

CONDITIONS OF APPROVAL
(Case Nos. 04-SPR-019, 04-MOD-002 & 05-OTP-030)

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: Architectural Plans 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-SPR-019, 04-MOD-002 & 05-OTP-030 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/drainage, 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. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Division prior to the final approval of the Certificate of Occupancy.
12. 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.
13. Prior to issuance of a grading permit, applicant shall submit cost estimates of public improvements to the City Engineer for approval, on the City form, signed and stamped by a State-Licensed Civil Engineer.
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. The developer/owner shall pay all applicable fees and deposits prior to issuance of grading permit.

Grading

17. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code, as modified. Cut and fill slopes shall be limited to 25 feet in height.
18. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
19. A site grading plan shall be submitted for review and acceptance by the City Engineer and shall conform to the City's grading ordinance. Detailed grading/drainage plan shall be stamped and signed by a California Registered Civil Engineer. The grading/drainage plan shall be prepared using existing benchmark datum and clearly

show existing and proposed contour lines. The plan shall also show: existing oak trees, pad and finish floor elevations, all retaining and block walls, which shall be limited to 6 feet in height, and street improvement limits/cross sections. The grading/drainage plan shall show existing grades, other off-site improvements for a minimum of 25' outside of the property boundaries, all existing and proposed utilities, and all utility connections from the street to the site, all existing and proposed easements and all property lines.

20. 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.
21. 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.

Drainage

22. Submit a drainage study prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. The Study shall accompany the grading/drainage plan and shall address the ultimate disposition of on-site and off-site runoff. The plan needs to properly accommodate all drainage, including roof drainage, and provide erosion control measures at outlets.
23. A Storm Water Pollution Protection Plan (SWPPP) 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 SWPPP 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.
24. Applicant's driveway improvements shall be designed and constructed entirely within applicant's property boundaries. Any off-site construction requires written permission and easements from the affected property owner. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.

Utilities

25. The applicant shall submit evidence to the City Engineer that all sewer and water fees have been paid to Las Virgenes Municipal Water District (LVMWD) and Los Angeles County prior to issuance of a grading permit.

OAK TREE CONDITIONS

26. The applicant is permitted to remove the two (2) oak trees located at the northerly property line in order to construct the required driveway.
27. The two oak trees to be removed measure seven inches (7") and twenty-one inches (21") in diameter, for a total of twenty-eight inches (28") of diameter. Due to the determination that there is not suitable planting space for onsite mitigation, the applicant shall pay an in-lieu fee of \$7,200.00 to the oak tree mitigation fund. This in-lieu fee reflects the cost of planting and initial maintenance for the otherwise required mitigation oak trees. This number was based upon the cost to purchase, install and initially maintain two (2) thirty-six inch (36") box-size trees and twenty-two (22) fifteen (15) gallon size trees.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

28. 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.
29. 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.
30. 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.

SPECIAL CONDITIONS

31. The applicant shall provide a permeable or semi-permeable driveway surface for the driveway leading to the residence subject to review and approval by the Director of Planning and Community Development.
32. Any retaining walls shall consist of split-faced block or other decorative materials subject to review and approval by the Director of Planning and Community Development.
33. No mechanical equipment shall be permitted on the roof of the new residence. Ground-mounted equipment shall be enclosed or screened with a solid material painted to match the building.
34. No construction activity shall occur outside the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday and Holidays per Section 4100 of the Municipal Code.

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