

DRAFT RESOLUTION NO. \_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF AGOURA HILLS  
APPROVING TENTATIVE TRACT MAP NO. 53543

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

Section 1. An application was duly filed by Mike Minder/Samson Investment Company with respect to real property located at 5241 Colodny Drive (Assessor's Parcel No. 2055-006-026), requesting the approval of a Tentative Tract Map for condominium purposes. A Public Hearing was duly held on November 7, 2002, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California 91301. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to Section 10414 of the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

A. The proposed map, as conditioned, is consistent with the City's General Plan designation of RH (Residential- High Density) in that the proposed tract map will assist in facilitating the development of a vacant parcel with multi-family residential uses, which is called for in the Land Use and Housing Elements of the General Plan.

B. The site is physically suitable for the type of development proposed in that the lot is vacant and relatively flat and all proposed development will not exceed the required lot area per dwelling unit specified in the Zoning Ordinance for the RH Zone.

C. The design of the Tentative Tract Map and proposed improvements, as conditioned, are not likely to cause substantial environmental damage or serious public health problems. Street improvements and on-site property improvements will be required upon development of the parcel and the property is not adjacent to sensitive biological areas.

D. The design of the Tentative Tract Map and type of improvement, as conditioned, will not conflict with easements acquired by the public at large, for access through or use of property within the proposed development. Access to the parcel would be via Colodny Drive.

Draft Resolution No. \_\_\_\_

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Section 4. The project is exempt from the California Environmental Quality Act, , as an in fill project, defined in Section 15332 (Class 32), and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based upon the aforementioned findings, the Planning Commission hereby approves Tentative Tract Map No. 53543, subject to attached Conditions, with respect to property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 7th day of November, 2002, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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William D. Koehler, Chairperson

ATTEST:

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Mike Kamino, Secretary

CONDITIONS OF APPROVAL (CASE NO. T.T. 53543)

STANDARD CONDITIONS

1. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Tract Map 53543.
2. This action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of this hearing, subject to filing the appropriate forms and related fees.
4. 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.
5. 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; that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the subject property must be complied with unless set forth in the Permit or on the approved Tract Map. Further, the Conditions of Approval for 01-SPR-004 and 02-OTP-002 are conditions of this approval.
7. The applicant must comply with all requirements of the Subdivision Ordinance.
8. The approval of Tentative Tract Map No. 53543 shall expire in two (2) years from the date of Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
9. Prior to the Final Map approval by the City Council, the applicant shall pay to the City the park land and dedication fee specified in Municipal Code Section 10800-10803.

### CITY ENGINEER CONDITIONS

10. The Final Map shall be based on field survey and be prepared in accordance with Article X, of the City's Municipal Code and the State Subdivision Map Act and shall be submitted to the City, along with all necessary supporting documents and applicable fees, for review and acceptance by the City Engineer's office.
11. Pursuant with Article X, of the City's Municipal Code, all existing and proposed easements shall be shown on the Final Map. All proposed easements for water, sewer and storm drains shall be a minimum of fifteen feet wide. Access easements, if applicable, shall be of adequate width, as approved by the City Engineer.
12. Right-of-way and easement dedication and all project improvements shall conform to the currently-approved General Plan and the Department of Public Works specifications.
13. All improvement plans, including, but not necessarily limited to, street, grading, sewer, storm drain, landscaping, traffic signal, street lighting, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies.
14. Pursuant to with Article X, of the City's Municipal Code, all off-site improvements, including, but not limited to, asphalt concrete paving, curb and gutter, sidewalk, driveway, street trees, street lights, water, sewer, storm drain facilities and traffic control devices, shall be either constructed or an Agreement for Construction of Subdivision Improvements with improvement securities acceptable to the City shall be entered into by the Applicant and the City to guarantee construction of required improvements, prior to approval of the Final Map by the City Council.
15. Prior to the Final Map approval by the City Council, the applicant shall provide written verification to the City Engineer from other affected City departments and public agencies that the Conditions of Approval for this tract have been met.
16. The applicant shall pay all costs of acquiring any off-site real property and easements required in connection with the project.
17. The Conditions, Covenants and Restrictions (CC&R's) for this Homeowners Association shall be prepared and recorded prior to, or concurrent with, the Final Map. A draft of the CC&R's shall be submitted to the City Engineer for his review and approval at the time of the Final Map submittal. The CC&R's shall contain, among other things, the provisions for the maintenance of the proposed drainage facilities, and also contain the provisions that the drainage facilities shall not be modified in any way without the written approval of the City Engineer.

CITY OF  
  
AGOURA HILLS

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*"Gateway to the Santa Monica Mountains National Recreation Area"*

January 31, 2002

Mike Minder, President  
Samson Investment Company  
4505 Las Virgenes Road, Suite 210  
Calabasas, CA 91302

RE: Site Plan/Architectural Review Case No. 01-SPR-004 and Tract No. 53543

Dear Mr. Minder:

The Architectural Review Panel met and reviewed your most recent design changes to your project on January 22, 2002. They had a few concerns in which they would like you to address before favorably supporting your project. Please address the following issues:

- Provide sky lites within the roof element that are smaller with expanded walls below to spread light outward into the rooms.
- Provide multi-pane windows throughout the development.
- Provide a larger detail of the corbels that are located below the balconies. Specifically, show how the corbels connect to the balcony and what stain color will be used etc...
- Show the type of drainage design that will be used within the planters along the interior second floor walkway.
- The ARP preferred wood siding to meet the Old Agoura design standards rather than the proposed stucco finish; however, to incorporate some wood siding the ARP suggests that wood siding materials be placed along the garage elevations.
- Provide a detail showing the concrete pattern/design that will be used within the driveway entry and the pool area walkway. This can be shown on the landscaping plan.
- Provide the location and design of the wall lighting elements that will be used to light up the entry doors.

Please be aware the following agency comments have not yet been addressed:

- Please submit an addendum soils report and grading plan showing redesigned fill slopes. Basically address comments 1 through 7 of Bing Yen's letter dated July 3, 2001.

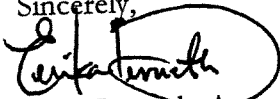
Minder  
Case No. 01-SPR-004 & TT 53543

- Address all items listed in Jim Thorsen's Public Works memo. dated June 19, 2001. As of January 31, 2002, Jim Thorsen has not received any response.
- Please pay Oak Tree Permit Fees of \$488.00, plus \$15.00 per tree and any additional costs, so that Kay Greeley can continue to work on reviewing the oak tree report and addendum oak tree cross sections. Additionally, please provide a revised landscaping plan showing the tot lot equipment as discussed in our meeting on December 11, 2001
- The City needs a letter from the Los Angeles County Fire Department stating that the project design has been accepted. Wally Collins' letter dated November 8, 2001 with his attached issues must be addressed in the site design of the project, because access will need to be approved by the Fire Department. Please either submit a letter from the Fire Department stating that they have approved the project design the way it is currently designed or submit a new design to the City addressing the issues listed in Collin's letter. Once a redesigned site plan has been submitted to the City, staff will submit the plans to the Fire Department for their review.

Since the elevations have changed, please provide a new color elevation and please have the color and material board address the color of the stain that will be used in the corbels.

Once you have adequately addressed the above issues, please resubmit your items to the Planning Department. Staff will be happy to reschedule another meeting with the Architectural Review Panel. Should you have any questions, please call me at (818) 597-7339.

Sincerely,



Erika Bernath, Associate Planner  
Department of Planning and Community Development

CITY OF  
  
AGOURA HILLS

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*"Gateway to the Santa Monica Mountains National Recreation Area"*

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December 11, 2001

Mike Minder, President  
Samson Investment Company  
4505 Las Virgenes Road, Suite 210  
Calabasas, CA 91302

RE: Site Plan/Architectural Review Case No. 01-SPR-004, Tentative Tract No. 53543  
and Oak Tree Permit

Dear Mr. Minder:

Per a conversation with your architect, you have requested an update on your project. In reviewing your file, the Architectural Review Panel's comments have been substantially addressed; however, there are a few items that are still outstanding. These are the following items that are still outstanding:

- The ARP indicated that you should use hardi-board plank veneer instead of stucco.
- The ARP requested that divided lite windows be used throughout the building and it is unclear based on the drawings submitted whether you intend to use divided lite windows.
- The ARP requested that you widen the sky lite windows within the roof; however, the letter from the Architect indicated that you are unwilling to increase the size of the sky lites.

In a letter dated September 28, 2001, your Architect, Neal Scribner, indicated that you are unwilling to change the design of your plans to accommodate the ARP's comments listed above. To see if the current design is adequate the City may need to have the ARP review your plans a second time to see if the changes that were made so far are sufficient. This could be done informally with the ARP and staff in order to speed up the processing of your project. However, you will need to still address the other aspects of your project prior to scheduling a Planning Commission hearing. In order to move forward please address the following issues:

The last memo from Bing Yen & Associates, dated November 26, 2001, indicated that items 1 through 7 from their letter dated July 3, 2001 would need to be addressed prior to a public hearing with the Planning Commission, specifically you will need to redesign your building to accommodate a gradient fill slope of 2:1. Please contact Bing Yen and Associates directly to address their comments.

Minder  
December 11, 2001  
Page 2

The City's Landscape Consultant, Kay Greeley, has reviewed your Oak Tree Report and feels that the building would need to be redesigned to save the oak tree on-site. Additional information is also need in order to better evaluate Oak Tree No. 1. Furthermore, it is still unclear whether the landscape plan satisfies the Zoning Ordinance requirement that 5,700 square feet of group-useable open space has been provided. A new landscaping plan would need to address and satisfy this requirement. Please address these landscaping issues so that Kay Greeley can provide me with conditions of approval for your project.

A memo. dated November 8, 2001 from Wally Collins, the Fire Prevention Engineering Assistant of the Los Angeles County Fire Department requires additional revisions to your plans, specifically the driveway would need to be 28-feet wide clear to the sky and a turnaround suitable for fire protection equipment use shall be provided. Your plans provide only 20-feet clear to the sky and a turnaround area is not shown. Please revise your plans showing a 28-foot wide driveway clear to the sky and a turnaround area as well as the required signage indicated in the memo issued by the LA Co. Fire Department as soon as possible so that the City can resubmit your plans to the Fire Dept. in Commerce for their review and approval of the project's access.

Additionally, I have included Jim Thorsen's memo. for your reference. You will also need to work with Jim on outstanding items listed in his memo., dated June 19, 2001.

As indicated above, the City's Geological Consultant Bing Yen & Assoc., the City's Landscape Consultant Kay Greeley, the Los Angeles County Fire Department's Engineering Assistant Wally Collins and the Director of Public Works Jim Thorsen have not yet finalized your project. They have indicated that they have not received many of the items listed within their letters and memos. Please provide them with these necessary items so that they can provide me with the conditions of approval for your project.

Before I can give you an exact date to be heard by the Planning Commission you will need to address the above issues. If you have any questions regarding the above listed requirements and recommendations for your project, please do not hesitate to contact me at (818) 597-7339 or the other agencies, consultants and departments directly.

Sincerely,



Erika Bernath, Associate Planner  
Department of Planning and Community Development

Attachment:

City's Geological Consultant Letter, dated July 3, 2001 and Nov. 26, 2001  
City's Landscape Consultant Memo., dated July 30, 2001 & Dec 11, 2001  
L. A. County Fire Department revised Memo, dated November 8, 2001  
Public Works Comments, dated June 19, 2001



CITY OF  
  
AGOURA HILLS

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*"Gateway to the Santa Monica Mountains National Recreation Area"*

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September 26, 2001

Mike Minder, President  
Samson Investment Company  
4505 Las Virgenes Road, Suite 210  
Calabasas, CA 91302

RE: Site Plan/Architectural Review Case No. 01-SPR-004 and Tract No. 53543

Dear Mr. Minder:

Thank you for your recent submittal addressing the Architectural Review Panel's concerns. In reviewing the revised plans the following issues have been addressed:

- Applied exterior stone on the chimneys located on the front and rear elevations.
- Add additional stone to the exterior pop-outs.
- Redesigned the balcony and second story projections by incorporating wood corbels.

Since the elevations have changed, please provide a new color elevation.

After careful review of your recent re-submittal the following issues raised by the Architectural Review Panel have not yet been addressed. Please address the following issues.

- Instead of using stucco throughout the building, the ARP recommended that you use hardi-plank veneer or other type of wood siding material in sections of the building design. The hardi-board plank veneer will help in providing a country-like rural motif to fit better with the Old Agoura Overlay District.
- Try utilizing a type of divided lite windows through out the buildings.
- Add or redesign the skylight to be less pronounced. Reduce the size of the skylight to 2-feet by 4-feet and add additional skylight to the roof element. Change the color of the skylight to match the roof, so as to reduce the high contrast of the skylight as it relates to the roof color. You can look into utilizing a solar bronze or gray lite.
- Provide a postal or directory area.
- Label the height of the trellis.
- Show the location of any existing oak trees on the site plan.
- Note the type of plants or vines that will be planted around the trellis and within the planter areas. Provide a detail of the rail-planter, i.e. the drainage, filter, and water

proofing detail. Provide a greater detail of the trellis areas and how it ties into the rail-planters.

- Provide the concrete pattern design and color of the driveway entry and the pool area walkway.
- Provide the location and design of the light standards or lighting element that will be used to light up the public walkways. Additionally provide a photometric plan.

In reviewing your 19-unit condominium complex project as it relates to the Zoning Ordinance requirements, the following issues will need to be addressed:

- The required setbacks for the RH (25) zone are 15-feet for front, 10-feet for the rear, and 7-feet for the side yards. The proposed building will not meet the front and rear setback requirements when including the entertainment unit projections located adjacent to the fireplace projections. The Zoning Ordinance allows the fireplace projections to encroach into the required setback areas but does not allow for entertainment niches. The chimney elements are not considered usable floor area space; therefore, they may project into the required yards. The building would need to be setback further or reduced in size to accommodate the entertainment niches. Please show the setback change on the site plan.
- To meet the required outdoor open space area (Section No. 9273.7) of 5,700 sq. ft., the applicant will need to clearly define all of the amenities on the site plan to be included within the pool and sand pile area, i.e. benches, BBQ pits, walkways, lounge chairs and playground equipment. Please provide more detail to what amenities will be located within the 5,700 square feet of outdoor open space on your landscaping plan and label the square footage of each recreational public open space area.
- Please be aware that Section No. 9133., requires that 15 percent of the units would have to be dedicated to affordable housing. Two of the 19 units shall be dedicated to affordable housing. If approved by the Planning Commission, there are options that you may consider to accommodate this requirement, i.e. off-site mitigation or an in-lieu fee. Since the City's first priority is to provide on-site accommodation of affordable housing units, the onus is on the owner to prove to City staff why they would be unable to provide it on-site, before the City considers another option.
- Please provide one handicap space within the guest parking area. Please inquire with the Building and Safety Department for specific size and location requirements. The Building and Safety Department will require a lift station or elevator to comply with the state handicap regulations. Please show the parking space and elevator on the site plan and elevations.

Minder  
Case No. 01-SPR-004 & TT 53543

There are still several outstanding issues that are Zoning Ordinance related and issues that the Architectural Review Panel recommended; however, they have not yet been addressed. Once they have adequately addressed, please resubmit your plans to the Planning Department. Staff will then reschedule another meeting with the Architectural Review Panel. Should you have any questions, please call me at (818) 597-7339.

Sincerely,



Erika Bernath, Associate Planner  
Department of Planning and Community Development

Cc: Neal Scribner, Architect

**Erika Bernath**

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**From:** AAAANDI@aol.com  
**Sent:** Friday, June 15, 2001 1:14 PM  
**To:** EBERNATH@ci.agoura-hills.ca.us  
**Cc:** MDixon6231@aol.com  
**Subject:** 01-SPR-004 AND TENTATIVE TRACT MAP 53543 (MIKE MINDER)

THE FOLLOWING ARE THE OPINIONS OF THE OLD AGOURA HOME OWNERS ASSOCIATION WITH REGARD TO THE ABOVE REFERENCED SUBJECT.

1. THE METAL GATES AT THE EAST SIDE (STREET SIDE) OF THE PROJECT WOULD BE THE ONLY GATES OF THIS KIND ON THE STREET AND NOT IN KEEPING WITH THE FEEL OF THE COMMUNITY.
2. THE BUILDING LACKS ARCHITECTURAL CHARACTER OF ANY TYPE (THERE IS NOTHING UNIQUE ABOUT THIS PROJECT).
3. THE COLORS OF THE BUILDING ARE VERY INDUSTRIAL IN APPEARANCE
4. JUST BECAUSE ZONING ENTITLES THE DEVELOPER TO 25 UNITS PER ACRE, EVERY SQUARE FOOT OF USABLE LAND SHOULD NOT BE USED FOR BUILDING AT THE EXPENSE OF CIRCULATION AND LANDSCAPING. THERE IS VERY LITTLE VEGETATION PLANNED FOR THIS PROPERTY.
5. THERE IS NO ARTICULATION ON THIS BUILDING, WALLS ARE BASICALLY A SINGLE PLANE WITH NOTHING MORE THAN SOME COLOR CHANGES ON DOORS TO DIFFERENTIATE EACH UNIT. THE BUILDING COULD ALSO USE MORE TEXTURE (MATERIAL CHANGES).
6. THERE ARE TWO BASIC FLOOR PLANS WITH RIGHT AND LEFT ELEVATIONS. THE DESIGNS LEND THEMSELVES TO AT BEST ENTRY LEVEL HOUSING, THUS DIMINISHING THE PROPERTY VALUES IN THE AREA.
7. THE OPEN DRIVE AREA MIGHT BE BETTER OFF COVERED OVER AND THE OVERHEAD AREA THAT IS CREATED COULD BECOME A PROMENADE WITH LANDSCAPING AND "PEOPLE" AREAS.
8. WITH SOME RETHINKING OF THE GENERAL DESIGN THIS PROJECT COULD BE MADE TO BE A POSITIVE PROJECT IN THE AREA AND INCREASE PROPERTY VALUES AS WELL AS MAKE FOR A MORE PROFITABLE PROJECT FOR THE DEVELOPER.

IF YOU DESIRE OR REQUIRE ANY FURTHER COMMENT ABOUT THIS PROJECT, PLEASE FEEL FREE TO CONTACT OUR ASSOCIATION.

SINCERELY,

**OLD AGOURA HOME OWNERS ASSOCIATION**

ROBERT WACHS

## Notice of Exemption

To: [ ] Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, Ca 95814

From: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

[✓] County Clerk, Room 2001  
County of Los Angeles  
Los Angeles County Clerk  
12400 E. Imperial Hwy.  
Norwalk, CA 90650

**Project Title:** Colodny Drive Condominiums (01-SPR-004, TTM No. 53543, and 02-OTP-002)

**Project Location-Specific:** 5241 Colodny Drive (APN 2055-006-026)

**Project Location-City:** City of Agoura Hills

**Project Location-County:** Los Angeles

### Description of Nature, Purpose, and Beneficiaries of Project:

Case No. 0001-SPR-004, TTM No. 53543, and 02-OTP-002 is a request for approval to develop nineteen (19) townhomes on a vacant lot at 5241 Colodny Drive. The project site is approximately 0.88 acres in size. A total of four (4) buildings are proposed with two of the building having footprints of 3,800 square feet and two other buildings having footprints of 5,700 sq. ft. and 4,750 sq. ft. each. All four of the buildings would have two differing size units, one having a total of 2,490 sq. ft., while the other units are slightly larger at 2,575 sq. ft. in size. Each unit has a 400 square foot attached two car garage and a 323 sq. ft. basement/ stairwell room.

**Name of Public Agency Approving Project:** City of Agoura Hills

**Name of Person or Agency Carrying Out Project:** Mike Minder/ Samson Investment Company  
4505 Las Virgenes Road  
Calabasas, Ca 91302

**Exempt Status: (Check One)**

- [ ] Ministerial (14 Cal Code of Regs. Sec. 15268);
- [ ] Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
- [ ] Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e)). State subsection letter
- [ ] Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number
- [ ✓ ] Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) Section 15332, class 32: In-Fill Development
- [ ] No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3))

**Reasons why project is exempt:**

The project has been determined to be Categorical Exempt from the California-Environmental Quality Act in accordance with the adopted City of Agoura Hills CEQA-Guidelines [ Section 204 (ff) and Section 15332 of the State CEQA Guidelines]. The project is consistent with the provisions contained within Class 32: In-Fill Development Projects which read as follows :

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) *The project site has no value as a habitat for endangered, rare or threatened species.*
- (d) *Approval of the project would not result in any significant effects relating to traffic, noise , air, quality, or water quality.*
- (e) *The site can be adequately served by all required utilities and public services.*

The project has been deemed by City staff to be consistent with applicable general plan designations, and all applicable general plan policies including applicable zoning designations and regulations. The development will not result in any impacts to natural or cultural resources. The project area is small (under 1 acre), is situated in a developed sub-urban area, will not result in damage to or destruction of riparian resources or rare, endangered, or special interest species. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can and will be served by all required utilities and public services.

**Lead Agency Contact Person:** Jasch Janowicz, City of Agoura Hills Environmental Analyst  
**Area Code/Telephone/Extension:** (818) 597-7335

Signature: Jasch Janowicz Date: 12/22/02 Title: Environmental Analyst

Date received for filing : \_\_\_\_\_



Date: October 29, 2002  
BYA #: 49.17688.0070

### CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Erika Bernath

Project/Location: Case # 01-SPR-004/The Arbors in Agoura, 19 Luxury Townhomes, 5241 Colodny Drive, Agoura Hills, California.

Geotechnical Reports: RJR Engineering Group, Inc., "Addendum Letter No. 2, Response to Review Comments, Colodny Condominium, 5241 Colodny Drive, Agoura Hills, California", Project Number 997.11-02, Dated September 16, 2002 (attached).  
 RJR Engineering Group, Inc., "Addendum Letter No. 2, Response to Review Comments, 5241 Colodny Drive, Agoura Hills, California", Project Number 997.11-02, Dated July 17, 2002.  
 RJR Engineering Group, Inc., "Update and Addendum Report, Proposed Colodny Condominiums, Tentative Tract 53543, Agoura Hills, California", Project Number 997.11-02, Dated May 6, 2002.  
 RJR Engineering Group, Inc., "Preliminary Geotechnical Engineering Report, Proposed Multi-Family Residential Development, 5241 Colodny Drive, City of Agoura Hills, California", Project Number 997.10-98, Dated February 15, 1999.

Plans: Westland Civil, Inc., "Preliminary Grading Plans, Scale 1-inch=10 feet," Dated May 15, 2001.  
 Westland Civil, Inc., "Grading Plan, Colodny Condominiums, Tentative Tract No. 53545," dated August 21, 2002, handwritten revision date October 14, 2002, 4 sheets.

Previous Reviews: July 3, 2001, June 3, 2002 and September 9, 2002 by Bing Yen & Associates, Inc.

**FINDINGS**

**GEOTECHNICAL REPORT:**

- Acceptable as presented.
- Response required.

**REMARKS**

RJR Engineering Group (consultant) provided a response to the geotechnical review letter dated September 16, 2002 by the City of Agoura Hills regarding the proposed condominium development at 5241 Colodny Drive, Agoura Hills, California. The response was provided to Bing yen & Associates (BYA) by a fax transmittal dated September 16, 2002 (attached). Prior to receiving the fax, the geotechnical reviewer discussed over the phone with the consultant the review comments provided in the September 9, 2002 letter. The City of Agoura Hills - Planning Department reviewed the referenced reports from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. The geotechnical review was conducted by BYA on behalf of the City. Based upon our review, the consultant has established the feasibility of the project, and we recommend the Planning Commission consider approval of Case No. 01-

Ms. Erika Bernath  
5241 Colodny Drive  
October 29, 2002

BYA Project No: 49.17688.0070  
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SPR-004 from a geotechnical perspective. Plan-Check Comments should be addressed in Building and Safety Plan Check, and a separate geotechnical submittal will is not required at that time. The reviewers are aware that the consultant already responded to the Plan-Check comments, but they are reiterated herein for completeness.

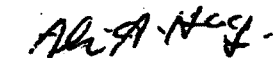
### PLAN-CHECK COMMENTS

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. All manufactured slopes should have a gradient of 2(h):1(v), or flatter.
3. The following note must appear on the grading and foundation plans: "Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils. Foundation and slab plans should be revised as necessary".
4. A notation should be included on the grading and foundation plans that states, "Excavations shall be made in compliance with CAL/OSHA Regulations".
5. Foundation plans and foundation details should clearly depict the embedment material and minimum depth of embedment for the foundations.
6. The following note should appear on the foundation plans: "All foundation excavations must be observed and approved by the Project Engineering Geologist and/or Project Geotechnical Engineer prior to placement of reinforcing steel".
7. A comprehensive site drainage plan incorporating the Project Geotechnical Consultant's recommendations should be included in the plans. Please depict all area drains and outlets, subdrainage systems, and surface non-erosive drainage devices on the plan.
8. Foundation setback distances from descending slopes should comply with the City of Agoura Hills requirements. Please clearly depict the required minimum foundation setback distances on the foundation plans, as applicable.
9. Following completion of grading, an as-graded geotechnical report documenting grading and fill placement should be prepared by the Consultant and submitted to the City for review. The report should include the results of all density and in grading expansion index tests, and a map indicating the limits of grading, locations of all density tests, removal area locations and bottom elevations, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and detailed mapping of geologic conditions exposed during grading.
10. The horizontal and vertical limits of the proposed overexcavation areas should be depicted on the grading plans.
11. The final set of grading, drainage, shoring, and foundation plans for the proposed residence should be reviewed, approved, and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer. All of the Geotechnical Consultant's recommendations should be incorporated into the plans. The plans should be submitted to the City for review by the Building Official.

If you have any questions regarding this review letter, please contact us at (805) 383-0064.

Respectfully Submitted,  
BING YEN & ASSOCIATES, INC.

  
Michael B. Phipps, CEG  
Engineering-Geologic Reviewer  
CEG 1832, exp. 7/31/04

  
Ali Abdel-Haq  
Geotechnical Engineering Reviewer  
GE 2308 (Exp. 12/31/03)



# Memo

**To:** Erika Bernath, City of Agoura Hills  
**From:** Kay Greeley, Landscape and Oak Tree Consultant  
**Date:** 10/23/02  
**Re:** 01-SPR-004 and TM 53543 - Minder

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I completed a final analysis of the plans dated August 8, 2002 for the subject entitlement request. I have two project concerns, as follows:

## Oak Tree Impacts

The Grading Plan dated August 21, 2002 indicates that grading will encroach within the protected zone of both of the oak trees located within the site. These impacts are potentially significant over the long term.

The oak tree in the northwest corner of the site will need to be pruned to allow for construction of the building. A portion of the roots will be cut to excavate for and construct the foundation walls as shown on the Grading Plan. Given the close proximity of the tree to the structure, additional root zone compaction is likely to occur during construction, despite best efforts to protect the tree. Periodic pruning will be required in the future to keep the tree from impacting the adjacent structure. Overall, impacts will have occurred all around the tree as a function of this project and/or prior projects.

The oak tree near the southeast corner of the site will be impacted by grading within its protected zone. Eventually, the canopy of the tree will interfere with the adjacent structure, requiring periodic pruning to keep the tree from impacting the structure.

It is my recommendation that two (2) fifteen (15) gallon size oak trees be included in the front planting along Colodny Drive. These trees should be planted far enough away from the buildings so that they do not cause significant problems in the future. Any decline in the existing oak trees would eventually be offset by the growth of the new trees.

## Landscaped Area

The landscaped areas included within the proposed site plan are fairly minimal. A narrow planting area is included around the perimeter of the site. Planter boxes and trellises are included along the raised walkways, however they can only contain small plant material and will be a challenge to maintain. Since the Zoning Code has no requirement for landscaping in this zone, the applicant is not required to devote more of the site to landscaping.

Per our meeting with the applicant last week, I would also like to see further development of the children's play area on the southern side of the site. That can be accomplished at the working drawing stage.

Should the project be approved as proposed, I recommend that the following conditions of approval be imposed:

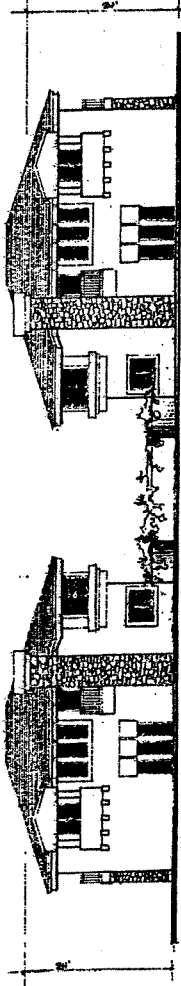
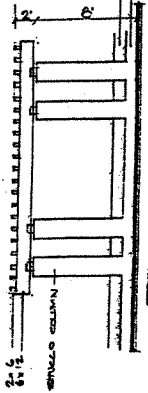
1. Unless otherwise approved or required below, the final landscape plans shall be essentially the same as the preliminary plans dated August 14, 2002.
2. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
  - a. 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
  - h. The Planting Plan shall indicate the botanical name and size of each plant.
3. Plant symbols shall depict the size of the plants at maturity.
4. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.

5. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
6. 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.
7. 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. Gallonage requirements for each valve
8. 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.
9. 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
10. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in
11. Design of the children's play area shall be further enhanced to create a functional, pleasant and interesting environment for children and their caretakers. Amenities may include trellises, a fountain, seating, and play equipment. The City Landscape Consultant and the Director shall approve the final design.
12. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
13. Poor landscape practices such as topping, hedging and "lollipopping" shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
14. The applicant is permitted to encroach within the protected zone of Oak Tree Numbers 1 and 2, as shown on the approved Grading Plan.

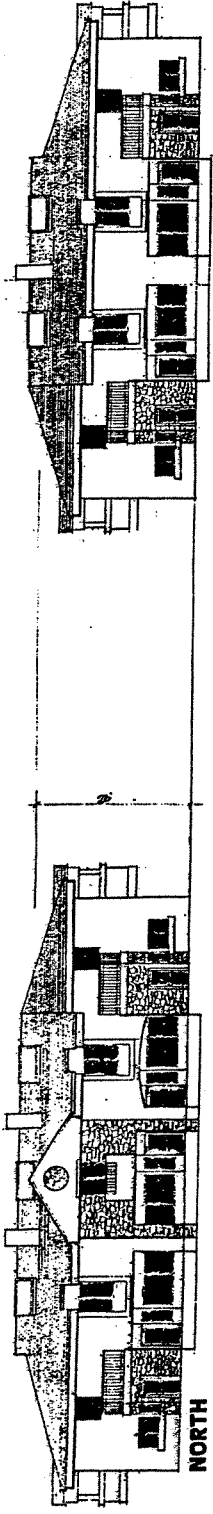
15. The final Grading Plan shall be reviewed and approved by the City Oak Tree Consultant prior to issuance of any grading permits.
16. To mitigate potential adverse impacts to the subject oak trees, the landscape plans shall include two (2) fifteen (15) gallon size oak trees within the front planting area.
17. Prior to the start of any work within the protected zone of any oak tree, the applicant shall provide at least forty-eight (48) hours notice to the City Oak Tree Consultant and to the applicant's oak tree consultant.
18. To the extent feasible, the oak trees shall be fenced in accordance with the Oak Tree Preservation and Protection Guidelines. The fencing shall be installed prior to the start of any site work and the City Oak Tree Consultant shall approve the fencing installation. The fencing shall remain in place until the City Oak Tree Consultant authorizes removal.
19. All work within the protected zone of the oak trees shall be completed with hand tools only, under the direct supervision of the applicant's oak tree consultant.
20. The oak tree in the northwest corner may be pruned as needed to accommodate the approved structure. The pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning shall be performed in strict accordance with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
21. All oak trees shall be mulched within their dripline with three inches (3") of organic mulch, acceptable to the City Oak Tree Consultant.
22. Following completion of construction, the applicant's oak tree consultant shall submit a final certification, describing all impacts to the oak trees and whether work was performed in accordance with the above conditions.

Please contact me should further information be required at this time.





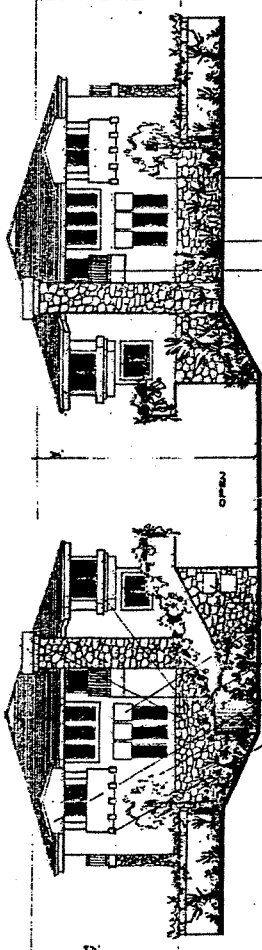
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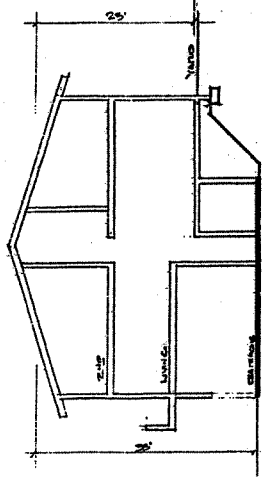
NORTH



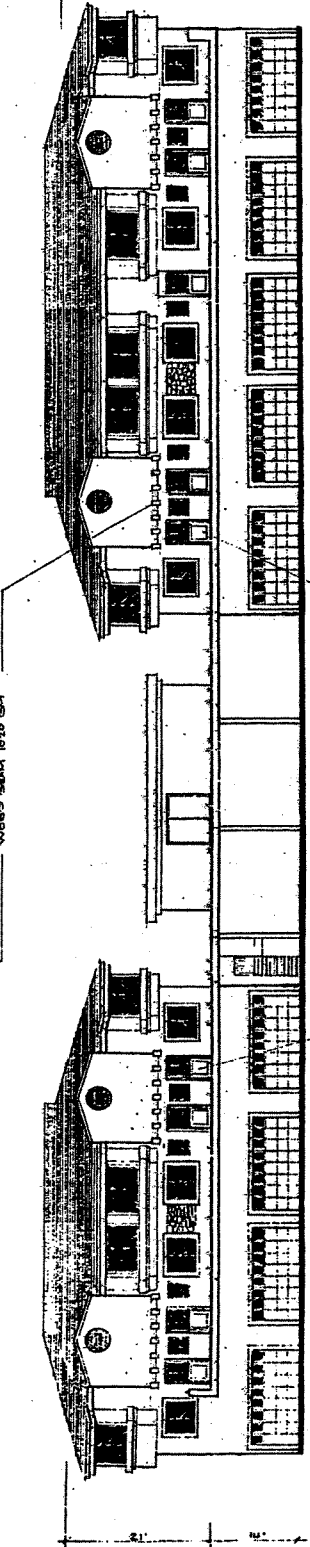
SECTION AT RAIL RAMP 1/4\"/>



EAST



SECTION AT GARAGE



SOUTH AT CORNER

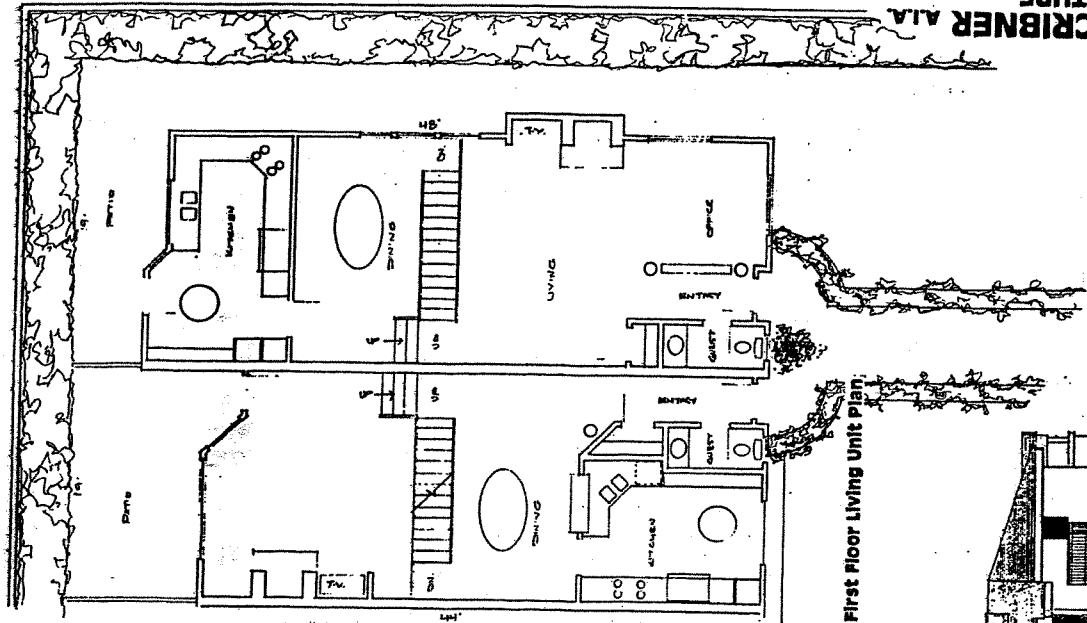
NEAL SCRIBNER A.I.A.  
ARCHITECTURE  
FOR AN IDEAL THOUSAND DOLLAR HOME TO BE BUILT IN THE  
4 Colodny Condominiums

NEAL SCRIBNER A.I.A.  
ARCHITECTURE

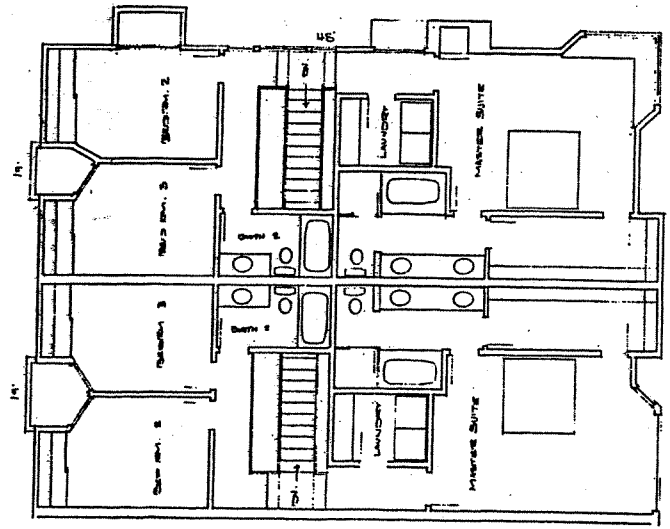
AUG 07 2002

BUILDING ELEVATIONS 1" = 8"  
12.14 US 6-20-01 0-20-01 0-20-01 0-20-01 0-20-02

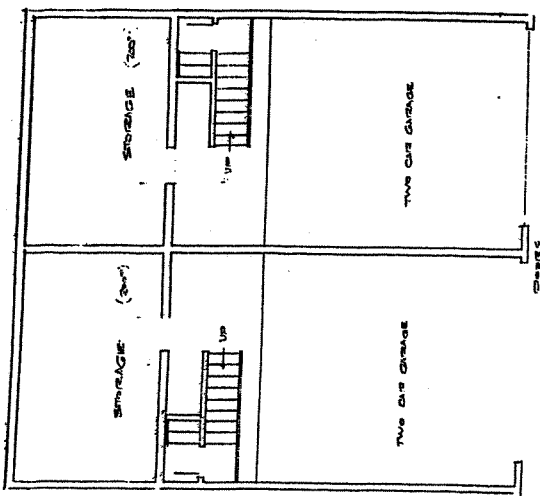
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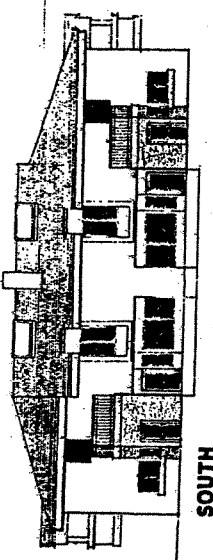
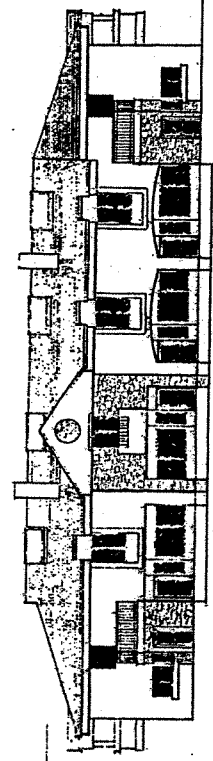
First Floor Living Unit Plan



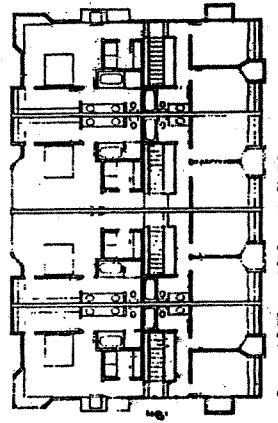
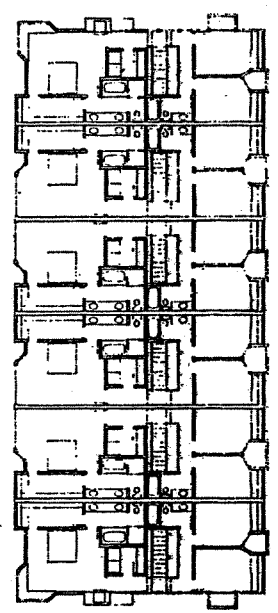
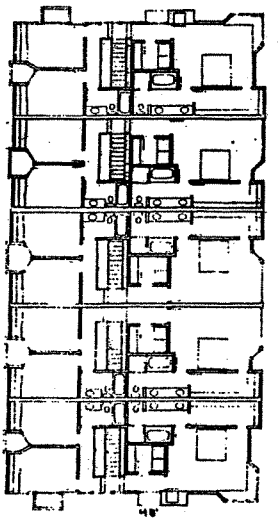
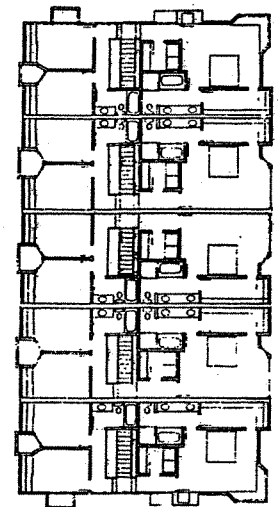
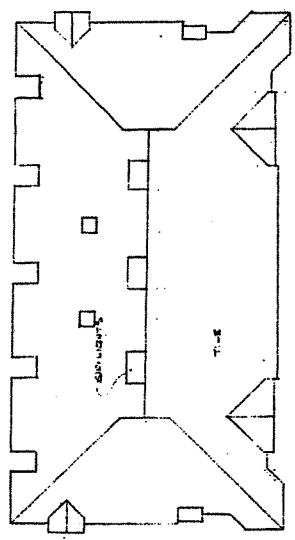
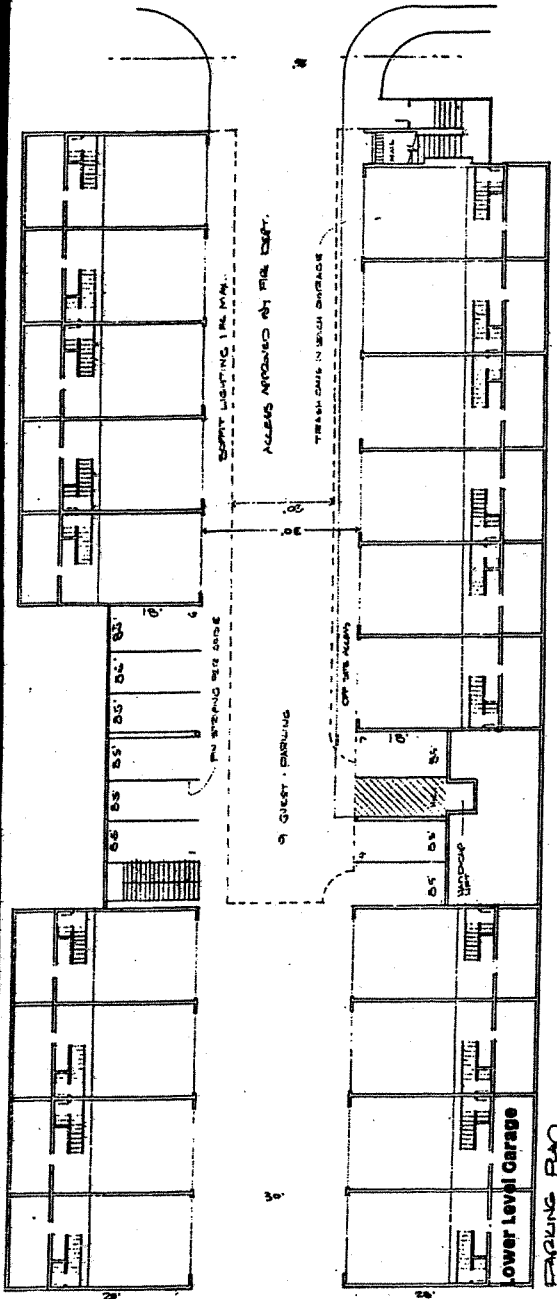
Second Floor Living Unit Plan



Lower Level Garage



SOUTH



AUG 07 2002

Second Floor Living Unit Plan




NEAL SCRIBNER A.I.A.  
ARCHITECTURE

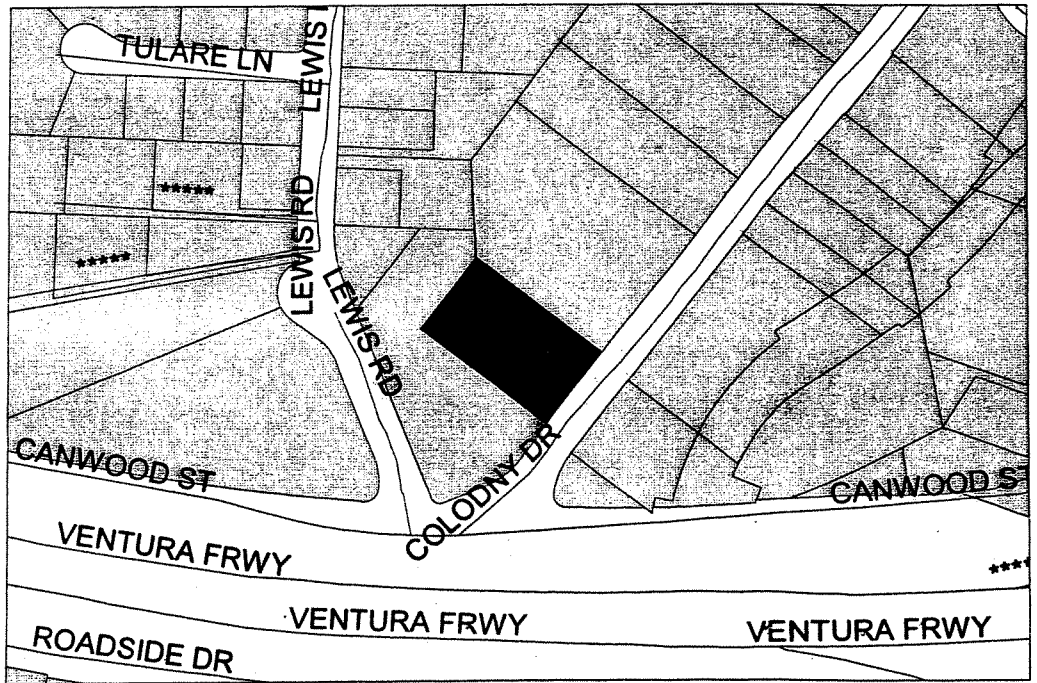
NEAL SCRIBNER A.I.A.  
ARCHITECTURE  
2 Colony Condominiums

UNIT PLANS 1" = 10'  
DATE: 8/7/02  
4:23:01 8-8-02



# Agoura Hills

-  Capital Improvement Projects
-  Streets
-  parcels



SCALE 1 : 3,747

