



**CONDITIONAL USE PERMIT - CASE NO. 05-CUP-002,
OAK TREE PERMIT - CASE NO. 05-OTP-015
AND
VARIANCE REQUEST - CASE NO. 05-VAR-003**

**FOR THE PROPERTY LOCATED AT
28221 LAURA LA PLANTE DRIVE, AGOURA HILLS**

EXHIBIT A

NEW REDUCED EXHIBITS

DATE	
DESCRIPTION	
BY	
CHECKED BY	
APPROVED	

Client:

THE OAK HILL CREST
 28 221 LARA LA PLAZA DRIVE
 AGORA HILLS, CA 91301

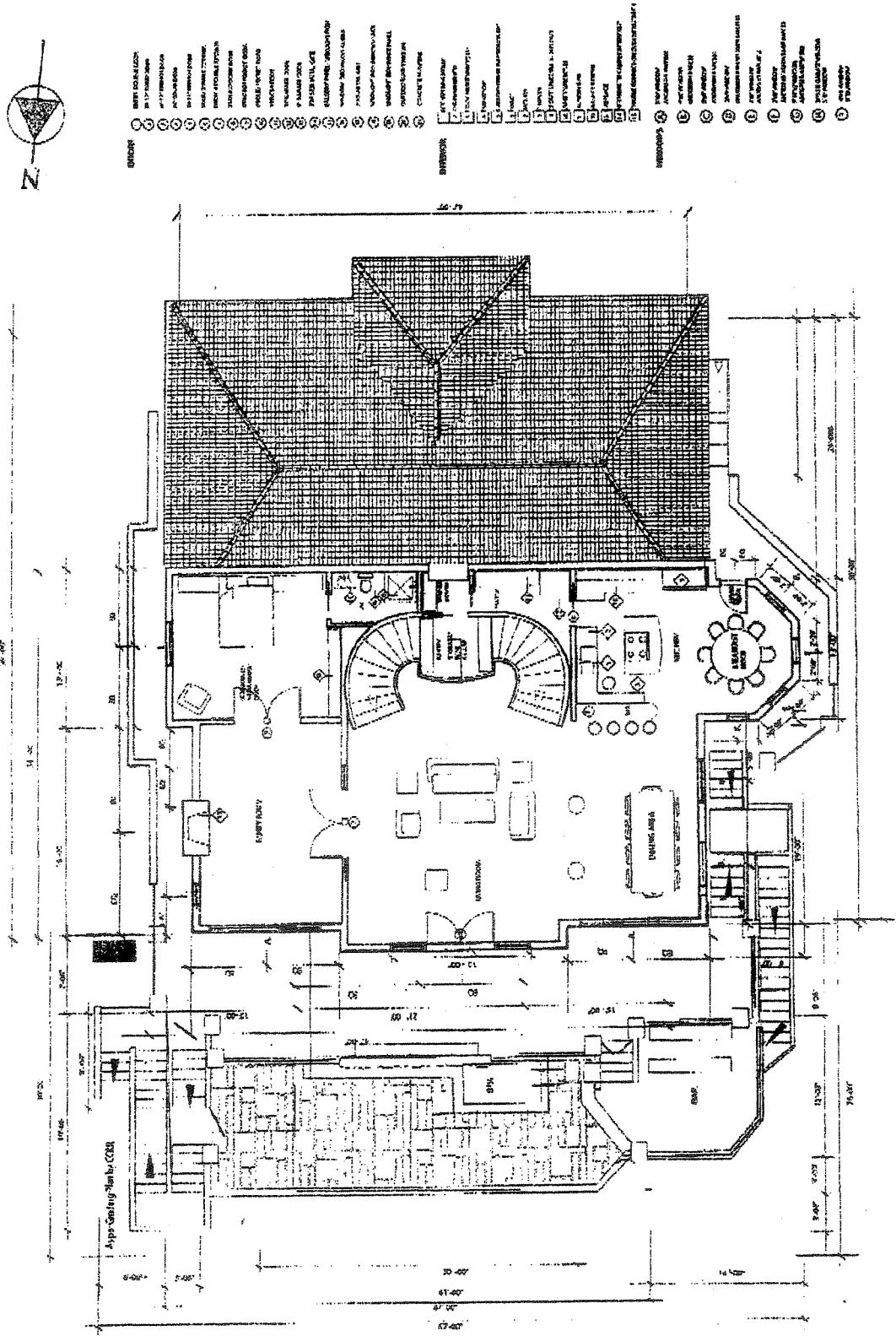
ARCHITECTURAL DESIGN CONCEPTS
 3225 SAN JORDAN DRIVE
 WOODBRIDGE, CA 91364
 TEL: 916.993.8399



LOWER LEVEL PLAN

A-5

AS SHOWN



- 1. 10' x 10' STAIRS
- 2. 10' x 10' STAIRS
- 3. 10' x 10' STAIRS
- 4. 10' x 10' STAIRS
- 5. 10' x 10' STAIRS
- 6. 10' x 10' STAIRS
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- 34. 10' x 10' STAIRS
- 35. 10' x 10' STAIRS
- 36. 10' x 10' STAIRS
- 37. 10' x 10' STAIRS
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- 42. 10' x 10' STAIRS
- 43. 10' x 10' STAIRS
- 44. 10' x 10' STAIRS
- 45. 10' x 10' STAIRS
- 46. 10' x 10' STAIRS
- 47. 10' x 10' STAIRS
- 48. 10' x 10' STAIRS
- 49. 10' x 10' STAIRS
- 50. 10' x 10' STAIRS

DATE: 10/20/02
 DRAWN BY: [Signature]

THE OAK HILL CREST
 28 221 LAKES LA PLANA DRIVE
 AGoura HILLS, CA 91301

ARCHITECTURAL DESIGN CONCEPTS
 5220 SAN FRANCISCO DRIVE
 WOODBRIDGE, CA 91394
 TEL: 714.995.3379



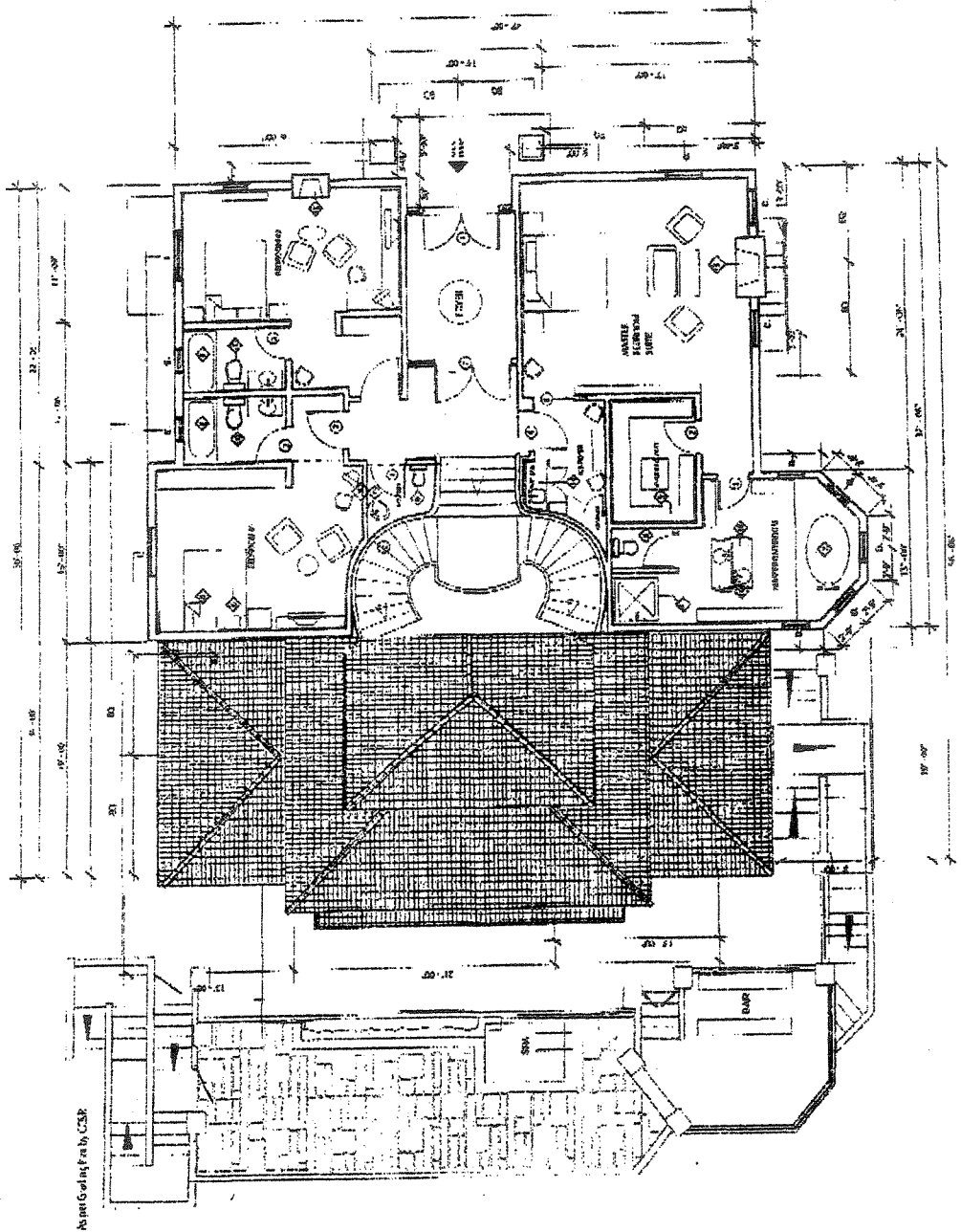
UPPER LEVEL PLAN

A-4

Sheet 18



- LEGEND**
- 1. FINISHES
 - 2. WALLS
 - 3. CEILING
 - 4. FLOORING
 - 5. PARTITIONS
 - 6. DOORS
 - 7. WINDOWS
 - 8. STAIRS
 - 9. ELEVATORS
 - 10. MECHANICAL
 - 11. ELECTRICAL
 - 12. PLUMBING
 - 13. FURNITURE
 - 14. FIXTURES
 - 15. EQUIPMENT
 - 16. CASEWORK
 - 17. SIGNAGE
 - 18. LANDSCAPE
 - 19. EXTERIOR
 - 20. OTHER



As per General Notes, CSRP

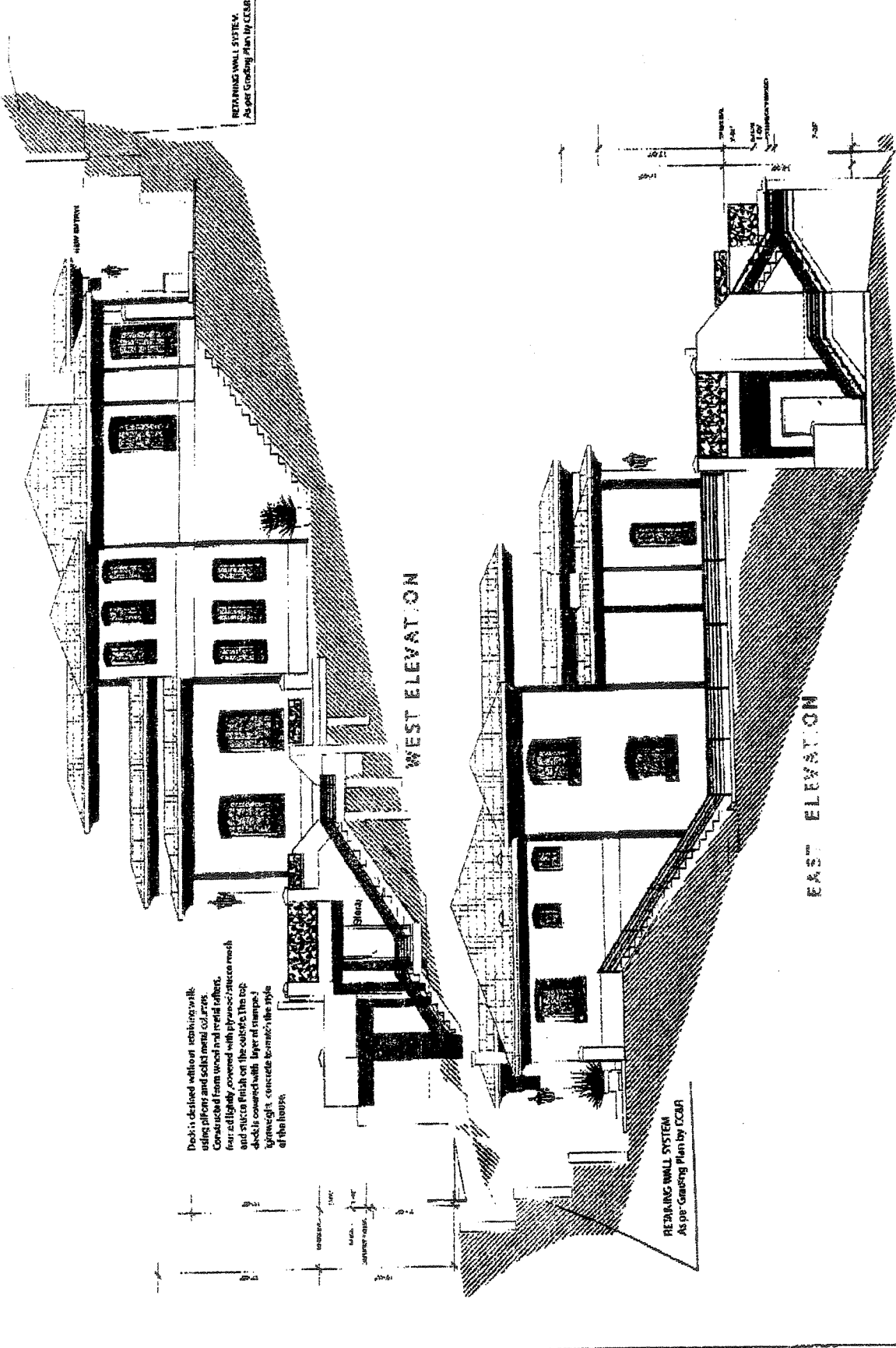
33177/06
 Check Title
THE OAK HILL CREST
 303 221 Laurel Ln. Plume Drive
 Agoura Hills, CA 91301

ARCHITECTURAL DESIGN CONCERNS
 2205 SAN VICENTE DRIVE
 WOODBRIDGE, CA 91364
 TEL: 918.998.1339



ELEVATIONS

A-9
 4/8/06/0119



RETAINING WALL SYSTEM
 As per Grading Plan by TCBR

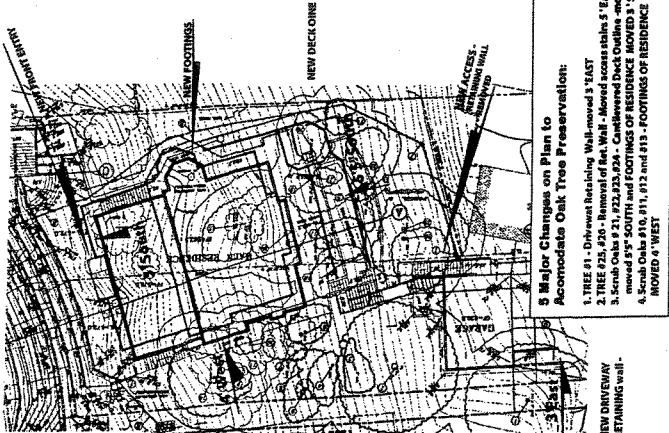
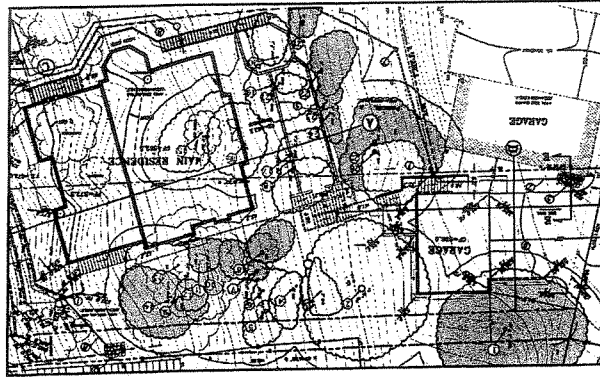
WEST ELEVATION

EAST ELEVATION

Deck is detailed without railing/walk using pilings and solid metal columns. Connected from wood nail rebar joists, and slightly covered with plywood/screed mesh and stucco finish on the outside. The top deck is covered with 1" layer of concrete. Reinforcement concrete to match the style of the house.

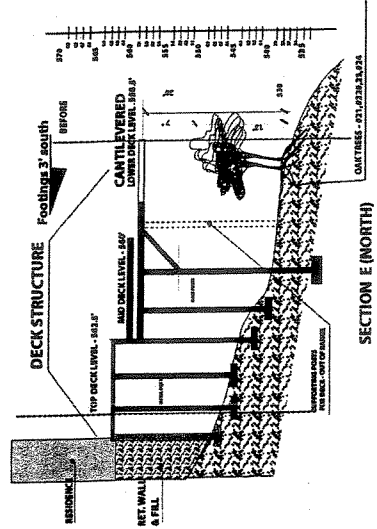
RETAINING WALL SYSTEM
 As per Grading Plan by TCBR

New Grading Plan - Showing Modifications With Positive Effect on All Tree Impact.

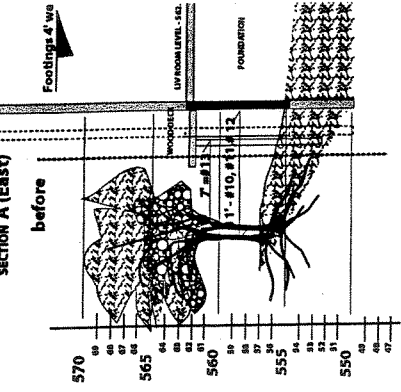


- 5 Major Changes on Plan to Accommodate Oak Tree Preservation:**
1. TREE #1 - Driveway Retaining Wall moved 3' EAST
 2. TREE #25 - Removal of Ret. Wall - Moved access stairs 5' EAST
 3. Scrub Oaks # 21, #23, #24 - Cantilevered Deck Outline modified and Moved 5' SOUTH and FOOTINGS OF RESIDENCE MOVED 3' SOUTH
 4. Scrub Oaks #11, #12 and #13 - FOOTINGS OF RESIDENCE MOVED 4' WEST

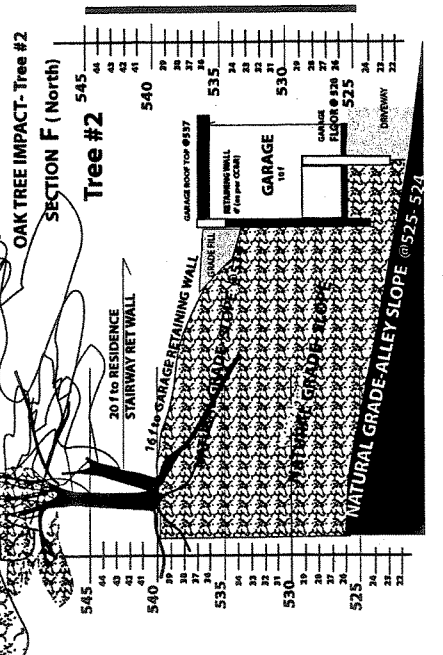
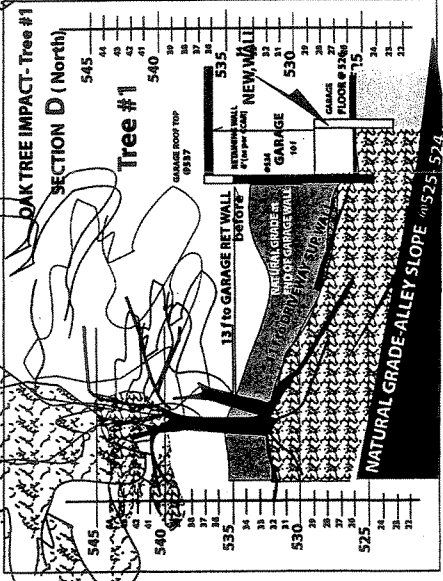
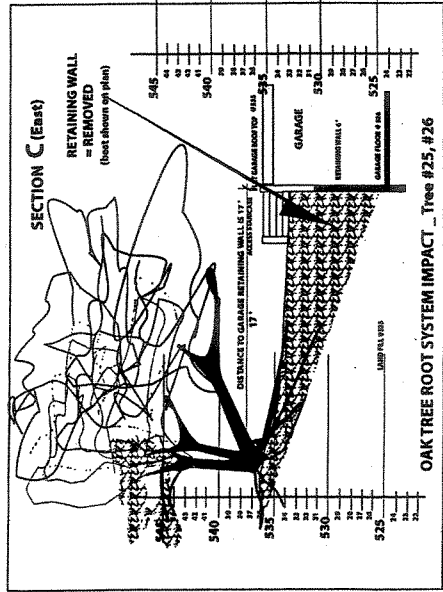
OAK TREE IMPACT Relation - Deck/Scrub Oaks - #21, #22, #23, #24 - 13' H at 538' planted



OAK TREES Root System - Trees #10, #11, #12, #13 SECTION A (East)



*All distances & tree heights are proportionate



OAK TREE ROOT SYSTEM IMPACT - Tree #25, #26



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**FOR THE PROPERTY LOCATED AT
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EXHIBIT B

**CITY OAK TREE/LANDSCAPE CONSULTANT
OAK TREE IMPACT ANALYSIS**

Memo

To: Valerie Darbouze, City of Agoura Hills
From: Kay Greeley, Landscape and Oak Tree Consultant
Date: 02/06/07
Re: 05-CUP-002/05-VAR-003/05-OTP-015 – Yvanova, Tvetsana

As requested, I developed an analysis and revised conditions of approval for the subject entitlement request. These conditions are based on the plans and documents submitted by the applicant as listed below:

- Grading Plan, as prepared by CC&R Incorporated submitted on January 16, 2007
- Arborist's Response, prepared by Tree Life Concern, Inc. dated January 23, 2007

Planning Commission Issues

Two main issues were outstanding from the Planning Commission meeting of January 4, 2007, as follows:

- **Oak Tree Impacts** – The applicant currently asserts that only seven (7) oak trees would be removed in order to construct the project as proposed. These seven trees lie within the footprint of the proposed home. However, the applicant's analysis does not account for the fact that the project is subject to the County of Los Angeles Fire Department Fuel Modification standards. I personally discussed this issue with Forester Keith Condon. Mr. Condon states that it is extremely likely that all Scrub Oak within twenty feet (20') of the structure will need to be removed to create adequate defensible space around the structure. This requirement would result in the removal of an additional twelve (12) Scrub Oaks. In addition, all trees to remain would need to be limbed up to reduce the fuel load and break up the "fuel ladder" on the site.
- **Oak Tree Appraisal** – I calculated an appraised value of \$30,700.00 for the nineteen trees to be removed. The applicant's oak tree consultant calculates a value of \$23,427.00 for the same trees. The primary reason for the discrepancy is a difference of opinion with regard to several of the factors used in the calculation. The applicant's oak tree consultant is of the opinion that the tree species and location factors should be depreciated. I am of the opinion that since the trees are native to this area, grew in place naturally and are protected by ordinance, depreciation is not appropriate.

Oak Trees

The Oak Tree Report addresses a total of twenty-seven (27) oak trees. Four (4) of the trees are Coast Live Oak (*Quercus agrifolia*) and twenty-three (23) are Scrub Oak (*Quercus berberidifolia*). The current proposal would impact virtually every tree, either by removal, encroachment within the protected zone for construction, and/or by pruning for fuel modification. The proposed project would require the removal of seventy percent (70%) of the oak trees and seventy percent (70%) of the canopy cover on the site based on most current grading plan. Please refer to the attached oak tree impact analysis for tree-by-tree details.

As you know, the preferred mitigation measure for oak tree removals is replanting of nursery-grown oak trees on the same site. In this case, there is not sufficient space to plant any oak trees. In situations such as this, we have established alternative mitigation of an in-lieu fee payment to be placed into the City oak tree mitigation fund.

Therefore, I recommend the following conditions of approval for the project:

Oak Trees

1. The applicant is permitted to remove Oak Trees Numbers 7 through 24 and 27 as required to construct the project as approved. Mitigation for the removal of nineteen (19) trees for a total of two hundred and twenty inches (220") of trunk diameter shall be in the form of an in-lieu fee paid into the City Oak Tree Mitigation Fund due to the determination that there is not suitable planting space for onsite mitigation. The fee shall be equivalent to the appraised value of the trees calculated in accordance with the most current edition of the Guide for Landscape Plant Appraisal as published by the International Society of Arboriculture. This fee is established at \$30,700.00.
2. If the County of Los Angeles Fire Department determines that some of the Scrub Oak trees within twenty feet (20') of the structure may be retained, the required fee will be reduced in accordance with the appraisal for tree(s) permitted to remain.
3. The applicant is permitted to encroach upon Oak Tree Numbers 1, 2, 25, and 26 to construct the proposed garage wall footing, a concrete v-ditch and a concrete patio structure.
4. The applicant is permitted to prune Oak Tree Numbers 1 through 6, 25 and 26 for building and fire clearance.
5. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced at the edge of the protected zone or at the 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.
6. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start of any approved work within the protected zone of an oak tree.

7. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the project construction.
8. 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 complete the approved work.
9. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
10. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
11. 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.
12. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any 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.
13. 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.
14. 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

Since the project includes extensive grading on slopes, landscaping will be required for slope stabilization. Recommended conditions of approval are as follows:

15. Prior to the approval of grading permits, 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
16. The Planting Plan shall indicate the botanical name and size of each plant.
17. Plant symbols shall depict the size of the plants at maturity.
18. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
19. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
20. 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.
21. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - a. Design and static pressures

- b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
22. 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.
23. 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
24. Native, drought resistant plants and jute mesh shall be provided on the graded slopes.
25. The landscape plans shall utilize plant material consistent with the requirements for Zone 4 of the LA County Forestry and Fire Protection Fuel Modification Guidelines.
26. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
27. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.

Please advise if you have any questions at this time.

YVANOVA OAK TREE IMPACT ANALYSIS

Tree #	Trunk Diameter (inches)								Protected		Impact				Total Impact			Comments
	Trunk 1	Trunk 2	Trunk 3	Trunk 4	Trunk 5	Trunk 6	Total	Zone	Prune	None	Remove	Encroach	Inches	Canopy	%	Health		
1	11	10	9	9		39	1,685					X	0	333	20%	A	40% Impacted including ex. road	
2	22					22	2,030					X	0	410	20%	A		
3	5					5	723	X					0	0	0%	E	Lift canopy	
4	6					6	798	X					0	0	0%	B	Lift canopy	
5	7.5	4.5				12	873	X					0	0	0%	B	Lift canopy	
6	4	4				8	741	X					0	0	0%	D	Lift canopy	
7	6	5	5	5		21	785		X				21	785	100%	B	In fuel mod zone	
8	5	5				10	771		X				10	771	100%	B	In fuel mod zone	
9	6					6	741		X				6	741	100%	C	In fuel mod zone	
10	4	3				7	707		X				7	707	100%	B	In fuel mod zone	
11	5					5	730		X				5	730	100%	B	In fuel mod zone	
12	3.5	3.5				7	773		X				7	773	100%	C	In fuel mod zone	
13	6.5	5				11.5	816		X				12	816	100%	B	In fuel mod zone	
14	6	6	6	6	6	35.5	1,128		X				36	1,128	100%	B	In fuel mod zone	
15	5.5	5				10.5	773		X				11	773	100%	B	In footprint	
16	7					7	847		X				7	847	100%	B	In footprint	
17	6	5	5	5	4	25	749		X				25	749	100%	B	In footprint	
18	6	4				10	782		X				10	782	100%	B	In footprint	
19	7	6	6	6	5	30	881		X				30	881	100%	B	In footprint	
20	5	4	3			12	758		X				12	758	100%	B	In footprint	
21	5					5	707		X				5	707	100%	C	In fuel mod zone	
22	6					6	770		X				6	770	100%	B	In fuel mod zone	
23	4					4	707		X				4	707	100%	D	In fuel mod zone	
24	4					4	715		X				4	715	100%	D	In fuel mod zone	
25	14					14	1,134				X		0	132	12%	A		
26	13					13	885				X		0	52	6%	A		
27	3.5					3.5	707		X				4	707	100%	A	Within footprint	
Totals	173					300	22,031	4	0	19	4	220	15,441		70%			

TABLE 4
VALUATION

Tree Number	Species	Condition Rating	Equivalent db (in.)	Location		Species Rating	Replication		Installed Tree Cost (\$/sq. in.)	Unit Tree Cost (\$/sq. in.)	TA _h or ATA _h (sq. in.)	TA _h or ATA _h (sq. in.)	Basic Tree Cost	Final Appraised	
				Rating	Rating		TA _r (sq. in.)	Tree Cost						Value	Value
23	Quercus berberidifolia	60%	4.00	100%	100%	36" box	\$300.00	\$360.00	\$360.00	\$360.00	\$360	X	\$300	331.68	
24	Quercus berberidifolia	60%	4.00	100%	100%	36" box	\$300.00	\$360.00	\$360.00	\$360.00	\$360	X	\$300	331.68	
27	Quercus berberidifolia	90%	5.50	100%	100%	36" box	\$300.00	\$540.00	\$540.00	\$540.00	\$540	X	\$540	420.55	
Total													\$9,980	\$5,065	
Grand Total													\$30,700	\$23,427	