



DATE: AUGUST 7, 2008

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT CASE NO. 03-CUP-016 & OAK TREE
PERMIT CASE NO. 03-OTP-017

I. PROJECT DESCRIPTION AND BACKGROUND

On March 20, 2008, the Planning Commission conducted a public hearing for Sean Ben-Menahem's Conditional Use Permit and Oak Tree Permit applications (Case Nos. 03-CUP-016 and 03-OTP-017) to construct a 4,880 square-foot, two-story, single-family residence, a 463 square foot attached two-car garage, a 100 square-foot patio cover and a 125 square-foot balcony/deck. The applicant also requested to remove 1 oak tree and to encroach in the protected zone of 9 oak trees for the proposed construction. The parcel is located at 6149 Palo Comado Drive in the Residential Very Low density zone in Old Agoura.

After reviewing the project and taking public testimony, the Planning Commission requested that the applicant 1) reduce the grading quantities thereby reducing the amount of truck trips and impacts to the community; 2) reduce the size of the house thereby reducing the mass of the house as viewed from the access driveway; 3) revisit the architectural style of the house; and 4) review potential drainage impacts to the residence to the east of the access driveway. The Planning Commission granted a continuation to August 7, 2008 in order for the applicant to address these issues. Included in this report is an analysis of the applicant's revisions to the project and copies of the plans for the Commission's review.

II. STAFF ANALYSIS

In response to the Planning Commission's concerns, the applicant revised his project by changing the style of architecture of the residence and by eliminating the grading on the hillside and moving the retaining walls at the bottom of the slope and away from the oak trees. The applicant is now requesting to construct a 4,515 square-foot, single-family residence with a 428 square-foot attached garage with 217 square feet of covered patios and 332 square feet of balconies and decks. The request for an Oak Tree Permit to encroach in the protected zone of nine oak trees for the proposed construction has been reduced to 4 oak trees.

The pad layout and orientation of the building will remain the same. The project still meets all minimum yard setbacks from all property lines and maximum allowable height requirements of the zone. The 20-foot-a-part retaining walls originally proposed in the rear yard designed to retain the manufactured slope were relocated at the base of the slope preserving more of the natural topography. Pertinent data are described below and findings made for the original proposal remain the same and are included in the attached draft resolution.

Pertinent Data for the Proposal:

	Existing	Original Proposal	Revised Proposal	Required/ Allowed
A. Lot Size	49,281 sq.ft. (1.13 acres)	49,281 sq.ft. (1.13 acres)	N/A N/A	43,560 sq.ft. (1 acre)
Width	190 ft.	N/A	N/A	N/A
Depth	210 ft.	N/A	N/A	N/A
B. Building Setbacks				
<u>1. Residence Setbacks</u>				
Front	N/A	33 feet	33 feet	25 feet min.
Rear (West Side)	N/A	75 feet	72 feet	25 feet min.
Side (North Side)	N/A	90 feet	92 feet	12 feet min.
Side (South Side)	N/A	33 feet	33 feet	12 feet min.
C. Building Sizes				
Residence				
1 st Floor	N/A	2,690 sq.ft.	2,638 sq.ft.	N/A
2 nd Floor	<u>N/A</u>	<u>2,190 sq.ft.</u>	<u>1,877 sq.ft.</u>	<u>N/A</u>
Subtotal:	N/A	4,880 sqft.	4,515 sqft.	N/A
Garage	N/A	463 sq.ft.	428 sq.ft.	N/A
Total:	<u>N/A</u>	<u>5,343 sq.ft.</u>	<u>4,943 sq.ft.</u>	N/A
Covered Patio	N/A	100 sq.ft.	217 sq.ft.	N/A
Balcony/Roof Deck	N/A	125 sq.ft.	332 sq.ft.	N/A
D. Building Height	N/A	33 ft.	33 ft.	35 ft. max.
E. Lot Coverage				
Bldg. Footprint	N/A	6%	6.6%	25% max.
Bldg. Footprint + Hardscape	N/A	25%	23.3%	25% max.
F. Undisturbed Open Space Coverage				
	N/A	58%	68%	77.5% min.
G. No. of Oak Trees				
	11 on-site	11	11	N/A
	11 off-site	10	10	N/A

The footprint of the house (first floor and garage) has decreased slightly and the covered patios square footage has increased slightly. The total square footage including the garage, decreased from 5,343 square feet to 4,943 square feet (7.48%). The total lot coverage is slightly higher than the original proposal. The proposed layout of the house on the lot was largely dictated by the driveway leading to the house and the Los Angeles County Fire District's requirements with respect to the necessity to have a turn-around on site and that requirement hasn't changed. As presented, the undisturbed open space area would be increased by 20% over the original proposal, providing a larger buffer between the existing oak trees and the development.

Architecture

The architecture has changed from a Mediterranean style to a more rustic style. The overall layout of the house remains similar to the original proposal. The more visible changes include different exterior materials such as imitation wood horizontal planks and fishscale shingles for siding, fascia boards instead of rafter tails, a simplified roof line and material and window style and trims. The proposed roof material is a concrete shake instead of the previously proposed Spanish tile with a 4:12 pitch instead of 5:12 pitch. Additional patio covers and balconies are proposed. The supporting columns of the patio covers are designed with a post and stone clad base. In order to reduce the mass of the structure, interior changes were made as well and include removing a second floor bedroom and bathroom and relocating the laundry room from the second to the first floor. The staircase is now integrated into the floor space and no longer designed as a separate architectural feature, visible from the outside. The colors were changed to a brown family of colors including the stone veneer and roof tile.

Oak Tree/Landscaping

The new Grading Plan shows a reduction in earthwork which eliminates the impacts to one on-site oak tree. The retaining walls were designed to be further away from Oak Tree No. 15 located in the rear yard. The encroachment to Oak Tree Nos. 13, 14, 19, and 21 was reduced with the revisions. Furthermore, the septic tank is shown at the exact edge of the protected zone of Oak Tree No. 20; the City Oak Tree Consultant considers this encroachment as the installation of the tank would likely require excavation in its protected zone unless it can be relocated further away from the tree. Overall, the direct impact was reduced on the order of 25% as compared to the prior plan. Based on the revised Grading Plan, the City Oak Tree Consultant has made recommendations with respect to protecting the trees in closest proximity to the construction areas.

Engineering/Public Works

Whereas the applicant's Civil Engineer original proposal required 2,479 cubic yards of cut and 1,162 cubic yards of fill with 867 cubic yard of export, the revised grading plan shows grading quantities to be nearly balanced. These new grading quantities are 920 cubic yards of cut, 991 cubic yards of fill and 71 cubic yards of imported soil. Bringing the retaining walls closer together and raising the main floor pad by one foot in height are the two contributing factors to eliminating most of the export soil.

The Engineering Department reviewed the drainage patterns and quantities associated with the revised grading plan and are satisfied that the conditions of approval address this issue.

Street improvements will remain the same. The location of the septic system has not changed.

Environmental

Based upon review of this project by staff, no significant environmental impacts have been identified for construction of the project. The project consists of the construction of one-single-family residence. The project has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15303. This exemption includes, but is not limited to, the construction of a single-family residence.

III. RECOMMENDATION

If it is the Planning Commission's decision to approve Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, staff recommends the Planning Commission adopt the attached draft resolution, subject to the revised Conditions of Approval.

Attachments

- Draft Resolution of Approval and Conditions of Approval
- Exhibit A: Reduced Copies of the Revised Architectural and Grading Plans
- Exhibit B: March 20, 2008 Meeting Minutes
- Exhibit C: March 20, 2008 Meeting Staff Report
- Exhibit D: Vicinity/Zoning Map
- Exhibit E: Color and Materials Board

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 03-CUP-016
AND OAK TREE PERMIT CASE NO. 03-OTP-017

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

Section 1. An application was duly filed by Sean Ben-Menahem with respect to the real property located at 6149 Palo Comado Drive, Assessor's Parcel Number 2055-023-073, requesting the approval of a Conditional Use Permit Case No. 03-CUP-016 to allow the development of a 4,880 square foot, two-story, single-family residence, a 463 square foot attached two-car garage and 100 square-foot patio cover and 125 square-foot balcony/deck; and requesting approval of Oak Tree Permit Case No. 03-OTP-017 to remove one (1) oak tree and encroach in the protected zone of nine (9) oak trees for the proposed construction. Public hearings were duly held on March 20, 2008, and on August 7, 2008, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

- A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Residential Very Low Density zone and the Old Agoura Design Overlay zone, which provide general design standards for residential developments. All minimum development standards have been met for the proposed two-story residence with regard to setbacks, lot coverage, height, architectural guidelines and hillside development standards regarding height.
- B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed building style of architecture and building materials, which include Spanish tiles, exposed rafter tails, smooth stucco, a lattice patio cover and decorative balconies with wrought iron railing, courtyard entry and an overall earth tone scheme color are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District.
- C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained, will not be detrimental to the public health, safety or welfare. No element of the architecture or the use is detrimental to the health, safety or welfare of the public as single-family residences are allowed in that particular zone and the private septic system and drainage meet the conditions of both the Los Angeles County Health

Department and the City Geological/Geotechnical Consultant. Access to the property will be taken from Palo Comado Drive, and the two-story house will be placed in a location on the lot that will not impact the privacy or view sheds of adjoining neighbors.

- D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance with regard to building placement, design, lot coverage, and height, and hillside development in that the project meets or exceeds the prescribed development's standards for the zones.
- E. The proposed use as conditioned, will maintain the diversity of the community's rustic structures in that the residence was designed as a split level and the combination of materials and the color palette give the house its own identity. The placement of the residence will not impact view-sheds of neighboring residents. The parcel is isolated from the main roads where the development is the most visible.
- F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed location of the house will preserve the oak trees at the exception of one oak tree which is currently located in the access easement. Proportionality of the house in relation to the size of the lot meets the intent of the Old Agoura Implementation Measures outlined in the Community Design Element.

Section 4. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 7th day of August, 2008 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John O'Meara, Chairperson

Doug Hooper, Secretary

Conditions of Approval Case Nos. 03-CUP-016 & 03-OTP-017

PLANNING CONDITIONS

Entitlement Requirements

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of these Permits with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, Roof Plan, Landscape Plan and Grading Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has filed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 03-CUP-016 and 03-OTP-017 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

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11. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
12. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. At this time, the required school impact fee is \$2.24 per square foot.
14. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9223 per square foot of new floor area.
15. Prior to issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until the City's Environmental Planner is notified and a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
16. The approved grading plan and construction plans, resolution, conditions of approval, the mitigated negative declaration and the mitigation monitoring and reporting program and a color and material board shall be on site at all time during the construction of the project.
17. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
18. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
19. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m. or any Sunday or holiday.
20. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
21. A copy of all communications between the City and the applicant shall be kept on-site at all times.

22. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
23. Intermittent inspections shall be scheduled by the applicant as required by the Building and Safety Department and coordinated with the Engineering and Planning Department.

Solid Waste Management Requirements

24. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
25. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
26. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

Landscape/Oak Tree Requirements

The Oak Tree Report addresses a total of twenty-two (22) oak trees. Eleven (11) of the oak trees are located within the subject site and the remaining eleven (11) oak trees are

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located off-site within the immediate vicinity. As shown on the attached table, one (1) of the subject trees would be removed and nine (9) of the trees would be encroached upon to accomplish grading, driveway and road improvements. The remaining twelve (12) trees will remain in place with no direct impacts anticipated.

27. The applicant is permitted to remove Oak Tree Number 22 if necessary to allow for widening and paving of Palo Comado Drive. This tree is located on the property located to the east of the applicant's property at 6149 Palo Comado Drive. It is the applicant's responsibility to obtain permission for their removal from the adjacent property owner. The City of Agoura Hills shall have no liability or responsibility in that regard.
28. The applicant is permitted to encroach within the protected zone of Oak Tree Numbers 1, 2, 10, 12, 13, 14, 15, 19, and 21 to complete the approved grading program and to install the paving and retaining walls shown on the approved grading plan.
29. The applicant is also permitted to prune Oak Tree Numbers 1, 2, 10, 12, 13, 14, 19, 20 and 21 as needed for vertical clearance over the Palo Comado Drive, the driveway and in areas where grading is otherwise approved. The quantity of pruning on each tree shall be approved by the City Oak Tree and Landscape Consultant.
30. Oak Tree Numbers 3, 4, 5, 6, 7, 8, 9, 11, 15, 16, 17, and 18 shall be preserved in place with no direct impacts.
31. To mitigate the removal of Oak Tree Number 22, the applicant shall plant at least four (4) new Coast Live Oak (*Quercus agrifolia*) within the property. Said trees shall include a minimum of one (1) thirty-six inch (36") box-size tree, two (2) twenty-four inch (24") box-size trees and one (1) fifteen (15) gallon container-size tree. The planting locations shall be subject to review and approval by the City Oak Tree and Landscape Consultant.
32. The design of all retaining walls shall utilize a foundation, construction and drainage detail that minimizes the permitted encroachment into the protected zone of all oak trees, subject to final review and approval by the City Oak Tree and Landscape Consultant.
33. Prior to the start of any work or mobilization on the site, each oak tree to be preserved shall be fenced at the edge of the protected zone or otherwise approved work limits in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations and installation prior to the start of work or mobilization on the site.
34. No grading, scarifying or other soil disturbance shall be permitted within any portion of the protected zone of any oak tree except as specifically permitted above.

35. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time except as specifically required to accomplish the approved encroachments.
36. All work performed within the protected zone of any oak tree shall be monitored by the project oak tree consultant. Forty-eight (48) hours notice shall be provided to the City Oak Tree Consultant prior to the start of any such work. Contact the City Oak Tree Consultant at (818) 597-7350.
37. All excavation within the protected zone of any oak tree shall be performed using only hand tools under the direct supervision of the applicant's oak tree consultant or the City Oak Tree Consultant. Light construction equipment may be utilized with prior approval of the City Oak Tree Consultant.
38. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
39. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree and Landscape Consultant.
40. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
41. All authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
42. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
43. The applicant shall also comply with all recommendations contained in the Oak Tree Report and addenda as prepared by Tree Life Concern, Inc.
44. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscaping/Irrigation

45. The final landscape plan shall generally conform to the approved preliminary landscape plan, as prepared by Susan E. McEowen, Landscape Architect.

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46. Landscape and Irrigation plans shall be submitted for review and approval by the City Planning and Community Development Department prior to issuance of a Grading Permit.
47. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
 - Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
48. The applicant shall submit three (3) sets of landscape plans meeting the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
 - h. The Planting Plan shall indicate the botanical name and size of each plant.
 - i. Plant symbols shall depict the size of the plants at maturity.
 - j. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.

- k. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
 - l. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
 - m. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - Design and static pressures
 - Point of connection
 - Backflow protection
 - Valves, piping, controllers, heads, quick couplers
 - Gallon requirements for each valve
 - n. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
49. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
50. The landscape plan may not include any non-native plants considered invasive in the Santa Monica Mountains by the California Native Plant Society or the California Exotic Pest Plant Council.

ENGINEERING CONDITIONS

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

A. General

- i. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- ii. Applicant shall pay a Transportation Impact Fees (TIF) to the Building and Safety Department in the amount of \$2,440 prior to the issuance of the Certificate of Occupancy.
- iii. All existing street and property monuments within or abutting this project site shall be preserved. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

- iv. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- v. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
- vi. Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer. The report shall be reviewed and approved by the City Geotechnical/Geological Consultant.
- vii. Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
 - Los Angeles County Health Department
 - Las Virgenes Municipal Water District
- viii. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact the Engineering Department at 818.597.7322 for approved City certification forms.
- ix. Provide a preliminary title report not older than 30 days.
- x. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code.
- xi. Any/all work affecting existing easements (ie: LVMWD, SCE, etc.) shall require written documentation confirming the respective utility purveyor's approval. This requirement shall be completed prior to constructing any work that affects said easements.

B. Public Improvements

- i. Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.

- ii. The applicant shall improve Palo Comado Drive along the entire property frontage to Fairview Place to provide for a minimum of 20-foot paved width, and 3-foot inverted shoulder or asphalt curb, as recommended by a State-licensed Civil Engineer to ensure runoff is maintained within the roadway. The roadway sections shall be 4" asphalt concrete minimum on top of 6" crushed aggregate base, unless otherwise recommended by the geotechnical and/or civil engineer. Improvements shall be reviewed and approved by the Fire Department, and then the City Engineer.
- iii. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
- iv. Other conditions: All off-site work shall require written permission from the affected property owner(s) prior to beginning of said work.

C. Sewer

- i. No sewer line is available for direct connection. A septic tank is proposed which requires approval from the Los Angeles County Public Health Department.

D. Water

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

E. Drainage/Hydrology

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

F. Stormwater (NPDES)

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

following minimum requirements are effectively implemented at all construction sites:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 5. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
- ii. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Urban Stormwater Mitigation Plan (USMP) shall be submitted to and approved by the Engineering Department. The USMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

52. PRIOR TO CERTIFICATE OF OCCUPANCY

- i. All remaining fees/ deposits required by the Engineering Department must be paid in full.
- ii. All requirements including construction of improvements covered in Section 2 must be completed to the satisfaction of the City Engineer.
- iii. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.

- iv. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
- v. Other Conditions: Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

BUILDING AND SAFETY

53. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence. Fire Sprinklers are required per Sec. 904.2.9 of the Agoura Hills Building Code.
54. The City Building Code requires that a minimum setback of structure to toe of slope per Agoura Hills Building Code, Sec. 1806.5.3 shall be demonstrated. Minimum setback from a descending slope is H/2, ($\frac{1}{2}$ the vertical height of the slope, including portions not on property), or provide the equivalent protection determined by the soils engineer. This deviation will need to be verified by City soils engineer and approved by Building Official.
55. Exterior elements and materials must be in compliance with all Fire Zone 4 requirements, Agoura Hills Building Code, Sec.6402.1.
56. Dual pane windows shall be utilized as required for Fire Zone 4 compliance.
57. The proposed roofing shall demonstrate the protective characteristics of a Class-A roofing material or better.
58. All HVAC equipment shall be shown on mechanical plans as well as on site and grading plans.
59. Building Permits shall not be issued until grading is approved and City, Fire District and all other Departments' requirements have been satisfied.

SPECIAL CONDITIONS

60. All proposed retaining walls and garden walls shall consist of split-faced block or other decorative materials subject to review and approval by the Director of Planning and Community Development.
61. All future fencing, exterior lighting and accessory structures shall be reviewed and approved by the Director of Planning and Community Development and the Building and Safety Department prior to construction.

Conditions of Approval

Page 12 of 12

62. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
63. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.

END



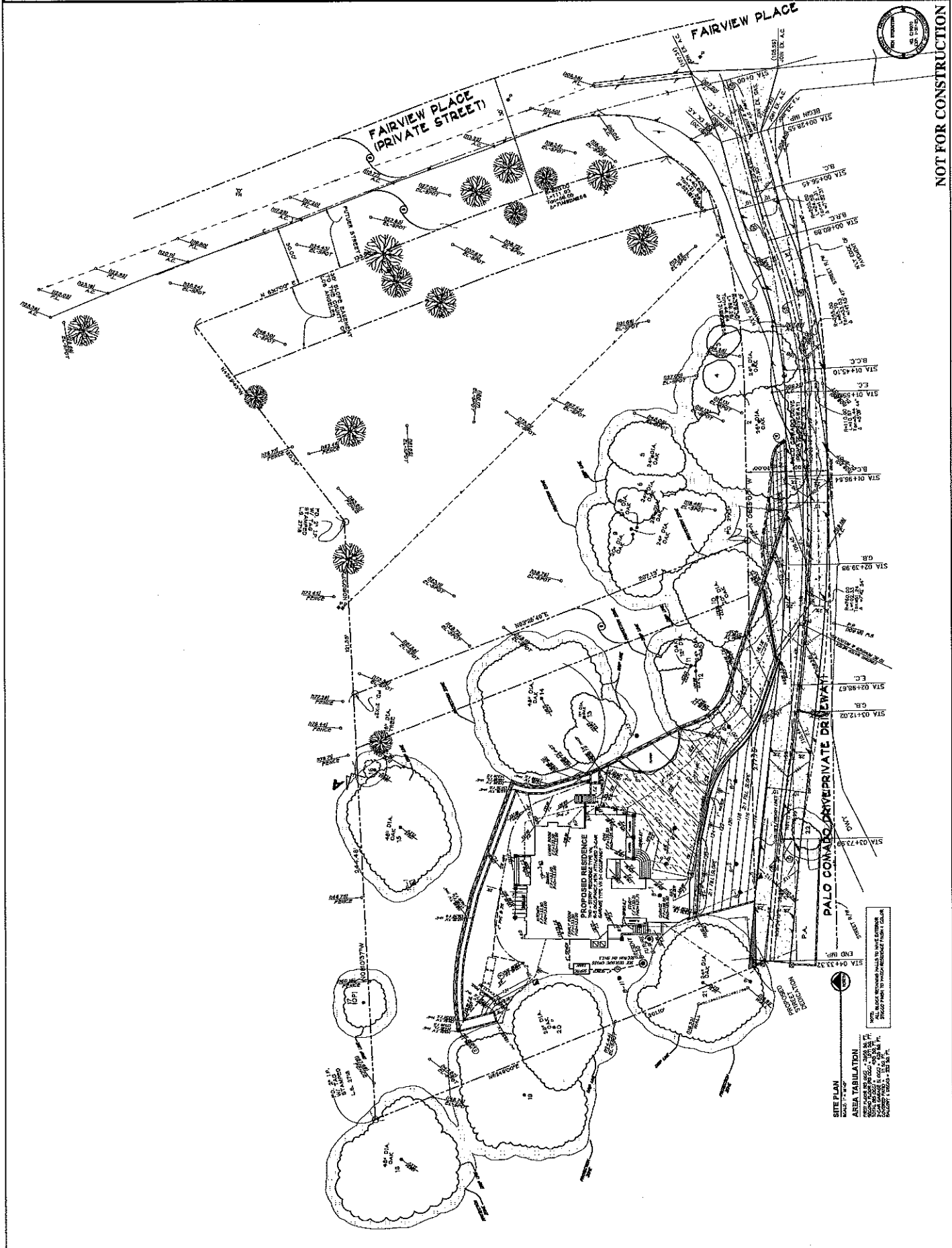
**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-016,
OAK TREE PERMIT - CASE NO. 03-OTP-017**

**FOR THE PROPERTY LOCATED AT
6149 PALO COMADO DRIVE, AGOURA HILLS**

EXHIBIT A

**Reduced Copies of Architectural
And
Grading Plans**

(August 7, 2008 Meeting)



NOT FOR CONSTRUCTION

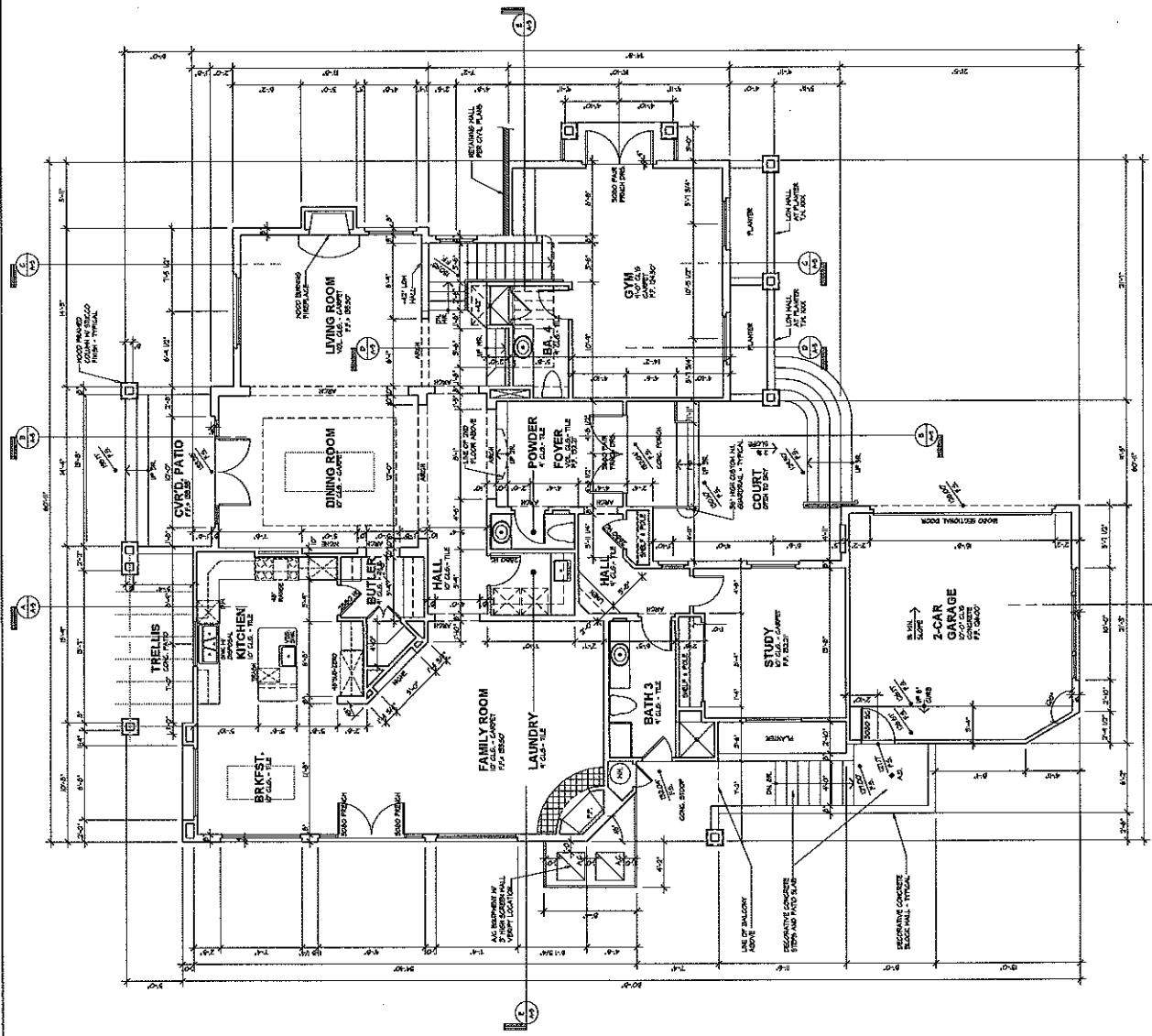


NOT FOR CONSTRUCTION



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

3000 SQ. FT.
 FIRST FLOOR TABULATION
 FIRST FLOOR (OF GOLF) 2,800 SQ. FT.
 2-CAR GARAGE (OF GOLF) 400 SQ. FT.
 TOTAL (OF GOLF) 3,200 SQ. FT.
 TOTAL (FIRST FLOOR) 3,200 SQ. FT.





KEN STOCKTON
ARCHITECT
3800 N. KOSTER BLVD. STE. 300, CHICO, CA 95926
(916) 898-4445 FAX: (916) 898-4434

SECOND FLOOR PLAN
DATE: 06/10/08
REVISIONS:
DRAWN: SHB
PROJECT NAME:

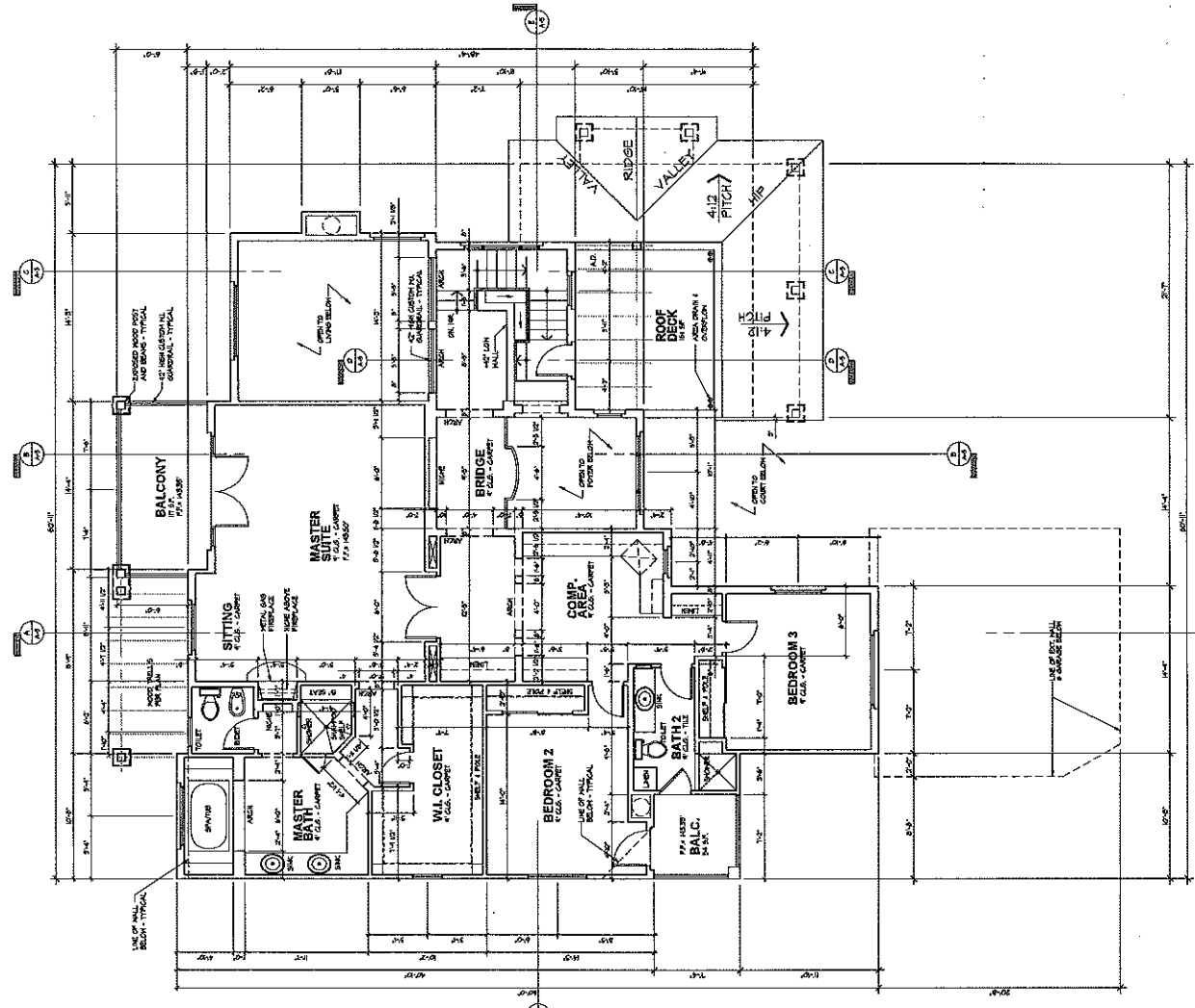
BEN-MENAHEN
CUSTOM RESIDENCE

DEVELOPER:

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN
1/PT. 50/11
SCALE: 1/8" = 1'-0"

SECOND FLOOR FINISHES:
FLOORING: PER OWNER
WALLS: PER OWNER
CEILING: PER OWNER
TOTAL FLOOR AREA: 1,197 SQ. FT.





KEN STOCKTON
ARCHITECT

3000 N. AVENUE ROAD, SUITE 200, CALIFORNIA, CA 95008
(916) 282-4440 FAX (916) 282-4444

DATE: 08/10/08
DRAWN: S.M.B.

REVISIONS:
07/23/08

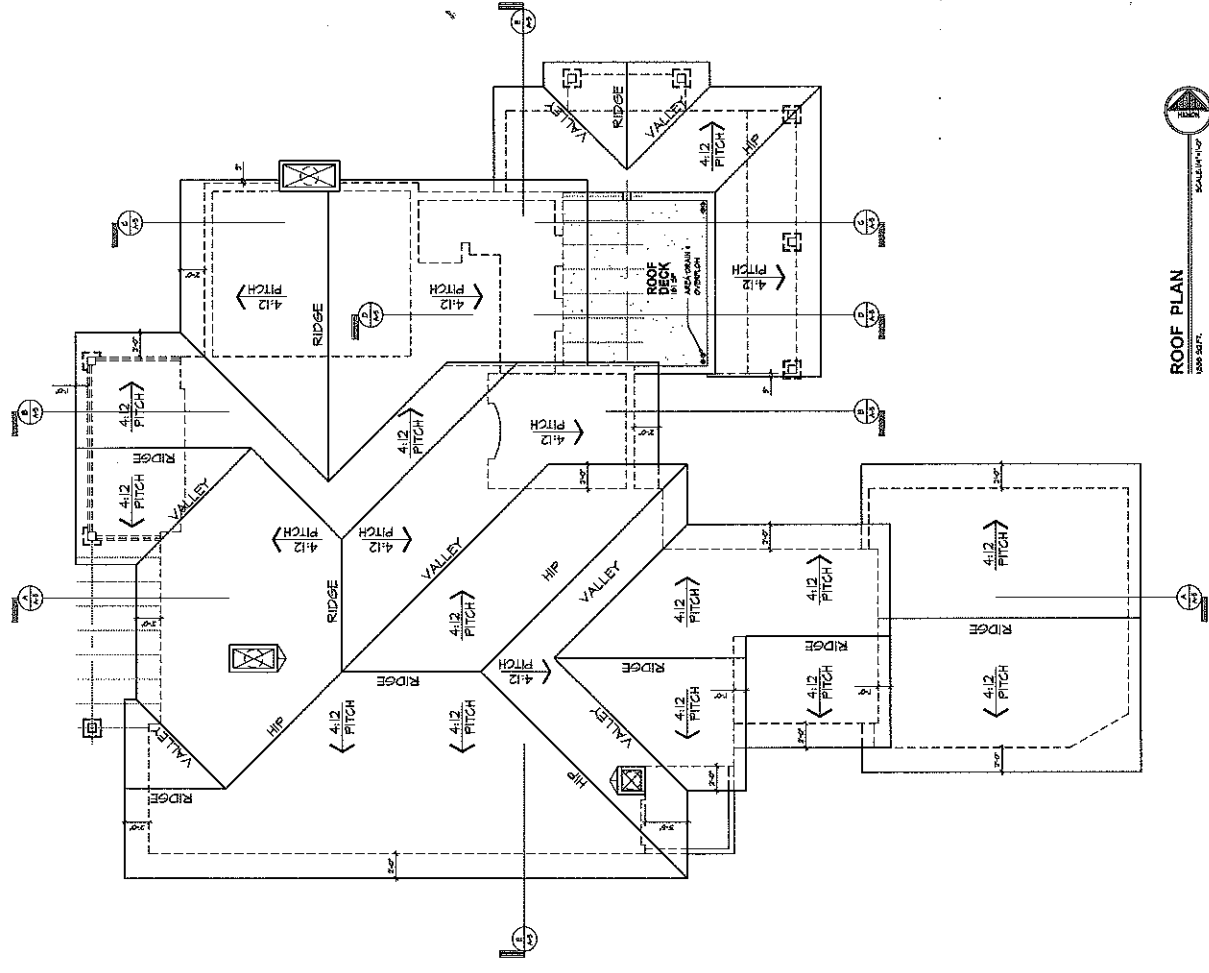
PROJECT NAME:
ROOF PLAN

BEN-MENACHEM
CUSTOM RESIDENCE

DATE:

NOT FOR CONSTRUCTION

ROOF PLAN
DATE: 08/10/08





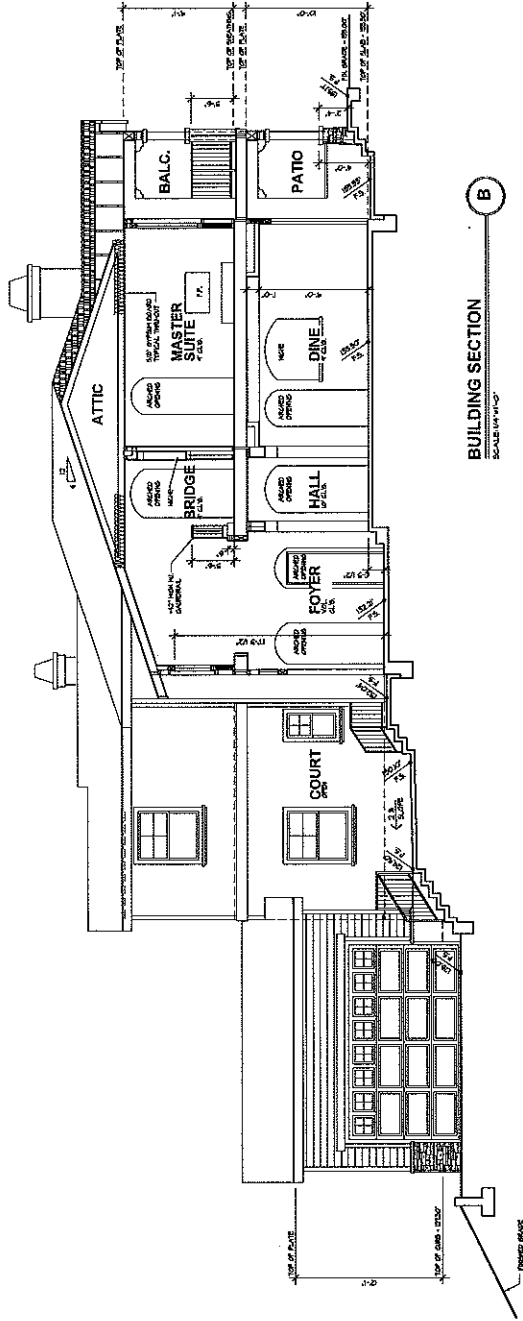
NOT FOR CONSTRUCTION

KEN STOCKTON
ARCHITECT
3800 N. AVALON BLVD. #100, ANAHEIM, CA 92807
TEL: 714-944-7700 FAX: 714-944-8004

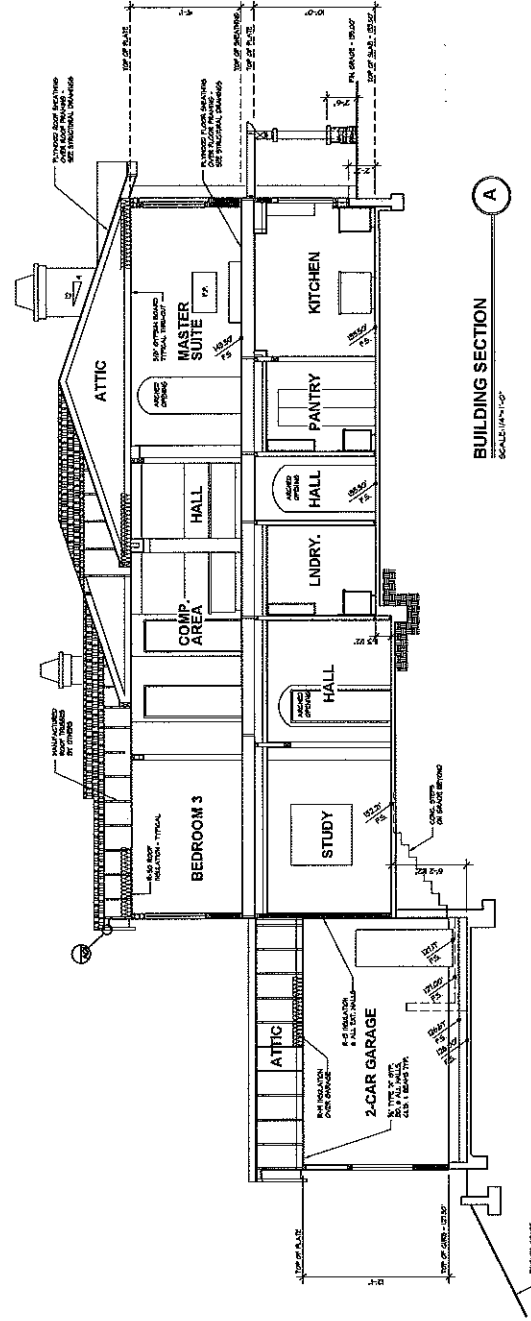
DATE:	07/23/08
REVISION:	08/14/08
DESIGNER:	GHM
PROJECT NAME:	BUILDING SECTIONS

BEN-MENACHEM
CUSTOM RESIDENCE

DATE PLOTTED:



BUILDING SECTION
SCALE 1/4" = 1'-0"



BUILDING SECTION
SCALE 1/4" = 1'-0"

A-6



KEN STOCKTON
ARCHITECT

2800 N. ACACIA ROAD, P.O. BOX 4040, CA 95021
(916) 255-1400 FAX: (916) 255-1400

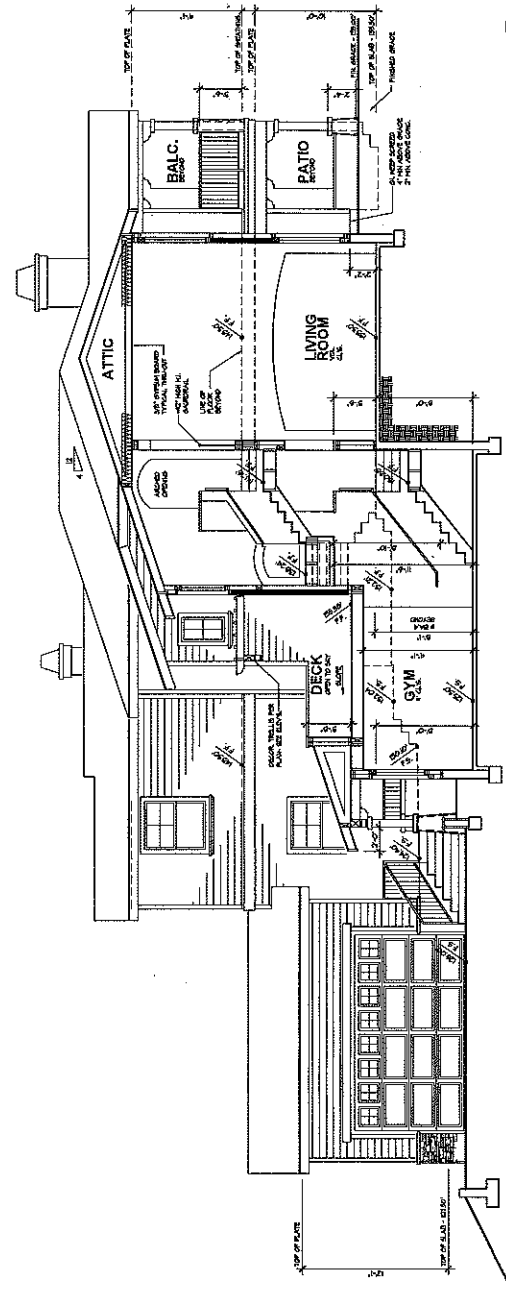
BUILDING SECTIONS
DRAWN: GMB
DATE: 06/12/09
REVISED: 07/28/09

BEN-MENACHEM
CUSTOM RESIDENCE

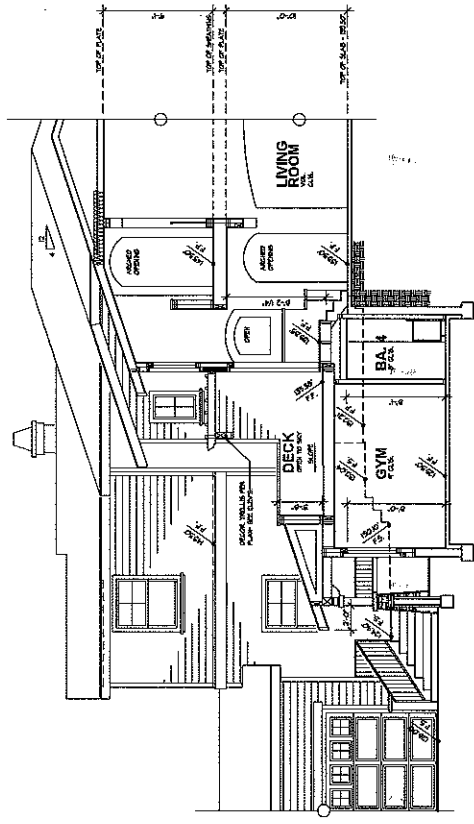
C

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

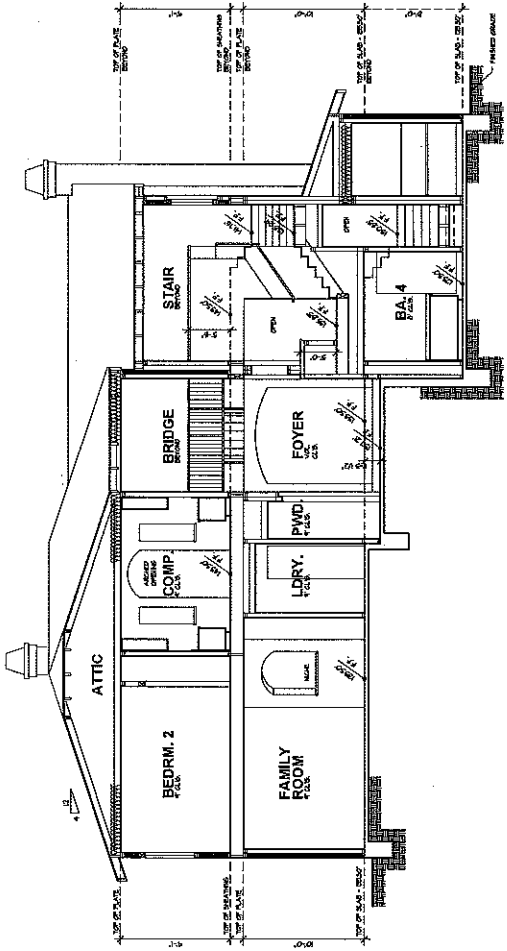
NOT FOR CONSTRUCTION



BUILDING SECTION
SCALE: 1/4" = 1'-0"
D



BUILDING SECTION
SCALE: 1/4" = 1'-0"
E



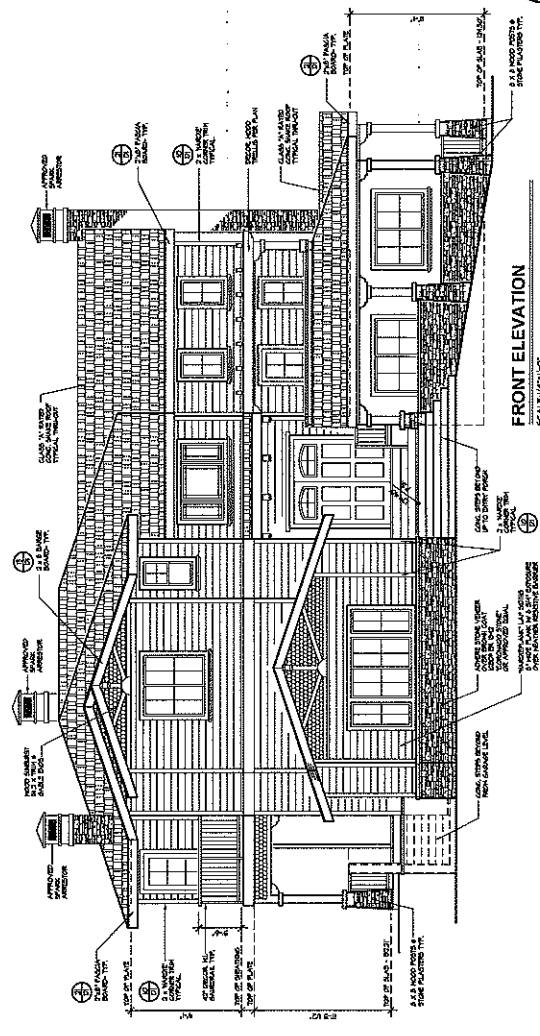


KEN STOCKTON
ARCHITECT
3800 N. AVALON BLVD., P.O. BOX 442, PASADENA, CA 92304
(916) 799-4421 FAX: (916) 799-4424

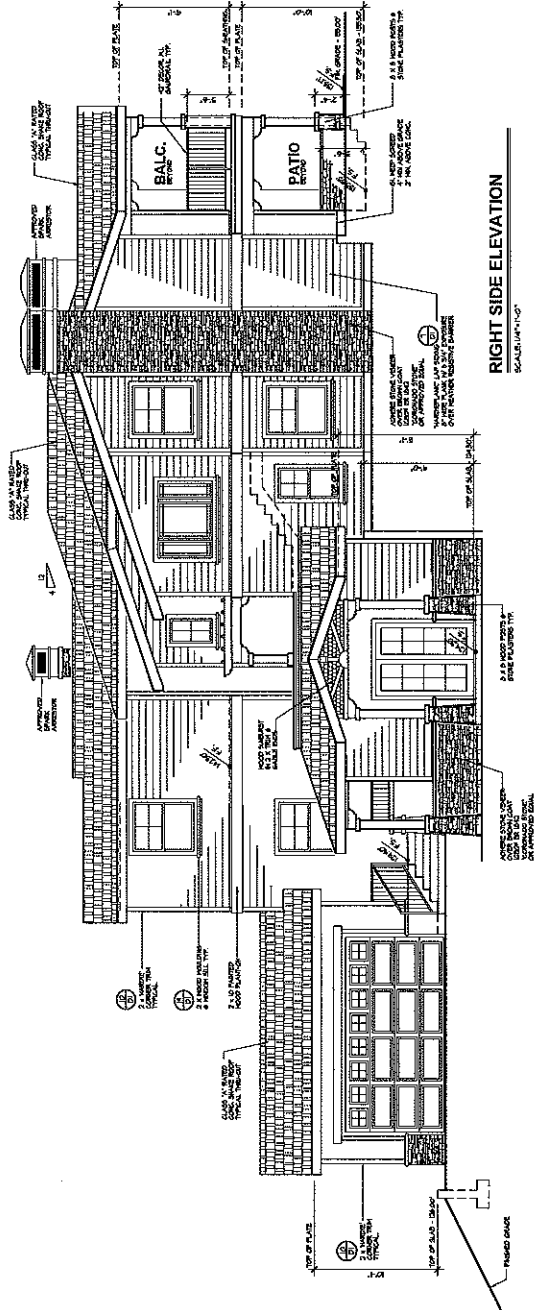
EXTERIOR ELEVATIONS
DRAWN: GSH/DOB
DATE: 06/11/03
REVISIONS:

PROJECT NAME:
BEN-MENACHEM
CUSTOM RESIDENCE

DEVELOPER:



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



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



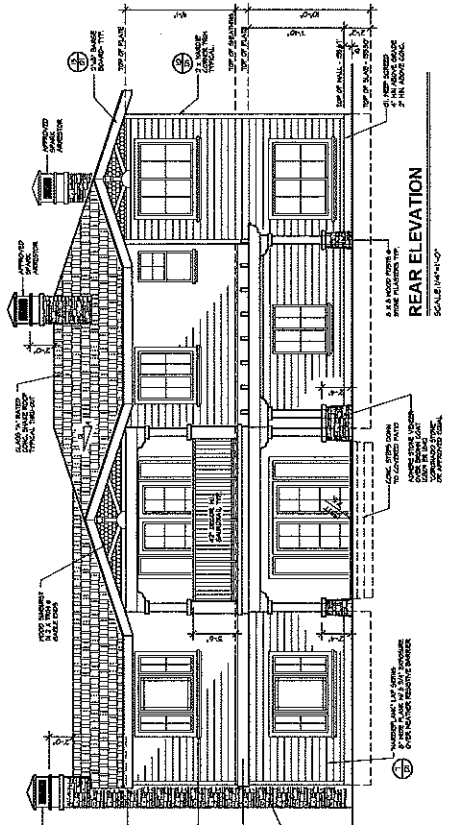
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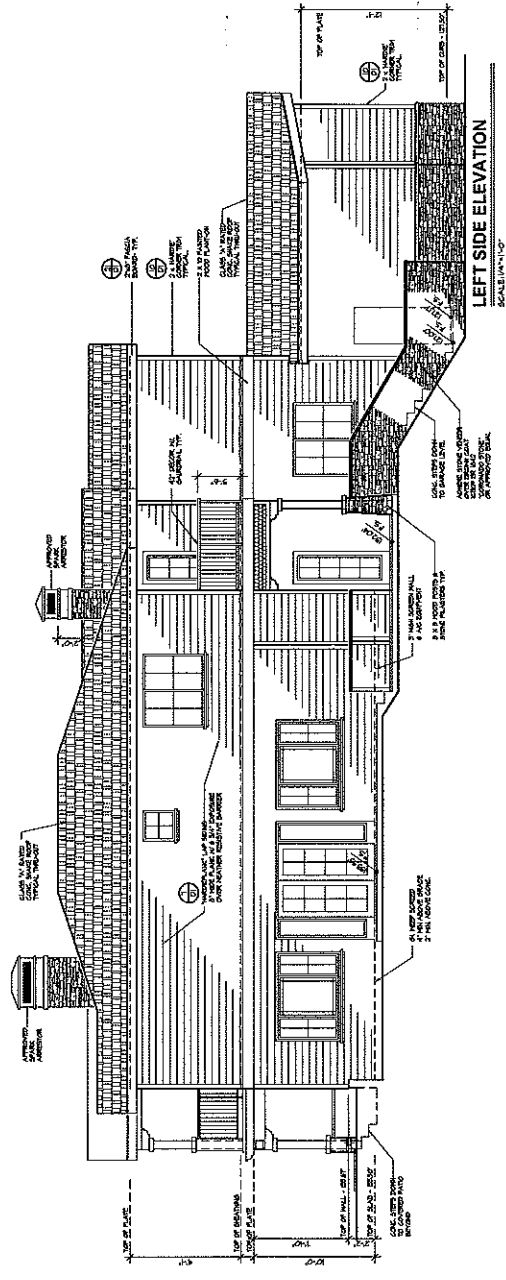
KEN STOCKTON
ARCHITECT
3600 N. ACACIA BLVD. SUITE 100
COSTA MESA, CA 92626
(714) 440-1111 FAX (714) 440-1112

EXTERIOR ELEVATIONS
DATE: 07/23/08
DRAWN: GMB
REVISIONS:
PROJECT NAME:

BEN-MENACHEM
CUSTOM RESIDENCE
DRAWN BY: GMB



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

A-X

SHEET NO.

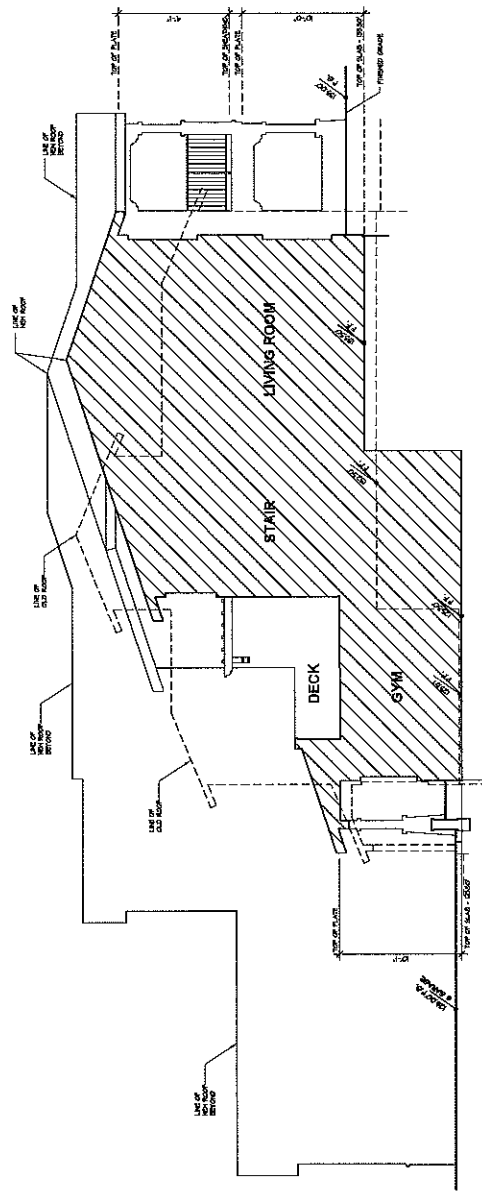
KEN STOCKTON
ARCHITECT
2000 N. AVENUE ROAD, P.O. BOX 444, CALIFORNIA, CA 95024
TEL: 925-438-4400 FAX: 925-438-4404

DATE: 06/10/16
DRAWN: GYB
CHECKED: GYB
REVISIONS:
01/23/16

BEN-MENACHEM
CUSTOM RESIDENCE

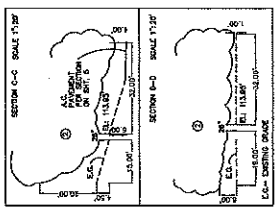
PROJECT NAME:
DATE: 07/23/16

BLDG. SECTION OVERLAY X
SCALE: 1/8" = 1'-0"



CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE PAVING PER DETAIL "A" SHEET NO.1
2. CONSTRUCT CONCRETE DECK DRAIN PER DETAIL "B" SHEET NO.1
3. CONSTRUCT MET. CATCH BASIN PER DETAIL "C" SHEET NO.1
4. CONSTRUCT TOP OF SLOPE DRAIN PER DETAIL "D" SHEET NO.1
5. PROPOSED RETAINING WALL UNDER SEPARATE PERMIT PER DETAIL SHEET J
6. CONSTRUCT CONCRETE DRAIN BEHIND WALL PER DETAIL "E" SHEET NO.1
7. CONSTRUCT DRY WELL PER DETAIL "F" SHEET NO.1
8. CONSTRUCT TRENCH DRAIN PER DETAIL "G" SHEET NO.1
9. CONSTRUCT 12" CATCH BASIN PER DETAIL "H" SHEET NO.3
10. CONSTRUCT 6" CONCRETE CURB PER DETAIL "I" SHEET NO.3
11. CONSTRUCT ASPHALT DRIVE PER DETAIL "J" SHEET NO.3
12. SOLICIT EROSION CONTROL PLANING AND RECONSTRUCT NEW A.C. PAVING TO MATCH EXISTING
13. CONSTRUCT LONGITUDINAL CUTTER PER A.P.A. STD. PLAN 102-1.

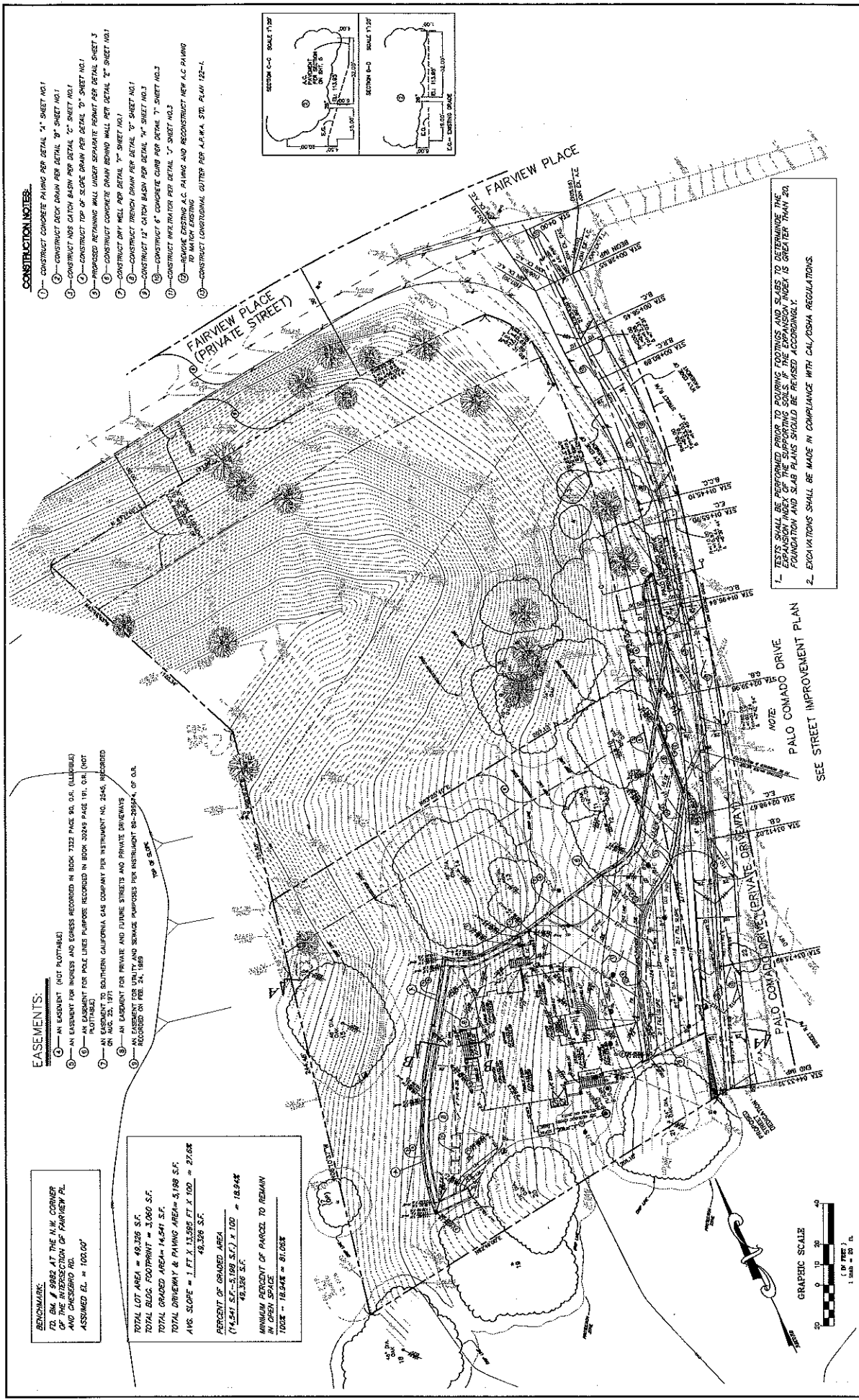


EASEMENTS:

1. AN EASEMENT (NOT FLOODABLE)
2. AN EASEMENT FOR INTEREST AND EGRESS RECORDED IN BOOK 7327 PAGE 90, O.G. (LLEBUBA)
3. AN EASEMENT FOR POLE LINE PURPOSE RECORDED IN BOOK 30249 PAGE 194, O.R. (NOT FLOODABLE)
4. AN EASEMENT FOR UTILITY AND SERVICE PURPOSES PER INSTRUMENT NO. 2546, RECORDED ON AUG. 20, 1971
5. AN EASEMENT FOR PRIVATE AND FUTURE STREETS AND PRIVATE DRIVEWAYS RECORDED ON FEB. 24, 1969
6. AN EASEMENT FOR UTILITY AND SERVICE PURPOSES PER INSTRUMENT NO. 25584, OF O.R.

BENCHMARK:
 T.D. BM. 6982 AT THE N.W. CORNER
 OF THE INTERSECTION OF FAIRVIEW PL.
 AND CHESTER RD.
 ASSUMED E.L. = 100.00'

TOTAL LOT AREA = 49,326 S.F.
 TOTAL SLOPE FOOTPRINT = 3,660 S.F.
 TOTAL DRIVEWAY & PAVING AREA = 4,198 S.F.
 AVG. SLOPE = 1 FT. X 13,385 FT. X 100 = 27.68%
 49,326 S.F.
 PERCENT OF GRADED AREA
 (14,541 S.F. - 5,198 S.F.) X 100 = 18.94%
 49,326 S.F.
 MINIMUM PERCENT OF PARCEL TO REMAIN
 IN OPEN SPACE
 100% = 18.94% = 81.06%



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 20, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
 2. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.

NOTE:
 SEE STREET IMPROVEMENT PLAN
 PALO COMADO DRIVE

REV.	SYMBOL	DESCRIPTION OF CHANGE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CITY ENGINEER	DATE	DATE	FILE NO. 8888	EXP. DATE

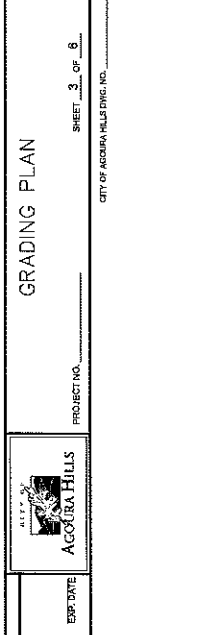
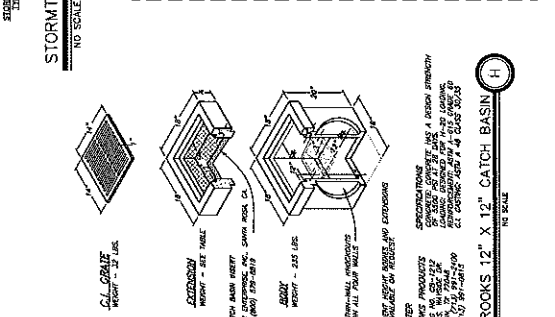
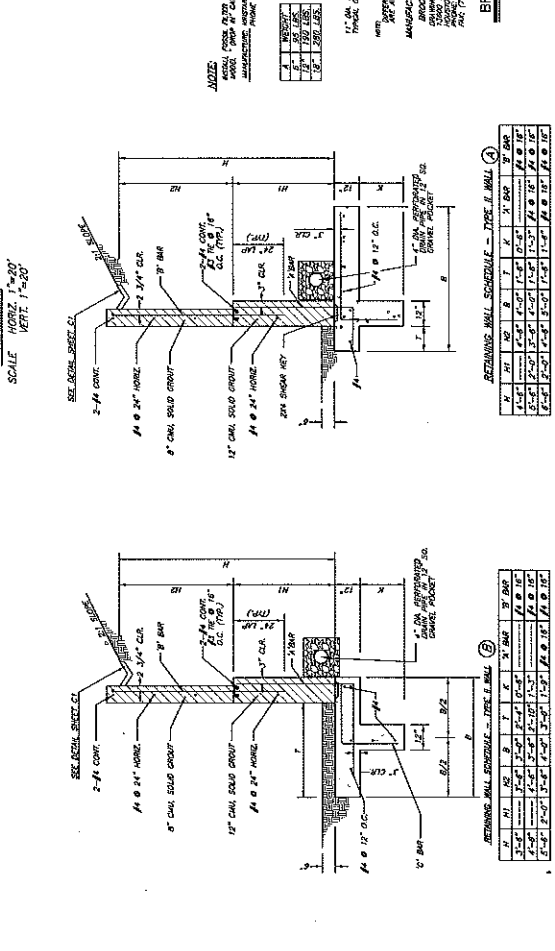
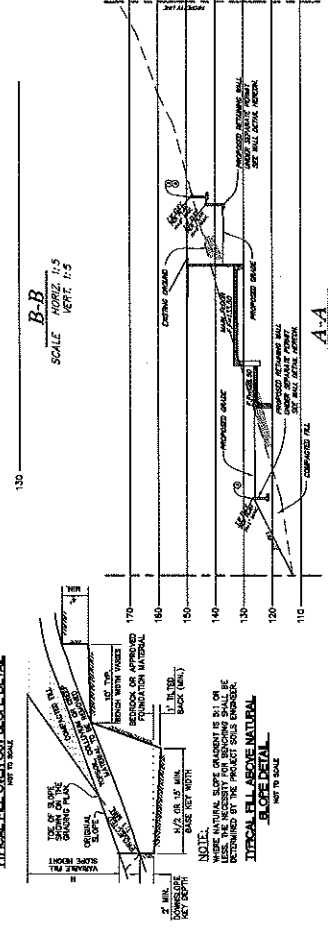
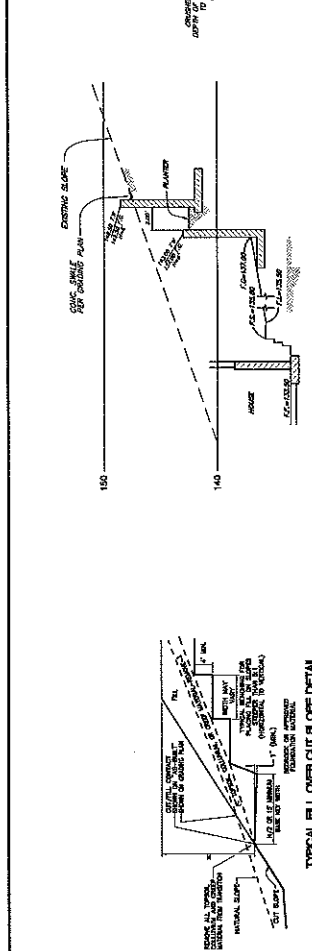
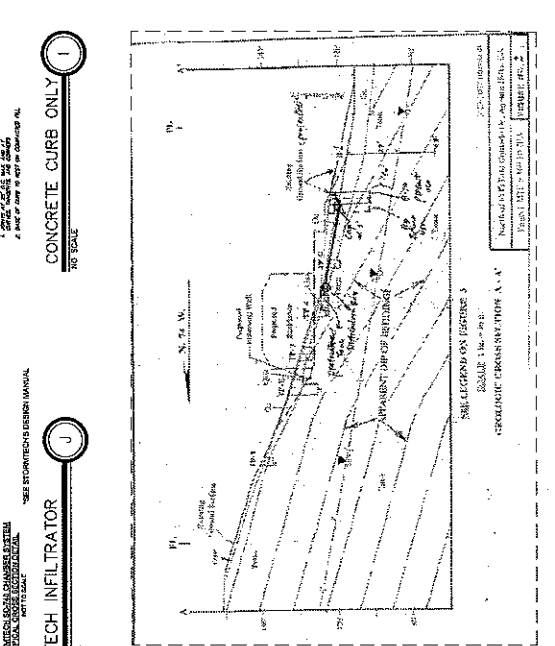
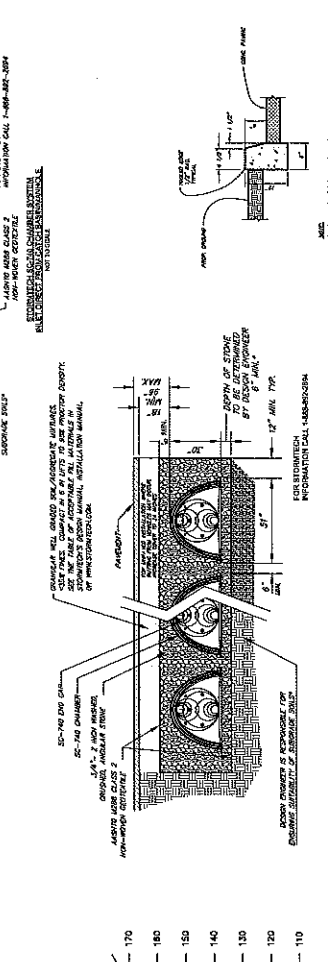
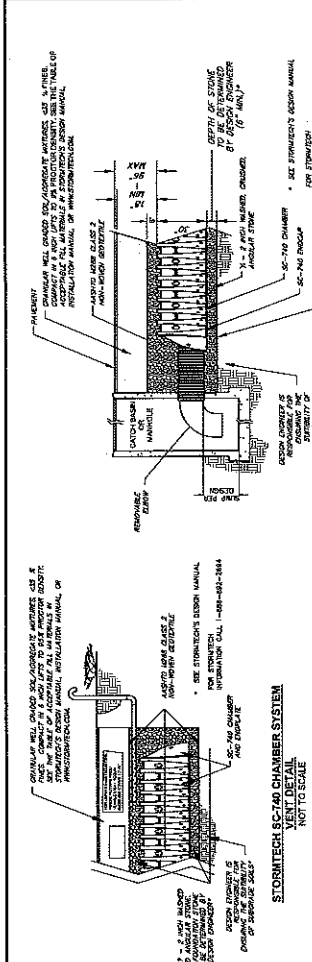
CITY OF AGOURA HILLS ENGINEERING GROUP
 11500 AGOURA HILLS BLVD.
 AGOURA HILLS, CA 91001
 (909) 271-1111

GRADING PLAN
 PROJECT NO. _____
 SHEET 2 OF 8

CITY OF AGOURA HILLS APPROVAL

PREPARED BY: CALCTIC ENGINEERING GROUP
 2800 WILSON BLVD., SUITE 100
 AGOURA HILLS, CA 91001
 (909) 271-1111

CITY OF AGOURA HILLS ENGINEERING GROUP
 11500 AGOURA HILLS BLVD.
 AGOURA HILLS, CA 91001
 (909) 271-1111



CITY OF ARQUITA HILLS APPROVAL

DATE	DATE	DATE	DATE	DATE

DATE: _____ TIME: _____ DATE: _____ TIME: _____ DATE: _____ TIME: _____ DATE: _____ TIME: _____

CITY OF ARQUITA HILLS APPROVAL

SYMBOL	DESCRIPTION OF CHANGE	DATE	REVIEWED BY

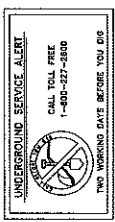
PREPARED BY: CALCTYC ENGINEERING GROUP
DATE: _____
PROJECT ENGINEER: _____
DATE: _____

STREET IMPROVEMENT NOTES

1. ALL WORK SHALL CONFORM TO THESE MINIMUM STANDARDS. THE GUARDY DRAINAGE OF THE STORMWATER COLLECTION SYSTEM FOR PUBLIC WORKS CONSTRUCTION (SIGNED "STORMWATER") AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SIGNED "STANDARD PLANS") SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY CHANGES TO THESE STANDARDS SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL CONTRACTORS AND SUBCONTRACTORS DOING WORK WITHIN CITY LIMITS SHALL OBTAIN A VALID BUSINESS REGISTRATION WITH THE CITY OF AGOURA HILLS PRIOR TO COMMENCING WORK.
3. CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA SAFETY STANDARDS. CONTRACTORS SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF ANY PUBLIC WORKS CONSTRUCTION. (SEE STANDARD PLANS FOR DETAILS OF SAFETY STANDARDS.)
4. ALL WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM AND IS SUBJECT TO INSPECTION BY THE PUBLIC WORKS DEPARTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
5. CONTRACTORS SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL BURIED UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
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9. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
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12. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
13. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
14. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
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16. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
17. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
18. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
19. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
20. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
21. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.
22. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO COMMENCING WORK.

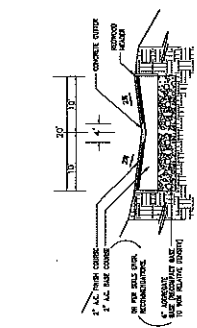
PUBLIC UTILITIES SERVICES

- WATER**
 LOS ANGELES WATERWORKS, WATER DISTRICT
 1000 CALIFORNIA ST. 90008
 (818) 800-4710
- ELECTRICAL**
 CALIFORNIA ELECTRIC SERVICE COMPANY
 1500 FIDELITY DRIVE
 HOUSTON, TEXAS 77057
 (713) 864-0916
- TELEPHONE**
 TELCO, 100 WEST STREET, #115
 SAN ANTONIO, TEXAS 78205
 (512) 345-5646
- GAS**
 CALIFORNIA GAS COMPANY
 1000 WEST 10TH STREET, #115
 HOUSTON, TEXAS 77057
 (713) 864-0916
- SEWER**
 LOS ANGELES SEWER WORKS
 1000 CALIFORNIA ST. 90008
 (818) 800-4710
- CABLE**
 ADELPHI
 1000 CALIFORNIA ST. 90008
 (818) 800-4710
- CABLE**
 CHARTER COMMUNICATIONS
 1000 CALIFORNIA ST. 90008
 (818) 800-4710
- CABLE**
 CALTRANS
 1000 CALIFORNIA ST. 90008
 (818) 800-4710



STORMWATER POLLUTION

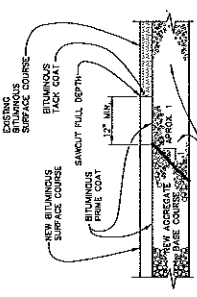
- NOTES**
1. APPLICANT IS RESPONSIBLE FOR OBTAINING A SITE-SPECIFIC STORM WATER POLLUTION CONTROL PLAN FROM THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S STANDARD SPECIFICATIONS FOR STORMWATER POLLUTION CONTROL. THE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE CITY ENGINEER.
 2. A SITE-SPECIFIC, METEOROLOGICAL POLLUTION CONTROL PLAN SHALL BE PREPARED IN CONJUNCTION WITH THE SHEET, AND SHALL ADDRESS BMP'S TO PREVENT POLLUTION FROM CONSTRUCTION. THE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE CITY ENGINEER.
 3. IF THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL GUEST DRAWINGS STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN AND PUMP STATIONS SHALL BE CLEANED AND A MINIMUM OF ONE TIME PER YEAR. THE CLEANING SHALL BE PERFORMED BY THE CITY ENGINEER.



NOTES:
 1. ALL NEW CONCRETE SHALL BE 4" MINIMUM IN THICKNESS.
 2. ALL NEW CONCRETE SHALL BE TYPE I-30-4000 IN STRENGTH.
 3. ALL NEW CONCRETE SHALL BE FINISHED TO MATCH EXISTING CURB.
 4. ALL NEW CONCRETE SHALL BE FINISHED TO MATCH EXISTING CURB.

STREET CROSS-SECTION

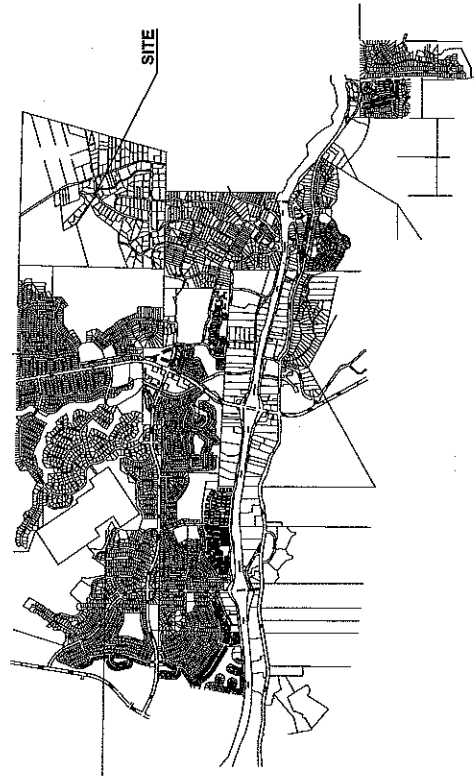
SCALE 1" = 10'



NOTES:
 1. ALL NEW ASPHALT SHALL BE 4" MINIMUM IN THICKNESS.
 2. ALL NEW ASPHALT SHALL BE FINISHED TO MATCH EXISTING SURFACE.
 3. ALL NEW ASPHALT SHALL BE FINISHED TO MATCH EXISTING SURFACE.

ASPHALT PAVEMENT JOINT DETAIL

SCALE 1" = 10'



VICINITY MAP

NO SCALE

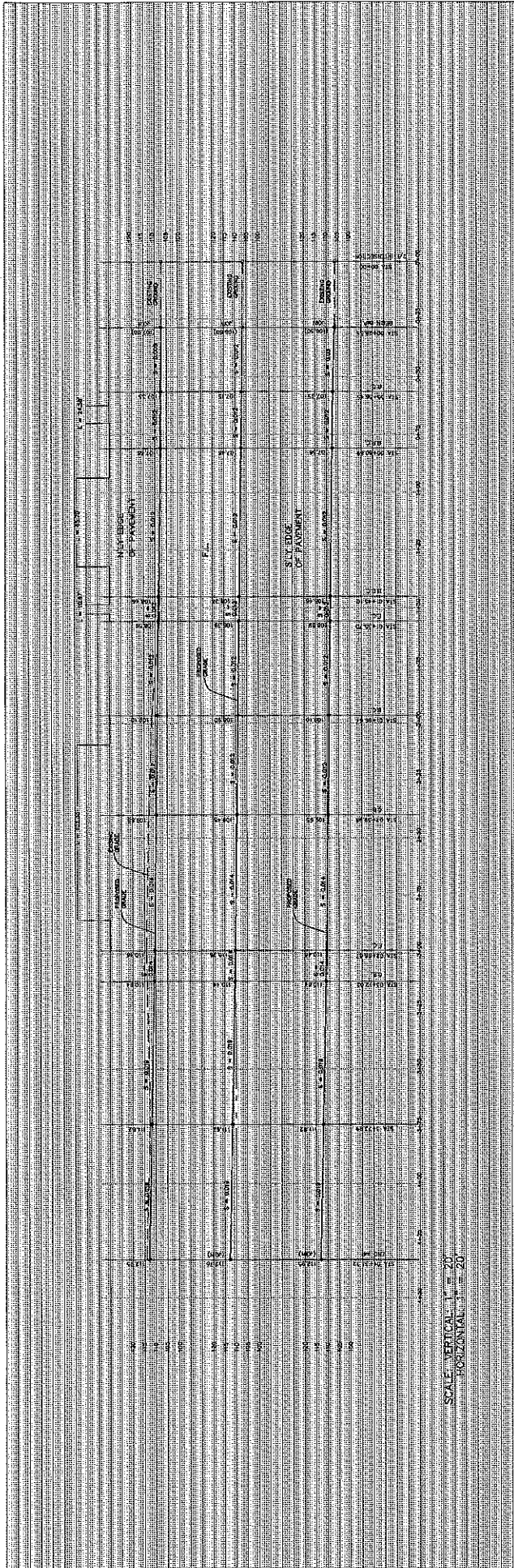
REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	"DATE" "REV" "NO" "0885"	REPORT DATE

STREET IMPROVEMENTS NOTES
 PROJECT NO. _____ SHEET 5 OF 6
 CITY OF AGOURA HILLS, CALIFORNIA

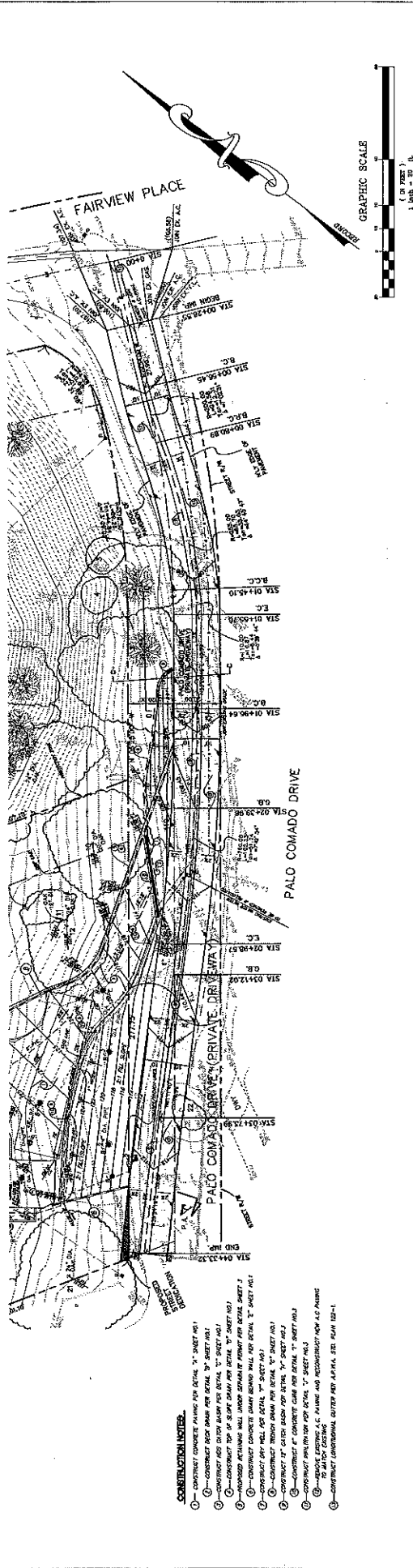


PREPARED BY: _____
 PROJECT ENGINEER: _____
 DATE: _____
 REVIEWED BY: _____
 DATE: _____
 "DATE" "REV" "NO" "0885"
 REPORT DATE: _____

CITY OF AGOURA HILLS, CALIFORNIA
 PROJECT NO. _____ SHEET 5 OF 6
 CITY OF AGOURA HILLS, CALIFORNIA



SCALE: VERTICAL 1" = 20'
HORIZONTAL 1" = 20'



CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE PAVING FOR DETAIL "A" SHEET NO. 1
2. CONSTRUCT ROCK DRAIN FOR DETAIL "B" SHEET NO. 1
3. CONSTRUCT ASPHALT TOP OF SLOPE DRAIN FOR DETAIL "C" SHEET NO. 1
4. CONSTRUCT TOP OF SLOPE DRAIN FOR DETAIL "D" SHEET NO. 1
5. CONSTRUCT 18" CONCRETE CURB FOR DETAIL "E" SHEET NO. 1
6. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "F" SHEET NO. 1
7. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "G" SHEET NO. 1
8. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "H" SHEET NO. 1
9. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "I" SHEET NO. 1
10. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "J" SHEET NO. 1
11. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "K" SHEET NO. 1
12. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "L" SHEET NO. 1
13. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "M" SHEET NO. 1
14. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "N" SHEET NO. 1
15. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "O" SHEET NO. 1
16. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "P" SHEET NO. 1
17. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "Q" SHEET NO. 1
18. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "R" SHEET NO. 1
19. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "S" SHEET NO. 1
20. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "T" SHEET NO. 1
21. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "U" SHEET NO. 1
22. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "V" SHEET NO. 1
23. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "W" SHEET NO. 1
24. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "X" SHEET NO. 1
25. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "Y" SHEET NO. 1
26. CONSTRUCT 18" CONCRETE TROTTAR FOR DETAIL "Z" SHEET NO. 1

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	DATE	DATE	DATE	DATE	DATE

CITY OF AGUIRA HILLS

**PALO COMADO DRIVE
(PRIVATE DRIVEWAY)**

PROJECT NO. _____ SHEET 6 OF 6

CITY OF AGUIRA HILLS APPROVAL

FORWARD AGENCY DATE ENGINEER _____ DATE _____

RICE NO. 08885 EXP. DATE _____

CITY OF AGUIRA HILLS ENGINEERING, INC.

CITY OF AGUIRA HILLS ENGINEERING, INC.



**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-016,
OAK TREE PERMIT - CASE NO. 03-OTP-017**

**FOR THE PROPERTY LOCATED AT
6149 PALO COMADO DRIVE, AGOURA HILLS**

EXHIBIT B

March 20, 2008 Meeting Approved Minutes

(August 7, 2008 Meeting)



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
March 20, 2008**

CALL TO ORDER: Chair O'Meara called the meeting to order at 6:31 p.m.

FLAG SALUTE Commissioner Nouzille

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

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

APPROVAL OF MINUTES: March 6, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to approve the Minutes of the March 6, 2008 Planning Commission Meeting. Motion carried 4-0-1. Commissioner Buckley Weber abstained.

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

None

**NEW PUBLIC HEARING ITEM NO. 3 WAS MOVED TO THE FIRST ITEM ON
AGENDA**

NEW PUBLIC HEARINGS

**COMMISSIONER RISHOFF RECUSED HIMSELF FROM ITEM 2 ON THE AGENDA
DUE TO HIS RESIDENCE BEING LESS THAN 500 FEET FROM THE PROJECT.**

2. REQUEST: Request approval of a Site Plan/Architectural Review to construct a 1,399 square foot single-story addition with a 500 square foot patio cover to an existing 916 square foot, single-story residence, and to convert and 806 square foot detached accessory structure to a garage; a request for an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction; and a request for a Variance from the Zoning Ordinance Section 9233.2.B to construct the room addition 7.75 feet from the south side property line, instead of at least 12 feet from the side property line.
- APPLICANTS: Mike and Darin Millett
5446 Fairview Place
Agoura Hills, Ca 91301
- CASE NOS.: 06-SPR-011; 06-OTP-031; and 08-VAR-001
- LOCATION: 5446 Fairview Place
(A.P.N. 2055-014-018)
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303.
- RECOMMENDATION: Staff recommended approval of Site Plan/Architectural Review Case No. 06-SPR-011, Oak Tree Permit Case No. 06-OTP-031, and Variance Case No. 08-VAR-001, subject to conditions, based on the findings of the draft Resolutions.
- PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

The following persons spoke in favor of the project.

Michael Silva, Architect representing the applicant.

Darin Millett, Applicant

Robyn Britton, Old Agoura Home Owners Association

REBUTTAL: Applicant chose not to give rebuttal

Chair O'Meara closed the hearing.

ACTION: On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 929, approving Variance Case No. 08-VAR-001. Motion carried 4-0-1. Commissioner Rishoff recused.

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 930, approving Site Plan/Architectural Review Case No. 06-SPR-011, Oak Tree Permit Case No. 06-OTP-031, subject to amended conditions. Motion carried 4-0-1. Commissioner Rishoff recused.

3. REQUEST: Request for approval of a Conditional Use Permit to construct a 4,880 square foot, two-story, single-family residence a 463 square foot attached two-car garage, a 100 square-foot patio cover and a 125 square-foot balcony/deck; and a request for an Oak Tree Permit to remove one (1) oak tree and encroach in the protected zone of nine (9) oak trees for the proposed construction.

APPLICANT: Sean Ben-Menahem
5000 N. Parkway Calabasas, Suite 106
Calabasas, CA 91302

CASE NOS.: 03-CUP-016 & 03-OTP-017

LOCATION: 6149 Palo Comado Drive
(A.P.N. 2055-023-073)

ENVIRONMENTAL
DETERMINATION:

Categorically Exempt from CEQA per Section 15303.

RECOMMENDATION:

Staff recommended approval of Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, subject to conditions, based on the findings of the attached draft Resolution.

PUBLIC COMMENTS:

Chair O'Meara opened the Public Hearing

The following person spoke on this agenda item.

Sean Ben-Menahem, Applicant

The following persons spoke in opposition of the project.

Mike Kaye, Resident

Kevin Austin, Resident

Mark Dixon, Resident

Robyn Britton, Old Agoura Homeowners Association

The following person spoke neither for nor against the project

Robert Michitsch -- Resident

RECESS:

Chair O'Meara called for a recess at 8:30 p.m.

RECONVENE:

Chair O'Meara reconvened the meeting at 8:44 p.m.

REBUTTAL:

Sean Ben-Menahem, Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the hearing.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017 to the June 19, 2008 Planning Commission meeting. Motioned carried 5-0.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA
(Planning Commission and Staff)

Commissioner Nouzille announced she would be absent at the April 3, 2008 Planning Commission meeting.

ADJOURNMENT

At 10:10 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille; the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday April 3, 2008, at 6:30 p.m.