this mixed use development. The Planning Commission also has the discretion to impose conditions as it may deem necessary to ensure compatibility of the uses with surrounding developments and may include, but not be limited to: requiring special yards; open spaces, buffers, fences, and walls; requiring more landscaping; regulation of vehicular access and traffic circulation; regulation of signs; regulation of hours or operation and methods of operation; control of potential nuisances; prescribing standards for maintenance of buildings and grounds; and description of development schedules and development standards. If the Planning Commission finds that the project, as conditioned, is appropriate for the site, location, topography, etc., staff will return with a Resolution of Approval and Conditions for the Planning Commission's adoption. Meanwhile, staff has prepared the attached draft list of project Conditions for the Planning Commission's consideration.

IV. RECOMMENDATION

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

V. ATTACHMENTS

- Draft Conditions for Conditional Use Permit and Sign Permit
- Letter from City Geotechnical Consultant
- Reduced Photocopies of the Plans
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development



**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 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

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**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: March 6, 2008

BACKGROUND AND DISCUSSION

On December 6, 2007, and February 21, 2008, the Planning Commission held a public hearing for Danari Oak Creek, LLC's request for a Conditional Use Permit to construct the Shops at Oak Creek project, consisting of five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use. The applicant also requested a Sign Permit for approval of the project's proposed sign program. The project site is located on 5.7 acres of vacant land on the north side of Canwood Street, east of Kanan Road, and west of Clareton Drive (28941-29145 Canwood Street).

During the February 21, 2008 public hearing, the applicant requested the Planning Commission take final action on the Conditional Use Permit and Sign Permit requests. Based on their review of the project plans as submitted, and the oral and written testimony received during the public hearings, the Planning Commission voted 3-0 to direct staff to return for adoption a draft Resolution of denial for the requests. Chair O'Meara was absent from the hearing and Commissioner Nouzille recused herself from participating in the hearing due to a conflict of interest.

A draft Resolution of denial is attached for the Commission's review and adoption. Staff would note that the decision of the Planning Commission is final unless it is appealed to the City Council.

RECOMMENDATION

Based on direction given on February 21, 2008, staff recommends the Planning Commission adopt a motion to deny Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, based on the findings of the draft Resolution.

ATTACHMENT

- Draft Resolution of Denial No. 926
- Draft Minutes of the February 21, 2008 Planning Commission Meeting
- February 21, 2008 Staff Report

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Attachment E

Reduced Copies of Project Plans

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STREET VIEW 2

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

01-09-08
Van Tilburg Banvard & Soderbergh, AIA
28088



STREET VIEW 3

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

04-09-08
Van Tilburg Banvard & Soderbergh, AIA
26058

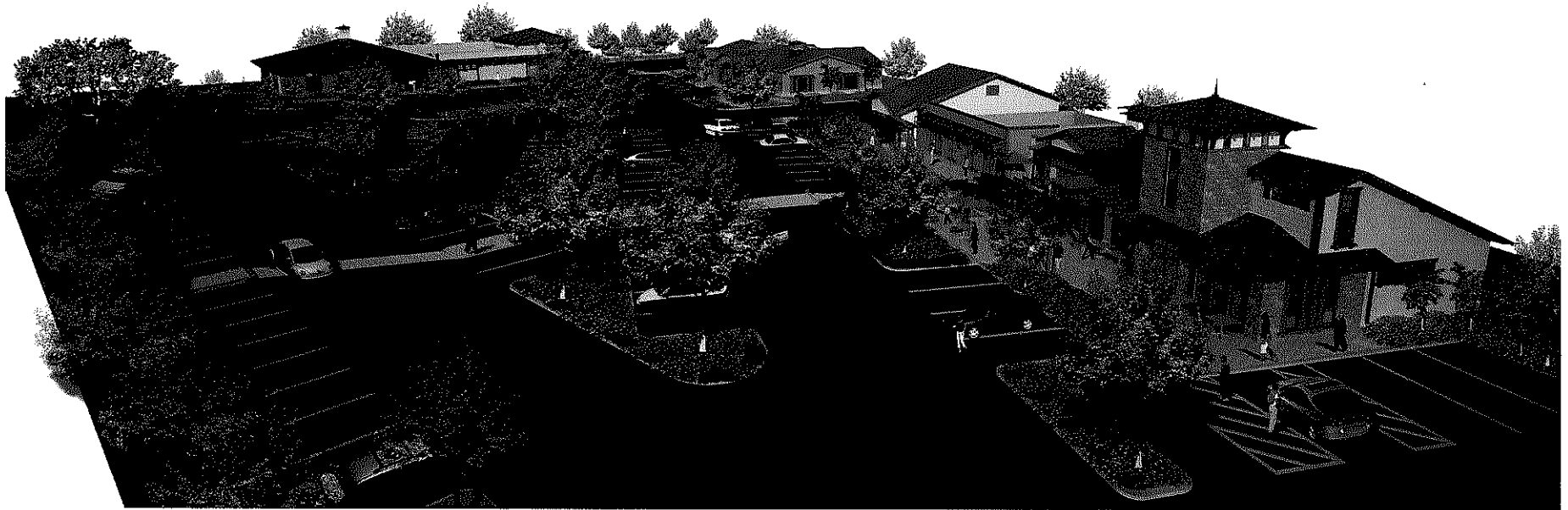


STREET VIEW 4

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

04-09-08
Van Tilburg Banvard & Soderbergh, AIA
20058



AERIAL

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

03-13-08
Van Tilburg Banvard & Soderbergh, AIA
26058



PLAZA

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

Van Tilburg Banvard & Soderbergh, AIA

03-13-08

26058



DETAIL

SHOPS at OAK CREEK

Owner:
Adler Realty Investments
20950 C Warner Lane
Woodland Hills, California 91367

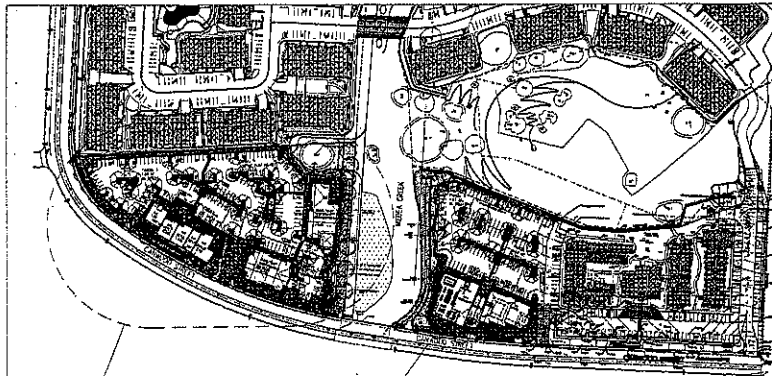
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Van Tilburg Banvard & Soderbergh, AIA
28058

PARCEL 3 (1.30 acres)

RESTAURANT @ 15/ 1000 S.F.= 40 SPACES
(5909 s.f. x .45= 2669 s.f. serving area)
PATIO @ 15/ 1000 S.F.= 19 SPACES
(1287 s.f. total)
RETAIL @ 4/ 1000 S.F.= 6 SPACES
(1437 s.f. total)

PARKING REQUIRED BY CITY = 65 SPACES
PARKING PROVIDED = 65 SPACES

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



ENLARGED PLAN VIEW - PHASE II

PARCEL 4 (0.69 acres)

RETAIL @ 4/ 1000 S.F.= 24 SPACES
(8000 s.f. total)
TOTAL SPACES FOR PARCEL 4 = 24 SPACES

PARCEL 5 (1.87 acres)

RESTAURANT @ 15/ 1000 S.F.= 88 SPACES
(8835 s.f. x .88 = 4511 s.f. serving area)
PATIO @ 15/ 1000 S.F.= 15 SPACES
(958 s.f. total)
TOTAL SPACES FOR PARCEL 5 = 83 SPACES
PARKING REQUIRED BY CITY = 107 SPACES
PARKING PROVIDED = 108 SPACES
(PARCELS 4 & 5)

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

ARCHITECTURAL SHEET INDEX

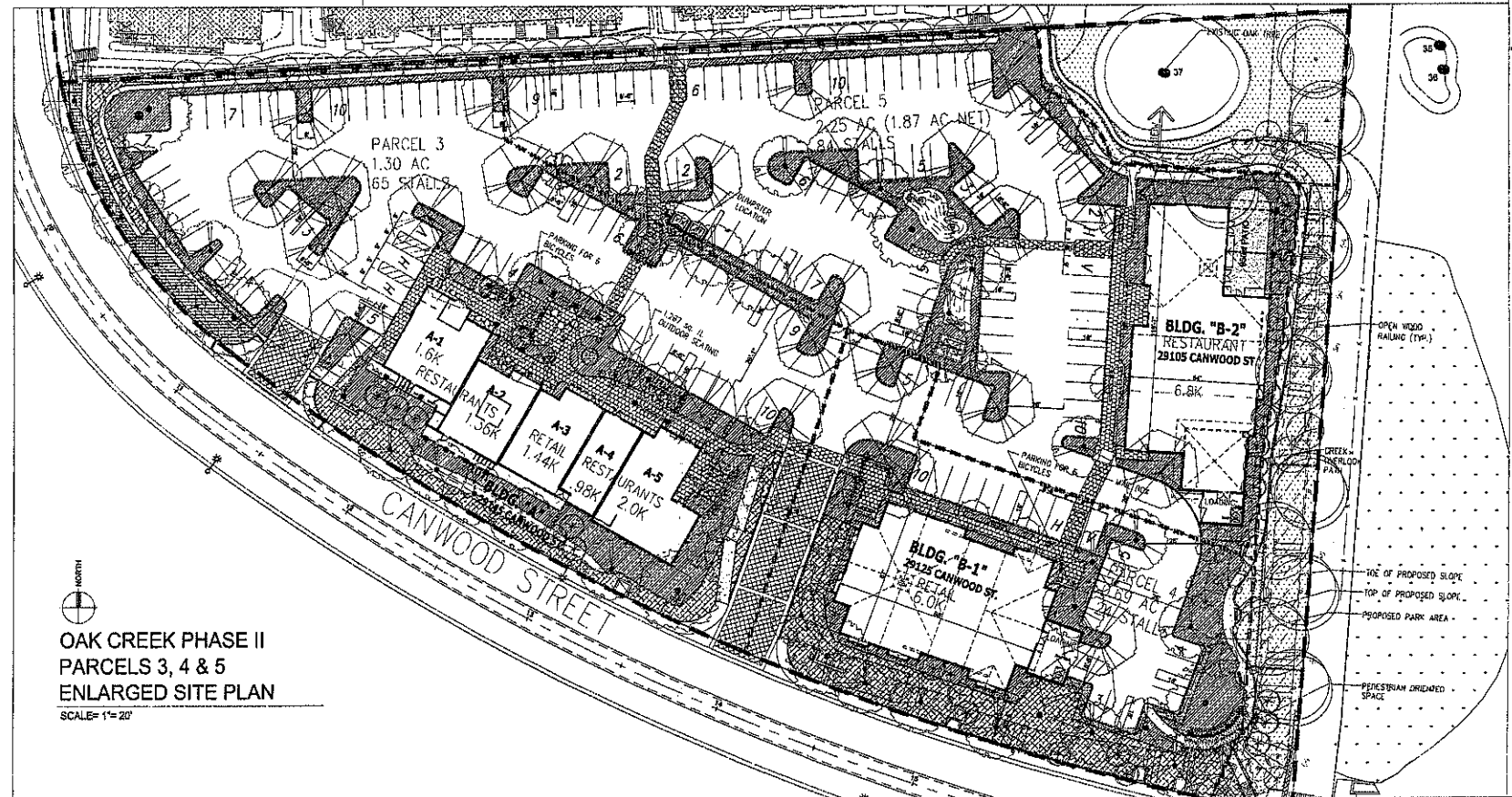
- A1.0 SITE PLANS
- A5.1 BUILDING A PLANS & DETAILS
- A5.2 BUILDING B-1 PLANS & DETAILS
- A5.3 BUILDING B-2 PLANS & DETAILS
- A6.1 BUILDING A ELEVATIONS
- A6.2 BUILDING B-1 ELEVATIONS
- A6.3 BUILDING B-2 ELEVATIONS

PHASE I CONCEPTUAL UNDER SEPARATE PERMIT



OAK CREEK OVERALL SITE PLAN

SCALE= 1"= 100'



**OAK CREEK PHASE II
PARCELS 3, 4 & 5
ENLARGED SITE PLAN**

SCALE= 1"= 20'

SHOPS at OAK CREEK
ARCHITECTURAL SHEET INDEX OF OAK CREEK SITE PLAN

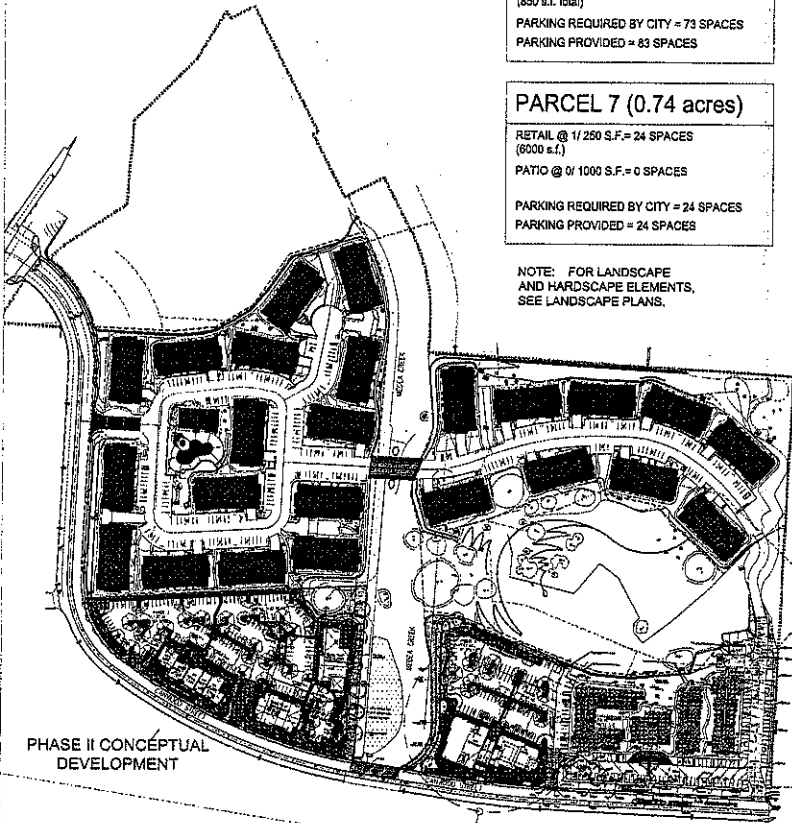
SITE PLAN

PHASE II
PARCELS 3, 4 & 5
BUILDINGS A & B

DATE	BY	DESCRIPTION

A-1.0

OWNER: OAK CREEK COMMUNITY CENTER, INC.
29125 CANWOOD ST., WOODLAND HILLS, CA 91367
ADLER
ARCHITECTS, INC.
20500 Wilshire Center Lane, Woodland Hills, CA 91367
29125 CANWOOD ST., WOODLAND HILLS, CA 91367
PH. 818.261.2600
WWW.ADLERARCHITECTS.COM
REGISTERED ARCHITECTS - CALIFORNIA



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
 (850 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.

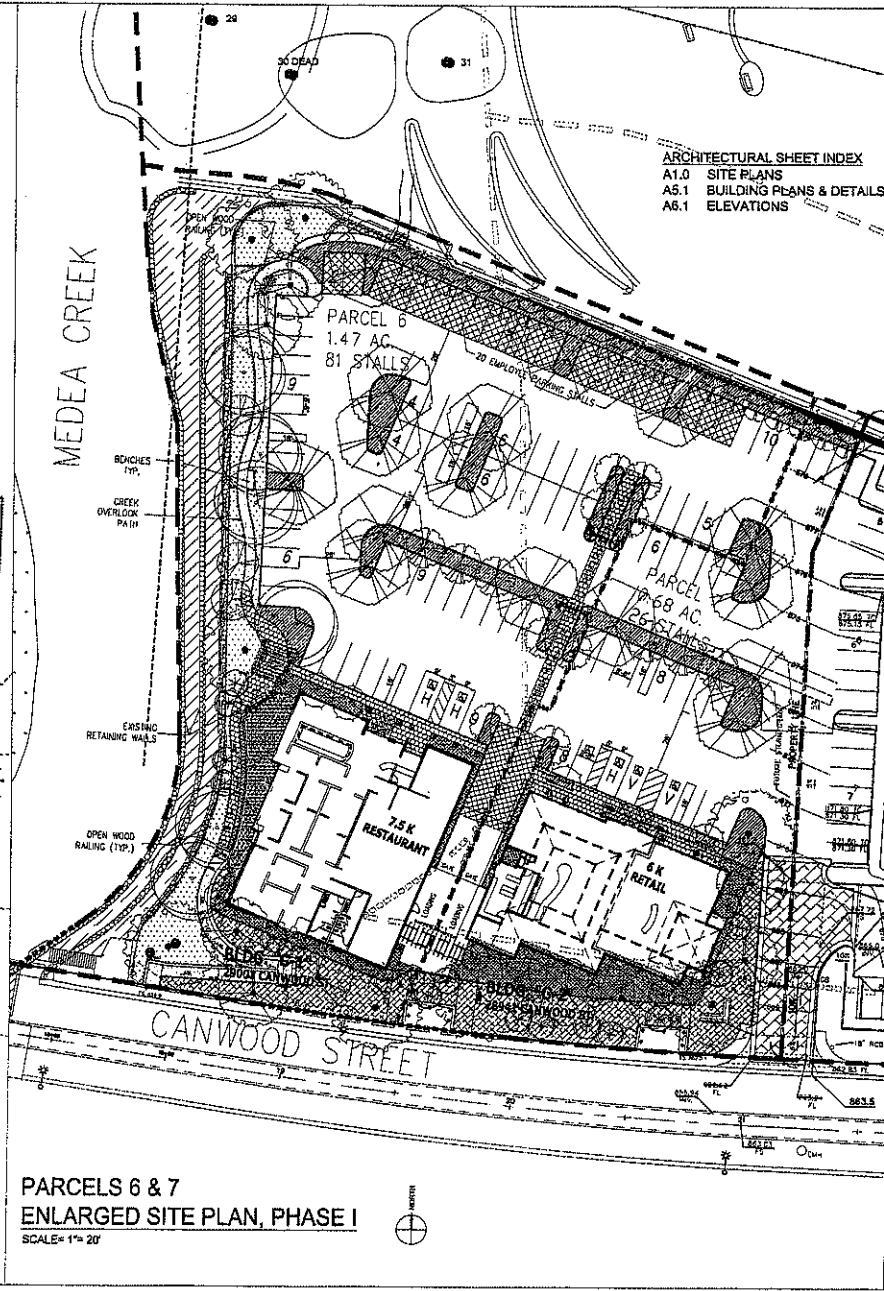
PHASE II CONCEPTUAL DEVELOPMENT

ENLARGED PLAN VIEW - PHASE I

OVERALL SITE PLAN
 SCALE= 1"= 100'



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



ARCHITECTURAL SHEET INDEX
 A1.0 SITE PLANS
 A5.1 BUILDING PLANS & DETAILS
 A6.1 ELEVATIONS

ADLER
 ARCHITECTURE • PLANNING • INTERIORS
 20950 C Warner Center Lane, Woodland Hills, CA 91367
 TEL: 818.349.3333 FAX: 818.349.0868

SHOPS at OAK CREEK
Woodland Hills, CA 91370

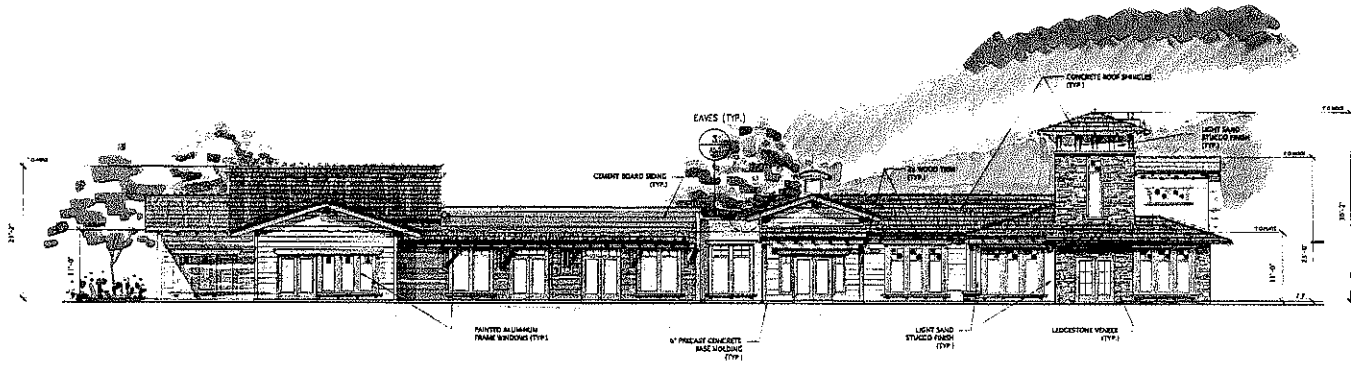
SITE PLAN

PHASE I
 PARCELS 6 & 7
 BUILDINGS C1 & C2

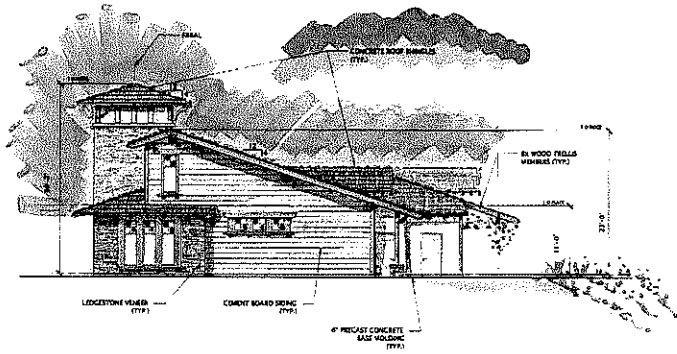
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PROJECT NO.	DATE	BY	CHECKED BY	SCALE

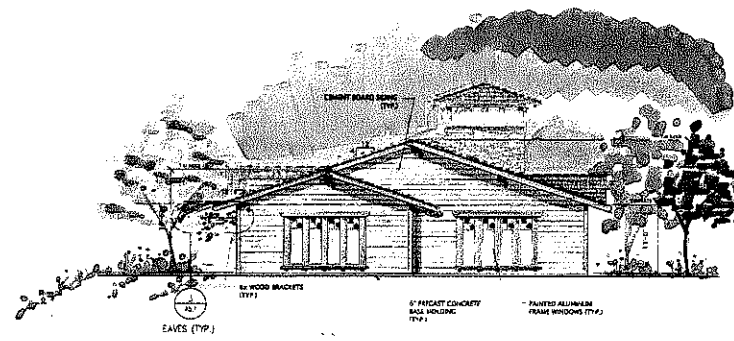
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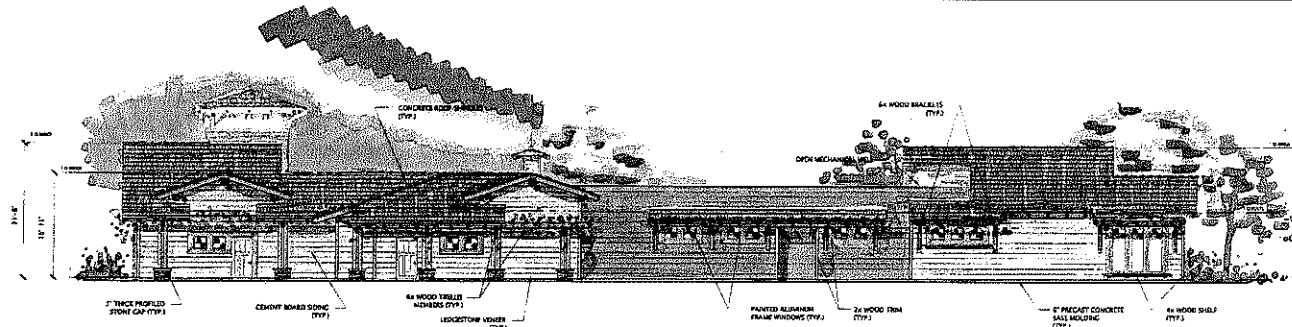
NORTH ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0" 1



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



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



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

ADLER & ASSOCIATES, INC.
ARCHITECTS
20950 C Warner, Canwood Lane, Woodland Hills, CA 91367
PHASE II
PARCEL 3
BUILDING A

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

Project Information Table

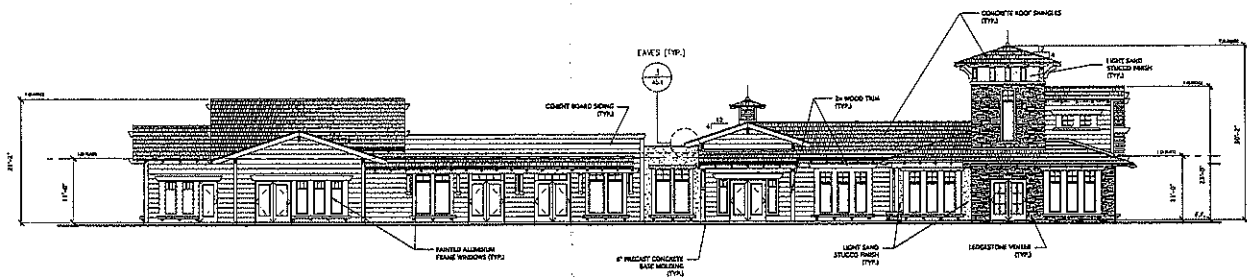
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WORK: SMT CHECKED: [initials]

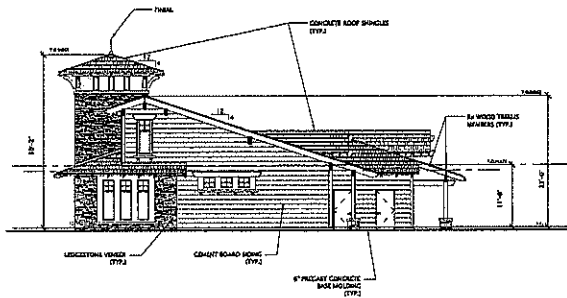
VAN TILBURG, BANWARD & SODERBERGH, AIA
REGISTERED ARCHITECTS

HAYWARD, CA 94541
VAN TILBURG, BANWARD & SODERBERGH, AIA
REGISTERED ARCHITECTS
115 38TH AVENUE
SUNNYVALE, CA 94086

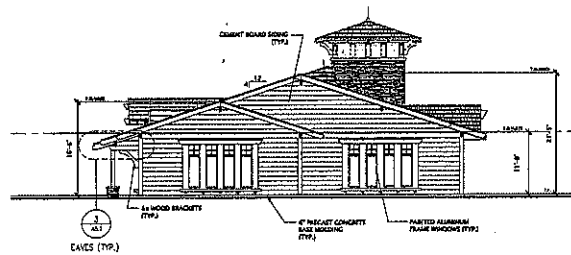
CALL: 415.953.4450 FAX: 415.953.4451
E-MAIL: info@van-tilberg.com
WEB: www.van-tilberg.com



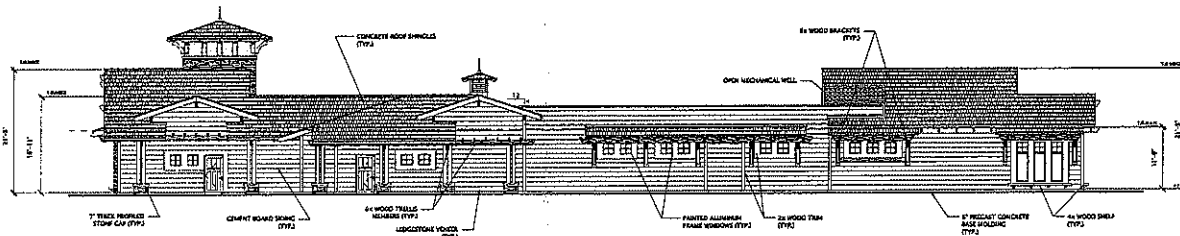
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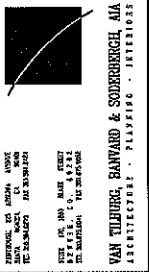
EAST ELEVATION (UNIT A5) SCALE: 1/8"=1'-0" 3



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



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



SHOPS at OAK CREEK
 Commercial District, City of Hayward (196, CA 94501)

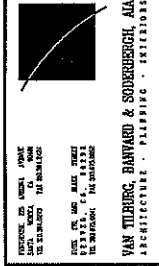
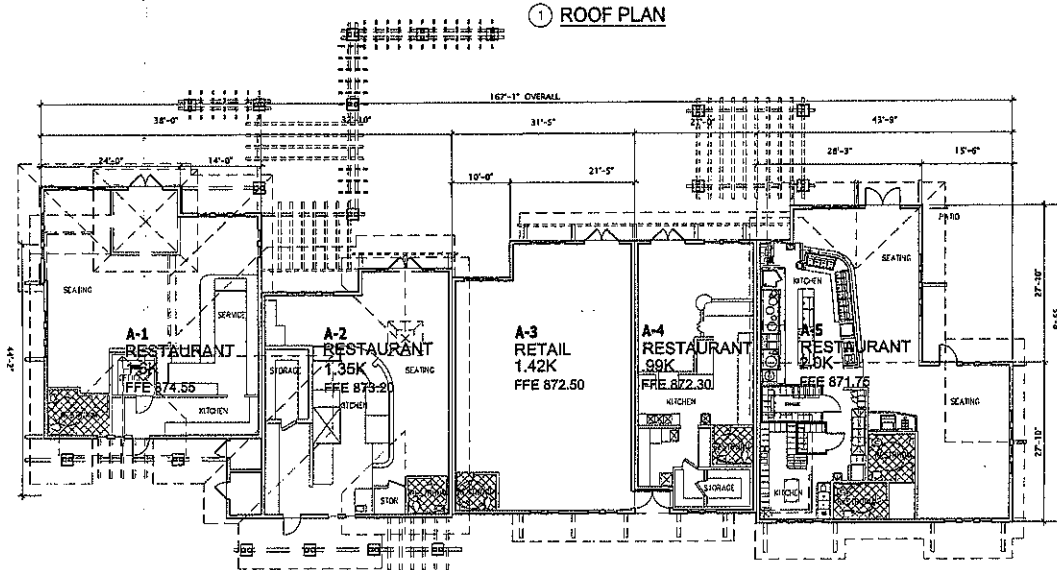
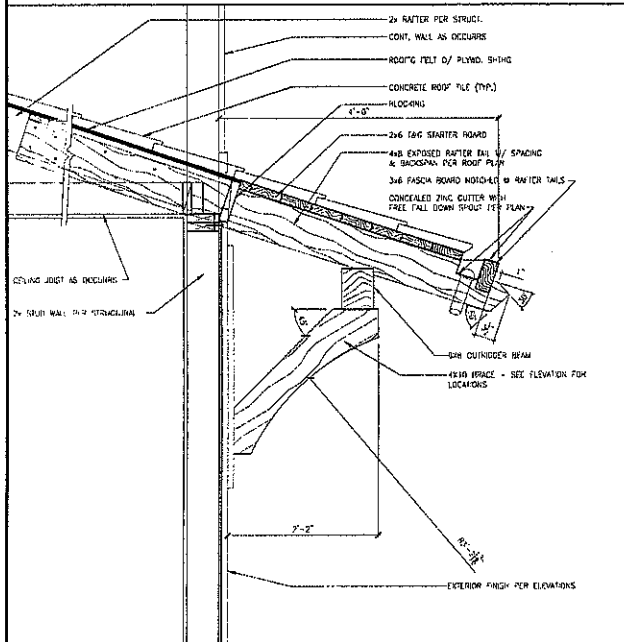
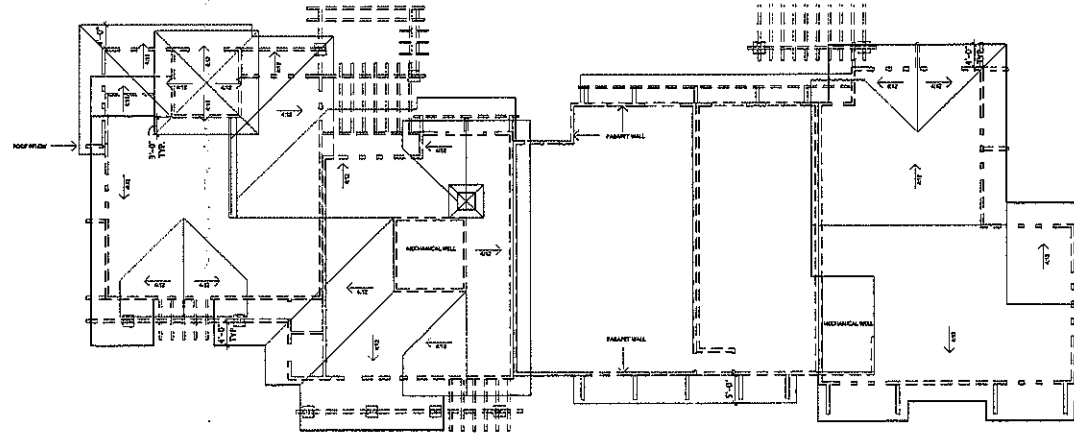
ADLER
 Family Development, Inc.
 2550 C. Wilbur Center Lane, Woodland Hills, CA 91367

ELEVATIONS
 PHASE II
 PARCEL 3
 BUILDING A

DATE	BY	DESCRIPTION

PROJECT	DATE	DATE	DATE
			07/21/08
DRAWN BY		CHECKED	

A-6.1



SHOPS at OAK CREEK
 Concord Street, City of Auburn Hills, CA 48301

OWNER:
ADLER
 Realty Investments, Inc.
 2000 C Winter Center Lane, Woodland Hills, CA 91367

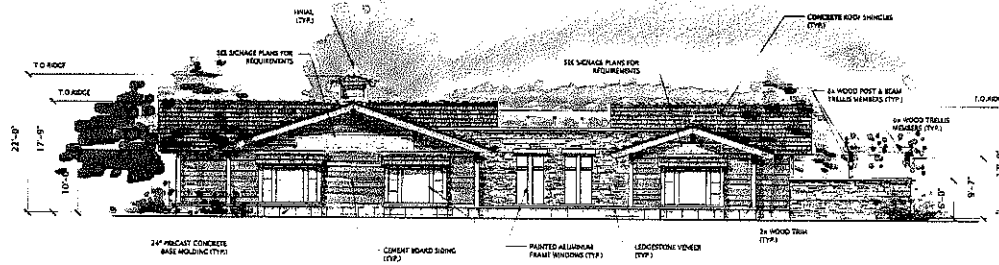
BLDG. PLANS
 PHASE II
 PARCEL 3
 BUILDING A

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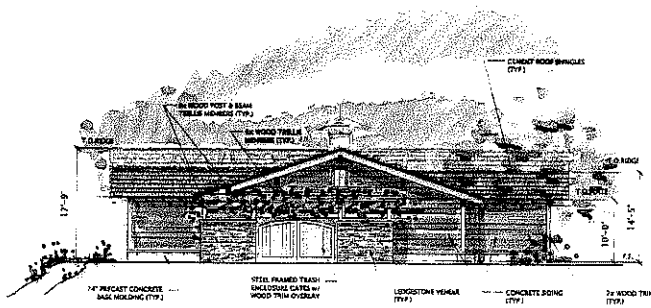
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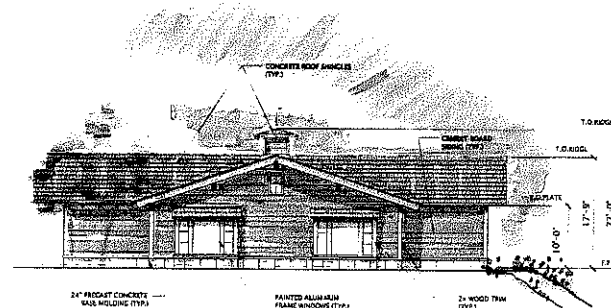




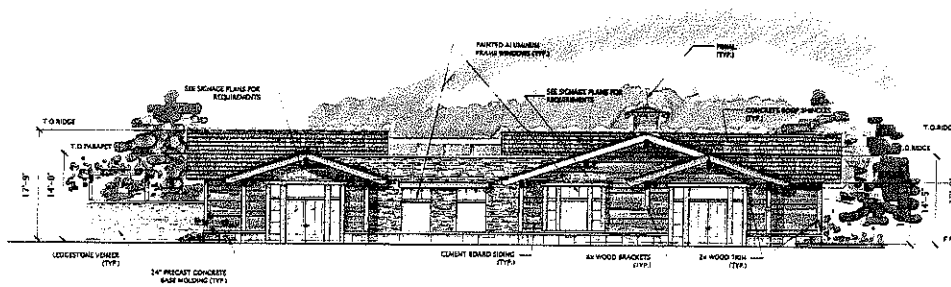
SOUTH ELEVATION (CANWOOD SIDE) SCALE 1/8" = 1'-0" 1



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



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



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

VAN TILBURG, BANWARD & SODDERBERGH, AIA
ARCHITECTS INTERIORS

SHOPS at OAK CREEK
City of Alameda, CA 94501

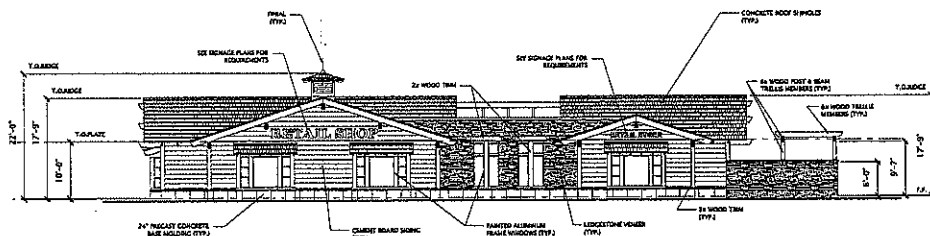
OWNER:
ADLER
CONSTRUCTION, LLC
27751 Venture Boulevard, Suite 300, Woodland Hills, CA 91364

ELEVATIONS
PHASE II
PARCEL 4
BUILDING B-1

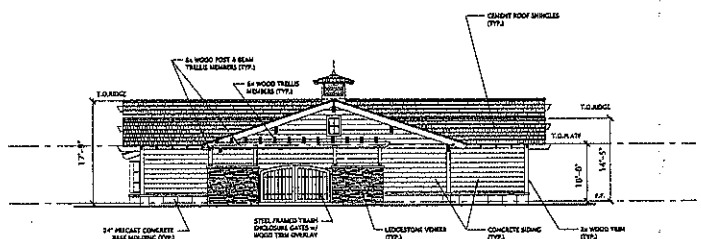
REV.	DATE	DESCRIPTION

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DRAWN: WJS CHECKED:

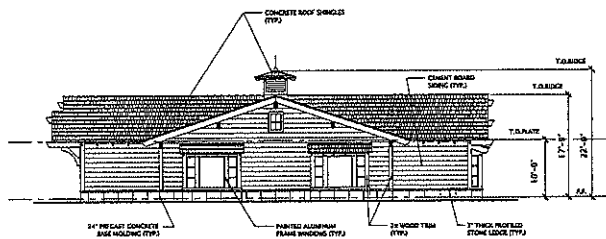
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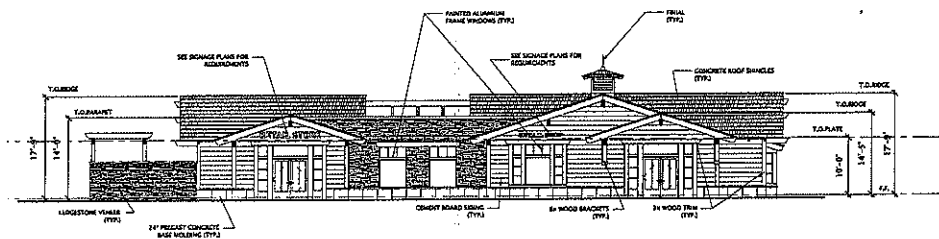
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EAST ELEVATION SCALE 1/8"=1'-0" 3



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



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

ADLER
Quality Interiors

20500 C Numer Center Lane, Woodburn (IBS, CA 91387)

YAN TEBARD, BRAWARD & SOMMERBACH, AIA
ARCHITECTURE · PLANNING · INTERIORS

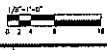
PROJECT NO. 0204_V002
DATE: 04/20/11
REVISION: 01
DESIGNER: YAN TEBARD
DRAWN: YAN TEBARD
SCALE: AS SHOWN

SHOPS at OAK CREEK
City of Agoura Hills, CA 91301

OWNER:
ADLER Quality Interiors, Inc.
20500 C Numer Center Lane, Woodburn (IBS, CA 91387)

ELEVATIONS

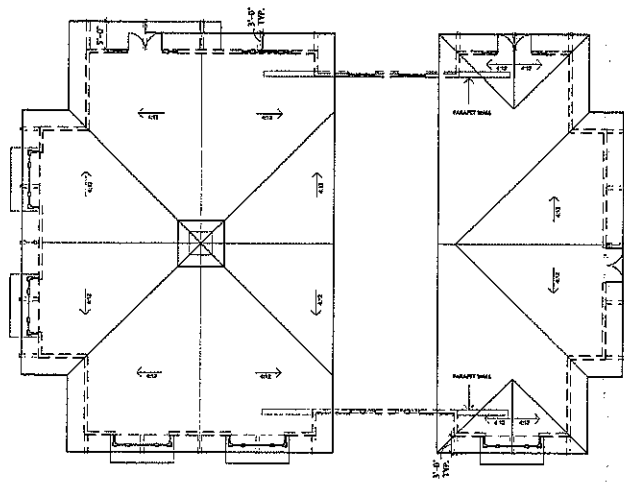
PHASE II
PARCEL 4
BUILDING B-1



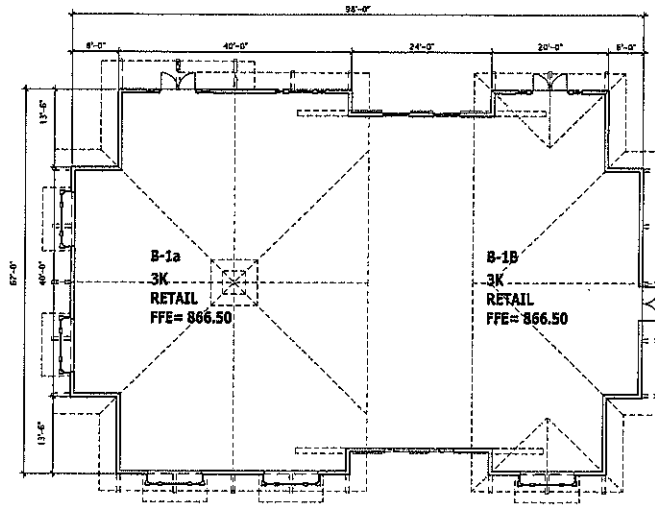
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DATE: 02/01/10
DRAWN: YAN TEBARD
CHECKED: YAN TEBARD

A-6.2



ROOF PLAN

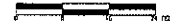


GROUND FLOOR PLAN
(6,000 SQ. FT. RETAIL)



OAK CREEK BUILDING PLAN B

SCALE= 1/8" = 1'



RESIDENTIAL, OFFICE, COMMERCIAL, INDUSTRIAL, CIVIL, MARINE
PLANNING, DESIGN, CONSTRUCTION MANAGEMENT
1000 W. WILSON AVENUE, SUITE 200
ANN ARBOR, MI 48106-1501
TEL: 734.769.8800 FAX: 734.769.8801
WWW.VAN-TILBURG.COM

VAN TILBURG, HAYWARD & SODERBERGH, AIA
ARCHITECTS - PLANNERS - INTERIORS

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

ADLER
ARCHITECTS
20650 Wilshire Center Lane, Woodland Hills, CA 91367

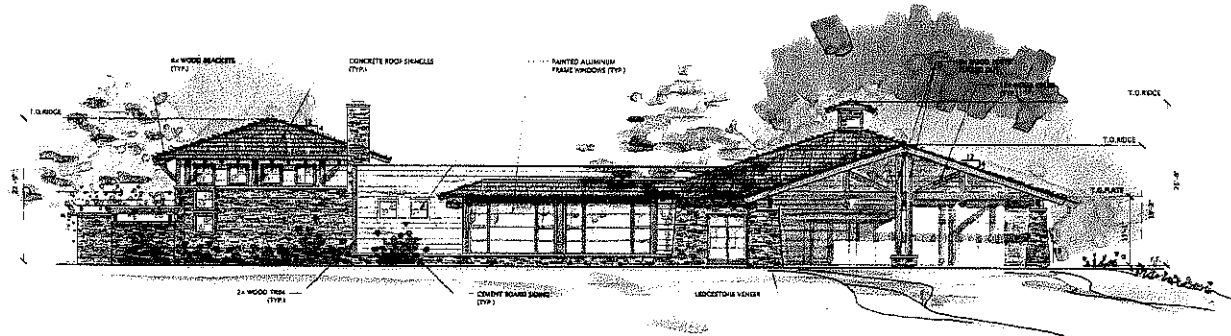
BLDG. PLANS

**PHASE II
PARCELS 4 & 5
BUILDING B-1**

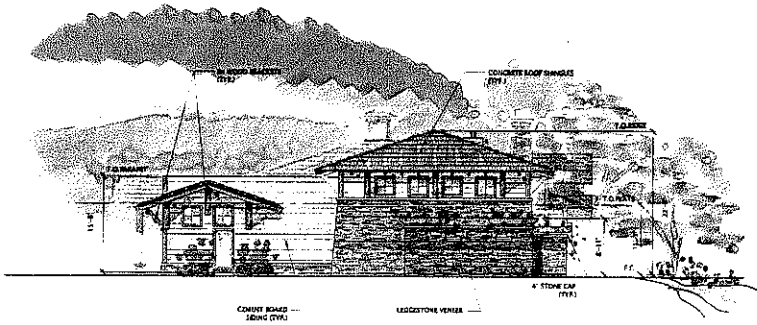
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PROJECT NO.	DATE	SCALE	BY/CHK
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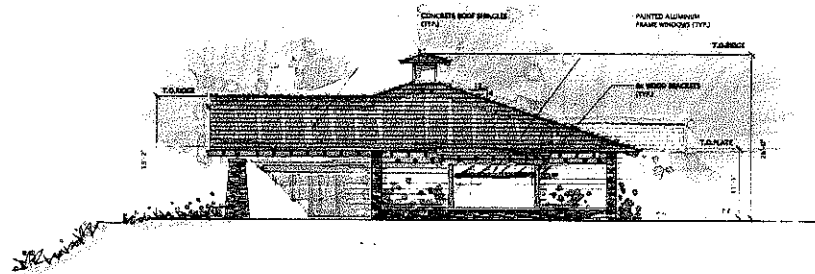
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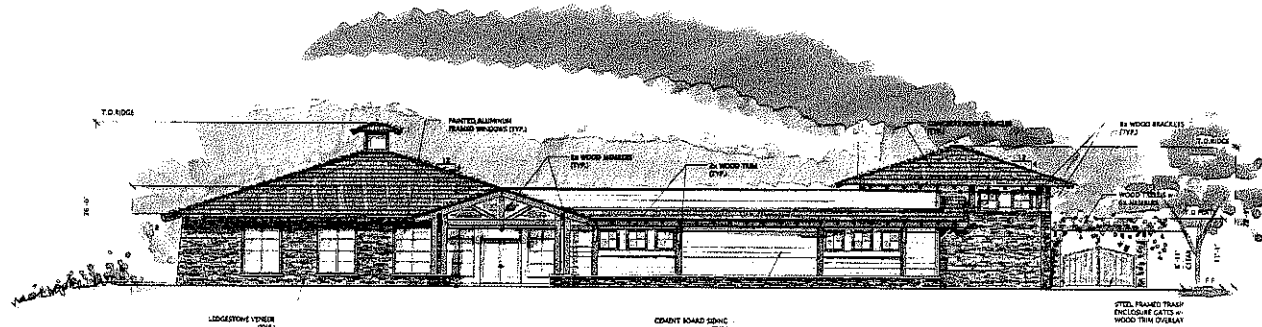
EAST ELEVATION (CREEK SIDE) SCALE 1/8"=1'-0" 1



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



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



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

VAN TILBURG, BARTYARD & SOBBERBERG, AIA
 ARCHITECTS
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92810
 TEL: 714.771.1111
 FAX: 714.771.1112
 WWW.VAN-TILBURG.COM

SHOPS at OAK CREEK
 21301 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

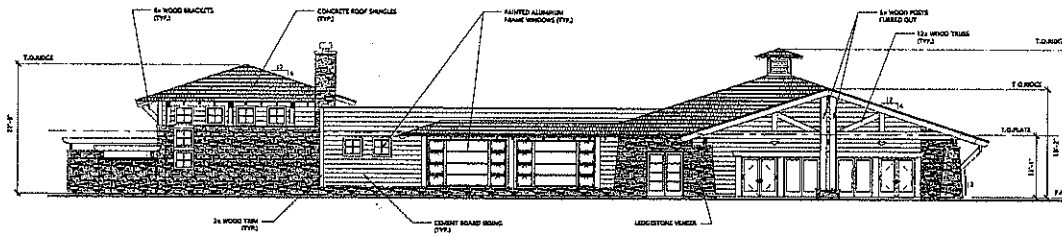
ADLER
 ARCHITECTS
 21301 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

ELEVATIONS

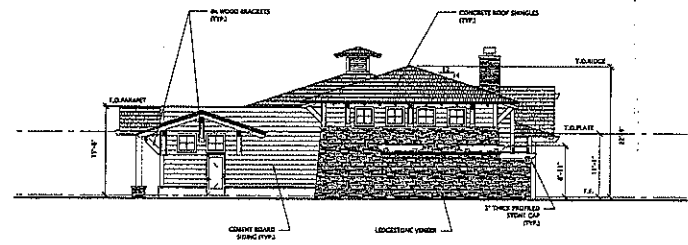
**PHASE II
 PARCEL 5
 BUILDING B-2**

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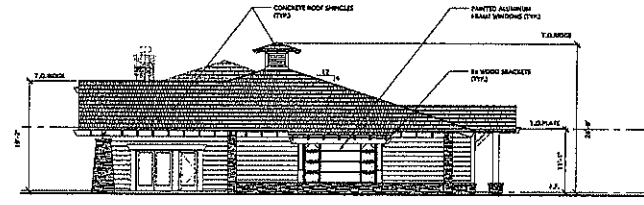
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 DRAWN BY: C-ROSEN
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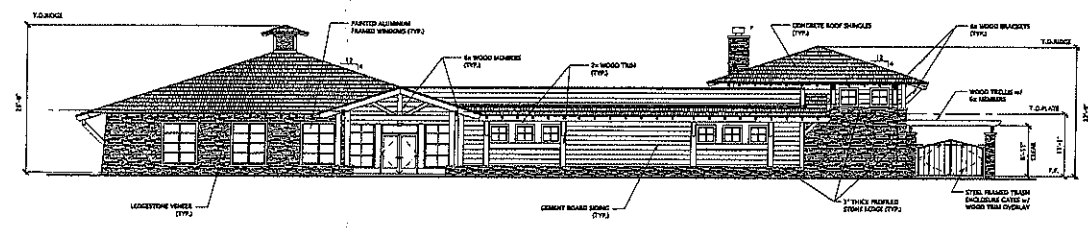
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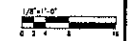
ADLER
ARCHITECTS - PLANNERS - INTERIORS
VAN TILBURG, BARNARD & SODERBERGH, AIA
REGISTERED PROFESSIONAL ARCHITECTS
OFFICE: 3000 C WALKER CENTER LANE, WOODLAND HILLS, CA 91367
PHONE: (818) 701-2700
FAX: (818) 701-2701
WWW: WWW.ADLERARCHITECTS.COM

SHOPS at OAK CREEK
General Store, Old of Apples Inn, CA 91361

OWNER:
ADLER
Architectural Investments, Inc.
2000 C Walker Center Lane, Woodland Hills, CA 91367

ELEVATIONS

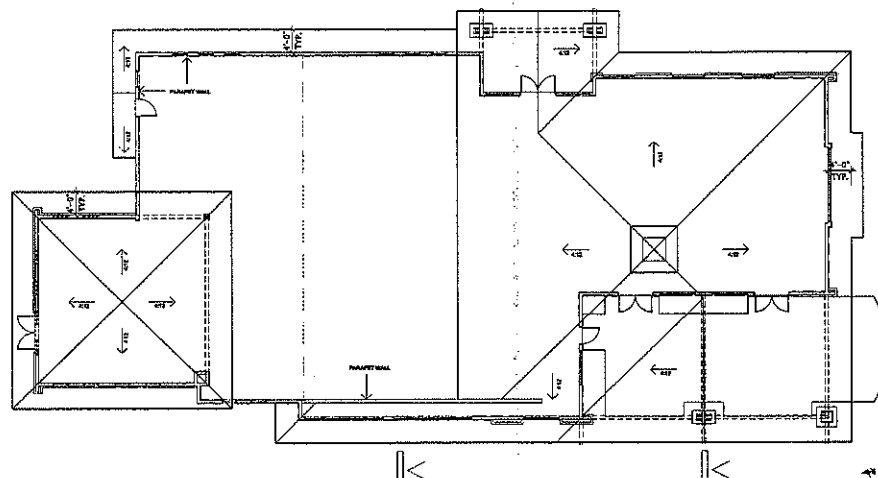
PHASE II
PARCEL 5
BUILDING B-2



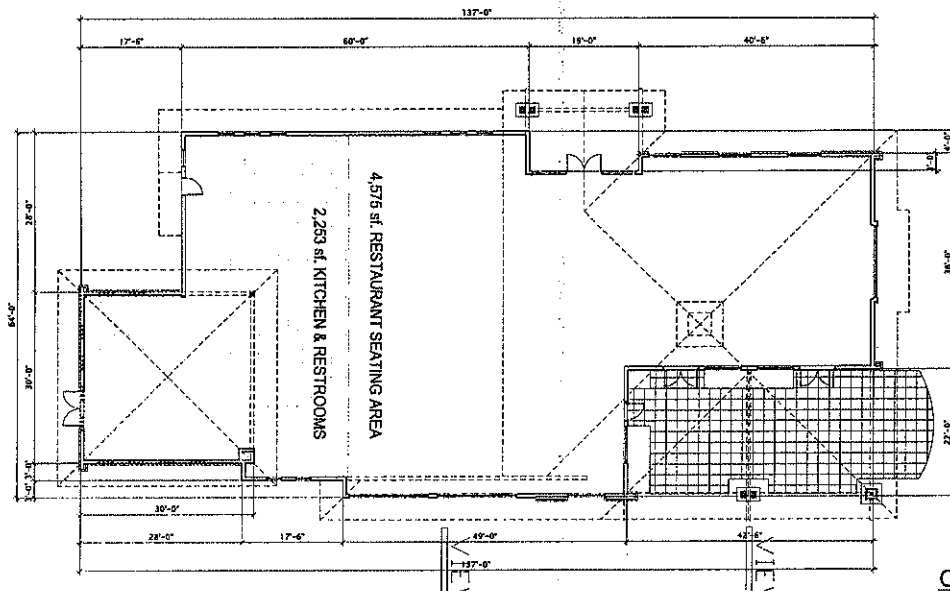
DATE	BY	REVISION

PROJECT	DATE	BY	APP/VA
SHOPS at OAK CREEK	05/11/11	ADL	ADL

A-6.3



ROOF PLAN



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



OAK CREEK BUILDING PLANS - BUILDING B-2
SCALE: 1/8" = 1'-0"



PROPOSED, SEE ARCHIT. SPEC.
SHEET NO. 0001/0002

VAN TILBURG, DANFORD & SOBERBERG, AIA
ARCHITECTS - PLANNING - INTERIORS

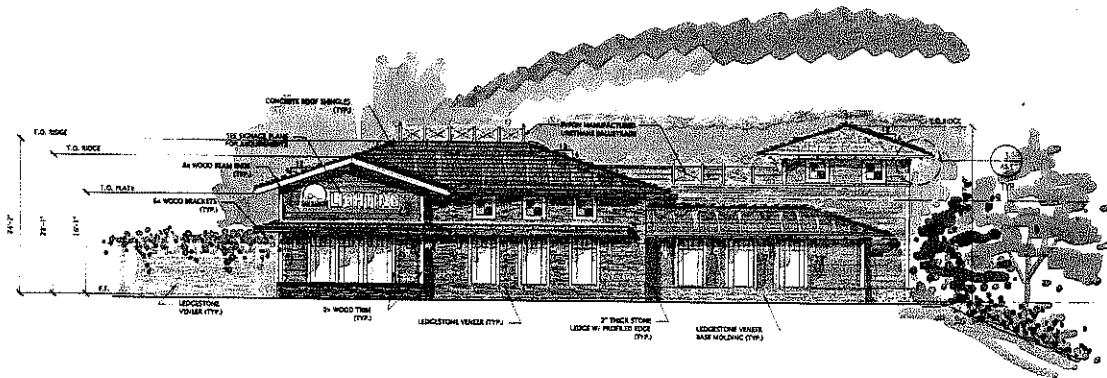
SHOPS at OAK CREEK
SHOPPING CENTER, City of Auburn Hills, LA 01201

OWNER:
ADLER
ADLER DEVELOPMENT, Inc., Woodland Hills, CA 91367
20850 C-Walker Center Blvd.,

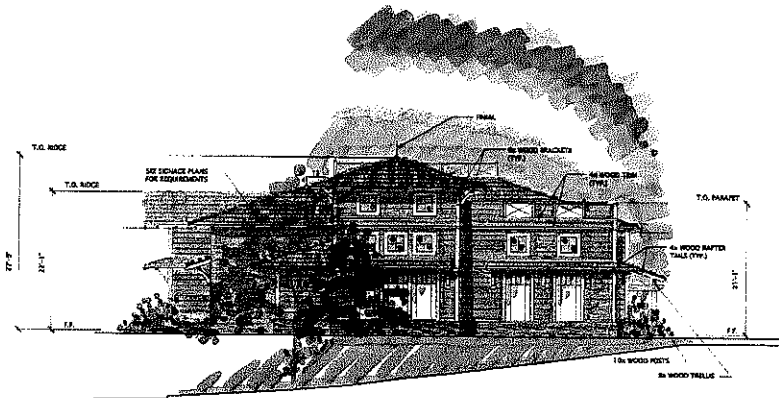
BLDG. PLANS
PHASE II
PARCELS 4 & 5
BUILDING B-2

DATE	BY	REVISION

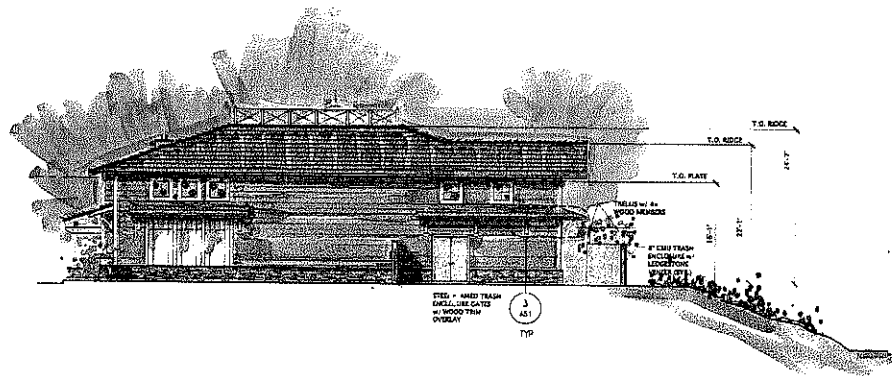
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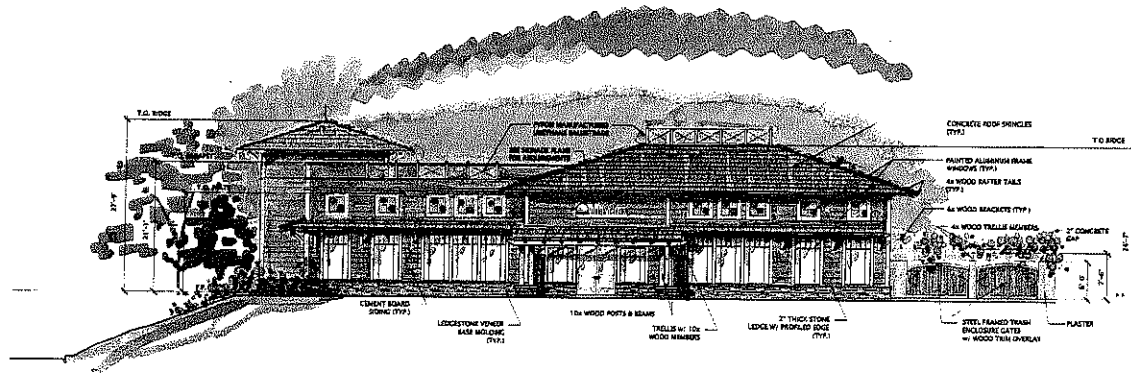
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EAST ELEVATION SCALE 1/8"=1'-0" 3



WEST ELEVATION SCALE 1/8"=1'-0" 4



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



VAN TILBURG, BAYWARD & SODERBERGH, AIA
 ARCHITECTS • INTERIORS

SHOPS at OAK CREEK

Orange Street, City of Newport Hill, CA 92588

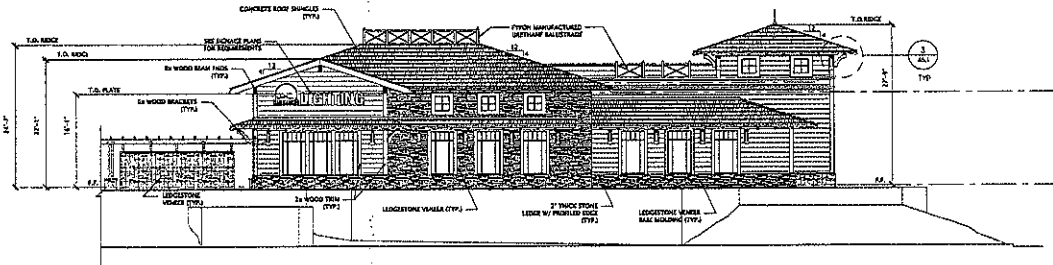


ADLER
 ARCHITECTS
 21733 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

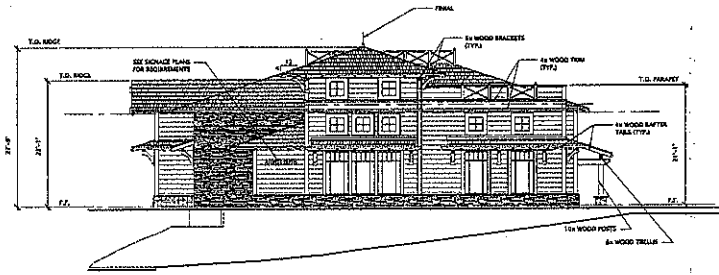
ELEVATIONS
 PHASE I
 PARCEL 7
 BUILDING C2

NO.	DATE	DESCRIPTION

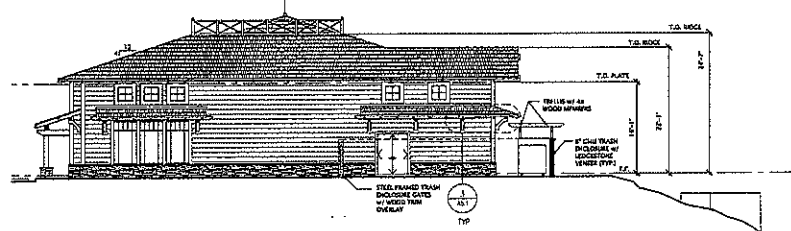
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DRAWN	REV	DESIGNED	



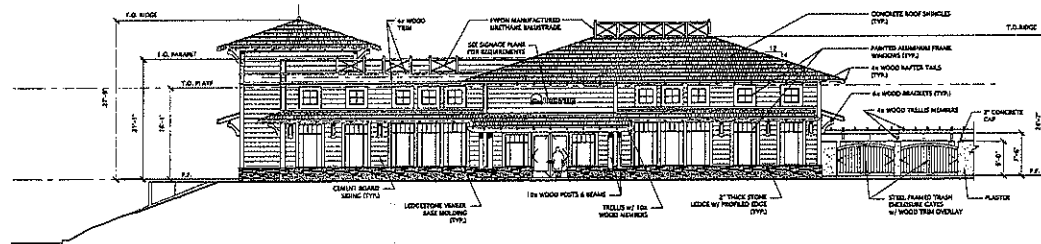
SOUTH ELEVATION (CANWOOD SIDE) SCALE 1/8"=1'-0"



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



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



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



VAN TULBURG, RANWARD & SOPPEBREGH, AIA
ARCHITECTS - PLLC
1000 18th St., Suite 200
Evanston, IL 60201
TEL: 847.232.1000
FAX: 847.232.1001

OWNER:
ADLER
Estate Investments, Inc.
29500 C Wiener Center Lane, Woodland Hills, CA 91367

SHOPS at OAK CREEK
5510 Oak Creek Rd., Woodland Hills, CA 91367

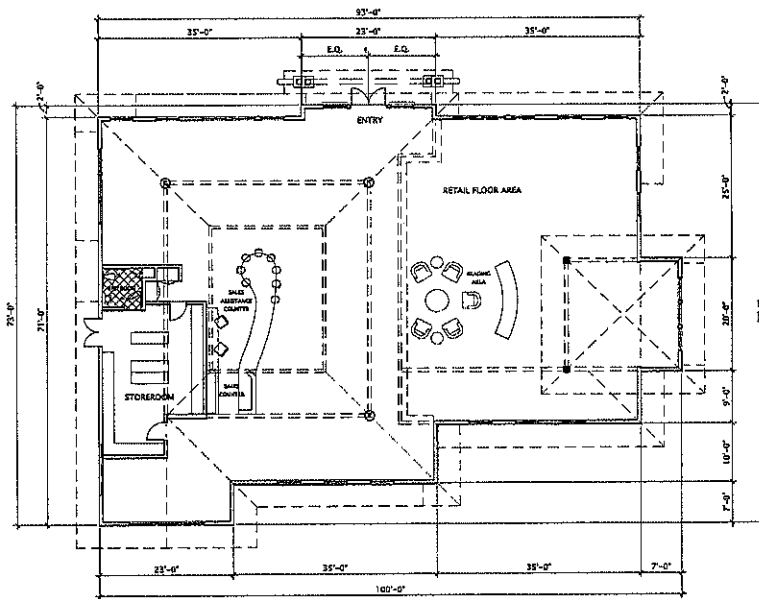
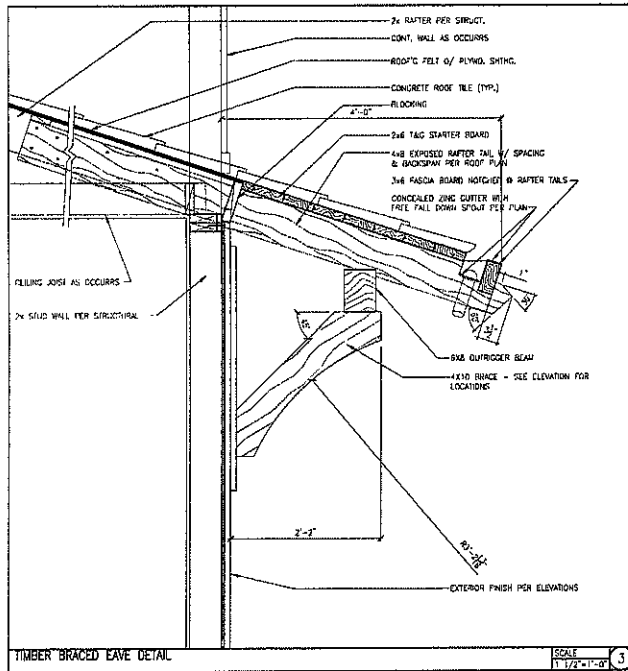
ELEVATIONS
PHASE I
PARCEL 7
BUILDING C2

1/8"=1'-0"

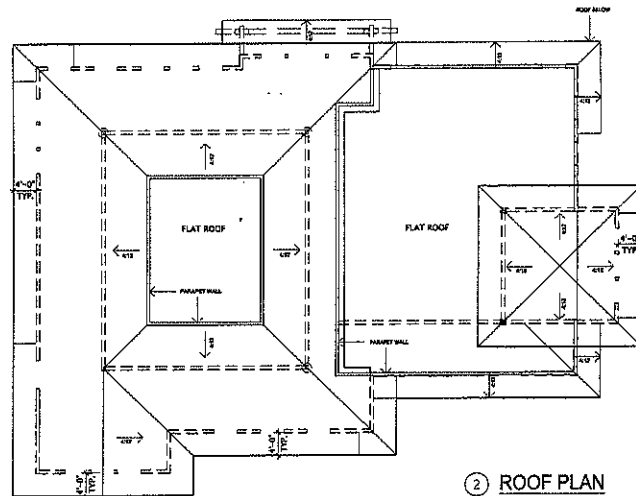
NO.	DATE	DESCRIPTION

PROJECT: 2008 07/17/08
DRAWN BY: [signature] CHECKED: [signature]

A-6.1



① GROUND FLOOR PLAN
(6,000 SQ. FT. RETAIL)



② ROOF PLAN

OAK CREEK BUILDING PLANS - BUILDING C-2

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



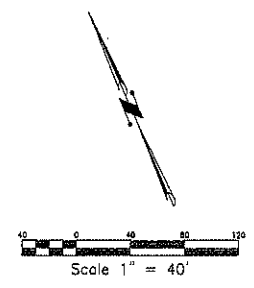
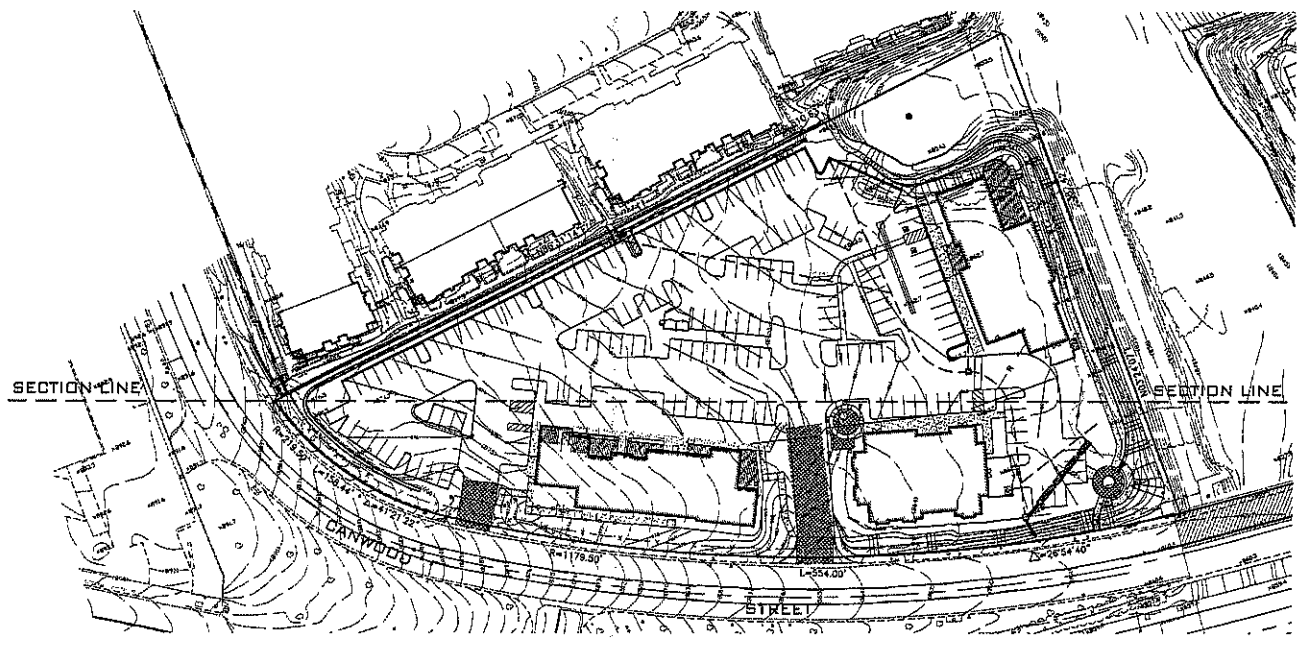
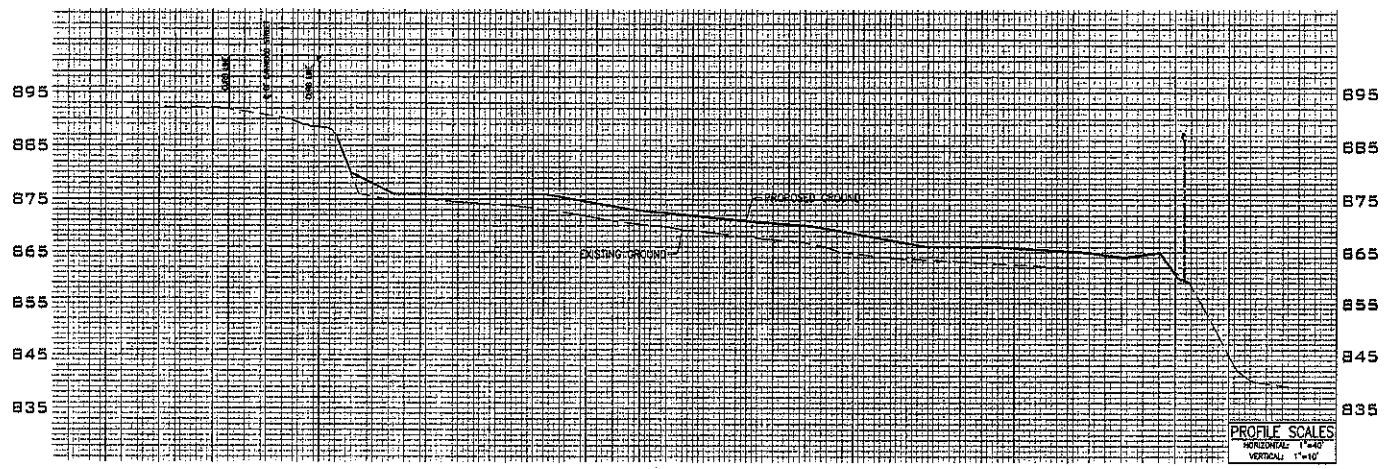
OWNER:
ADLER
Estate Investments, Inc.
26950 C. Warner Center Lane, Woodland Hills, CA 91367

DESIGNER:
VAN TUBURGE, BARKER & SODERBERGER, AIA
11747 WESTHURST - PLAINFIELD - WOODLAND HILLS

BLDG. PLANS
PHASE 1
PARCEL 7
BUILDING C2

DATE	DATE	DESCRIPTION

A-5.1



DATE	REVISIONS

PREPARED BY:  WESTCON ENGINEERING, INC.
 LAND PLANNING ENGINEERING LAND SURVEYING
 6513 TOPANGA CANYON BLVD., SUITE 212
 WOODLAND HILLS, CA 91367
 TEL: 818-344-7000 FAX: 818-344-8118
 EMAIL: INFO@WESTCON.COM

PREPARED FOR:
ADLER REALTY
 21781 VENTURA BLVD., SUITE 300
 WOODLAND HILLS, CA 91364

PROJECT:
LINE OF SITE SECTION
 FOR C.U.P. SUBMITTAL - CANWOOD ST.
 EAST AND WEST SIDE OF MEDEA CREEK

W.D. 05-289
 SCALE: 1"=40'
 DATE: 02-11-08
 SHEET 1 OF 1

GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 5 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
3. ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL GEOTECHNICAL AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT ROCK AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
5. ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOIL INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
7. REPORTS REQUIRED BY APPLICABLE STATE LICENSED PROFESSIONALS, WET SIGNED AND STAMPED:
 1. ROUGH GRADING REPORT: PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
 2. FINAL GRADING REPORT: PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANNING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.

8. AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP SHOWING THE LIMITS OF TEST LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL BURDENS AND FLOORLINE 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.
9. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 1.0, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.

10. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
11. A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.

12. ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.
13. ALL EQUIPMENT AND MATERIAL STORAGE AND STAGING SHALL BE ON-SITE ONLY.

14. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVISED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
15. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.

16. AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE THE RESULTS OF ALL COMPACTION TESTS AS WELL AS A MAP SHOWING THE LIMITS OF TEST, LOCATION OF ALL DENSITY TEST, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL BURDENS AND FLOORLINE 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.

17. ALL CUT-SLOPES SHOULD BE MAPPED DURING GRADING, STABILIZATION MEASURES SHOULD BE APPLIED WHERE POTENTIAL CUTS EXPOSE ADVERSELY ORIENTED JOINT SURFACES OR INTERSECTIONS OF JOINT SURFACES.

PUBLIC UTILITIES / SERVICES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
4225 LAS VIRGENES ROAD
CALIFORNIA, CA 91306
(615) 388-4134

ELECTRICAL: SOUTHERN CALIFORNIA Edison
3888 FOOCHILL DRIVE
THOUSAND OAKS, CA 91320
(805) 484-7878

TELEPHONE: SBC (PAC BELL)
16041 RAYNER STREET, #119
VAN NUYS, CA 91411
(818) 373-2000

Gas: SOUTHERN CALIFORNIA Gas
8888 DAVIDALE AVENUE
DOWNTOWN, CA 91303
(818) 703-3334

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1905 B. FREDRICK AVENUE, SUITE 400 EAST
ALHAMBRA, CA 91803
(626) 366-3268

CABLE: TREE WARRIOR
2222 TELLER ROAD
NEWBERRY PARK, CA 91328
(909) 373-0213

CABLE: CHARTER COMMUNICATIONS
3888 CHICKENSHAW ROAD
MALIBU, CA 90265
(310) 458-0819

CALTRANS: CALTRANS
8888 MEDENA BOULEVARD
TARZANA, CA 91356
(805) 388-1438

**STORMWATER POLLUTION NOTES**

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OFF-SITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPOT TEST LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 01ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. GATEH HAINN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. OWNER SHALL MAINTAIN THE RECORDS OF A STORMWATER BMP COVENANT AND DEED RESTRICTION FOR THE PROPERTY'S PERMANENT BMPs WITH THE LA COUNTY RECORDER'S OFFICE UPON COMPLETION OF DRAINAGE AND GRADING WORK.

TOPOGRAPHY NOTE

TOPOGRAPHY BROWN HEREON WAS SURVEYED AND COMPILED BY:
EARTHGRAPHICS

OAK TREE NOTE

PLAN PREPARED UNDER THE DIRECTION OF:



THOMAS ERIC PAINE R.C.E. 22821 DATE _____

PREPARED BY:
WESTCON ENGINEERING, INC.
25000 RIVERSIDE DRIVE, SUITE 100
VAN NUYS, CA 91411
(818) 703-3334
www.westconeng.com

CITY OF AGOURA HILLS APPROVAL:

RECLAIMED WATER

LINE RECLAIMED WATER DURING CONSTRUCTION FOR DUST CONTROL AND SOIL COMPACTION. RECLAIMED WATER METER FOR CONSTRUCTION USE TO BE SUPPLIED BY LAS VIRGENES MUNICIPAL WATER DISTRICT (615)388-4134.

CONSTRUCTION NOTES

- ① CONSTRUCT 3" X 3" A/C GRATE AND FRAME A-3012 OR EQUAL, WITH DRAIN/PAC FILTER
- ② CONSTRUCT 1" X 1" A/C GRATE AND FRAME A-3012 OR EQUAL, WITH DRAIN/PAC FILTER
- ③ CONSTRUCT 1/2" X 1/2" A/C GRATE AND FRAME A-3012 OR EQUAL, WITH DRAIN/PAC FILTER
- ④ CONSTRUCT 1/4" X 1/4" A/C GRATE AND FRAME A-3012 OR EQUAL, WITH DRAIN/PAC FILTER
- ⑤ CONSTRUCT CONCRETE CURB RAMP PER ALPHA STD. 111-3 CARE B TYPE 1
- ⑥ CONSTRUCT LONGITUDINAL GUTTER PER ALPHA STD. 122-1, 111-5 (M/S)
- ⑦ CONSTRUCT 6" CONCRETE CURB PER ALPHA STD. 128-1 A-C (M/S)
- ⑧ CONSTRUCT 4" C/C AND GUTTER PER ALPHA STD. 128-1 A-B (M/S)
- ⑨ CONSTRUCT 4" A/C OVER 6" BASE - ALL PARKING
- ⑩ CONSTRUCT 3" A/C OVER 6" BASE - ALL PARKING STALLS

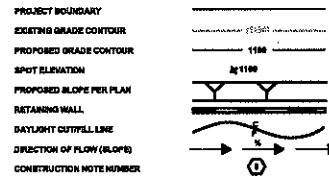
INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

ABBREVIATIONS

AC - ASPHALTIC CONCRETE
BF - BOTTOM OF FOOTING
CB - CATCH BASIN
CF - CURB FACE
C - CENTERLINE
CLF - CHAIN LINK FENCE
CO - CLEAN OUT
DB - DEBRIS BASIN
DA - DAYLIGHT
ES - EDGE OF SETTLER
EP - EDGE OF PAVEMENT
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOORLINE
FS - FINISH SURFACE
HC RAMP - HANDICAP RAMP
IP - ISDN FOOT
INV - INVERT

NG - NATURAL GROUND
NTS - NOT TO SCALE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
SDM# - STORM DRAIN MANHOLE
SM# - SEWER MANHOLE
SS - SANITARY SEWER
TS - TOP OF SEWER
TO - TOP OF CURB
TF - TOP OF FOOTING
TP - TOP OF PAVEMENT
TW - TOP OF WALL
TY - TYPICAL
WM - WATER METER
WV - WATER VALVE

LEGEND AND SYMBOLS**LEGAL DESCRIPTION**

LOTS 4, 5 AND 6 OF TRACT NO. 2068, IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, BEING 1/4 AC. MORE OR LESS, AS SHOWN ON THE PLANS IN 10 OF RECORD OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER

NAME: ADLER REALTY INVESTMENTS, INC.
ADDRESS: 21000 BURBANK BLVD, STE 200, WOODLAND HILLS, CA 91367
REPRESENTATIVE: MICHAEL ADLER
TELEPHONE: (818) 264-1190

CIVIL ENGINEER

NAME: WESTCON ENGINEERING, INC.
ADDRESS: 6540 TOPANAGA CANYON BLVD, STE 200, WOODLAND HILLS, CA 91367
REPRESENTATIVE: SHAWN BRIDGES
TELEPHONE: (818) 266-2444

GEOTECHNICAL ENGINEER

NAME: THE J. ENTER GROUP
ADDRESS: 1491 E. CHEVY CHASE DR, ENCL WOODLAND CA 91368
REPRESENTATIVE: JOHN W. RIVER
TELEPHONE: (818) 248-2000

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	GRADING TITLE SHEET
2	GRADING SHEET
3	BOUNDARY/EASEMENT SHEET

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 2,630 CY ESTIMATED IMPORT: 7,304 CY
ESTIMATED FILL: 8,820 CY
ESTIMATED OVER-EXCAVATION: 1,870 CY

BENCHMARK:

MALIBU (3602) 86474 RD#8 TAB 8 C/S 30MM N COR @ NE COR KAHAN RD E DANWOOD ST 194 N x 124 E C/S. BT (900 181 FRONT)

RECORD DRAWING STATEMENT

I, _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____ HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGES ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE _____ RCE NO. _____ EXP. DATE _____

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____

REGISTERED GEOLOGIST DATE _____ REG. NO. _____ EXP. DATE _____
REGISTERED GEOTECHNICAL ENGINEER DATE _____ REG. NO. _____ EXP. DATE _____



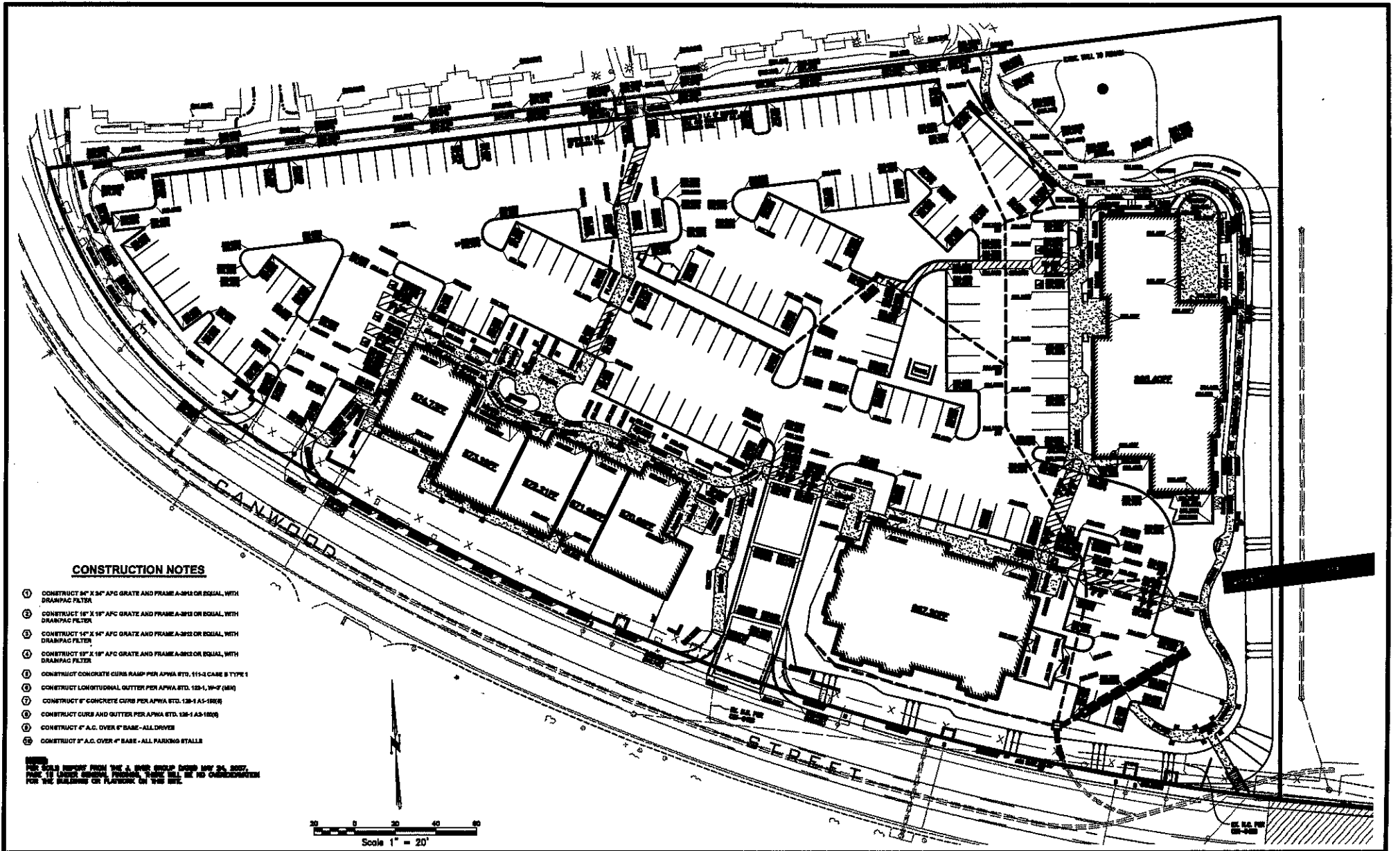
THOMAS ERIC PAINE R.C.E. 22821 AND 36

VICINITY MAP

CONCEPTUAL GRADING PLAN
FOR C.U.P. SUBMITTAL
CANWOOD ST. - WEST SIDE OF MEDEA CREEK

SHEET 1 OF 3

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE



CONSTRUCTION NOTES

- ① CONSTRUCT 6" X 6" AFG GRATE AND FRAME A-3814 OR EQUAL, WITH DRAIN/PAC FILTER
- ② CONSTRUCT 16" X 16" AFG GRATE AND FRAME A-3813 OR EQUAL, WITH DRAIN/PAC FILTER
- ③ CONSTRUCT 14" X 14" AFG GRATE AND FRAME A-3812 OR EQUAL, WITH DRAIN/PAC FILTER
- ④ CONSTRUCT 18" X 18" AFG GRATE AND FRAME A-3812 OR EQUAL, WITH DRAIN/PAC FILTER
- ⑤ CONSTRUCT CONCRETE CURB RAMP PER APWA STD. 115-3 CASE B TYPE 1
- ⑥ CONSTRUCT LONGITUDINAL GUTTER PER APWA STD. 128-1, W-7 (MH)
- ⑦ CONSTRUCT 6" CONCRETE CURB PER APWA STD. 128-1 AS-1805
- ⑧ CONSTRUCT CURB AND GUTTER PER APWA STD. 128-1 AS-1805
- ⑨ CONSTRUCT 4" A.C. OVER 6" BASE - ALL DRIVE
- ⑩ CONSTRUCT 3" A.C. OVER 6" BASE - ALL PARKING STALLS

FOR THE RECORD, THE 4" A.C. OVER 6" BASE PER APWA STD. 128-1 AS-1805 SHALL BE NO CONSIDERATION FOR THE GRADING OR PAVING OF THE SITE.

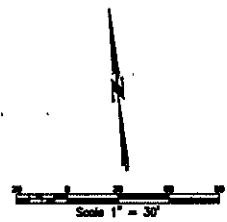
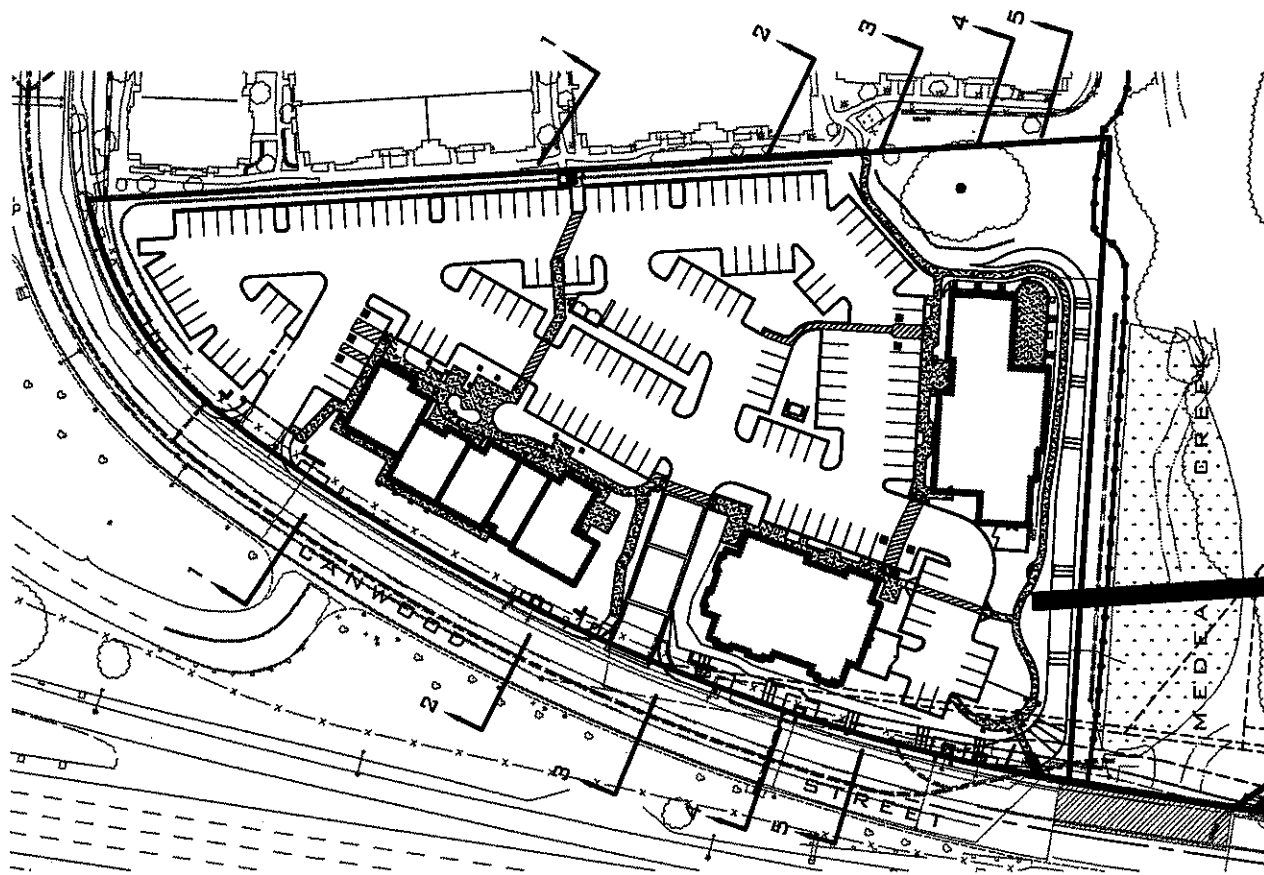
Scale 1" = 20'

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	BY	DATE

PREPARED BY:
WESTCON ENGINEERING, INC.
 11111 W. 111th Street, Suite 100
 Overland Park, KS 66213
 (913) 339-1111
 www.westconeng.com

CITY OF AGOURA HILLS APPROVAL

CONCEPTUAL GRADING PLAN
FOR C.U.P. SUBMITTAL
CANWOOD ST. - WEST SIDE OF MEDEA CREEK
 SHEET 2 OF 3



WESTCON ENGINEERING, INC.
 4000 CHANTREY - WOODLAND HILLS, CALIF. 91367
 2141 BURNING CANYON BLVD. SUITE 200
 WOODLAND HILLS, CA 91367
 818.341.8844 FAX 818.341.8844
 WWW.WESTCONENGINEERING.COM

ADLER REALTY
 21731 VENTURA BLVD. SUITE 300
 WOODLAND HILLS, CA 91364

LINE OF SITE SECTIONS
 FOR C.U.M. SUBMITTAL - OAKWOOD ST.
 WEST SIDE OF MEDINA STREET

DATE: 02-20-09
 SHEET: 1-07
 DATE: 02-02-09
 SHEET: 1 OF 1

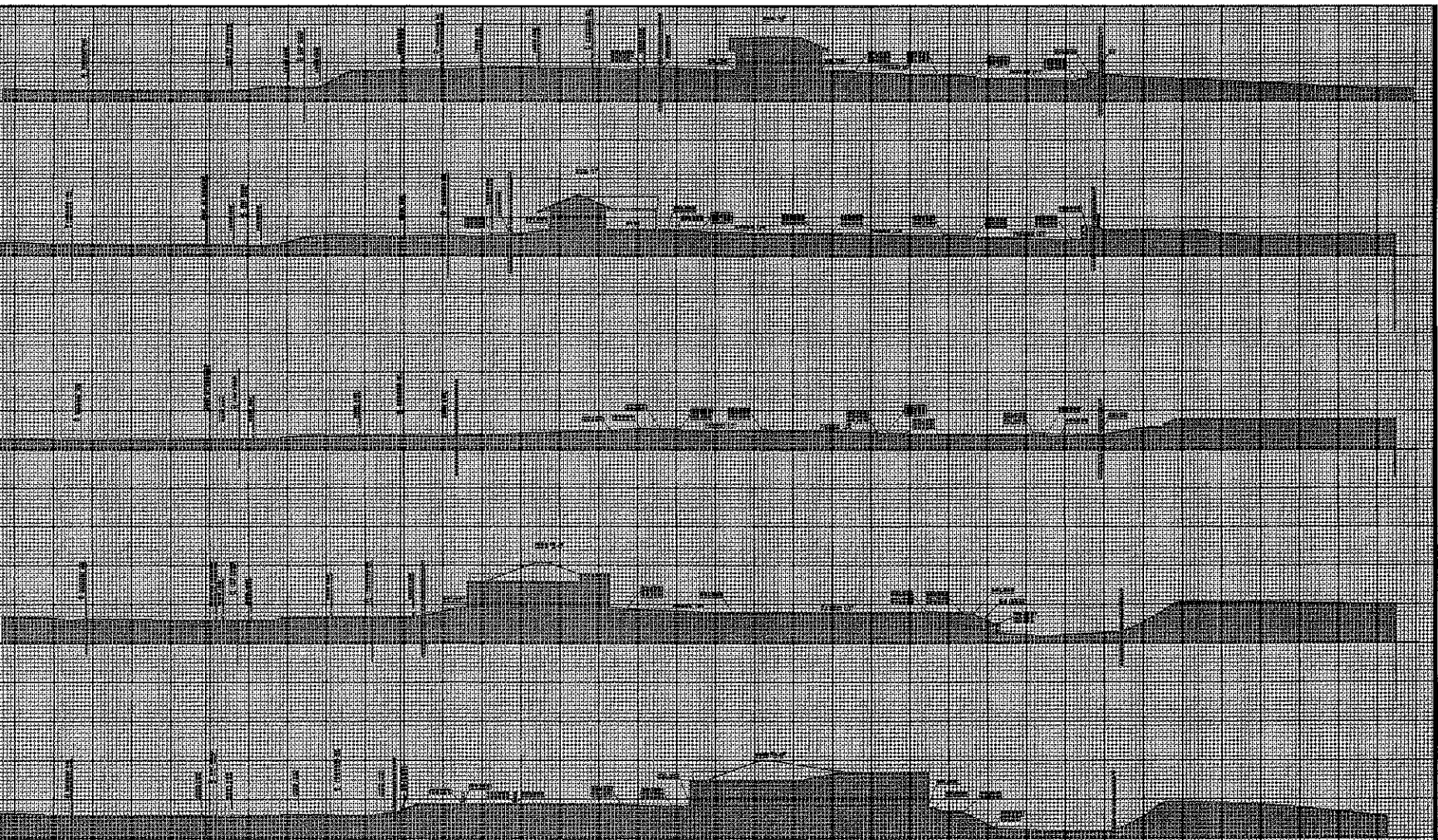
DATUM 8557
8557.00
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SECTION 1

DATUM 8557
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SECTION 2

DATUM 8557
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SECTION 3

DATUM 8557
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849.00
SECTION 4

DATUM 8557
849.00
849.00
SECTION 5



WESTCON ENGINEERING, INC.
 1400 PLYMOUTH - WOODLAND HILLS, CALIF 91367
 1400 PLYMOUTH - WOODLAND HILLS, CALIF 91367
 WOODLAND HILLS, CA 91367
 P.O. BOX 1000 - WOODLAND HILLS, CA 91367
 PHONE: (818) 708-1111 FAX: (818) 708-1112
 WWW: www.westcon.com

ADLER REALTY
 21781 VENTURA BLVD., SUITE 300
 WOODLAND HILLS, CA 91354

LINE OF SITE SECTIONS
 FOR C.I.P. SUBMITTAL, SANWOOD ST.
 WEST SIDE OF MEDGA CREEK

SD 05-05
 WWS 1-07
 DATE 04-16-05
 SHEET 2 OF 2

JOB ADDRESS:

ADDRESS HERE
 THE USE OF WHICH SHALL
 BE THE PROPERTY OF THE CITY

ACCESSOR PARCEL NO.'S:

200-20-01, 200-20-02

BENCH MARK:

THE BENCH MARK IS A 4 INCH DIA. IRON PIPE
 SET IN CONCRETE AT THE CORNER OF THE LOT

TOPOGRAPHY NOTE:

TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON
 A SURVEY BY THE CITY ENGINEER

BOUNDARY NOTE:

BOUNDARY MARKS SHOWN ON THIS PLAN ARE
 THE PROPERTY OF THE CITY ENGINEER

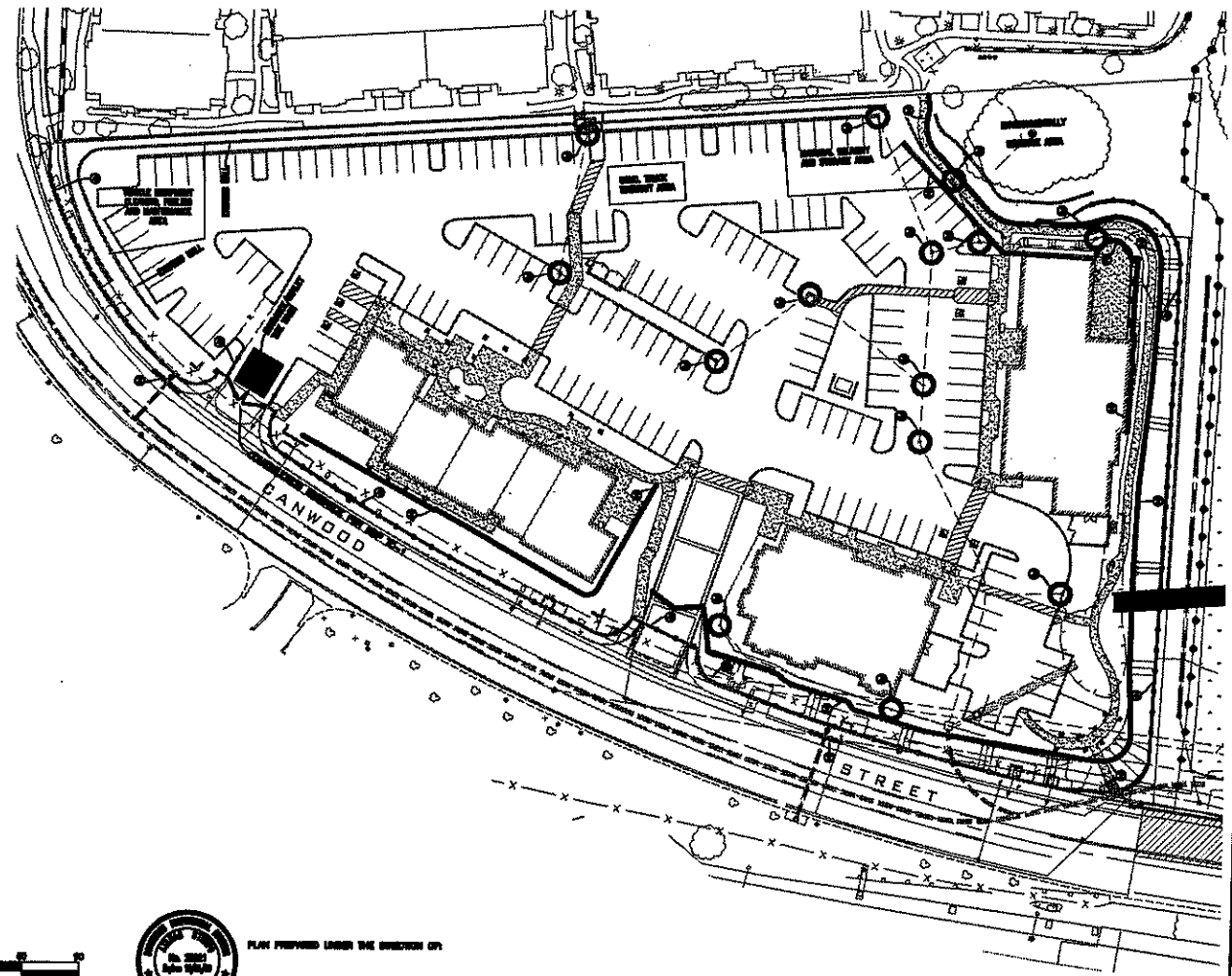
NOTE:

THE OWNER SHALL BE RESPONSIBLE FOR
 THE COST OF THE EROSION CONTROL MEASURES
 AND FOR THE COST OF THE EROSION CONTROL MEASURES

- 20-1 EROSION CONTROL MEASURES
- 20-2 EROSION CONTROL MEASURES
- 20-3 EROSION CONTROL MEASURES
- 20-4 EROSION CONTROL MEASURES
- 20-5 EROSION CONTROL MEASURES

LEGAL DESCRIPTION:

LOT 2, 1/4 AC. & 1/4 AC. MORE OR LESS IN THE CITY OF AGOURA HILLS
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN
 BY THE RECORDS OF THE COUNTY CLERK OF SAID COUNTY, IN THE
 BOOK OF THE COUNTY RECORDS AT PAGE 1000



EROSION CONTROL NOTES:

1. A SIGN-OFF CHECK FOR EROSION CONTROL MEASURES SHALL BE AVAILABLE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO PREVENT RAPID CONSTRUCTION OF TEMPORARY BARRIERS OR TO INSTALL ANY EROSION CONTROL MEASURES WHEN THEY ARE NEEDED. THE 24 HOUR EMERGENCY PHONE NUMBER IS (916) 864-2220 AND THE CONTACT PERSON IS MICHAEL ADLER.
2. SIGNS SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE OWNER'S PERMISSION AND APPROVAL BY THE CITY ENGINEER OFFICE.
3. AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND CHECK DAMS WHICH SHALL BE REPAIR AND/OR REPAIRED AS NECESSARY.
4. A SIGN SHALL BE POSTED ON THE SITE INDICATING THE DEPTH OF WATER EXCEEDS TWO FEET.
5. ALL REMEDIABLE CHECK DAMS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FINE DAY SAND PROBABLY EXCEEDS FORTY PERCENT.
6. EROSION PLANES SHALL BE SMOOTHED, FULLY COVERED AND EFFECTIVELY COVER RECLAIMED SLOPES PRIOR TO FINAL APPROVAL.
7. ALL LOGS SHALL BE REMOVED FROM THE STREET AREAS UPON RECEIVING APPROVAL AND PHYSICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
8. SIGNS OR SIGN TRUCKS THAT ARE CUT THROUGH SIGN EDGES OR SIGN SILENT SIGNS SHALL BE PLACED WITH SAND BAGS FROM THE TOP OF PIPE TO THE TOP OF SIGN.
9. ALL UNLIT TRUCKS SHALL BE PROTECTED TO PREVENT COLLISION WHEN ANY CHANGE IS MADE OR BECOME A HAZARD ON THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY.
10. ANY ALTERNATIVE CONTROL MEASURES MAY BE APPROVED BY THE CITY ENGINEER OFFICE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC AND OTHER WHERE EROSION CONTROL MEASURES ARE NEEDED.



- ① SINGLE ROW OF BAGS - ONE BAG HIGH
- ② SINGLE ROW OF BAGS - TWO BAGS HIGH
- ③ DEBRIS BASIN PER DETAIL
- ④ SILT FENCING PER SFP SE-1

DETAIL A
 NOT TO SCALE



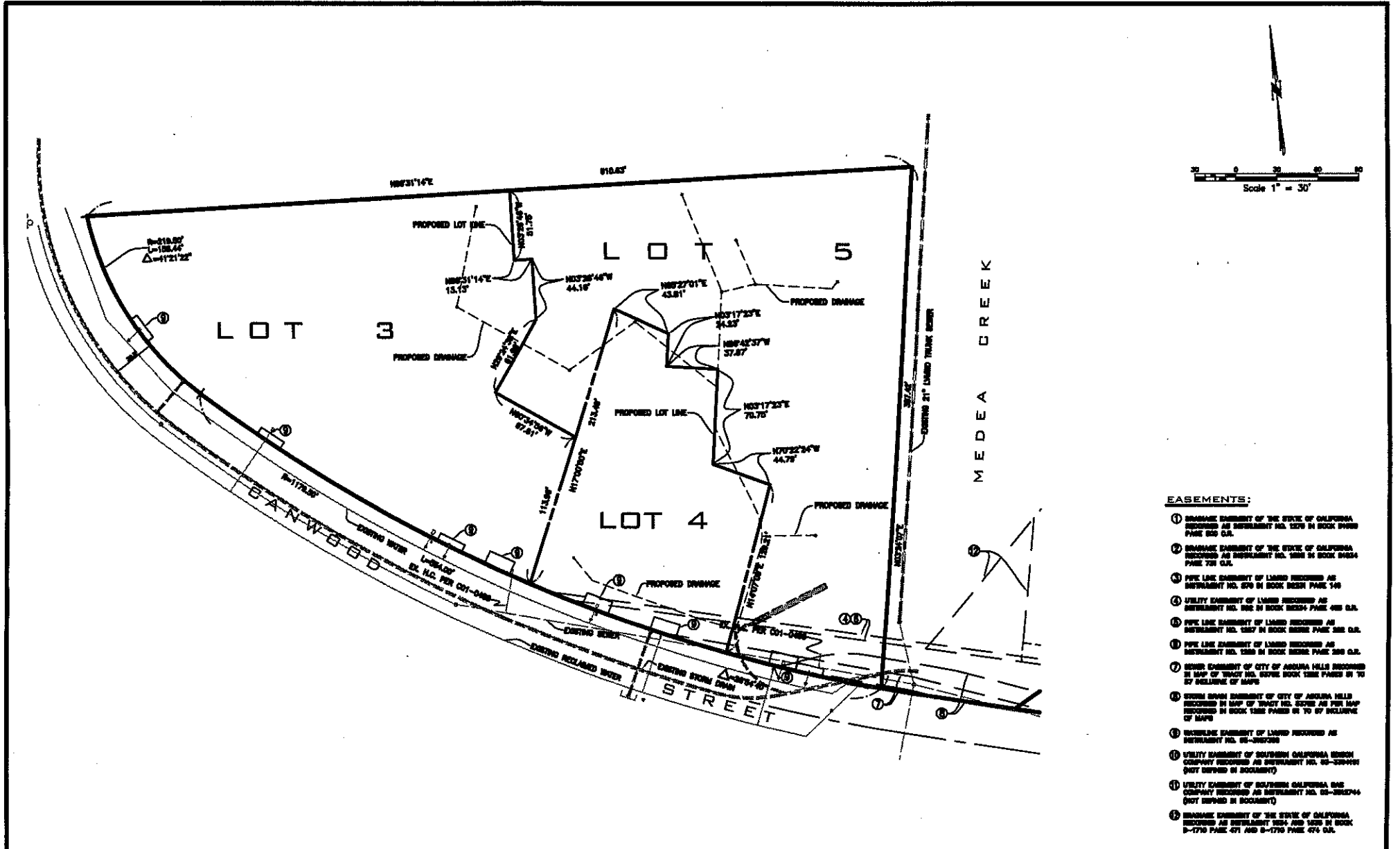
PLAN PREPARED UNDER THE DIRECTION OF

JAMES BIRRO, RALE SHEET ONE

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY:
 WESTCOAST ENGINEERING, INC.
 6535 TOPANGA CANYON BLVD., STE. 333
 WOODLAND HILLS, CA. 91387
 (818) 225-0444
 ATANAS STEREO
 PROJECT ENGINEER

STORM WATER POLLUTION CONTROL PLAN (SWPPP)
 TO BE IMPLEMENTED OCTOBER 1 THROUGH APRIL 15 OF EACH YEAR
 PROJECT NO. _____ SHEET 1 OF 1



- EASEMENTS:**
- ① DRAINAGE EASEMENT OF THE STATE OF CALIFORNIA RECORDED AS INSTRUMENT NO. 1270 IN BOOK 10088 PAGE 850 O.R.
 - ② DRAINAGE EASEMENT OF THE STATE OF CALIFORNIA RECORDED AS INSTRUMENT NO. 1828 IN BOOK 10454 PAGE 731 O.R.
 - ③ PIPE LINE EASEMENT OF LINED RECORDED AS INSTRUMENT NO. 870 IN BOOK 10231 PAGE 148
 - ④ UTILITY EASEMENT OF LINED RECORDED AS INSTRUMENT NO. 186 IN BOOK 10234 PAGE 488 O.R.
 - ⑤ PIPE LINE EASEMENT OF LINED RECORDED AS INSTRUMENT NO. 1287 IN BOOK 10234 PAGE 388 O.R.
 - ⑥ PIPE LINE EASEMENT OF LINED RECORDED AS INSTRUMENT NO. 1288 IN BOOK 10234 PAGE 388 O.R.
 - ⑦ SEWER EASEMENT OF CITY OF AGOURA HILLS RECORDED IN MAP OF TRACT NO. 8088 AS PER MAP RECORDED IN BOOK 1388 PAGES 85 TO 87 INCLUSIVE OF MAPS
 - ⑧ SEWER EASEMENT OF CITY OF AGOURA HILLS RECORDED IN MAP OF TRACT NO. 8088 AS PER MAP RECORDED IN BOOK 1388 PAGES 85 TO 87 INCLUSIVE OF MAPS
 - ⑨ WATERLINE EASEMENT OF LINED RECORDED AS INSTRUMENT NO. 88-1007088
 - ⑩ UTILITY EASEMENT OF SOUTHERN CALIFORNIA Edison COMPANY RECORDED AS INSTRUMENT NO. 88-1007088 (NOT SHOWN IN RECORDS)
 - ⑪ UTILITY EASEMENT OF SOUTHERN CALIFORNIA Edison COMPANY RECORDED AS INSTRUMENT NO. 88-1007088 (NOT SHOWN IN RECORDS)
 - ⑫ DRAINAGE EASEMENT OF THE STATE OF CALIFORNIA RECORDED AS INSTRUMENT 1004 AND 1028 IN BOOK 8-1716 PAGE 471 AND 8-1716 PAGE 476 O.R.

REV		SYMBOL		DESCRIPTION OF CHANGE		RCE	DATE	PREPARED BY: WESTCON ENGINEERING, INC. 4848 Farmdale Blvd., Suite 100, San Diego, CA 92131 619-594-9444 2550 La Jolla Village Drive, Suite 200, San Diego, CA 92161 619-594-9444	CITY OF AGOURA HILLS APPROVAL		06-CUP-007				BOUNDARY/EASEMENT SHEET FOR C.U.P. SUBMITTAL CANWOOD ST. - WEST SIDE OF MEDEA CREEK SHEET 3 OF 3	
								ATANAS STERVO								

GRADING NOTES

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1. ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL REQUIRED GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLAN.
2. FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE EROSION CONTROL AND STABILIZATION MEASURES HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLAN AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
8. AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL CONSTRUCTION TESTS, AS WELL AS A MAP DEFINING THE LIMITS OF FILL, LOCATIONS OF ALL UTILITY TRENCH, OUTLINE AND BOTTOM ELEVATIONS, LOCATIONS OF ALL KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL RETURNING WALL, BACKFILL AND OUTLETS, GEOLOGIC CONDITIONS EXPOSED DURING GRADING BUT NOT DETECTED ON AN AS-BUILT GEOLOGIC MAP.
9. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN THE FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
10. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
11. A COPY OF THE GRADING REPORT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
12. ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-CLOSED HOLIDAYS.
13. ALL EQUIPMENT AND MATERIAL STORAGE AND STAGING SHALL BE OWNER'S ONLY.
14. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVISED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
15. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
16. 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 CONSTRUCTION TESTS AS WELL AS A MAP DEFINING THE LIMITS OF FILL, LOCATION OF ALL UTILITY TRENCH, OUTLINE AND BOTTOM ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL DRAINAGE AND FLOW LINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETURNING WALL, BACKFILL AND OUTLETS, GEOLOGIC CONDITIONS EXPOSED DURING GRADING BUT NOT DETECTED ON AN AS-BUILT GEOLOGIC MAP.
17. ALL CUT SLOPES SHOULD BE MAINTAINED DURING STABILIZATION MEASURES SHOULD BE APPLIED WHERE FUTURE CUTS COULD BE ADVERSELY ORIENTED, JOINT SURFACES OR INTERSECTIONS OF JOINT SURFACES.

PUBLIC UTILITIES / SERVICES

WATER: LAS VERDES MUNICIPAL WATER DISTRICT
ELECTRICAL: SOUTHERN CALIFORNIA Edison
TELEPHONE: SBC (PAC BEL)
GAS: SOUTHERN CALIFORNIA GAS
SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
CABLE: TIME WARNER
CABLE: COMCAST COMMUNICATIONS
CALTRANS: CALTRANS

UNDERGROUND SERVICE ALERT logo with phone number 1-800-227-2400

STORMWATER POLLUTION NOTES

- 1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF OBVIOUS POLLUTANTS TO SENSITIVE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC "WEATHER DIRECTION-CONTROL PLAN" SHALL BE PROVIDED IN CONJUNCTION WITH THE SWPPP, AND SHALL INCLUDE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
3. IF THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER DEVICES SHALL BE CLEARED OUT AT LEAST TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. OWNER SHALL CARETAKEN THE RECORDS OF A STORMWATER BMP COVENANT AND DEED RESTRICTION FOR THE PROPERTY'S PERMANENT BMP'S WITH THE LA COUNTY RECORDER'S OFFICE UPON COMPLETION OF DRAINAGE AND GRADING WORK.

TOPOGRAPHY NOTE

TOPOGRAPHY SHOWN HEREON WAS SURVEYED AND COMPILED BY: BARTHOPOLIS

OAK TREE NOTE



PLAN PREPARED UNDER THE DIRECTION OF: ATANAS STYRVO, P.E. 23221

DATE

PREPARED BY: WESTCON ENGINEERING, INC.

RECLAIMED WATER

USE RECLAIMED WATER DURING CONSTRUCTION FOR DUST CONTROL, AND SOIL CONSOLIDATION. RECLAIMED WATER BEST FOR CONSTRUCTION USE TO BE SUPPLIED BY LAS VERDES MUNICIPAL WATER DISTRICT (916)988-4116.

CONSTRUCTION NOTES

- 1. CONSTRUCT DOBBLES 24" X 24" APC GRATE AND FRAME A-2012 OR EQUAL, WITH DRAIN/PAC INLET FILTER.
2. CONSTRUCT 24" X 24" APC GRATE AND FRAME A-2012 OR EQUAL, WITH DRAIN/PAC INLET FILTER.
3. CONSTRUCT 24" X 24" APC GRATE AND FRAME A-2012 OR EQUAL, WITH DRAIN/PAC INLET FILTER.
4. CONSTRUCT 18" X 18" APC GRATE AND FRAME A-2012 OR EQUAL, WITH DRAIN/PAC INLET FILTER.
5. CONSTRUCT CONCRETE CURB RAMP PER APMA STD. 111-3 C&B B TYPE 1
6. CONSTRUCT LONGITUDINAL DUTTER PER APMA STD. 123-1, 114" (114")
7. CONSTRUCT 6" CONCRETE CURB RAMP PER APMA STD. 123-4 A3-1885
8. CONSTRUCT CURB AND GUTTER PER APMA STD. 123-4 A3-1885
9. CONSTRUCT CURB OPENING CATCH BASIN PER APMA STD. 304-2, 114" X 48" WITH DRAIN/PAC FILTER.
10. CONSTRUCT 4" A.C. OVER 8" BASE - ALL DRAINAGE.
11. CONSTRUCT 3" A.C. OVER 4" BASE - ALL PARKING STALLS.

INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF RECESSED INSPECTIONS.

ABBREVIATIONS

AC - ASPHALTIC CONCRETE
BF - BOTTOM OF FOOTING
CB - CATCH BASIN
CF - CURB FACE
CE - CENTERLINE
CL - CLEAN LINE PRINCE
CO - CLEAN OUT
CS - CURBSIDE SHOULDER
DK - DAYLIGHT
DR - EDGE OF DUTTER
EP - EDGE OF PAVEMENT
FP - FINISHED FLOOR
FR - FINISHED GRADE
FX - FIRE HYDRANT
FL - FLOWLINE
FS - FINISH SURFACE
HC BRAP - HANDICAP RAMP
HW - HIGH POINT

LEGAL DESCRIPTION

PARCEL 1:
LOTS 3, 4, 5 AND 9 OF TRACT NO. 16722, IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1382 PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2:
THAT PORTION OF LOT 7 AND LOT 8 OF TRACT NO. 16722, IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1382 PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
RECOMMENDED AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 7, INSTANT SOUTH 87 DEGREES 44 MINUTES 42 SECONDS EAST 37.76 FEET FROM THE WESTERN TERMINUS OF THE LINE SHOWING AS BEING A BEARING AND DISTANCE OF NORTH 61 DEGREES 44 MINUTES 42 SECONDS WEST 87.76 FEET ON SAID TRACT NO. 16722, THENCE LEAVING SAID POINT OF BEGINNING, NORTH 2 DEGREES 10 MINUTES 44 SECONDS EAST 37.76 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS EAST 84.5 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 30.6 FEET TO A POINT ON THE NORTHEASTLY CORNER OF SAID LOT 7, THENCE ALONG SAID LINE NORTH 87 DEGREES 44 MINUTES 42 SECONDS WEST 84.5 FEET, TO SAID CORNER OF SAID LOT 7, AND SAID POINT OF BEGINNING, THENCE ALONG THE WESTERN BOUNDARY AND SOUTHERLY LINE OF SAID LOT 7 THROUGH ALL OF THE PARCELS AND CORNERS TO THE POINT OF BEGINNING.
AFFECTING LOTS 7 AND 8:
EXCEPT THAT THAT PORTION OF SAID LAND LINED WITHIN PARCELS 42 AND 43 AS RECORD OF SURVEY AS PER MAP FILED IN BOOK 15 PAGES 8 AND 9 OF RECORD OF SURVEYS, AN UNDIVIDED 3/8 INTEREST IN ALL AERIAL, COAL, OIL, PETROLEUM AND MINERAL SUBSTANCES AND NATURAL GAS IN AND UNDER SAID LAND, AS RECORDED BY ROBERT C. STRANGE, AND COAL & STRANGE, IN THE DEED RECORDED JUNE 5, 1952 AS INSTRUMENT NO. 875 IN BOOK 3908 PAGE 130, OFFICIAL RECORDS.

OWNER

NAME: ADLUM REALTY INVESTMENTS, INC.
ADDRESS: 2144 MULBERRY BLVD, WTE. 588, WOODLAND HILLS, CA 91367
TELEPHONE: (818) 864-2200 X 110

CIVIL ENGINEER

NAME: WESTCON ENGINEERS, INC.
ADDRESS: 8841 TONOPAH CANYON BLVD, WTE. 588, WOODLAND HILLS, CA 91367
TELEPHONE: (818) 228-4444

GEOTECHNICAL ENGINEER

NAME: THE J. BYER GROUP
ADDRESS: 4511 E. CHEVY CHASE DR, LOS ANGELES, CA 90024
TELEPHONE: (310) 544-9928

INDEX OF DRAWINGS

Table with 2 columns: SHEET NO. and DESCRIPTION. Rows include GRADING TITLE SHEET, GRADING SHEET, and BOUNDARY/EASEMENT SHEET.

ESTIMATED EARTHWORK QUANTITIES

Table with columns: ESTIMATED CUT, ESTIMATED FILL, ESTIMATED OVER-EXCAVATION, and ESTIMATED EARTHWORK.

BENCHMARK

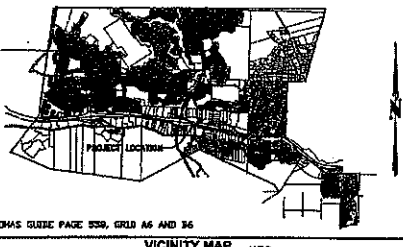
MALIBU: 45614.285M TAD E COR. 308888 IN 50N + THE COR. 444444 RD + CANWOOD BT 10M N + 15M E C.C. INT. (450 121 POINT)

RECORD DRAWING STATEMENT

I, THE ENGINEER, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON THESE SHEETS, THROUGHOUT, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS, REQUIREMENTS, CONDITIONS, AND FIELD CHANGES.

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED:
REGISTERED GEOLOGIST DATE, REGISTERED GEOTECHNICAL ENGINEER DATE



THOMAS GUIDE PAGE 528, GRID A6 AND B6

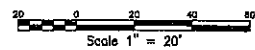
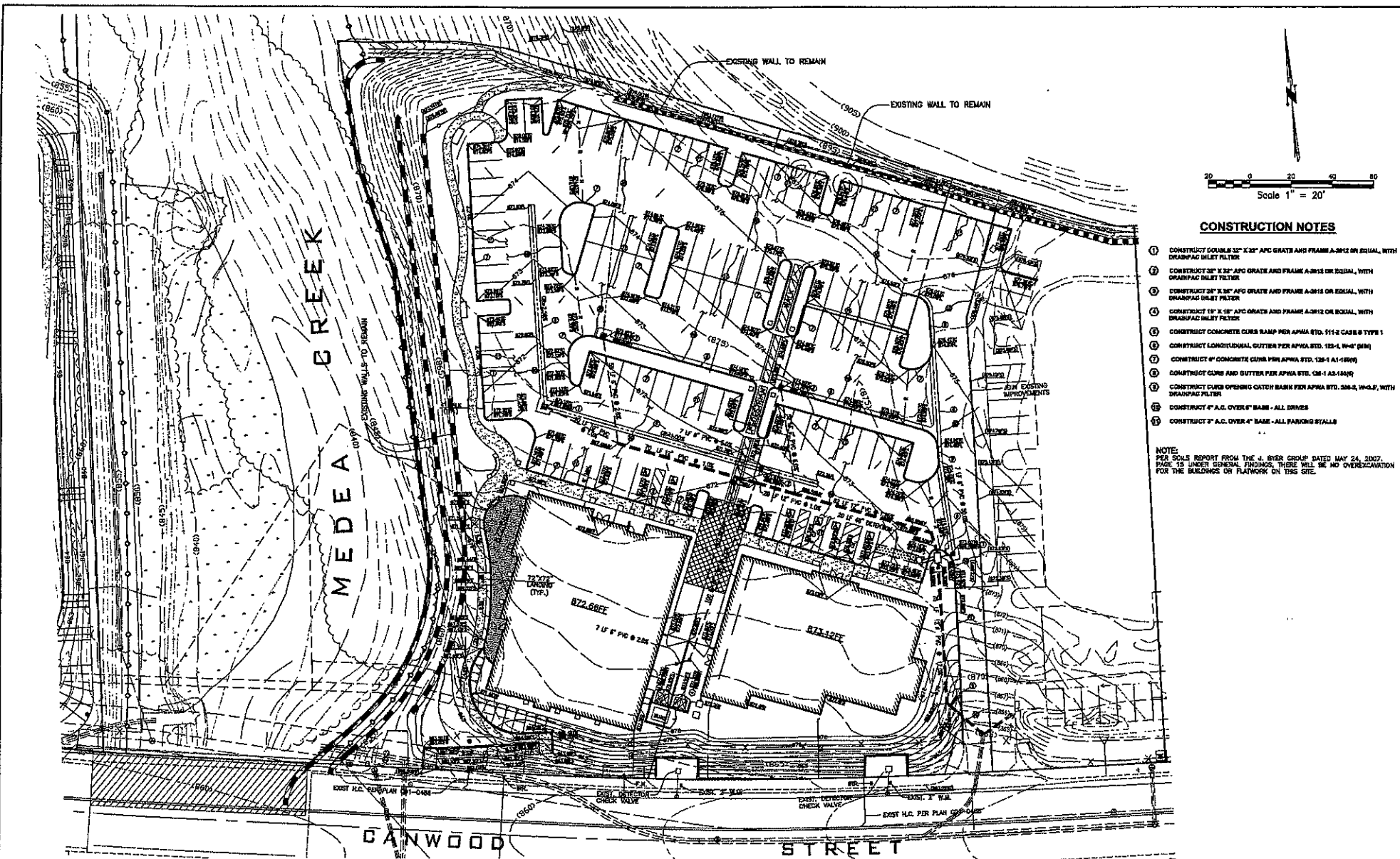
VICINITY MAP

CONCEPTUAL GRADING PLAN FOR C.U.P. SUBMITTAL. CANWOOD STREET - EAST SIDE OF MEDEA CREEK. SHEET 1 OF 3.

Table with 4 columns: REV, SYMBOL, DESCRIPTION OF CHANGE, and DATE.

CITY OF AGOURA HILLS APPROVAL





CONSTRUCTION NOTES

- ① CONSTRUCT DOUBLE 32" X 22" APC GRATE AND FRAME A-2012 ON EQUAL, WITH DRAINPAC INLET FILTER
- ② CONSTRUCT 32" X 32" APC GRATE AND FRAME A-2015 ON EQUAL, WITH DRAINPAC INLET FILTER
- ③ CONSTRUCT 28" X 38" APC GRATE AND FRAME A-2016 ON EQUAL, WITH DRAINPAC INLET FILTER
- ④ CONSTRUCT 18" X 18" APC GRATE AND FRAME A-2012 ON EQUAL, WITH DRAINPAC INLET FILTER
- ⑤ CONSTRUCT CONCRETE CURB RAMP PER APWA STD. 111-2 CASE 8 TYPE 1
- ⑥ CONSTRUCT LONGITUDINAL GUTTER PER APWA STD. 123-1, W-4" (6M)
- ⑦ CONSTRUCT 6" CONCRETE CURB PER APWA STD. 128-1 A1-(18W)
- ⑧ CONSTRUCT CURB AND DUTCH BURN PER APWA STD. 128-1 A2-1(18W)
- ⑨ CONSTRUCT CURB OPENING CATCH BURN PER APWA STD. 308-2, W-4.5", WITH DRAINPAC INLET FILTER
- ⑩ CONSTRUCT 4" A.C. OVER 6" BASE - ALL DRIVES
- ⑪ CONSTRUCT 3" A.C. OVER 4" BASE - ALL PARKING STALLS

NOTE:
 PER SOILS REPORT FROM THE J. EYER GROUP DATED MAY 24, 2007, PAGE 13 UNDER GENERAL FINDINGS, THERE WILL BE NO OVEREXCAVATION FOR THE BUILDINGS OR FLOWORK ON THIS SITE.

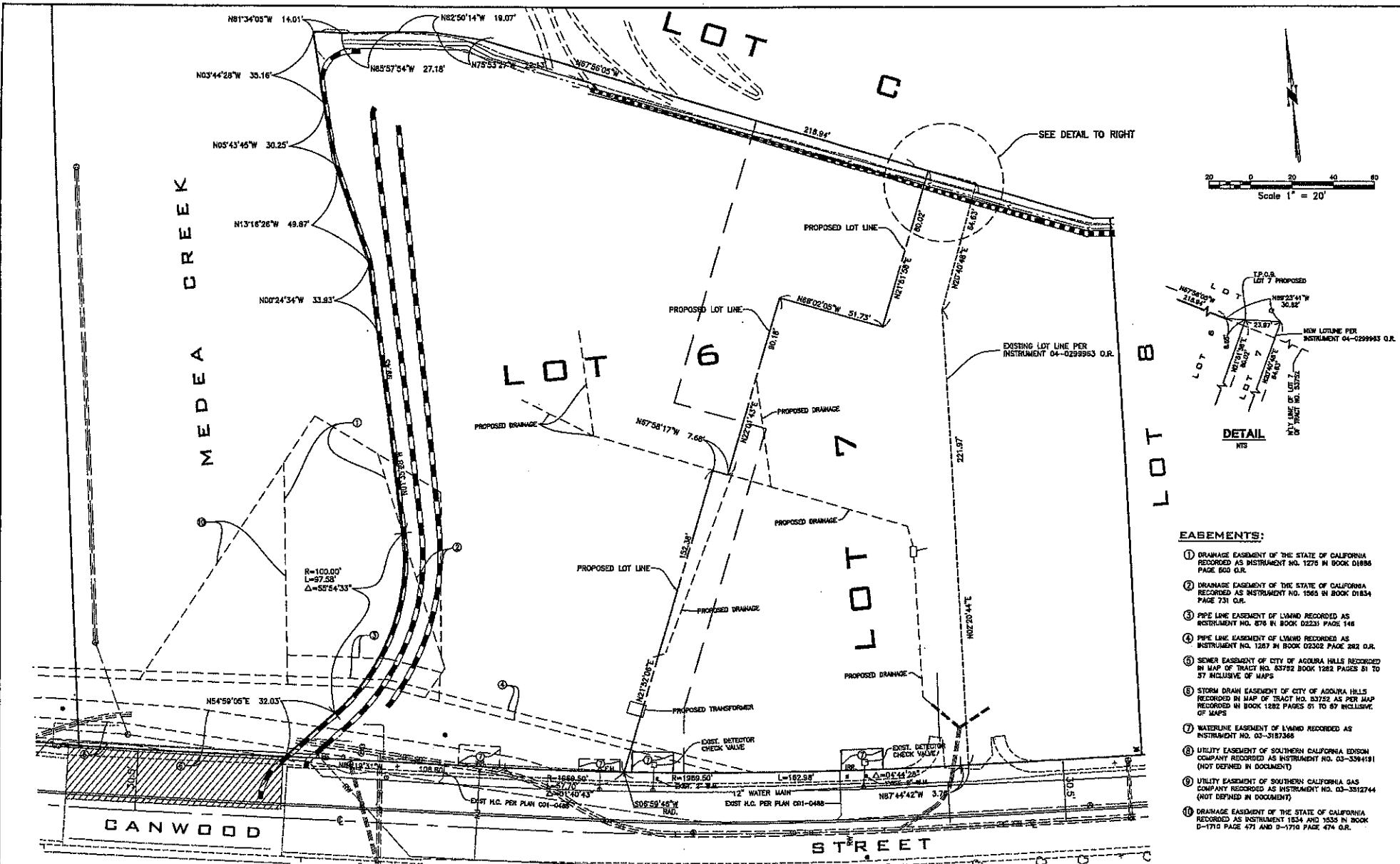
REV	SYMBOL	DESCRIPTION OF CHANGE	R/S	DATE	ATANAS BTERYCI	DATE

PREPARED BY:
WESTCON ENGINEERING, INC.
 4333 Springdale, Colorado Springs, CO 80918
 719.576.1100 FAX: 719.576.1101
 www.westconeng.com

CITY OF AGOURA HILLS APPROVAL



CONCEPTUAL GRADING PLAN
FOR C.U.P. SUBMITTAL
CANWOOD STREET - EAST SIDE OF MEDEA CREEK
 SHEET 2 OF 3



REV		SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY:
WESTCON ENGINEERING, INC.
 14425 LINDEN CIRCLE, SUITE 100
 VAN NUYS, CALIFORNIA 91411
 (818) 709-8888
 www.westcon.com

CITY OF AGOURA HILLS APPROVAL

06-CUP-007



BOUNDARY/EASEMENT SHEET
FOR C.U.P. SUBMITTAL
CANWOOD STREET - EAST SIDE OF MEDEA CREEK
 SHEET 3 OF 3

- NOTES
- 1. PUBLIC ART SPACE TO BE DISPLAYED ON WEST PROPERTY ALLEY.
 - 2. RECLAIMED WATER TO BE USED IN FUTURE LANDSCAPE IRRIGATION SYSTEM.

WEST LANDSCAPE REQUIREMENTS

REQU. LANDSCAPE IN PARKING AREA: 10% OF TOTAL PARKING AREA.

REQU. BRUSH COVERAGE IN PARKING AREA: 50% OF TOTAL PARKING AREA.

REQU.:

TOTAL PARKING LOT AREA: 66,158 S.F.

LANDSCAPE AREA IN PARKING AREA: 6,616 S.F.

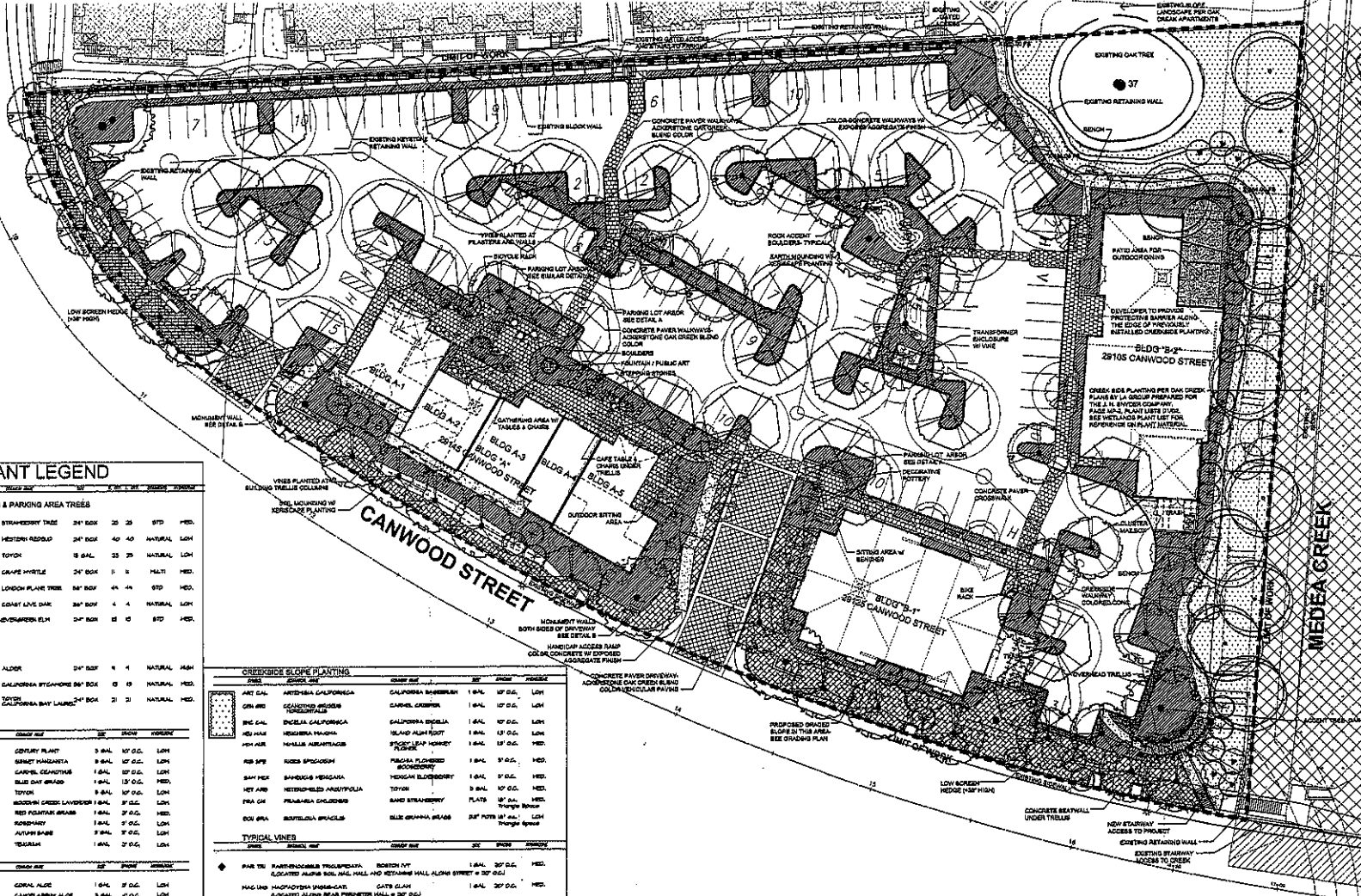
BRUSH COVERAGE IN PARKING AREA: 3,308 S.F.

LANDSCAPE AROUND BLDGS: 7,383 S.F.

LANDSCAPE SLOPE: 13.412 S.F.

HARDSCAPE LEGEND

- DRIVEWAY ENHANCED PAVING: ACCESS-TO-STONE, COARSE INTERLOCKING CONCRETE PAVING IN DARK GREEN BLEND COLOR.
- GRASSHAIR ENHANCED PAVING: ACCESS-TO-STONE, SAND-ROCKLE INTERLOCKING CONCRETE PAVING IN GREEN CHANGVAL COLOR.
- CONCRETE WALKWAYS: COLOR AGGREGATE FINISH.
- OUTDOOR DINING PATIO: ACCESS-TO-STONE, COARSE INTERLOCKING CONCRETE PAVING, TO BE COORDINATED BY TENANT.



PRELIMINARY PLANT LEGEND

CANWOOD STREETScape, BUILDING & PARKING AREA TREES

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
ARB PALM	ARAUCAria THAMNAX	STREETWAY TREE	24" DBH	25	35	HTD. MED.
ARB DGG	GORGES OCCIDENTALIS	HETEROSTRIPED	24" DBH	40	40	NATURAL, LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	3" DBL	25	25	NATURAL, LOH
HT LND	LARIX PRINCEPIANA	GRAPE PRITTLE	24" DBH	15	15	MULTI, HTD.
PLA AGE	PLATANUS RADIATA	LONDON PLANE TREE	36" DBH	4	14	HTD.
ARB AGE	QUERCUS ALBERTIANA	LEAFY LIVE OAK	24" DBH	4	14	NATURAL, LOH
SEM PAR	ULMUS PARVIFLORA	TREE BRADSHAWSON BLM	24" DBH	1	0	HTD.

CREEDSIDE / RIPARIAN TREES

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
ALM BUD	ALNUS RHODUNIFOLIA	ALDER	24" DBH	6	4	NATURAL, HIGH
PLA AGE	PLATANUS RADIATA	CALIFORNIA BAY LAUREL	24" DBH	0	0	NATURAL, LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	24" DBH	20	20	NATURAL, HTD.

CANWOOD STREETScape SHRUBS

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
ARB AGE	ANEMONE ANEMONA	CENTURY PLANT	3" DBL	17	0	LOH
ARB AGE	ARGENTOSTAPHYLOS SAGITTIFOLIA	SILVER HAZEL	3" DBL	17	0	LOH
LOH YFP	CELANDELIS PRAECOX	CARNELIAN BELL	1" DBL	37	0	LOH
HT YFP	HEDERA HELIX	RED BAY BRASS	1" DBL	13	0	HTD.
HT YFP	HETEROSTRIPED ARBOREALIS	TOTOP	3" DBL	17	0	LOH
HT YFP	LYCAMELLA WOODSONI CRISTATA	RED POMPANO BRASS	1" DBL	3	0	LOH
HT YFP	PERSEA STRATA	RED POMPANO BRASS	1" DBL	3	0	HTD.
HT YFP	RHOIS COPALIFERA	SORREL	1" DBL	3	0	LOH
HT YFP	TRICHOLOMUM AEMULUM	TOURNEFORT LET	1" DBL	3	0	LOH

BUILDING SHRUBS

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
ALD STR	ALICE STRATA	CORNEL ALICE	1" DBL	3	0	LOH
ALD STR	ALICE STRATA	CORNEL ALICE	1" DBL	3	0	LOH
COL PAL	COSMOPHILA HELIOSCOPUS	PORTWINE LET	1" DBL	3	0	HTD.
DR YFP	DREYERIA VESICATA	PORTWINE LET	1" DBL	3	0	HTD.
HT YFP	HETEROSTRIPED ARBOREALIS	CARPET BURNING	1" DBL	2	0	LOH
HT YFP	PERSEA STRATA	RED POMPANO BRASS	1" DBL	3	0	LOH
HT YFP	HETEROSTRIPED ARBOREALIS	TOURNEFORT LET	1" DBL	3	0	HTD.
HT YFP	HETEROSTRIPED ARBOREALIS	TOURNEFORT LET	1" DBL	3	0	HTD.
HT YFP	HETEROSTRIPED ARBOREALIS	TOURNEFORT LET	1" DBL	3	0	HTD.

PARKING LOT SHRUBS

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.
AN FLA	ANEMONE ANEMONA	STREETWAY TREE	1" DBL	3	0	HTD.

CREEDSIDE SLOPE PLANTINGS

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
ARB CAL	ARTEMISIA CALIFORNICA	CALIFORNIA BURNING	1" DBL	17	0	LOH
CAN CAL	CANADIAN BURNING	CANADIAN BURNING	1" DBL	17	0	LOH
BIG CAL	BIG CALIFORNIA	CALIFORNIA BURNING	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH
HT ARB	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	17	0	LOH

TYPICAL VINES

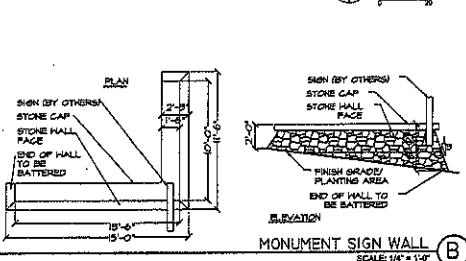
TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
PAL TR	PANDANUS THORNTONII	BOULEVARD	1" DBL	30	0	HTD.
HAG LND	HANDBREDIA HANDBREDIA	GATE CLASH	1" DBL	30	0	HTD.

GROUND COVERS - STREETScape, BUILDING & PARKING AREAS

TRAFFIC	TRUNK DIA	SPREAD DIA	HT	SPR	FRUIT	REMARKS
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.
HTD YFP	HETEROSTRIPED ARBOREALIS	TOTOP	1" DBL	3	0	HTD.

- D100: WETLANDS**
- | SYMBOL | SYMBOLIC NAME | COMMON NAME | SOIL TYPE | WATER TABLE |
|----------|-------------------|-------------|------------------|-------------|
| [Symbol] | BACCHARIS PARCHII | SPRINKLE | CLAYEY SILT CLAY | 4'-6" |
| [Symbol] | DIOSCOREA BATATAE | YAM | CLAYEY SILT CLAY | 4'-6" |
- D100: WETLANDS (CONTINUED)**
- | SYMBOL | SYMBOLIC NAME | COMMON NAME | SOIL TYPE | WATER TABLE |
|----------|--------------------------|--------------------|------------------|-------------|
| [Symbol] | SCHIZANTHOUS CALIFORNICA | CALIFORNIA BURNING | CLAYEY SILT CLAY | 4'-6" |
| [Symbol] | DIOSCOREA BATATAE | YAM | CLAYEY SILT CLAY | 4'-6" |

OAK CREEK WEST SITE PLAN
SCALE: 1" = 20'



L.A. GROUP
LANDSCAPE ARCHITECTURE
22110 Clarendon St., Suite 202,
Woodland Hills, CA, 91367
818-251-9718 FAX 818-251-9719
www.lagroup.net



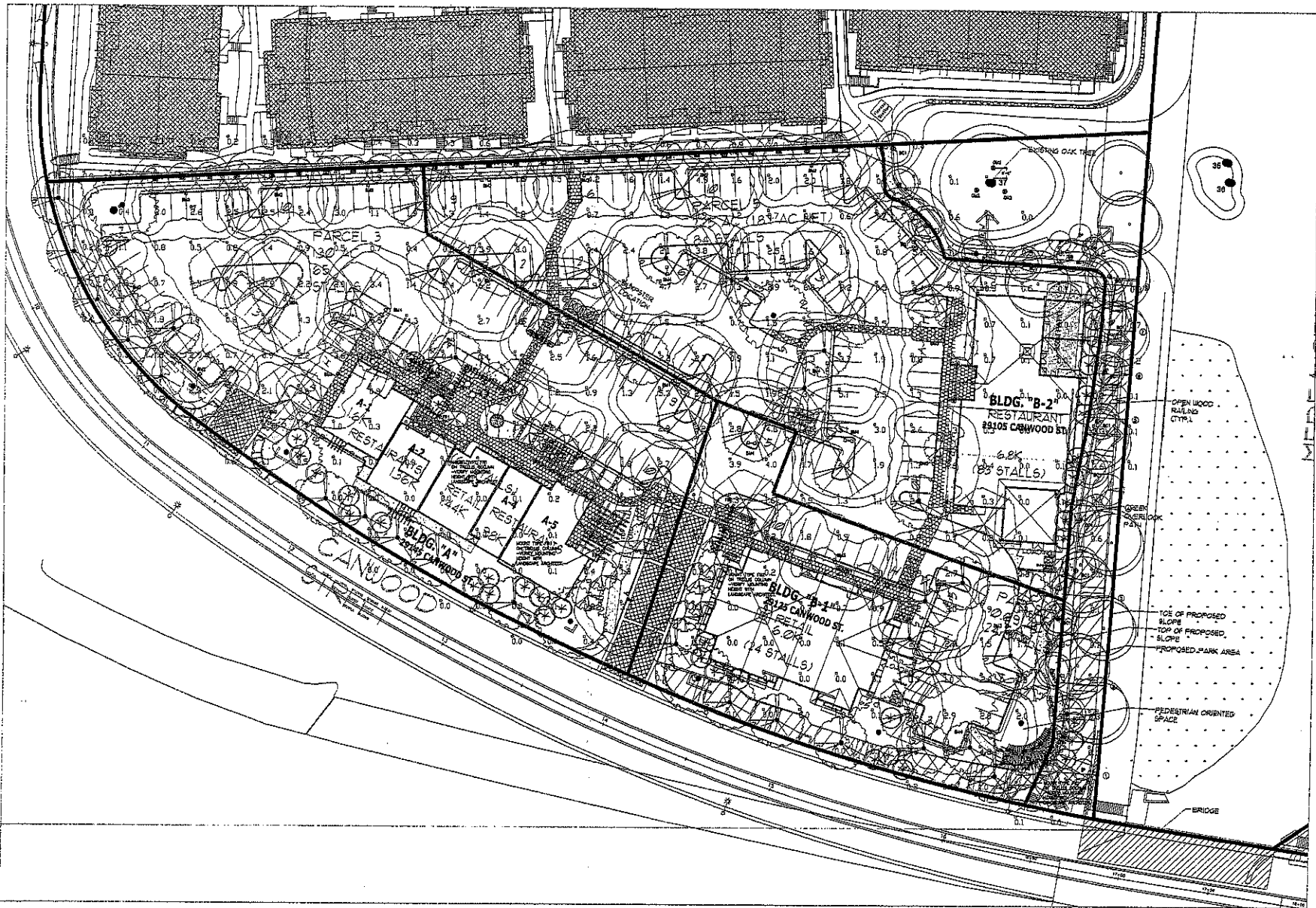
SHOPS at OAK CREEK
Parcels 3, 4, & 5
Canwood Street, City of Agoura Hills, CA

Prepared for:
AHLER REALTY
31751 Vermont Blvd., Suite 300, Woodland Hills, CA 91384

DATE	DESCRIPTION
10/15/05	INITIAL REV. #1
11/21/05	INITIAL REV. #2
03/05/07	INITIAL REV. #3
08/15/08	INITIAL REV. #4

Date: MARCH 6, 2007
Drawn by: [Name]
Sheet Title: PRELIMINARY LANDSCAPE PLAN WEST PARCEL
Job No.: 2971
Scale: 1" = 20'

L-1



OAK CREEK WEST SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 20'



REVISED BY: JH/VH
DATE: 11/18/2003
BY: JH/VH
SCALE: 1" = 20'

DATE: 11/18/2003
BY: JH/VH
SCALE: 1" = 20'

VAN TILBURG, HANFORD & SODERBERG, AIA
ARCHITECTURE - PLANNING - INTERIORS

SHOPS at OAK CREEK

OWNERS: The City of Hayward, CA 94541



23731 Venture Road, Suite 300, Woodland Hills, CA 91364



DATE	DESCRIPTION

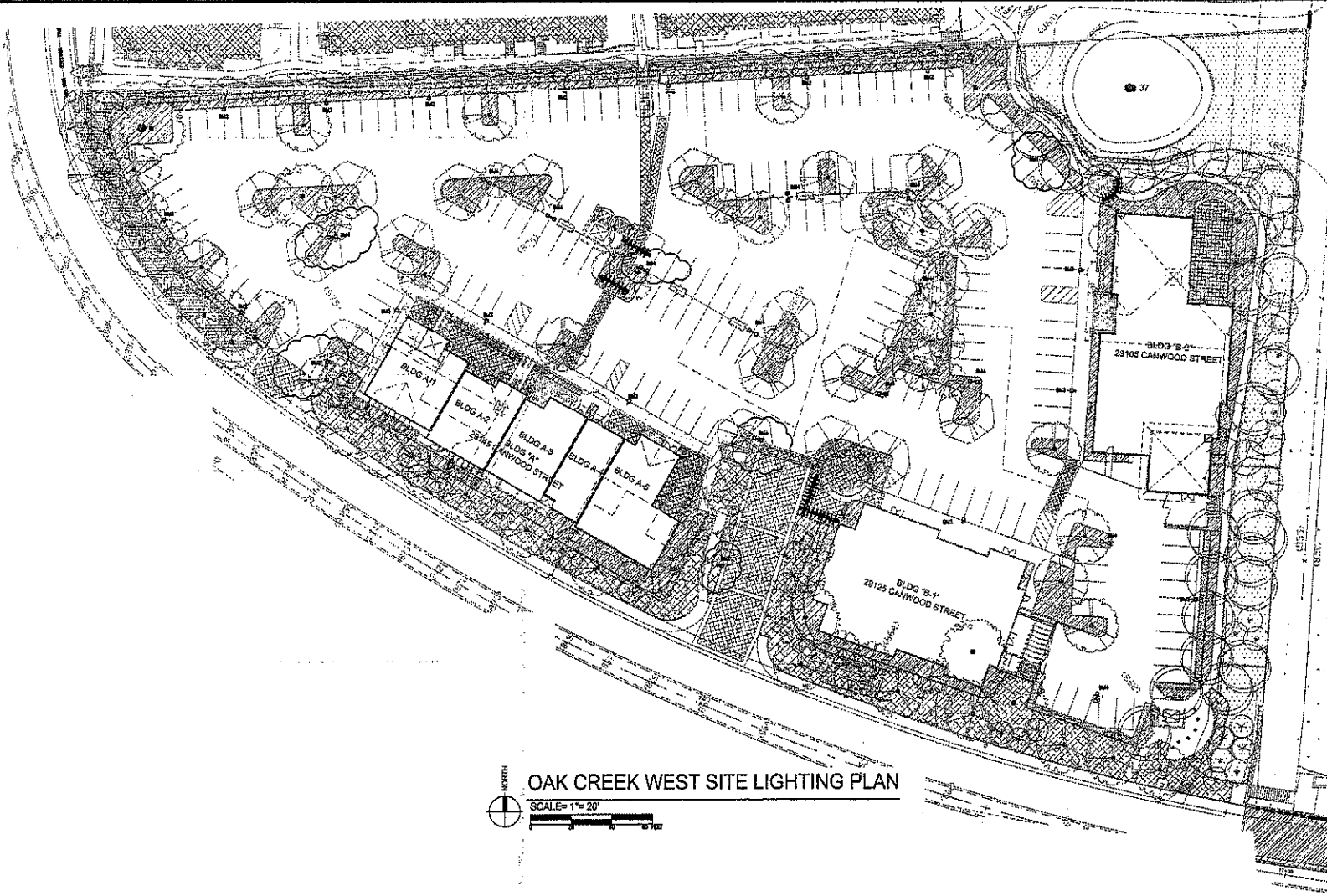
PROJECT:	DATE:

DRAWN:	CHECKED:

LD-1.0-PH

NOTES

▲ PUBLIC ART PIECE TO BE DISPLAYED ON WEST PROPERTY BLDG



ADLER BROS.
 ARCHITECTURE - INTERIORS

VAN TILBURG, BANVARD & SODERBERG, AIA
 ARCHITECTURE - PLANNING - INTERIORS

SHOPS at OAK CREEK
 City of Agoura Hills, CA

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

SHOPS at OAK CREEK
 Parcels 3, 4 & 5

City of Agoura Hills, CA
 21731 Ventura Blvd, Suite 300, Woodland Hills, CA 91364

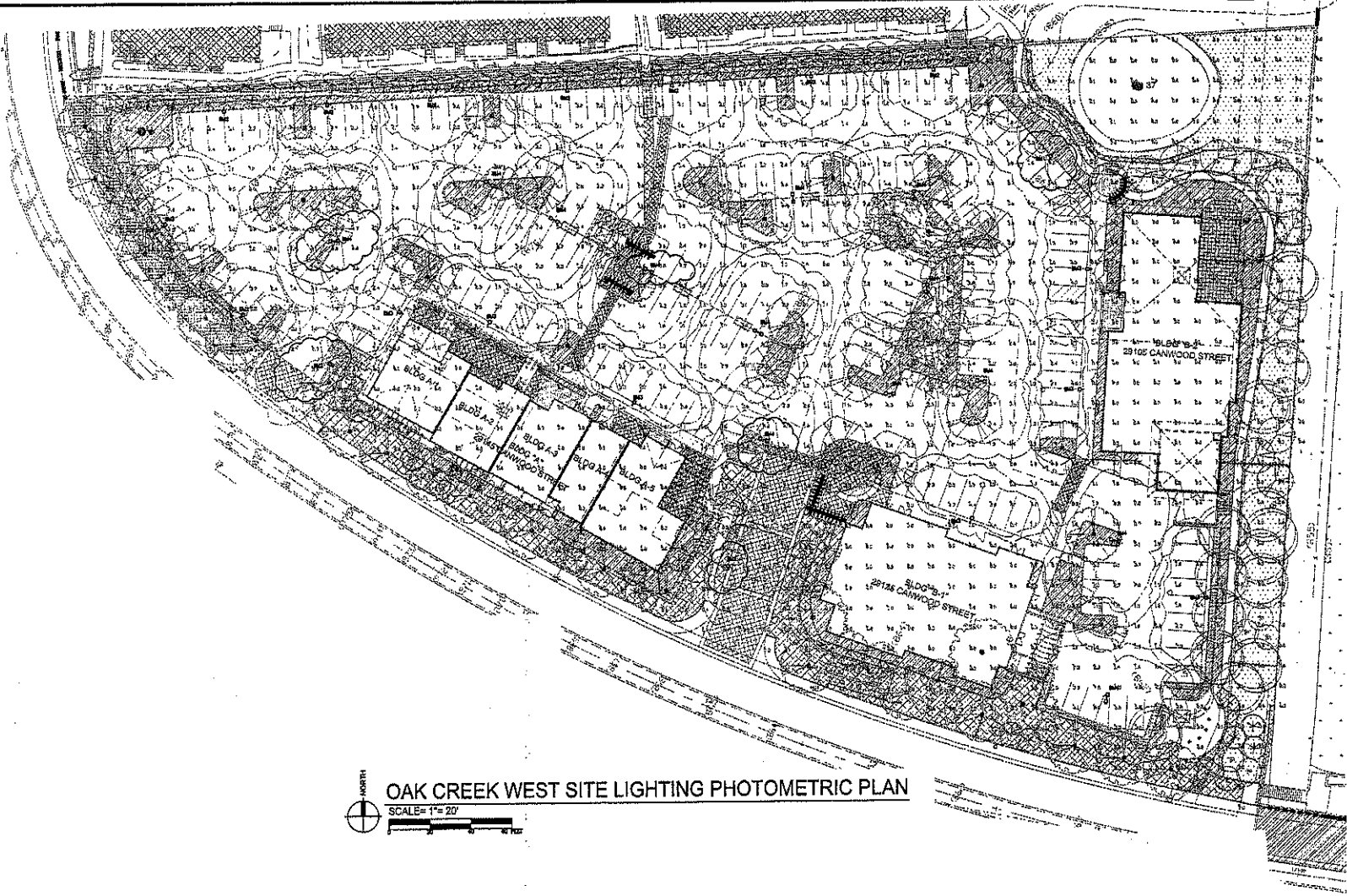
REV.	DATE	DESCRIPTION

PROJECT: _____ DATE: _____
 DRAWN: _____ CHECKED: _____

LD-1.0

NOTES

- PUBLIC ART PIECE TO BE DISPLAYED ON WEST PROPERTY (N.I.C.)



OAK CREEK WEST SITE LIGHTING PHOTOMETRIC PLAN
 SCALE= 1"= 20'

Luminaire Schedule	Qty	Label	Arrangement	Lumens	LLF	Description	Watts
B	1	BH4	BACK-BACK	14000	0.720	PROV-2H3	150
B	1	BH3	SINGLE	14000	0.720	PROV-H3-152PH-H86	150
B	1	BH2	SINGLE	14000	0.720	PROV-H4-152PH-H86	150
B	1	BH1	SINGLE	14000	0.720	PROV-H3	150

ADLER REALTY
 22751 Ventura Blvd., Suite 300, Woodland Hills, CA 91364
 (818) 707-0700
 www.adlerrealty.com

SHOPS at OAK CREEK
 Parcel 3, 4 & 5
 Canwood Street, City of Agoura Hills, CA

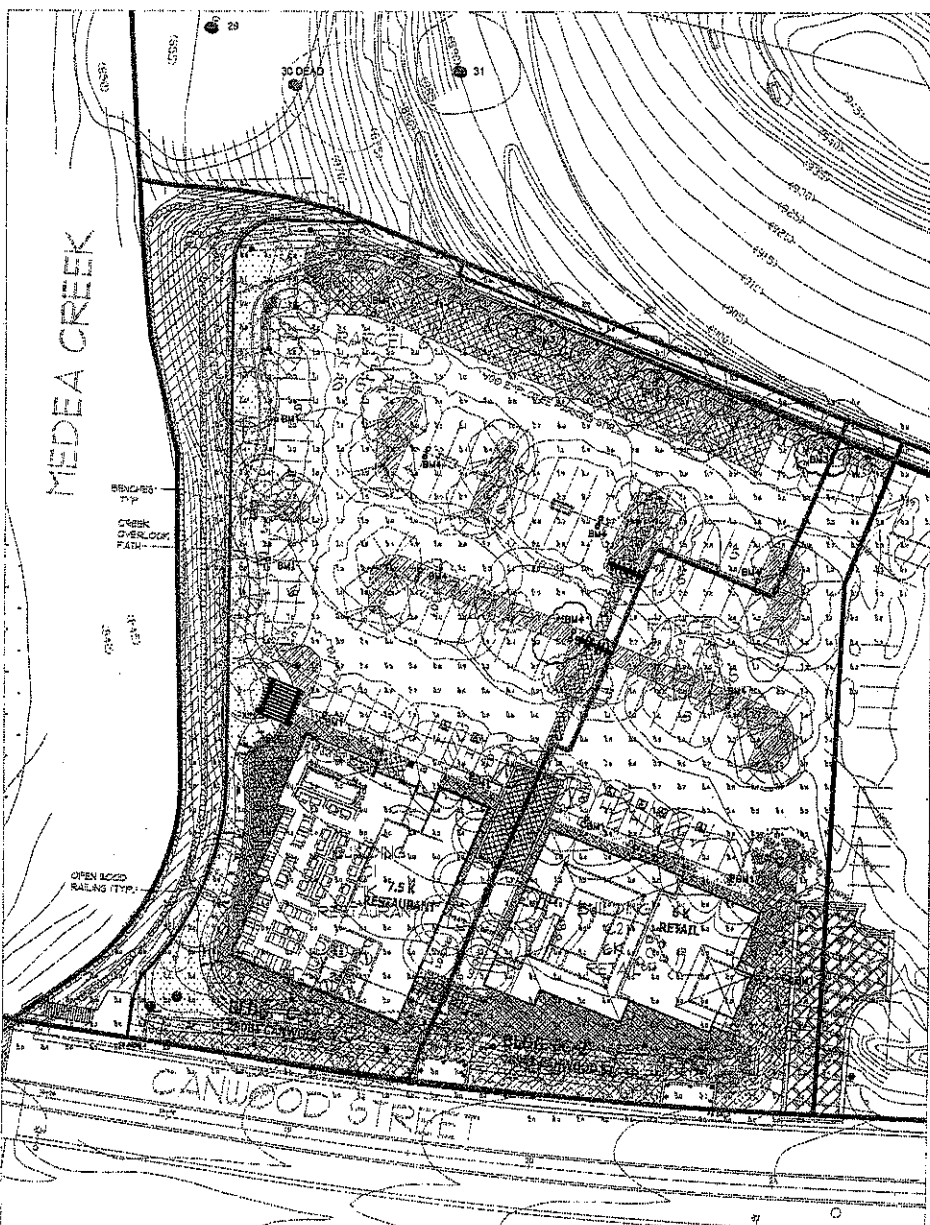
ADLER REALTY
 22751 Ventura Blvd., Suite 300, Woodland Hills, CA 91364
 (818) 707-0700
 www.adlerrealty.com

DATE	BY	REVISION

LD-1.0-PH

Line/Label	Symbol	Assignment	Line/Label	Symbol	Assignment
1-1	---	100'	1-1	---	100'
2-1	---	50'	2-1	---	50'
3-1	---	25'	3-1	---	25'
4-1	---	12.5'	4-1	---	12.5'
5-1	---	6.25'	5-1	---	6.25'
6-1	---	3.125'	6-1	---	3.125'
7-1	---	1.5625'	7-1	---	1.5625'
8-1	---	0.78125'	8-1	---	0.78125'
9-1	---	0.390625'	9-1	---	0.390625'
10-1	---	0.1953125'	10-1	---	0.1953125'

PARCELS 6 & 7
ENLARGED SITE PHOTOMETRIC PLAN
 SCALE= 1"= 20'



VAN TILBURG, BANVARD & SODERBERGH, AIA
 ARCHITECTURE • PLANNING • INTERIORS

PROJECT: 02-000001
 DATE: 02/20/02
 DRAWN: J. BANVARD
 CHECKED: J. BANVARD
 SCALE: AS SHOWN
 SHEET: 1 OF 1

SHOPS at OAK CREEK
 Oakland Street, City of Alameda, CA 94601

ADLER
 ARCHITECTS
 21751 Veterans Boulevard, Suite 200, Woodland Hills, CA 91364

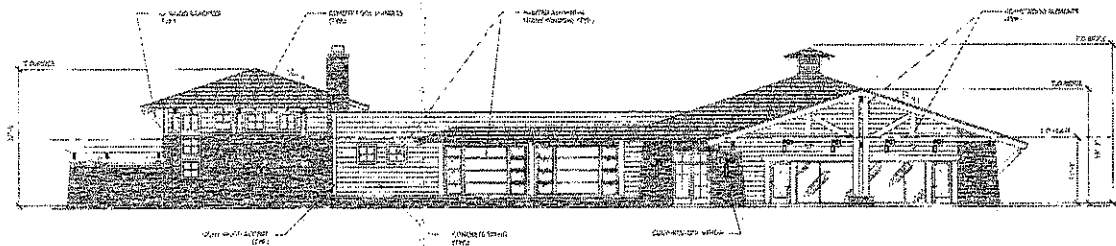
SITE PHOTOMETRIC PLAN

PARCELS 6 & 7
BUILDING C

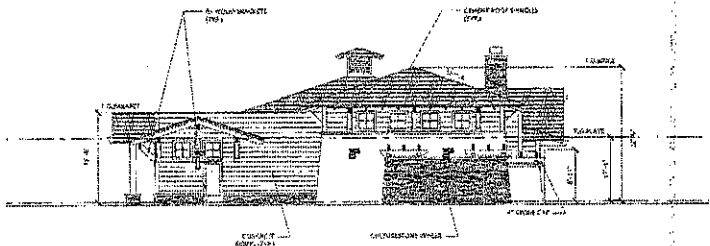


NO.	DATE	DESCRIPTION

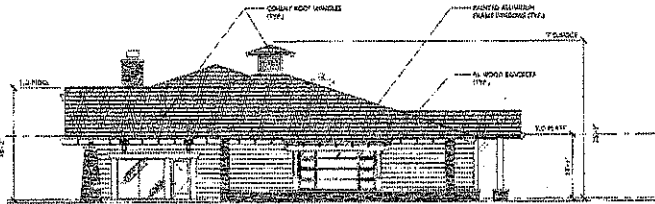
LD-2.0-PH



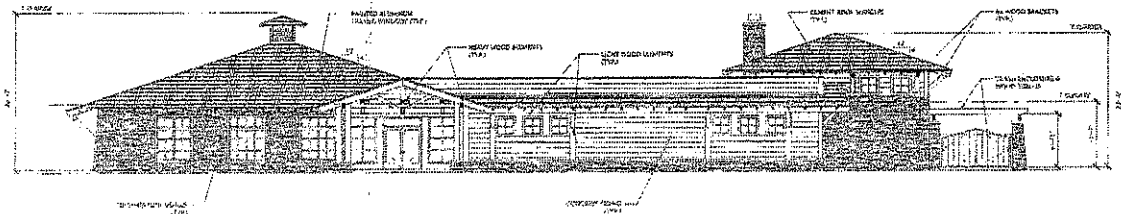
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION (GAMBLED SIDE)

VAN TILBURG, BARWARD & SOUBRECHET, AIA
 ARCHITECTURE • PLANNING • INTERIORS

1005 W. VAN NAC STREET
 SUITE 100
 WOODLAND HILLS, CA 91364
 TEL: (818) 707-1234
 FAX: (818) 707-1235

SHOPS at OAK CREEK
 Woodland Hills, CA 91364

ADLER
 ARCHITECTS, INC.
 21731 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

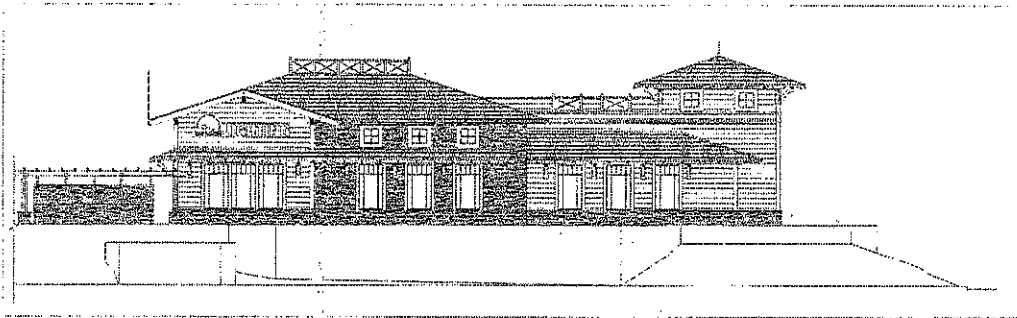
ELEVATIONS

PHASE II
 PARCEL 5
 BUILDING B-2

NO.	DATE	DESCRIPTION

PROJECT: DATE:
 DRAWN: CHECKED:

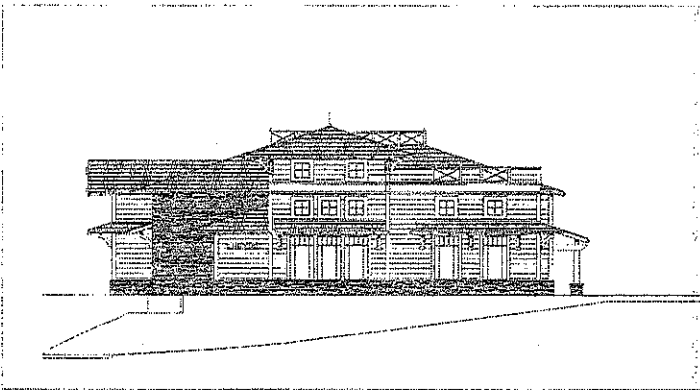
LD-6.3-B2



SOUTH ELEVATION

SCALE
1/8"=1'-0"

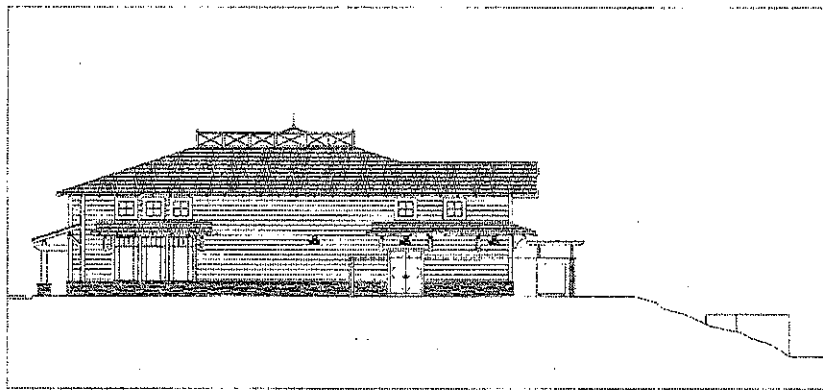
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EAST ELEVATION

SCALE
1/8"=1'-0"

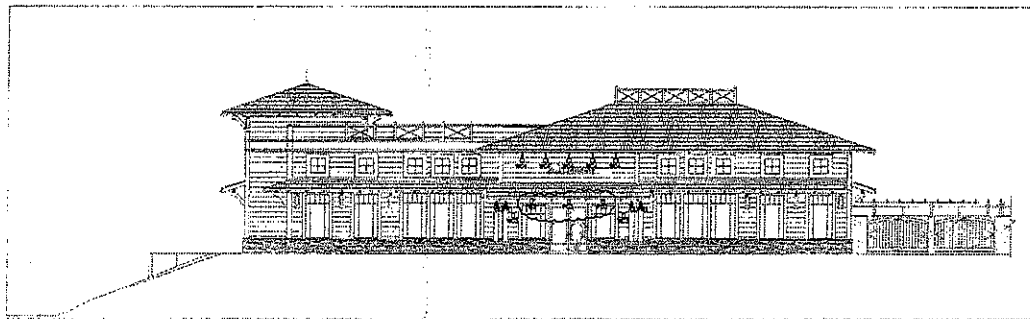
3



WEST ELEVATION

SCALE
1/8"=1'-0"

2



NORTH ELEVATION

SCALE
1/8"=1'-0"

4

ADLER
ARCHITECTS
1100 17th St., Suite 100
Berkeley, CA 94710
Tel: (415) 841-1100
Fax: (415) 841-1101
www.adlerarchitects.com

SHOPS at OAK CREEK
Commercial District, City of Appapa Hills, CA 93001

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

ELEVATIONS

PHASE I
PARCEL 7
BUILDING C2

ISSUE	DATE	DESCRIPTION

PROJECT	DATE
DRAWN	CHECKED

LD-6.1-C2

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Attachment F

Planning Commission Resolution No. 926

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RESOLUTION NO. 926

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
DENYING CONDITIONAL USE PERMIT CASE NO. 06-CUP-007
AND SIGN PERMIT CASE NO. 06-SP-037

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

Section I. An application was duly filed by Danari Oak Creek, LLC, with respect to the real property located at 28941-29145 Canwood Street (Assessor's Parcel Nos. 2048-011-(049-053) and 2048-011-061), requesting approval of a Conditional Use Permit to construct five detached buildings totaling 33,680 square feet in size for retail and restaurant use, and requesting approval of a Sign Permit for the project's sign program. Public hearings were duly held on December 6, 2007, and February 21, 2008, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearings was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearings.

Section III. Pursuant to Sections 9673.2.E and 9655.5 of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

A. The proposed use is not consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. Zoning Ordinance Section 9301.G identifies one of the purposes of the commercial zoning districts is to use and promote open spaces and landscaping to create a visually pleasing environment. Also, Zoning Ordinance Section 9303.1.B calls for the placement of building to provide the most aesthetic public views. The proposed site plan is not consistent with the purposes and design criteria of the commercial zoning districts in that the orientation and the placement of the buildings do not allow for sufficient public access, views and interaction with the most aesthetic natural features of the site that include Medea Creek and an existing oak tree.

B. The proposed use is not compatible with the surrounding properties. The proposed site plan is not designed to reduce conflicts between vehicular and pedestrian traffic, as called for in Zoning Ordinance Section 9303.C. The lack of on-site pedestrian connections between the east and west ends of the project site, as well as the lack of enhanced pedestrian connections with neighboring residential and commercial uses, results in a potentially avoidable demand for vehicular circulation within the project site.

C. The proposed use is not consistent with the goals, objectives and policies of the General Plan. The project design does not maintain and enhance community identity and development quality for the City and its neighborhoods, as called for as Goal No. 2 of the General Plan Land Use Element. The site planning of the buildings and proposed exterior spaces do not favorably consider features that are of a human scale and do not sufficiently encourage pedestrian activity. Also, the site plan does not incorporate sufficient areas of open space in the development project, including pedestrian spaces, sidewalks and usable open space to maintain a sense of openness in developed areas, as called for in Policies 2.7 and 2.8 of the General Plan Land Use Element. In addition, the orientation of the buildings on the proposed site plan does not maintain an awareness of the City's natural environmental setting, specifically Medea Creek and an on-site oak tree, as called for in Policy 1.3 of the General Plan Community Design Element.


D. The request for a sign permit for the project sign program is incomplete. Zoning Ordinance Section 9655.5.B requires the application to include the proposed design, size, exact colors, materials and location of the sign or sign structures. The design details for specific tenant signage was not included with the application and the building structures on which the signs are proposed to be situated are not approved.

Section IV. Based on the aforementioned findings, the Planning Commission hereby denies Conditional Use Permit Case No. 06-CUP-007, and Sign Permit Case No. 06-SP-037, with respect to the property described in Section I hereof.

Section V. Any interested party may appeal this decision to the City Council pursuant to Sections 9804.5 and 9804.6 of the Agoura Hills Municipal Code. Section 1094.6 of the California Code of Procedure governs the time within which judicial review, if available, of the Planning Commission's decision must be sought, unless a shorter time is provided by other applicable law.

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

AYES: (2) Rishoff, Zacuto
NOES: (0)
ABSTAIN: (2) Nouzille, O'Meara
ABSENT: (1) Buckley Weber


Curtis Zacuto, Vice Chairperson

ATTEST:



Doug Hooper, Secretary