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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**DATE:** April 16, 2009

**APPLICANT:** Mohammed Sherif for Mr. Gu  
29338 Roadside Drive  
Agoura Hills, CA 91301

**TO:** Planning Commission

**CASE NOS.:** 07-SPR-012, 07-VAR-003, 07-SP-024 &  
TPM 70808 (Ref: 05-VAR-007)

**LOCATION:** 29338 Roadside Drive  
(A.P.N. 2061-004-038, 039 and 027)

**REQUEST:** Request for a Site Plan/Architectural review to replace a self-serve car wash and lube/smog-check facility with a new 4,169 square-foot car wash, lube and smog check facility; a Tentative Parcel Map to adjust lot lines of three parcels for the proposed construction; a Sign Permit for the facility signage; and a Variance from Zoning Ordinance Sections 9383.4, 9606.2.E and 9383.1 to provide a 7.5-foot rear (south) yard building setback instead of at least 20 feet, to construct a 13-foot high retaining wall instead of a maximum height of 6 feet, and to provide for a parcel smaller than the minimum requirement of three acres.

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA per Section 15301

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-012, Sign Permit Case No. 07-SP-024, Variance Case No. 07-VAR-003, Tentative Parcel Map Case No. TPM 70808, subject to conditions, based on the findings of the attached Draft Resolutions.

**ZONING DESIGNATION:** BP-M-FC (Business Park – Manufacturing - Freeway Corridor Overlay District)

**GENERAL PLAN DESIGNATION:** Business Park-Manufacturing

## **PROJECT BACKGROUND AND DESCRIPTION**

The applicant Mohammed Sherif, operator of the Agoura Lube and Smog, on behalf of property owner Hong Gu, has applied for a Site Plan/Architectural Review to remodel an existing lube/smog check/self-serve car wash. The business is located at 29338 Roadside Drive, near the easterly terminus of the street, west of Kanan Road. The parcel is within the Business Park-Manufacturing (BP-M) and Freeway Corridor Design Overlay (FC) zones.

The proposed remodel and expansion consists of replacing the self-serve car wash with a full-service car wash, and adding retail and office space. The tunnel would be located toward the back of the parcel, parallel to the south property line. The vehicles would enter the site using the west driveway and would continue toward the rear of the parcel to either enter a drive aisle leading to the wash tunnel or a drive aisle leading to the lube/smog check bays. The drive aisles would be separated by a landscape planter. The aisle leading to the tunnel can accommodate two vacuuming stations opposite each other with retractable hoses that are stored into the ground after closing. The wash tunnel technology can accommodate odd-sized vehicles. The vehicles exiting the tunnel are parallel-parked along the west property line to be dried. Only one car can pass the parked vehicles to exit the site using the east driveway. A landscape planter separates the area where the cars are stored from the parking required for other uses providing additional screening. Per the applicant's description, the retail area is used for transactions and retail gift items which can be accessed from the west side of the building and from the front (north side) of the building facing the street. While the cars are being attended to, customers can wait inside or outside under a patio cover. The vehicles stored in the building for lube and smog check services can drive through the building and exit the parcel using the parking lot drive aisle and ultimately the east driveway. A mezzanine is also provided above the retail area that the owner intends to occupy.

The project requires the review and approval of a Variance due to a reduced rear (south) yard building setback for one of the new building components, a proposed retaining wall height in excess of 6 feet, and parcel boundary adjustment on a lot that is smaller than the minimum 3-acre size requirement for the zone.

In 2006, the Planning Commission approved a lot line adjustment and a Variance for the property. The lot line adjustment, at that time, was to move the property line between the applicant's lot and the property to the south to correspond with the development area of each business; one parcel maintained its frontage on Agoura Road (29301 Agoura Road) and other on Roadside Drive (28338 Roadside Drive). This time, the City Engineer has required the applicant to submit a Tentative Parcel Map for the Planning Commission's approval to adjust the property lines of three parcels; the parcel for this project and two abutting parcels, under same ownership. In addition, the applicant is seeking approval of a Sign Permit to install new signage for the facility.

The car wash/lube use has been in place since 1978. Minor building repairs have been permitted over the years but the site has not been redeveloped. The use currently consists

of lube and smog check services with coin-operated washing bays under the canopy and free-standing vacuuming stations. The business operates between the hours of 8 a.m. and 6 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays and 8:00 a.m. to 4:00 p.m. on Sundays. Currently, the business employs 3 technicians. The new business will employ 10 car wash employees, 3 lube and smog check technicians, a retail employee, and the owner intends to occupy the office space. Per the Zoning Ordinance, the project is required to provide parking for each component of the facility. In this case, each component has a different ratio either based on floor area or number of employees. Calculations are provided below in the staff analysis.

## STAFF ANALYSIS

### Site Plan:

Over time, the industrially-zoned parcel developed with incongruent property boundaries and since several actions are required on the part of the City, a parcel map was determined to be the most appropriate tool to rectify the situation. This action will require an abandonment of land by the City, dedication of land by the applicant and a land exchange between property owners. This exchange will increase the size of the subject parcel, bringing it closer to conformance. Only one parcel will be non-conforming in size out of the three parcels affected by the Parcel Map. Since the lots are physically separated by a difference in topographic elevation, retaining walls will be required for redevelopment of the site. The existing parcels are and will be:

- Parcel 1: 27,447 sqft. (0.63 acres) and is proposed to be 28,692 sqft. (0.66 acres)
- Parcel 2: 146,273 sqft. (3.36 acres) and is proposed to be 148,009 sqft. (3.41 acres)
- Parcel 3: 146,262 sqft. (3.36 acres) and is proposed to be 144,453 sqft. (3.32 acres)

To help achieve the desired quality project, it was necessary to maximize the use of the parcel in order to accommodate not only the building, but increased landscaping throughout the site, and the required parking and handicap accessibility to the site and to the buildings. This is the reason why the applicant proposes to level a descending slope on the east side of the parcel and support the pad by building a retaining wall, as well as carving out land from an ascending slope on the west side of the parcel that would also be retained by a wall. This process would add developable pad area on the site. The descending slope in the rear would not be affected by the changes. A fence would separate the two properties. The applicant's interest to preserve the lube and smog check services buildings added to the site's constraints. The freeway corridor design overlay guidelines led the applicant to attach a wash tunnel in the back of the parcel and situate it perpendicularly (in an east/west direction) to the existing building in order to minimize the view of the inside of the tunnel from the road. The retail and office area are intended to screen the tunnel and provide an identity to the business. The remainder of the land would be dedicated to the parking and landscaping, and resulting in improved on-site circulation. An extension to the tunnel would house all the equipment and all unsightly temporary accessory structures would be removed.

The following is a summary of the proposal relative to Zoning requirements.

	<b>Existing Conditions</b>	<b>Proposed</b>	<b>Required</b>
<u>Lot Size</u>			
Parcel # 1(Front):	27,447 sq.ft. (0.63 acres)	28,652 sq.ft. (0.66 acres)	3 acres min.
Parcel # 2 (East):	146,273 sq.ft. (3.36 acres)	148,009 sq.ft. (3.41 acres)	3 acres min.
Parcel # 3 (Rear):	146.262 sq.ft/ (3.36 acres)	144,453 sq.ft. (3.32 acres)	3 acres min.
<u>Building Setbacks</u>			
Front:	24 feet	60 feet	20 feet min.
Rear:	34 feet	7.5 feet	20 feet min.
Side (west):	40 feet	45 feet	70 feet combined min.
Side:(east):	89 feet	33.5 feet	70 feet combined min. (15 ft. min. on 1 side)
<u>Building Size</u>			
Tunnel	N/A	1,427 sq.ft.	N/A
Retail	N/A	313 sq.ft.	N/A
Lube/Smog Bays	1,560 sq.ft.	1,380 sq.ft.	N/A
Storage Room	N/A	437 sq.ft.	N/A
Other space	N/A	612 sq.ft.	N/A
Patio Covers:	1,200 sq.ft.	714 sq.ft.	N/A
<b>Subtotal:</b>	<b>2,760 sq.ft.</b>	<b>4,883 sq.ft.</b>	<b>N/A</b>
Second Floor Office:	N/A	243 sqft.	N/A
<u>Building Height</u>	19 ft.	21 ft.	35 ft.
<u>Building Lot Coverage</u>	10%	17%	30% min.
<u>Parking</u>			
Tunnel	N/A	10 spaces	10 spaces
Retail	N/A	1 space	1 space
Office	N/A	1 space	1 space
Lube/Smog Bays	<u>6 spaces</u>	<u>4 spaces</u>	<u>4 spaces</u>
<b>Total:</b>	<b>6 spaces</b>	<b>16 spaces</b>	<b>16 spaces</b>
<u>Landscape Coverage</u>	17%	23%	20% min.
<u>Oak Trees</u>	None	15 trees	2 trees min.

The new layout would result in a building setback of 60 feet, instead of 24 feet, from the front (north) property line. This results in a more compact building design which will create a primary façade visible from the street and greater architectural quality, instead of a narrow long tunnel-like building with no primary entrance. The tunnel would be

screened by the existing service building and the new retail area and the canopy cover. The larger building envelope would still maintain enough separation between the on-site and off-site buildings. As proposed, the tunnel and service bays will be over 100 feet away from the new building to the west and 12 feet lower and 40 feet away from the closest storage facility to the east and 13 feet above. With respect to the separation between the storage room and the storage building in the rear of the property, it is proposed to be setback 22 feet and graded 5 feet above. The tunnel is proposed to be at a lower elevation than the retail and service bays, which results in a lower roof line than the retail area in the front. The roof lines vary between 16.5 feet and 21 feet in height, which is below the maximum allowable building height of 35 feet. The new building will be below the roof line of the adjacent, new building to the west. Although the proposed building coverage increased from 11% to 18%, it remains below the maximum allowable for the zone.

Parking is provided to serve each individual use on the site including the car wash which is based on the number of employees, the lube and smog check uses which is based on the number of bays, the retail space and the office space which is based on the gross floor area. As proposed, the site plan provides sufficient parking to accommodate all the aspects of the business with a total of 16 spaces. No Traffic Study was required to be prepared by the applicant given the low number of expected of vehicle trips per peak hour. Traffic impacts are not expected on Roadside Drive.

#### Architectural Design:

Each component of the proposed facility has individual characteristics. The lube/smog check service building is designed with a flat roof perpendicular to the street with an upgraded exterior and roll-up doors on the east and west elevations. The lobby and retail areas and office mezzanine of the car wash, which would face Roadside Drive, is designed as a two-story window curtain and a hip, standing seam metal roof. The car wash tunnel is designed with a gable, standing seam metal roof. The storage room attached to the back of the tunnel is designed with a shed standing seam metal roof approximately half of the length of the tunnel. The building is enhanced with decorative 2.5-foot wide wood trellis covers over the roll-up doors of the service bays and wash tunnel and with a larger trellis cover (13 by 23 feet) for a customer waiting area which contributes to more screening. The building will be entirely stuccoed with a smooth finish. The colors selected for the project include browns for the walls, green for the trims and metal roof, green-tinted windows and wood stain for the trellis covers. The project also uses a stone veneer for the support columns of the trellis covers.

The applicant worked closely with the Architectural Review Panel who reviewed several iterations of the project design. The project design has been enhanced with each revision. The plans for review by the Planning Commission are supported by the Architectural Review Panel which found them to comply with various aspects of the City's Architectural Design Standards and Guidelines.

Signage:

The proposed signage consists of a 50 square-foot wall-mounted sign which is proposed to be installed on the façade of the service bay building facing the street; two, 10 square-foot secondary signs on the west building elevation, one for the lube and one for the smog check service bay, and a 23.5 square-foot car wash menu board along the driveway leading to the tunnel entry. The signs will not be illuminated. The applicant will be replacing the existing monument sign with a new 30 square-foot sign not to exceed 6 feet in height (not the 7-foot high structure shown on the plans). The monument sign structure will match the materials as the finishing materials of the building and the sign will be externally illuminated. The structure will be installed parallel to Roadside Drive. A condition was added to restrict the height of the monument sign to 6 feet. The scheme colors are forest green and burgundy. The signs are made out of high-density foam and painted. Square footage of the signs complies with the Sign Ordinance. The billboard sign located along the western property line is actually on the neighbor's property and will remain in its location. The new property line will stop short of the billboard to provide access for maintenance.

Landscape Review:

The new Site Plan allows for more opportunities to increase the landscaping. The applicant has been able to provide for 23% landscape coverage from the existing 17% coverage and 53% tree canopy coverage of the parking area from almost non-existent shade coverage. The drive-aisles and parking areas are bordered by landscape planters which allow the planting of trees for canopy coverage and screening of the operation as viewed from the freeway. The slope along the west property line is now under the control of this applicant and will be permanently landscaped to stabilize it and provide green coverage. The rear of the property which serves as a catch basin will be landscaped and will provide partial screening of the storage room and tunnel as viewed from below on Agoura Road. The landscaped areas along the front of the property will be increased and will provide sufficient space for trees and naturalistic ground covering. The landscape palette generously incorporates Coast Live Oak trees, Cedar, Crape Myrtle and Chinese Elm trees. The use of more condensed tree planting was dictated by the desire to screen the facility from the freeway. Since there is not enough area to landscape all along the eastern property line at the top of the slope, the applicant chose to install a soil nail wall which would be designed to resemble a rock formation and would not need as much landscape screening. However, approximately half of the length of the wall would be built on the property line and the other half between 10 and 20 feet inside the property line which provides enough space to landscape and screen the wall above. Furthermore, the Zoning Ordinance requires a twenty-foot-wide (20') fully landscaped planter along the full property lines adjacent to any public or private street or highway whenever the parking area abuts a public or private street. Approximately one-third (1/3) of the landscaped planter along Roadside Drive as proposed is less than 20' deep, or sixteen feet (16') deep at the narrowest. As an average, the planter is 20 feet wide however. Due to the width required for drive aisles and parking spaces the applicant is unable to meet the requirement of a 20' deep planter. The Planning Commission may allow up to 50% encroachment in the front landscape planter along the full property lines. In this case, the encroachment is 33% of the total length. The 16' depth of the planter is

sufficiently wide to allow adequate screening of the parking area through the use of plant material and landscape mounding.

Engineering/Public Works Review:

The proposed grading is expected to generate 1,900 cubic yard of fill, mostly to be applied to the eastern side of the property line. The pad elevation will not be changed but rather the pad will be widened. The whole parcel will remain below the freeway corridor elevation. The existing retaining wall bordering the east property line will remain, and the soil nail wall will be built on top. A black vinyl-coated chain link fence will be reinstalled atop the retaining wall and along the rear property line as a security measure. The Engineering Department has tentatively approved the proposed drainage plan for this project.

Customers would enter the site using the driveway to the west, and would either drive to the east of the planter to the tunnel or to the west of the planter to the bays. Cars are permitted to circulate through the building. Cars exiting the tunnel would be parked along the east side of the property to be dried and would ultimately exit the parcel using the east driveway. The parking in the middle of the parcel is intended for employees and customers only and a two-way circulation is permitted in that area. All car traffic has to be contained on the site as no parking is allowed on Roadside Drive on either side of the street. The Public Works Department will only require the applicant add a side walk to provide handicap accessibility to the site. The applicant will be required to pay traffic improvement fees for the new building construction as well.

Variance:

The applicant is requesting the approval of three separate Zoning Ordinance Variance requests. One request is to approve a parcel map with a smaller size than permitted in the BP-M zone; a second is to allow a retaining wall with a height in excess of 6 feet and a third is to allow a reduction in building setback from the rear property line from 20 feet to 7. In order for the Planning Commission to grant all three requests for a Variance, the Zoning Ordinance requires that the following five (5) findings be made. Staff has analyzed the applicant's request per the required findings and recommends that the Variance be approved. These variances are necessary to properly redevelop the site. The following are the required findings and staff's analysis as they apply to this case.

1. Required Finding:

That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

Staff Analysis:

By moving the east property line further west, the owner of the property to the east would be gaining land, and in exchange would be giving land along the west

side of the parcel to enlarge the applicant's site for better on-site circulation. The result is a larger parcel for this project, with a front property line in alignment with the right-of-way and without encroachment on neighboring properties. The new design results in a property closer in compliance with the Zoning Code standards and eliminates this shared responsibility of the use of the sidewalk. In doing so, a taller retaining wall had to be erected on the edge of the pad. As the driveway of the adjacent property slopes downward from the street, the retaining height increases. The existing development does not provide sufficient room to build a tiered wall system with each wall less than six feet per code requirement. The applicant has chosen to build a soil nail wall which would be designed to resemble a rock formation with an earth tone color instead of a conventional block wall. The wall would be entirely below the street level however and would have various heights from 1 foot closest to the street to 13 feet at midpoint and would merge into the slopes in the back of the property where it would be screened by trees. The wall would not be visible from the Roadside terminus. The wall faces east where parcels are developed and where no street access is provided, the closest being Agoura Road, 700 feet away. The applicant is also asking to place the storage room which is part of the car-wash building closer to the rear property line than permitted by the zone but would maintain the minimum setback for the main building. The zone requires a 20 foot setback in the rear of the property, the applicant is asking for 7.5 feet over a distance of 35 feet. The tunnel, the storage room is attached to is 80 feet long and the parcel width 158 feet. The encroachment represents 22% of the length of the parcel and 14% of the total rear yard area. This storage room is an asset to the project as it allows all operation-related equipment to be screened from public view and is located in the most logical location within the non-conforming lot. The reduced rear yard area is adjacent to one of the building of the self storage facility which is placed at the base of a slope behind the rear property line.

2. Required Finding:

That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

Staff Analysis:

The lot is non-conforming in size and the three Variance requests will allow the redevelopment of this site with conforming uses.

3. Required Findings:

That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.



Staff Analysis:

The strict enforcement of the development standards of the BP-M zone would not allow for the proper redevelopment of this parcel for this permitted use. The proposed Variance would allow for the correction of property boundaries and usage of the land, the redevelopment of the zone and needed landscaping and screening from the right-of-way. The existing size of the lot presents a hardship in meeting the required development standards of the BP-M zone.

4. Required Findings:

That the granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis:

The physical improvements are proposed for the protection of the slopes and improvement of the drainage on and off-site. With the proposed lot size, the slopes will be under the control of one owner and conditioned to be maintained in perpetuity. Access will be maintained on properties adjacent to the project site. The circulation throughout the site is improved, pedestrian travel will be protected and handicap accessibility to the building and the services will be provided. The scale of the development is commensurate with the size of the parcel and the neighborhood. The building will be constructed in compliance with the most recently adopted Building Code.

5. Required Findings:

That the granting of the Variance will be consistent with the character of the surrounding area.

Staff Analysis:

The Variance would allow for one parcel that is larger than what currently exists. Only one of the three parcels would be non-conforming and be under the 3-acre minimum size requirement of the BP-M zone. Thus this Variance would make that parcel less non-conforming than the current lot size. Parcels vary in size from less than an acre to over 5 acres within a distance of less than a half-mile. The Variance would also allow for a comprehensive redevelopment of the site with modernization of the buildings and uses appropriate building and site design and significantly increased landscaping. The improvement will be an asset to the community and will contribute to the orderly development of the corridor. Soil nail walls have been approved with the development of other parcels within the freeway corridor. The reduced building setback will not be viewed from the freeway and will still maintain light, privacy and open space for adjacent businesses.

## **RECOMMENDATION**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review, Case No. 07-SPR-012, Sign Permit, Case No. 07-SP-024, Variance request, Case No. 07-VAR-003, and a Tentative Parcel Map 70808, subject to conditions, based on the findings of the attached Draft Resolutions.

## **ATTACHMENTS**

- Draft Resolutions and Conditions of Approval for the SPR & SP, VAR & TPM
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Architectural, Grading, Landscaping, Sign Program & Tentative Parcel Map Exhibits
- Exhibit C: Applicant's Description of the Use / Car Wash Technology
- Exhibit D: Environmental Determination
- Exhibit E: City Oak Tree/Landscape Consultant Memorandum
- Exhibit F: City Traffic Consultant Memorandum
- Exhibit G: Color and Material Board, Color Renderings and Photographs

**Case Planner:** Valerie Darbouze

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL CASE NO. 07-SPR-012,  
AND SIGN PERMIT CASE NO. 07-SP-024

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

Section I. An application was duly filed by Moe Sherif with respect to the real property located at 29338 Roadside Drive (Assessor's Parcel Numbers 2061-004-038, 039 and 027) requesting approval of a Site Plan/Architectural Review application to replace a self-serve car wash and lube/smog-check facility with a new car wash, lube and smog-check facility. The applicant also requested approval of a Sign Permit for the facility signage. A public hearing was duly held on April 16, 2009 at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Hearing.

Section III. Pursuant to Sections 9677.5, 9677.7.G. and 9655.5.D of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The zoning designation, Business Park-Manufacturing (BP-M) allows for development of car wash facilities and related automotive services. The proposal meets the development standards for the BP-M-FC (Business Park – Manufacturing and Freeway Corridor Overlay) Zones relative to building height, lot coverage, landscape coverage and parking.
- B. The proposed use, as conditioned, and the manner in which it will be operated or maintained will not be detrimental to the public health safety, or general welfare. Access to the property will be via two driveways. The project expansion will preserve light, air, privacy and open space for neighboring parcels. The proposed grading will minimally change the topography of the lot enjoyed by the surrounding community but will improve soil retention. Drainage control and landscaping are also improved as part of the project. The new construction will be in compliance with the most recently adopted Building Code.
- C. The proposed use shall not conflict with the character and design of the buildings nearby. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed car wash facility is allowed within the Business Park - Manufacturing zone. The design of the buildings, the use of earth-tone colors and

exterior finishing materials are consistent with the expected commercial development design in that zone. The project provides varied building setbacks amongst on-site and off-site structures.

- D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance except for approved variances. The two-story, main building meets the 35-foot building height limitation for structures within the zone. The remaining development is single-story in height. Building lot coverage is below the maximum allowed for the zone. The slope in the rear of the property and east and west sides provide an opportunity for additional landscaping in addition to the newly created landscape finger planters. The new site layout will allow for the required number of parking spaces.
- E. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed car wash tunnel is partially screened by the ascending slope along the west side of the property and by the lube and smog check services building located in front of it, as called for in the General Plan Land Use Element. All on-site amenities will also be screened from public view at all time. Although the project is in the Freeway Corridor Overlay, it is screened by other commercial buildings and generous landscaping.
- F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The architectural style and design of the mass remains in keeping with surrounding commercial structures. The use of landscaping will act as a screen to the outdoor activities. All equipment will be contained in a room attached to the back of the tunnel in the rear of the property. The activities occurring in the lube and smog check building will be screened from view from eastbound traffic by a slope and from westbound traffic by landscaping which is consistent with the Freeway Corridor Overlay District requirements.
- G. The proposed signage is in keeping with the design of the building, the colors are toned down, the letters are legible and the construction style is rustic. At the exception of the monument sign which is externally lit, the signs are not illuminated which maintains a dark-sky development.

Section IV. The Planning Commission finds that the proposed Site Plan/Architectural Review and Sign Permit applications to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301, in that the project involves the expansion of an existing commercial facility less than 10,000 square feet in size.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case no. 07-SPR-012 and Sign Permit Case No. 07-SP-024, subject to the attached conditions, with respect to the property described in Section I hereof.

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

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PASSED, APPROVED, and ADOPTED this 16th day of April 2009, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John O'Meara, Chairperson

ATTEST:

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Doug Hooper, Secretary

**CONDITIONS OF APPROVAL**  
**Case Nos. 07-SPR-012 & 07-SP-024**

**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. 07-SPR-012 & 07-SP-024 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.
11. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.

## Conditions of Approval

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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 \$0.47 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 \$ 0.9296 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.

### Construction Requirements

18. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. Temporary construction fencing and gates shall be maintained in good order at all times.
19. All proposed retaining walls shall consist of materials subject to review and approval by the Director of Planning and Community Development.
20. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
21. 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.

22. 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.
23. A lighting plan shall be submitted for review and approval by the Director of Planning and Community Development.
24. A copy of all communications between the City and the applicant shall be kept on-site at all times.
25. 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.
26. 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

27. 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.
28. 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.
29. 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

30. Landscape plans shall be submitted for review and approval by the City Planning and Community Development Department prior to issuance of a Grading Permit.
31. 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
32. 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.
  - o. The landscape plans shall prominently display the following notes:
    - All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
    - All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
    - Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
33. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
  34. The final plans shall not include any palm species.
  35. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
  36. 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.
  37. The landscape plan shall include at least one (1) twenty-four inch (24") box size oak tree.

Conditions of Approval

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38. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
39. The landscape plan must be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department.
40. All plant material must be considered compatible with Sunset Zone 18.
41. Poor landscape practices such as topping, hedging and “lollipoping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
42. Proposed light standard locations must be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
43. The landscape design shall be naturalistic in style, emphasizing native oak trees per the design standards for the Freeway Corridor Overlay District. The applicant and his landscape architect shall work with the City Landscape Consultant to ensure this requirement is met.
44. A minimum of twenty percent (20%) of the total lot shall be landscaped.
45. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
46. Since the front planter at the east side of the site along Roadside Drive is less than 20' deep as required by the Municipal Code, the final landscape plan shall ensure that proper screening is provided through the use of plant material and landscape berming to the satisfaction of the City Landscape Consultant.
47. Shade trees shall be provided such that fifty percent (50%) of the parking lot, including driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation.
48. Landscaped areas shall be a minimum of four feet (4') wide (including curbs).
49. Landscape berming shall be included in the planters along the public right-of-way, having a minimum elevation variation of thirty inches (30").
50. Any new perimeter walls shall be decorative with a height and design subject to review and approval by the City Landscape Consultant and the Director.
51. The planting area where parking abuts on two sides shall be widened to a minimum of eight feet (8') wide.

52. The sidewalk that abuts the parking stalls on the west side of the site shall be reduced to four feet (4') in width to allow more room for planting immediately to the west of the sidewalk.
53. Vines shall be used to soften proposed retaining walls and columns.
54. The four and one-half foot (4-1/2') wide planters west of the building are too narrow for the proposed *Quercus agrifolia*. Another tree shall be selected for this planter that satisfies the City Landscape Consultant.
55. Trees must be spaced to provide for their expected ultimate spread. Close spacing will result in the need for excessive maintenance and/or pruning. Trees shall be spaced on the final landscape plan to the satisfaction of the City Landscape Consultant.
56. The Planting Plan shows a two foot (2') wide rock-lined swale near the south property line; however the most recent Grading Plan now shows this as a grass bioswale and was not shown in any form on the Architectural Site Plan. These discrepancies must be coordinated in all of the final working drawings.
57. The applicant and his civil engineer are working with Public Works on modifications to the grass swale to be located to the south of the proposed storage room. Landscape screening shall be provided between this storage room and the south property line.

### **ENGINEERING CONDITIONS**

#### 58. PRIOR TO FINAL MAP RECORDATION

- 1.01 Dedicate the following right-of-way in locations listed below:

Variable areas along the frontage on Roadside Drive as shown on the Tentative Parcel Map No. 70808.

- 1.02 Dedicate or reserve the following public utility easement(s) and emergency access easement(s): Easement to City and/or Flood Control District to maintain flood channel areas, including but not limited to existing retaining wall in area to be vacated by the City.

- 1.03 Vacate the following street or easement: Variable areas along the parcel frontage of Roadside Drive as shown on TPM 70808. Provide accurate meets and bound description of these areas at the plan check stage for approval by the City Engineer.

- 1.04 Provide a preliminary title report not older than 30 days.

- 1.05 Other Conditions: Provide adequate security fencing at or near the relocated property line between the applicant's property and existing Storage

facility on three sides of the property. The height, location and type of fencing shall be reviewed by and approved by the City and the concerned property owner.

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

A. General

- 2.01 Record Parcel/Tract No. 70808 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
- 2.02 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.
- 2.03 For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).
- 2.04 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
- 2.05 All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. 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.
- 2.06 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.
- 2.07 The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement

plans will not be approved by the City Engineer if not accompanied by CAD files.

- 2.08 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.
- 2.09 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
  - Las Virgenes Municipal Water District
- 2.10 Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.

B. Public Improvements

- PCC Drive/Approach: Construct two new 26 feet wide driveways.
  - Sidewalk: Construct new 5 foot wide sidewalk for entire property frontage with width transition on west end.
  - All water appurtenances are per LVMWD standards.
  - Other required improvements: Sawcut existing concrete pad under utility cabinet to 4-foot minimum behind curb face. Coordinate with utility owner for such work.
- 2.11 Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. All public improvements shall be designed and constructed to the satisfaction of the City Engineer. Previous infrastructure plans will continue to be plan checked from the point of the previous check.
  - 2.12 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.
  - 2.13 Provide a preliminary title report not older than 30 days.

C. Sewer

- 2.14 Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

D. Water

- 2.15 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

- 2.16 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.
- 2.17 Other Conditions: Recycling of car wash water is required. Consult LVMWD for requirements.

F. Stormwater (NPDES)

- 2.18 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;
  3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  4. 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.
- 2.19 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.

- 2.20 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: [www.cabmphandbooks.com](http://www.cabmphandbooks.com) and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure 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;
3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
4. 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.

- 2.21 Other Conditions: Two foot wide bioswale will not function properly. Provide calculations of bioswale, length, cross-slope, longitudinal slope and required contact time to function properly.  
Restore dilapidated property line fence along southerly property line in healthy condition and reestablish berm on top of the slope to prevent storm water sheet flow over the slope to adjoining property.

Bio-swale terminates on a slope area where excessive erosion is a concern. The applicant shall provide rock rip-rap or approved method to control the erosion and contain spill.



G. Traffic/Transportation

- 2.21 A prevailing Transportation Impact Fee is due prior to the issuance of a Building Permit.

60. PRIOR TO CERTIFICATE OF OCCUPANCY

- 3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.
- 3.02 All requirements including construction of improvements covered in Section 2 must be completed to the satisfaction of the City Engineer.
- 3.03 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.*
- 3.04 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](http://www.agoura-hills.ca.us).
- 3.05 All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

**BUILDING AND SAFETY**

61. 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.
62. 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, (½ 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 prior to the issuance of a Building Permit.

Conditions of Approval

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63. Exterior elements and materials must be in compliance with all Fire Zone 4 requirements, Agoura Hills Building Code, Sec.6402.1.
64. Dual pane windows shall be utilized as required for Fire Zone 4 compliance.
65. Projects shall demonstrate the use of Class-A roofing material.
66. The final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around structure.
67. Building Permits shall not be issued until grading is approved and City, Fire District and all other Departments' requirements have been satisfied.

**SPECIAL CONDITIONS**

68. No mechanical equipment and equipment related to the operation of the business shall be visible from the right-of-way during and outside business hours.
69. Property line fencing and retaining walls shall require the review and approval of the Director of Planning and Community Development.
70. All proposed lighting and lighting fixtures shall be subject to the review and approval by the Director of Planning and Development.
71. The landscape planter located between the sign and the building shall be extended to 8 feet with 16-foot long striping for the parking spaces.
72. A minimum of 16 spaces shall be provided on site as required by the Zoning Ordinance based on the proposed uses.
73. No outdoor carwash or lube activity shall be conducted outside of the building and no auto detailing shall be conducted outdoors.
74. No temporary structure is permitted to be erected on the site as part of this approval.
75. The applicant shall inquire with the Los Angeles County Industrial Waste Division as to what permits are required and obtain them accordingly.
76. The sale of alcoholic products is prohibited in the Freeway Overlay District.
77. There shall be no off-site parking of vehicles (on the public right-of-way and on private property).

END

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF AGOURA HILLS  
APPROVING VARIANCE CASE NO. 07-VAR-003

Section I. An application was duly filed by Moe Sherif with respect to the real property located at 29338 Roadside Drive (Assessor's Parcel Numbers 2061-004-038, 039 and 027) requesting approval of a Variance Case No. 07-VAR-003 to provide a 7.5-foot rear (south) yard building setback instead of a least 20 feet, to construct a 13-foot high retaining wall instead of a maximum height of 6 feet, and to provide for a parcel smaller than the minimum requirement of three acres. This application for a Variance was considered in conjunction with Site Plan/Architectural Review Case No. 07-SPR-012, Sign Permit Case No. 07-SP-024 and Tentative Parcel Map Case No. 70808. A public hearing was duly held on April 16, 2009 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California on the appeal. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section III. Pursuant to Sections 9383.4, 9606.2.E., and 9383.1 of the Zoning Ordinance, the City Council finds that:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Land is being gained as a result of the parcel boundary adjustment and street improvements completed. The retaining wall is designed to resemble a rock formation and all of it will be below the street elevation and therefore would not be visible from the Roadside and Agoura Road rights-of-way. In addition, the encroachment represents only 22% of the length of the parcel. The storage room is an asset to the project as it allows all operation-related equipment to be screened from public view.
- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. Parcels in the vicinity are of many different sizes and non-conformity with respect to commercial development standards. No homogenous development pattern exists in the area including formal parking or landscaping. The proposed Variance reduces the non-conformity and provides the ability to maintain the on-site landscaping in perpetuity. The proposed building setback is not uncommon in the area and given the existing topography, there is no measurable impact to light and air requirement enjoyed by adjacent uses.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The proposed Variance would allow for the correction of property boundaries and usage of the land, the redevelopment of the zone and needed landscaping and screening from the right-of-way.
- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The

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

physical improvements are proposed for the protection of the slopes and improvement of the drainage on and off-site. The slopes will be under the control of one owner and conditioned to be maintained in perpetuity. Access will be maintained on properties adjacent to the project site. The circulation throughout the site is improved, pedestrian travel will be protected and handicap accessibility to the building and the services will be provided. The scale of the development is commensurate with the neighborhood. The Freeway Corridor Design Overlay guidelines goals are accomplished in that the unsightly outdoor equipment storage would be eliminated and the activities screened from the freeway.

- E. The granting of the Variance will be consistent with the character of the surrounding area. The Variance would allow for one larger parcel than existed. Only one of the three parcels would be non-conforming and be under the 3-acre minimum size requirement of the BP-M zone. Parcels vary in size from less than an acre to over 5 acres within a distance of less than a half-mile. The improvement will be an asset to the community and will contribute to the orderly development of the corridor. Soil nail walls have been approved with the development of other parcels within the freeway corridor. The reduced building setback will not be viewed from the freeway and will still maintain light, privacy and open space for adjacent businesses.

Section IV. The Planning Commission finds that the proposed the Variance application to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301, in that the project involves the expansion of an existing commercial facility less than 10,000 square feet in size.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. 07-VAR-003, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 16<sup>th</sup> day of April, 2009 by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John O'Meara, Chairperson

ATTEST:

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Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (Case No. 07-VAR-003)

### 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 (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on April 16, 2009.
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; 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.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. 07-VAR-003 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 07-VAR-003 is valid only in conjunction with Site Plan/Architectural Review Case No. 07-SPR-012, Sign Permit Case No. 07-SP-024, and Tentative Parcel Map No. 70808 and the approved Conditions of approval therein.

END

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING TENTATIVE PARCEL MAP NO. 70808

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

Section I. An application was duly filed by Moe Sherif with respect to the real property located at 29338 Roadside Drive (Assessor's Parcel Numbers 2061-004-038, 039 and 027) requesting approval of a Tentative Parcel Map to adjust the boundaries of three (3) parcels. A public meeting was duly held on April 16, 2009 at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and that notice of time, date and place and purpose of the aforesaid was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Meeting.

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

- A. The proposed map is consistent with the City's General Plan Land Use Element in that the proposed parcel map will allow for the revitalization of existing development within the Freeway Corridor Overlay, and provide employment and additional services useful to the community.
- B. The site is physically suitable for the proposed development and the new map will improve the circulation throughout the site and will not impact Roadside Drive. The landscaped slopes along the east and west sides of the property will be maintained by one owner instead of two, the secondary access on the adjacent parcel to the east will not be encumbered by an access easement. The increase will allow the user to maximize the use of the property and provide necessary landscaping. The manufacturing zone does not require a minimum lot width or depth. The proposed map will increase the size of an otherwise non-conforming lot.
- C. The design of the Tentative Parcel Map or proposed improvements is not likely to cause substantial environmental damage or serious public health issues. Street improvements are partially in place and the map will rectify the front property line to match the new street alignment.
- D. The design of the Tentative Parcel Map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed development.

Section IV. The Tentative Parcel Map is exempt pursuant to the California Environmental Quality Act, Section 15305.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 70808, subject to attached Conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED and ADOPTED this 16<sup>th</sup> day of April, 2009 by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

\_\_\_\_\_  
John O'Meara, Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (CASE NO. PM 70808)

### STANDARD CONDITIONS

1. This decision for approval of the Tentative Parcel Map application, 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 required forms and related fees with the City.
2. The approval of this permit 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. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Tentative Parcel Map reviewed and approved by the Planning Commission on April 16, 2009.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared 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; 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.
6. The approval of Tentative Parcel Map No. 70808 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the city prior to the expiration date.
7. All requirements of the City Zoning Ordinance, City Subdivision Ordinance and of the specific Zoning of the subject property must be complied with unless set forth in the Permit or on the approved Parcel Map. Further, the Conditions of Approval for Case Nos. 07-SPR-012, 07-SP-024 and 07-VAR-003 are conditions of this approval.

END





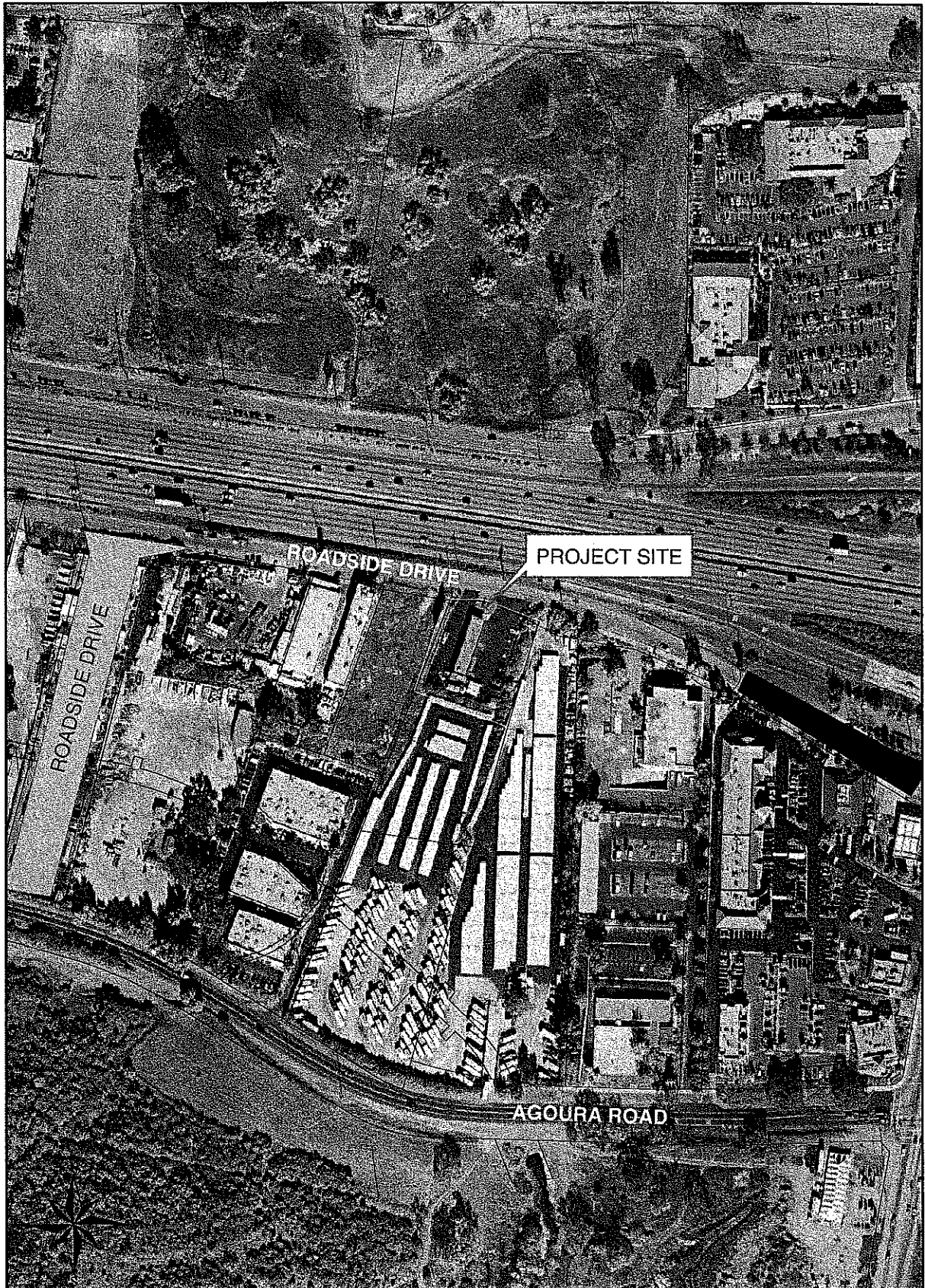
**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT A: VICINITY/ZONING MAP**

**SITE PLAN/ARCHITECTURAL REVIEW - CASE NO. 07-SPR-012**  
**VARIANCE REQUEST - CASE NO. 07-VAR-003**  
**SIGN PERMIT - CASE NO. 07-SP-024**  
**TENTATIVE PARCEL MAP - CASE NO. 70808**

Vicinity/Zoning Map

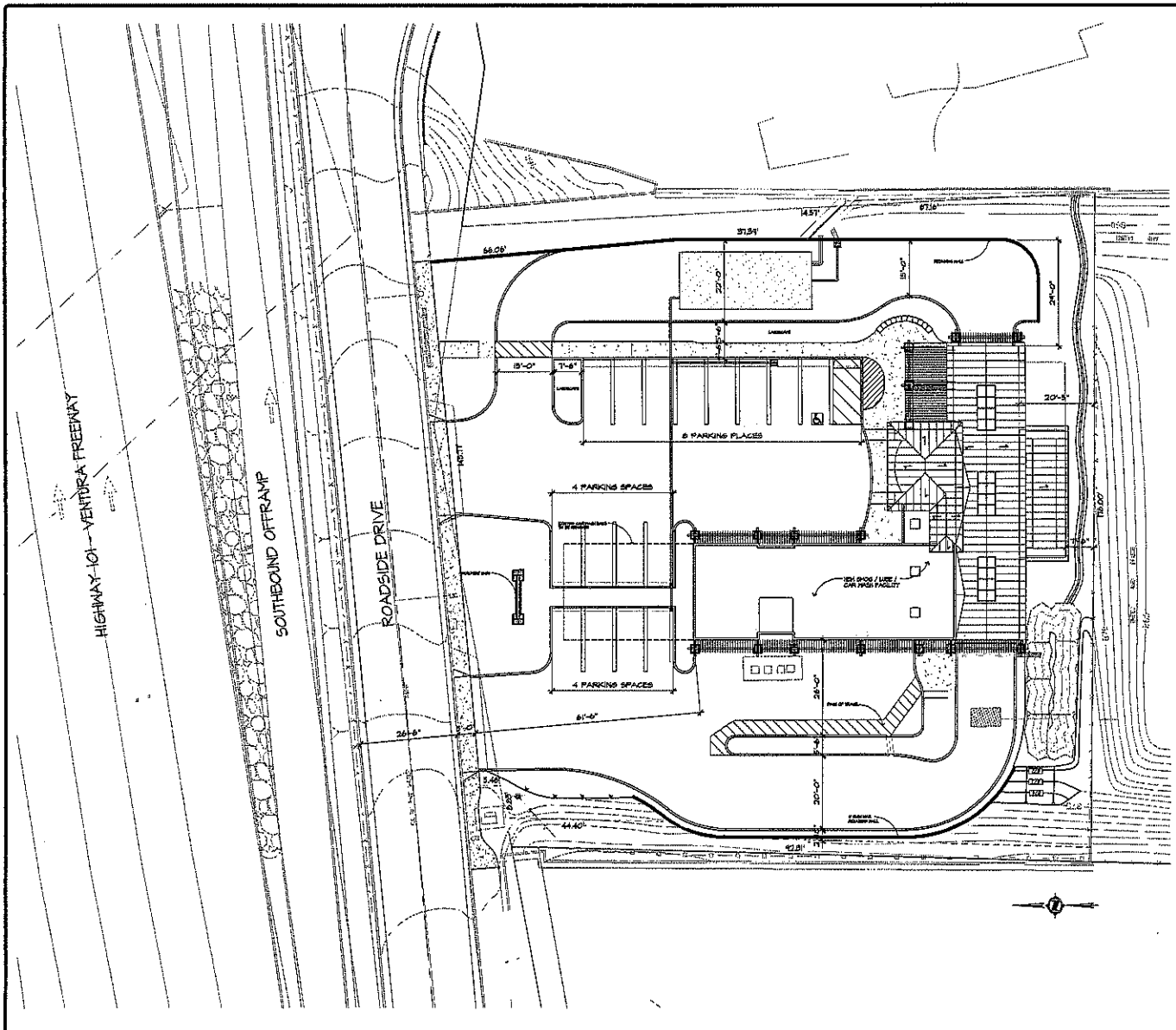




**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT B: ARCHITECTURAL, GRADING,  
LANDSCAPING PLANS, SIGN PROGRAM &  
TENTATIVE PARCEL MAP EXHIBITS**



**SITE COVERAGE TABULATION:**

LOT AREA:	25346 SQ. FT.
LANDSCAPE PROVISION:	AS SHOWN
TOTAL COVERED AREA:	6100 SQ. FT. ± 2%

**ZONING NOTES:**

CORRECT ZONING: SP-1000 (SINGLE-FAMILY RESIDENTIAL) PARTLY MANUFACTURING OVERSEEN  
 CARRIED PROPERTY: OIL AND LUBE, SELF-CAR WASH  
 PROPOSED PROPERTY USE: OIL AND LUBE, SELF-CAR WASH  
 NOTES ON MAP:  
 MAXIMUM BUILDING HEIGHT: 35 FT.  
 MAXIMUM SETBACK: 35 FT. ON NORTH OF BALDWIN  
 35 FT. ON NORTH OF BALDWIN  
 35 FT. ON NORTH OF BALDWIN  
 35 FT. ON NORTH OF BALDWIN  
 35 FT. ON NORTH OF BALDWIN  
 35 FT. ON NORTH OF BALDWIN

**PARKING SUMMARY:**

OFFICE: 1 PER 200 SQ. FT. + 2500 SQ. FT. + 1 OFFICE  
 RETAIL: 1 PER 1000 SQ. FT. + 300 SQ. FT. + 1 SPACE  
 10 RETAIL + 2 OFFICE  
 10 RETAIL + 2 OFFICE  
 TOTAL PARKING SPACES PROVIDED: 14 SPACES  
 TOTAL PARKING SPACES REQUIRED: 14 SPACES

**LEGAL DESCRIPTION:**

AP# 2061-33-3b

APPLICANT:  
 INIC ENGINEERING INC.  
 2407 VENTURA BOULEVARD, SUITE 102  
 CALABAS, CA 91302

SITE PLAN

#	
1	
2	
3	
4	
5	
6	
7	
8	

LANDSCAPE SITE COVER TABULATION  
 TOTAL COVERED AREA: 6100 SQ. FT. ± 2%

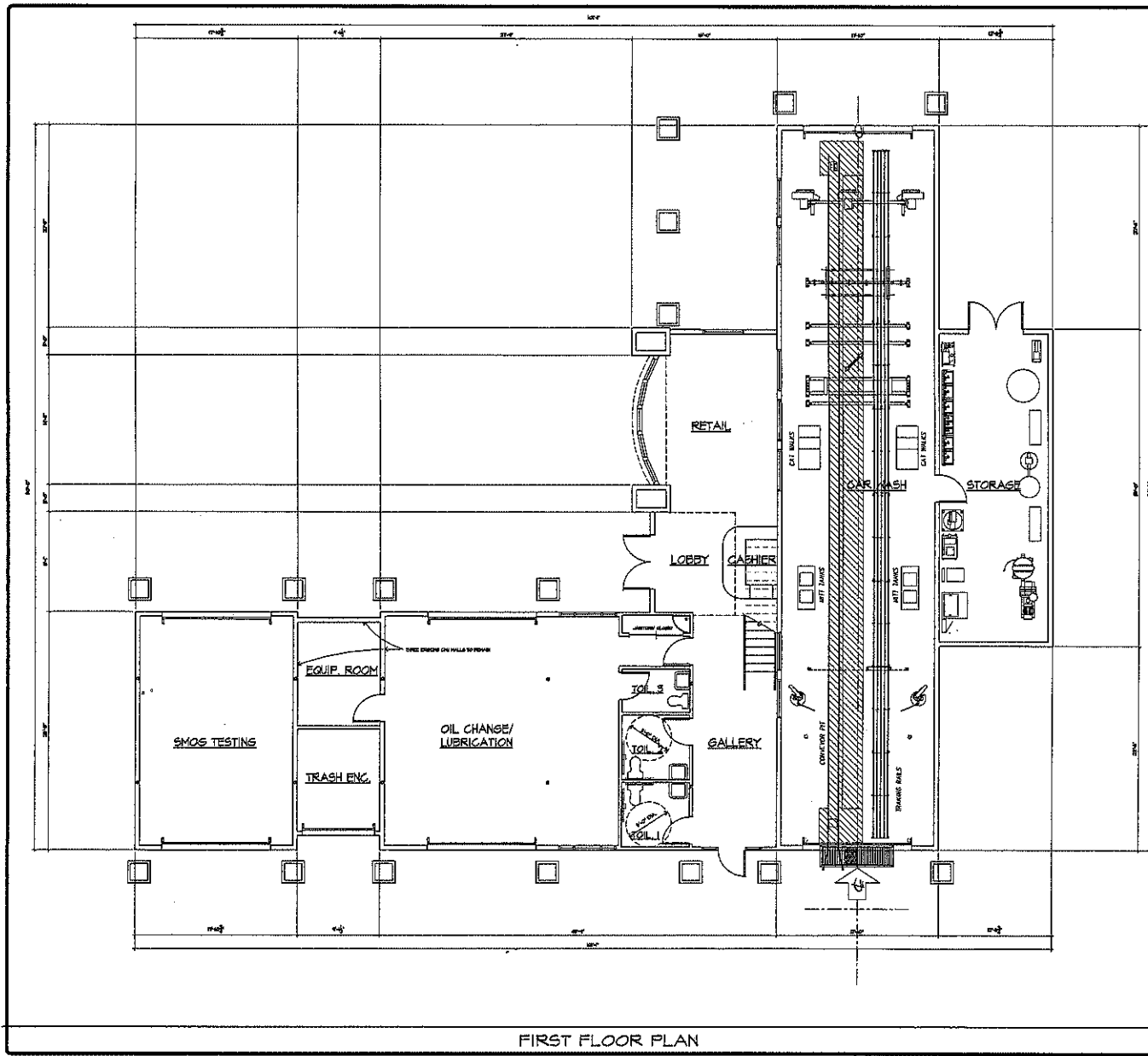
**AGOURA CAR WASH & LUBE**  
 2407 VENTURA BOULEVARD, SUITE 102  
 CALABAS, CA 91302

APPROVED BY: [Signature]

DATE: [Date]

SCALE: 1" = 100'

PROJECT: A.I.



FIRST FLOOR PLAN

**NOTES**

1. ALL DIMENSIONS ARE TO CENTER OF WALLS UNLESS NOTED OTHERWISE.
2. THE PROPERTY OWNER REQUESTS THE REMOVAL OF THE EXISTING WALLS WITHIN THE SERVICE BAY AREA TO BE RE-USE OF EXISTING WALLS WITHIN THE SERVICE BAY AREA.
3. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**WALL KEY**

EXISTING METAL GRID WALL  
NEW 8" METAL GRID WALL

**INTERIOR ELEVATION KEY**

**AGOURA CAR WASH & LUBE**

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

THIS DRAWING IS THE PROPERTY OF LANSBURG ARCHITECTURE SERVICES. THEY ARE EXTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (WHETHER WHOLE OR IN PART) WITHOUT THE EXPRESS WRITTEN CONSENT OF LANSBURG ARCHITECTURE SERVICES IS PROHIBITED.

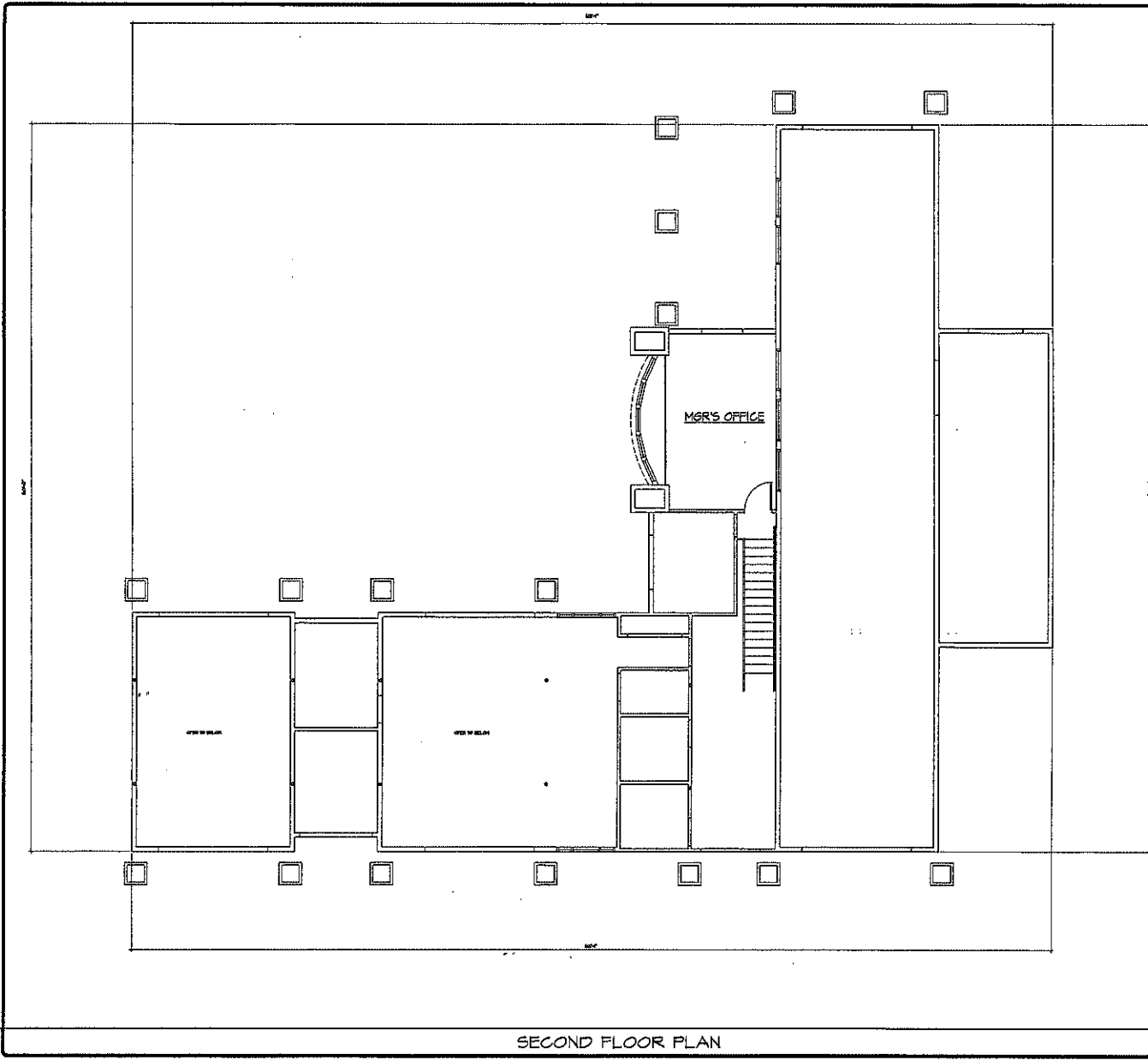
**LANSBURG ARCHITECTURE SERVICES**  
 1000 S. GARDEN AVENUE  
 SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.944.1111  
 FAX: 714.944.1112

**AGOURA CAR WASH & LUBE**  
 1000 S. GARDEN AVENUE  
 SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.944.1111  
 FAX: 714.944.1112

**PROJECT INFORMATION**

PROJECT NO. 1000  
 DATE: 10/15/10  
 DRAWN BY: J.A. HAYES  
 CHECKED BY: J.A. HAYES  
 SCALE: 1/4" = 1'-0"

**A.2**



SECOND FLOOR PLAN

- NOTES
1. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
  2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF WALL, CEILING AND FLOOR FINISHES PRIOR TO CONSTRUCTION.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL AND ELECTRICAL CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL AND ELECTRICAL CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL AND ELECTRICAL CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



WALL KEY

- SYSTEM METAL STUD WALL
- METAL STUD WALL

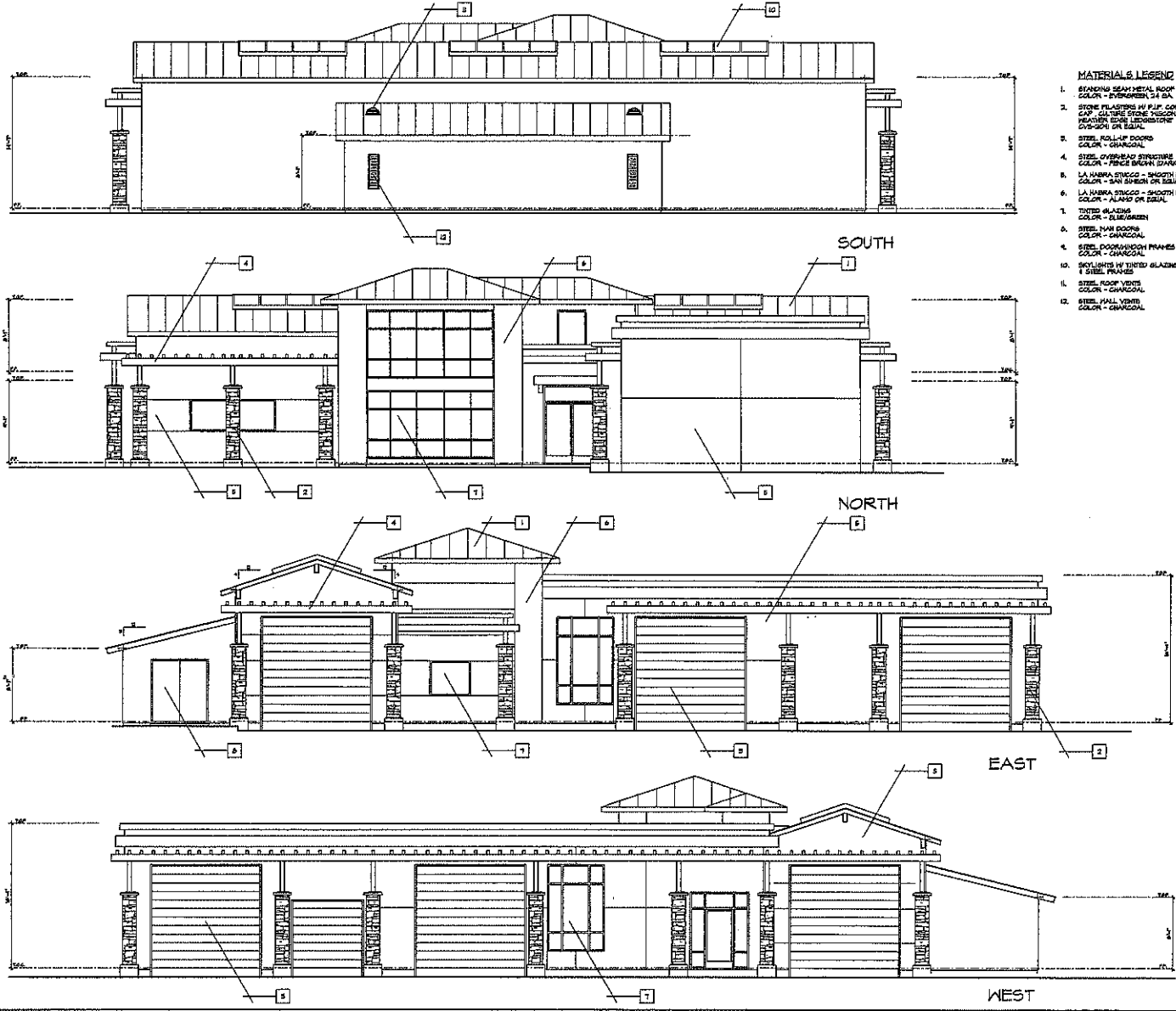
SCALE: 1/4" = 1'-0"

NO.	REVISION

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

AGOURA CAR WASH & LUBE

PROJECT LOCATION: [Address]  
 CLIENT: [Name]  
 DATE: [Date]  
 SHEET NO. A.3



- MATERIALS LEGEND**
1. STANDING SEAM METAL ROOF  
COLOR - BRONZE/BLACK 24 GA.
  2. STONE FLASERS W/ P.L.P. CONCRETE  
CAR. GABRIELE STONE THROUGHOUT  
WEATHER EXPOSE LEADERS/STONE  
OVERSEA OR EQUAL
  3. STEEL ROLL UP DOORS  
COLOR - CHARCOAL
  4. STEEL OVERHANG STRUCTURE  
COLOR - BRONZE/BLACK 24 GA.
  5. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - SAND SHEEN OR EQUAL
  6. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - ALABO OR EQUAL
  7. TINTED GLAZING  
COLOR - BLUE/GREEN
  8. STEEL VAN DOORS  
COLOR - CHARCOAL
  9. STEEL DOOR/WINDOW FRAMES  
COLOR - CHARCOAL
  10. SKYLIGHTS W/ TINTED GLAZING  
& STEEL FINISH
  11. STEEL ROOF VENTS  
COLOR - CHARCOAL
  12. STEEL HALL VENTS  
COLOR - CHARCOAL

ALIAS	#

**AGOURA CAR WASH & LUBE**

20000 BROADWAY DRIVE  
AGOURA, CA 92001  
TEL: 714.271.1111  
WWW.AGOURACARWASH.COM

ACCEPTED FOR CONSTRUCTION

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

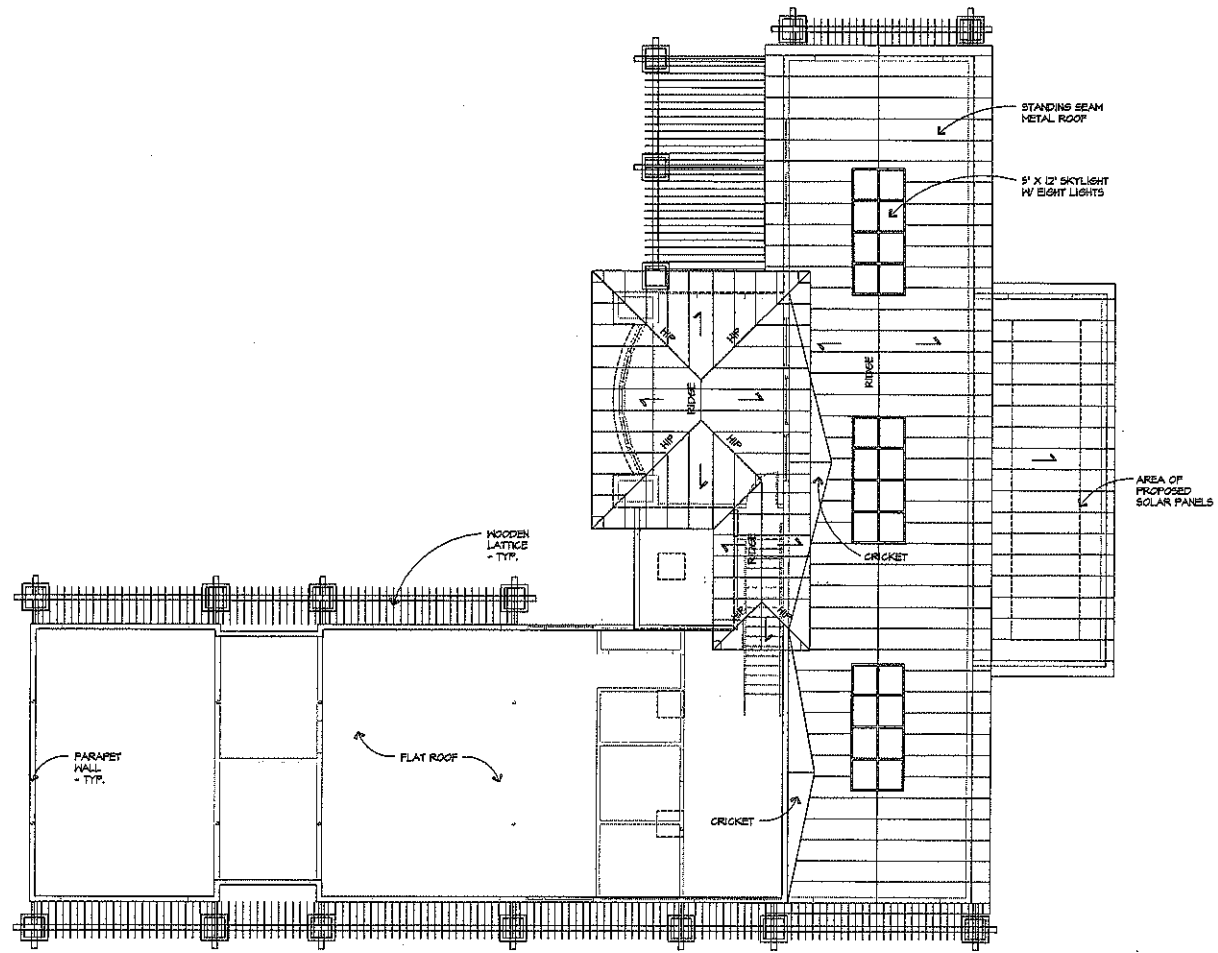
SCALE: 1/4" = 1'-0"

A.4

EXTERIOR ELEVATIONS

FOR INFORMATION ONLY

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



ROOF PLAN

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


LANDSCAPE DEVELOPMENT SERVICES  
 2000 RIVERSIDE DRIVE  
 AGOURA, CA 91301  
 (818) 444-1000

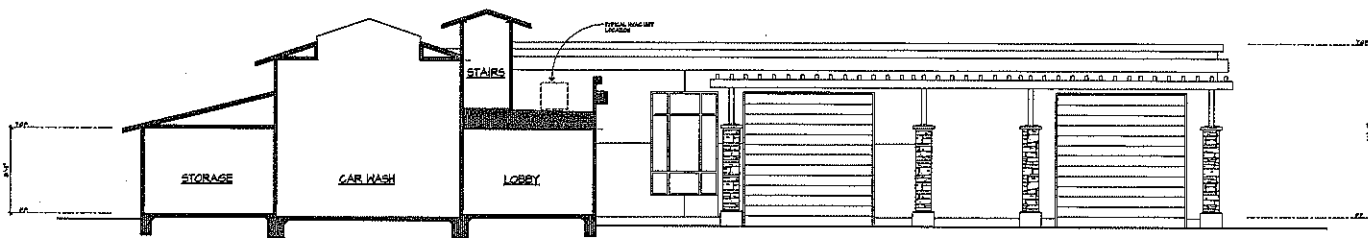
AGOURA CAR WASH & LUBE  
 2000 RIVERSIDE DRIVE  
 AGOURA, CA 91301

ACCENT LANDSCAPE  
 2000 RIVERSIDE DRIVE  
 AGOURA, CA 91301  
 (818) 444-1000

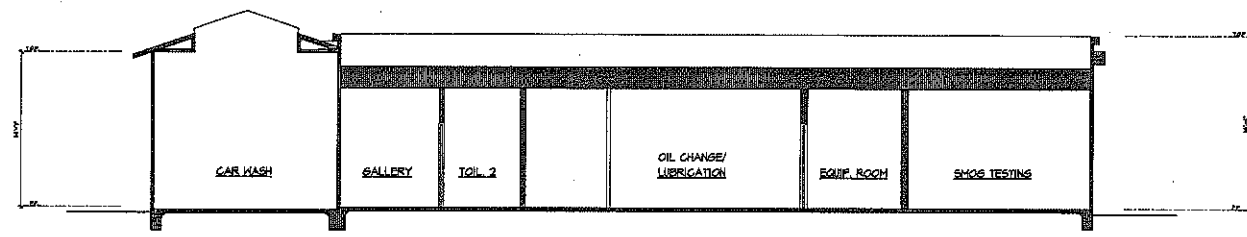
A.5

THIS DRAWING IS THE PROPERTY OF LANDSCAPE DEVELOPMENT SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE BUILDING AND THE EXISTING SITE. ANY REUSE OF THIS PLAN IN ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LANDSCAPE DEVELOPMENT SERVICES IS PROHIBITED.





SECTION B



SECTION A

SECTIONS

FOR REVIEW ONLY

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

NO.	REVISION

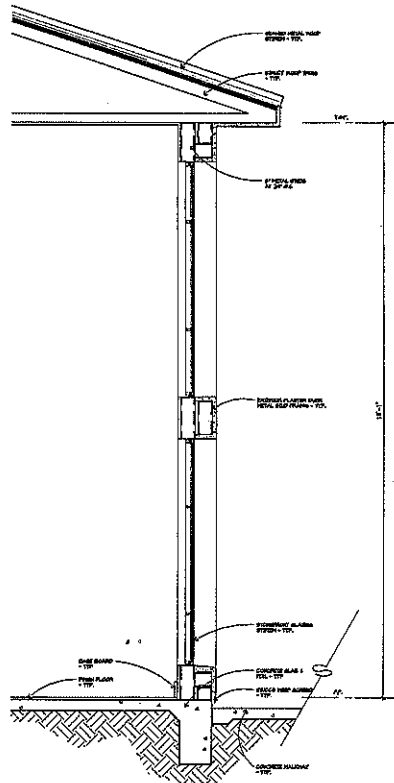
I HAVE REVIEWED THIS SET OF PLANS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, SECTION 5.1.1.1. I HAVE REVIEWED THIS SET OF PLANS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, SECTION 5.1.1.1. I HAVE REVIEWED THIS SET OF PLANS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909, SECTION 5.1.1.1.

**ASOURA CAR WASH & LUBE**  
ASOURA CAR WASH & LUBE  
1000 W. 10TH AVE. SUITE 100  
DENVER, CO 80202

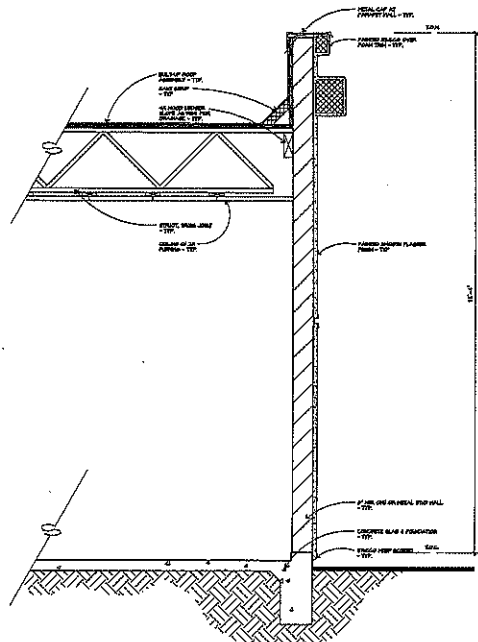


ACCEPTED FOR CONSTRUCTION DATE: _____ BY: _____ PROJECT NO.: _____ SHEET NO.: _____ TOTAL SHEETS: _____ A.6
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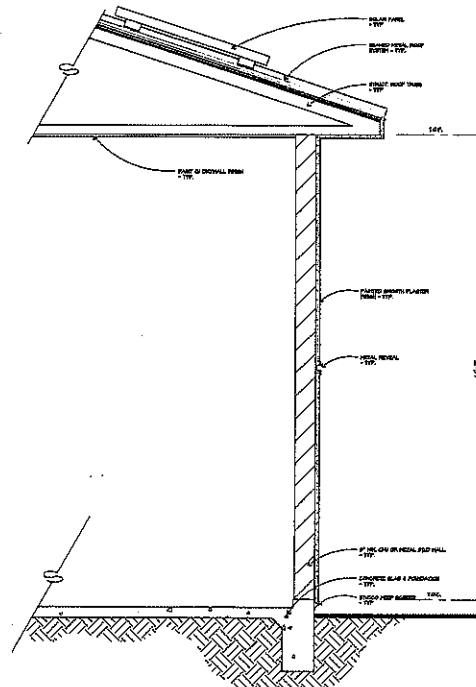
NO FILE NUMBER



SECTION AT RETAIL ③



SECTION AT CAR WASH ②



SECTION AT SMOG ①

SECTIONS

FOR INFORMATION OF ARCHITECTS

SCALE: 3/4" = 1'-0"


LANDMARK DEVELOPMENT SERVICES  
 ARCHITECTS  
 1000 W. 10TH AVE., SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112

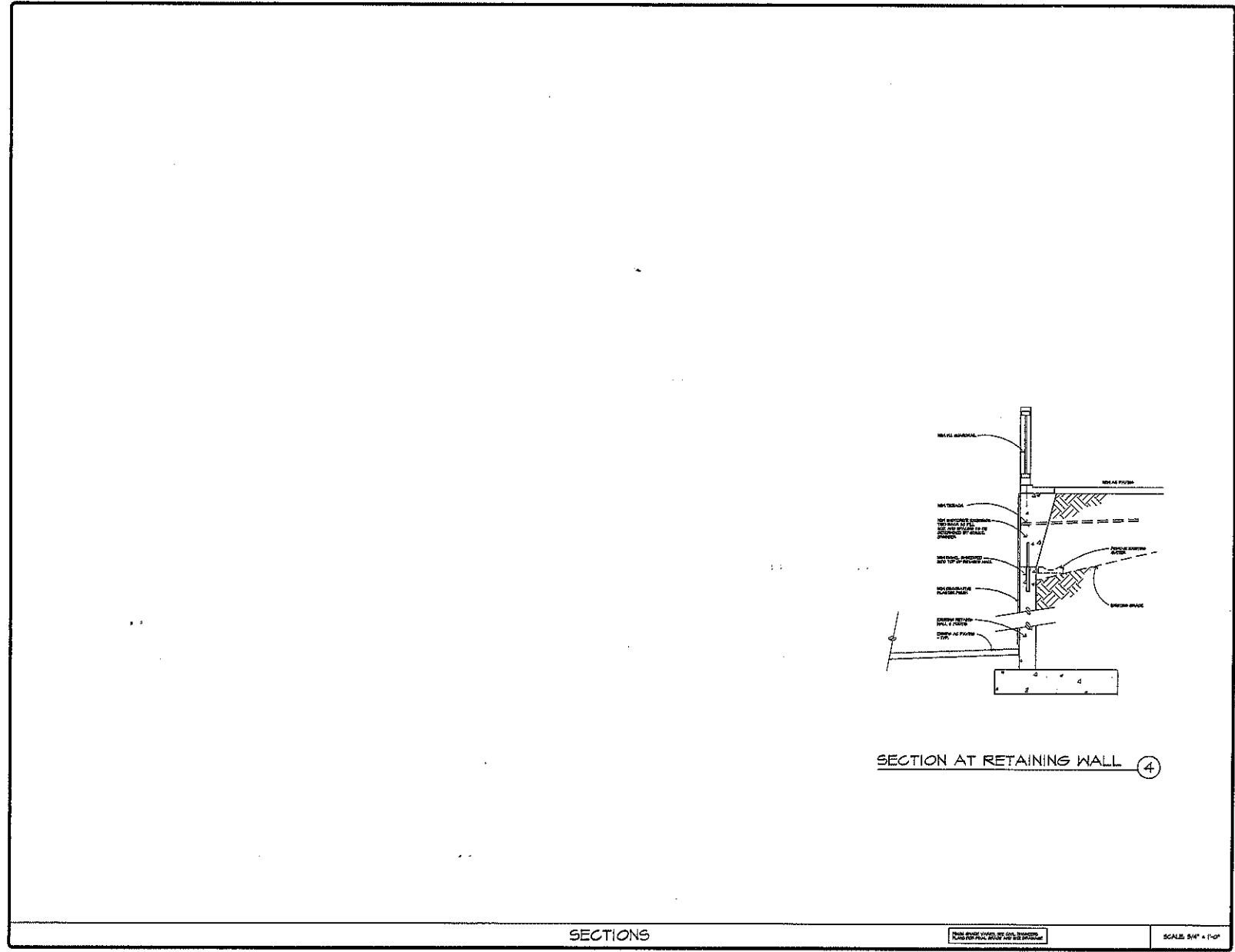
AGOURA CAR WASH & LUBE  
 2000 S. WASHINGTON ST.  
 AGOURA, CO 80001



AGOURA CAR WASH & LUBE  
 2000 S. WASHINGTON ST.  
 AGOURA, CO 80001

A.T.  
 010 PLS. 02/05/11

THESE DRAWINGS ARE THE PROPERTY OF LANDMARK DEVELOPMENT SERVICES. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY REUSE OF THESE PLANS (WHATEVER) WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK DEVELOPMENT SERVICES IS PROHIBITED.



SECTION AT RETAINING WALL (4)

SECTIONS

FOR MORE DETAILS SEE DRAWING  
FOR FULL SCALE SEE DRAWING

SCALE: 3/4" = 1'-0"

NO.	REVISION

**LAUNCHER SERVICES FOR CARS & LUBES**  
 2500 S. W. 10th Ave. Suite 100  
 Ft. Lauderdale, FL 33304  
 (954) 442-2800

---

**ACQUIRA CAR WASH & LUBE**  
 2000 N. W. 10th Ave.



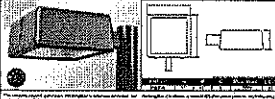
**ACQUIRA LAUNCHER**  
 DESIGN PROJECT  
 FOR THE  
 AT BOSTON  
 FOR THE  
 A.S.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING DRIVEWAY	□	3.8 fc	13.6 fc	0.8 fc	14.8:1	4.8:1
SPILL LIGHT	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

CONTACT: 525 714-781-3312

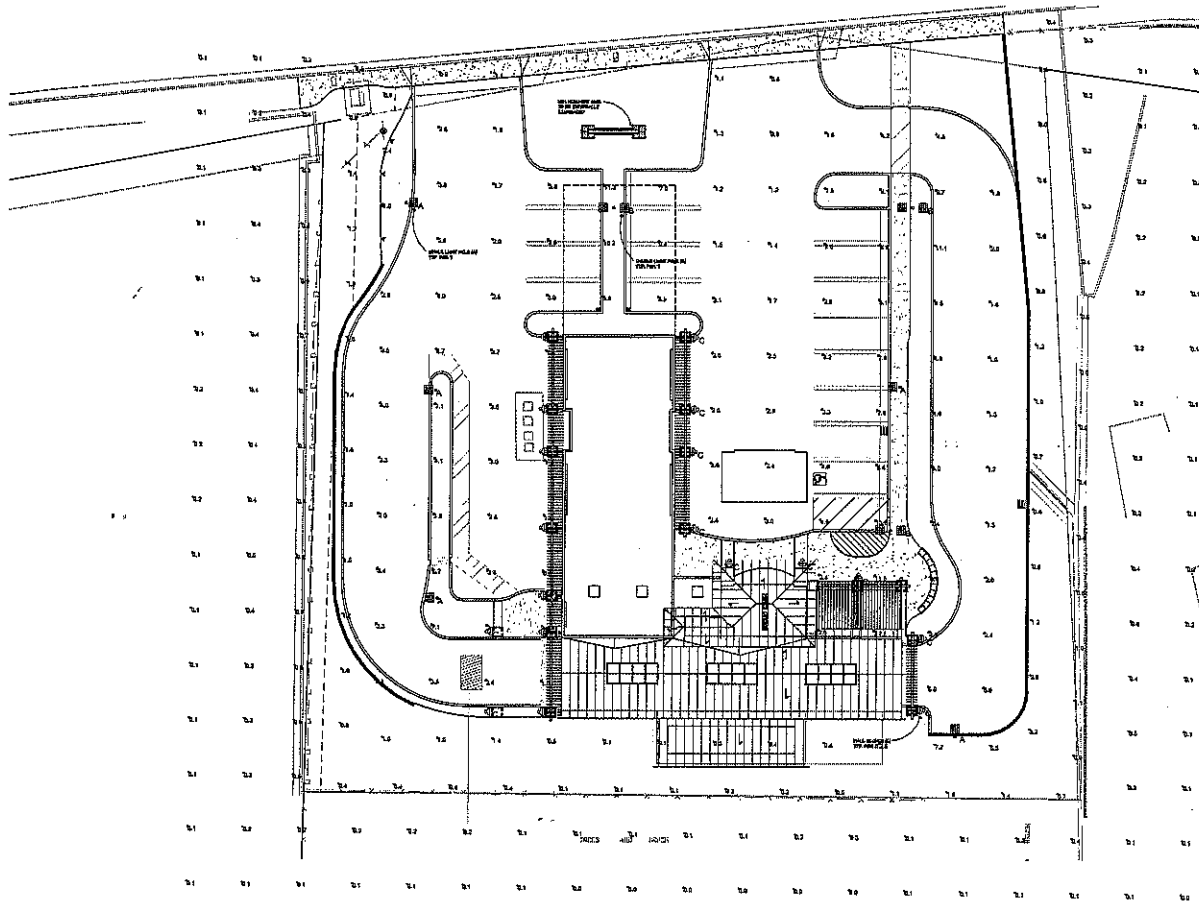
LUMINAIRE SCHEDULE							
Symbol	Lot#	Qty	Catalog Number	Description	Lamp	File	Lumens L.F. Watts
⊠	A	5	VEICHMANN: PRT-73-1795-02.5-8046-6-COLOR Ⓞ 19 MFC	FLAT LENS - CUT OFF	175 WATT PULSE START METAL-HALIDE	P38250M/AM	17000 0.72 175
⊠	B	3	VEICHMANN: PRT-73-1795-02.5-8046-6-COLOR Ⓞ 19 MFC	FLAT LENS - CUT OFF	175 WATT PULSE START METAL-HALIDE	P38250M/AM	17000 0.72 175
⊠	C	18	AM LIGHTING: TW-142 TRT-VOLT-COLOR Ⓞ 8" -19 WALL MOUNT	DECORATIVE WALL MOUNT	ONE 40-WATT TRIPLE TUBE COMPACT FLUORESCENT VERTICAL BASE-UP POSITION	L7L7540J/E3	3200 0.81 48

**ParkingStar II** Decorative Drawings



**VEICHMANN LIGHTING**

Model	Output	Beam Angle	Mounting	Height	Notes
P38250M/AM	17000 lm	120°	Recessed	10-12'	Standard fixture
L7L7540J/E3	3200 lm	120°	Wall Mount	8-10'	Decorative wall mount



LIGHTING PLAN

80428-17-2004P

THESE DRAWINGS ARE THE PROPERTY OF LUMINAIRE DEVELOPMENT SERVICES. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THE PROJECT ONLY. ANY REUSE OF THESE PLANS (WHOLESALE OR RETAIL) WITHOUT THE EXPRESS WRITTEN CONSENT OF LUMINAIRE DEVELOPMENT SERVICES IS PROHIBITED.

NO.	REVISION

LUMINAIRE DEVELOPMENT SERVICES  
22222 CENTRAL EXPRESSWAY  
SUNNYVALE, CALIF. 94085  
PH: 415 941 2000

**AGOURA CAR WASH & LUBE**

AGOURA CAR WASH & LUBE  
10000 AGOURA DRIVE  
AGOURA, CALIF. 92015

AGENT LICENSE  
ERIC VEICHER  
10/15/03  
10/15/03  
10/15/03

A.9

**GRADING NOTES**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 16 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
3. ALL REPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
5. ANY CHANGES IN THE WORK PERSON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
7. REPORTS REQUIRED:
  1. ROUGH GRADING REPORT: PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  2. FINAL GRADING REPORT: PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THIS REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT GRABAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
  3. AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP IDENTIFYING THE LIMITS OF ALL SUBURBS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALLS, BARRICADES AND CUTS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE IDENTIFIED ON AN AS-BUILT GEOLOGIC MAP.
  4. 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 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
8. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
9. A COPY OF THE GRADING REPORT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
10. ALL CONSTRUCTION ACTIVITY SHALL BE CONTINUED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

**INSPECTION NOTES**

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF WORK:

**ABBREVIATIONS**

- |                         |                             |
|-------------------------|-----------------------------|
| AC - ASPHALTIC CONCRETE | NG - NATURAL GROUND         |
| BT - BOTTOM OF FOOTING  | NTS - NOT TO SCALE          |
| CB - CATCH BASIN        | PC - PROPERTY LINE          |
| CF - CURB FACE          | POB - POINT OF BEGINNING    |
| E - CENTERLINE          | RSNH - RETURN DRAIN MANHOLE |
| CLF - CURB LINE FENCE   | RSN - RETURN MANHOLE        |
| CO - CLEAN OUT          | SB - SANITARY SEWER         |
| DB - DEBRIS BASIN       | TS - TOP OF CURB            |
| DL - DAYLIGHT           | TT - TOP OF FOOTING         |
| EQ - EDGE OF OUTRIG     | TO - TOP OF GRADE           |
| EP - EDGE OF PAVEMENT   | TT - TOP OF WALL            |
| FF - FINISHED FLOOR     | TT - TYPICAL                |
| FG - FINISHED GRADE     | WM - WATER METER            |
| FR - FREE STREIGHT      | WV - WATER VALVE            |
| FL - FLOORLINE          |                             |
| FS - FINISH SURFACE     |                             |
| HC RMP - HANDICAP RAMP  |                             |
| HP - HIGH POINT         |                             |
| INT - INTEREST          |                             |

**LEGEND AND SYMBOLS**

- |                           |              |
|---------------------------|--------------|
| PROJECT BOUNDARY          | ---          |
| EXISTING GRADE CONTOUR    | --- 1'00 --- |
| PROPOSED GRADE CONTOUR    | --- 1'00 --- |
| SPOT ELEVATION            | x1100        |
| PROPOSED SLOPE PER PLAN   | 1:1          |
| RETAINING WALL            | ---          |
| DAYLIGHT CUT/FILL LINE    | ---          |
| DIRECTION OF FLOW (SLOPE) | →            |
| CONSTRUCTION NOTE NUMBER  | ①            |

**PUBLIC UTILITIES / SERVICES**

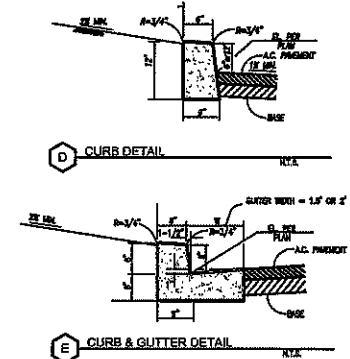
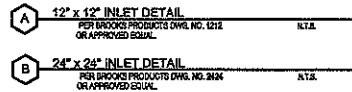
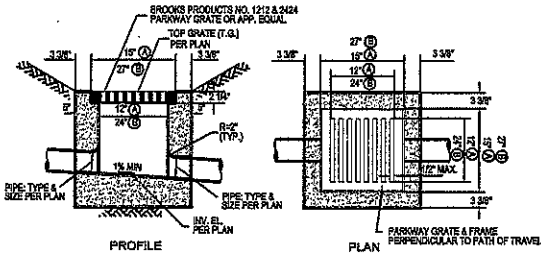
- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT  
4202 LAS VIRGENES ROAD  
CALABASAS, CA 91302  
(818) 883-4110
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison  
3500 FOOTBALL DRIVE  
TUCULUMAS CANAL, CA 91361  
(805) 484-7818
- TELEPHONE:** SBC (PAC BELL)  
1821 RAYNER STREET, 9118  
VAN NUYS, CA 91410  
(818) 374-8886
- GAS:** SOUTHERN CALIFORNIA GAS  
8400 DAKOTA AVENUE  
CHAYWOOD, CA 91313  
(818) 701-2226
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
1500 S. FREDMONT AVENUE, BLDG. 80 EAST  
ALHAMBRA, CA 91805  
(626) 360-2304
- CABLE:** TIME WARNER CABLE  
2225 TELLER ROAD  
MENLO PARK, CA 94025  
(650) 374-8210
- CABLE:** CHARTER COMMUNICATIONS  
3600 CROCKERWOOD ROAD  
MILLBRAE, CA 94026  
(510) 466-6610
- CALTRANS:** CALTRANS  
5400 REBEKA BOULEVARD  
TAYLORVILLE, CA 91387  
(800) 368-1428



**STORMWATER POLLUTION NOTES**

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE 80% AND FORWARDED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF SOLIDS POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC "WET-WEATHER EROSION CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP AND SHALL DEMONSTRATE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND RESPECT THEIR LOCATIONS RELATIVE TO THE SITE. THIS PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST AND IMPLEMENTED FROM NOVEMBER 1ST THROUGH APRIL 15TH.
3. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSPECTORS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 867-7560, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."

**OAK TREE NOTES**



INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	GRADING PLAN TITLE SHEET
2	GRADING PLAN
3	PROPOSED SECTIONS

ESTIMATED EARTHWORK QUANTITIES					
ESTIMATED CUT:	0	CY	ESTIMATED EXPORT:	0	CY
ESTIMATED FILL:	1,900	CY	ESTIMATED IMPORT:	1,900	CY
ESTIMATED OVER-EXCAVATION:		0	CY		

BENCHMARK:		
DESCRIPTION:	BM NO.	CY 1000A
ELEVATION:	67.30	
SURVEY DATE:	JULY 2007	

OWNER	
NAME:	HONG I GU
ADDRESS:	1529 FEATHER AVE. THOUSAND OAKS, CA 91320
REPRESENTATIVE:	JAMIE GU
TELEPHONE:	(714) 716-0077

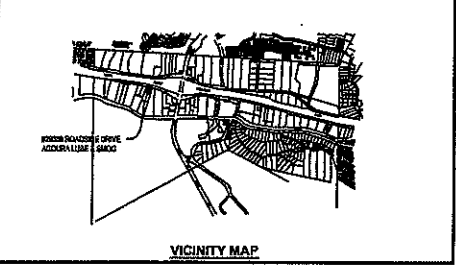
  

CIVIL ENGINEER	
NAME:	ENK ENGINEERING, INC.
ADDRESS:	2400 VENTURA BLVD, STE. 102, CALABASAS, CA 91302
REPRESENTATIVE:	MARK D. HARDY
TELEPHONE:	(818) 222-5202

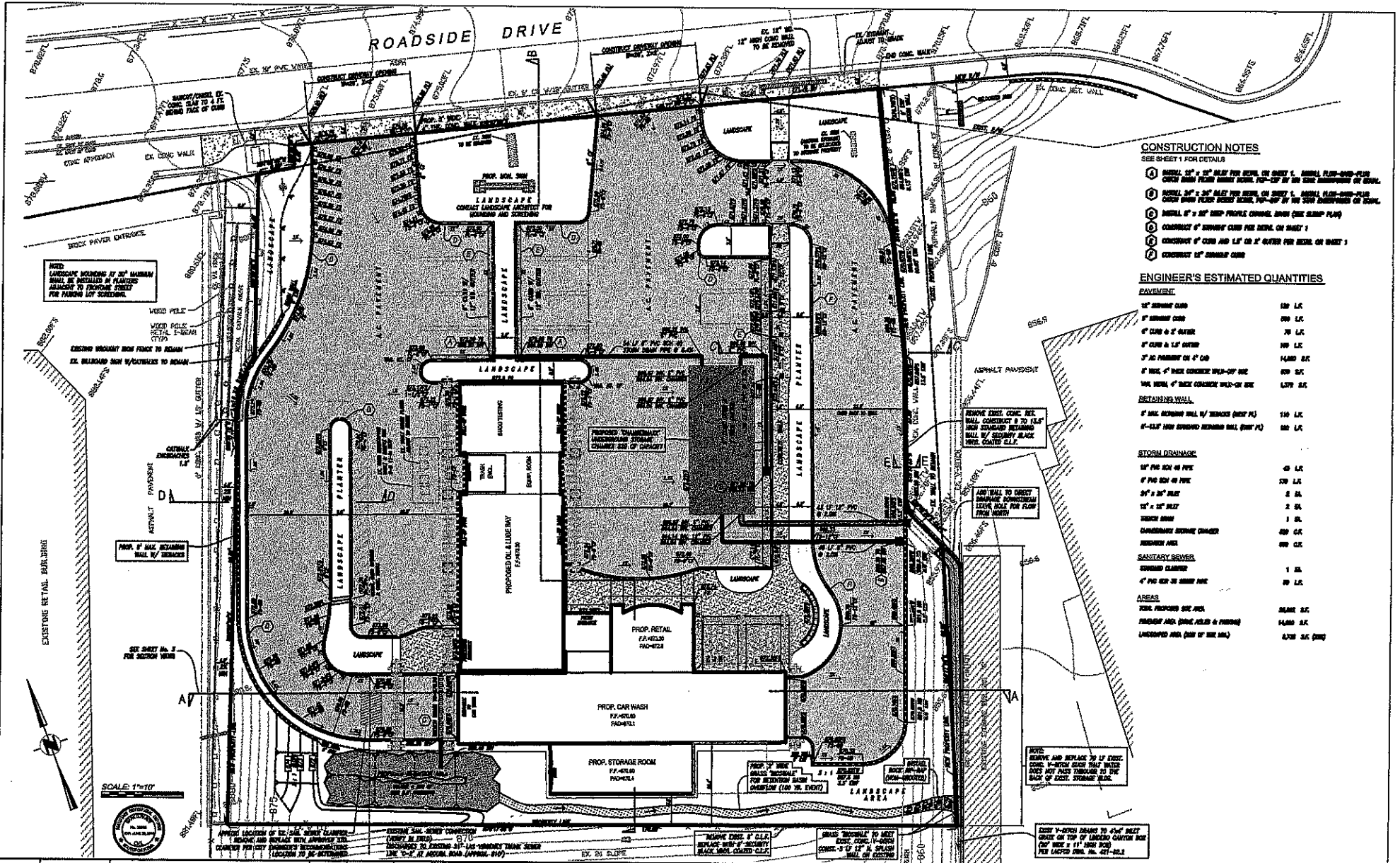
  

GEOTECHNICAL ENGINEER	
NAME:	ASSO TECHNOLOGIES, INC.
ADDRESS:	17788 GEORGETOWN LANE, HUNTINGTON BEACH, CA 92647
REPRESENTATIVE:	ADRIAN HANNA
TELEPHONE:	(714) 915-8830

RECORD DRAWING STATEMENT			
I, _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NO. _____ THROUGH _____ MAINTAINS AS "RECORD DRAWING" HAS BEEN CONDUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.			
REGISTERED CIVIL ENGINEER	DATE	RCE NO.	EXP. DATE
SOILS APPROVAL			
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED _____ 2/27/08.			
ADRIAN HANNA	DATE	02/27/08	12/31/08
REGISTERED GEOLOGIST	DATE	RCE NO.	EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER	DATE	RCE NO.	EXP. DATE



PREPARED BY: _____				CITY OF AGOURA HILLS APPROVAL: _____																	
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	AMAND ADENA CITY ENGINEER	DATE	08/28/08	08/29/08	EXP. DATE								
<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"></td> <td style="width: 20%; text-align: center;"><b>GRADING PLAN</b></td> <td style="width: 20%;"></td> </tr> <tr> <td colspan="3" style="text-align: center;">PROPOSED AGOURA CAR WASH #23358 ROADSIDE DRIVE</td> </tr> <tr> <td>PROJECT NO. _____</td> <td style="text-align: right;">SHEET 1 OF 3</td> <td></td> </tr> </table>														<b>GRADING PLAN</b>		PROPOSED AGOURA CAR WASH #23358 ROADSIDE DRIVE			PROJECT NO. _____	SHEET 1 OF 3	
	<b>GRADING PLAN</b>																				
PROPOSED AGOURA CAR WASH #23358 ROADSIDE DRIVE																					
PROJECT NO. _____	SHEET 1 OF 3																				



- CONSTRUCTION NOTES**  
SEE SHEET 1 FOR DETAILS
- 1 INSTALL 12" x 24" BALEY FOR DRIVE ON SHEET 1. INSTALL FLAG-AND-PILE CATCH BASIN FROM DRIVE BENCH, POP-UP BY THE SIDE OF DRIVE ON DRIVE.
  - 2 INSTALL 24" x 36" BALEY FOR DRIVE ON SHEET 1. INSTALL FLAG-AND-PILE CATCH BASIN FROM DRIVE BENCH, POP-UP BY THE SIDE OF DRIVE ON DRIVE.
  - 3 INSTALL 6" x 24" SHIP PROFILE CORRAL BENCH (SEE SLUMP PLAN)
  - 4 CONCRETE OF DRIVEWAY CURB FOR DRIVE ON SHEET 1
  - 5 CONCRETE OF CURB AND 12" OR 18" GUTTER FOR DRIVE ON SHEET 1
  - 6 CONCRETE 12" DRIVEWAY CURB

**ENGINEER'S ESTIMATED QUANTITIES**

**PAVEMENT:**

12" ASPHALT CURB	130 L.C.
6" ASPHALT CURB	200 L.C.
6" CURB & 2" WATER	70 L.C.
6" CURB & 12" GUTTER	100 L.C.
3" AS PAVEMENT ON 6" CURB	1400 S.C.
6" THICK 4" THICK CONCRETE WALK-OFF SIDE	600 S.C.
1/2" THICK 4" THICK CONCRETE WALK-OFF SIDE	1370 S.C.

**RETAINING WALL:**

6" THICK ASPHALT WALL BY 2' BENCH (SEE PLAN)	110 L.C.
6" THICK 1/2" ASPHALT RETAINING WALL BY 2' BENCH (SEE PLAN)	160 L.C.

**STORM DRAINAGE:**

12" PVC BOX 40 FEET	40 L.C.
6" PVC BOX 40 FEET	170 L.C.
24" x 24" BUILT	2 S.C.
12" x 12" BUILT	2 S.C.
TRUCK BENCH	1 S.C.
CHAMBERED STORM DRAINER	600 C.T.
RETENTION WALL	600 C.T.

**SANITARY SEWER:**

CONCRETE CHAMBER	1 S.C.
6" PVC BOX 20 FEET RUN	20 L.C.

**AREAS:**

7000 PROPPOSED SIDE AREA	3600 S.C.
PAVEMENT AREA (DRIVE AREA & PARKING)	14000 S.C.
LANDSCAPED AREA (SIDE OF THE AVE.)	4700 S.C. (200)

REV		SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	RAMIRO ADEVA CITY ENGINEER	DATE	6888 RCE NO.	03/20/10 EXP DATE	AGOURA HILLS	PROJECT NO.	SHEET 2 OF 3
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**GRADING PLAN**  
PROPOSED AGOURA CAR WASH  
728338 ROADSIDE DRIVE



NOTE: LANDSCAPE MOUNDING AT 30" MAXIMUM SHALL BE INSTALLED BY PLANTERS ADJACENT TO FRONTAGE STREET FOR PARKING LOT SCREENING.

NOTE: FINAL LOCATIONS OF TREES SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH LIGHT FIXTURES AND TREE CANOPIES WILL BE MAINTAINED ABOVE LIGHT FIXTURES.

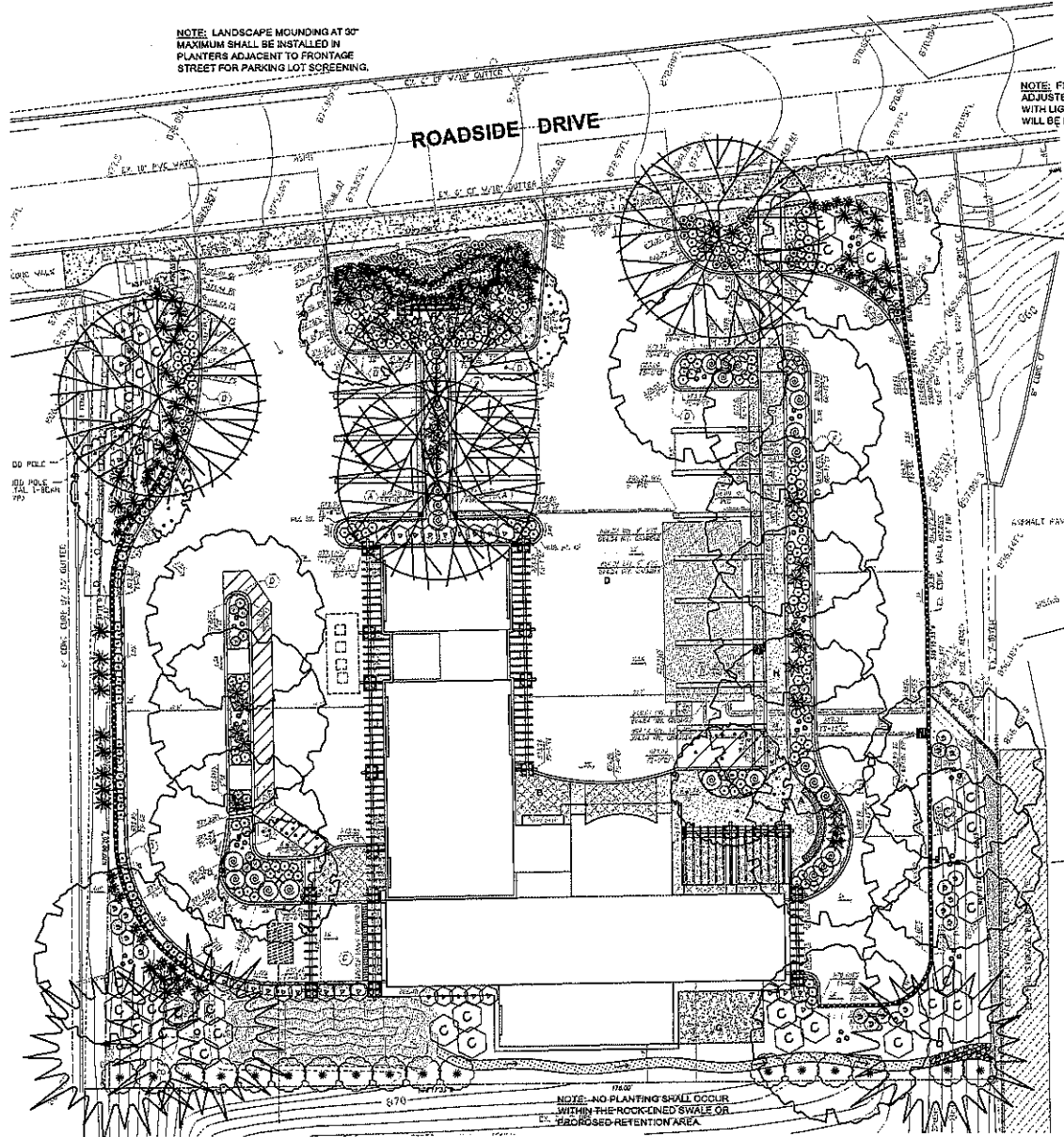
**PLANT PALETTE**

TREE	Botanical Name	Common Name	Size	Quantity	
	<i>Cedrus deodara</i>	Deodar Cedar	30" Box	3	
	<i>Lagerströmia indica</i>	Malibu Redwood	24" Box	6	
	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	13	
	<i>Ulmus parviflorus</i>	Evergreen Elm	24" Box	4	
SHRUB					
Botanical Name	Common Name	Size	Quantity		
	<i>Albizia julibrissin</i>	Torch Aloe	24" Box	4	
	<i>Origanum onites</i>	Orange Sage	1 Gallon	48	
	<i>Desmodium illinoense</i>	California Wild Lic	3 Gallon	31	
	<i>Colocasia demissa</i>	Beautify	1 Gallon	62	
	<i>Salvia leucantha</i>	Mexican Sage	18 Gallon	18	
	<i>Hemerocallis hybrid</i>	Day Lily Hybrid	3 Gallon	191	
	<i>Juncus pumila</i>	California Gray Junc	14" in.	32	
	<i>Lythrum candidula</i>	Canon Pink	1 Gallon	42	
	<i>Muhlenbergia ligata</i>	Deer Grass	1 Gallon	55	
	<i>Phoradendron leucocarpum</i>	New Zealand Flax	15 Gallon	30	
	<i>Cleome spinifolia</i>	Spider	6 Gallon	35	
	<i>Ligustrum japonicum</i>	Wax Leaf Privet	3 Gallon	56	
	<i>Laurocystis nobilis</i>	Bay Laurel	18 Gallon	17	
	<i>Carpenteria californica</i>	Rush Anemone	3 Gallon	28	
	<i>Agave attenuata</i>	Small Agave	1 Gallon	37	
	<i>Quercus laevis</i>	Live Oak	12" in.	22	Plan

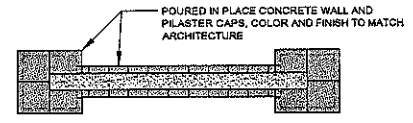
Note: All planting areas shall be covered with a 2" layer of Agoron ESS bark mulch - or eqm.

**LEGEND**

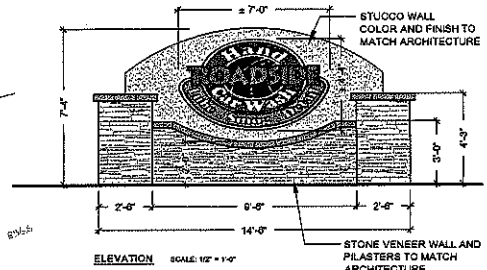
- A. STONE VENEER SEAT WALL W/ PRECAST CAP
- B. EXPOSED AGGREGATE FINISHED PAVING (SCALE PER PLAN (TYP.))
- C. CONCRETE CURB (TYP.)
- D. ASPHALT PAVING (TYP.)
- E. RETAINING WALL (TYP.)
- F. MONUMENT SIGN WALL - STONE VENEER AND STUCCO FINISH
- G. DARK HAULCH EMPLOYEE BREAK AREA
- H. CONCRETE PAVING
- J. WOOD OVERHEAD STRUCTURE



**PLAN VIEW**  
SCALE: 1/4" = 1'-0"



**PLAN VIEW** SCALE: 1/2" = 1'-0"  
NOTE: THE MONUMENT SIGN WALL SHALL BE EXTERNALLY ILLUMINATED WITH LANDSCAPE LIGHTING.



**MONUMENT SIGN WALL**  
SCALE: 1/2" = 1'-0"

**LANDSCAPE AREA TOTALS**

Total Site Area = 28,662 s.f.
Total Landscape Area = 6,738 s.f. (23 % of Site)

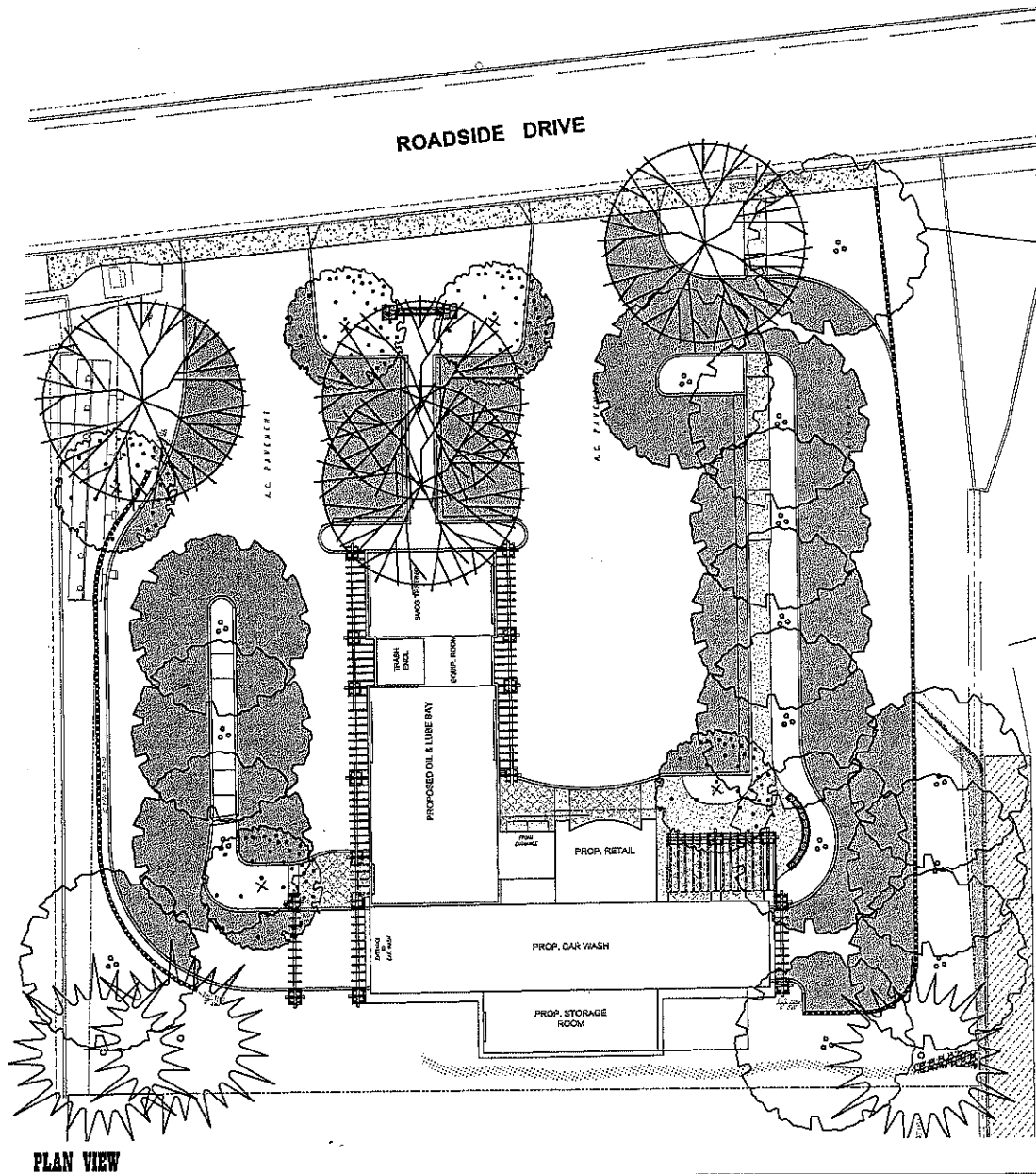
The logo for L. Newmait Design Group, Inc. is located in the bottom left corner. Below it is a 'GRAPHIC SCALE' showing a distance of 10 feet. The logo consists of a stylized 'L' and 'D' inside a circle.

# AGOURA CAR WASH & LUBE

## PRELIMINARY LANDSCAPE PLAN

CLIENT:  
**Agoura Lube & Smog**  
 29338 Roadside Drive  
 Agoura Hills, CA 91301  
 APN 82091-004-030





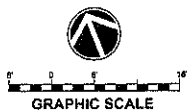
14,600 ft <sup>2</sup>	PAVEMENT AREAS (DRIVEWAYS, DRIVE AISLES, AND PARKING AREAS)
7,726 ft <sup>2</sup>	TREE CANOPY SHADE COVERAGE OF PAVEMENT AREAS
53%	SHADE COVERAGE

**PLAN VIEW**  
SCALE: 1/8" = 1'-0"

# AGOURA CAR WASH & LUBE

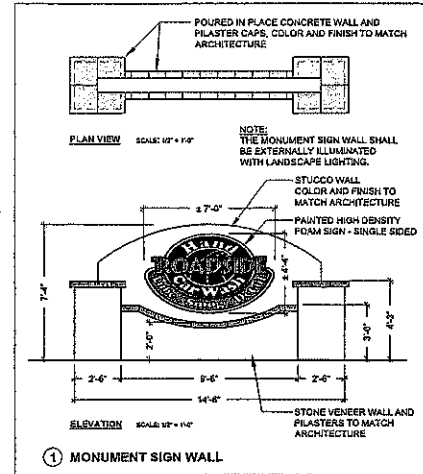
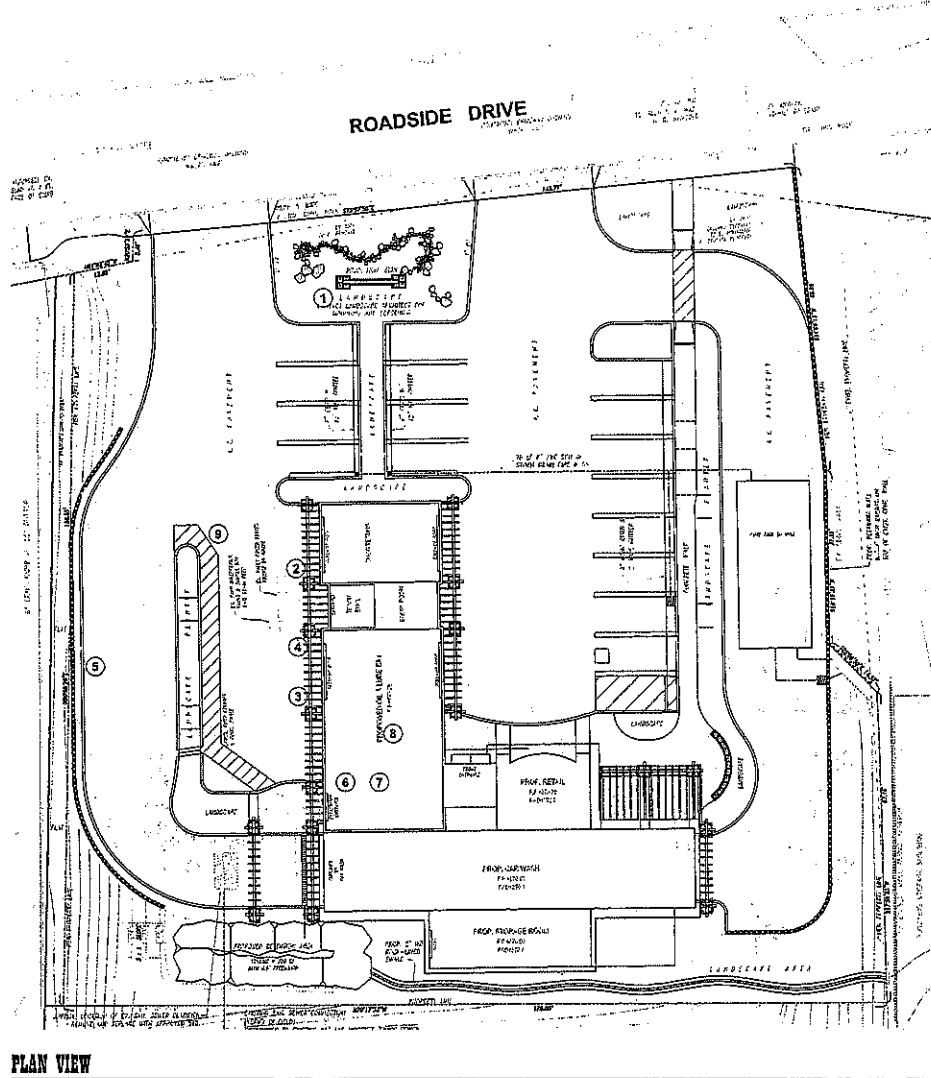
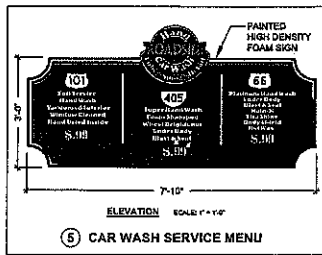
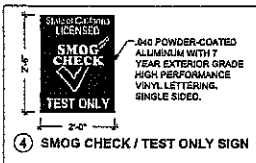
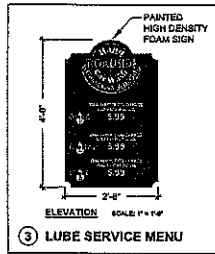
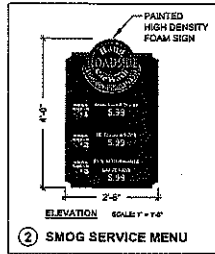
## PARKING LOT SHADE STUDY PLAN

CLIENT:  
Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301



LNDG JOB # 2214-01  
DATE: 1-30-09





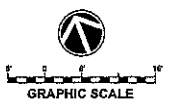
NOTE: ALL RESTROOM SIGNAGE (6, 7 & 8) SHALL COMPLY WITH CALIFORNIA TITLE 24 AND INCLUDE CALIFORNIA GRADE II BRAILLE. ALL SIGNS SHALL BE MADE OF 1/4" UV AND ABRASION RESISTANT VINYL. ADA DROP SIGN SHALL BE MADE OF NON-REFLECTIVE ALUMINUM, COLOR - BLUE/WHITE.

PLAN VIEW  
SCALE 1/4" = 1'-0"

LAND JOB # 2214-03  
DATE: 1-24-03

L. Flewitt  
Design Group, Inc.

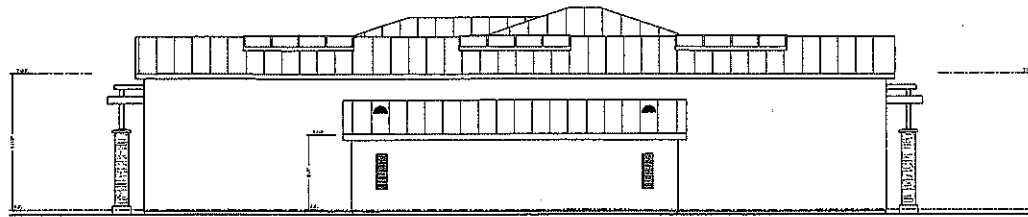
SHEET 1 OF 2



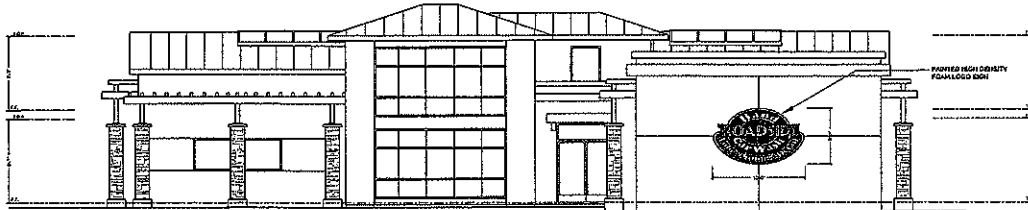
# AGOURA CAR WASH & LUBE

## SIGNAGE PLAN

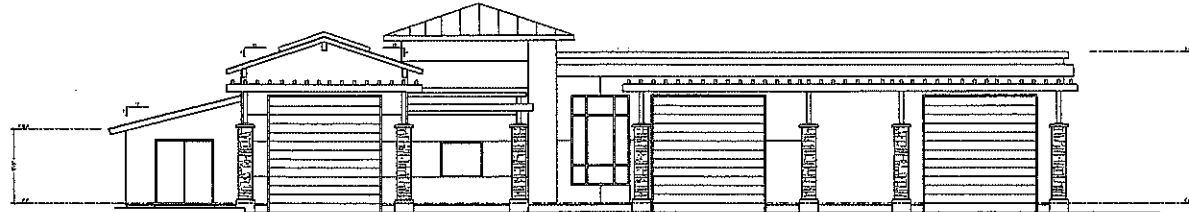
CLIENT:  
Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301



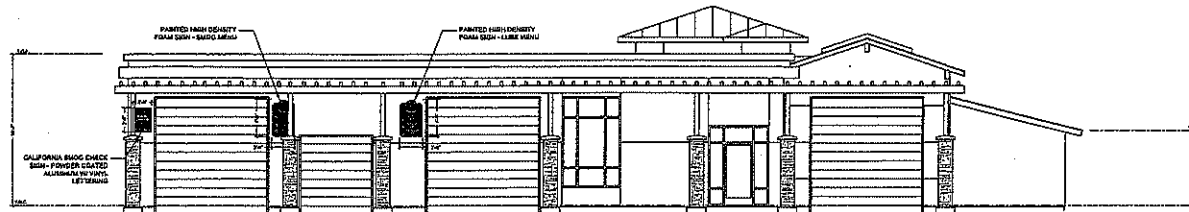
SOUTH



NORTH



EAST



WEST

**ELEVATIONS**

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

LNIG JOB # 2315-01  
DATE: 1-28-02



SHEET 2 OF 2

# AGOURA CAR WASH & LUBE

## SIGNAGE PLAN

CLIENT:

Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301



**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT C: APPLICANT'S DESCRIPTION  
OF THE USE/CAR WASH DETAIL**

Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301  
Tel. 818.889.6488  
[agouralube@hotmail.com](mailto:agouralube@hotmail.com)

In February 2007, I approached my architect and asked if he would design me a “Descanso Gardens meets Car Wash”. The idea was simple. Design a car wash that doesn’t look like a “car wash”. I wanted it to stand out from the rest of the crowd in more ways than one. If my customers are going to be a captive audience for thirty minutes, I want that time to be as tranquil and comfortable as possible.

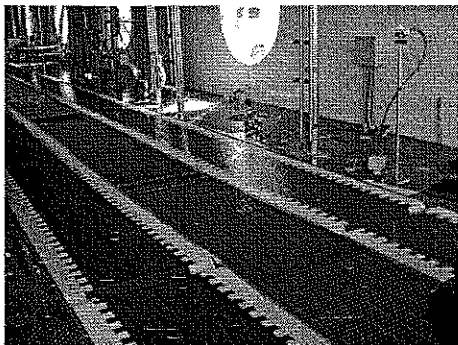
I wrote this short brief for no other reason than to familiarize you with how this car wash will operate. It will not delve in the design or aesthetics part of this project. I have left that in the very capable hands of the architect.

My intention for this car wash is as follows:

- **Operate in the most environmentally responsible way possible**
- **Meet the specific needs of my cliental.**
- **Operate in a socially conscious way**

California in a simple description is basically a desert. Record water shortfalls over the past few years haven’t helped the situation much. Currently state law requires all new car wash facilities to implement a water reclamation system that reclaims a minimum of 40% of its water usage. I have a problem with that. That still leaves about 50 to 60% going back to the sewer line and into our oceans. Our water reclaim system is designed to not only meet current standards, but future ones. We will be implementing two reclaim systems in our wash tunnel recycling close to 90% of our water usage. This also saves us a tremendous amount in both water and sewer bills. My future plan is to install solar panels along the entire length of the tunnel to produce 40-60% of our energy needs.

In interviewing my clients over the years, one of their main concerns pertained to them not being able to wash their oversized vehicles at a traditional car wash. Traditional conveyors cannot fit larger tires, or extremely low vehicles. We have many clients that own either dually type trucks, or sports cars with very wide tires. These vehicles cannot be washed inside the wash tunnel, and must be washed outside. This ends up costing more at the car wash and bypasses any type of reclaim system or even the clarifier system tied to the sewer line. The waste is usually channeled straight through the storm drains and into the ocean. Our system will be the first in California of its kind. It utilizes two flat conveyor belts that will move the vehicle through tunnel with the transmission in the “Park” position. This will allow us to wash everything within the controlled tunnel. We will be able to not only wash the dually truck, but also the horse trailer behind it.



## The Gift Shop

Why not a gift shop that actually gives back? My intention for the gift shop is simple. Sell products that are socially and ecologically conscious. Our Fair Trade Gift Shop is as unique as the rest of the car wash. It will have an eclectic and interesting mix of products. We will also be featuring many handmade products sourced locally.

## Why Fair Trade?



- *60-70 % of the artisans providing fair trade handcrafted products are women. Often these women are mothers and the sole wage earners in the home.*
- *Fair Trade Importers work with producer co-operatives that use democratic principles to ensure that working conditions are safe and dignified, and that producers have a say in how their products are created and sold. Co-operatives are encouraged to provide benefits such as health care, childcare and access to loans.*
- *Fair Trade products must be produced via ecologically sustainable methods.*
- *Fair Trade Importers can return up to 40% of the retail price of an item to the producer.*

The planning department brought up the question of outdoor signage, and I would like to shed a little light on that matter. This will not be about the two main signs that we have proposed (monument and building sign). It concerns the other smaller signs in and around the facility. On the south sidewall of the gift shop immediately facing customers that are waiting under the outside shade structure, I am proposing to install a paid advertising board. Various businesses such as mortgage brokers, realtors, (no car washes!) will have the opportunity to advertise their services on this panel allowing customers to read a small description of the services offered and take a business card with them. I call this my "Community Board" because **100%** of the funds generated by this board will assist various local charities. I got a chance a while back to visit Manna (Conejo Valley Food Bank) for the first time. I had heard of them, but just never really got a chance to stop by. What I saw in my brief visit was inspiring. I was in awe to say the least. Their kindness, generosity and discreetness towards their clients was incredible. As I left, I knew full well that I wanted to help in any way possible.

I know with certainty that this car wash will be a full success. If one of the end results happens to be helping our immediate community, that will be icing on the cake!

Sincerely Yours

Moe Sherif

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[sales@safetveyr.com](mailto:sales@safetveyr.com)

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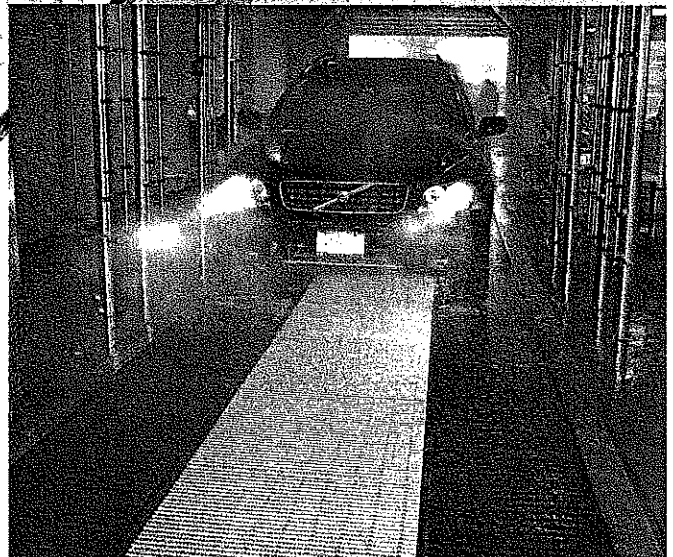
Chris Johns

Hoppy's Car Wash Cafe  
Brisbane, Australia

"I haven't turned a vehicle away in two years because of wheel size!"

Scott Lizzo

Scotty's Auto Spa  
Staten Island, New York





**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT D: ENVIRONMENTAL  
DETERMINATION**



## 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, California 91301

[ ] County Clerk  
County of Los Angeles  
Los Angeles County Clerk  
12400 E. Imperial Hwy.  
Norwalk, CA 905690

**Project Title:** Agoura Car Wash and Lube, a conversion of a self-serve car wash into a full service car wash, expansion of the use to include a retail and office space and remodel of the existing lube and smog check building and associated improvements including parking, landscaping and handicap accessibility amenities and the adjustment of three parcels' boundaries.

**Project Location-Specific:** 29339 Roadside Drive  
Agoura Hills, California  
APNs: 2061-004-038, 039, & 027. The project is located south of Roadside Drive and west of Kanan Road, at the Roadside Drive Terminus.

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

**Project Location-County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** A request for a Site Plan/Architectural Review to convert a self-serve car-wash into a full service car-wash, which includes removing a canopy cover and water connections and free-standing vacuum pumps and building a tunnel. The project proposes to add retail and office space, a storage room and remodel the existing lube and smog check building. The total square footage is 4,883 from 2,760 square feet. The project requires the approval of a Tentative Parcel Map which would adjust the parcel boundaries in order to comply with development standards currently in effect in the City. In addition, a request for a Variance to adjust the boundaries of a parcel less than 3-acres in size in the Business Park – Manufacturing zone was considered. The Variance also includes findings for a 14% encroachment area of the proposed storage room into the rear yard and for a retaining wall height in excess of 6 feet. The site plan improvements include the redesign of the parking lot, landscaping and signage. The property is an in-fill property with developed parcels all around, including storage facilities on 2 sides. The uses serve a local and regional community. Adjacent property owners are in support of the project.

The proposed structure conforms to the Municipal Code relative to the front and side yard setback, height, and other relevant standards prescribed by the Business Park – Manufacturing zone with three exceptions, the size of the lot, the rear yard setback, and the retaining wall height. The aesthetic value of the project will be consistent with the area and will not significantly impact distant vistas.

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

**Name of Person or Agency Carrying Out Project:** City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, California 91301

Notice of Exemption  
Agoura Car Wash and Lube  
Page 2 of 2

**Exempt Status:** (Check One)

- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- 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));
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15301 (e) (2) and 15305

**Reasons why project is exempt:** This exemption is based on the finding that the actions which will result in the expansion of an existing structure and use is within the exemptions contained in Section 15300 of the list of permitted exemptions in CEQA Guidelines, Class 1. This exemption consists of "Additions to existing structures provided to that the addition will not result in an increase of more than 10,000 square feet and that the project is served by all necessary public services and facilities and is not located in an environmentally sensitive area. In addition, the scope of the Parcel Map scope is within the exemptions contained in Section 15305 which includes "Minor lot line adjustment, side yard and setback variances not resulting in the creation of any new parcel." Review of the evidence in the record as a whole, including Grading and Hydrology Studies and review of City and State CEQA thresholds applicable to the project, shows that the request demonstrates that the project meets these criteria. Therefore, the undertaking is exempt from further CEQA review. Planning, landscaping and engineering conditions have been incorporated into the Site Plan/Architectural Review Conditions of Approval as well as those for the Tentative Parcel Map. Therefore, this project will not have a significant impact on the environment.

**Lead Agency Contact Person:** Valerie Darbouze, Associate Planner

**Area Code/Telephone/Extension:** (818) 597-7328

*Signature:* \_\_\_\_\_ *Date:* \_\_\_\_\_ *Title:* \_\_\_\_\_



**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT E: CITY LANDSCAPE  
CONSULTANT'S MEMORANDUM**

# Memo

**To:** Valerie Darbouze, City of Agoura Hills  
**From:** Ann Burroughs for Kay Greeley, Landscape and Oak Tree Consultant  
**Date:** March 31, 2009  
**Re:** 07-SPR-012 – Sherif for Gu (Agoura Lube and Smog)

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As requested, we performed a review of the plans submitted with respect to the subject entitlement request located at 29338 Roadside Drive. Documents reviewed included the following:

- Grading Plan and Sections prepared by HMK Engineering, Inc., dated February 20, 2009
- Tentative Parcel Map prepared by HMK Engineering, Inc., dated February 20, 2009
- Preliminary Landscape and Canopy Coverage Plans prepared by L. Newman Design Group, Inc., dated January 30, 2009

**Section 9654.5.B of the Municipal Code** requires a twenty-foot-wide (20') fully landscaped planter along the full property lines adjacent to any public or private street or highway whenever the parking area abuts a public or private street. Approximately one-third (1/3) of the landscaped planter located along Roadside Drive as proposed is less than 20' deep, or sixteen feet (16') deep at the narrowest. Due to widths required for drive aisles and parking spaces the applicant is unable to meet the requirement of a 20' deep planter. The 16' depth of the planter is sufficiently wide to allow adequate screening of the parking area through the use of plant material and landscape mounding.

As requested, we developed recommended conditions of approval related to landscaping for the subject entitlement request. They are as follows:

## Landscaping

1. 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. The plans shall generally conform to the Preliminary Landscape Plan prepared by L. Newman Design Group, Inc., dated January 30, 2009.
  - 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.
2. Plant symbols shall depict the size of the plants at maturity. Tree spacing specifically shall be adjusted to allow for optimum growth of each tree species.
  3. The final plans shall not include any palm species.
  4. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director. In general, woody shrubs shall be at least five gallon container size.
  5. The landscape plan shall include at least one (1) twenty-four inch (24") box size oak tree.
  6. The landscape plans shall prominently display the following notes:
    - a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
    - b. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
    - c. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
  7. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
  8. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.

9. 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.
10. 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
11. 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.
12. 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
13. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
14. The landscape plan must be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department.
15. All plant material must be considered compatible with Sunset Zone 18.
16. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
17. Poor landscape practices such as topping, hedging and “lollipoping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
18. Proposed light standard locations must be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
19. The landscape design shall be naturalistic in style, emphasizing native oak trees per the design standards for the Freeway Corridor Overlay District. The applicant and his landscape architect shall work with the City Landscape Consultant to ensure this requirement is met.
20. A minimum of twenty percent (20%) of the total lot shall be landscaped.

21. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
22. Since the front planter at the east side of the site along Roadside Drive is less than 20' deep as required by the Municipal Code, the final landscape plan shall ensure that proper screening is provided through the use of plant material and landscape berming to the satisfaction of the City Landscape Consultant.
23. Shade trees shall be provided such that fifty percent (50%) of the parking lot, including driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation.
24. Landscaped areas shall be a minimum of four feet (4') wide (including curbs).
25. Landscape berming shall be included in the planters along the public right-of-way, having a minimum elevation variation of thirty inches (30").
26. Any new perimeter walls shall be decorative with a height and design subject to review and approval by the City Landscape Consultant and the Director.
27. The planting area where parking abuts on two sides shall be widened to a minimum of eight feet (8') wide.
28. The sidewalk that abuts the parking stalls on the west side of the site shall be reduced to four feet (4') in width to allow more room for planting immediately to the west of the sidewalk.
29. Vines shall be used to soften proposed retaining walls and columns.
30. The four and one-half foot (4-1/2') wide planters west of the building are too narrow for the proposed *Quercus agrifolia*. Another tree shall be selected for this planter that satisfies the City Landscape Consultant.
31. Trees must be spaced to provide for their expected ultimate spread. Close spacing will result in the need for excessive maintenance and/or pruning. Trees shall be spaced on the final landscape plan to the satisfaction of the City Landscape Consultant.
32. The Planting Plan shows a two foot (2') wide rock-lined swale near the south property line; however the most recent Grading Plan now shows this as a grass bioswale and was not shown in any form on the Architectural Site Plan. These discrepancies must be coordinated in all of the final working drawings.
33. The applicant and his civil engineer are working with Public Works on modifications to the grass swale to be located to the south of the proposed storage room. Landscape screening shall be provided between this storage room and the south property line.

Please contact me should further information be required.



**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT F: CITY TRAFFIC CONSULTANT  
MEMORANDUM**





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**INTEROFFICE MEMORANDUM**

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**DATE:** September 17, 2008

**TO:** Valerie Darbouze – Associate Planner

**CC:** Ramiro Adeva, P.E – City Engineer  
Jean Fares, P.E – City Traffic Engineer

**FROM:** Sri Chakravarthy, P.E

**SUBJECT:** Agoura Carwash Review

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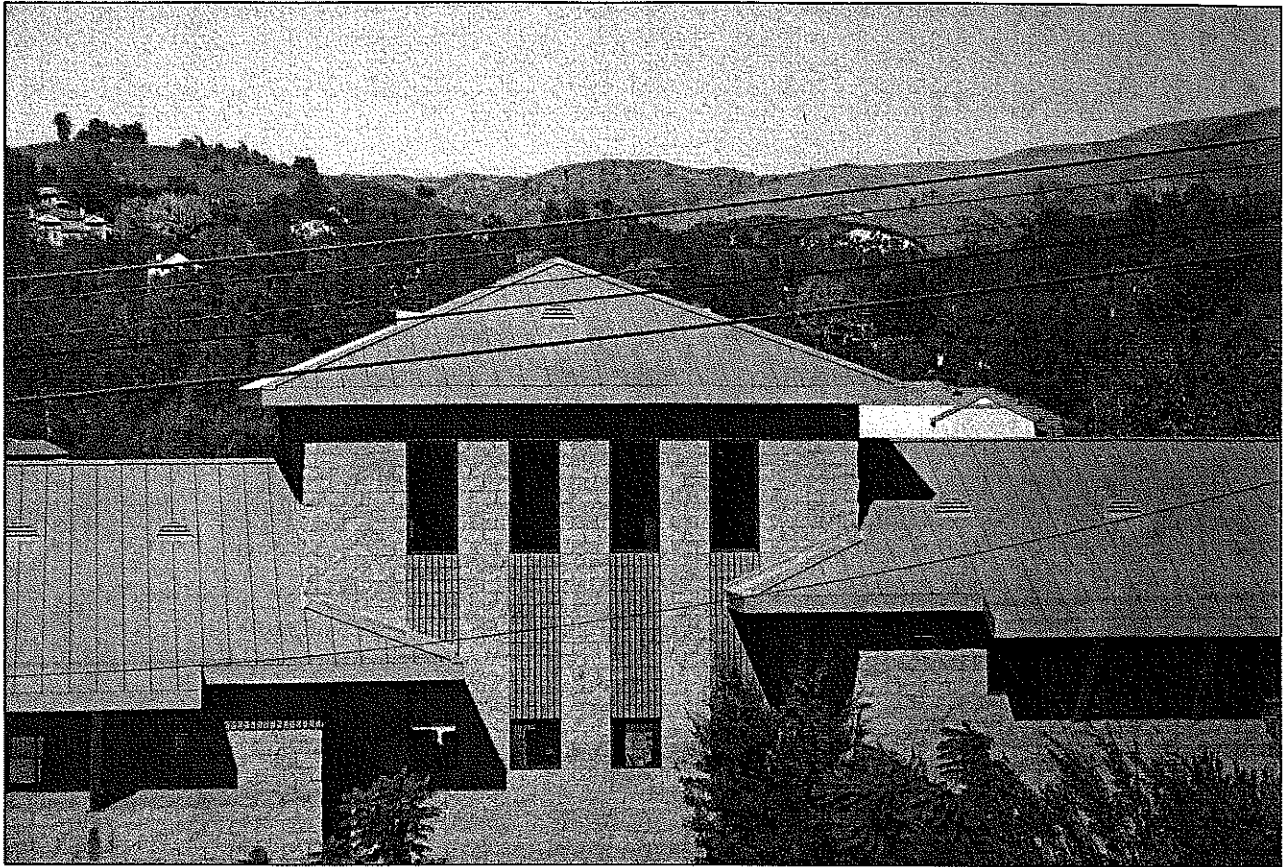
I reviewed the siteplan to determine if a traffic study needs to be completed for this proposed project. Based upon the size and type of different uses proposed on the site, a traffic study will not be required because the proposed uses are estimated to generate less traffic than the existing uses based upon Institute of Transportation Engineers (ITE) Trip generation manual, 2003.



**CAR WASH EXPANSION  
FOR THE PROPERTY LOCATED  
AT 29338 ROADSIDE DRIVE,  
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-012  
SIGN PERMIT CASE NO. 07-SP-024  
VARIANCE REQUEST CASE NO. 07-VAR-003  
TENTATIVE PARCEL MAP 70808**

**EXHIBIT G: COLOR AND MATERIAL  
BOARD, COLOR RENDERINGS &  
PHOTOGRAPHS**






















**STANDING SEAM METAL ROOFING**

STANDING SEAM ROOF PANELS - 24 GAUGE STEEL / ALUMINUM WITH FACTORY APPLIED POWDERCOAT PAINT. COLOR: EVERGREEN

**Multi-Rib, Mega-Rib & Standing Seam Roof Panel Colors**

Galvalume roof panels with factory applied Kynar 500 paint finish, except where noted. All panels are 24 ga. except where noted. Multi-Rib and Mega-Rib panels are pre-cut. Standing Seam panels must be cut to fit in the field by others

 Ash Gray M, G, S	 Brite Red M, G, S	 Evergreen M, G, S	 Regal Blue M, G, S	 Regal White M, G, S
 Surrey Beige M, G, S	 Tudor Brown M	 Light Stone M	 Teal M	 Copper Penny M
 Colonial Red M, S	 Patrician Bronze S	 Brandywine M, S	 Petina Green* M, G, S	 Sandstone M, S
 Galvalume Plus M, G, S***	 Roman Blue M, S**	 Bluegreen M	 Charcoal S	

M = Multi-Rib  
G = Mega-Rib  
S = Standing Seam

\* = 24 ga. in Mega-Rib & Standing Seam, 26 ga. in Multi-Rib  
\*\* = Roman Blue in Standing Seam may incur extra costs  
\*\*\* = Galvalume Plus is not Kynar 500 coated

LNDG JOB # 2315-02  
DATE: 11-07-08

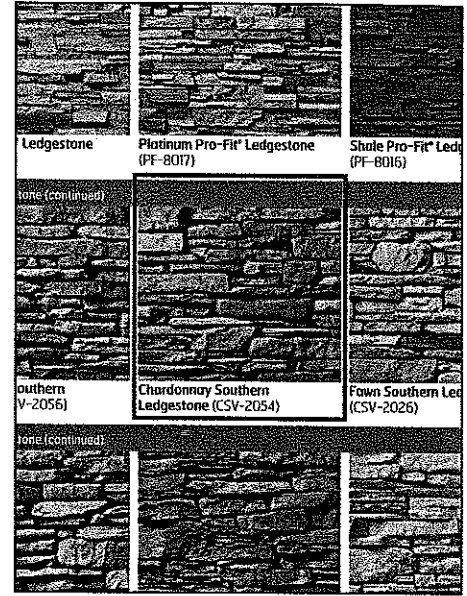
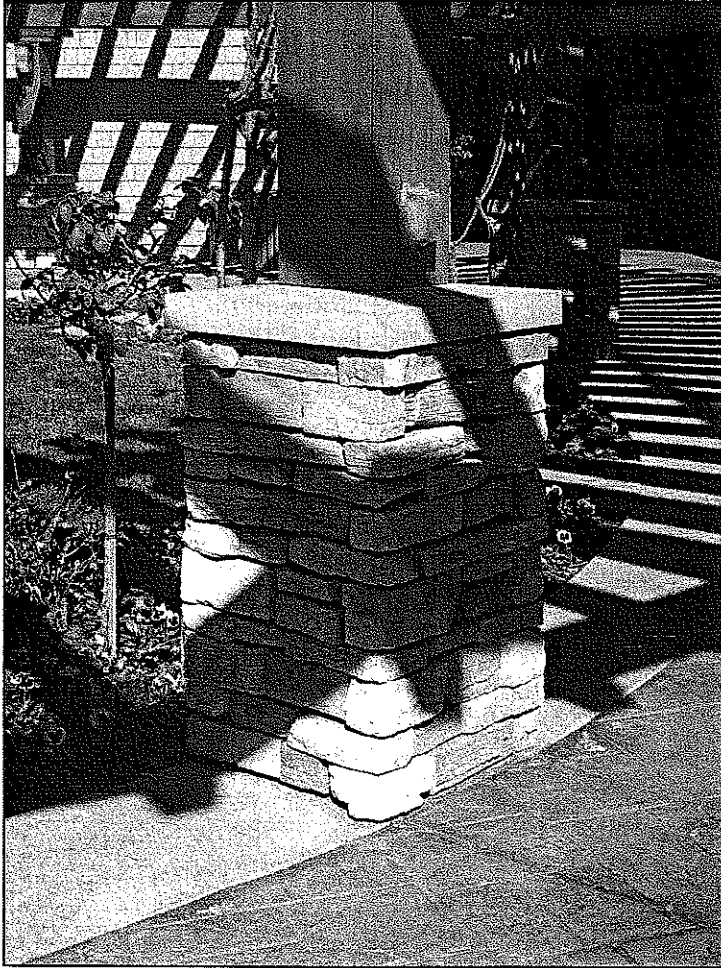


# AGOURA CAR WASH & LUBE

## PRELIMINARY MATERIALS

CLIENT:

Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301



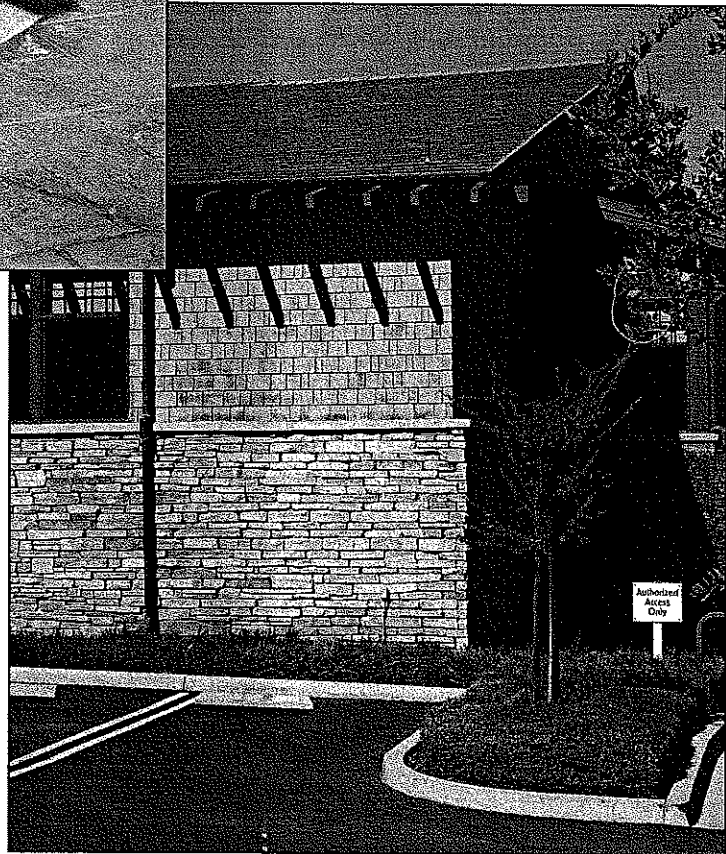
**STONE VENEER**

WALL AND COLUMN BASE VENEER - CULTURED STONE, CHARDONNAY SOUTHERN LEDGESTONE (CSV-2054)

WATER TABLE / SILL WALL TRIM - CULTURED STONE, CHAMPAGNE (SWT-1370)

**COLUMN POURED-IN-PLACE CAP**

CUSTOM POURED-IN-PLACE CAP (2 PIECES), NATURAL GRAY COLOR, SAND FINISH.



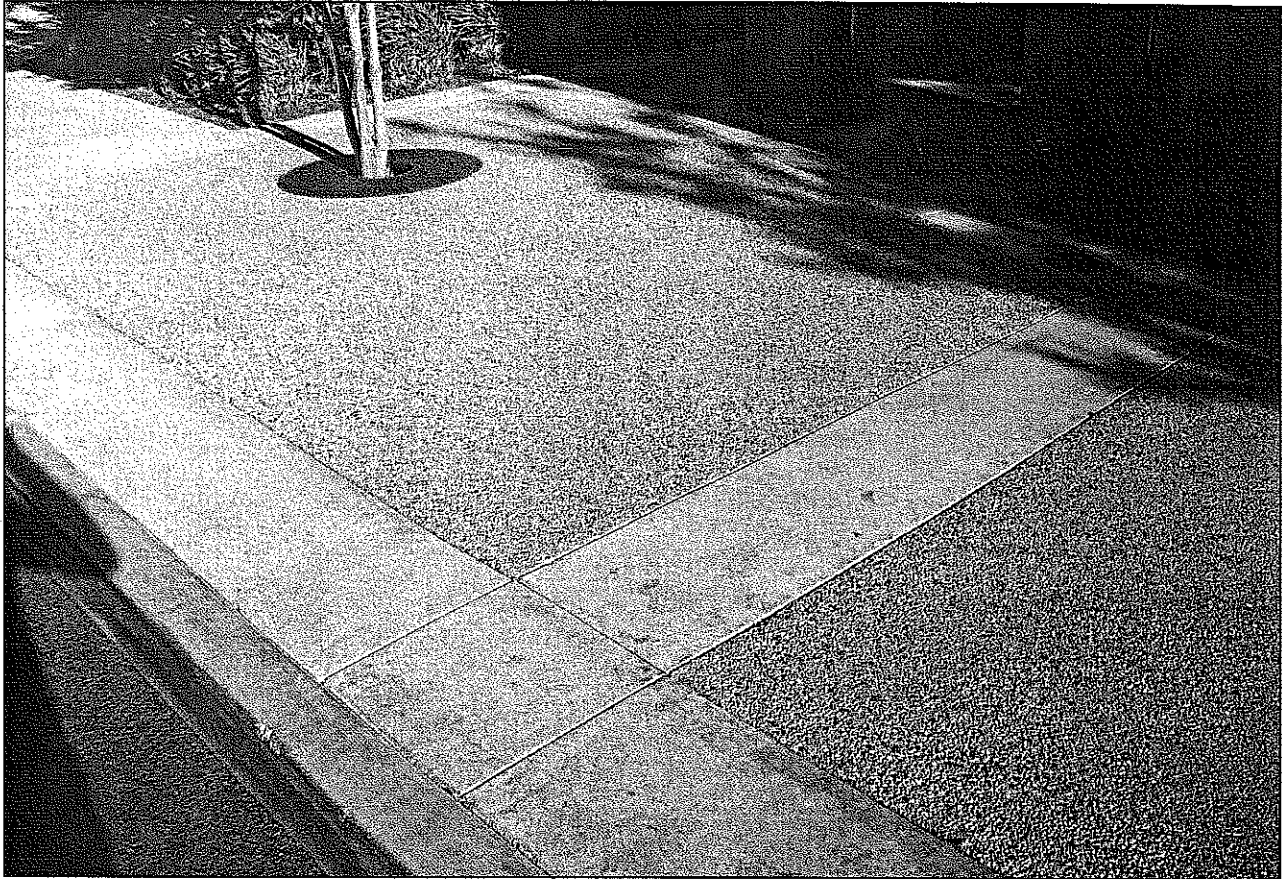
LNDG JOB # 2316-02  
DATE: 11-07-08



# AGOURA CAR WASH & LUBE

## PRELIMINARY MATERIALS

CLIENT:  
Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301



ENHANCED CONCRETE PAVING

WASHED AGGREGATE CONCRETE  
FIELD WITH SAND FINISH CONCRETE  
BANDS, NATURAL GRAY COLOR,  
SCORE PER PLAN.



LNDG JOB # 2316-02  
DATE: 11-07-08

**L. Newman  
Design Group, Inc.**

- Landscape Architecture
- Planning
- Architecture
- Existing Use Rehabilitation

31559 Via Ocotilla • Suite 101  
Woodland Hills, CA 91367-2081  
Phone: (818) 706-0200 • Fax: (818) 706-9173  
E-mail: info@lndg.net

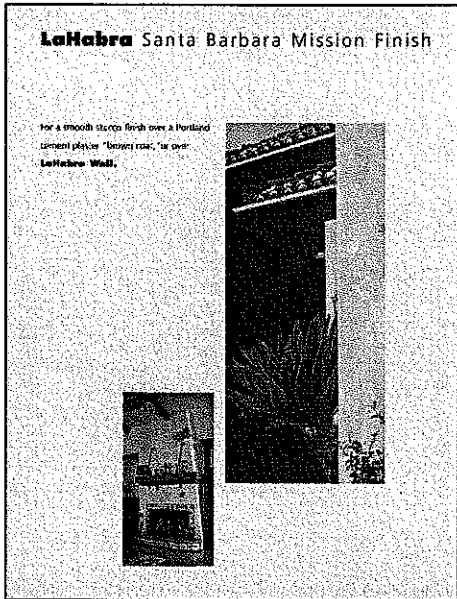
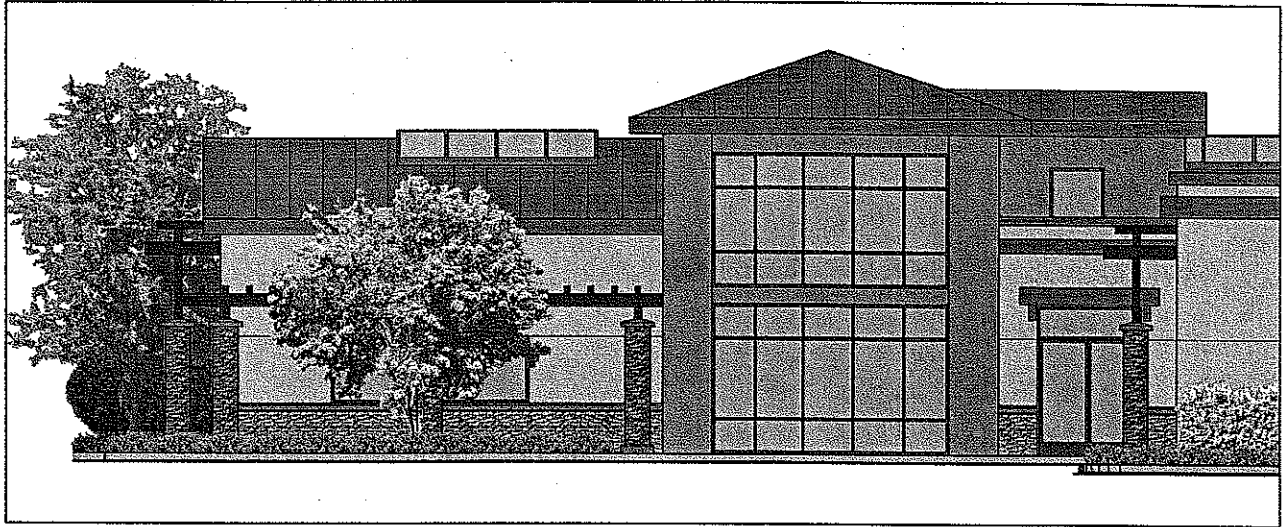
# AGOURA CAR WASH & LUBE

## PRELIMINARY MATERIALS

CLIENT:

Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301

SHEET 3 OF 6



**EXTERIOR STUCCO WALL FINISH**

SINGLE STORY BUILDING - LA HABRA EXTERIOR STUCCO, X-12 CHABLIS (BASE 100), SANTA BARBARA MISSION FINISH.

TWO STORY BUILDING - LA HABRA EXTERIOR STUCCO, X-72 ADOBE (BASE 200), SANTA BARBARA MISSION FINISH.

# LaHabra

## EXTERIOR STUCCO COLORS

X-12 CHABLIS (BASE 100)	X-16 SAVER GREY (BASE 200)	X-17 FINEST (BASE 200)	X-23 ASPEN (BASE 200)
X-24 SANTA FE (BASE 200)	X-25 SANDOVER (BASE 200)	X-28 SAVANNAH (BASE 200)	X-34 SAN SILVANO (BASE 200)
X-40 DOVE GREY (BASE 200)	X-48 MEADOWBROOK (BASE 100)	X-50 CRYSTAL WHITE (BASE 100)	X-53 PURE IVORY (BASE 100)
X-55 FRENCH VANILLA (BASE 100)	X-71 MAHAR PEACH (BASE 100)	<b>X-72 ADOBE (BASE 200)</b>	X-73 EGGS SHELL (BASE 100)
X-81 OATMEAL (BASE 200)	X-82 HACIENDA (BASE 200)	X-86 SANDSTONE (BASE 200)	X-87 PACIFIC SAND (BASE 200)
X-88 MESA VERDE (BASE 100)	X-228 TRABUCCO (BASE 200)	X-424 FALLBROOK (BASE 200)	X-475 VIEW (BASE 200)
X-504 BLUE GREY (BASE 200)	X-524 ALAMO (BASE 200)	X-589 SIERRA TAN (BASE 200)	X-695 SOUTHERN HAVES (BASE 200)
X-600 SILVERADO (BASE 200)	X-600 CLAY (BASE 200)		

• These colors are intended to show the approximate color of the stucco finish. The actual color may vary due to the application method and the weather conditions. • For color verification, request an actual sample in the color and texture prior to ordering. • The stucco is a 1/2 inch thick and the color may vary slightly from bag to bag. • For color verification, request an actual sample in the color and texture prior to ordering. • The stucco is a 1/2 inch thick and the color may vary slightly from bag to bag. • For color verification, request an actual sample in the color and texture prior to ordering. • The stucco is a 1/2 inch thick and the color may vary slightly from bag to bag.

LNDG JOB # 2316-02  
DATE: 11-07-08



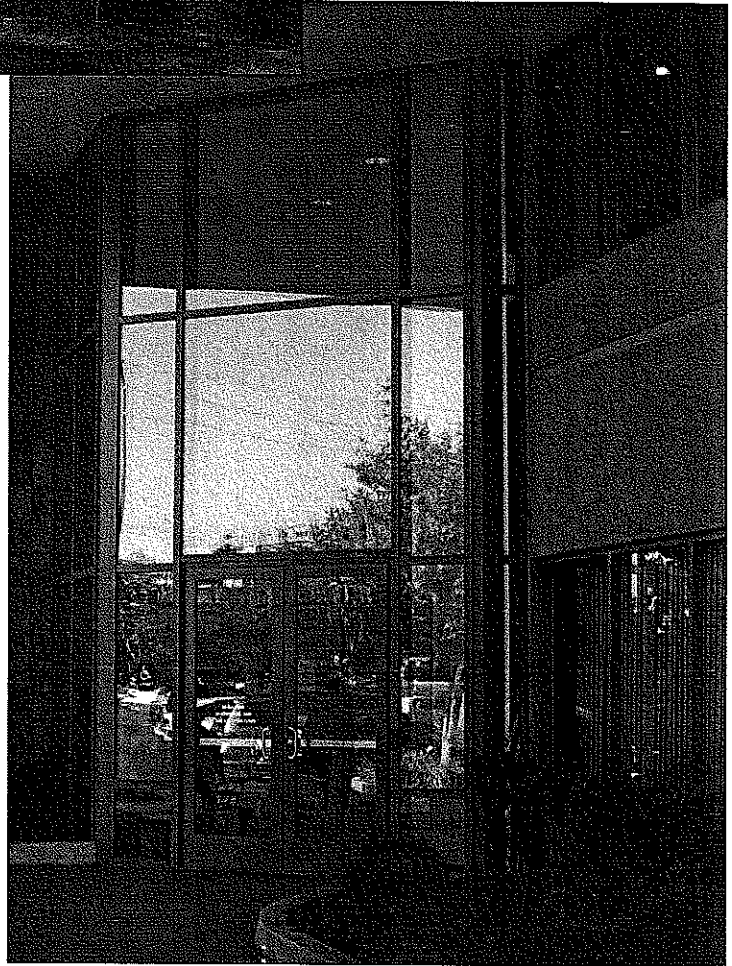
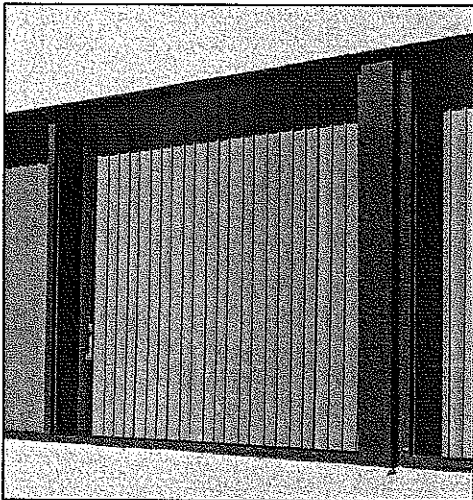
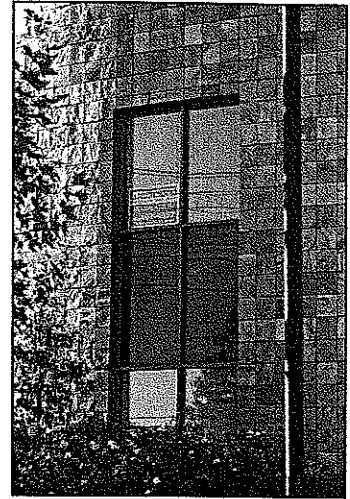
# AGOURA CAR WASH & LUBE

## PRELIMINARY MATERIALS

CLIENT:

Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301

SHEET 4 OF 6



TINTED GLAZING / METAL FRAMES

LIGHT GREEN TINTED SPECTRALLY  
SELECTIVE GLAZING.

STEEL / ALUMINUM METAL FRAMES,  
COLOR DARK GRAY.

LNDG JOB # 2315-02  
DATE: 11-07-08



# AGOURA CAR WASH & LUBE

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Agoura Hills, CA 91301

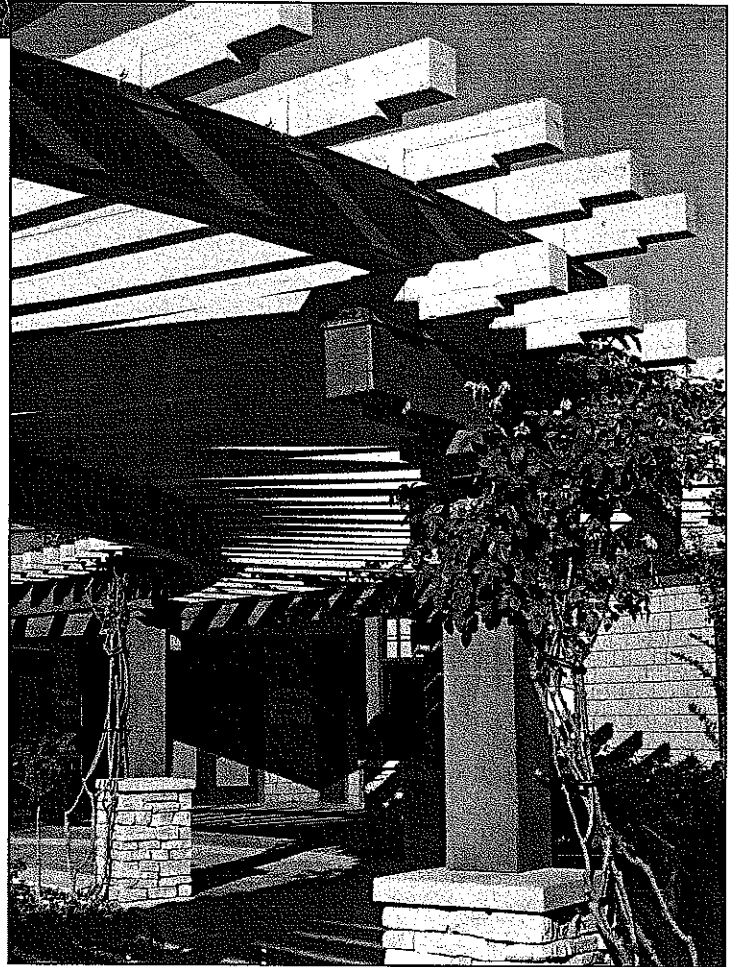
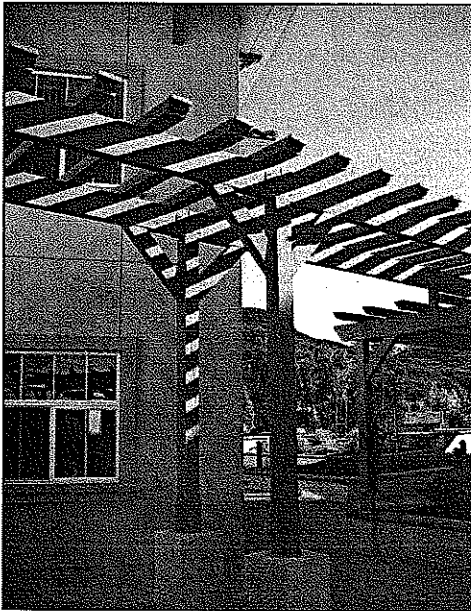
SHEET 5 OF 8



**WOODSCAPES**  
SOLID COLOR & SEMI-TRANSPARENT

Lodge Brown SW 3007  
Samples approximate the actual paint color.  
270 9/97

WOODSCAPES



WOOD OVERHEAD STRUCTURES

KILN DRIED SDS DOUGLAS FIR, STAIN ALL SIDES, COLOR: SHERWIN WILLIAMS WOODSCAPES SOLID COLOR STAIN, LODGE BROWN SW 3007.

LNDG JOB # 2315-02  
DATE: 11-07-08

**L. Newman Design Group, Inc.**

- Landscape Architecture
- Planning
- Horticulture
- Biological Resources

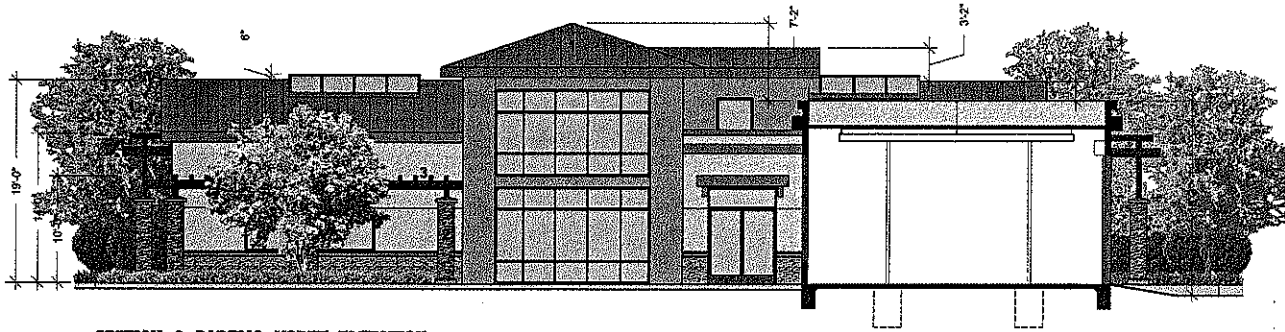
31339 Via Colinas • Suite 100  
Tremont, CA 94575  
925-938-2200  
925-938-2200 • Fax 925-938-2200  
E-mail: lndg@lndg.com

# AGOURA CAR WASH & LUBE

## PRELIMINARY MATERIALS

CLIENT:  
Agoura Lube & Smog  
29338 Roadside Drive  
Agoura Hills, CA 91301

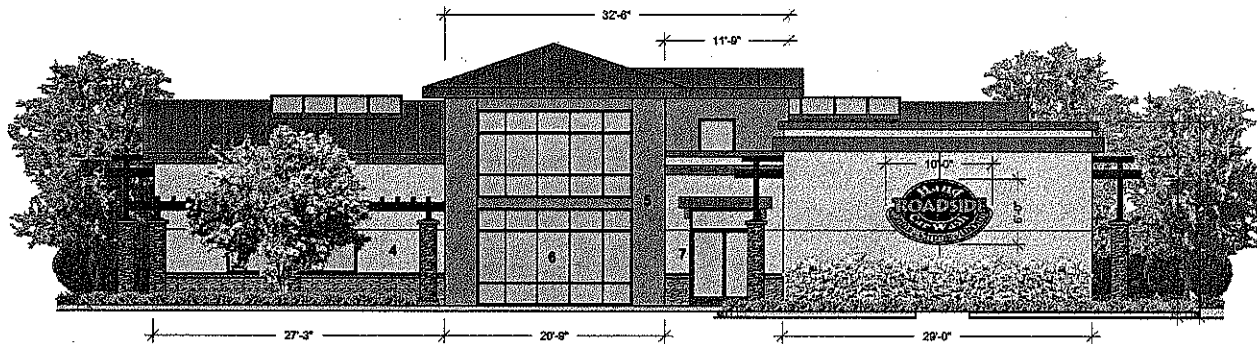




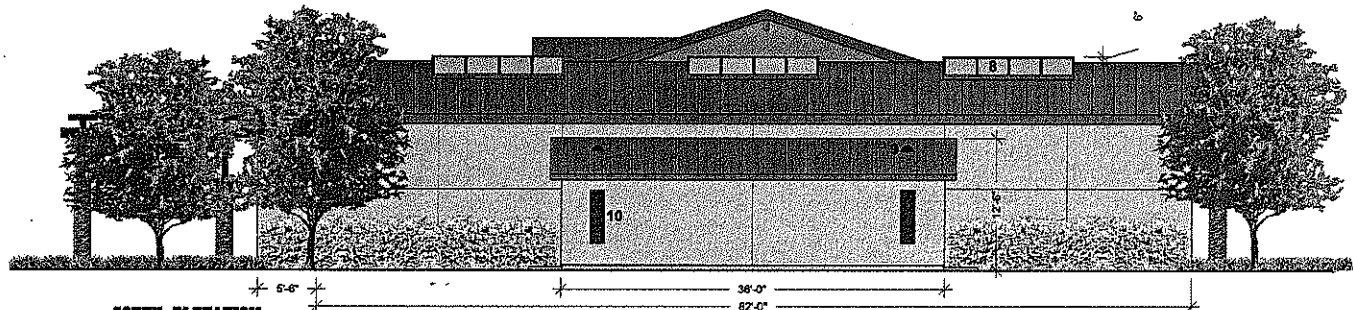
**SECTION & PARTIAL NORTH ELEVATION**

**MATERIALS LEGEND**

1. STANDING SEAM STEEL ROOF  
COLOR - EVERGREEN, 24 GA.
2. STONE PILASTERS W/ P.I.P. CONCRETE  
CAP, CULTURE STONE WISCONSIN  
WEATHER EDGE LEDGESTONE,  
CVS-2091 (OR EQUAL)
3. WOOD OVERHEAD STRUCTURE  
COLOR - DARK BROWN
4. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - SAN SIMEON (OR EQUAL)
5. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - ALAMO (OR EQUAL)
6. TINTED GLAZING  
COLOR - BLUE/GREEN
7. STEEL DOOR/WINDOW FRAMES  
COLOR - CHARCOAL
8. SKY LIGHTS W/TINTED GLAZING AND  
STEEL FRAMES
9. STEEL ROOF VENTS  
COLOR - CHARCOAL
10. STEEL LOUVER WALL VENTS  
COLOR - CHARCOAL



**NORTH ELEVATION**



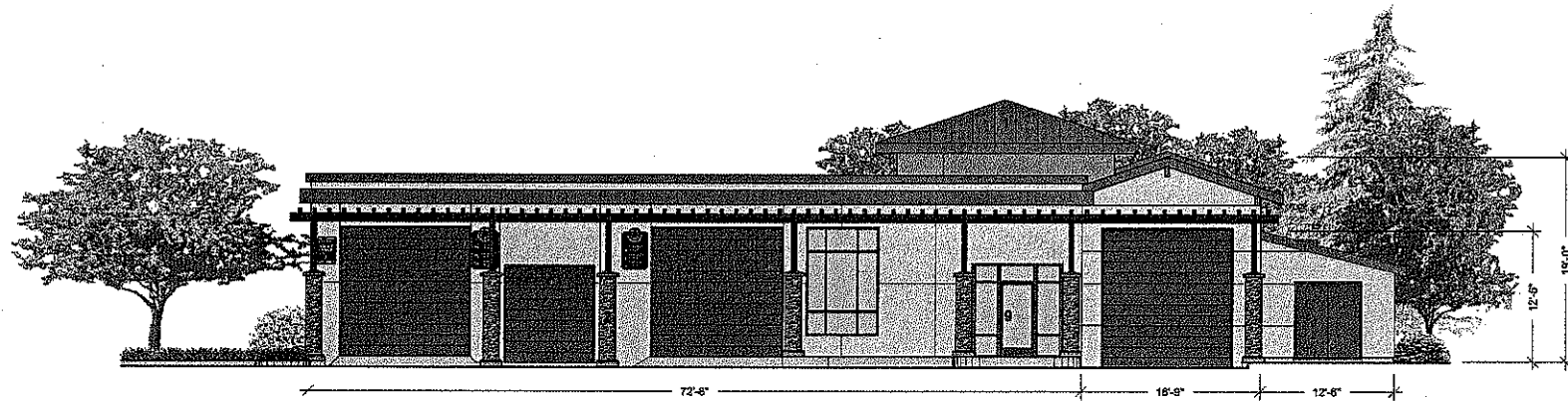
**SOUTH ELEVATION**

# AGOURA CAR WASH & LUBE

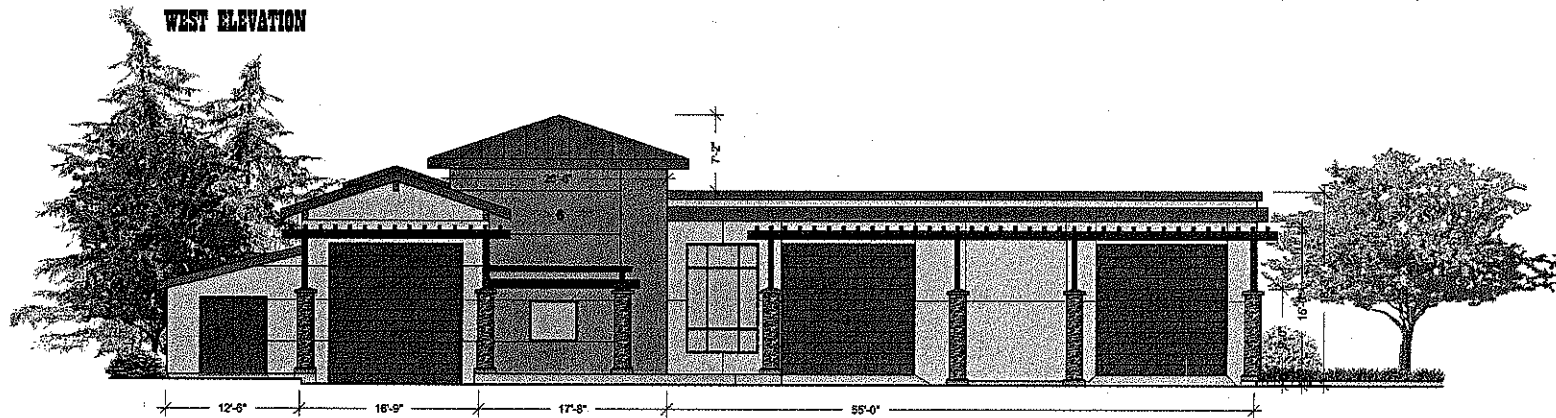
## ARCHITECTURAL ELEVATIONS

CLIENT:  
 Agoura Lube & Smog  
 29338 Roadside Drive  
 Agoura Hills, CA 91301





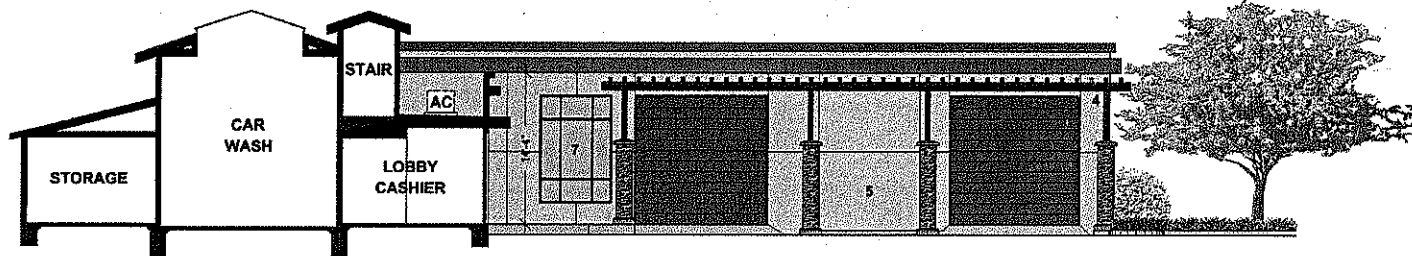
**WEST ELEVATION**



**EAST ELEVATION**

**MATERIALS LEGEND**

1. STANDING SEAM STEEL ROOF  
COLOR - EVERGREEN, 24 GA.
2. STONE PILASTERS W/ P.I.P. CONCRETE  
CAP, CULTURE STONE 'WISCONSIN  
WEATHER EDGE LEDGESTONE',  
CVS-2091 (OR EQUAL)
3. STEEL ROLL-UP DOORS  
COLOR - CHARCOAL
4. WOOD OVERHEAD STRUCTURE  
COLOR - DARK BROWN
5. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - SAN SIMON (OR EQUAL)
6. LA HABRA STUCCO - SMOOTH FINISH  
COLOR - ALAMO (OR EQUAL)
7. TINTED GLAZING  
COLOR - BLUE/GREEN
8. STEEL DOORS  
COLOR - CHARCOAL
9. STEEL DOOR/WINDOW FRAMES  
COLOR - CHARCOAL

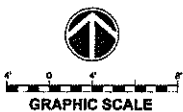


**SECTION & PARTIAL EAST ELEVATION**

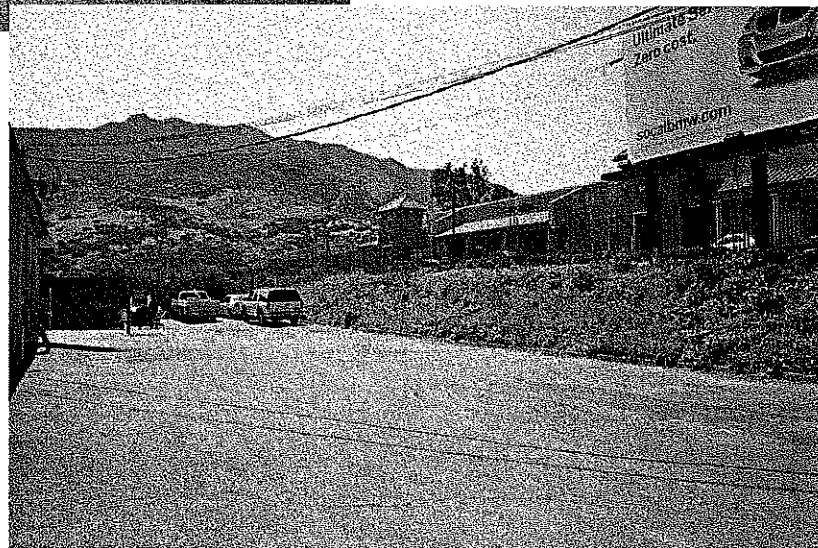
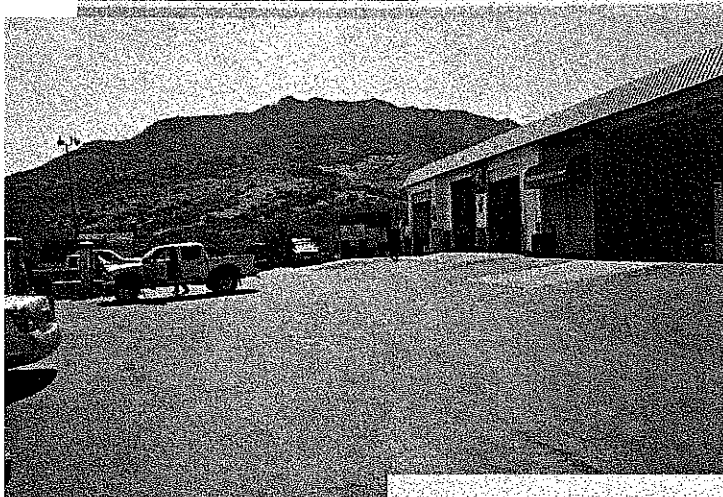
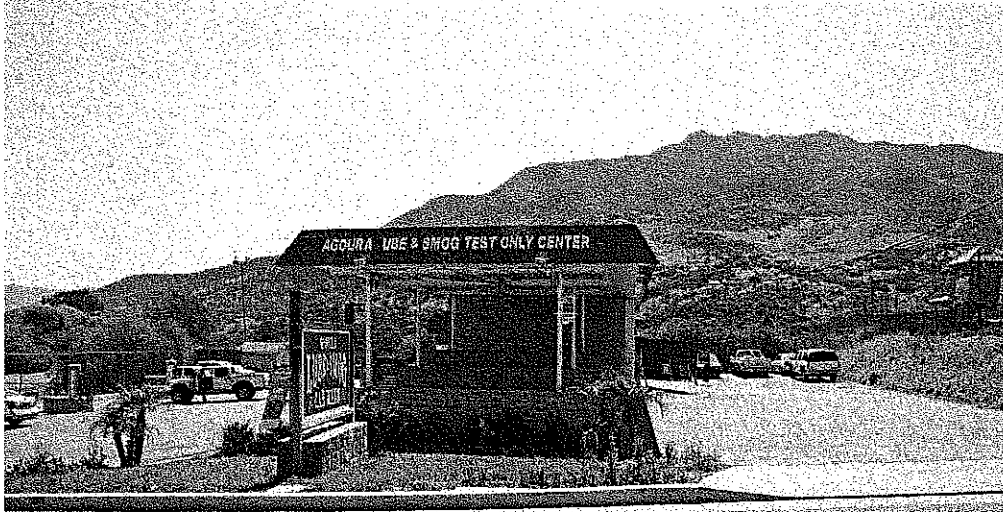
# AGOURA CAR WASH & LUBE

## ARCHITECTURAL ELEVATIONS

CLIENT:  
 Agoura Lube & Smog  
 29338 Roadside Drive  
 Agoura Hills, CA 91301



**SITE PLAN/ARCHITECTURAL REVIEW—CASE NO. 07-SPR-012**  
**SIGN PROGRAM—CASE NO. 07-SP-024**  
**VARIANCE REQUEST—CASE NO. 07-VAR-003**  
**TENTATIVE PARCEL MAP—CASE NO. TPM 70808**



**SITE PLAN/ARCHITECTURAL REVIEW—CASE NO. 07-SPR-012  
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