

## **CONDITIONS OF APPROVAL (Case No. 04-CUP-009)**

### STANDARD CONDITIONS

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 this Permit 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: Grading Plan as reviewed and approved by the Planning Commission on June 1, 2006.
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 failed 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 No. 04-CUP-009 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

General

10. All improvement plans, including, but not limited to, street, grading, sewer, storm drain, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate record keeping. All lettering on plans shall be a minimum of 80 CL (.08 inch) in size to ensure proper reproduction and microfilming. All original plans shall be drawn in ink. All plans shall be prepared and signed by a California State Registered Civil Engineer.
11. For construction within public right-of-way, an encroachment permit is required in accordance with Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit.
12. The applicant shall acquire and obtain and pay all costs of acquiring any off-site real property and/or easements required in connection with this project prior to issuance of a grading permit.
13. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Division prior to issuance of the final Certificate of Occupancy.
14. All block walls and retaining walls shall be limited to six feet in height.
15. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
16. All necessary lot line adjustments (LLA's) shall be prepared for review and approval by the City Engineer prior to issuance of a grading permit. All LLA's shall be recorded with the LA County Recorder prior to issuance of any Certificate of Occupancy.

Grading

17. All grading shall conform to City's Grading Ordinance and Chapter 33 of the Uniform Building Code, as modified.
18. A site paving/drainage/grading plan shall be submitted for review and acceptance by the City Engineer. The plans, among other details, shall show proposed utilities, existing and proposed easements, stormwater facilities and facilities for the handi-capped. The grading plan shall be accompanied by a Soils Report prepared in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.

19. Prior to the issuance of a grading permit the following must be satisfied; the grading plan has been reviewed and accepted by the City Engineer, the applicable plan check, inspection and permit fees have been paid and the grading security has been posted.
20. For any grading operations conducted between October 1 and April 15 of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.
21. The grading plan shall comply with minimum setback requirements from ascending slopes as outlined in the City's Municipal Code. In the event that the required setback cannot be met, applicant shall submit a retaining wall design, prepared by a state-licensed engineer, which provides equal protection against slope failure as the required setback. Design shall be reviewed and approved by the City Engineer and City Soils Consultant.

#### Drainage

22. A Local Stormwater Pollution Prevention Plans (LSWPPP) shall be prepared in compliance with the Development Construction Model Program for Stormwater Management within the County of Los Angeles, and shall be subject to approval by the City Engineer. The LSWPPP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants in stormwater discharges from the construction site during the construction period, and after construction as required.
23. Drainage improvements on private property shall be continually maintained, repaired and replaced by the property owner(s).

#### Utilities

24. Water facilities shall be designed and constructed by the applicant in accordance with the standards of Las Virgenes Municipal Water District (LVMWD).
25. The applicant shall provide evidence that all sewer and water connection fees have been paid prior to issuance of a building permit.

#### OAK TREE/LANDSCAPE CONDITIONS

##### Oak Trees

26. Within thirty (30) days, the applicant shall submit an Oak Tree Permit application to address the unauthorized removal of one (1) *Quercus lobata* (Valley Oak) that was located in the planter at the southwest corner of the existing office. The applicant shall be responsible for all fees associated with said permit.
27. To mitigate the removal of the subject oak tree, the applicant shall plant two (2) thirty-six inch (36") box size Valley Oak trees within the site. The planting shall be

completed to the satisfaction of the City Oak Tree Consultant with respect to timing, planting location, installation and quality of stock. Additionally, the final tree location shall take into consideration view protection of the residences above.

28. The mitigation oak trees shall be maintained in perpetuity.

Landscaping

29. Prior to the issuance of any permits, the applicant shall submit three (3) copies of a landscape plan to be reviewed by the City Landscape Consultant and approved by the Director of Planning and Community Development. The plan shall address all newly graded slopes, including the area surrounding the new ramp and the cut slope behind the new structure. The plan shall be prepared by a licensed landscape architect and shall comply with the provisions of Section 9658 ET. SEQ. of the City of Agoura Hills Municipal Code.
30. All new plantings shall be complementary to the native surroundings and to the existing plant material on the site.
31. All plant material shall be rated for Sunset Zone 18 and shall not be considered invasive in the Santa Monica Mountains.

SPECIAL CONDITIONS

32. The modular building shall be painted beige to match the existing sanctuary.
33. No additional exterior lighting is permitted as part of this application.
34. No signage is approved as part of this application.
35. No mechanical equipment shall be permitted on the roof of the modular building. Wall-mounted or ground-mounted equipment shall be enclosed or screened with a solid material painted to match the building.

END